

OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

6:00 PM- Monday, September 28TH- 2020

This meeting will be held in person at 415 South Pine St. Walhalla.

Due to ongoing social distancing requirements this meeting will conform to all social distancing rules. There are THREE cases on the agenda, the public will only be permitted in council chamber at the time the case they have interest in is being discussed. All other parties will wait outside the building until their case is called. The meeting will be live streamed on the County YouTube Channel.

Three methods of providing public input, prior to the meeting, without attending the meeting:

- **Phone:** Adam Chapman 864-364-5103
- **Email:** achapman@oconeesc.com
- **Mail:** Oconee County Administrative Offices-Planning Department-415 South Pine Street- Walhalla 29691

ITEM 1- Call to Order

ITEM 2- Brief statement about rules and procedures

ITEM 3- Approval of minutes of May 28th, 2020 meeting

ITEM 4- Special exception hearing for application #SE20-02- Construction of a new communication tower. The applicant is applying to construct a 250' tall communication tower located at 224 Highway 107 in Mountain Rest TMS 093-00-01-049

ITEM 6- Variance request for application #VA20-4- 12.7' variance from the required 25' setback from a right-of-way for permitting an existing carport at 510 Rainbow Road, Seneca 29678 / TMS 241-01-01-001.

ITEM 7- Variance request for application #VA20-5- 15' variance from the required 25' setback from a right of way for construction of a new home TMS# 052-01-01-057 (unaddressed parcel) on Evergreen Ridge Road, Lot 17, with nearest addressed parcel being 339 Evergreen Road.

ITEM 9- Adjourn

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

Minutes

6:00 PM- Thursday, May 28TH- 2020

Members in Attendance

Jim Codner
 Gwen Fowler
 Marty McKee
 John Eagar
 Bill Gilster
 Charles Morgan

Staff

Adam Chapman, Secretary
 Vivian Kompier

Media

None

ITEM 1- Call to Order

Mr. Codner called the meeting to order.

ITEM 2- Brief statement about rules and procedures

Mr. Codner noted that as there were many speakers that a strict time-limit on public comment would be kept to. Mr. Codner also outlined the proceedings of the meeting going forward.

ITEM 3- Approval of minutes of February 24th, 2020 meeting

Mr. Eagar made a motion to approve. Mr. Gilster seconded the motion. Vote 6-0 in favor

ITEM 4- Special exception hearing for application #SE20-01- *Non-residential project within the Lake Overlay District. The applicant is applying to build a self-storage facility and associated office space at TMS# 210-00-01-040, non-addressed parcel. Nearest address is 391 Newry Road.*

Applicant's opening statement and provision of evidence:

Mr. Codner opened the hearing. Speaking for the applicant was Mr. William Swent, Thomas Wells, and Kevin Reitano. Mr. Swent outlined the reasons as to why they were asking for the Special Exception hearing. Mr. Wells outlined the project owner's business history and type of business they run. Mr. Wells spoke to the low traffic impact this use would have and how quiet of a use this is due to internal access to units. Mr. Wells noted there would not be industrial uses permitted. Mr. Wells showed several

renderings of the development and how the proposed designs meet or exceed the standards in *Appendix "A"* of the Oconee County code of Ordinances and how the design standards fall in line with Appalachian Rustic Elegance. Mr. Swent noted how the use is consistent and complimentary with the Oconee County comprehensive plan and the storm water plan meets SCDHEC standards.

Public comment-time:

Mr. Codner then opened up the public comment portion of the meeting and asked people to be concise with their comments as there are many people signed up to speak.

Speaking in-favor for the project	Representing	Reasons in-favor
Ward Snyder	Self	Developer has an existing storage facility and it is "first-class" and very clean. Developer is a thoughtful businessman and cares about the community.
Darrell Kanagy	Self	Developer has goal of adding value to the community. Storage is a low traffic and low impact usage of the property in a growing area. The aesthetics and tax-value would benefit the area.
Robert Winchester	Self	Developer is a good businessman. The project will not impact utilities. The tax benefits will help the school board and government.
Speaking opposed to the project	Representing	Reasons opposed
Andrew Derry	Keowee II	Traffic & safety, negative impact on natural beauty
Martha Steele	Keowee II	Negative impact on new Newry Mill development, litter, environmental impacts, goes against comprehensive plan
Glenn Abbott	Keowee II	Negative impact on view and environment.
Red Gardner	Self	Ugly, not in concert with surrounding uses, storm-water runoff
Karen Ledbetter	Self	Visual impact, traffic & safety
Robert Moore	Waterford Pointe	Brought signed petition against the development. Purpose of Lake Overlay is to preserve natural beauty.
Dale Wilde	Friends of Lake Keowee Society (FOLKS)	Retention pond is in Lake Overlay which could fail and dump water in to Lake Keowee, its ugly, traffic & safety.
Patrick Ford	Self	Negatively impact quality of life, not

		best use of property
Peter Barnes	Keowee I, II, and III - HOA	Negative impact on surrounding property values, traffic & safety concerns, already a sufficient supply of storage facilities
Lane Price	Self	Sufficient supply of storage facilities, storm water issues, increased light pollution
Robert Todd	Self	Traffic & safety issues
Richard Wolthuis	Self	Traffic & safety issues
Shelby Dodson	May Corp.	Out of context with surrounding development and natural beauty. Takes away from incoming development.
Gary Owens	Advocates for Quality Development	Not in-line with the comprehensive plan, no precedents for permitting this in the Lake Overlay District, encroachments in the Lake Overlay District will negatively impact the area.
James Meddas	Self	Out of line with the purpose of the Lake Overlay District, poor use of opportunity zone, board needs to listen to the citizens.
Sandra Straker	Self	Unnecessary development, traffic & safety issues
Bob Straker	Self	Will take away from natural beauty
Roy Abercrombie	Self	Will take away from natural beauty
Christina Harjehausen	Self	Not consistent with surrounding uses
Rob Schmidt	Self	Not consistent with surrounding uses
Richard Rice	Self	Will lower surrounding property values
Barbara Bowman	Self	Not good for the surrounding community

Applicant rebuttal

Mr. Wells asked the BZA for more than the 5-minutes allowed to rebut the public comment. Mr. Codner granted additional time due to the volume of public comment provided.

Mr. Swent noted the following:

- the design standards utilized meet or exceed any standards indicated in the County Code of Ordinances.
- a letter from a traffic engineer that indicates the potential traffic impact of the proposed storage facility would be equivalent to residential usage of this property.
- the design layout called for almost 50% greenspace.

- SCDHEC and SCDOT have indicated conceptual approvals for any storm water and access design.
- there is to be no R.V., boat, or trailer storage.
- 15 homes, which could be placed on this property, would have 15 septic systems and that the proposed project will only have one septic system sized equivalent to a single family residence.
- the demand study looking at existing storage facilities and the types of storage facilities indicates existing unmet demand in the area.
- Within a 5-mile radius of the site up to 12,000 new households are anticipated and that would add to the demand for storage.

Mr. Wells noted:

- Growth is coming to the area, as noted in the County's comprehensive plan.
- Leaving the private property vacant because of neighboring opposition goes against the foundations of the United States.
- The longer view, is that this property will be developed and the storage facility is a low impact, low traffic generating usage.
- The Lake overlay allows for commercial by special exceptions because the writers of the ordinance recognized the need for commercial within the overlay.
- Precluding development precludes potential tax revenues that could assist in fixing existing issues.

Mr. Reitano noted that:

- he is a resident of Oconee County
- there is a market from the property site to Keowee Key and the Cliffs' communities.

Board considerations

Mr. Codner outlined the methodology which the board uses in making their decisions. Mr. Codner requested a map of the property be shown on the screen which included the Future Land Use Map and the Lake Overlay.

(1) In accordance with the comprehensive plan and is consistent with the spirit, purposes, and the intent and specific requirements of this chapter, to include the definition and intent of the district in which the special exception is being requested;

Mr. Codner asked for a motion to open this portion for discussion. Mr. Eagar made the motion Mr. McKee seconded it. Mr. Codner opened it for discussion.

- Mr. Gilster noted that the plan is very well done but is not following the Comprehensive Plan.
- Mr. Eagar asked Mr. Chapman to clarify the maps provided. Mr. Eagar noted that the Lake Overlay is designed to protect residential around the lake and this application of usage would negatively impact the quality of life of people around the lake and does not meet the intent of the Comprehensive Plan.
 - Mr. Codner noted that the project is inconsistent with the Lake Overlay District. The ordinance calls for a special exception, not just an exception and that this project does not meet that criteria.

- Mr. McKee noted that the Board needs to be careful with what they do. The Board does not need to pick and choose businesses and we should be careful what the Board does and not set the wrong precedent and not push away industry.
- Mr. Morgan noted that with every decision the board makes precedent is set and that making careful decision is important.

Mr. Codner asked for a vote of those who believe that this project is accordance with the comprehensive plan.

In-favor	Opposed
0	6

Mr. Codner noted that this criterion failed. Mr. Codner noted the board will continue on with the rest of the criteria so it is clear how the Board is making its decision.

(2) In the best interests of the county, the convenience of the community and the public welfare.

Mr. Codner asked for a motion to open the discussion, Mr. Eagar made the motion and Mr. McKee seconded it. Mr. Codner opened it for discussion.

- Mr. Gilster noted the overwhelming community input against the project.
- Mr. Codner agreed with Mr. Gilster and addressed the gallery and appreciated their input, both for and against.

Mr. Codner asked for a vote who believe that this criterion is being met

In-favor	Opposed
0	6

Mr. Codner noted that this criterion failed Unanimously against.

(3) Suitable for the property in question, and designed, constructed, operated, and maintained so as to be in harmony with and appropriate in appearance to the existing or intended character of the general vicinity;

Mr. Codner asked for a motion to open the discussion, Mr. Eagar made the motion and Mr. Morgan seconded it. Mr. Codner opened it for discussion.

- Mr. Morgan noted the quality of materials and design of the proposed project and that it is harmonious in design.
- Mr. Eagar noted it would not be harmonious with the surroundings do to proposed usage
- Mr. Codner noted that for a storage facility that it is A-1 in design but not compatible with surround use.

Mr. Codner asked for a vote who believe that this criterion is being met

In-favor	Opposed
3	3 - Fowler, Codner, Eagar

Mr. Codner noted that a tie is a negative vote. This criterion fails.

(4) Suitable in terms of effects on highway traffic, parking and safety with adequate access arrangements to protect streets from undue congestion and hazards.

Mr. Codner asked for a motion to open the discussion, Mr. Eagar made the motion and Mr. McKee seconded it. Mr. Codner opened it for discussion.

- Mr. Eagar noted that SCDOT would be the expert on this and not sure that the Board is in the correct place to judge.
- Mr. Codner noted that it is important to take in the consideration of the public as well as the applicant.
- Mr. McKee noted that the study provided by the applicant indicating that design guidelines are being met and the project did not warrant a traffic-impact study. The problem with Hwy 130 is not the proposed storage facility fault.
- Mr. Codner noted this is an existing traffic safety issue area. Mr. Codner noted that an existing storage facility near his residence does not cause traffic for him in his experience and that this project would not exacerbate these issues.
- Mr. Gilster noted that he agrees with Mr. Codner's comments.

Mr. Codner asked for a vote who believe that this criterion is being met

In-favor	Opposed
5	1 - Fowler

This criterion passes.

5. Mr. Codner then asked - Based on the evidence presented to the Board, do I hear a motion that the proposed special exception be denied:

Mr. Eagar made the motion, Mr. McKee seconded the motion.

In-favor	Opposed
6	0

Unanimous vote against the proposed special exception.

ITEM 6- **Variance request for application #VA20-4-** *25' variance from the required 25' setback for installation of a commercial-use monument sign at TMS# 210-00-01-040, non-addressed parcel. Nearest address is 391 Newry Road.*

Applicant withdrew his application.

ITEM 7- **Old Business** *[to include Vote and/or Action on matters brought up for discussion, if required]*

Mr. McKee asked are there were any applicants for the vacant District 5 board seat. Mr. Chapman noted that there was no new information.

ITEM 8- **New Business** *[to include Vote and/or Action on matters brought up for discussion, if required]*

ITEM 9- **Adjourn**

HELLMAN YATES & TISDALE

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August 14, 2020

VIA FEDERAL EXPRESS

Adam Chapman
Planner
Oconee County Planning & Zoning
415 South Pine Street,
Walhalla, SC 29691
(864) 638-4218

Re: Diamond Communications; Site Name: Mountain Rest; Site Address: 224 SC Highway 107, Mountain Rest, SC 29664- Telecommunications Facility Application

Dear Mr. Chapman,

Enclosed, please find the application of Diamond Communications and AT&T for a proposed 250' self-support wireless telecommunications facility. The proposed facility will be placed on the property of Margaret Good, which is located at 224 SC Highway 107, Mountain Rest, SC 29664, and is designated as PIN # 093-00-01-049. This is a very important facility AT&T to improve its coverage and expand wireless capacity for both voice and advanced data in Oconee County.

In support of this request we have taken the liberty of recasting the relevant provisions of the Oconee County Zoning Ordinance with our answer to the relevant provision in bold font underneath the section. As will be evident from a review of the attached, Diamond Communications has not only met, but has exceeded, all of the necessary requirements for approval under the Oconee County Zoning Ordinance.

Sec. 32-134. - General requirements.

(a) Illumination. Communication towers shall be illuminated only as required by the Federal Communication Commission (FCC) and/or the Federal Aviation Administration (FAA).

The proposed self support wireless communications facility will be required to be lighted, as shown on Sheet C5 of the Site Plans and Drawings, attached hereto as Exhibit "1" and incorporated herein by reference. In addition, please see the FAA Determination of No Hazard to Air Navigation, attached hereto as Exhibit "2" and incorporated herein by

reference.

(b) Color. Communication towers shall only be painted with a gray, non-reflective paint unless otherwise required by state or federal regulations.

The proposed self support wireless communications facility will have a galvanized steel finish, which quickly weathers to a dull gray patina and will be non-reflective and emit no glare, as shown on Sheet C5 of Exhibit "1".

(c) Signs. A sign, two square feet in size which includes the names of the companies operating the equipment and a phone number for emergencies shall be displayed in a visible location on or near the communication tower. This sign shall be in addition to any signage requirements set by state and federal regulators. No commercial advertising of any type may be attached to a communication tower.

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 C4 of Exhibit "1".

(d) Removal. A communication tower which use has been discontinued for a continuous period of one year, shall be removed within 120 days of the date of the end of such period, unless a use agreement is maintained with the landowner. Companies must notify the county within 30 days if telecommunications cease operations at a tower or antenna. All structures, fencing, screening and other improvements must be removed, and the site must be returned to its original condition at the company's expense.

A tower removal letter by Tom Waniewski of Diamond Communications is attached hereto as Exhibit "3" and incorporated herein by reference.

(e) Security. For towers greater than 75 feet, self-supporting freestanding communication towers, and associated structures shall be appropriately secured by means of a wall, fence, or other device at least eight feet in height and installed an appropriate distance from the outer edge of the communication tower at all points (collectively "security fencing").

The proposed self support wireless communications facility will be enclosed in a fenced area and will be appropriately secured by a eight foot chain link fence, topped with three strands of barbed wire as an anti-climbing device, for an overall fence height of nine feet, as shown Sheet C3 of Exhibit "1".

(f) Screening. For towers greater than 75 feet, the purpose of this subsection is to establish control for the visual quality of communication towers from the ground level. A communication tower, as pertains to this subsection, includes the tower, the land, and everything within the required security fencing including any other building and equipment. The screen shall be a minimum depth of ten feet of land surrounding the tower except for one service access. An appropriate plant material screen shall be evergreen plants of a quality and planted in accordance with the standards of the American Nurserymen Association that are indigenous or native to the county area. Such plantings shall be appropriately spaced and of such a size so as to achieve a dense screen with a minimum height of six feet within a three-year period from erection of a tower. Additional screening with deciduous or evergreen trees is desirable and encouraged. Existing trees shall be preserved unless a waiver has been granted by the director to selectively cut specified trees. If in extreme or unusual situations and where it is proven impossible to properly construct the plant material screen, the director may grant permission to construct the security fence as a solid masonry wall, either brick or stucco-type finish, with a minimum height of six feet above ground level and constructed in accordance with applicable construction codes. A certificate of occupancy shall not be issued by the county codes department until the required planting is completed. When the occupancy of a structure is desired prior to the completion of the required planting, a certificate of occupancy may be issued only if the owners or developers provide to the county a form of surety satisfactory to the county attorney and in an amount equal to 125 percent of the costs of the remaining plant materials, related materials, and installation (with the costs agreed to by the director). The form of the surety shall be in conformity with the land development regulations for the county. All required plantings must be installed and approved by the first planting season following issuance of the certificate of occupancy or the bond will be forfeited to the county. The owners and their agents shall be responsible for providing, protecting, and maintaining all required plant material in healthy condition, replacing unhealthy or dead plants within one year or by the next planting season, whichever comes first. Replacement material shall conform to the original intent of the approved plan.

In addition to the natural tree cover of the property, Diamond Communications will plant 23 leyland cypress around the proposed wireless telecommunications facility, which will have a minimum planting height of 8 feet, as shown on Sheet L1 of Exhibit "1".

(g) Tower wind load. The communication tower shall be designed to withstand winds in accordance with ANSI/EIA/TIA 222 (latest revision) standards based on the wind load presented by antenna, feedlines, and other associated hardware to be supported by the communication tower. Certification from a structural engineer registered in the state shall constitute proof that such standard has been met.

The ANSI/ Fall Zone letter by South Carolina Professional Engineer Robert E. Beacom is attached hereto as Exhibit "4" and incorporated herein by reference.

(h) FCC authorization. The owner of the antenna and transmission/reception equipment to be installed on the communication tower shall possess either a valid FCC license/ construction permit or a statement establishing FCC compliance for the proposed operation.

A copy of the valid FCC license for AT&T is attached hereto as Exhibit "5" and incorporated herein by reference.

(i) Design for multiple use. A new communication tower shall be designed to accommodate additional antennae as provided for elsewhere in this article.

The proposed self support communications tower has been designed for AT&T and at least two (2) additional wireless carriers, as shown on Sheet C5 of Exhibit "1".

(j) Safety codes. A communication tower shall comply with all applicable health, nuisance, noise, fire, building, and safety code requirements.

The Applicant accepts and acknowledges this provision.

(k) Distance between towers. A proposed communication tower in excess of 100 feet shall not be permitted within 1,300 feet of an existing communication tower in excess of 100 feet in height, unless the applicant certifies to the board that the existing communication tower does not meet applicant's structural specifications and applicant's technical design requirements, or that a co-location agreement could not be obtained.

Please see the Alternative Candidate Analysis by Tom Waniewski of Diamond Communications, attached hereto as Exhibit "9" and incorporated herein by reference. The closest tower is 1.97 miles to the northwest thus meeting this requirements.

(l) Application of county land use regulations. Land development regulations and other performance standards shall apply to the use, unless otherwise provided in this article.

The Applicant accepts and acknowledges this provision.

(m) Minimum setbacks. A communication tower (not including guy anchors) over 75 feet must be, at a minimum, setback as follows:

(1) A distance equal to the total height of the communication tower from all property lot lines.

Please see Sheet C1 of Exhibit "1". The proposed 250-foot facility is setback more than 250 feet from all property lines.

(2) A distance equal to the total height of the communication tower from the nearest point of any structure meeting minimum standards for human occupation as put forth in applicable building codes adopted by the county.

Please see note # 5 on Sheet C1 of Exhibit "1". The proposed 250 foot facility is setback more than 250 feet from any structure.

(3) A distance equal to the total height of the communication tower from any properties containing churches, schools, colleges, children's homes and shelters, hospitals and nursing homes; except that communication towers which meet the definition of stealth tower in section 32-132 may be permitted by special exception on these properties.

Please see note # 5 on Sheet C1 of Exhibit "1". The proposed 250 foot facility is setback more than 250 feet from any properties.

(4) A distance equal to the total height of the communication tower from the right-of-way of all streets and roads.

Please see Sheet C1 of Exhibit "1", the proposed 250-foot wireless telecommunications is setback 266 feet from Highway 107.

(5) A communication tower may not be sited (1) within a distance equal to 250 feet of the boundary of a historic district; (2) on or within 250 feet of a structure that is a designated a National Historic Landmark or that is listed in, or eligible for listing in, the National Register of Historic Places; or (3) on or within property that is the subject of a pending complaint alleging an adverse effect on a historic property.

Please see notes # 3 and #4 on Sheet C1 of Exhibit "1".

Sec. 32-135. - Additional requirements for location near the county airport.

(a) With the exception of towers for aeronautical purposes, in no case may a communication tower penetrate any imaginary surface, as described in chapter 14 of the Code of Federal Regulations, Federal Aviation Regulation (FAR) Part 77, associated with existing or proposed runways at any publicly owned airport. All communications towers located within the first 12,000 feet of the approach surface of an existing or proposed runway at such facility, or within the horizontal surface associated with such runways as described in FAR Part 77, shall be lighted. Such towers shall be illuminated by strobe lights during daylight and twilight hours, and red lights during nighttime hours.

This provision is not applicable, as the proposed self support wireless telecommunications facility is 18.4 miles away from the Oconee County Regional Airport, as shown on note # 1 on Sheet C1 of Exhibit "1" and consequently, the proposed 250 foot telecommunications facility is located more than 12,000 feet from the first 12,000 feet of the approach surface of an existing or proposed runway at such facility, or within the horizontal surface associated with such runways as described in FAR Part 77. Furthermore, the FAA Determination of No Hazard to Air Navigation is attached hereto as Exhibit "2".

(b) A copy of any plans whereby a communication tower will be located within such 12,000 feet area shall be provided by the applicant to the county airport manager and the director for comment. Any comments shall be made within ten days of delivery to such manager with a copy to the director and the applicant. Prior to issuance of a building permit, the applicant shall provide documentation to the director that the proposed communication tower has been reviewed by the Federal Aviation Administration (FAA), if so required, and that a finding of no hazard to air navigation has been determined.

This provision is not applicable, as the proposed self support wireless telecommunications facility is located more than 12,000 feet from the first 12,000 feet of the approach surface of an existing or proposed runway at such facility, or within the horizontal surface associated with such runways as described in FAR Part 77.

Sec. 32-136. - Maximum height of freestanding communication towers.

The maximum height of freestanding communication towers shall be as follows:

District	Maximum Height
Residential	Not exceeding 175 feet
Commercial	Not exceeding 200 feet
Industrial/agricultural	Not exceeding 250 feet

As the proposed self support wireless telecommunications facility is located in the Agricultural district, this would require a maximum height of 250 feet. The proposed self support wireless telecommunications facility is 250 feet in height, thus complying with this provision, as shown on Sheet C5 of Exhibit 1”.

Sec. 32-138. - Application requirements.

The following information shall be submitted for all applications for approval of a communication tower:

(a) Structural specifications. Two copies of the specifications for proposed structure, including description of design characteristics and material.

Please see the Site Plans and Drawings, attached hereto as Exhibit “1” and incorporated herein by reference.

(b) Technical specifications. For each antenna to be installed:

- (1) Manufacturer and model number.
- (2) Frequency band used for transmitting and receiving.
- (3) Effective radiating power.
- (4) Mounting position above ground.
- (5) A study demonstrating compliance with FCC RF exposure limits (all antennas).

Please see the AT&T memorandum and propagation maps, attached hereto as

Exhibit “6” and incorporated herein by reference and the AT&T RFDs, attached hereto as Exhibit “13” and incorporated herein by reference.

(c) Site plan. Two copies of a site plan drawn to scale showing property boundaries, communication tower location, communication tower height, guy wires and anchors, security fencing, screening, existing structures, photographs or elevation drawings depicting typical design of proposed structures, parking, fences, landscape plan, and existing land uses on adjacent property. A site plan is not required if antenna is to be mounted on an approved existing structure. Prototypical drawings indicating various types of equipment to be located on the communication tower may be submitted at the time of the permit application. Identification of the owners of all antennae and equipment to be located on the site. Other equipment may be added to the communication tower without additional permits or inspections as long as electrical wiring is not required.

The Site Plans and Drawings are attached hereto as Exhibit “1”.

(d) Location map. Two copies of a current map, or update for an existing map on file, showing geographic coordinates of the communication tower, calculated coverage areas, facilities, location of existing nearby (within three miles) communication towers, and proposed communication towers, serving contiguous areas. An applicant may request that specific proprietary or confidential information be withheld from the public record.

Please see the AT&T memorandum propagation maps, attached hereto as Exhibit “6” and the Alternative Candidate Analysis by Tom Waniewski of Diamond Communications, attached hereto as Exhibit “9”.

(e) Owner authorization. Written authorization from the site owner for the application.

A letter of authorization from Margaret Good, property owner, is attached hereto as Exhibit “7” and incorporated herein by reference.

(f) Visual impact analysis. A line of sight analysis showing the potential visual and aesthetic impact on adjacent residential districts.

The proposed self support wireless telecommunications facility shall be placed in a location that will minimize the visual impact on the surrounding area and allow the facility to function in accordance with minimum standards imposed by applicable communications regulations. This is supported by the photo simulations by Gould Digital Imaging, attached hereto as Exhibit “12” and incorporated herein by reference.

(g) Alternative to co-location or stealth design. Co-located or stealth designs shall be required unless satisfactory documented evidence can be provided indicating that:

(1) The proposed antenna and equipment cannot be accommodated and function as required;

(2) The applicant's technical design requirements are such that without unreasonable modifications they cannot function on any existing structure or communication tower under the control of applicant; and

(3) The applicant has considered all available publicly-owned sites, and available privately owned sites compatible use, including all applicable sites or locations or a combination of sites and locations as section 32-133(b) for priority of approval and the applicant has demonstrated that for the reasons 32-133(b) that these sites and/or locations are unsuitable for operation of the facility under applicable communications regulations, the applicant's technical design requirements and/or valid economic

There were no feasible alternate sites, as stated in the Alternative Candidate Analysis by Tom Waniewski of Diamond Communications, attached hereto as Exhibit "9".

(h) Indemnity. The applicant must show by certificate from a registered engineer that the proposed facility will contain only equipment meeting FCC rules, and must file with the director a written indemnification agreement, on a form approved by the county. The applicant must also file with the county proof of liability insurance or financial ability to respond to claims up to \$1,000,000.00 in the aggregate which may arise from operation of the facility during its life, at no cost to the county, in a form approved by the county attorney.

The Indemnification Letter by Tom Waniewski of Diamond Communications is attached hereto as Exhibit "10" and incorporated herein by reference. The Certificate of Insurance is attached hereto as Exhibit "8" and incorporated herein by reference.

(i) Application fees. All communication tower applications shall include a check made out to the county treasurer in an amount to be determined by the director, based upon a schedule of fees enacted by the county council. Additional fees may be imposed in order to offset the costs associated with processing applications for special exceptions, appeals, or variances.

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The applicant accepts and acknowledges this provision.

Once you have had a chance to review, please do not hesitate to contact me at (843) 414-9754 or (843) 813-0103.

Thank you so much for all your help with this.

With warmest regards, I am

Yours very truly,



Jonathan L. Yates

JLY:jlc
Enclosures

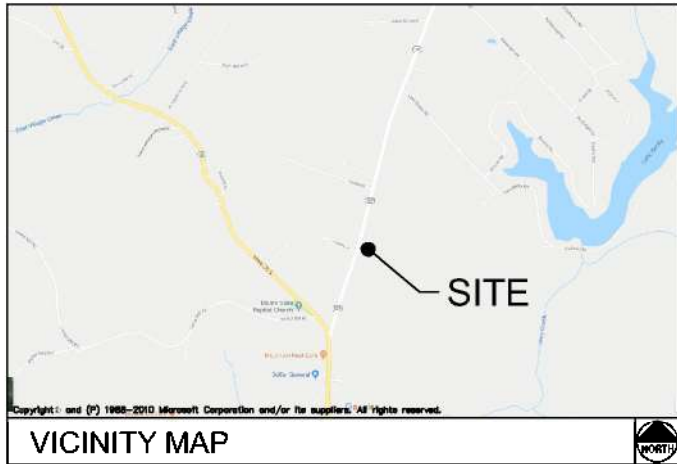
Exhibit 1



MOUNTAIN REST
SITE ADDRESS (E-911 TBD)
 224 SC HIGHWAY 107
 MOUNTAIN REST, SC 29664
 OCONEE COUNTY
 LATITUDE: 34° 50' 50.38" N
 LONGITUDE: 83° 07' 41.52" W
 TAX/PIN #: 093-00-01-049
 ZONING: AGRICULTURAL
 AT&T SITE ID: 016-085
 FA#: 10575489
 DIAMOND SITE: SC023

OCONEE COUNTY SHERIFF'S OFFICE
 300 S. CHURCH STREET
 WALHALLA, SC 29691
 PHONE: (864) 638-4111
 ATTN.: CUSTOMER SERVICE

MOUNTAIN REST FIRE DIVISION -
OCONEE CO. STATION #4
 130 VERNER MILL RD
 MOUNTAIN REST, SC 29664
 PHONE: (864) 638-8220
 ATTN.: CUSTOMER SERVICE



DRIVING DIRECTIONS
 FROM DIAMOND COMMUNICATIONS OFFICE: HEAD SOUTHWEST TOWARD MORRIS TURNPIKE 154 FT; TURN RIGHT ONTO MORRIS TURNPIKE 0.6 MI; TURN LEFT ONTO HOBART GAP RD 217 FT; TURN LEFT AT THE 1ST CROSS STREET ONTO MORRIS TURNPIKE 230 FT; USE THE LEFT LANE TO TAKE THE RAMP ONTO NJ-24 E 0.2 MI; MERGE ONTO NJ-24 E 1.2 MI; TAKE THE EXIT ONTO I-78 W TOWARD CLINTON 126 MI; MERGE ONTO I-81 S 28.5 MI; KEEP RIGHT AT THE FORK TO STAY ON I-81 S 441 MI; TAKE EXIT 57A TO MERGE ONTO I-26 E/US-23 S TOWARD ASHEVILLE/JOHNSON CITY 73.5 MI; TAKE THE US-23/US-19/I-240 W EXIT TOWARD WEST ASHEVILLE 0.2 MI; MERGE ONTO I-240 W/I-26 E/US-19 S/US-23 S 0.5 MI; KEEP RIGHT AT THE FORK TO CONTINUE ON I-26 E. FOLLOW SIGNS FOR I-240 W/I-26 E/I-40 12.6 MI; TAKE EXIT 40 FOR NC-280/ASHEVILLE REGIONAL AIRPORT TOWARD ARDEN 0.2 MI; KEEP RIGHT AT THE FORK AND MERGE ONTO NC-280 W/AIRPORT RD 377 FT; MERGE ONTO NC-280 W/AIRPORT RD 15.9 MI; CONTINUE ONTO US-276 S/US-64 W 3.9 MI; TURN RIGHT TO STAY ON US-64 W 17.6 MI; TURN LEFT ONTO NC-281 S (ENTERING SOUTH CAROLINA) 8.7 MI; NC-281 S TURNS SLIGHTLY RIGHT AND BECOMES SC-130 S 1.0 MI; SLIGHT RIGHT ONTO STATE RD S-37-413 2.2 MI; TURN LEFT ONTO SC-107 S 13.4 MI; DESTINATION WILL BE ON THE LEFT.

JURISDICTION
 OCONEE COUNTY

STATE:
 SOUTH CAROLINA

TOWER TYPE:
 SELF-SUPPORT TOWER

TOWER HEIGHT:
 250' (254' TO HIGHEST APPURTENANCE)

NUMBER OF CARRIERS:
 1 PROPOSED, 3 FUTURE

 PROPOSED TELECOMMUNICATIONS TOWER
 AND UNMANNED EQUIPMENT

FLOOD INFO
 SITE IS LOCATED WITHIN FEMA FLOOD MAP
 AREA 45073C0160C DATED 09/11/2009 WITHIN
 FLOOD ZONE X.

PROJECT SUMMARY

DEVELOPER
 DIAMOND COMMUNICATIONS
 820 MORRIS TURNPIKE, SUITE 104
 SHORT HILLS, NJ 07078
 ATTN: RICH HUBER

POWER COMPANY
 BLUE RIDGE ELECTRIC CO-OP
 PHONE: (800) 240-3400
 ATTN.: CUSTOMER SERVICE

PROPERTY OWNER
 MARGARET GOOD
 200 GREGORY RD
 WEST PALM BEACH, FL 33405
 PHONE: (561) 685-0248

CONSULTANT
 KIMLEY-HORN AND ASSOCIATES, INC.
 11720 AMBER PARK DRIVE, SUITE 600
 ALPHARETTA, GEORGIA 30009
 PHONE: (770) 545-6105
 ATTN.: DAVID FRANKLIN

CONTACTS

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

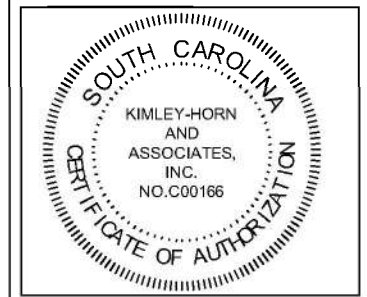
SHEET INDEX
OCONEE COUNTY PLANNING & ZONING DEPARTMENT
 415 S. PINE STREET
 WALHALLA, SC 29691
 PHONE: (864) 638-4218
 ATTN.: CUSTOMER SERVICE

PERMIT INFORMATION



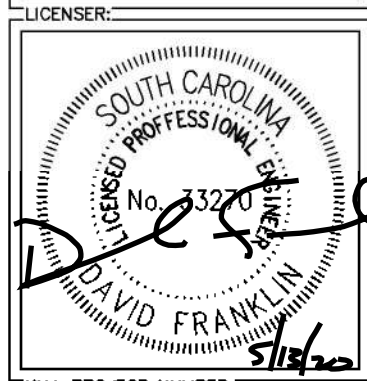
PROJECT INFORMATION:
 SITE NAME:
 MOUNTAIN REST
 SITE #: SC023
 224 SC HIGHWAY 107
 MOUNTAIN REST, SC 29664
 OCONEE COUNTY

PLANS PREPARED BY:
Kimley»Horn
 11720 AMBER PARK DRIVE, SUITE 600
 ALPHARETTA, GA 30009
 PHONE: 770-619-4280
 WWW.KIMLEY-HORN.COM



REV: DATE: ISSUED FOR: BY:

8			
7			
6			
5			
4			
3			
2			
1			
0	05/12/20	ZONING	DMF



LICENSER:
 KHA PROJECT NUMBER:
 168782026
 DRAWN BY: WTB CHECKED BY: DMF

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
 T1

C:\Users\William.Bridger\Desktop\Projects\Returned\MountainRest\CAD\CAD\ZONING\Car-GB.dwg 05/12/20 5:31 PM by: William.Bridger

SURVEYOR'S NOTES:

1. NORTH ORIENTATION: South Carolina State Plane Coordinate System, NAD 83 (CORS), determined by GPS Survey
2. ELEVATION DATUM: NAVD88, relative to Continuously Operating Reference Station (CORS) Benchmark as noted hereon. Onsite benchmark is as shown hereon
3. This is a Tower Site Survey, made on the ground under the supervision of a South Carolina Registered Land Surveyor. Date of field survey is 08-07-2019 and 03-20-2020.
4. Instruments Used: Topcon GTS 212 and Prism, Topcon Hiperlite Plus GPS, TDS Nomad and/or Carlson Surveyor Data Collector.
5. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the centerline of the tower are accurate to within ± 15 feet horizontally and to within ± 3 feet vertically (FAA Accuracy Code 1A).
6. Survey shown hereon meets or exceeds to requirements for a Class B Survey: Field data upon which this map or plat is based has a closure precision of not less than one-foot in 7,500 feet (1:7,500) and an angular error that does not exceed 20 seconds times the square root of the number of angles turned. Field traverse did not require adjustment.
7. Improvements (Utilities, Buildings, Trees, Fences, etc) not located, unless specifically shown hereon in the vicinity of surveyed property.
8. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown.
9. This survey was conducted for the purpose of a Tower Site Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity. Survey as published is not intended to be suitable for recording as a Subdivision Plat
10. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
11. This survey is not valid without the original signature and the original seal of a State-Licensed Land Surveyor, and is not complete without all sheets.
12. This survey does not constitute a boundary survey of the Parent Tract, or adjoining Parcels.
13. Title Examination was available at time of Survey.
14. FLOOD ZONE DATA: By graphic plotting only, Lessee's Premises and Easement(s) appear to lie within ZONE "X" per F.E.M.A Flood Insurance Rate Map Community Panel No. 45073C0160C, dated 9/11/2009. Zone X: Areas of Minimal Flood Hazard. Other regions of Parent Parcel may lie in Flood Hazard areas, not addressed herein.

SURVEYOR'S CERTIFICATION:

To: Diamond Communications, LLC:
 I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements as specified therein.



JULIAN E. SAVERANCE
 Professional Land Surveyor

PROPOSED TOWER DATA

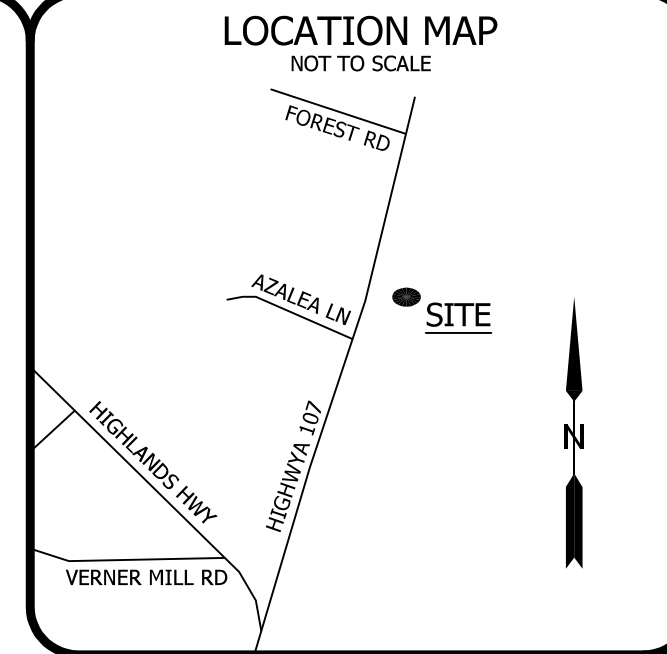
Latitude: 34° 50' 50.38" NORTH
Longitude: 83° 07' 41.52" WEST
Ground Elevation: 1686.6 feet AMSL NAVD88
CORS Benchmark: AH6714 COLA

PARENT PARCEL

A. Margaret Good-Earnest
 TAX PARCEL: 093-00-01-049
 DEED BOOK 2144, PAGE 87
 TRACT A, PLAT BOOK B149, PAGE 5

SURVEY RELEASE DATA

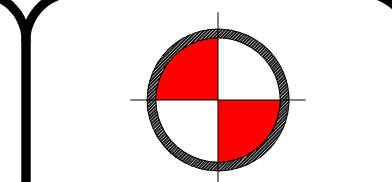
#	DETAILS	DATE	DRAWN	APP
0	Original Survey Issue	08-17-2019	NB	TLS
1	Site Moved within Parcel	01-16-2020	DAG	TLS
2	Site Moved within Parcel	03-31-2020	DAG	TLS



LEGEND

- ⊙ IRON PIPE FOUND
- ⊕ UTILITY POLE
- ⌄ GUY ANCHOR
- * PROPOSED TOWER CENTER
- R/W, ROW RIGHT-OF-WAY
- A U F ACCESS & UTILITY/FIBER
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- OTP OPEN TOP PIPE FOUND
- Sq Ft SQUARE FEET

- PAVEMENT EDGE
- OHU OVERHEAD POWER
- FENCE
- DITCH
- 5' CONTOURS
- 1' CONTOURS
- RW PUBLIC R/W PER PLAT
- TAX PARCEL BOUNDARY PER PLAT
- RIGHT-OF-WAY CENTER LINE
- EXISTING EASEMENT
- ACCESS & UTILITY/FIBER ESMT
- LESSEE'S PREMISES



JULIAN E. SAVERANCE
 Professional Land Surveyor
 1991 Tara Trail
 LANCASTER, SC 29720
 (803) 283-2022



DIAMOND COMMUNICATIONS, LLC

TOWER SITE SURVEY
 SITE NAME:
MOUNTAIN REST
 SC Highway 107, Mountain Rest, SC 29664
 Chattooga Township, Oconee County, South Carolina

KHProject # 168782026
 ISSUE NO: 2
 ISSUE DATE: 03-31-2020
 SEE ISSUE LIST, SHEET NO 1

DRAWN BY: NB
 CHECKED BY: TLS
 APPROVED BY: TLS

COVER SHEET

SHEET 1 OF 4

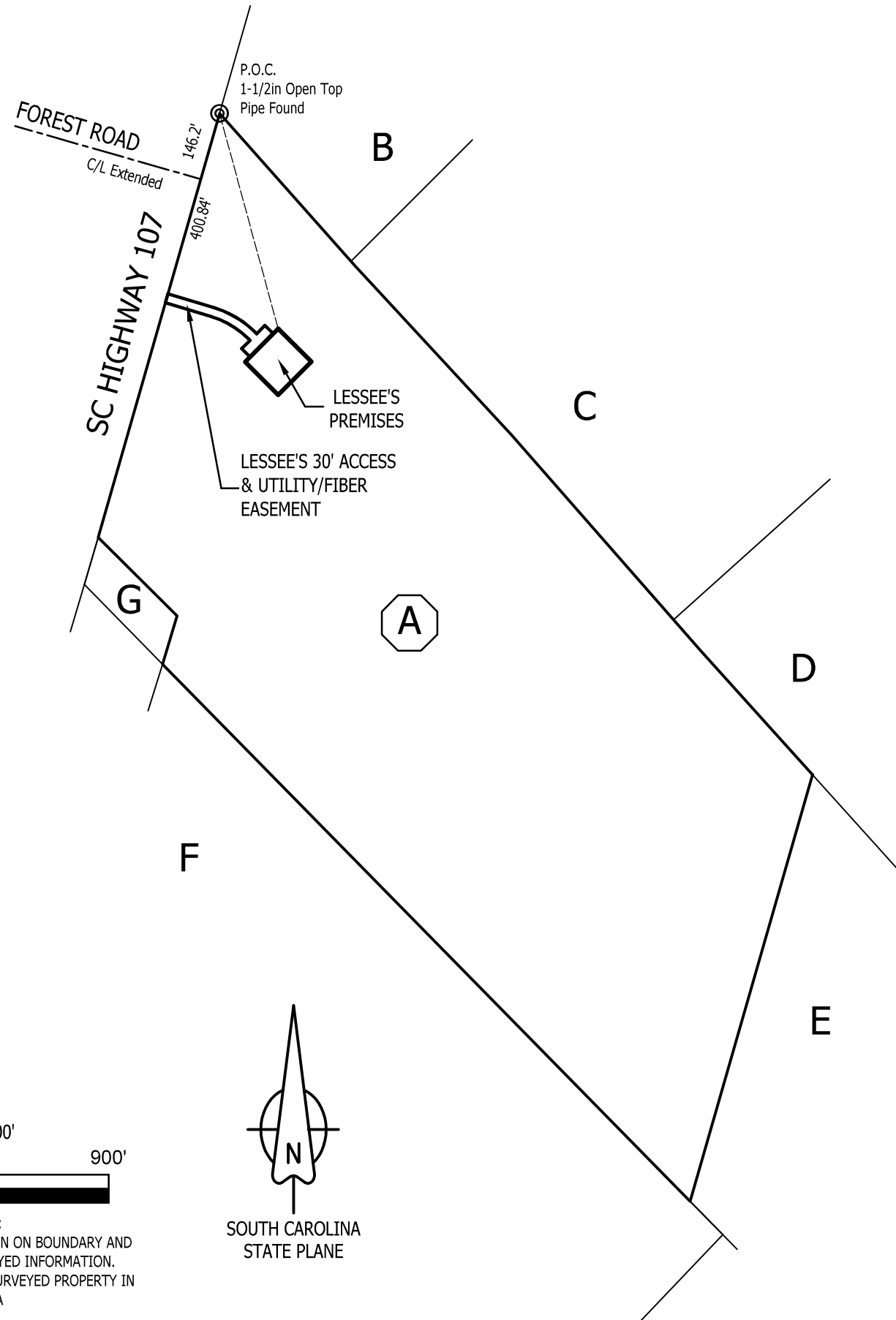
PROPERTY INFORMATION

PARENT PARCEL

- A. Margaret Good-Earnest
TAX PARCEL: 093-00-01-049
DEED BOOK 2144, PAGE 87
TRACT A, PLAT BOOK B149, PAGE 5

ADJOINING TAX PARCELS

- B. Henry, Dan C. & Teresa N.
TAX PARCEL: 082-00-02-166
DEED BOOK 1925, PAGE 225
PLAT BOOK P40, PAGE 87
- C. Carter, Anthonine W.
TAX PARCEL: 082-00-02-168
DEED BOOK 1104, PAGE 154
PLAT BOOK P40, PAGE 87
- D. Carter, Anthonine W.
TAX PARCEL: 082-00-02-170
DEED BOOK 1862, PAGE 205
PLAT BOOK P40, PAGE 87
- E. Margaret Good-Earnest
Tax Parcel: 093-00-01-018
DEED BOOK 2144, PAGE 87
TRAVT B, PLAT BOOK B149, PAGE 5
- F. Craig, William R III
TAX PARCEL: 093-00-01-054
DEED BOOK 2172, PAGE 317
TRACT B, PLAT BOOK B541, PAGE 9
- G. New Horizon Electric Co-Op
TAX PARCEL: 093-00-01-024
DEED BOOK NOT AVAILABLE



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 extent of land, that Title Items may influence, if any. Surveyor may indicate where review by Title Attorney may be warranted.)

Reference: Commitment for Title Insurance, prepared by Old Republic Nation Title Company, Commitment No. 01-19018560-01T, Issue Date: 04-03-2019, Schedule B, Section II.

1 - 7: General Items, no specific instruments listed.

8: Taxes, not addressed by Survey.

9. RIGHT OF WAY IN FAVOR OF BLUE RIDGE ELECTRIC COOPERATIVE, INC., DEED 13-T-81: Deed insufficiently legible to reliably interpret. Discernible information indicates a 50' Power Line R/W, located upon a tract of land equivalent to present Parcel A and E as shown hereon. Location not mappable.

10. ELECTRIC LINE RIGHT-OF-WAY EASEMENT IN FAVOR OF BLUE RIDGE ELECTRIC COOPERATIVE, INC., DEED 1966-106:

11. ELECTRIC LINE RIGHT-OF-WAY EASEMENT IN FAVOR OF BLUE RIDGE ELECTRIC COOPERATIVE, INC., DEED 1966-108:
Right-of-Way for power lines, of unspecified width and unspecified location, located upon a tract of land equivalent to present Parcel A and E as shown hereon. Location not mappable.

12. EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF ROBERT R. CRAIG AND ELISABETH ANNE VAN HOUTEN CRAIG, DEED 2182-329: A 50' Easement for Ingress and Egress, stated to be that shown on Plat Book B 547, Page 2". Assumed to influence Parent Parcel. Said Plat not included with Title Exam, so determination of location and possible influence on Lessee's Site not possible.

13. ELECTRIC LINE RIGHT-OF-WAY EASEMENT IN FAVOR OF BLUE RIDGE ELECTRIC COOPERATIVE, INC., DEED 2184-161: Deed more or less the same as those covered in Items 11 & 12 above. Stated to be for "BREC Utilities for property of my neighbor Robert Renwich Craig only". Location not Mappable.

14. SUBJECT TO EASEMENTS AND RIGHTS OF WAYS SET FORTH ON THE PLAT, RECORDED IN DEED 38-58: As provided, said Deed is a map of the "Craig Estates", including current Parent Parcels. Shows no matters of relevance to Survey.

15. SUBJECT TO EASEMENTS AND RIGHTS OF WAYS SET FORTH ON THE PLAT, RECORDED IN DEED B149-5: Plat of Parent Parcel and Parcel E. Shows a 12' Ingress & Egress Easement along North Line of Parent Parcel, does not influence Lessee's Site.

16. SUBJECT TO 12 FOOT EASEMENT FOR ACCESS AS SET FORTH IN THE DEED RECORDED IN DEED 2144-87: Same as Item listed under 15 above.

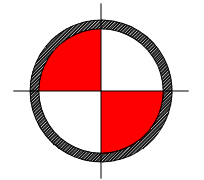
17. SUBJECT TO POWER LINE EASEMENT RECORDED IN DEED 13-T-83: Deed not supplied in Title Examination. (See items above as to other such Power Line Easements).

LEGAL DESCRIPTION OF PARENT PARCEL

SITUATED IN THE COUNTY OF OCONEE, STATE OF SOUTH CAROLINA: BEING TRACT 1 ON PLAT RECORDED IN BOOK B149, PAGE 5, OF THE OCONEE COUNTY RECORDS.

TAX ID: 0930001049

BEING THE SAME PROPERTY CONVEYED TO MARGARET GOOD-EARNEST, GRANTEE, FROM WILLIAM DORSEY EARNEST, JR., GRANTOR, BY DEED RECORDED 11/17/2015, IN BOOK 2144, PAGE 87, OF THE OCONEE COUNTY RECORDS. BEING THE SAME PROPERTY CONVEYED TO WILLIAM D. EARNEST AND MARGARET GOOD-EARNEST, GRANTEE, FROM JOELLA GOOD NEWBERRY AND ROGER S. NEWBERRY, GRANTOR, BY DEED RECORDED 03/02/2007, IN BOOK 1570, PAGE 97, OF THE OCONEE COUNTY RECORDS



JULIAN E. SAVERANCE
Professional Land Surveyor

1991 Tara Trail
LANCASTER, SC 29720
(803) 283-2022

PREPARED FOR



DIAMOND
COMMUNICATIONS, LLC

TOWER SITE SURVEY

SITE NAME:

MOUNTAIN REST

SC Highway 107, Mountain Rest, SC 29664

Chattooga Township, Oconee County, South Carolina

KHProject # 168782026
ISSUE NO: 2
ISSUE DATE: 03-31-2020
SEE ISSUE LIST, SHEET NO 1

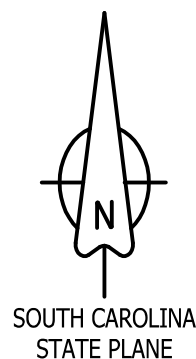
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CHECKED BY: TLS
APPROVED BY: TLS

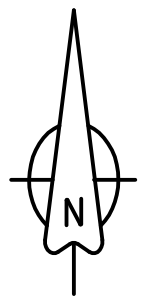
OVERVIEW
SHEET 2 OF 4

APPROXIMATE SCALE: 1' = 300'
0' 300' 600' 900'



VICINITY/LOCATION MAP CAVEAT:
ONLY LESSEE'S PREMISES AND EASEMENTS(S) AS SHOWN ON BOUNDARY AND TOPOGRAPHY SHEETS IS TO BE CONSIDERED SURVEYED INFORMATION.
VICINITY/ LOCATION MAP INTENDED ONLY TO SHOW SURVEYED PROPERTY IN RELATION TO SURROUNDING AREA





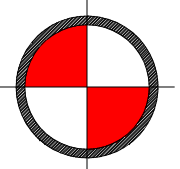
SOUTH CAROLINA
STATE PLANE

SC Highway 107
66' Public R/W (Ref: PLAT BOOK B149, PAGE 5)

See Title Notes re Power Line
Easements. Easements in
Deeds lack information for
mapping. Any Power Lines may
be subject to Easement(s)

CURVE DATA TABLE						
CURVE	RADIUS	ARC LEN	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	210.29'	102.90'	52.50'	28°02'12"	N 60°01'43" W	101.88'
C2	230.29'	112.69'	57.50'	28°02'12"	S 60°01'43" E	111.57'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S 43°59'23" W	15.00'
L2	N 46°00'37" W	25.00'
L3	N 43°59'23" E	25.00'
L4	N 15°05'38" E	20.00'
L5	N 43°59'23" E	25.00'
L6	S 46°00'37" E	25.00'



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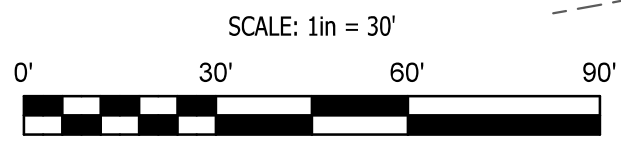
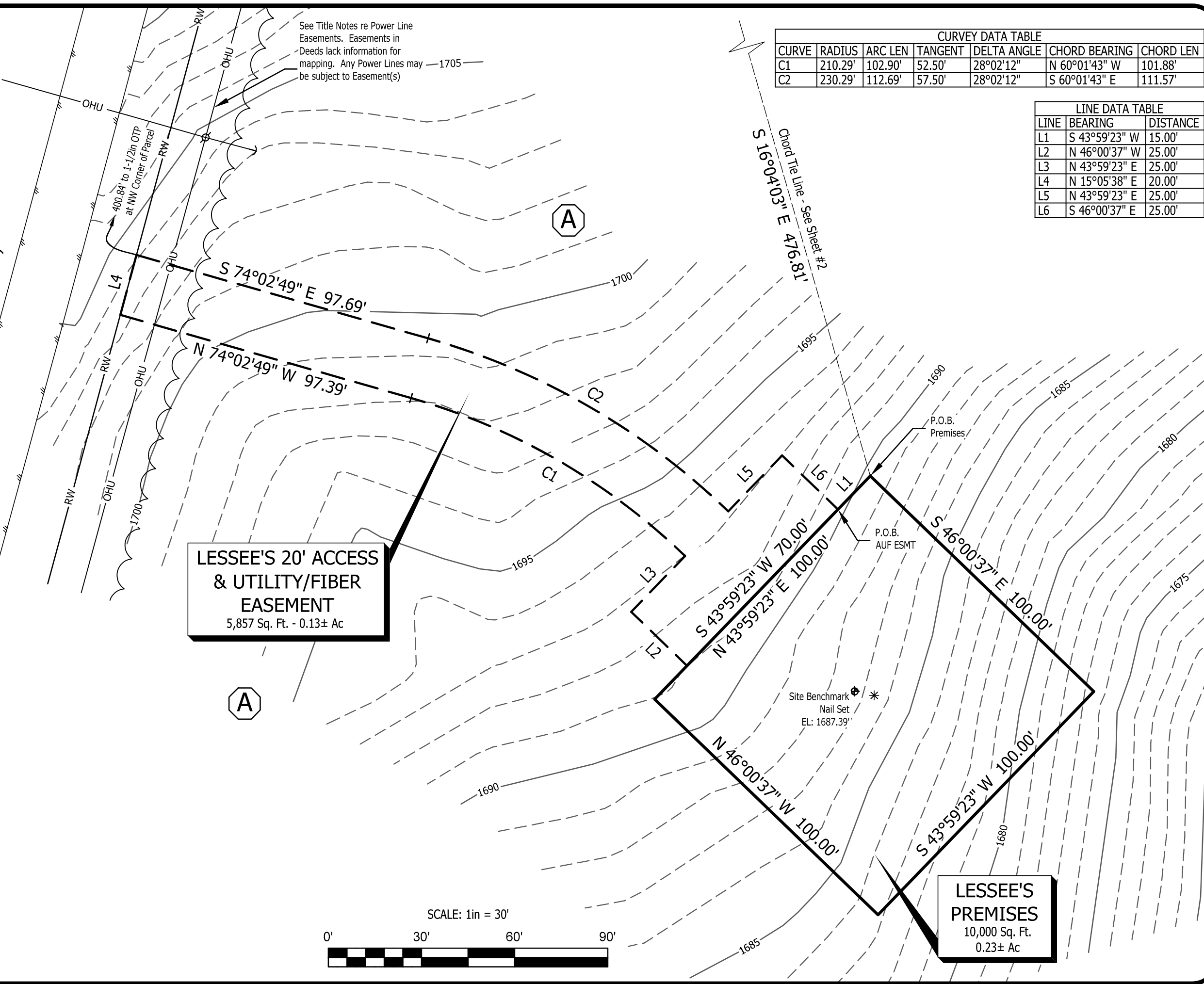
DIAMOND
COMMUNICATIONS, LLC

TOWER SITE SURVEY
SITE NAME:
MOUNTAIN REST
SC Highway 107, Mountain Rest, SC 29664
Chattooga Township, Oconee County, South Carolina

KHProject # 168782026
ISSUE NO: 2
ISSUE DATE: 03-31-2020
SEE ISSUE LIST, SHEET NO 1

DRAWN BY: NB
CHECKED BY: TLS
APPROVED BY: TLS

SITE SURVEY
SHEET 3 OF 4



LESSEE'S PREMISES

All that Tract or Parcel of Land lying and being in Chattooga Township, Oconee County, South Carolina, and being part of the lands known as Tract A on Plat Book B149, Page 5, owned by Margaret Good-Earrest, as recorded in Deed Book 2214, Page 87, Records of Oconee County, SC, and being more particularly described as follows:

COMMENCE at a one and one-half-inch Open Top Pipe (found) at the Northwest Corner of aforesaid Tract, and lying in the Southeastern Right-of-Way Line of SC Highway 107, 146.2 feet North of the centerline of Forest Road, if extended into aforesaid Right-of-Way Line;
Thence along a Chord Tie Line having a Bearing of S 16°04'03" E, a distance of 476.81 feet to the POINT OF BEGINNING;

Thence S 46°00'37" E, a distance of 100.00 feet;
Thence S 43°59'23" W, a distance of 100.00 feet;
Thence N 46°00'37" W, a distance of 100.00 feet;
Thence N 43°59'23" E, a distance of 100.00 feet to the POINT OF BEGINNING.

Said tract contains 0.23 Acres (10,000 Square Feet), more or less.

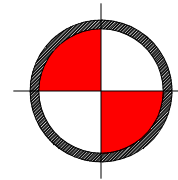
LESSEE'S 20' ACCESS & UTILITY/FIBER EASEMENT (PROPOSED)

All that Tract or Parcel of Land lying and being in Chattooga Township, Oconee County, South Carolina, and being part of the lands known as Tract A on Plat Book B149, Page 5, owned by Margaret Good-Earrest, as recorded in Deed Book 2214, Page 87, Records of Oconee County, SC, and being more particularly described as follows:

COMMENCE at a one and one-half-inch Open Top Pipe (found) at the Northwest Corner of aforesaid Tract, and lying in the Southeastern Right-of-Way Line of SC Highway 107, 146.2 feet North of the centerline of Forest Road, if extended into aforesaid Right-of-Way Line;
Thence along a Chord Tie Line having a Bearing of S 16°04'03" E, a distance of 476.81 feet;
Thence S 43°59'23" W, a distance of 15.00 feet to the POINT OF BEGINNING;

Thence S 43°59'23" W, a distance of 70.00 feet;
Thence N 46°00'37" W, a distance of 25.00 feet;
Thence N 43°59'23" E, a distance of 25.00 feet;
Thence with a curve to the left with an arc length of 102.90 feet, with a radius of 210.29 feet, with a chord bearing of N 60°01'43" W, with a chord length of 101.88 feet;
Thence N 74°02'49" W, a distance of 97.39 feet to a point on the Southeast Right-of-Way Line of SC Highway 107;
Thence N 15°05'38" E, along said Right-of-Way Line, a distance of 20.00 feet;
Thence S 74°02'49" E, leaving said Right-of-Way Line, a distance of 97.69 feet;
Thence with a curve to the right with an arc length of 112.69 feet, with a radius of 230.29 feet, with a chord bearing of S 60°01'43" E, with a chord length of 111.57 feet;
Thence N 43°59'23" E, a distance of 25.00 feet;
Thence S 46°00'37" E, a distance of 25.00 feet to the POINT OF BEGINNING.

Said tract contains 0.13 Acres (5,857 Square Feet), more or less.



JULIAN E. SAVERANCE
Professional Land Surveyor

1991 Tara Trail
LANCASTER, SC 29720
(803) 283-2022

PREPARED FOR



DIAMOND
COMMUNICATIONS, LLC

TOWER SITE SURVEY

SITE NAME:

MOUNTAIN REST

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Chattooga Township, Oconee County, South Carolina

KHProject # 168782026
ISSUE NO: 2
ISSUE DATE: 03-31-2020
SEE ISSUE LIST, SHEET NO 1

DRAWN BY: NB
CHECKED BY: TLS
APPROVED BY: TLS
SURVEYOR'S
DESCRIPTIONS
SHEET 4 OF 4

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 PROJECT MANAGER AND/OR ENGINEER AND BE RESOLVED 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 PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION 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 AS 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 PROJECT MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS, IF AVAILABLE, FROM DIAMOND COMMUNICATIONS PROJECT MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.
- 1.08 THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION 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 BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.
- 1.10 THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS 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 PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "SOUTH CAROLINA 811" 72 HOURS IN ADVANCE OF PERFORMING ANY WORK BY CALLING THE TOLL FREE NUMBER (888) 721-7877 (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 STYMIE 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 C7.

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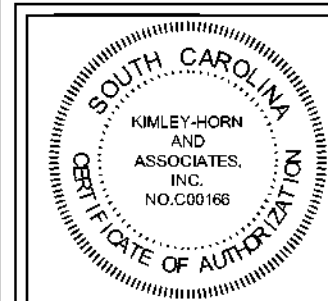
PROJECT INFORMATION:

SITE NAME:
MOUNTAIN REST
SITE #: SC023
224 SC HIGHWAY 107
MOUNTAIN REST, SC 29664
OCONEE COUNTY

PLANS PREPARED BY:



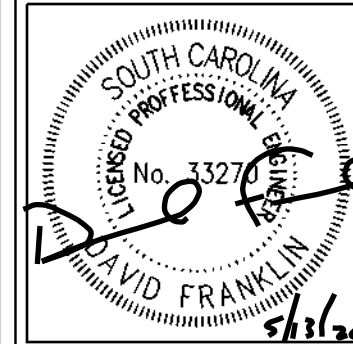
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
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LICENSER:



KHA PROJECT NUMBER:

168782026

DRAWN BY: CHECKED BY:

WTB DMF

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

N1



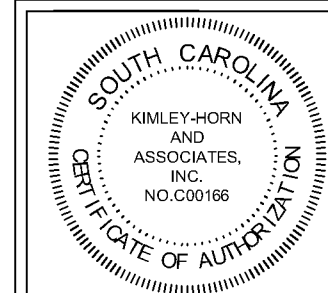
PROJECT INFORMATION:

SITE NAME: MOUNTAIN REST
SITE #: SC023
224 SC HIGHWAY 107
MOUNTAIN REST, SC 29664
OCONEE COUNTY

PLANS PREPARED BY:

Kimley»Horn

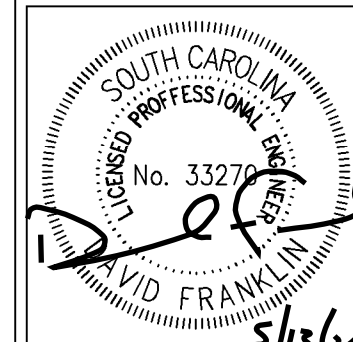
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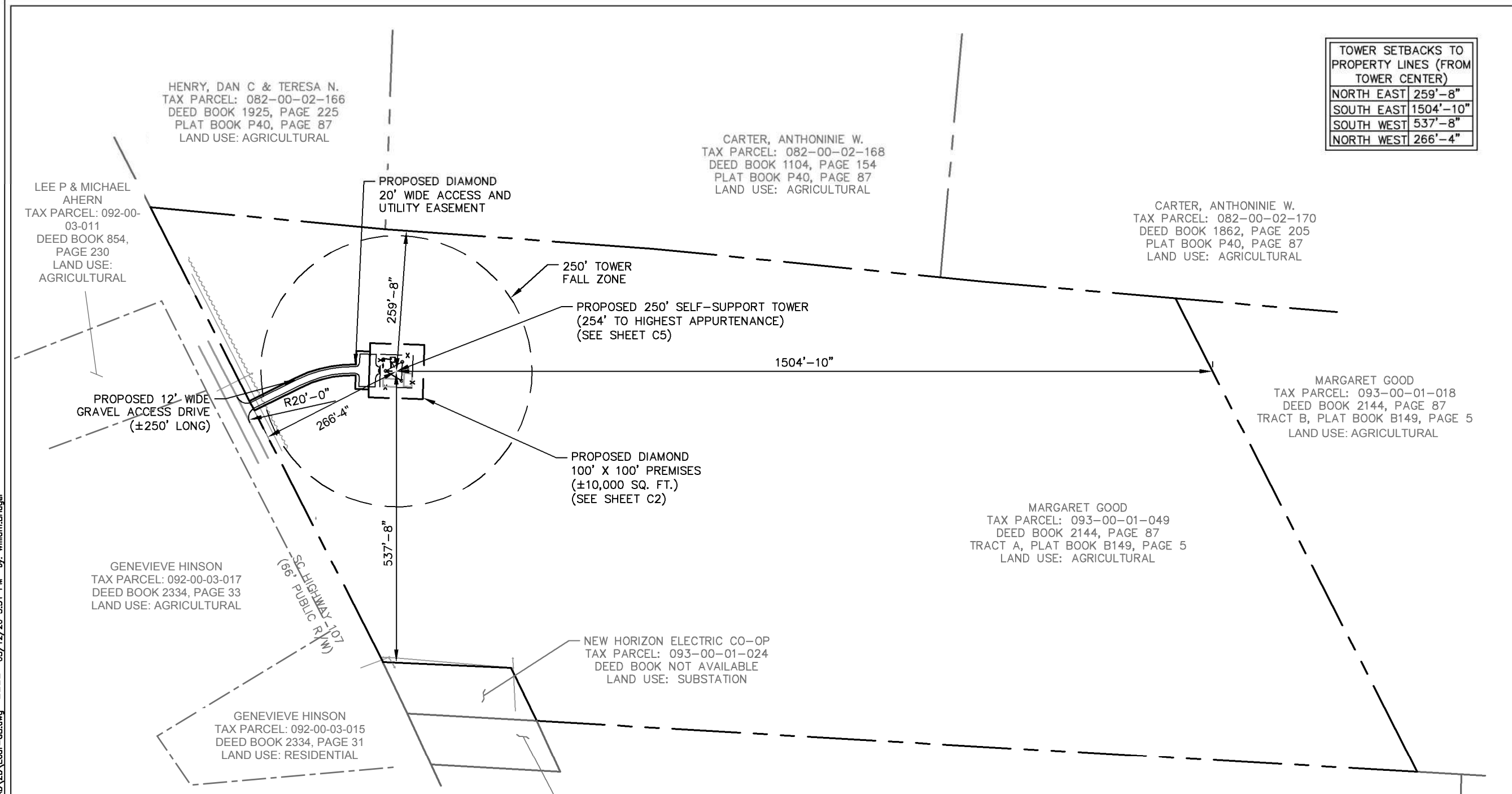
SHEET TITLE:

**OVERALL
PARCEL PLAN**

SHEET NUMBER:

C1

TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH EAST	259'-8"
SOUTH EAST	1504'-10"
SOUTH WEST	537'-8"
NORTH WEST	266'-4"



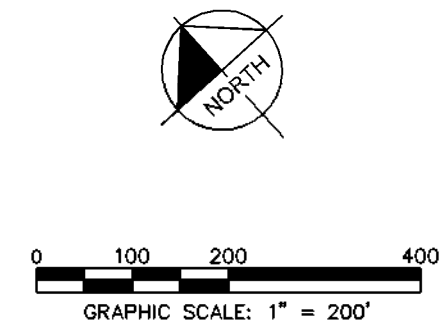
NOTE:

- DISTANCE TO OCONEE REGIONAL AIRPORT: ±18.4 MILES SOUTH EAST
- DISTANCE TO NEAREST TOWER PER FCC ASR: ±1.97 MILES NORTHWEST
- THE TOWER IS NOT LOCATED ON A PROPERTY THAT IS THE SUBJECT OF OR PENDING A COMPLAINT ALEDGING AN ADVERSE EFFECT TO A HISTORICAL PROPERTY.
- THE TOWER IS MORE THAN 250' AWAY FROM BOUNDARY OF A HISTORIC DISTRICT; A STRUCTURE THAT IS DESIGNATED A NATIONAL HISTORIC LANDMARK TO THAT IS LISTED IN OR ELIGIBLE TO BE LISTED IN THE NATIONAL REGISTER HISTORIC PLACES.
- NO EXISTING STRUCTURES EXIST WITHIN 250' OF PROPOSED TOWER. NO CHURCHES, SCHOOLS, COLLEGES, CHILDREN'S HOMES, AND SHELTER, HOSPITALS AND NURSING HOMES EXIST WITHIN 250' OF THE PROPOSED TOWER.

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.
- PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY THE LAND CONSULTANTS, LLC DATED 01/16/2019 AND SITE VISIT ON 08/02/2019.

1 OVERALL PARCEL PLAN
SCALE: 1" = 200'



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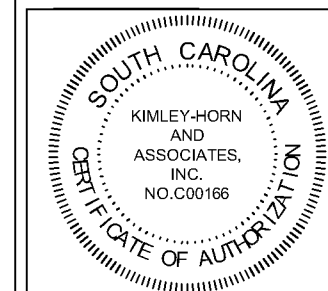
PROJECT INFORMATION:

SITE NAME:
MOUNTAIN REST
SITE #: SC023
224 SC HIGHWAY 107
MOUNTAIN REST, SC 29664
OCONEE COUNTY

PLANS PREPARED BY:

Kimley»Horn

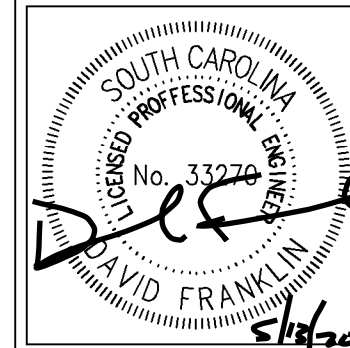
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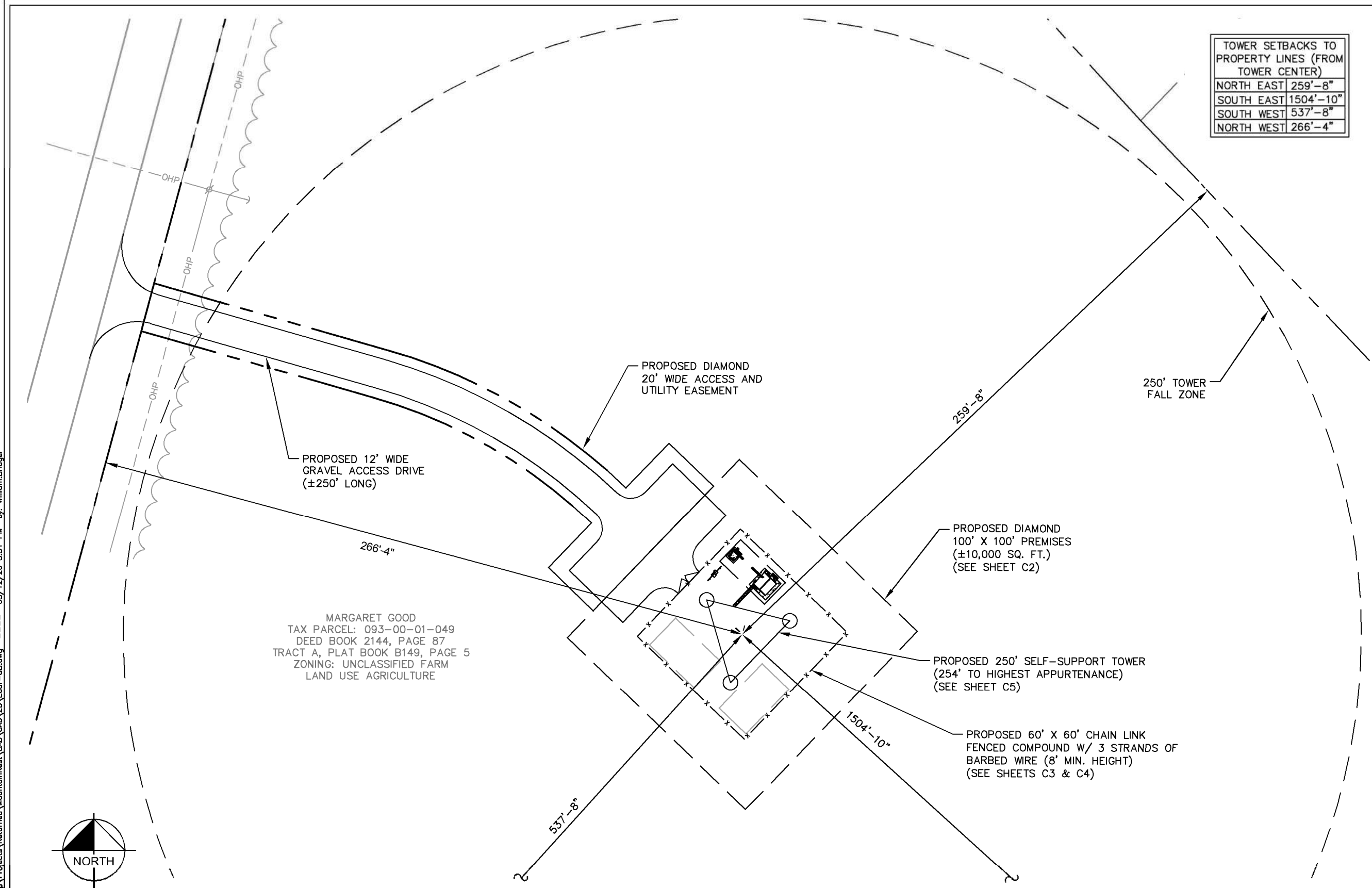
SHEET TITLE:

**OVERALL
SITE PLAN**

SHEET NUMBER:

C1.1

TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH EAST	259'-8"
SOUTH EAST	1504'-10"
SOUTH WEST	537'-8"
NORTH WEST	266'-4"



MARGARET GOOD
TAX PARCEL: 093-00-01-049
DEED BOOK 2144, PAGE 87
TRACT A, PLAT BOOK B149, PAGE 5
ZONING: UNCLASSIFIED FARM
LAND USE AGRICULTURE

- 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.
 - PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY THE LAND CONSULTANTS, LLC DATED 01/16/2019 AND SITE VISIT ON 08/02/2019.

1 OVERALL SITE PLAN
SCALE: 1" = 40'

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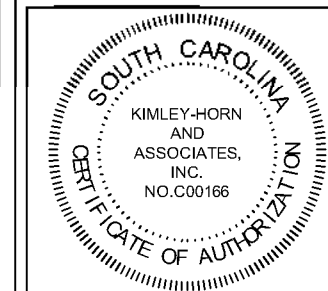
PROJECT INFORMATION:

SITE NAME:
MOUNTAIN REST
SITE #: SC023
224 SC HIGHWAY 107
MOUNTAIN REST, SC 29664
OCONEE COUNTY

PLANS PREPARED BY:

Kimley»Horn

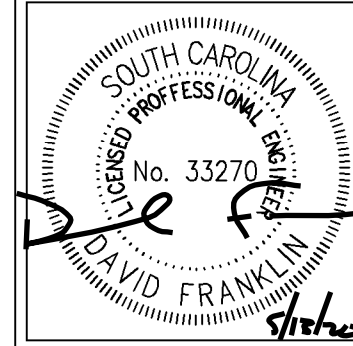
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SHEET TITLE:

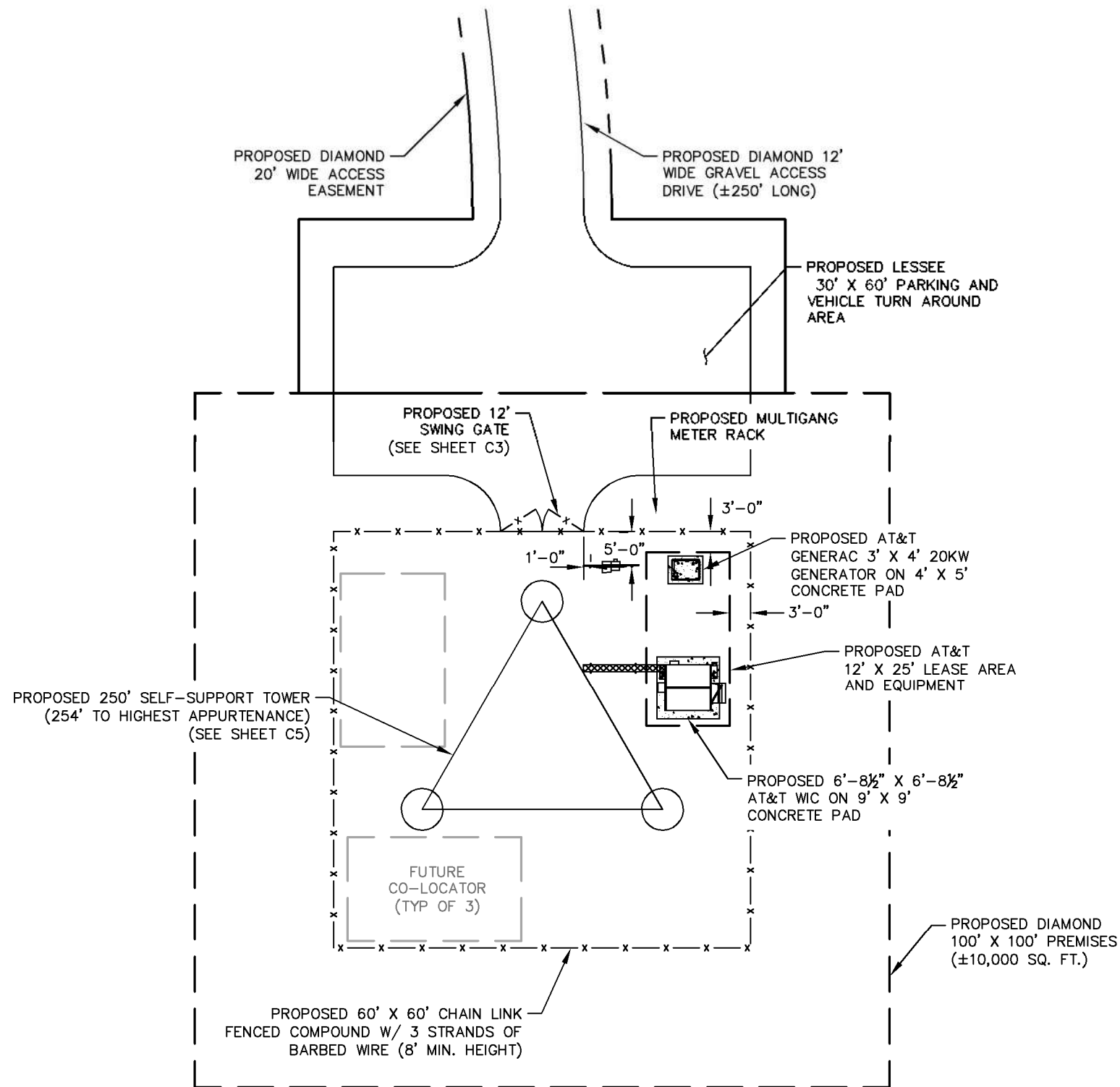
SITE PLAN

SHEET NUMBER:

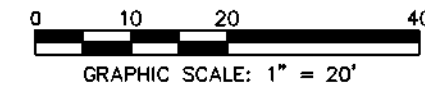
C2

SITE NOTES:

- 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.
- PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY THE LAND CONSULTANTS, LLC DATED 08/17/2019 AND SITE VISIT ON 08/02/2019.
- TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CONTRACTOR TO OBTAIN COPY OF TOWER ERECTION DRAWINGS FROM DIAMOND COMMUNICATIONS CONSTRUCTION MANAGER PRIOR TO DRILLING TOWER FOUNDATIONS. CASSIONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWING BY OTHERS. DO NOT SCALE.
- SITE IS LOCATED WITHIN FEMA FLOOD MAP AREA 45073C0160C DATED 09/11/2009 WITHIN FLOOD ZONE X.

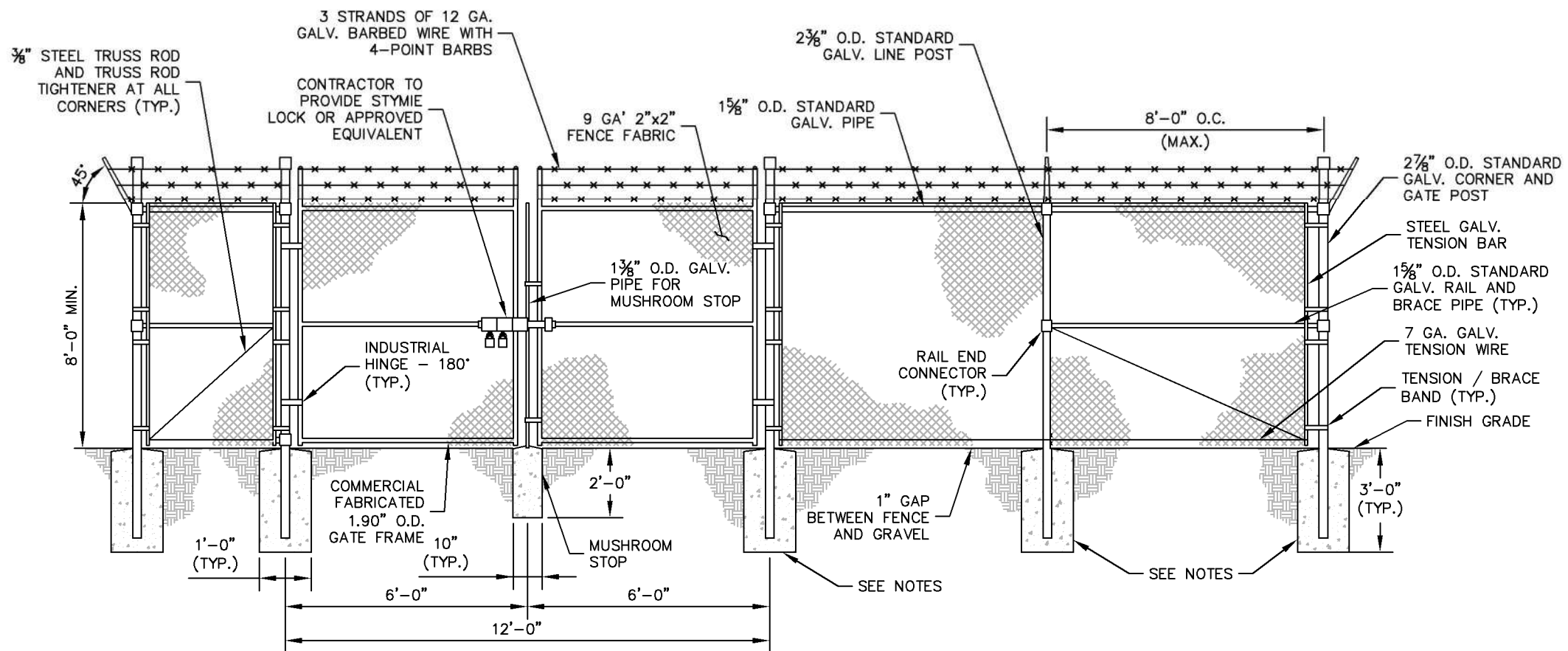


1 SITE PLAN
C2 SCALE: 1" = 20'

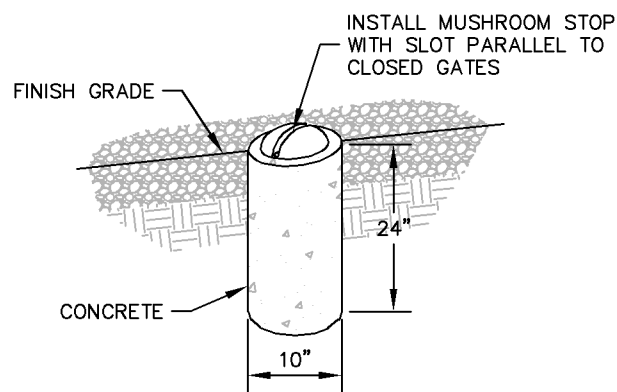


FENCE NOTES:

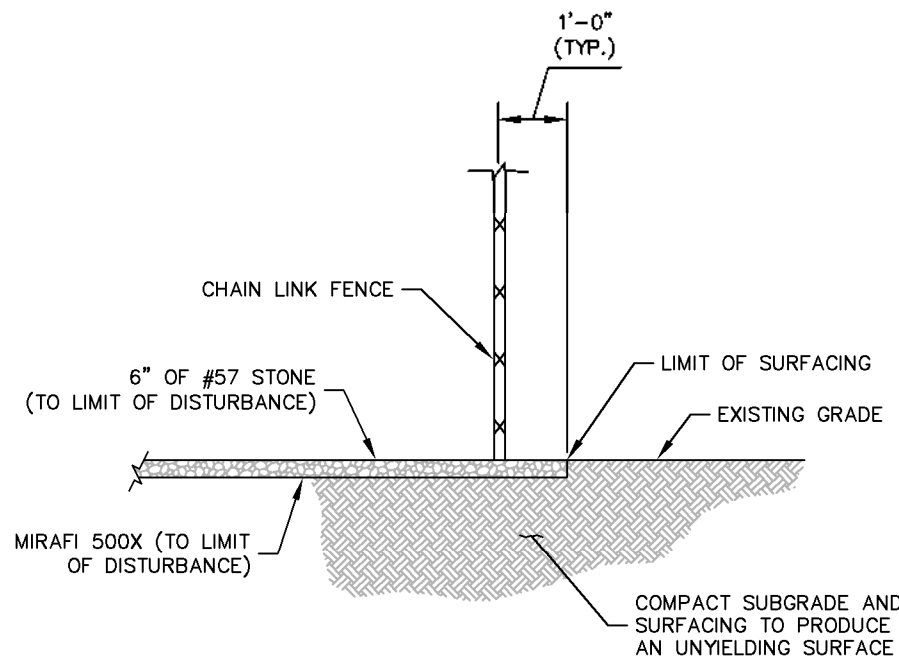
1. USE 3,000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON-SHRINK GROUT.
3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
4. CORNERS AND GATEPOSTS FOR CHAIN LINK FENCES SHALL EXTEND ABOVE THE TOP STRAND OF BARBED WIRE TO PROVIDE TENSIONING FOR THE BARBED WIRE.
5. PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
6. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 1" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
7. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.
8. CONTRACTOR SHALL ALSO PROVIDE A MUSHROOM TYPE RECEIVER AT THE CLOSE POSITION.



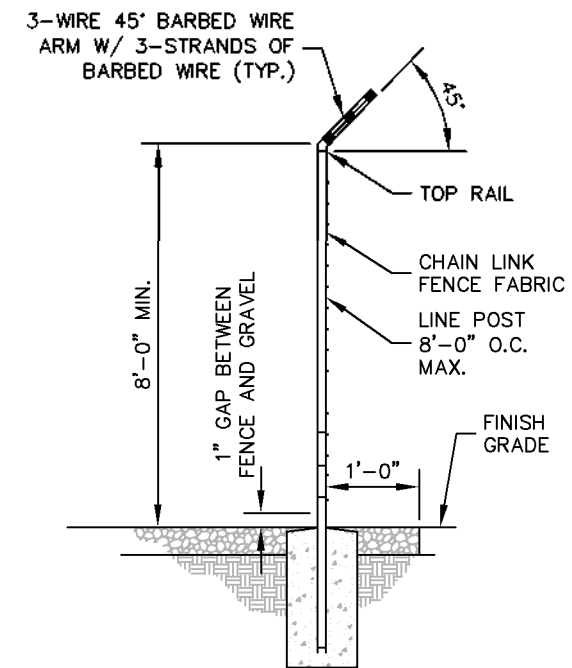
1 CHAIN LINK FENCE AND GATE ELEVATION
C3 NOT TO SCALE



2 MUSHROOM STOP
C3 NOT TO SCALE



3 SITE COMPOUND SURFACE DETAIL
C3 NOT TO SCALE



4 SECTION AT FENCE
C3 NOT TO SCALE



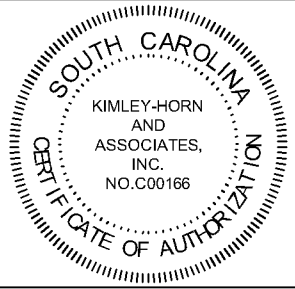
PROJECT INFORMATION:

SITE NAME:
MOUNTAIN REST
SITE #: SC023
224 SC HIGHWAY 107
MOUNTAIN REST, SC 29664
OCONEE COUNTY

PLANS PREPARED BY:



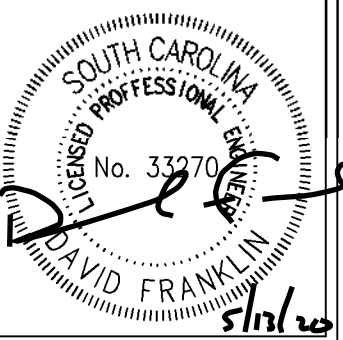
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KHA PROJECT NUMBER:

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SHEET TITLE:

FENCE, GATE, AND COMPOUND DETAILS

SHEET NUMBER:

C3

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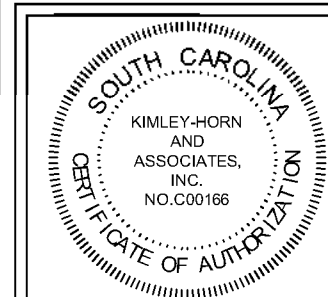
PROJECT INFORMATION:

SITE NAME:
MOUNTAIN REST
SITE #: SC023
224 SC HIGHWAY 107
MOUNTAIN REST, SC 29664
OCONEE COUNTY

PLANS PREPARED BY:

Kimley»Horn

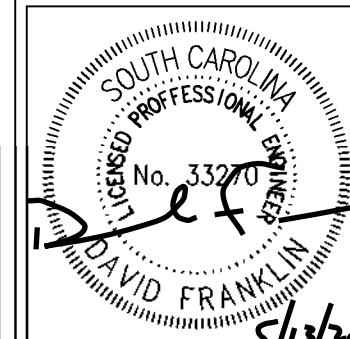
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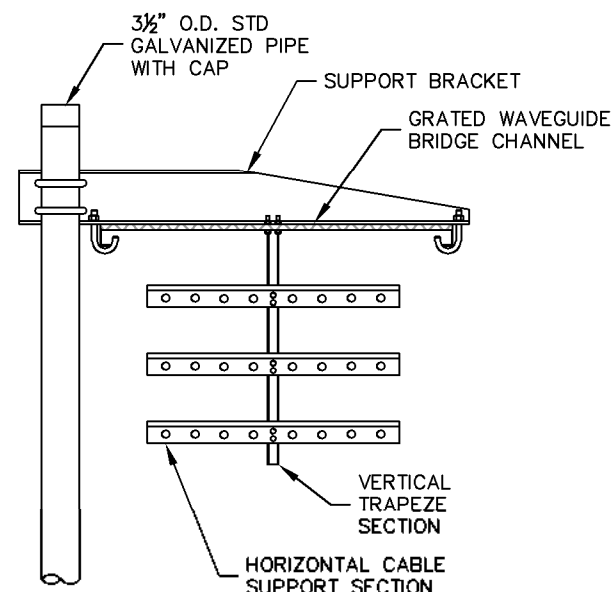
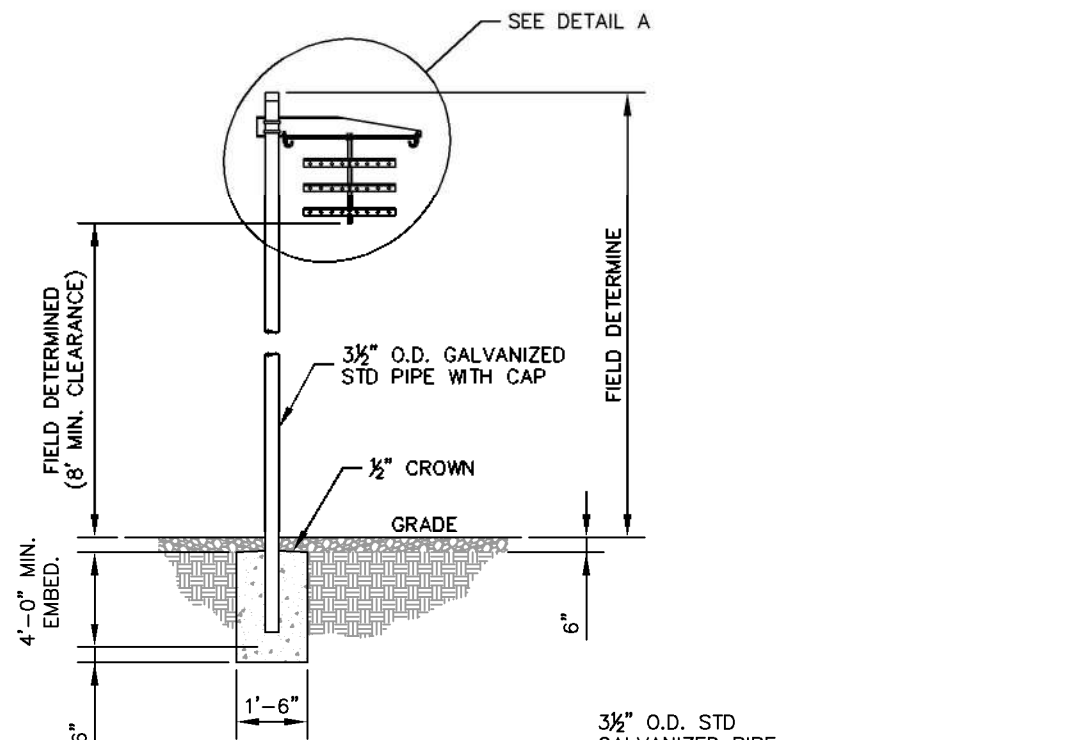
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SHEET TITLE:

**ICE BRIDGE
DETAILS**

SHEET NUMBER:

C3.1



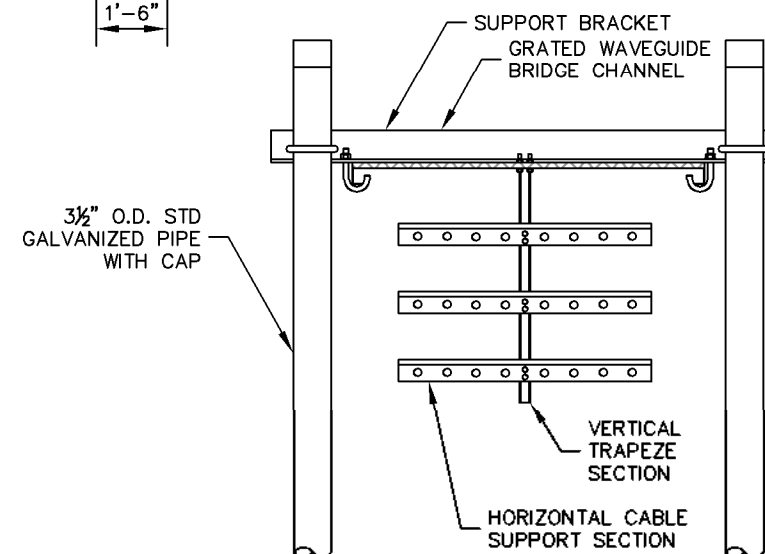
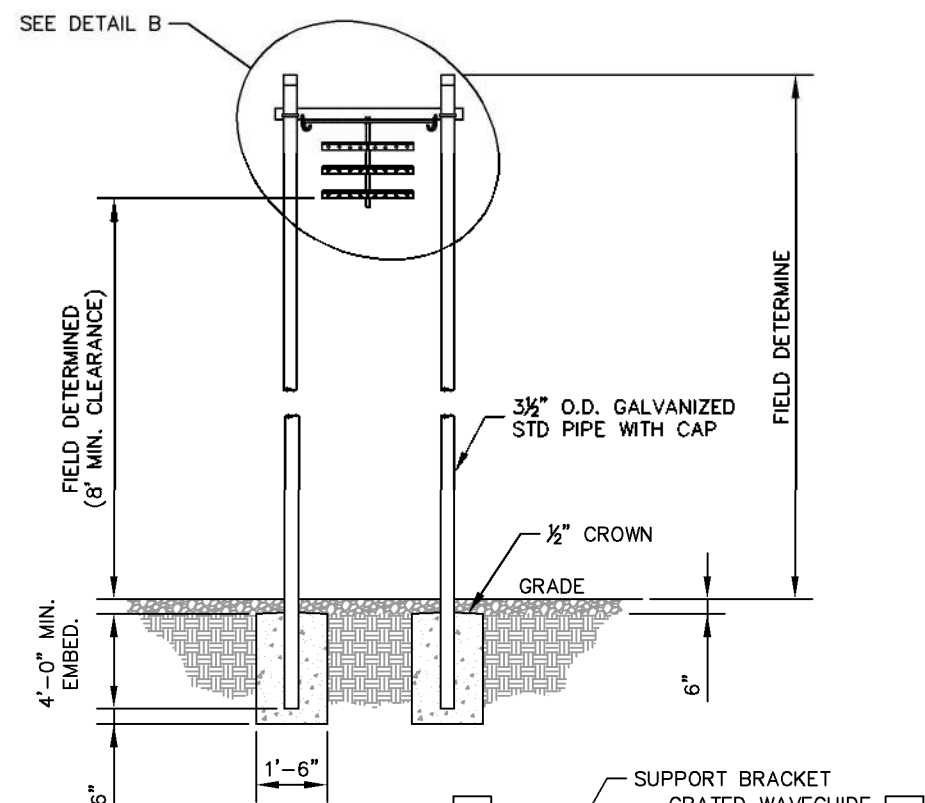
DETAIL A

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

NOTE:

1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

1 WAVEGUIDE BRIDGE DETAIL
C3.1 NOT TO SCALE



DETAIL B

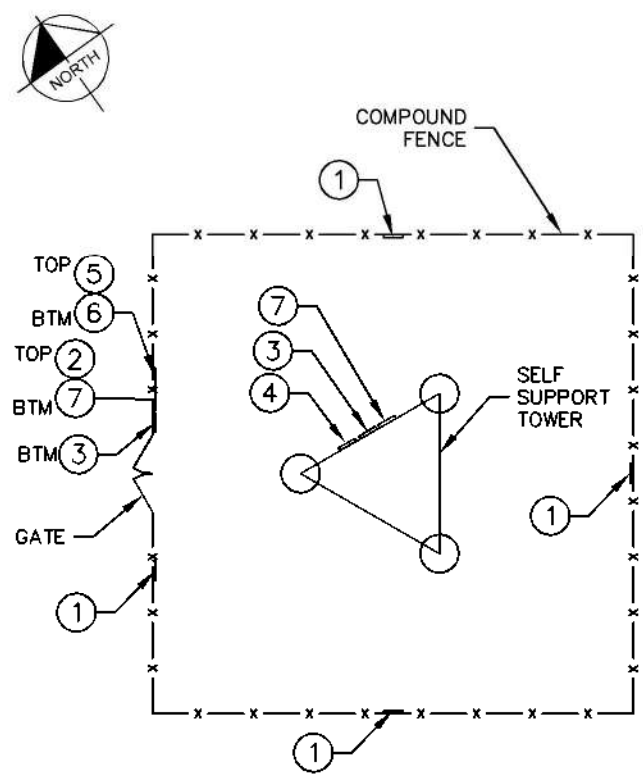
ANDREW 2 POST WAVEGUIDE BRIDGE KIT (PART #: WB-K410-B15, OR APPROVED EQUIVALENT)

NOTE:

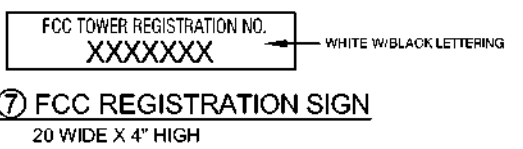
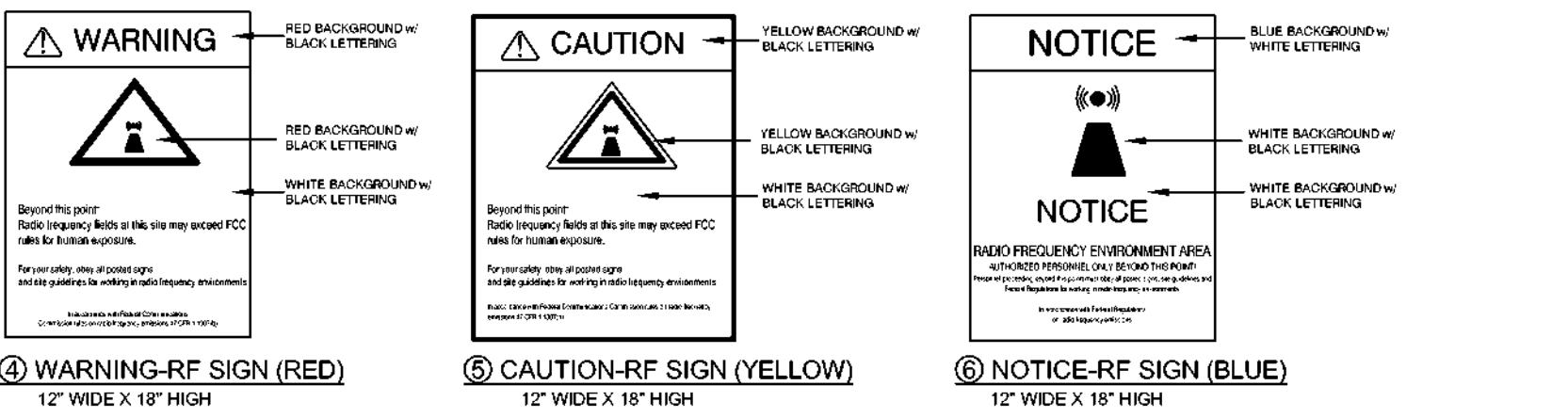
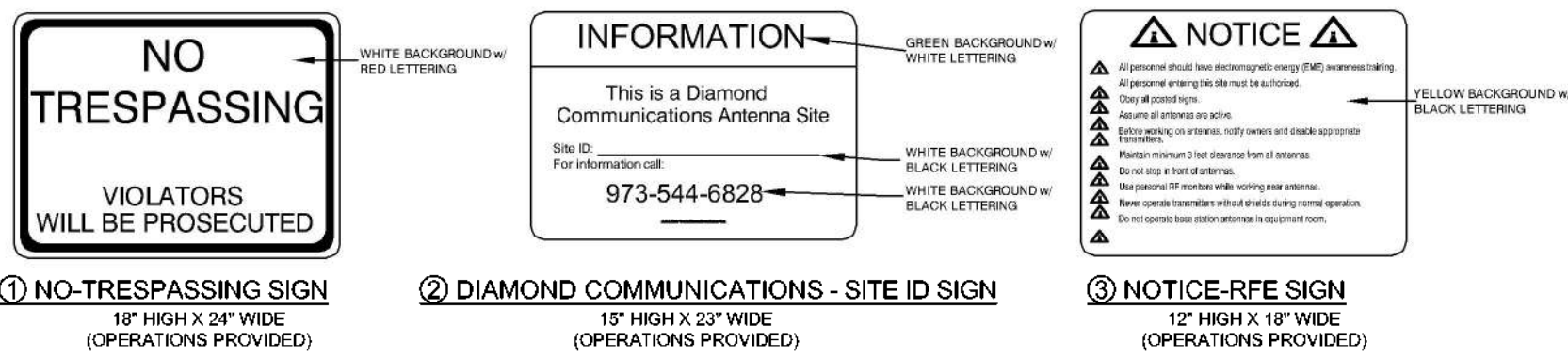
1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

2 WAVEGUIDE BRIDGE DETAIL (ALT DESIGN - 2 PIPE COLUMNS)
C3.1 NOT TO SCALE

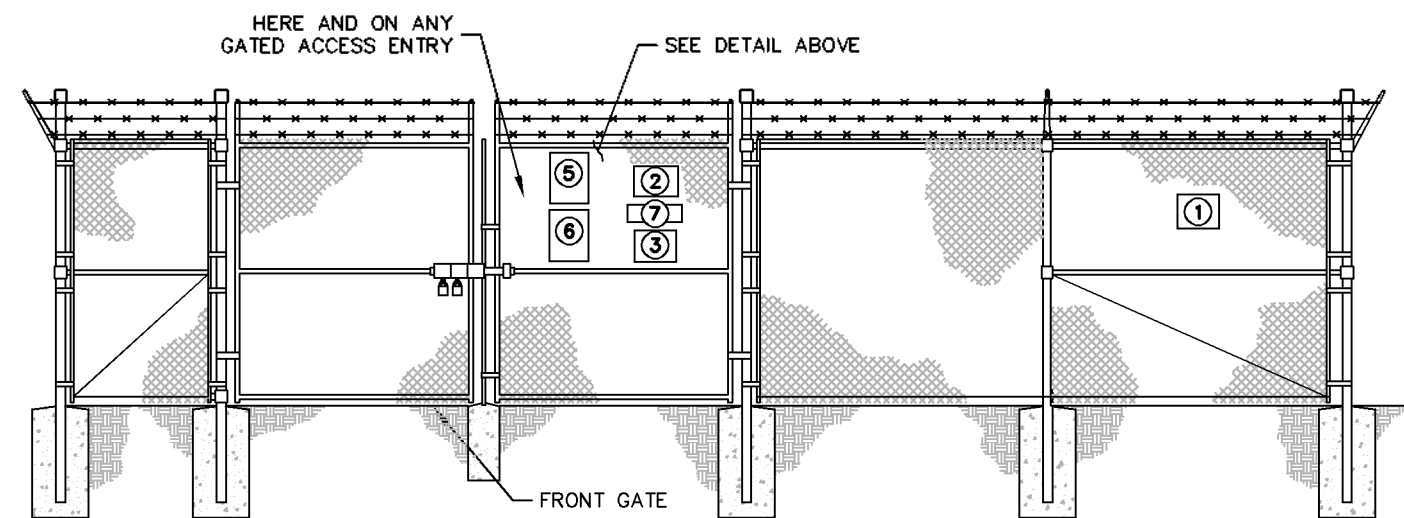
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1
C4 SIGN PLACEMENT PLAN VIEW
NOT TO SCALE



2
C4 TYPICAL SIGNS AND SPECIFICATIONS
NOT TO SCALE



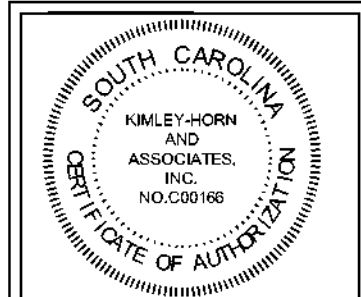
3
C4 SIGN PLACEMENT FRONT GATE VIEW
NOT TO SCALE

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 MOUNTED TO THE TOWER, GATE, AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.



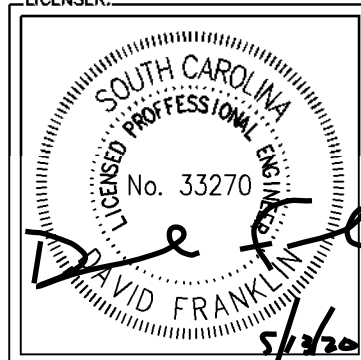
PROJECT INFORMATION:
 SITE NAME: MOUNTAIN REST
 SITE #: SC023
 224 SC HIGHWAY 107
 MOUNTAIN REST, SC 29664
 OCONEE COUNTY

PLANS PREPARED BY:
Kimley»Horn
 11720 AMBER PARK DRIVE, SUITE 600
 ALPHARETTA, GA 30009
 PHONE: 770-619-4280
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SHEET TITLE: **SITE SIGNAGE DETAILS**

SHEET NUMBER: **C4**

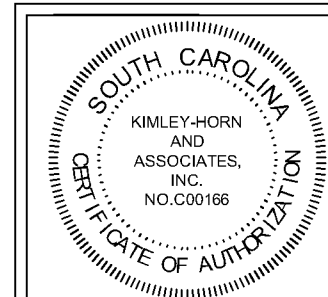
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KHA PROJECT NUMBER:

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SHEET TITLE:

ANTENNA AND TOWER ELEVATION DETAILS

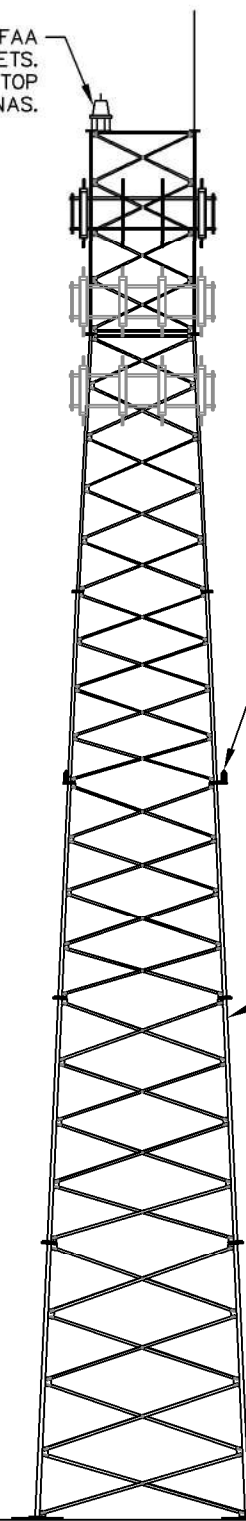
SHEET NUMBER:

C5

ANTENNA SECTOR/ POSITION	AZIMUTH IN DEGREES	MECHANICAL DOWN TILT	ANTENNA RAD CENTER	LICENSED FREQUENCY	ANTENNA* (QTY) MAKE/MODEL	REMOTE RADIO UNIT	SURGE PROTECTOR	COMPOSITION CABLES			
								QTY	SIZE		
A1	0°	0°	240'-0"	LTE 700	(1) COMMSCOPE/NNH4-65C-R6	(1) 4478 B14	(3) DC9-48-60-18-8F	-	(5) 1 1/8" DC POWER CABLES (2) 24 PAIR FIBER CABLES		
A2	-	0°		-	-	-		-			
A3	0°	0°		LTE 700/850/1900/5G 850/AWS	(1) COMMSCOPE/NNH4-65C-R6	(1) 4449 B5/B12 (1) 8843 B2/B66A		-			
A4	-	0°		-	-	-		-			
B1	120°	0°	240'-0"	LTE 700	(1) COMMSCOPE/NNH4-65C-R6	(1) 4478 B14		-		(5) 1 1/8" DC POWER CABLES (2) 24 PAIR FIBER CABLES	
B2	-	0°		-	-	-		-			
B3	120°	0°		LTE 700/850/1900/5G 850/AWS	(1) COMMSCOPE/NNH4-65C-R6	(1) 4449 B5/B12 (1) 8843 B2/B66A		-			
B4	-	0°		-	-	-		-			
G1	240°	0°	240'-0"	LTE 700	(1) COMMSCOPE/NNH4-65C-R6	(1) 4478 B14		-			(5) 1 1/8" DC POWER CABLES (2) 24 PAIR FIBER CABLES
G2	-	0°		-	-	-		-			
G3	240°	0°		LTE 700/850/1900/5G 850/AWS	(1) COMMSCOPE/NNH4-65C-R6	(1) 4449 B5/B12 (1) 8843 B2/B66A	-				
G4	-	0°		-	-	-	-				

BEACON PER FAA REQUIREMENTS. EXTEND BEACON ABOVE TOP OF ANTENNAS.

- HIGHEST APPURTENANCE
☉ EL. 254' A.G.L.
- TOP OF TOWER
☉ EL. 250' A.G.L.
- PROPOSED AT&T ANTENNAS
☉ EL. 240' A.G.L.
- FUTURE ANTENNAS
- FUTURE ANTENNAS



TOWER OBSTRUCTION LIGHTS

PROPOSED 250' SELF SUPPORT TOWER

PROPOSED CHAIN-LINK SECURITY FENCE

EXISTING GRADE (±0'± AGL)

1 SELF-SUPPORT TOWER ELEVATION
C5 NOT TO SCALE

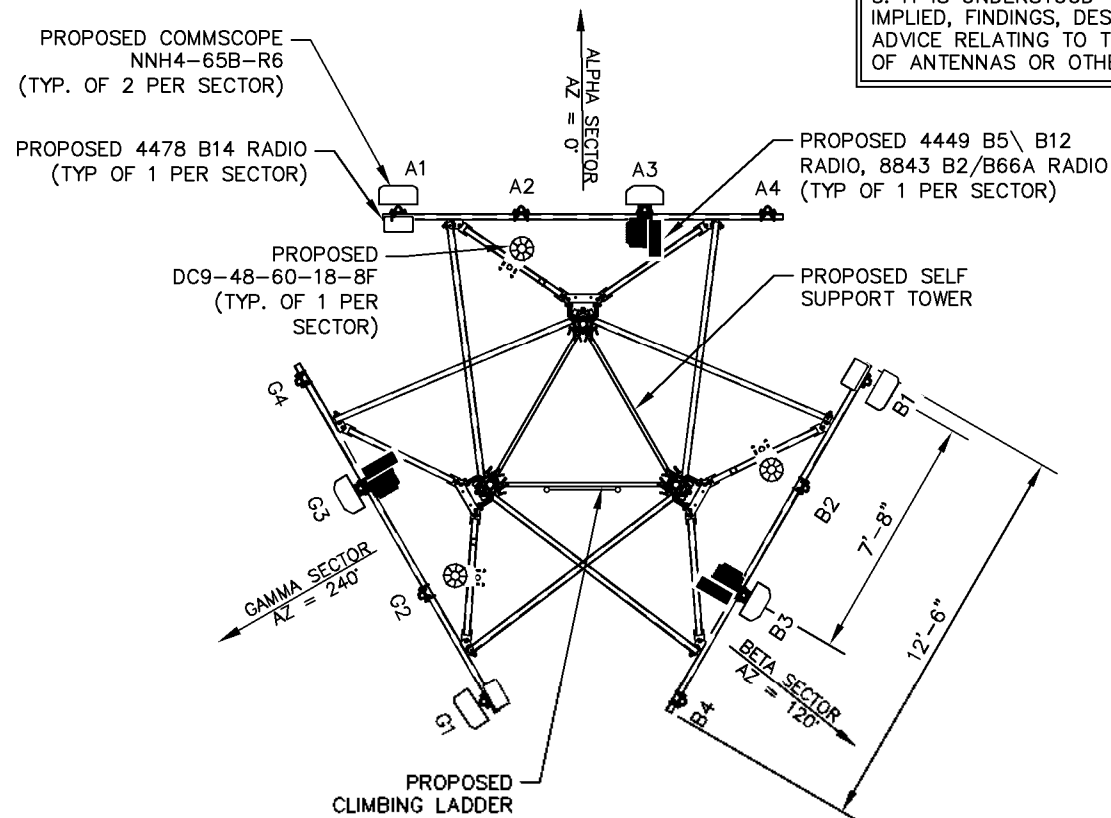
NOTES:

- ALL PROPOSED ATTACHMENTS TO TOWER BASED ON TOWER DESIGN DRAWINGS BY OTHERS (SEE GENERAL NOTE 1.07, SHEET N1).
- THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.
- PROPOSED TOWER WILL BE GALVANIZED STEEL-GRAY IN COLOR.

NOTES:

- ALL INFORMATION ON THIS PAGE IS PROVIDED BY AT&T AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE AT&T CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, COAX CABLE INFORMATION, AND ANTENNA MOUNT.
- REFER TO STRUCTURAL ANALYSIS BY TOWER OWNER FOR ANALYSIS OF PROPOSED TOWER.
- IT IS UNDERSTOOD THAT KIMLEY-HORN MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, FINDINGS, DESIGNS, RECOMMENDATIONS, SPECIFICATIONS, OPINION, OR PROFESSIONAL ADVICE RELATING TO THE STRUCTURAL ADEQUACY OF THE PROPOSED TOWER OR ATTACHMENT OF ANTENNAS OR OTHER APPURTENANCES.

2 ANTENNA AND EQUIPMENT SCHEDULE
C5 NOT TO SCALE



3 ANTENNA ORIENTATION PLAN
C5 NOT TO SCALE

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EQUIPMENT REPLACEMENT SUMMARY SCHEDULE		
EQUIPMENT	QUANTITY	DESCRIPTION
EXISTING EQUIPMENT		
ANTENNAS		
FEEDLINES		
OTHER EQUIPMENT		
EQUIPMENT TO BE REMOVED		
ANTENNAS		
FEEDLINES		
OTHER EQUIPMENT		
EQUIPMENT TO BE INSTALLED		
ANTENNAS	6	COMMSCOPE / NNH-65C-R6
FEEDLINES	5	1½" 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
	3	RAYCAP DC9-48-60-18-8F
FINAL CONFIGURATION		
ANTENNAS	6	COMMSCOPE / NHH-65C-R6
FEEDLINES	5	1½" 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
	3	RAYCAP DC9-48-60-18-8F

1 **SCOPE OF WORK SUMMARY**
C6 NOT TO SCALE



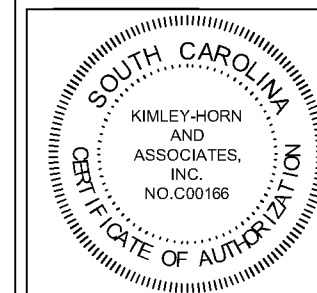
PROJECT INFORMATION:

SITE NAME:
MOUNTAIN REST
SITE #: SC023
224 SC HIGHWAY 107
MOUNTAIN REST, SC 29664
OCONEE COUNTY

PLANS PREPARED BY:

Kimley»Horn

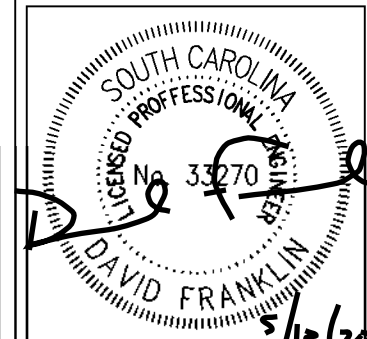
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM



REV: _____ DATE: _____ ISSUED FOR: _____ BY: _____

8			
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4			
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1			
0	05/12/20	ZONING	DMF

LICENSER:



KHA PROJECT NUMBER:

168782026

DRAWN BY: _____ CHECKED BY: _____

WTB DMF

SHEET TITLE:

SCOPE OF WORK

SHEET NUMBER:

C6



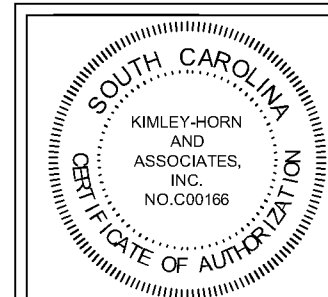
PROJECT INFORMATION:

SITE NAME:
MOUNTAIN REST
SITE #: SC023
224 SC HIGHWAY 107
MOUNTAIN REST, SC 29664
OCONEE COUNTY

PLANS PREPARED BY:

Kimley»Horn

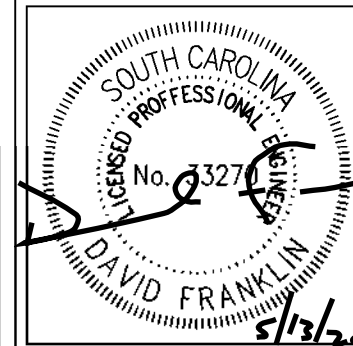
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM



REV: DATE: ISSUED FOR: BY:

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LICENSER:



KHA PROJECT NUMBER:

168782026

DRAWN BY: CHECKED BY:

WTB DMF

SHEET TITLE:

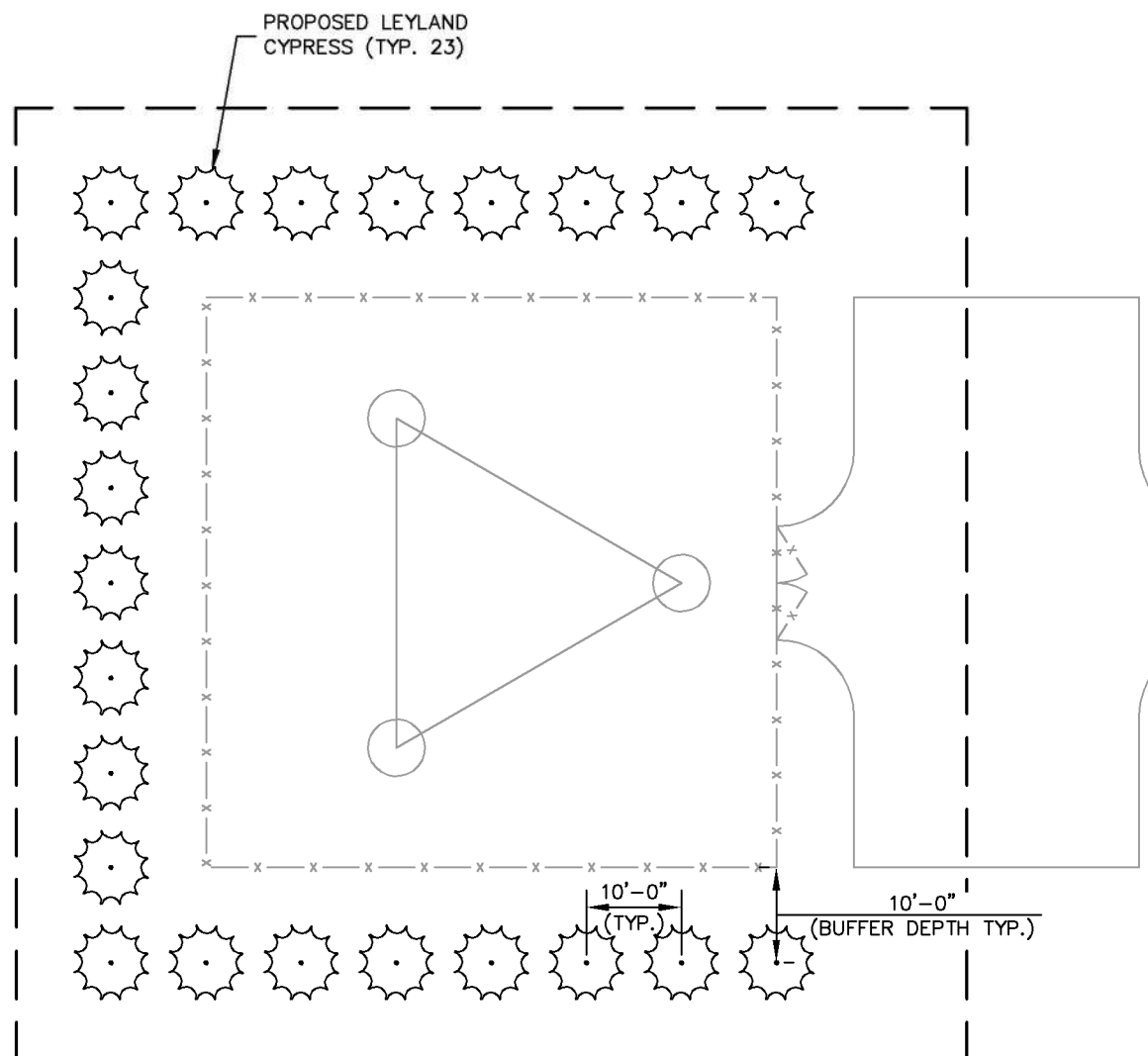
LANDSCAPING PLAN

SHEET NUMBER:

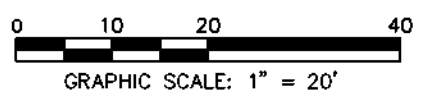
L1

GENERAL LANDSCAPE NOTES:

1. 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.
2. 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.
3. ALL DISTURBED AREAS NOT COVERED BY HARDSCAPE OR PLANT MATERIALS SHALL BE COVERED WITH SEED AND STRAW.
4. 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
5. MINOR PLANT LOCATION ADJUSTMENTS MAY BE MADE IN THE FIELD TO ENSURE ACCESS TO UTILITY JUNCTION BOXES, FREE SITE LIGHTING OF FUTURE TREE CANOPY INTERFERENCE AND ALLOW UNINHIBITED PEDESTRIAN / VEHICULAR CIRCULATION ON ALL PAVEMENTS OR FOUNDATIONS.
6. ALL SHRUB MASSES OF 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.
7. 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.
8. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF HE ENCOUNTERS ANY UNSUITABLE SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, UTILITY LINES, OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS. SHOULD THE CONTRACTOR NOT NOTIFY THE OWNER OF A PROBLEM AREA, HE WARRANTS THAT THE AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF ALL PLANTS INSTALLED.
9. THE CONTRACTOR SHOULD VERIFY LANDSCAPING/TREE PLANTING LOCATIONS WITH THE PUBLIC UTILITIES DEPARTMENT TO AVOID CONFLICTS WITH WATER, SEWER, AND GAS LINES.
10. 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 WHEN IN LEAF, AND FREE OF DISEASE AND INSECT ADULT EGGS, PUPAE OR LARVAE. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH.
11. THERE SHALL BE NO CIRCLING OR GIRDLING ROOTS. CIRCLING ROOTS SHOULD BE CUT IN AT LEAST ONE PLACE.
12. 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.
13. 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.
14. 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 CONKS OR BLEEDING, AND THERE SHOULD BE NO SIGNS OF INSECTS OR DISEASE ON MORE THAN 5% OF THE TREE.
15. IF ANY OF THE ABOVE CONDITIONS ARE NOT MET, TREES MAY BE REJECTED.
16. 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
L1 SCALE: 1" = 20'



LEGEND	
	LEYLAND CYPRESS

PLANTING LIST						
SYM./KEY	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION		
				ROOT	PLANTING MIN. HEIGHT	SPACING
TO	23	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	B&B	8'	10' O.C.

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Exhibit 2



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

Aeronautical Study No.
 2020-ASO-9877-OE

Issued Date: 04/15/2020

Compliance Dept
 Diamond Towers V LLC
 820 Morris Turnpike
 Suite 104
 Short Hills, NJ 07078

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

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

Structure: Antenna Tower Mountain Rest SC023
 Location: Walhalla, SC
 Latitude: 34-50-50.38N NAD 83
 Longitude: 83-07-41.52W
 Heights: 1687 feet site elevation (SE)
 260 feet above ground level (AGL)
 1947 feet above mean sea level (AMSL)

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

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 L Change 2, Obstruction Marking and Lighting, a med-dual system - Chapters 4,8(M-Dual),&12.

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

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

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

See attachment for additional condition(s) or information.

While the structure does not constitute a hazard to air navigation, it would be located within or near a military training area and/or route.

This determination expires on 10/15/2021 unless:

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

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

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

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

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

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

If we can be of further assistance, please contact our office at (817) 222-5928, or chris.smith@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2020-ASO-9877-OE.

Signature Control No: 435806560-436475651

(DNE)

Chris Smith
Specialist

Attachment(s)
Additional Information
Frequency Data
Map(s)

cc: FCC

request NVG compatible lighting on the tower

Frequency Data for ASN 2020-ASO-9877-OE

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

TOPO Map for ASN 2020-ASO-9877-OE

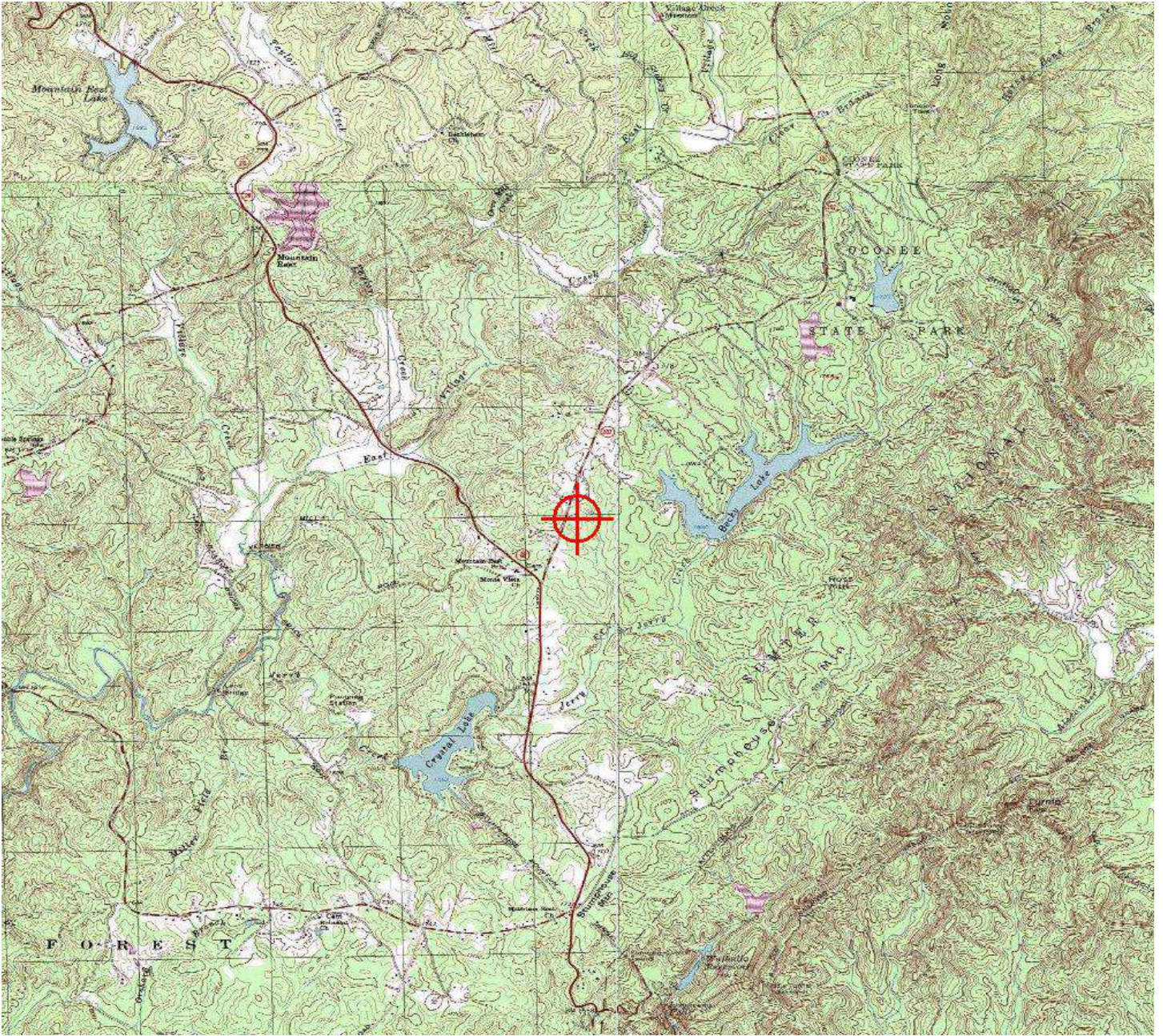




Exhibit 3



Diamond

Communications

August 6, 2020

Adam Chapman
Planning Director
Oconee County Planning & Zoning
415 S. Pine Street,
Walhalla, SC 29691
(864) 638-4218

**Re: Diamond Communications; Site Name: Mountain Rest;
Site Address: 224 SC Highway 107, Mountain Rest, SC
29664- Telecommunications Facility Application- Tower
Removal Letter**

Dear Mr. Chapman,

Please accept the signed statement below as confirming Section 32-134(d) of the Oconee County, SC Zoning Ordinance:

Diamond Communications, its successors and assigns, provide this statement declaring itself, its successors and assigns of being financially responsible to assure the proposed communications tower, which is no longer used for communications purposes for a continuous period of one (1) year, will be dismantled and removed within one hundred-twenty (120) days of the date the tower is taken out of service. Additionally, Diamond Communications will notify the County within thirty (30) days if the communications tower ceases operations.

Please contact me should you have any questions.

Sincerely,

Thomas Waniewski
SVP – Site Acquisition

Exhibit 4

August 7, 2020

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

RE: 250' Self-Supporting Tower for Mountain Rest, SC

Dear Ms. Vawter,

Upon receipt of order, we propose to design and supply the above referenced tower for an Ultimate Wind Speed of 107 mph with no ice and 30 mph with 1.5" 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, resulting in an overall minimum safety factor of 25%. 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. This would effectively result in a fall radius equal to 250' at ground level. *Please note that this letter only applies to the above referenced tower designed and manufactured by Sabre Towers & Poles.*

Sincerely,

Robert E. Beacom, P.E., S.E.
Engineering Supervisor



Exhibit 5

Cellular License - KNKN405 - AT&T Mobility Spectrum LLC

PA This license has pending applications: 0009141000

Call Sign	KNKN405	Radio Service	CL - Cellular
Status	Active	Auth Type	Regular

Market

Market	CMA625 - South Carolina 1 - Oconee	Channel Block	B
Submarket	0	Phase	2

Dates

Grant	10/26/2010	Expiration	10/01/2020
Effective	08/29/2018	Cancellation	

Five Year Buildout Date

07/19/1996

Control Points

- 1** 5600 GLENRIDGE DRIVE STE.600, ATLANTA, GA
- 2** DANIEL BUILDING-25TH FLOOR, BOX 17, 301 NORTH MAIN STREET, GREENVILLE, SC

Licensee

FRN	0014980726	Type	Limited Liability Company
-----	------------	------	---------------------------

Licensee

AT&T Mobility Spectrum LLC 208 S. Akard St., RM 1015 Dallas, TX 75202 ATTN Cecil J Mathew	P:(855)699-7073 F:(214)746-6410 E:FCCMW@att.com
--	---

Contact

AT&T Mobility LLC Cecil J Mathew 208 S Akard St., RM 1015 Dallas, TX 75202 ATTN Michael P. Goggin	P:(855)699-7073 F:(214)746-6410 E:FCCMW@att.com
---	---

Ownership and Qualifications

Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes

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.

Demographics

Race

Ethnicity

Gender

Exhibit 6



AT&T Mobility
218 College Street
Greenville, SC 29601

Memo

To: Whom It May Concern
From: Lamine Diedhiou, AT&T Mobility RF Engineer
Date: 8/13/20
Re: Proposed Site 016-085 Mountain Rest A

Please review the following information regarding the proposed AT&T site to be called (016-085) Mountain Rest A.

AT&T is requesting permission to construct a new wireless telecommunications tower to provide coverage on Forest Rd and the surrounding areas in Oconee County. Currently, the highways running through have very little AT&T coverage and the town itself has no in-building coverage. The new tower will provide a significant coverage improvement to the area.

AT&T has studied the area thoroughly and determined that an overall height of 250ft is appropriate at this location to fulfill the RF requirements. This will allow AT&T to mount its antennas at 240ft. The proposed tower will be designed to support AT&T's network growth and evolution with multiple frequency bands on its 4G-LTE network, upcoming 5G-NR, and the FirstNet network to support first responders.

AT&T certifies that all of its equipment will be installed and operated in keeping with applicable FAA and FCC rules and regulations and appropriate industry standards. The construction of this tower, including AT&T's installation of transmitter/receiver equipment, will not interfere with the usual and customary transmission or reception of radio, television, etc. service enjoyed by adjacent properties. AT&T certifies that the proposed tower will not interfere with Public Safety radio equipment in the vicinity.

Should you need additional information, please contact me at the following number, (864) 248-2486.

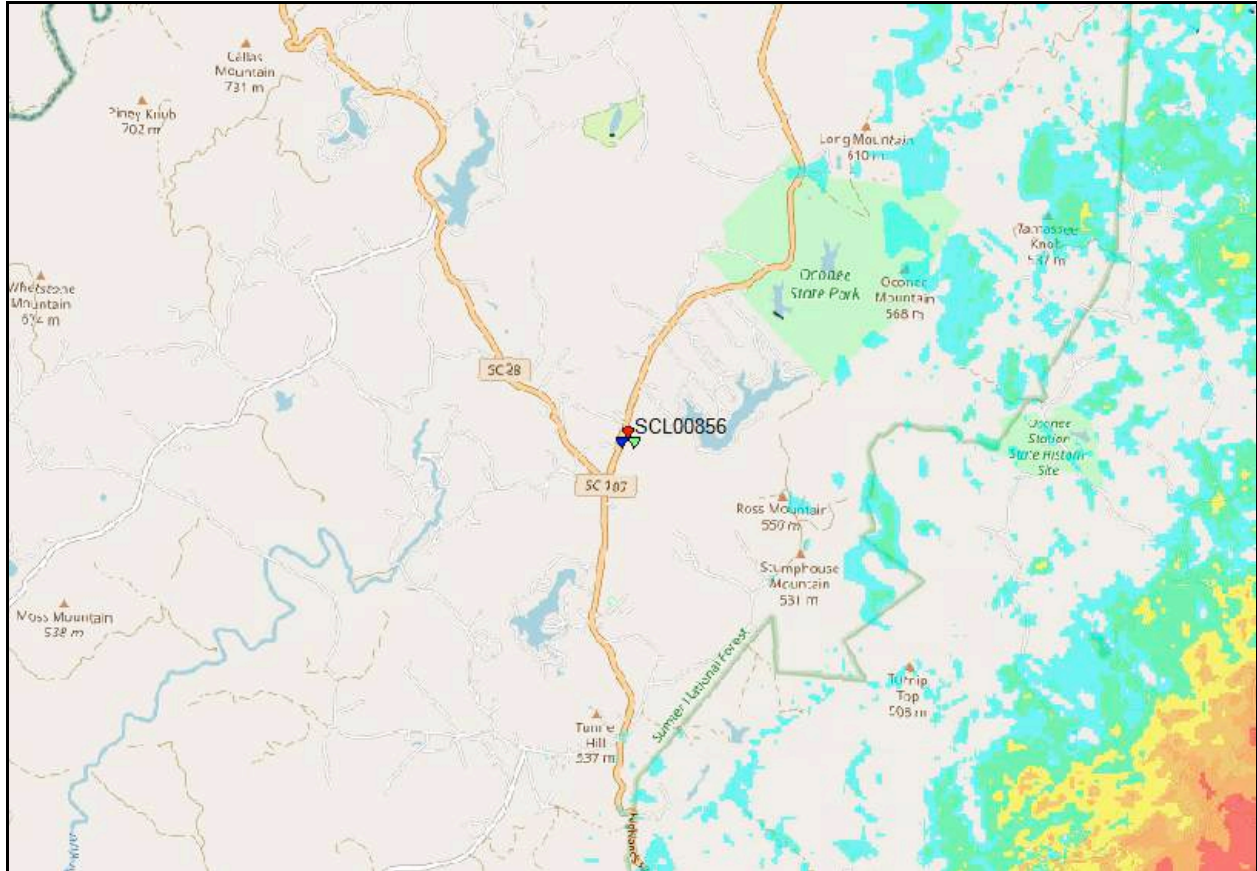
Respectfully,

L Diedhiou

Lamine Diedhiou
RF Engineer
AT&T Mobility

Existing AT&T LTE Coverage without 016-085

(Red: Strongest coverage, Yellow/Green: Capable of supporting in-building coverage, Blue: Marginal coverage)



Proposed AT&T LTE Coverage with 016-085
(Red: Strongest coverage, Yellow/Green: Capable of supporting in-building coverage, Blue: Marginal coverage)

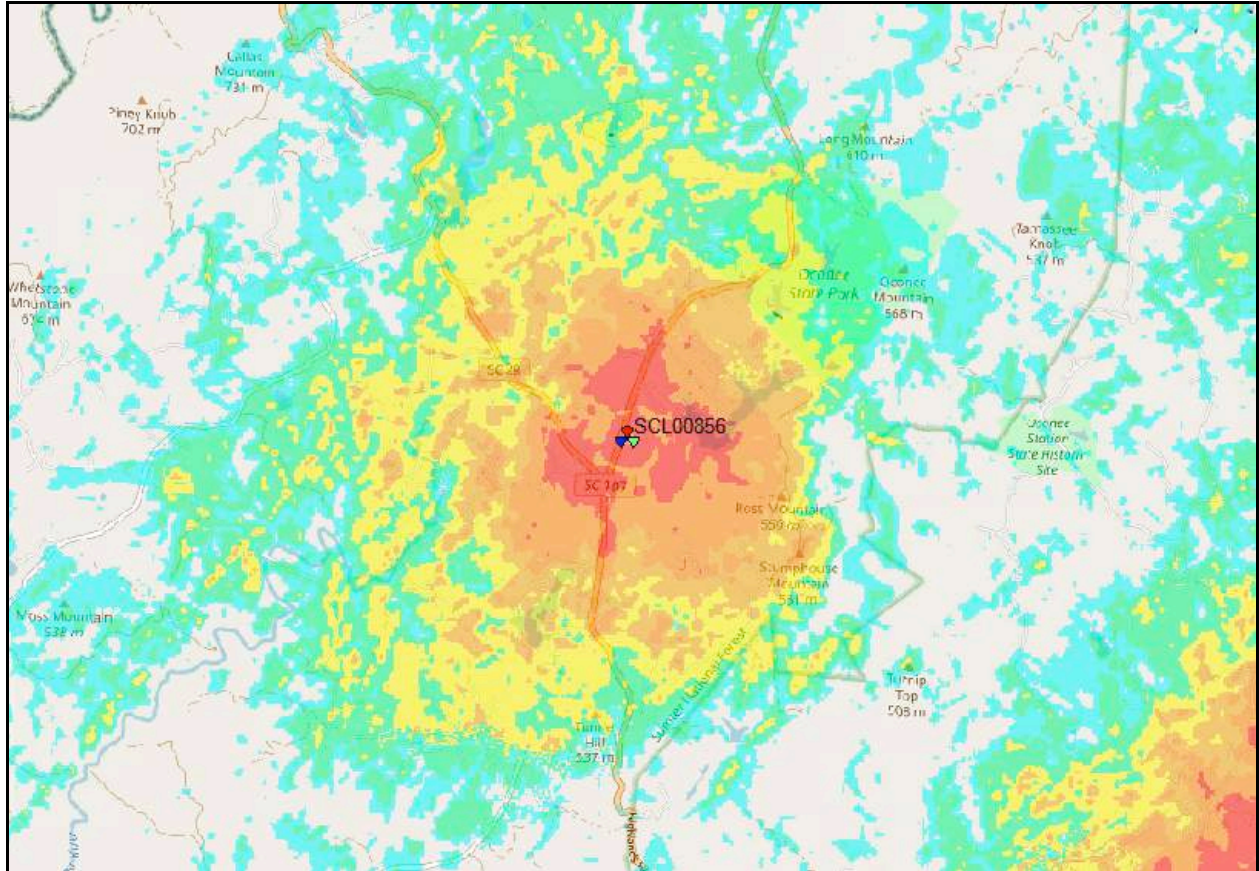


Exhibit 7

AGENT OF RECORD LETTER
OCONEE COUNTY, SOUTH CAROLINA
PROPERTY OWNER: MARGARET CRAIG GOOD

I, Margaret Craig Good, own property known as Parcel 0930001049, located on the east side of Highway 107 in Oconee County, South Carolina, and have the authority to execute this document. As owner of the property, I hereby designate and appoint the below listed Agent of Record to file any necessary zoning or permitting applications in association with the development of a communication facility on my property.

The Agent of Record is vested with the authority to make representations and agreements which are necessary or desirable in conjunction with any of the aforementioned processes. The Agent of Record is authorized to accept or reject conditions imposed by any reviewing board or entity. The Agent of Record has the authority to execute and file any and all necessary sets of plans, applications or other required paperwork necessary in the zoning or permitting process for the above mentioned site. This authority shall terminate at the conclusion of the proceedings necessary to obtain a final decision from the Oconee County Zoning Authority with respect to the development of a communications facility on my property. If an appeal is taken from any such decision to a court of competent jurisdiction in South Carolina, then this authority shall terminate at the conclusion of the litigation.

The authorized Agent(s) of Record is:

Jonathan L. Yates, Esq.
Hellman Yates & Tisdale
105 Broad Street, Third Floor
Charleston, South Carolina 29401
Phone: 843 266-9099
Email: jly@hellmanyates.com

Margaret Craig Good

Margaret Craig Good
Signature and date 5/29/20

Exhibit 8

Exhibit 9

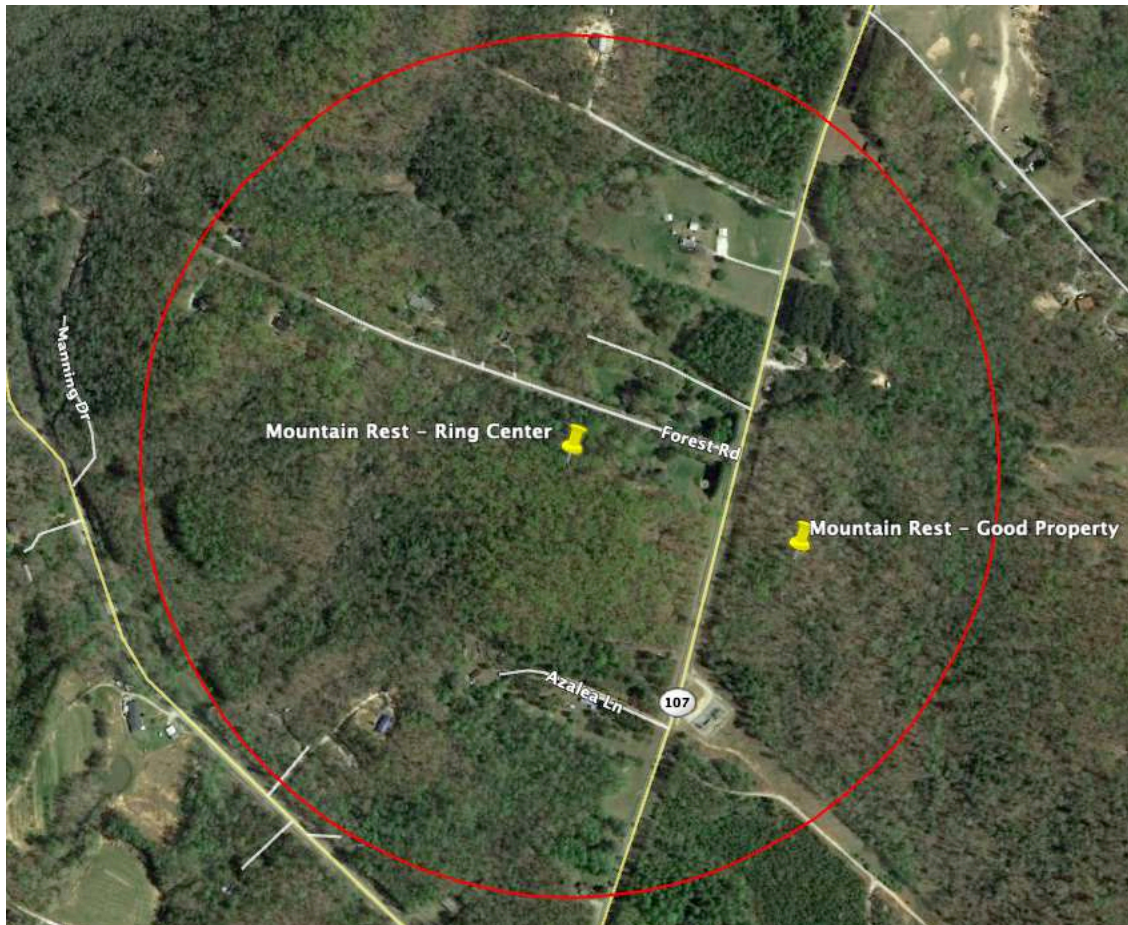
Diamond Towers Site: Mountain Rest

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 0.30 mile search ring north of the intersection of Highlands Highway and Highway 107 with an initial requested antenna centerline between 280' to 300'. This centerline was then lowered to 240' to 250'.

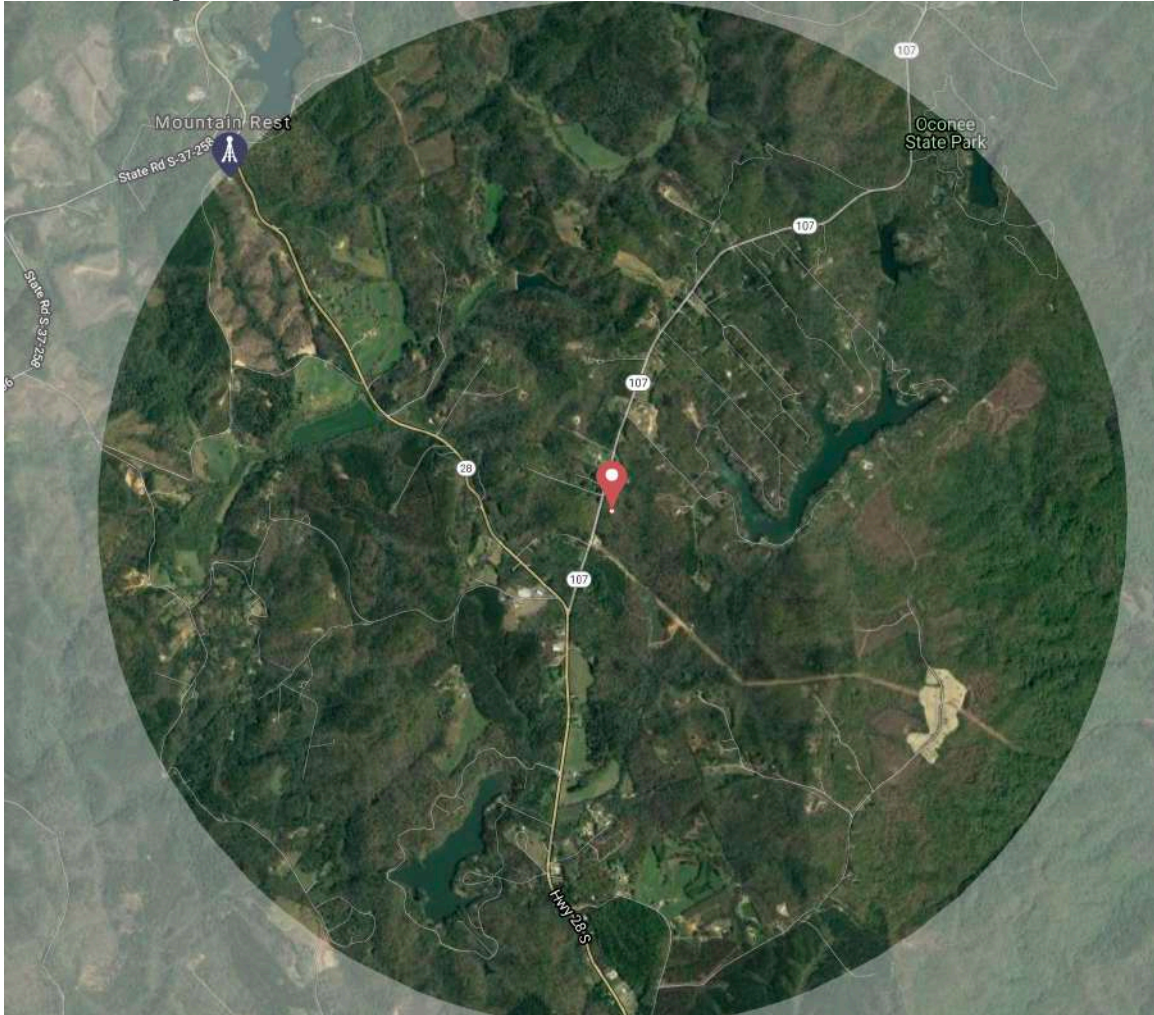
Existing Structures in the Search Ring

Diamond Towers was able to confirm that there were no existing towers, or other objects of close to 250' in height within the specified search ring, nor within a reasonable distance outside of 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 2 mile radius:



This map illustrates a 2 mile radius from the proposed tower, and as shown on the map, there is one existing tower within that radius.

The closest tower is:

- Existing Verizon tower – 250' tower – 34.86608, -83.15431
 - This tower is 1.97 miles NW from the proposed location, and does not cover AT&T's coverage area

Raw Land Properties Considered

The majority of the land in or near the search ring is used for timber, agricultural or residential uses. Very few of these properties could meet the 1:1 setback for a 250' tower. Diamond, on behalf of AT&T, attempted to sign a lease with these property

owners, but was unsuccessful. Diamond ultimately entered into an agreement with Ms. Good.

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 are located within the geographic search ring area or within a reasonable distance outside of it.
- The nearest existing tower or structure is over 1.97 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 foregoing is true and correct:



Thomas Waniewski, on behalf of Diamond Towers V LLC

Exhibit 10



Diamond

Communications

August 6, 2020

Adam Chapman
Planning Director
Oconee County Planning & Zoning
415 S. Pine Street,
Walhalla, SC 29691
(864) 638-4218

**Re: Diamond Communications; Site Name: Mountain Rest;
Site Address: 224 SC Highway 107, Mountain Rest, SC
29664- Telecommunications Facility Application-
Indemnification Letter**

To Whom It May Concern:

Except for expenses or liabilities arising from the negligence of the County of Oconee, Diamond Communications hereby expressly agrees to indemnify and hold the County of Oconee harmless against expenses and liabilities arising out of the construction and operation of the proposed tower as follows: Diamond Communications expressly agrees to the extent that there is a causal relationship between its negligent, reckless, or intentionally wrongful action or inaction, or the negligent, reckless or intentionally wrongful action or inaction of any of its employees or any person, firm, or corporation directly or indirectly employed by Diamond Communications, and any damage, liability, injury loss or expense (whether in connection with bodily injury or death or property damage or loss) that is suffered by the County of Oconee and its employees or any member of the public, to indemnify and save the County of Oconee and its employees harmless against any and all liabilities, penalties, demands, claims, lawsuits, losses, damages, costs, and expenses arising out of the performance of the construction or operation of the proposed tower.

IN WITNESS WHEREOF, Diamond Communications has caused this Indemnification Letter to be duly executed as of the date set forth below.

DIAMOND COMMUNICATIONS
By: Tom Waniewski

Signed: _____

Date: _____



8/6/20

Exhibit 11



August 6, 2020

Adam Chapman
Planning Director
Oconee County Planning & Zoning
415 S. Pine Street,
Walhalla, SC 29691
(864) 638-4218

Re: Diamond Communications; Site Name: Mountain Rest; Site Address: 224 SC Highway 107, Mountain Rest, SC 29664- Telecommunications Facility Application – FCC Equipment Letter

Dear Ms. Chapman,

Please accept this letter to indicate that the proposed Diamond Communications facility shall contain only equipment meeting FCC rules and regulations, as set forth in section 32-138(h) of the Oconee County, SC Zoning Ordinance.

DAVID FRANKLIN

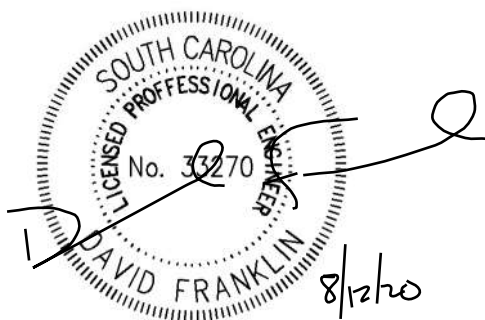
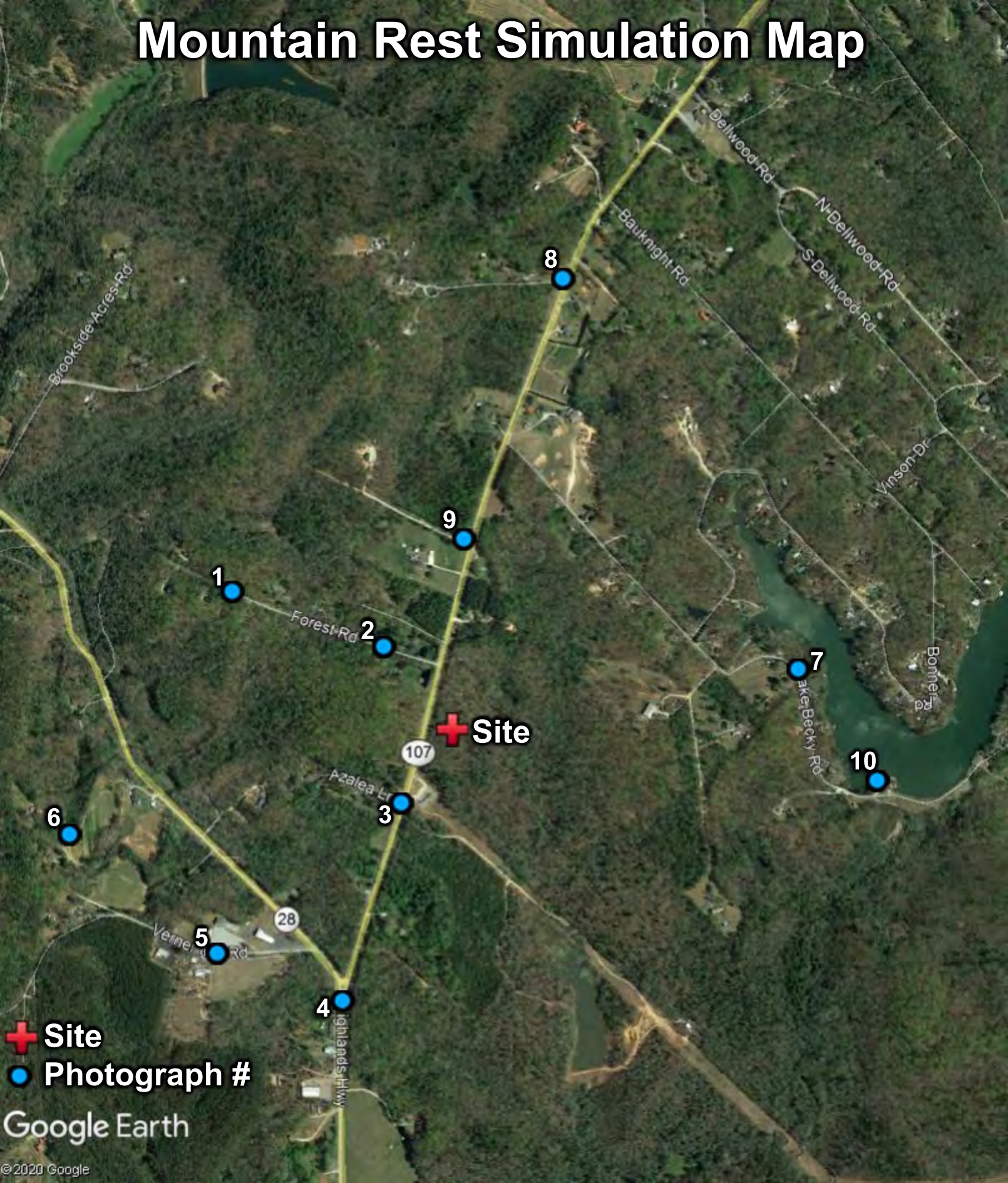


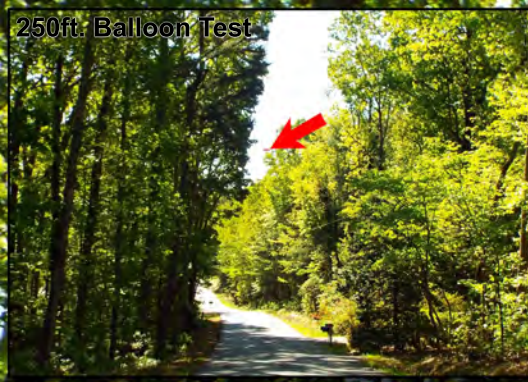
Exhibit 12

Mountain Rest Simulation Map



- + Site**
- Photograph #**

Google Earth



250ft. Balloon Test



Diamond
Communications LLC

MOUNTAIN REST

SC HWY 107, Mountain Rest, SC

250ft. SELF SUPPORT SIMULATION

View #1 from Forest Road

approx. 1,980ft. west-northwest of site



250ft. Balloon Test



Diamond
Communications LLC

MOUNTAIN REST

SC HWY 107, Mountain Rest, SC

250ft. SELF SUPPORT SIMULATION

View #2 from Forest Road
approximately 930ft. northwest of site



LAUREL HILL



Diamond
Communications LLC

MOUNTAIN REST

SC HWY 107, Mountain Rest, SC

250ft. SELF SUPPORT SIMULATION

View #3 from SC Highway 107
approximately 725ft. southwest of site



250ft. Balloon Test



MOUNTAIN REST

SC HWY 107, Mountain Rest, SC

250ft. SELF SUPPORT SIMULATION

View #4 from SC Highway 107
approx. 2,300ft. south-southwest of site



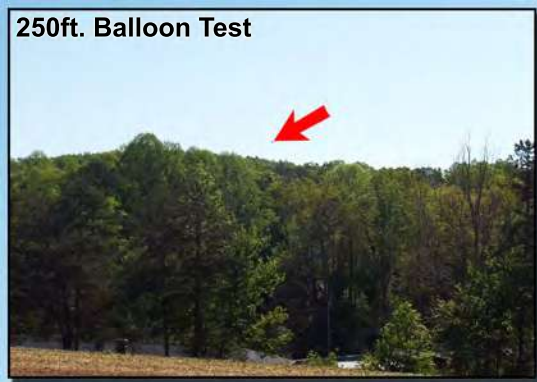
Diamond
Communications LLC

MOUNTAIN REST

SC HWY 107, Mountain Rest, SC

250ft. SELF SUPPORT SIMULATION

View #5 from Verner Mill Road
approximately 2,400ft. southwest of site



Diamond
Communications LLC

MOUNTAIN REST

SC HWY 107, Mountain Rest, SC

250ft. SELF SUPPORT SIMULATION

View #6 from Hillside Drive
approx. 2,900ft. west-southwest of site



250ft. Balloon Test



MOUNTAIN REST

SC HWY 107, Mountain Rest, SC

250ft. SELF SUPPORT SIMULATION

View #7 from Lake Becky Road
approximately 2,500ft. east of site

250ft. Balloon Test



Diamond
Communications LLC

MOUNTAIN REST

SC HWY 107, Mountain Rest, SC

250ft. SELF SUPPORT SIMULATION

View #8 from James Corner Drive
approx. 3,275ft. north-northeast of site



Diamond
Communications LLC

MOUNTAIN REST

SC HWY 107, Mountain Rest, SC

250ft. SELF SUPPORT SIMULATION

View #9 from SC Highway 107
approximately 1,300ft. north of site



Diamond
Communications LLC

MOUNTAIN REST

SC HWY 107, Mountain Rest, SC

**250ft. SELF SUPPORT
NOT VISIBLE**

View #10 from Lake Becky boat Launch
approx. 3,165ft. east-southeast of site

Exhibit 13

Section 1 - RFDS GENERAL INFORMATION

RFDS NAME:	SCL00856	DATE:	03/13/2019	RF DESIGN ENG:	CABADIN, MARK ANTHONY M	RF PERF ENG:		RFDS PROGRAM TYPE:	2020 New Site
ISSUE:		Approved? (Y/N):	Yes	RF DESIGN PHONE:	(770)789-3624	RF PERF PHONE:		RFDS TECHNOLOGY:	New
REVISION:		RF MANAGER:	AYMAN MOSTAFA	RF DESIGN EMAIL:	mc9758@att.com	RF PERF EMAIL:		STATE/STATUS:	Final/Approved
INITIATIVE /PROJECT:	a.SFP7 for LTE AWS/PCS and 2nd CPRI is reserved for future 5G deployment.b.SFP3 for LTE First Net and 2nd CPRI is reserved for future 5G deployment				ADDITIONAL WORKFLOW NOTIFICATIONS:	RFDS ID: 2954911			
		RFDS VERSION:	1.00	Created By:	wu542f	Updated By:	ld2088		
		UMTS FREQUENCY:		Date Created:	3/13/2019 2:57:25 PM	Date Updated:	4/10/2020 2:21:49 PM		
		LTE FREQUENCY:	700, 850, 1900, AWS	EXPIRATION DATE:					
		5G FREQUENCY:	850	ESTIMATED SQIN:		Calculation ID:			
		I-PLAN JOB # 1:	SER-RGSC-18-06364	IPLAN PRD GRP II SUB GRP #1:	New Site II LTE Only 1C				
		I-PLAN JOB # 2:	SER-RGSC-19-01569	IPLAN PRD GRP II SUB GRP #2:	LTE Next Carrier II LTE 2C				
		I-PLAN JOB # 3:	SER-RGSC-19-01456	IPLAN PRD GRP II SUB GRP #3:	LTE Next Carrier II LTE 4C				
		I-PLAN JOB # 4:	SER-RGSC-19-01580	IPLAN PRD GRP II SUB GRP #4:	LTE Software Carrier II LTE 3C				
		I-PLAN JOB # 5:	SER-RGSC-19-01591	IPLAN PRD GRP II SUB GRP #5:	LTE Software Carrier II LTE 5C				
		I-PLAN JOB # 6:		IPLAN PRD GRP II SUB GRP #6:					
		I-PLAN JOB # 7:		IPLAN PRD GRP II SUB GRP #7:					
		I-PLAN JOB # 8:		IPLAN PRD GRP II SUB GRP #8:					

Section 2 - LOCATION INFORMATION

USID:	249939	FA LOCATION CODE:	10575489	LOCATION NAME:	SCL00856	ORACLE PTN # 1:	2310A0JJBK	PACE JOB # 1:	MRCAR035013
REGION:	SOUTHEAST	MARKET CLUSTER:	NORTH CAROLINA/SOUTH CAROLINA	MARKET:	GREENVILLE	ORACLE PTN # 2:	2310A0P5BA	PACE JOB # 2:	MRCAR041848
ADDRESS:	224 SC HIGHWAY 107	CITY:	MOUNTAIN REST	STATE:	SC	ORACLE PTN # 3:	2310A0P4P0	PACE JOB # 3:	MRCAR041832
ZIP CODE:	29664	COUNTY:	OCONEE	LONG (DEC. DEG.):	-83.1282000	ORACLE PTN # 4:	2310A0P402	PACE JOB # 4:	MRCAR041827
LATITUDE (D-M-S):	34d 50m50.38008s	LONGITUDE (D-M-S):	-83d -7m-41.52s	LAT (DEC. DEG.):	34.8473278	ORACLE PTN # 5:	2310A0P3ZS	PACE JOB # 5:	MRCAR041826
DIRECTIONS, ACCESS AND EQUIPMENT LOCATION:	TBD				ORACLE PTN # 6:		PACE JOB # 6:		
		ORACLE PTN # 7:		PACE JOB # 7:		ORACLE PTN # 8:		PACE JOB # 8:	
		BORDER CELL WITH CONTOUR COORD:		SEARCH RING NAME:	SCL00856	AM STUDY REQ'D (Y/N):	No	SEARCH RING ID:	SCL00856
		FREQ COORD:		BTA:		MSA / RSA:			
		RF DISTRICT:	TBD	LAC(UMTS):					
		RF ZONE:	TBD	RNC(UMTS):					
		PARENT NAME(UMTS):		MME POOL ID(LTE):	FF10				

Section 3 - LICENSE COVERAGE/FILING INFORMATION

CGSA - NO FILING TRIGGERED (Yes/No):	No	CGSA LOSS:		PCS REDUCED - UPS ZIP:		CGSA CALL SIGNS:
CGSA - MINOR FILING NEEDED (Yes/No):	No	CGSA EXT AGMT NEEDED:		PCS POPS REDUCED:		
CGSA - MAJOR FILING NEEDED (Yes/No):	Yes	CGSA SCORECARD UPDATED:				

Section 4 - TOWER/REGULATORY INFORMATION

STRUCTURE AT&T OWNED?:	No	GROUND ELEVATION (ft):		STRUCTURE TYPE:	SELF SUPPORT	MARKET LOCATION 700 MHz Band:	
ADDITIONAL REGULATORY?:	Yes	HEIGHT OVERALL (ft):		FCC ASR NUMBER:	TBD	MARKET LOCATION 850 MHz Band:	
SUB-LEASE RIGHTS?:	No	STRUCTURE HEIGHT (ft):	250.00			MARKET LOCATION 1900 MHz Band:	
LIGHTING TYPE:	DUAL-RED AND MEDIUM INTENSITY					MARKET LOCATION AWS Band:	
						MARKET LOCATION WCS Band:	
						MARKET LOCATION Future Band:	

Section 16A - PLANNED/PROPOSED TOWER CONFIGURATION - SECTOR A (OR OMNI)

ANTENNA POSITION is LEFT to RIGHT from BACK OF ANTENNA (unless otherwise specified)	ANTENNA POSITION 1	ANTENNA POSITION 2	ANTENNA POSITION 3	ANTENNA POSITION 4	ANTENNA POSITION 5	ANTENNA POSITION 6	ANTENNA POSITION 7
Existing Antenna?	No		No				
ANTENNA MAKE - MODEL	NNH4-65C-R6		NNH4-65C-R6				
ANTENNA VENDOR	Commscope		Commscope				
ANTENNA SIZE (H x W x D)	96X19.6X7.8		96X19.6X7.8				
ANTENNA WEIGHT	99.2		99.2				
AZIMUTH	0		0				
MAGNETIC DECLINATION							
RADIATION CENTER (feet)	240		240				
ANTENNA TIP HEIGHT							
MECHANICAL DOWNTILT	0		0				
FEEDER AMOUNT							
VERTICAL SEPARATION from ANTENNA ABOVE (TIP to TIP)							
VERTICAL SEPARATION from ANTENNA BELOW (TIP to TIP)							
HORIZONTAL SEPARATION from CLOSEST ANTENNA to LEFT (CENTERLINE to CENTERLINE)							
HORIZONTAL SEPARATION from CLOSEST ANTENNA to RIGHT (CENTERLINE to CENTERLINE)							
HORIZONTAL SEPARATION from ANOTHER ANTENNA (which antenna # / # of inches)	3	36					
Antenna RET Motor (QTY/MODEL)							
SURGE ARRESTOR (QTY/MODEL)		DC6-48-60-18-8F/DC2-48-60-0-9E		DC6-48-60-18-8F/DC2-48-60-0-9E			
DIPLEXER (QTY/MODEL)							
DUPLEXER (QTY/MODEL)							
Antenna RET CONTROL UNIT (QTY/MODEL)							
DC BLOCK (QTY/MODEL)							
TMA/LNA (QTY/MODEL)							
CURRENT INJECTORS FOR TMA (QTY/MODEL)							
PDU FOR TMA (QTY/MODEL)							
FILTER (QTY/MODEL)							
SQUID (QTY/MODEL)							
FIBER TRUNK (QTY/MODEL)							
DC TRUNK (QTY/MODEL)							
REPEATER (QTY/MODEL)							
RRH - 700 band (QTY/MODEL)	1	4478 B14	1	4449 B5/B12			
RRH - 850 band (QTY/MODEL)			1	RRH is shared with another band			
RRH - 1900 band (QTY/MODEL)			1	8843 B2/B66A			
RRH - AWS band (QTY/MODEL)			1	RRH is shared with another band			
RRH - WCS band (QTY/MODEL)							
Additional RRH #1 - any band (QTY/MODEL)							
Additional RRH #2 - any band (QTY/MODEL)							
Additional Component 1 (QTY/MODEL)							
Additional Component 2 (QTY/MODEL)							
Additional Component 3 (QTY/MODEL)							
Local Market Note 1							
Local Market Note 2							
Local Market Note 3							

PORT SPECIFIC FIELDS	PORT NUMBER	USEID (CSSng)	USEID (Atoll)	ATOLL TXID	ATOLL CELL ID	TX/RX ?	TECHNOLOGY/FREQUENCY	ANTENNA ATOLL	ANTENNA GAIN	ELECTRICAL AZIMUTH	ELECTRICAL TILT	RRH LOCATION (Top/Bottom/Integrated/None)	FEEDERS TYPE	FEEDER LENGTH (feet)	RX/IT KIT MODULE?	TRIPLEXER or LLC (QTY)	TRIPLEXER or LLC (MODEL)	SCPA/MCPA MODULE?	HATCHPLATE POWER (Watts)	ERP (Watts)	Antenna RET Name	CABLE NUMBER	CABLE ID (CSSNG)
ANTENNA POSITION 1	PORT 1	249939.A.700.4G.tmp2	249939.A.700.4G.tmp2	SCL00856_7A_2_F	SCL00856_7A_2_F	4/4-FN	LTE 700	NNH4-65C-R6	14.8	0	4	TOP	FIBER	320					160	2750			
ANTENNA POSITION 3	PORT 1	249939.A.700.4G.tmp1	249939.A.700.4G.tmp1	SCL00856_7A_1	SCL00856_7A_1	4/4	LTE 700	NNH4-65C-R6	14.8	0	4	TOP	FIBER	320					160	2750			
	PORT 2	249939.A.1900.4G.tmp1	249939.A.1900.4G.tmp1	SCL00856_9A_1	SCL00856_9A_1	4/4	LTE 1900	NNH4-65C-R6	14.8	0	2	TOP	FIBER	320					160	6000			

	PORT 3	249939.A.AWS.4G.tmp1	249939.A.AWS.4G.tmp1	SCL00856_2A_1	SCL00856_2A_1	4/4	LTE AWS	NNH4-65C-R6	14.8	0	2	TOP	FIBER	320					160	6550			
	PORT 4	249939.A.850.5G.tmp1	249939.A.850.5G.tmp1	SCGN000856_N005A_1	SCGN000856_N005A_1	4/4	5G 850	NNH4-65C-R6	14.8	0	4	TOP	FIBER	320					160	1000			
	PORT 5	249939.A.850.4G.tmp1	249939.A.850.4G.tmp1	SCL00856_8A_1	SCL00856_8A_1	4/4	LTE 850	NNH4-65C-R6	14.8		4	TOP	FIBER	320					160	1000			

Section 16B - PLANNED/PROPOSED TOWER CONFIGURATION - SECTOR B

ANTENNA POSITION is LEFT to RIGHT from BACK OF ANTENNA (unless otherwise specified)	ANTENNA POSITION 1	ANTENNA POSITION 2	ANTENNA POSITION 3	ANTENNA POSITION 4	ANTENNA POSITION 5	ANTENNA POSITION 6	ANTENNA POSITION 7
Existing Antenna?	No		No				
ANTENNA MAKE - MODEL	NNH4-65C-R6		NNH4-65C-R6				
ANTENNA VENDOR	Commscope		Commscope				
ANTENNA SIZE (H x W x D)	96X19.6X7.8		96X19.6X7.8				
ANTENNA WEIGHT	99.2		99.2				
AZIMUTH	120		120				
MAGNETIC DECLINATION							
RADIATION CENTER (feet)	240		240				
ANTENNA TIP HEIGHT							
MECHANICAL DOWNTILT	0		0				
FEEDER AMOUNT							
VERTICAL SEPARATION from ANTENNA ABOVE (TIP to TIP)							
VERTICAL SEPARATION from ANTENNA BELOW (TIP to TIP)							
HORIZONTAL SEPARATION from CLOSEST ANTENNA to LEFT (CENTERLINE to CENTERLINE)							
HORIZONTAL SEPARATION from CLOSEST ANTENNA to RIGHT (CENTERLINE to CENTERLINE)							
HORIZONTAL SEPARATION from ANOTHER ANTENNA (which antenna # / # of inches)	3	36					
Antenna RET Motor (QTY/MODEL)							
SURGE ARRESTOR (QTY/MODEL)		DC6-48-60-18-8F/DC2-48-60-0-9E		DC6-48-60-18-8F/DC2-48-60-0-9E			
DIPLEXER (QTY/MODEL)							
DUPLEXER (QTY/MODEL)							
Antenna RET CONTROL UNIT (QTY/MODEL)							
DC BLOCK (QTY/MODEL)							
TMA/LNA (QTY/MODEL)							
CURRENT INJECTORS FOR TMA (QTY/MODEL)							
PDU FOR TMA (QTY/MODEL)							
FILTER (QTY/MODEL)							
SQUID (QTY/MODEL)							
FIBER TRUNK (QTY/MODEL)							
DC TRUNK (QTY/MODEL)							
REPEATER (QTY/MODEL)							
RRH - 700 band (QTY/MODEL)	1	4478 B14	1	4449 B5/B12			
RRH - 850 band (QTY/MODEL)			1	RRH is shared with another band			
RRH - 1900 band (QTY/MODEL)			1	8843 B2/B66A			
RRH - AWS band (QTY/MODEL)			1	RRH is shared with another band			
RRH - WCS band (QTY/MODEL)							
Additional RRH #1 - any band (QTY/MODEL)							
Additional RRH #2 - any band (QTY/MODEL)							
Additional Component 1 (QTY/MODEL)							
Additional Component 2 (QTY/MODEL)							
Additional Component 3 (QTY/MODEL)							
Local Market Note 1							
Local Market Note 2							
Local Market Note 3							

PORT SPECIFIC FIELDS	PORT NUMBER	USEID (CSSng)	USEID (Atoll)	ATOLL TXID	ATOLL CELL ID	TX/RX ?	TECHNOLOGY/FREQUENCY	ANTENNA ATOLL	ANTENNA GAIN	ELECTRICAL AZIMUTH	ELECTRICAL TILT	RRH LOCATION (Top/Bottom/Integrated/None)	FEEDERS TYPE	FEEDER LENGTH (feet)	RX/IT KIT MODULE?	TRIPLEXER or LLC (QTY)	TRIPLEXER or LLC (MODEL)	SCPA/MCPA MODULE?	HATCHPLATE POWER (Watts)	ERP (Watts)	Antenna RET Name	CABLE NUMBER	CABLE ID (CSSNG)
ANTENNA POSITION 1	PORT 1	249939.B.700.4G.tmp2	249939.B.700.4G.tmp2	SCL00856_7B_2_F	SCL00856_7B_2_F	4/4-FN	LTE 700	NNH4-65C-R6	14.8	120	4	TOP	FIBER	320					160	2750			
ANTENNA POSITION 3	PORT 1	249939.B.700.4G.tmp1	249939.B.700.4G.tmp1	SCL00856_7B_1	SCL00856_7B_1	4/4	LTE 700	NNH4-65C-R6	14.8	120	4	TOP	FIBER	320					160	2750			
	PORT 2	249939.B.1900.4G.tmp1	249939.B.1900.4G.tmp1	SCL00856_9B_1	SCL00856_9B_1	4/4	LTE 1900	NNH4-65C-R6	14.8	120	2	TOP	FIBER	320					160	6000			

	PORT 3	249939.B.AWS.4G.tmp1	249939.B.AWS.4G.tmp1	SCL00856_2B_1	SCL00856_2B_1	4/4	LTE AWS	NNH4-65C-R6	14.8	120	2	TOP	FIBER	320					160	6550			
	PORT 4	249939.B.850.5G.tmp1	249939.B.850.5G.tmp1	SCGN000856_N005B_1	SCGN000856_N005B_1	4/4	5G 850	NNH4-65C-R6	14.8	120	4	TOP	FIBER	320					160	1000			
	PORT 5	249939.B.850.4G.tmp1	249939.B.850.4G.tmp1	SCL00856_8B_1	SCL00856_8B_1	4/4	LTE 850	NNH4-65C-R6	14.8		4	TOP	FIBER	320					160	1000			

Section 16C - PLANNED/PROPOSED TOWER CONFIGURATION - SECTOR C

ANTENNA POSITION is LEFT to RIGHT from BACK OF ANTENNA (unless otherwise specified)	ANTENNA POSITION 1	ANTENNA POSITION 2	ANTENNA POSITION 3	ANTENNA POSITION 4	ANTENNA POSITION 5	ANTENNA POSITION 6	ANTENNA POSITION 7
Existing Antenna?	No		No				
ANTENNA MAKE - MODEL	NNH4-65C-R6		NNH4-65C-R6				
ANTENNA VENDOR	Commscope		Commscope				
ANTENNA SIZE (H x W x D)	96X19.6X7.8		96X19.6X7.8				
ANTENNA WEIGHT	99.2		99.2				
AZIMUTH	240		240				
MAGNETIC DECLINATION							
RADIATION CENTER (feet)	240		240				
ANTENNA TIP HEIGHT							
MECHANICAL DOWNTILT	0		0				
FEEDER AMOUNT							
VERTICAL SEPARATION from ANTENNA ABOVE (TIP to TIP)							
VERTICAL SEPARATION from ANTENNA BELOW (TIP to TIP)							
HORIZONTAL SEPARATION from CLOSEST ANTENNA to LEFT (CENTERLINE to CENTERLINE)							
HORIZONTAL SEPARATION from CLOSEST ANTENNA to RIGHT (CENTERLINE to CENTERLINE)							
HORIZONTAL SEPARATION from ANOTHER ANTENNA (which antenna # / # of inches)	3	36					
Antenna RET Motor (QTY/MODEL)							
SURGE ARRESTOR (QTY/MODEL)		DC6-48-60-18-8F/DC2-48-60-0-9E		DC6-48-60-18-8F/DC2-48-60-0-9E			
DIPLEXER (QTY/MODEL)							
DUPLEXER (QTY/MODEL)							
Antenna RET CONTROL UNIT (QTY/MODEL)							
DC BLOCK (QTY/MODEL)							
TMA/LNA (QTY/MODEL)							
CURRENT INJECTORS FOR TMA (QTY/MODEL)							
PDU FOR TMA (QTY/MODEL)							
FILTER (QTY/MODEL)							
SQUID (QTY/MODEL)							
FIBER TRUNK (QTY/MODEL)							
DC TRUNK (QTY/MODEL)							
REPEATER (QTY/MODEL)							
RRH - 700 band (QTY/MODEL)	1	4478 B14	1	4449 B5/B12			
RRH - 850 band (QTY/MODEL)			1	RRH is shared with another band			
RRH - 1900 band (QTY/MODEL)			1	8843 B2/B66A			
RRH - AWS band (QTY/MODEL)			1	RRH is shared with another band			
RRH - WCS band (QTY/MODEL)							
Additional RRH #1 - any band (QTY/MODEL)							
Additional RRH #2 - any band (QTY/MODEL)							
Additional Component 1 (QTY/MODEL)							
Additional Component 2 (QTY/MODEL)							
Additional Component 3 (QTY/MODEL)							
Local Market Note 1							
Local Market Note 2							
Local Market Note 3							

PORT SPECIFIC FIELDS	PORT NUMBER	USEID (CSSng)	USEID (Atoll)	ATOLL TXID	ATOLL CELL ID	TX/RX ?	TECHNOLOGY/FREQUENCY	ANTENNA ATOLL	ANTENNA GAIN	ELECTRICAL AZIMUTH	ELECTRICAL TILT	RRH LOCATION (Top/Bottom/Integrated/None)	FEEDERS TYPE	FEEDER LENGTH (feet)	RX/IT KIT MODULE?	TRIPLEXER or LLC (QTY)	TRIPLEXER or LLC (MODEL)	SCPA/MCPA MODULE?	HATCHPLATE POWER (Watts)	ERP (Watts)	Antenna RET Name	CABLE NUMBER	CABLE ID (CSSNG)
ANTENNA POSITION 1	PORT 1	249939.C.700.4G.tmp2	249939.C.700.4G.tmp2	SCL00856_7C_2_F	SCL00856_7C_2_F	4/4-FN	LTE 700	NNH4-65C-R6	14.8	240	4	TOP	FIBER	320					160	2750			
ANTENNA POSITION 3	PORT 1	249939.C.700.4G.tmp1	249939.C.700.4G.tmp1	SCL00856_7C_1	SCL00856_7C_1	4/4	LTE 700	NNH4-65C-R6	14.8	240	4	TOP	FIBER	320					160	2750			
	PORT 2	249939.C.1900.4G.tmp1	249939.C.1900.4G.tmp1	SCL00856_9C_1	SCL00856_9C_1	4/4	LTE 1900	NNH4-65C-R6	14.8	240	2	TOP	FIBER	320					160	6000			

	PORT 3	249939.C.AWS.4G.tmp1	249939.C.AWS.4G.tmp1	SCL00856_2C_1	SCL00856_2C_1	4/4	LTE AWS	NNH4-65C-R6	14.8	240	2	TOP	FIBER	320					160	6550			
	PORT 4	249939.C.850.5G.tmp1	249939.C.850.5G.tmp1	SCGN000856_N005C_1	SCGN000856_N005C_1	4/4	5G 850	NNH4-65C-R6	14.8	240	4	TOP	FIBER	320					160	1000			
	PORT 5	249939.C.850.4G.tmp1	249939.C.850.4G.tmp1	SCL00856_8C_1	SCL00856_8C_1	4/4	LTE 850	NNH4-65C-R6	14.8		4	TOP	FIBER	320					160	1000			

Section 17A - FINAL TOWER CONFIGURATION - SECTOR A (OR OMNI)

ANTENNA POSITION is LEFT to RIGHT from BACK OF ANTENNA (unless otherwise specified)	ANTENNA POSITION 1		ANTENNA POSITION 2		ANTENNA POSITION 3		ANTENNA POSITION 4		ANTENNA POSITION 5		ANTENNA POSITION 6		ANTENNA POSITION 7	
ANTENNA MAKE - MODEL	NNH4-65C-R6				NNH4-65C-R6									
ANTENNA VENDOR	Commscope				Commscope									
ANTENNA SIZE (H x W x D)	96X19.6X7.8				96X19.6X7.8									
ANTENNA WEIGHT	99.2				99.2									
AZIMUTH	0				0									
MAGNETIC DECLINATION														
RADIATION CENTER (feet)	240				240									
ANTENNA TIP HEIGHT														
MECHANICAL DOWNTILT	0				0									
FEEDER AMOUNT														
VERTICAL SEPARATION from ANTENNA ABOVE (TIP to TIP)														
VERTICAL SEPARATION from ANTENNA BELOW (TIP to TIP)														
HORIZONTAL SEPARATION from CLOSEST ANTENNA to LEFT (CENTERLINE to CENTERLINE)														
HORIZONTAL SEPARATION from CLOSEST ANTENNA to RIGHT (CENTERLINE to CENTERLINE)														
HORIZONTAL SEPARATION from ANOTHER ANTENNA (which antenna # / # of Inches)	3	36												
Antenna RET Motor (QTY/MODEL)														
SURGE ARRESTOR (QTY/MODEL)	DC6-48-60-18-8F/DC2-48-60-0-9E				DC6-48-60-18-8F/DC2-48-60-0-9E									
DIPLEXER (QTY/MODEL)														
DUPLEXER (QTY/MODEL)														
Antenna RET CONTROL UNIT (QTY/MODEL)														
DC BLOCK (QTY/MODEL)														
TMA/LNA (QTY/MODEL)														
CURRENT INJECTORS FOR TMA (QTY/MODEL)														
PDU FOR TMAS (QTY/MODEL)														
FILTER (QTY/MODEL)														
SQUID (QTY/MODEL)														
FIBER TRUNK (QTY/MODEL)														
DC TRUNK (QTY/MODEL)														
REPEATER (QTY/MODEL)														
RRH - 700 band (QTY/MODEL)	1	4478 B14			1		4449 B5/B12							
RRH - 850 band (QTY/MODEL)					1		RRH is shared with another band							
RRH - 1900 band (QTY/MODEL)					1		8843 B2/B66A							
RRH - AWS band (QTY/MODEL)					1		RRH is shared with another band							
RRH - WCS band (QTY/MODEL)														
Additional RRH #1 - any band (QTY/MODEL)														
Additional RRH #2 - any band (QTY/MODEL)														
Additional Component 1 (QTY/MODEL)														
Additional Component 2 (QTY/MODEL)														
Additional Component 3 (QTY/MODEL)														
Local Market Note 1														
Local Market Note 2														
Local Market Note 3														

PORT SPECIFIC FIELDS	PORT NUMBER	USEID (CSSng)	USEID (Atoll)	ATOLL TXID	ATOLL CELL ID	TX/RX ?	TECHNOLOGY/FREQUENCY	ANTENNA ATOLL	ANTENNA GAIN	ELECTRICAL AZIMUTH	ELECTRICAL TILT	RRH LOCATION (Top/Bottom/Integrated/None)	FEEDERS TYPE	FEEDER LENGTH (feet)	RX/IT KIT MODULE?	TRIPLEXER or LLC (QTY)	TRIPLEXER or LLC (MODEL)	SCPA/MCPA MODULE?	HATCHPLATE POWER (Watts)	ERP (Watts)	Antenna RET Name	CABLE NUMBER	CABLE ID (CSSNG)
ANTENNA POSITION 1	PORT 1	249939.A.700.4G.tmp2	249939.A.700.4G.tmp2	SCL00856_7A_2_F	SCL00856_7A_2_F	4/4-FN	LTE 700	NNH4-65C-R6	14.8	0	4	TOP	FIBER	320					160	2750			
ANTENNA POSITION 3	PORT 1	249939.A.700.4G.tmp1	249939.A.700.4G.tmp1	SCL00856_7A_1	SCL00856_7A_1	4/4	LTE 700	NNH4-65C-R6	14.8	0	4	TOP	FIBER	320					160	2750			
	PORT 2	249939.A.1900.4G.tmp1	249939.A.1900.4G.tmp1	SCL00856_9A_1	SCL00856_9A_1	4/4	LTE 1900	NNH4-65C-R6	14.8	0	2	TOP	FIBER	320					160	6000			
	PORT 3	249939.A.AWS.4G.tmp1	249939.A.AWS.4G.tmp1	SCL00856_2A_1	SCL00856_2A_1	4/4	LTE AWS	NNH4-65C-R6	14.8	0	2	TOP	FIBER	320					160	6550			

Section 17B - FINAL TOWER CONFIGURATION - SECTOR B

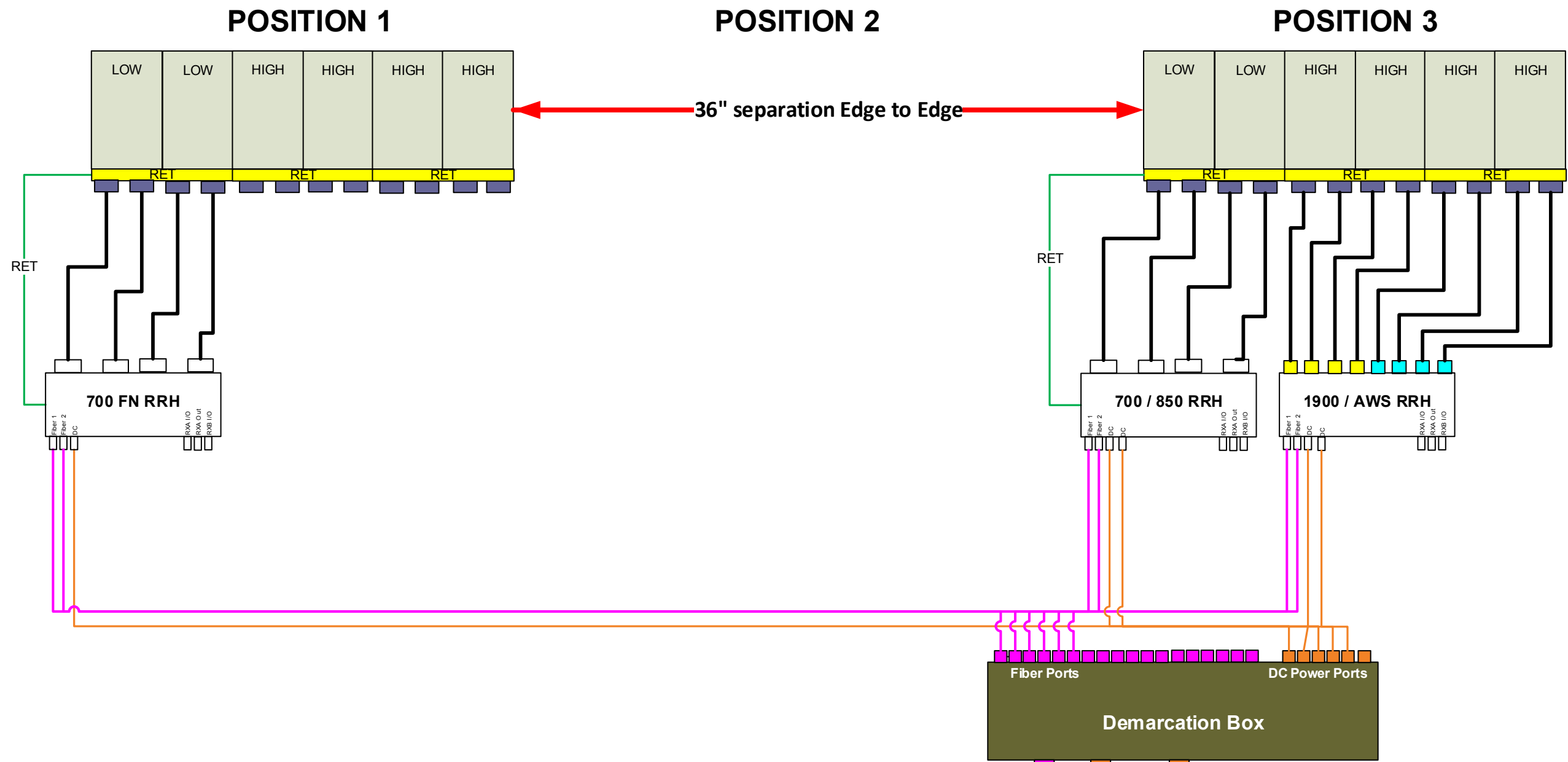
ANTENNA POSITION is LEFT to RIGHT from BACK OF ANTENNA (unless otherwise specified)	ANTENNA POSITION 1		ANTENNA POSITION 2		ANTENNA POSITION 3		ANTENNA POSITION 4		ANTENNA POSITION 5		ANTENNA POSITION 6		ANTENNA POSITION 7	
ANTENNA MAKE - MODEL	NNH4-65C-R6				NNH4-65C-R6									
ANTENNA VENDOR	Commscope				Commscope									
ANTENNA SIZE (H x W x D)	96X19.6X7.8				96X19.6X7.8									
ANTENNA WEIGHT	99.2				99.2									
AZIMUTH	120				120									
MAGNETIC DECLINATION														
RADIATION CENTER (feet)	240				240									
ANTENNA TIP HEIGHT														
MECHANICAL DOWNTILT	0				0									
FEEDER AMOUNT														
VERTICAL SEPARATION from ANTENNA ABOVE (TIP to TIP)														
VERTICAL SEPARATION from ANTENNA BELOW (TIP to TIP)														
HORIZONTAL SEPARATION from CLOSEST ANTENNA to LEFT (CENTERLINE to CENTERLINE)														
HORIZONTAL SEPARATION from CLOSEST ANTENNA to RIGHT (CENTERLINE to CENTERLINE)														
HORIZONTAL SEPARATION from ANOTHER ANTENNA (which antenna # / # of inches)	3	36												
Antenna RET Motor (QTY/MODEL)														
SURGE ARRESTOR (QTY/MODEL)	DC6-48-60-18-8F/DC2-48-60-0-9E				DC6-48-60-18-8F/DC2-48-60-0-9E									
DIPLEXER (QTY/MODEL)														
DUPLEXER (QTY/MODEL)														
Antenna RET CONTROL UNIT (QTY/MODEL)														
DC BLOCK (QTY/MODEL)														
TMA/LNA (QTY/MODEL)														
CURRENT INJECTORS FOR TMA (QTY/MODEL)														
PDU FOR TMAS (QTY/MODEL)														
FILTER (QTY/MODEL)														
SQUID (QTY/MODEL)														
FIBER TRUNK (QTY/MODEL)														
DC TRUNK (QTY/MODEL)														
REPEATER (QTY/MODEL)														
RRH - 700 band (QTY/MODEL)	1	4478 B14			1		4449 B5/B12							
RRH - 850 band (QTY/MODEL)					1		RRH is shared with another band							
RRH - 1900 band (QTY/MODEL)					1		8843 B2/B66A							
RRH - AWS band (QTY/MODEL)					1		RRH is shared with another band							
RRH - WCS band (QTY/MODEL)														
Additional RRH #1 - any band (QTY/MODEL)														
Additional RRH #2 - any band (QTY/MODEL)														
Additional Component 1 (QTY/MODEL)														
Additional Component 2 (QTY/MODEL)														
Additional Component 3 (QTY/MODEL)														
Local Market Note 1														
Local Market Note 2														
Local Market Note 3														

PORT SPECIFIC FIELDS	PORT NUMBER	USEID (CSSng)	USEID (Atoll)	ATOLL TXID	ATOLL CELL ID	TX/RX ?	TECHNOLOGY/FREQUENCY	ANTENNA ATOLL	ANTENNA GAIN	ELECTRICAL AZIMUTH	ELECTRICAL TILT	RRH LOCATION (Top/Bottom/Integrated/None)	FEEDERS TYPE	FEEDER LENGTH (feet)	RX/IT KIT MODULE?	TRIPLEXER or LLC (QTY)	TRIPLEXER or LLC (MODEL)	SCPA/MCPA MODULE?	HATCHPLATE POWER (Watts)	ERP (Watts)	Antenna RET Name	CABLE NUMBER	CABLE ID (CSSNG)
ANTENNA POSITION 1	PORT 1	249939.B.700.4G.tmp2	249939.B.700.4G.tmp2	SCL00856_7B_2_F	SCL00856_7B_2_F	4/4-FN	LTE 700	NNH4-65C-R6	14.8	120	4	TOP	FIBER	320					160	2750			
ANTENNA POSITION 3	PORT 1	249939.B.700.4G.tmp1	249939.B.700.4G.tmp1	SCL00856_7B_1	SCL00856_7B_1	4/4	LTE 700	NNH4-65C-R6	14.8	120	4	TOP	FIBER	320					160	2750			
	PORT 2	249939.B.1900.4G.tmp1	249939.B.1900.4G.tmp1	SCL00856_9B_1	SCL00856_9B_1	4/4	LTE 1900	NNH4-65C-R6	14.8	120	2	TOP	FIBER	320					160	6000			
	PORT 3	249939.B.AWS.4G.tmp1	249939.B.AWS.4G.tmp1	SCL00856_2B_1	SCL00856_2B_1	4/4	LTE AWS	NNH4-65C-R6	14.8	120	2	TOP	FIBER	320					160	6550			

Section 17C - FINAL TOWER CONFIGURATION - SECTOR C

ANTENNA POSITION is LEFT to RIGHT from BACK OF ANTENNA (unless otherwise specified)	ANTENNA POSITION 1		ANTENNA POSITION 2		ANTENNA POSITION 3		ANTENNA POSITION 4		ANTENNA POSITION 5		ANTENNA POSITION 6		ANTENNA POSITION 7	
ANTENNA MAKE - MODEL	NNH4-65C-R6				NNH4-65C-R6									
ANTENNA VENDOR	Commscope				Commscope									
ANTENNA SIZE (H x W x D)	96X19.6X7.8				96X19.6X7.8									
ANTENNA WEIGHT	99.2				99.2									
AZIMUTH	240				240									
MAGNETIC DECLINATION														
RADIATION CENTER (feet)	240				240									
ANTENNA TIP HEIGHT														
MECHANICAL DOWNTILT	0				0									
FEEDER AMOUNT														
VERTICAL SEPARATION from ANTENNA ABOVE (TIP to TIP)														
VERTICAL SEPARATION from ANTENNA BELOW (TIP to TIP)														
HORIZONTAL SEPARATION from CLOSEST ANTENNA to LEFT (CENTERLINE to CENTERLINE)														
HORIZONTAL SEPARATION from CLOSEST ANTENNA to RIGHT (CENTERLINE to CENTERLINE)														
HORIZONTAL SEPARATION from ANOTHER ANTENNA (which antenna # / # of Inches)	3	36												
Antenna RET Motor (QTY/MODEL)														
SURGE ARRESTOR (QTY/MODEL)	DC6-48-60-18-8F/DC2-48-60-0-9E				DC6-48-60-18-8F/DC2-48-60-0-9E									
DIPLEXER (QTY/MODEL)														
DUPLEXER (QTY/MODEL)														
Antenna RET CONTROL UNIT (QTY/MODEL)														
DC BLOCK (QTY/MODEL)														
TMA/LNA (QTY/MODEL)														
CURRENT INJECTORS FOR TMA (QTY/MODEL)														
PDU FOR TMAS (QTY/MODEL)														
FILTER (QTY/MODEL)														
SQUID (QTY/MODEL)														
FIBER TRUNK (QTY/MODEL)														
DC TRUNK (QTY/MODEL)														
REPEATER (QTY/MODEL)														
RRH - 700 band (QTY/MODEL)	1	4478 B14			1 4449 B5/B12									
RRH - 850 band (QTY/MODEL)					1 RRH is shared with another band									
RRH - 1900 band (QTY/MODEL)					1 8843 B2/B66A									
RRH - AWS band (QTY/MODEL)					1 RRH is shared with another band									
RRH - WCS band (QTY/MODEL)														
Additional RRH #1 - any band (QTY/MODEL)														
Additional RRH #2 - any band (QTY/MODEL)														
Additional Component 1 (QTY/MODEL)														
Additional Component 2 (QTY/MODEL)														
Additional Component 3 (QTY/MODEL)														
Local Market Note 1														
Local Market Note 2														
Local Market Note 3														

PORT SPECIFIC FIELDS	PORT NUMBER	USEID (CSSng)	USEID (Atoll)	ATOLL TXID	ATOLL CELL ID	TX/RX ?	TECHNOLOGY/FREQUENCY	ANTENNA ATOLL	ANTENNA GAIN	ELECTRICAL AZIMUTH	ELECTRICAL TILT	RRH LOCATION (Top/Bottom/Integrated/None)	FEEDERS TYPE	FEEDER LENGTH (feet)	RX/IT KIT MODULE?	TRIPLEXER or LLC (QTY)	TRIPLEXER or LLC (MODEL)	SCPA/MCPA MODULE?	HATCHPLATE POWER (Watts)	ERP (Watts)	Antenna RET Name	CABLE NUMBER	CABLE ID (CSSNG)
ANTENNA POSITION 1	PORT 1	249939.C.700.4G.tmp2	249939.C.700.4G.tmp2	SCL00856_7C_2_F	SCL00856_7C_2_F	4/4-FN	LTE 700	NNH4-65C-R6	14.8	240	4	TOP	FIBER	320					160	2750			
ANTENNA POSITION 3	PORT 1	249939.C.700.4G.tmp1	249939.C.700.4G.tmp1	SCL00856_7C_1	SCL00856_7C_1	4/4	LTE 700	NNH4-65C-R6	14.8	240	4	TOP	FIBER	320					160	2750			
	PORT 2	249939.C.1900.4G.tmp1	249939.C.1900.4G.tmp1	SCL00856_9C_1	SCL00856_9C_1	4/4	LTE 1900	NNH4-65C-R6	14.8	240	2	TOP	FIBER	320					160	6000			
	PORT 3	249939.C.AWS.4G.tmp1	249939.C.AWS.4G.tmp1	SCL00856_2C_1	SCL00856_2C_1	4/4	LTE AWS	NNH4-65C-R6	14.8	240	2	TOP	FIBER	320					160	6550			

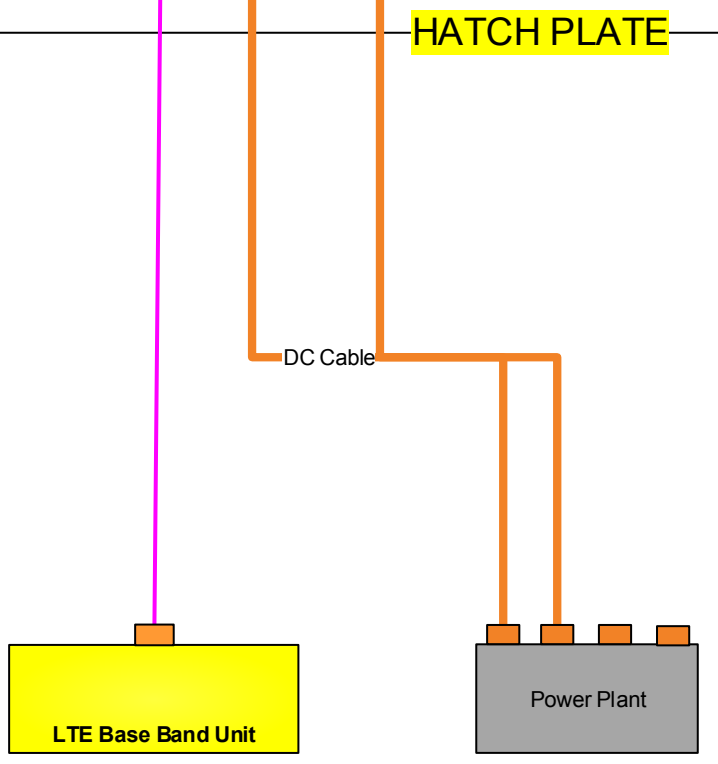


FN antenna should have 36" edge to edge separation to other antenna

RET should be connected to the first radio installed/ connected to the antenna (either the LTE Low or Mid/High band RRH)

PLEASE REFER TO RFDS SECTION 7 FOR BASEBAND EQPT CONFIGURATION
PLEASE REFER TO RFDS SECTION 15/16/17 for the RRH/ ANTENNA CONFIGURATION

Antenna Positions depend on Antenna Mount Dimension to be used
GA: Positions 1 thru 5
SC: Positions 1 thru 4 (Equipment in Pos5 will be for Pos4)
Redline RFDS if necessary



WORKFLOW SUMMARY

Date	FROM State / Status	FROM ATTUID	TO State / Status	TO ATTUID	Operation	Comments	PACE Status
03/18/2019	Preliminary In Progress	wu542f	Preliminary Submitted for Approval	DS892M	Promote		SER-RGSC-18-06364 MRCAR035013 SUCCESS 03/18/2019 11:05:54 AM
03/19/2019	Preliminary Submitted for Approval	DS892M	Preliminary Approved	JS993Q	Promote	Final Mastec approved RFDS to be promoted to Diamond (la050v)	
03/21/2019	Preliminary Approved	JS993Q	Preliminary In Progress	wu542f	Pull Back		
03/21/2019	Preliminary In Progress	wu542f	Preliminary Submitted for Approval	DS892M	Promote		SER-RGSC-18-06364 FAILURE 03/21/2019 5:11:22 PM
03/22/2019	Preliminary Submitted for Approval	DS892M	Preliminary Approved	JS993Q	Promote	Final Mastec approved RFDS to be promoted to Diamond (la050v)	
03/27/2019	Preliminary Approved	JS993Q	Preliminary In Progress	wu542f	Pull Back		
03/27/2019	Preliminary In Progress	wu542f	Preliminary Submitted for Approval	DS892M	Promote		SER-RGSC-18-06364 FAILURE 03/27/2019 3:14:06 PM SER-RGSC-19-01569 MRCAR041848 SUCCESS 03/27/2019 3:14:06 PM SER-RGSC-19-01456 MRCAR041832 SUCCESS 03/27/2019 3:14:06 PM SER-RGSC-19-01580 MRCAR041827 SUCCESS 03/27/2019 3:14:06 PM SER-RGSC-19-01591 MRCAR041826 SUCCESS 03/27/2019 3:14:06 PM
03/28/2019	Preliminary Submitted for Approval	DS892M	Preliminary Approved	JS993Q	Promote		
03/29/2019	Preliminary Approved	JS993Q	Final RF Approval	wu542f	Promote	Promote to next level Final RFDS to be promoted to Diamond (la050v)	
04/17/2019	Final RF Approval	wu542f	Final Approved	LA050V	Promote		SER-RGSC-18-06364 FAILURE 04/17/2019 11:10:14 AM SER-RGSC-19-01569 FAILURE 04/17/2019 11:10:14 AM SER-RGSC-19-01456 FAILURE 04/17/2019 11:10:14 AM SER-RGSC-19-01580 FAILURE 04/17/2019 11:10:14 AM SER-RGSC-19-01591 FAILURE 04/17/2019 11:10:14 AM
11/18/2019	Final Approved	LA050V	Final Modification Recommended	LD2088	Demote	Need to change the tower height to 250 and RAD to 240 due to zoning constraints	
11/18/2019	Final Modification Recommended	LD2088	Final RF Approval	LD2088	Accept		
11/18/2019	Final RF Approval	LD2088	Final Approved	la050v	Promote		SER-RGSC-18-06364 FAILURE 11/18/2019 12:41:36 PM SER-RGSC-19-01569 FAILURE 11/18/2019 12:41:36 PM SER-RGSC-19-01456 FAILURE 11/18/2019 12:41:36 PM SER-RGSC-19-01580 FAILURE 11/18/2019 12:41:36 PM SER-RGSC-19-01591 FAILURE 11/18/2019 12:41:36 PM

Rainbow road variance application

1. Describe the extraordinary and exceptional condition (such as size, shape, and topography) that pertains to the subject property that does not generally apply to other land or structures in the vicinity.:

The reason for our request to build a carport on the front right side of our home. The structure measures 20' from the home and 26' across the front of home. Approximately 20' to the left of our home is a steep ravine and to the right is a steeply sloping driveway providing access to the lower level. The topography grades can be seen on the attached topography survey. Considering the substantial grade changes on either side of the home, the front provides the most practical placement for this structure.

2. Are the circumstances affecting the subject property the result of actions by the applicant/owner? Explain.:

There are no circumstances affecting the property caused by this owner.

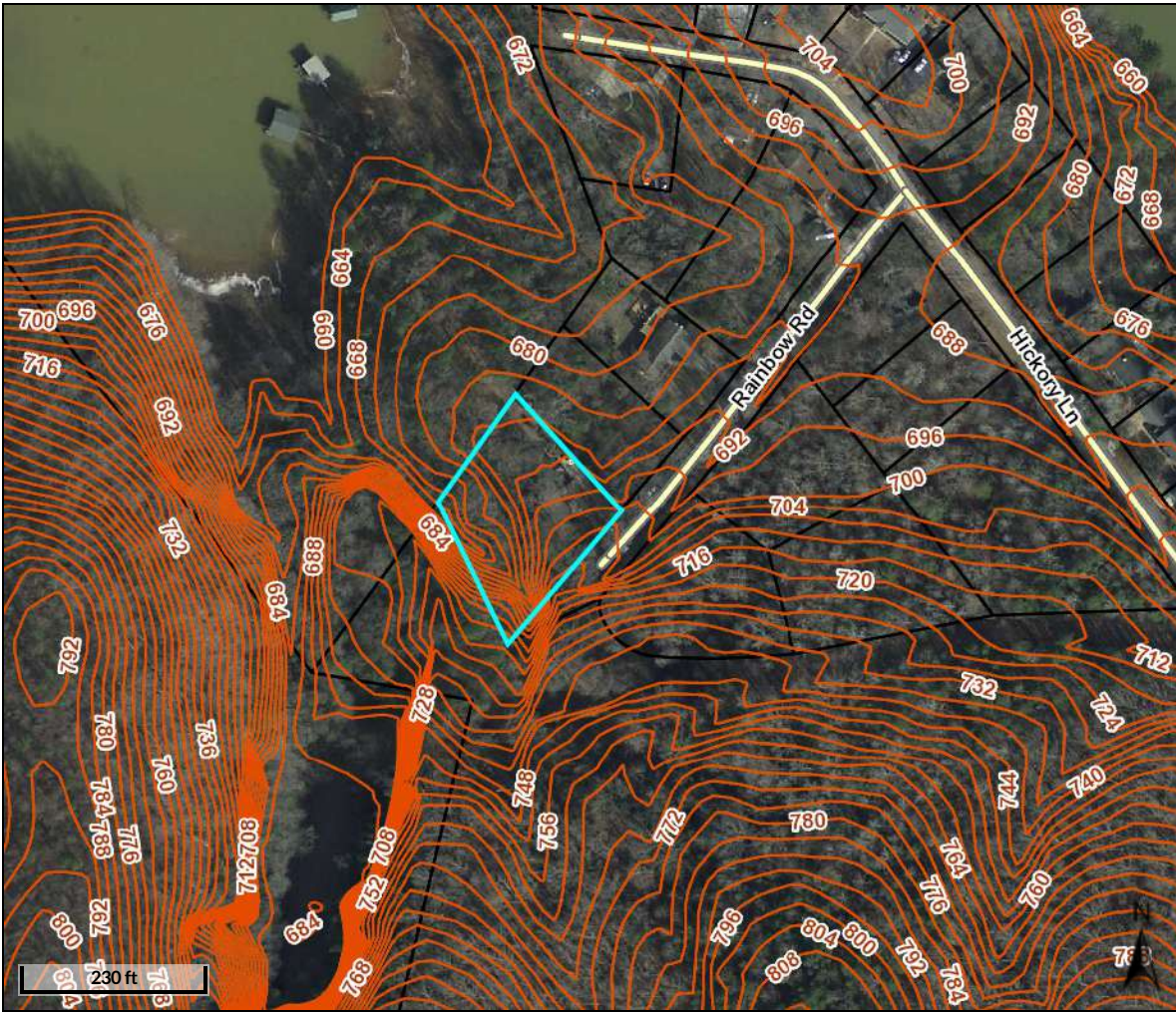
3. Describe the ways in which application of the requirement(s) of the ordinance effectively prohibit or unreasonably restrict the utilization of the subject property.:

Rainbow Road is a county road although not paved, regardless it is our understanding that the County has a 25' easement from edge of road.

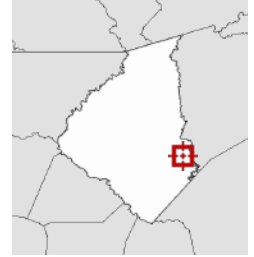
Our home is positioned approximately 34' from edge of road bed providing 9' before encroaching on easement.

4. Will the proposed variance result in an activity that will not be of substantial detriment to adjacent uses or to the public good, and the character of the district will not be harmed by the granting of the variance. Explain.:

No, this add-on structure will be aesthetically pleasing to the neighborhood. Keep in mind that our property is located on the right side and end of Rainbow Road which measures less than 600' with no other residences adjacent or across from our property. There are only two residences on this road.



Overview



Legend

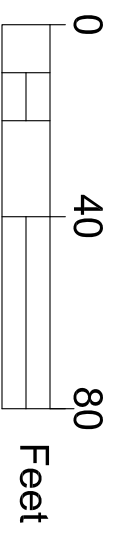
- Parcels
- Landhook
- Roads
- Topography

Parcel ID	241-01-01-001	Alternate ID	32059	Owner Address	JOHNSON INVESTMENTS II LLC 313 S SEVERN CIR EASLEY, SC 29642	Last 2 Sales		Reason	Qual
Sec/Twp/Rng	n/a	Class	Residential 1			Date	Price	Valid Arms-length sale tran	Q
Property Address	510 RAINBOW RD SENECA	Acres	0.68			12/31/2019	\$365000		
						10/4/2018	\$315000	Valid Arms-length sale tran	Q
District	003								
Brief	MapPlatB B452 MapPlatP 5								
Tax Description	LT 7B VALLEY VIEW SHORES BP #9414/99 <i>(Note: Not to be used on legal documents)</i>								

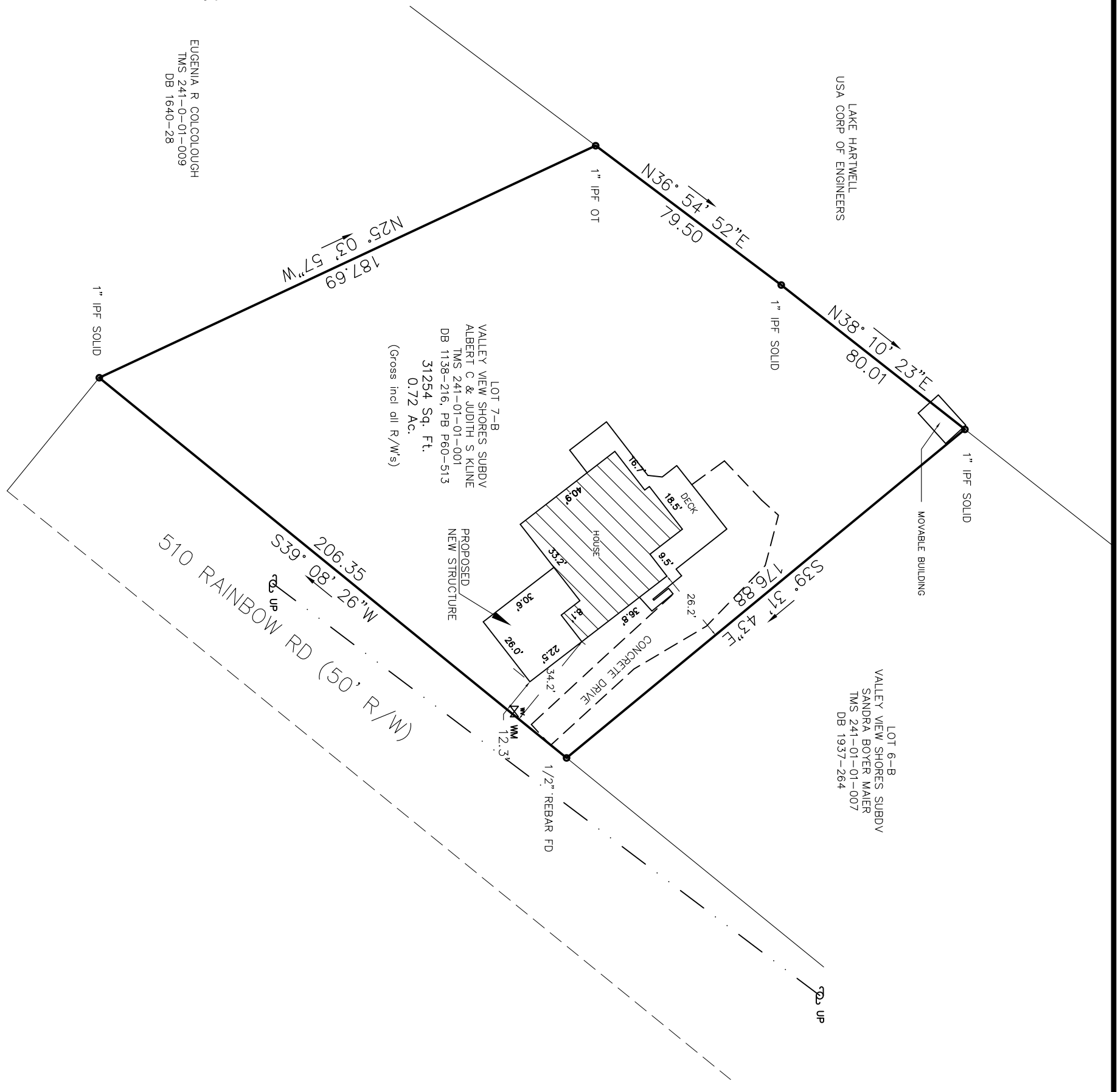
Date created: 8/24/2020
Last Data Uploaded: 8/21/2020 10:47:05 PM

- BOUNDARY LINE
- BUILDING
- BACK OF CURB
- CENTER LINE
- CONCRETE
- DASH
- ELECTRIC
- EDGE OF PAVEMENT
- FENCE
- GRAVEL
- R-O-W
- SETBACK
- SEWER
- STREAM
- TS
- UTILITY
- TREES - EVERGREEN
- TREES - HARDWOOD

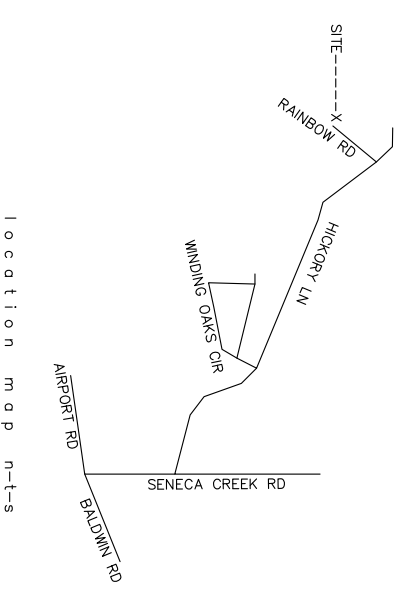
- LEGEND:**
- WM WATER VALVE, METER
 - X FENCE
 - UP POWER POLE
 - MH SANITARY SEWER MANHOLE
 - RBS REBAR SET (1/2")
 - RBF/IPF REBAR/IRON PIN FOUND
 - OE OVERHEAD ELECTRIC LINE
 - LP LIGHT POLE



SCALE 1" = 40'



REFERENCE PLAT BY CLEMSON ENGINEERING
ON SEPTEMBER 3, 1993 & RECORDED IN PB P60-513



SITE PLAN ONLY
plat for

CLEMSON DELTA HOUSE LLC

OCONEE COUNTY	SOUTH CAROLINA
SENECA TOWNSHIP	JULY 16, 2020
SCALE 1" = 40'	JOB 14-V V SHORRS L77B

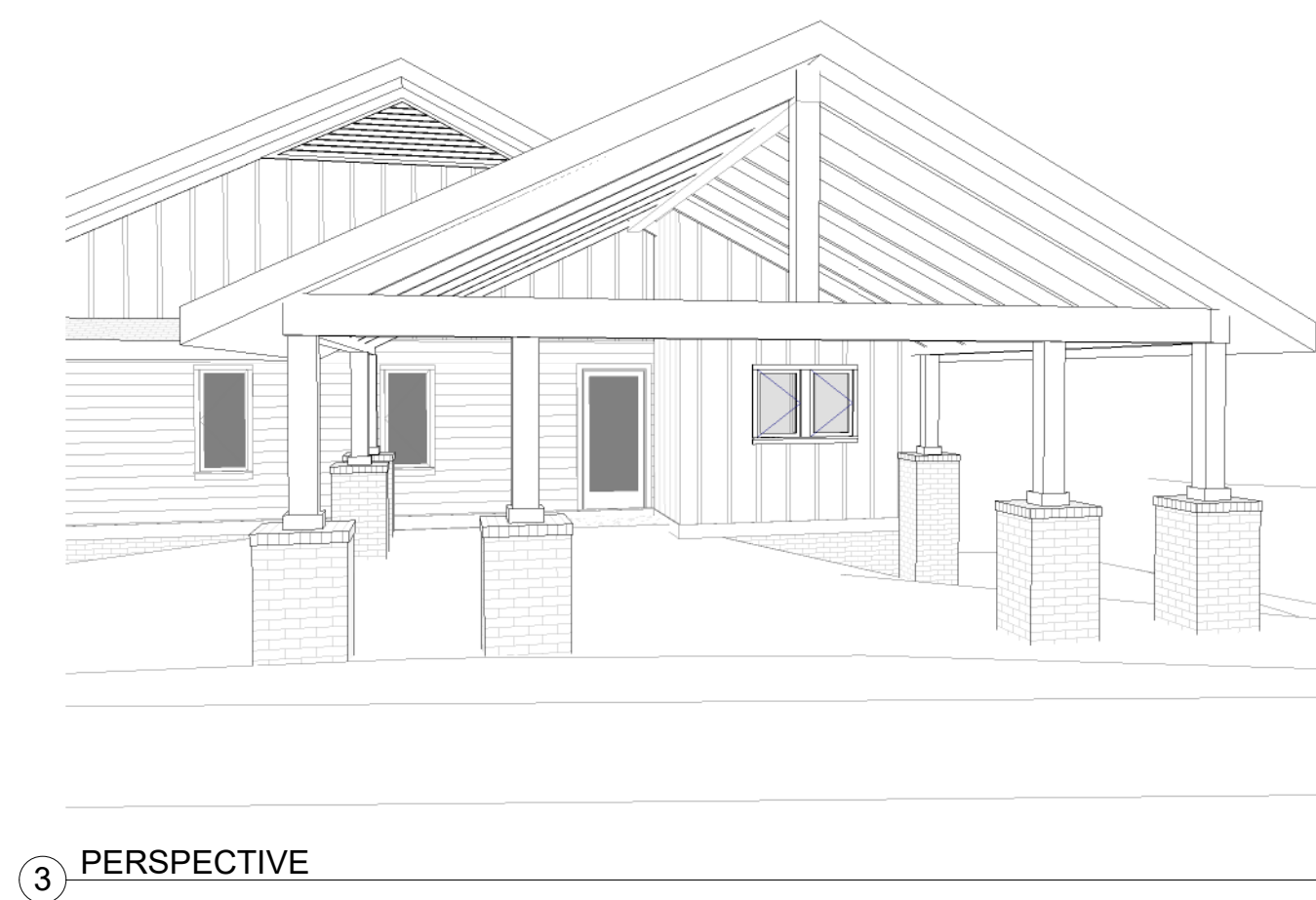
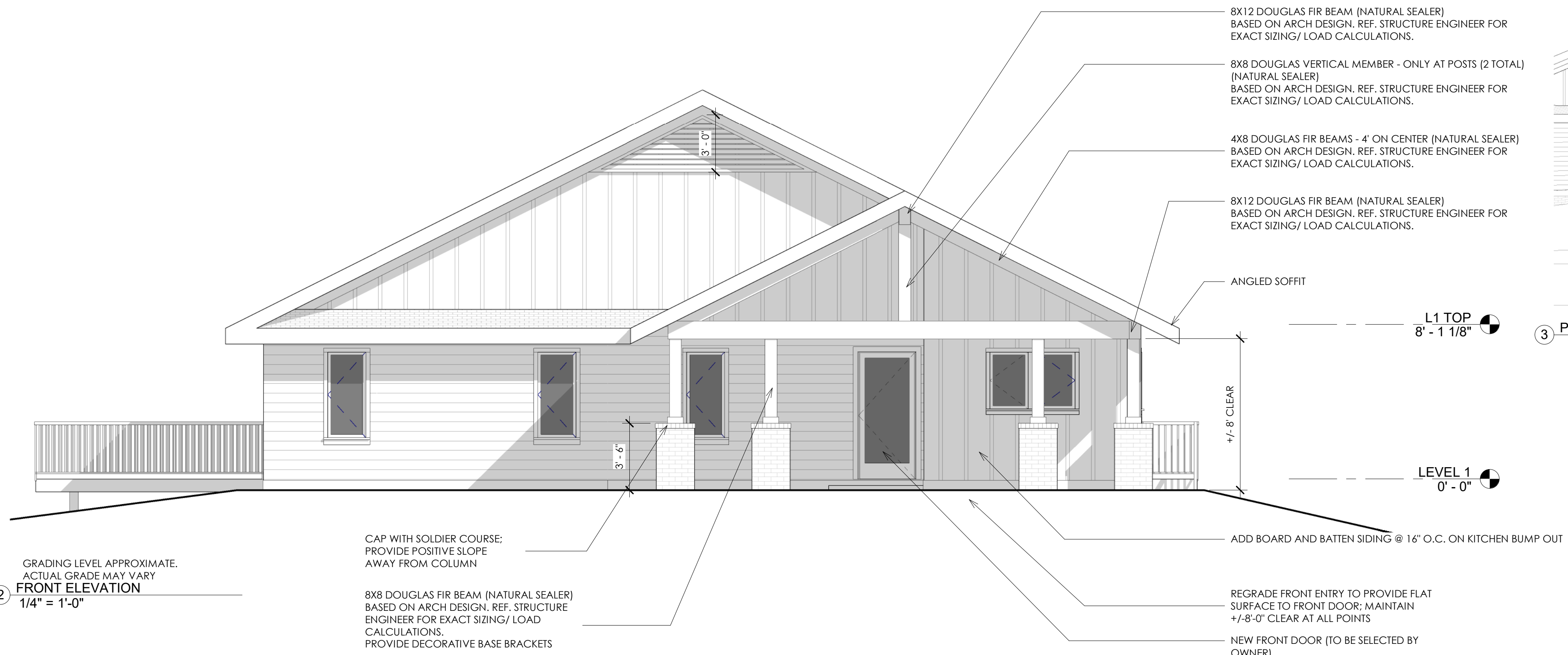
BEAM SURVEYING LLC
Registered Land Surveyors
PO BOX 981 29633
Clemson, SC 29633
Phone 864-490-4610

SURVEYING - GPS CONTROL - PLANNING

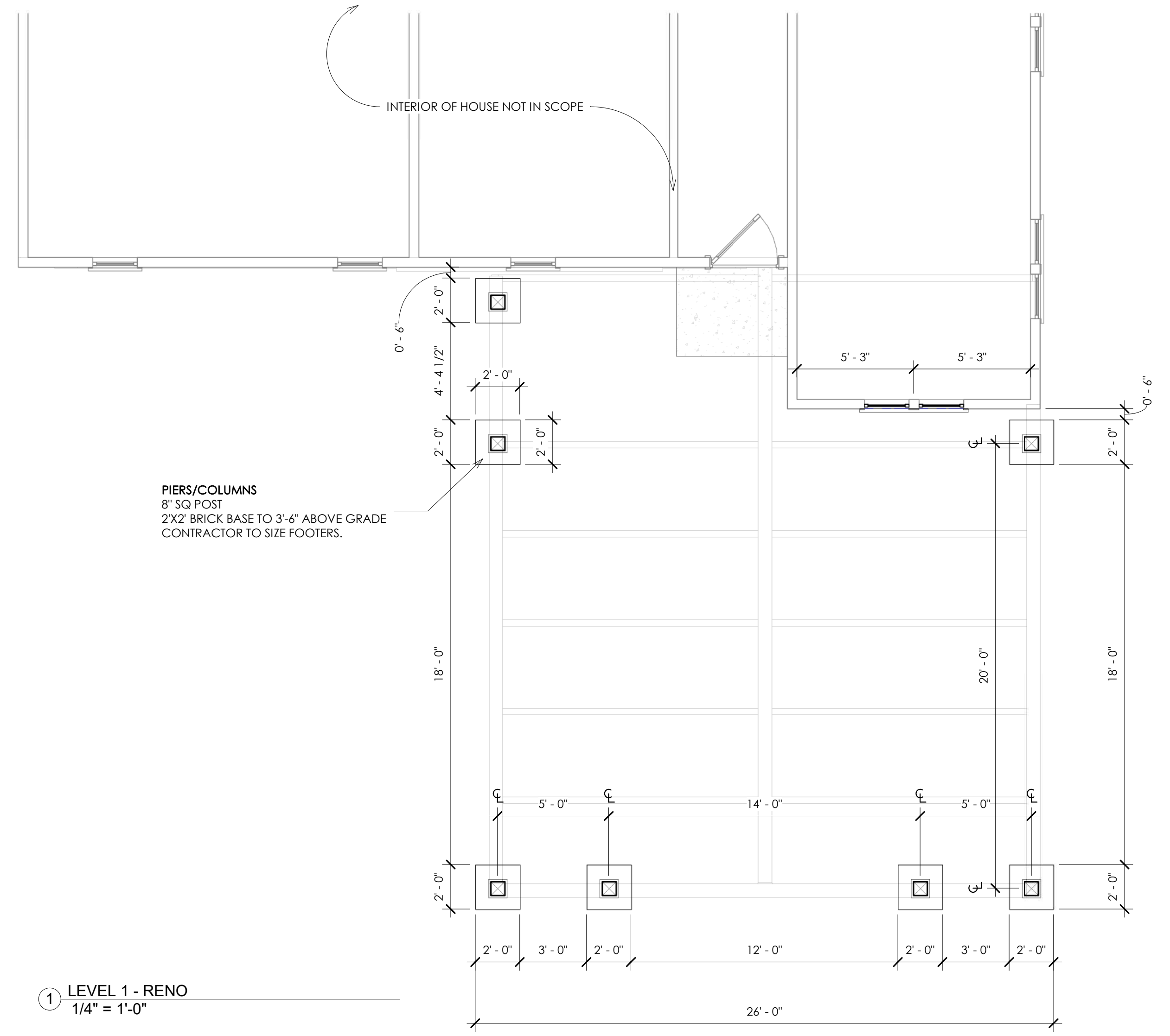
GENERAL NOTES

- NEW CONSTRUCTION IS DIMENSIONED TO FACE OF MATERIAL, UNLESS NOTED OTHERWISE (U.N.O.)
- ALL CONCEALED WALL CONSTRUCTION TO BE 2X4 CONSTRUCTION U.N.O.
- WALLS CONTAINING PLUMBING STACKS, RADON VENTS, OR POCKET DOORS SHALL BE 2X6 CONSTRUCTION.
- ALL DRYWALL TO BE 1/2" OWNER / CONTRACTOR RESPONSIBLE FOR ALL FINISHES AND APPROPRIATE CONSTRUCTION PER MANUFACTURERS RECOMMENDATIONS
- OWNER/CONTRACTOR RESPONSIBLE FOR ALL LIGHTING, RECEPTACLE, AND SWITCH LOCATIONS
- PROVIDE ALUMINUM FLASHING AT ALL ROOF TO WALL INTERSECTIONS. PROVIDE STEP FLASHING AT ALL MASONRY CONDITIONS. PROVIDE VALLEY FLASHING PER MANUFACTURER'S DETAILS.
- TO MEET CODE - CONSTRUCT CHIMNEY AT LEAST 2 FEET HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10 FEET, AND AT LEAST 3 FEET ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF. CONTRACTOR AND OWNER TO BE RESPONSIBLE FOR GUTTER AND DOWNSPOUT LOCATIONS. PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE.
- ALL VENT STACKS AND EQUIPMENT TO MATCH ROOF COLOR. PROVIDE SPLASH GUARDS AT ALL VALLEY TERMINATIONS.
- INSTALL WATERPROOF SHINGLE UNDERLAYMENT ON ALL VALLEYS, EAVES, RAKE EDGES, LOW SLOPES (4:12 & BELOW) & CRICKET AREAS PRIOR TO INSTALLING ROOF FELT. EXTEND ALL PENETRATIONS, CURBS, AND COMPONENTS A MINIMUM OF 8" ABOVE THE ROOF SURFACE. PROVIDE 12" CLEAR DISTANCE BETWEEN PENETRATIONS AND TO ANY VERTICAL SURFACE.
- INSTALL ALL ROOFING PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- ALL DESIGNS ARE ARCHITECTURAL ONLY. REFERENCE STRUCTURE ENGINEER FOR SPECIFIC LOAD CALCULATIONS AND MEMBER SIZING.

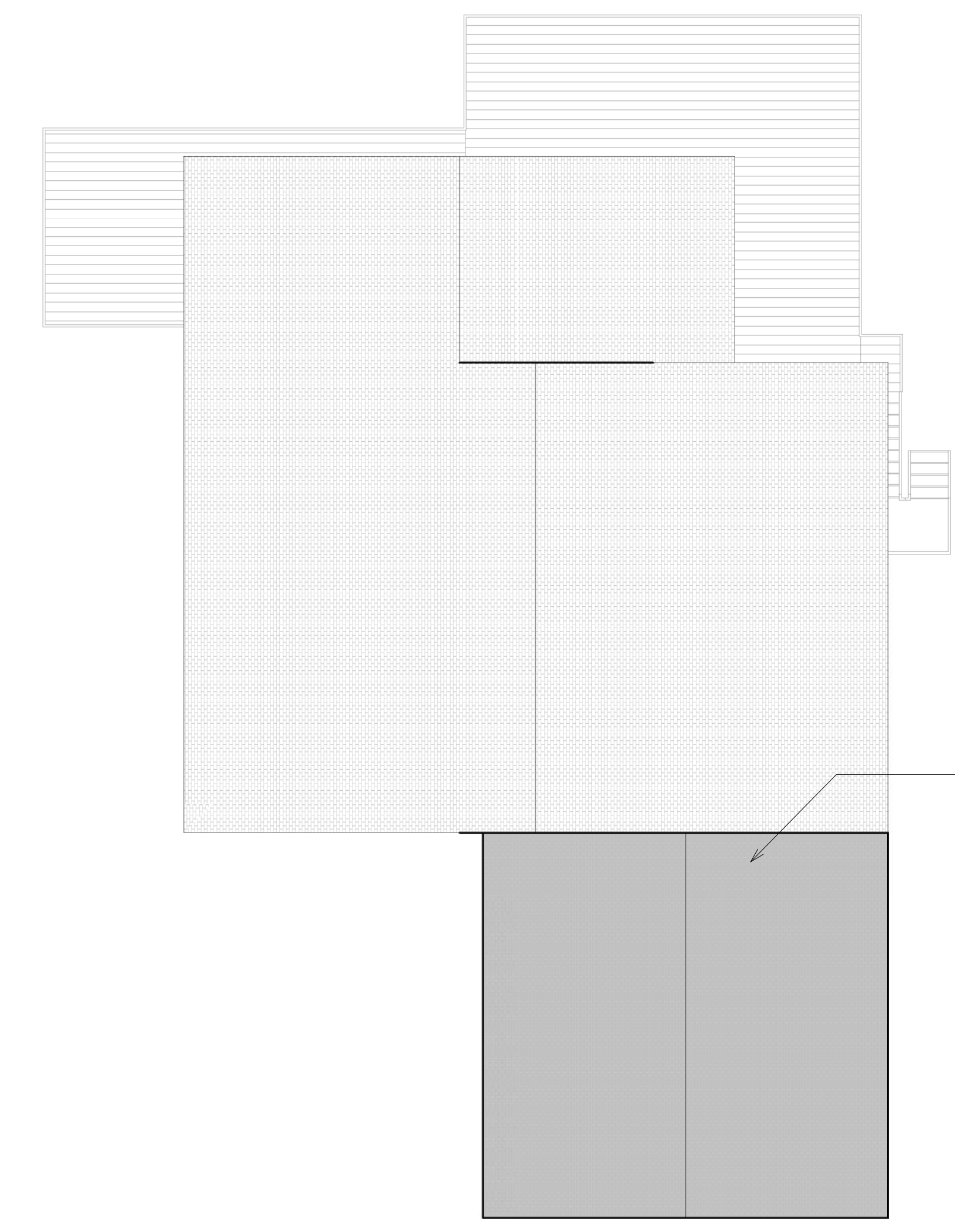
Revision Schedule		
No.	Description	Date
1		



2 FRONT ELEVATION
1/4" = 1'-0"



1 LEVEL 1 - RENO
1/4" = 1'-0"



4 ROOF PLAN
1/8" = 1'-0"

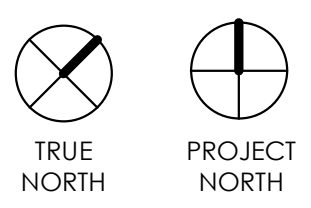
JOHNSON RESIDENCE

BRAD JOHNSON

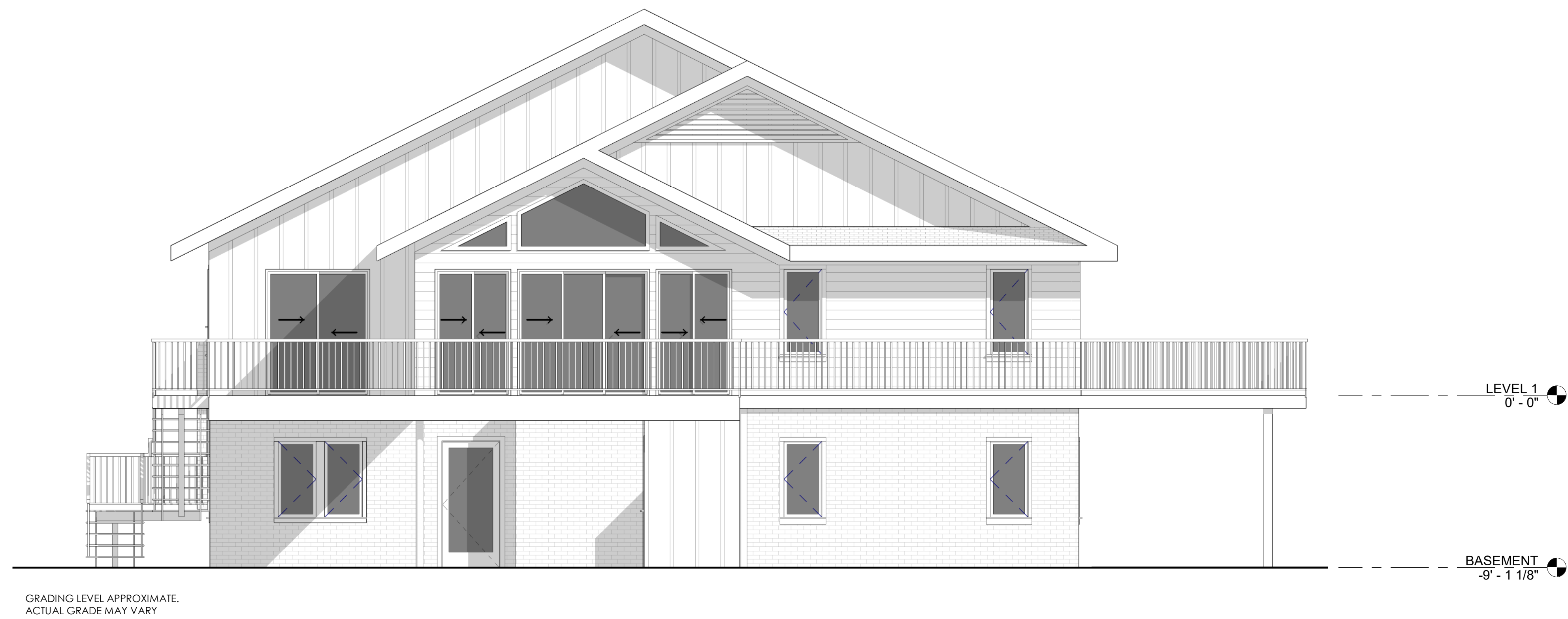
510 RAINBOW ROAD, SENECA, SC 29678

TMS: 241-01-01-001

© 2020



FLOOR PLANS



① REAR ELEVATION
1/4" = 1'-0"

GENERAL NOTES

1. NEW CONSTRUCTION IS DIMENSIONED TO FACE OF MATERIAL, UNLESS NOTED OTHERWISE (U.N.O.)
2. ALL CONCEALED WALL CONSTRUCTION TO BE 2X4 CONSTRUCTION (U.N.O.)
3. WALLS CONTAINING PLUMBING STACKS, RADON VENTS, OR POCKET DOORS SHALL BE 2X6 CONSTRUCTION.
4. ALL DRYWALL TO BE 1/2"
5. OWNER / CONTRACTOR RESPONSIBLE FOR ALL FINISHES AND APPROPRIATE CONSTRUCTION PER MANUFACTURERS RECOMMENDATIONS
6. OWNER/CONTRACTOR RESPONSIBLE FOR ALL LIGHTING, RECEPTACLE, AND SWITCH LOCATIONS
7. PROVIDE ALUMINUM FLASHING AT ALL ROOF TO WALL INTERSECTIONS. PROVIDE STEP FLASHING AT ALL MASONRY CONDITIONS. PROVIDE VALLEY FLASHING PER MANUFACTURERS DETAILS.
8. TO MEET CODE - CONSTRUCT CHIMNEY AT LEAST 2 FEET HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10 FEET, AND AT LEAST 3 FEET ABOVE THE POINT WHERE THE CHINEY PASSES THROUGH THE ROOF.
9. CONTRACTOR AND OWNER TO BE RESPONSIBLE FOR GUTTER AND DOWNSPOUT LOCATIONS. PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE.
10. ALL VENT STACKS AND EQUIPMENT TO MATCH ROOF COLOR.
11. PROVIDE SPLASH GUARDS AT ALL VALLEY TERMINATIONS.
12. INSTALL WATERPROOF SHINGLE UNDERLAYMENT ON ALL VALLEYS, EAVES, RAKE EDGES, LOW SLOPES (4:12 & BELOW) & CRICKET AREAS PRIOR TO INSTALLING ROOF FELT.
13. EXTEND ALL PENETRATIONS, CURBS, AND COMPONENTS A MINIMUM OF 8" ABOVE THE ROOF SURFACE. PROVIDE 12" CLEAR DISTANCE BETWEEN PENETRATIONS AND TO ANY VERTICAL SURFACE.
14. INSTALL ALL ROOFING PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
15. ALL DESIGNS ARE ARCHITECTURAL ONLY. REFERENCE STRUCTURE ENGINEER FOR SPECIFIC LOAD CALCULATIONS AND MEMBER SIZING.

Revision Schedule		
No.	Description	Date
1		

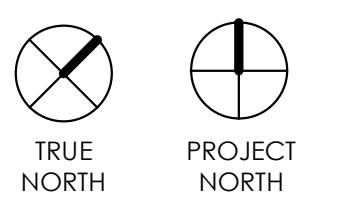
JOHNSON RESIDENCE

BRAD JOHNSON

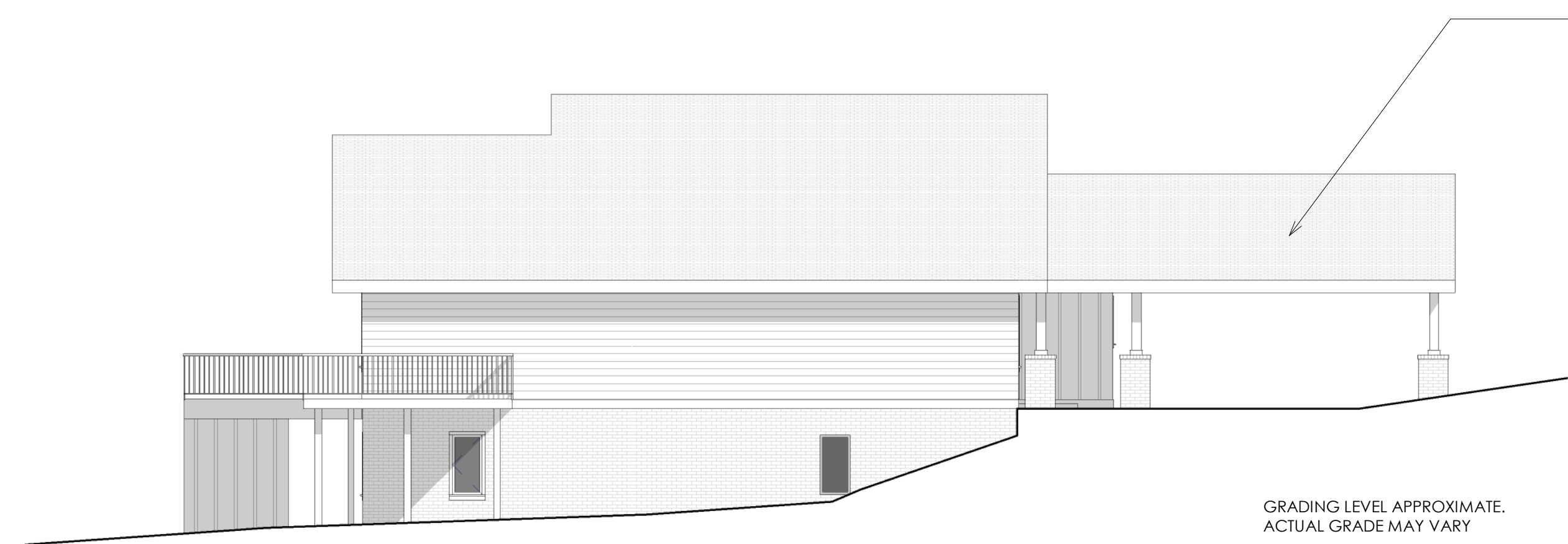
510 RAINBOW ROAD, SENECA, SC 29678

TMS: 241-01-01-001

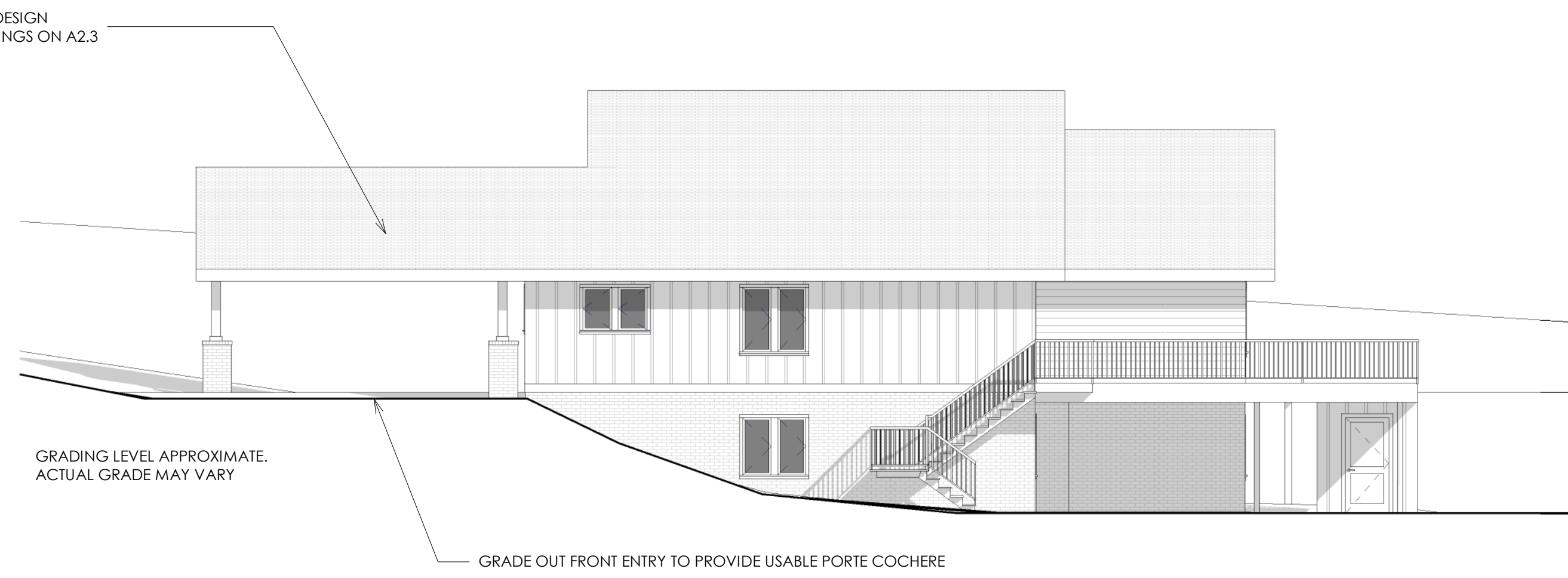
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ELEVATIONS



② LEFT SIDE ELEVATION
1/8" = 1'-0"



③ RIGHT SIDE ELEVATION
1/8" = 1'-0"



Variations

“A variance is a waiver of the dimensional terms of the zoning chapter where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of actions of the applicant, a literal enforcement of the chapter would result in unnecessary and undue hardship; and does not involve a change in the use of the property.” Chapter 38-212 of the Oconee County Code of Ordinances.

Requesting a variance requires a public hearing through the Board of Zoning Appeals. These hearings are generally held once per month on the fourth Monday. During this hearing the applicant or their assignee may speak to the Board regarding their request. Neighbors and citizens are given an opportunity to speak in-favor, or against, the request during the meeting. The public is notified about the request in following ways:

1. Signs or signage on , adjacent and near the property that the variance is being requested for.
2. A direct mailing to all property owners within a 250’ radius of the property that the variance is being requested for.
3. An advertisement in a newspaper at least 21 calendar days before the meeting.

The language from the Code of Ordinances is as follows:

Sec. 38-7.1. - Variations. The board of zoning appeals may grant a variance in an individual case of unnecessary hardship if the board of zoning appeals makes and explains in writing the following findings:

- (1) There are extraordinary and exceptional conditions pertaining to the particular piece of property;*

- (2) These conditions do not generally apply to other property in the vicinity;*
- (3) Because of these conditions, the application of this chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and*
- (4) The authorization of a variance will not be of substantial detriment to adjacent uses or to the public good, and the character of the district will not be harmed by the granting of the variance.*
- a. The board of zoning appeals may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted. The fact that the property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance.*
- b. The board of zoning appeals may grant a variance to extend physically an existing nonconforming use provided that the expansion does not adversely affect the character of the community and is designed so as to minimize any negative secondary impacts.*
- c. In granting a variance, the board of zoning appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board of zoning appeals may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety, or general welfare.*

The developer shall have the burden of providing evidence to the county of compliance with the general requirements of this chapter and the specific requirements of the applicable section. The board of zoning appeals may impose whatever reasonable conditions it deems necessary to ensure that any proposed development will comply substantially with the objectives in this chapter.

This document is for informational purposes only and does not supersede or supplant any information within the current code of ordinances. Speak with the Planning & Zoning department for the most accurate information.

Printed August 2018

OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street –Walhalla, SC



Tel: (864)638-4218 FAX (864) 638-4168

APPLICATION FOR VARIANCE

OCONEE COUNTY, SC

APPLICANT: Reid Wood and Lauren Wise: Prospective Buyers
68 Elks Club Road, Brevard, NC 28712, lpwise@gmail.com, 828 335-2919

Name	Title/Organization
------	--------------------

PROPERTY OWNER: (If different from applicant)
Cyrus and Lou Wingo Rogers

MAILING ADDRESS: 13 Flintrock Court, Greenville, SC 29611

PHONE: cell: (864) 991-5538 email: Sisaralo79@gmail.com

land line: _____

PROPERTY INFORMATION

STREET ADDRESS: Evergreen Ridge Rd, Tamassee, SC 29686

TAX PARCEL # 052-01-01-057 DEED BOOK/PAGE: Platt Book S, Pg. 24A

ZONING DESIGNATION: Control Free ACREAGE: 0.543

CODE SECTION FROM WHICH A VARIANCE IS REQUESTED: REQUEST Section 38-10.2: Control Free District Front Yard Setback Requirements

DESCRIPTION OF REQUEST:

Due to existing site conditions, the applicant seeks a variance to change the front yard setback of the property from 25' to 10'.

Instructions:

1. The applicant/owner must respond to the “findings” questions on page 3 of this application (you must answer “why” you believe the application meets the tests for the granting of a variance). See also Section 38-7.1 for additional information. You may attach a separate sheet addressing these questions.
- 2 . You must attach a scaled drawing of the property that reflects, at a minimum, the following:
 - (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the requested variance; (c) existing buildings and other relevant improvements on adjacent properties; and, (d) topographic, natural features, etc. relevant to the requested variance.
3. The Zoning Administrator will review the application for sufficiency prior to placing the application on the BZA agenda. If the application does not provide sufficient information, the administrator will contact the applicant to request that the applicant provide the required information. You are encouraged to schedule an application conference with a planner, who will review your application at the time it is submitted to insure the necessary materials is provided.
4. The applicant and/or property owner affirms that the applicant or someone acting on the applicant’s behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the Community Development office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or at to have the restriction terminated or waived, then the Community Development office will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the applicant seeks.

To that end, the applicant hereby affirms that the tract or parcel of land which is subject of the attached application is is not restricted by any recorded

covenant that is contrary to, conflicts with, or prohibits the requested activity.

_____ Applicant Signature

_____ Date

_____ Property Owner Signature

_____ Date

APPLICANT RESPONSES TO
SECTION 38-7.1
(You may attach a separate sheet)

1. Describe the extraordinary and exceptional condition (such as size, shape, and topography) that pertains to the subject property that does not generally apply to other land or structures in the vicinity.

See attached.

2. Are the circumstances affecting the subject property the result of actions by the applicant/owner? Explain.

See attached.

3. Describe the ways in which application of the requirement(s) of the ordinance effectively prohibit or unreasonably restrict the utilization of the subject property.

See attached.

4. Will the proposed variance result in an activity that will not be of substantial detriment to adjacent uses or to the public good, and the character of the district will not be harmed by the granting of the variance. Explain.

See Attached.

Parcel 052-01-01-057 Variance Additional Sheet

Question 1:

This property has 2 defining characteristics that limit available building sites:

1. Septic system installed in benched building site:
 - a. There is an existing bench cut for a building site with a rough driveway. The septic system was installed in this cut which means it cannot be used as a building site. The Septic Permit diagrams clearly indicated that future house placement was presumed to be above the bench cut. (See Exhibit A and Exhibit B, Exhibit C: Site Survey and Exhibit D: Septic Permit).
2. Steep slope:
 - a. There are no feasible building sites below or to the sides of the bench due to the steepness of the lot, proximity to the lake, lack of circulation to get vehicles to the site, and the amount of cut fill from the bench cut.

These two restrictions limit building sites to the high side of the property near the road.

Question 2:

We are not sure when the bench cut was installed, but it was before the septic system. The Septic Permit is dated 7/6/93

Question 3:

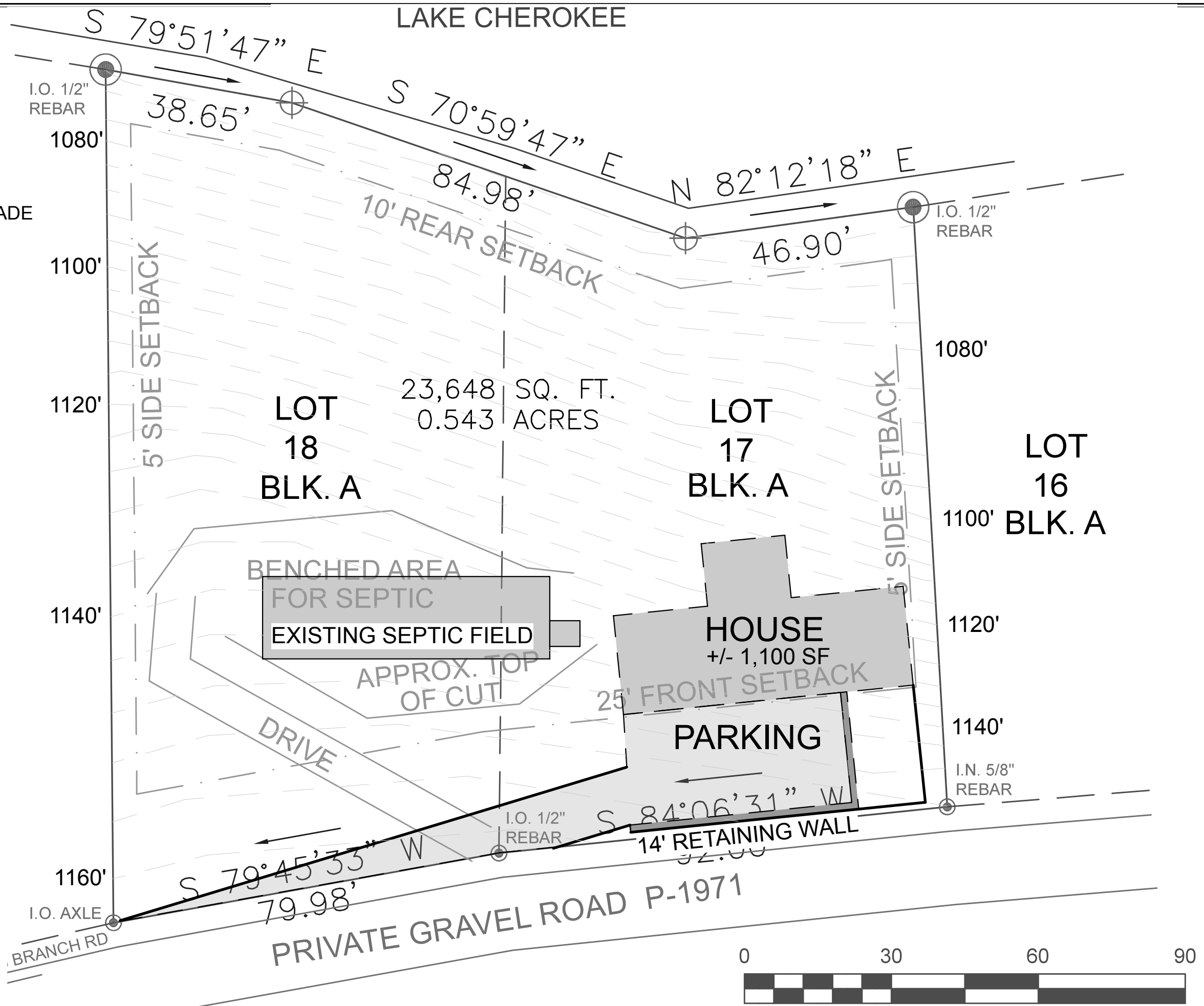
The countywide setback requirement of 25' from the front property line, in combination with the other existing hardships on the property, would make the lot essentially unbuildable.

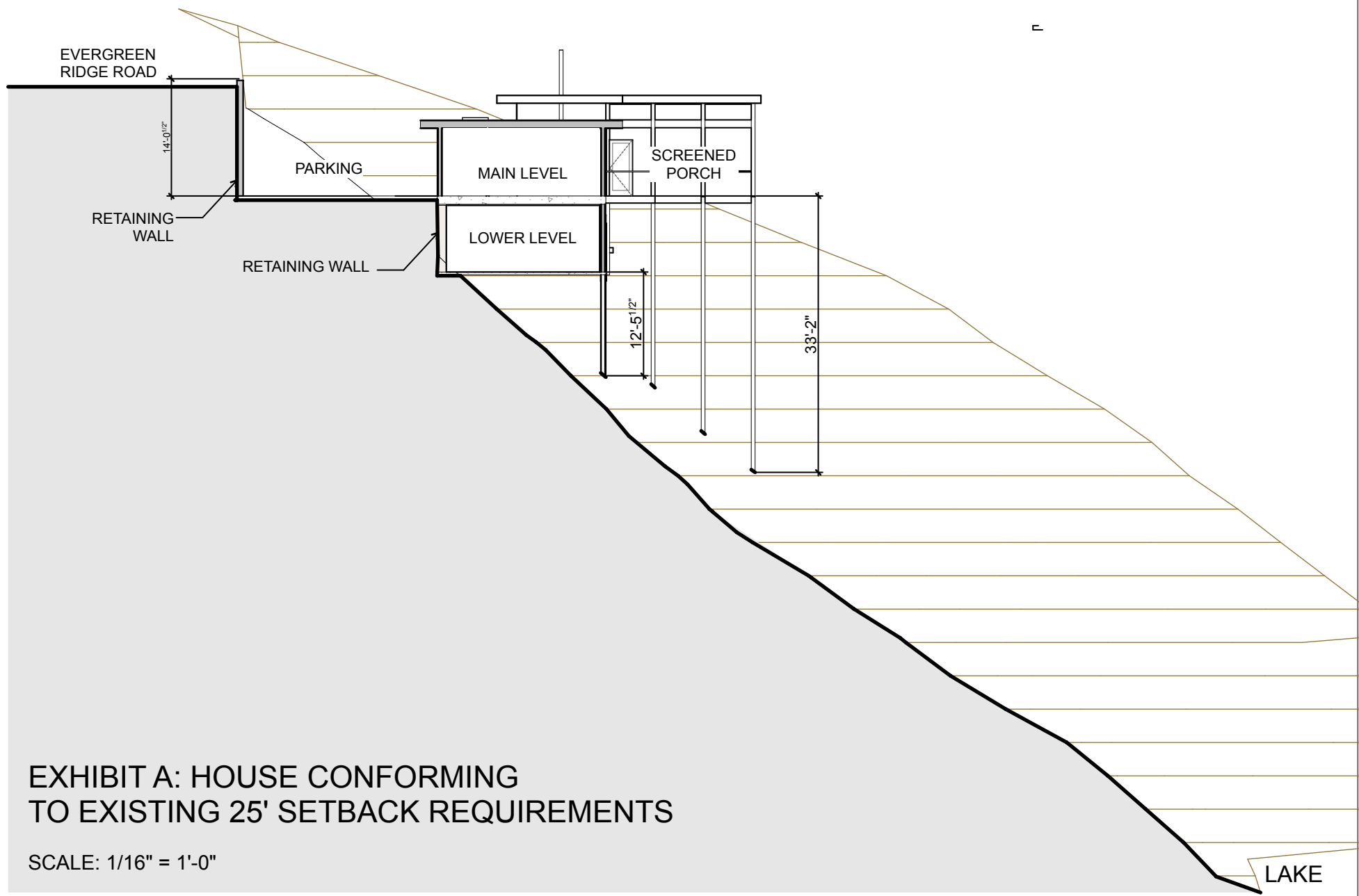
Question 4:

All the homes near this property were built within the setback due to similar grade conditions which establishes an existing precedent. Evergreen Ridge Road is a dead end road with only 2 houses past this property and is very lightly travelled. Building within the setback would not be a detriment to the existing properties, the public good, or character of the district. Please see Exhibit E: Houses on Evergreen Ridge Road for additional images.

EXHIBIT A: HOUSE CONFORMING TO EXISTING 25' SETBACK REQUIREMENTS

- CONCERNS:**
- MULTIPLE RETAINING WALLS REQUIRED
 - STEEP DRIVE WITH ONE WAY APPROACH
 - RECUR OF DRIVE TO SEPTIC REQUIRED
 - MAIN HOUSE SIGNIFICANTLY OUT OF GRADE
 - DIFFICULT TO ALIGN WITH CONTOURS





**EXHIBIT A: HOUSE CONFORMING
TO EXISTING 25' SETBACK REQUIREMENTS**

SCALE: 1/16" = 1'-0"

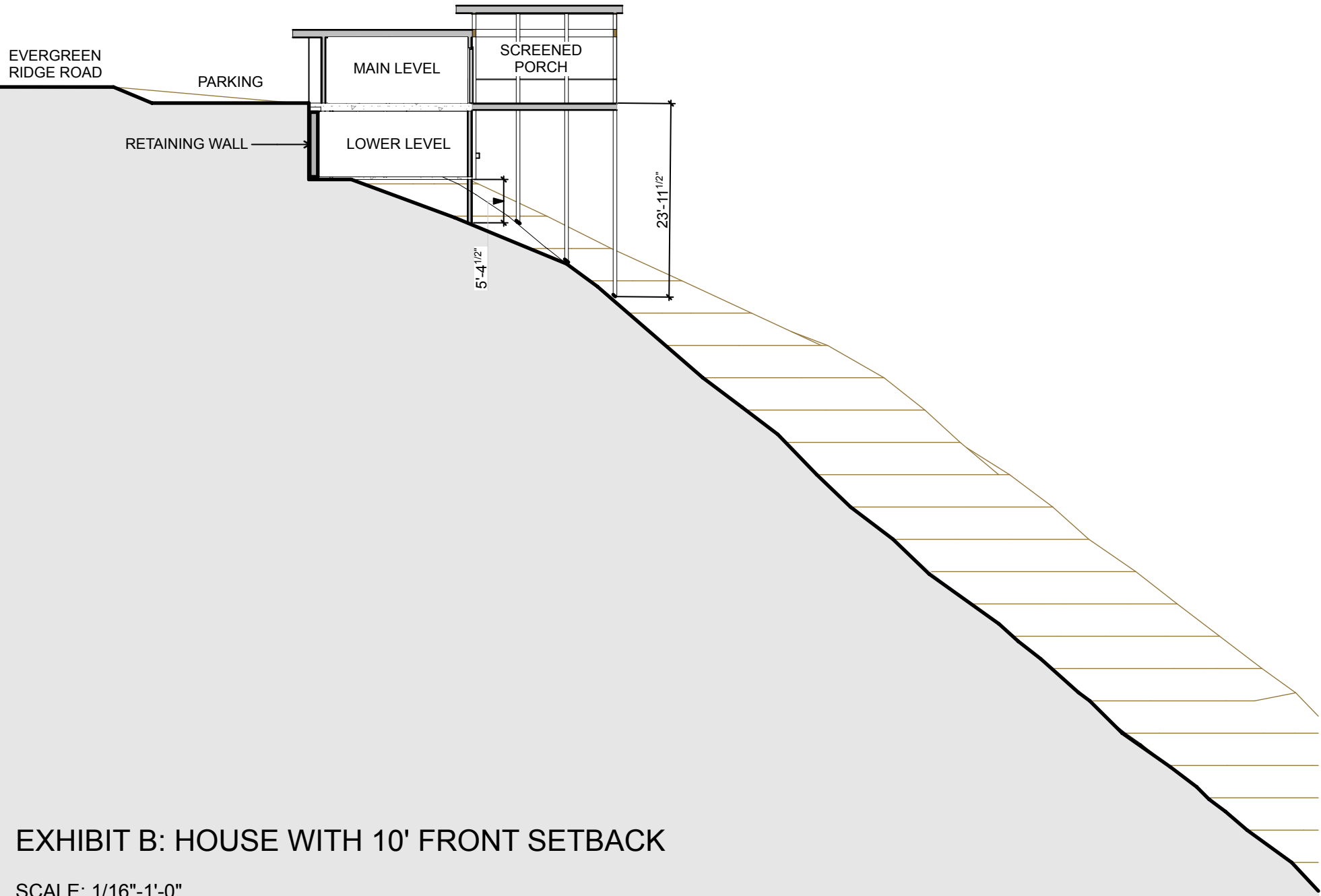
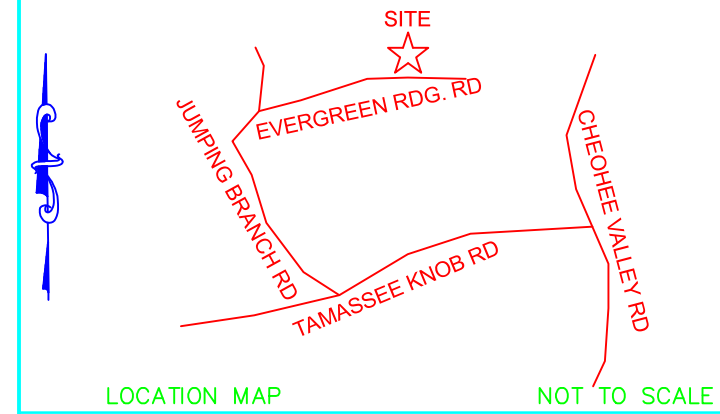
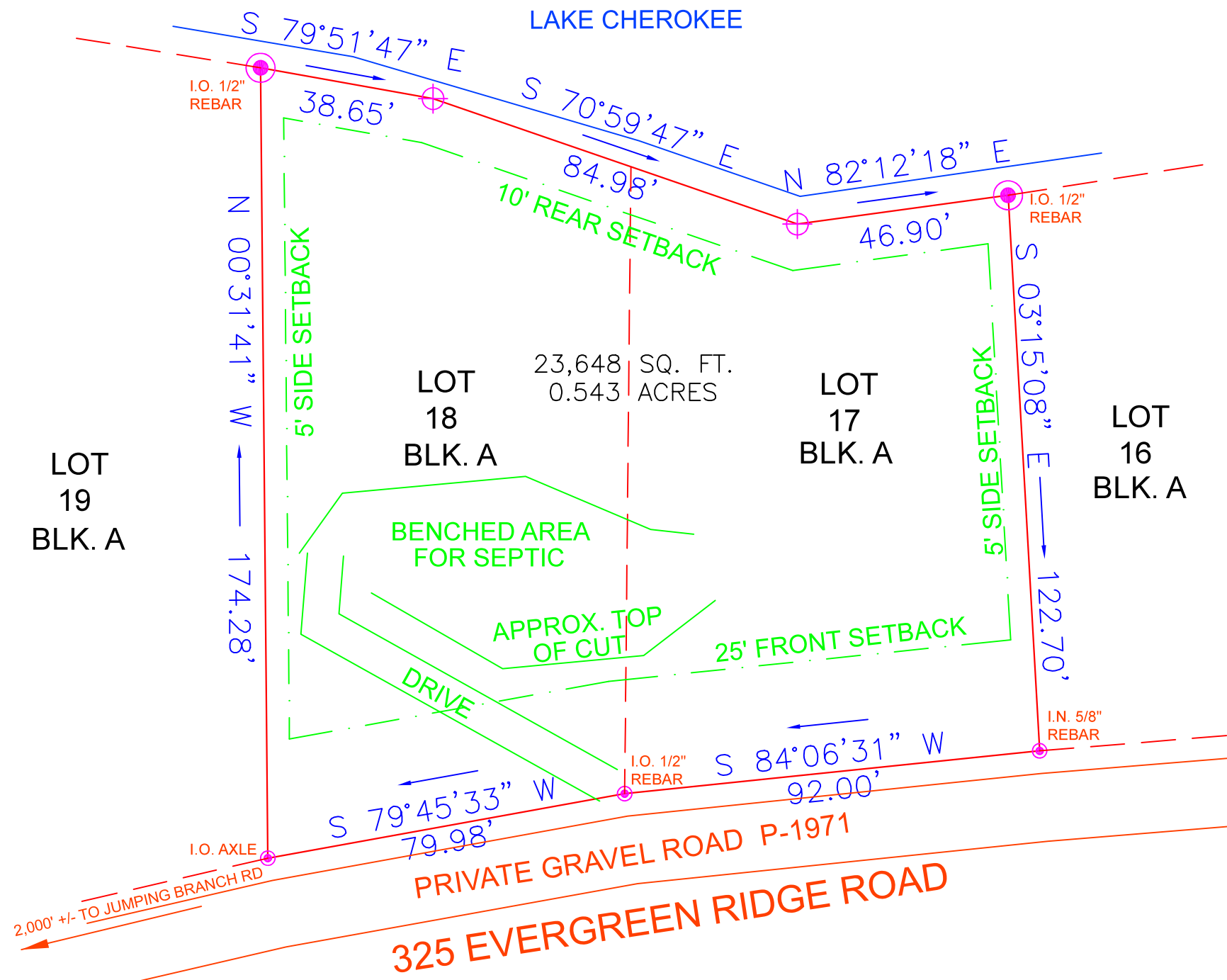


EXHIBIT B: HOUSE WITH 10' FRONT SETBACK

SCALE: 1/16"-1'-0"



CERTIFICATION:
 THIS IS TO CERTIFY TO LAUREN WISE REID WOOD THAT AN ACTUAL FIELD SURVEY WAS PERFORMED, AS REQUESTED, ON THIS PROPERTY UNDER MY SUPERVISION AND I DECLARE THAT:

1. THE FIELD SURVEY AND THIS PLAT REPRESENT A INDEPENDENT RESURVEY OF THE SUBJECT PROPERTY, THAT THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.
2. ALL RIGHTS-OF-WAYS, EASEMENTS AND ENCROACHMENTS, OBVIOUS AND APPARENT FROM FIELD OBSERVATION AT THE TIME OF THE SURVEY ARE AS SHOWN. C.L.WARD, P.L.S., DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY OTHERS. THIS PROPERTY IS SUBJECT TO ANY RECORDED AND/OR UNRECORDED RIGHTS-OF-WAYS, EASEMENTS, AND RESTRICTIONS.
3. THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE ANY EXISTING STREETS AND ALL STRUCTURES ARE EXISTING.
4. THE AREA OF THE SUBJECT PROPERTY WAS CALCULATED BY COMPUTER AND THIS SURVEY MEETS THE REQUIREMENTS OF A CLASS A SURVEY AS DEFINED BY THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA.



SIGNATURE OF PROFESSIONAL SURVEYOR
 DATE OF SIGNATURE
13857
 SOUTH CAROLINA REGISTRATION NUMBER

*BASED UPON GRAPHIC DETERMINATION, THIS PROPERTY _____ DOES/_____ DOES NOT LIE IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA (ZONE AE) per _____ COUNTY COMMUNITY PANEL No. _____ DATED _____.

*BASED UPON GRAPHIC DETERMINATION, THIS STRUCTURE _____ DOES/_____ DOES NOT LIE IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA (ZONE AE) per _____ COUNTY COMMUNITY PANEL No. _____ DATED _____.

NOTE:
 THERE IS A _____ DRAINAGE AND UTILITY EASEMENT ON EACH SIDE OF ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE NOTED.

SURVEYED AS REQUESTED BY
LAUREN WISE
REID WOOD
 OCONEE COUNTY, SOUTH CAROLINA

DATE OF SURVEY	NAME OF DWG.	TAX MAP NUMBER
07/26/2020	325_EVRGRN_RDG	052-01-01-057



C.L. WARD, P.L.S.
 104 CASTLE DRIVE
 SENECA, S.C. 29672
 (864)661-8253



SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
 PERMIT TO CONSTRUCT - CERTIFICATE OF FINAL APPROVAL
 INDIVIDUAL SEWAGE TREATMENT AND DISPOSAL SYSTEM

Permit No: 93070041
 LYNNE ROGERS SEATE
 210 STAMP CREEK RD.
 SALEM SC 29676

Receipt No: Y18181 Fee: \$ 60.00
 Water Supply: Well Type Facility: House
 Tax Map #: _____
 Location: LOT 17, 18 BLOCK A LAKE CHEROKEE

SYSTEM SPECIFICATIONS

Est. Daily Flow: N/A
 Loading Rates: 0.50
 Tank Size(s): 890 gal

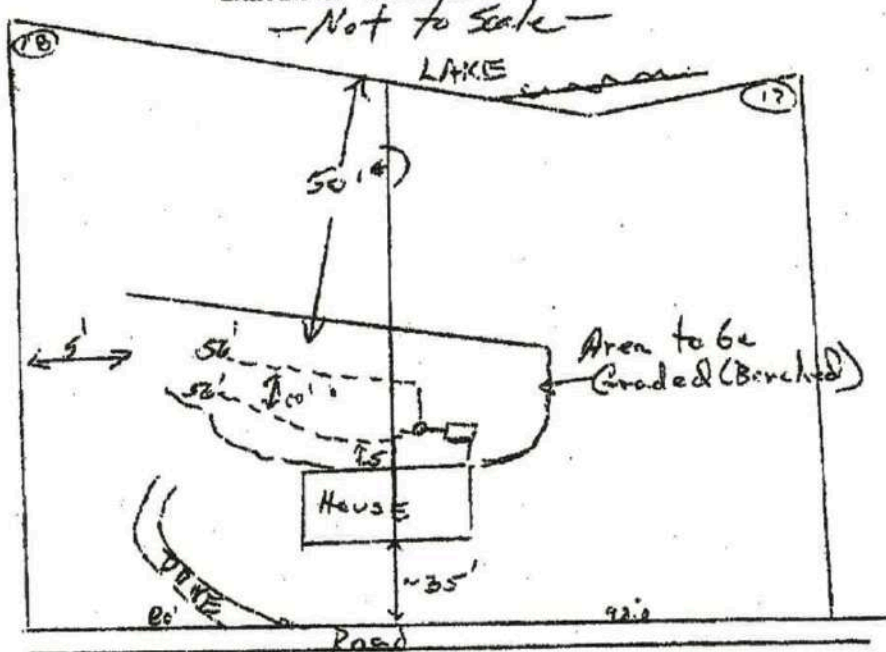
Trenches: Length: 112'
 Width: 36"
 Max. Depth: N/A"
 Stone Depth: 28"

Min. Pump Cap.: N/A gpm
 at N/A ft. of Head

SPECIAL INSTRUCTIONS/CONDITIONS

- * Keep Sptic tank system at least 50' from Lake
- * Keep sptic tank system at least 50' from well
- * Area for absorption trenches and sptic tank must be berched (graded)

SKETCH OF RECOMMENDED INSTALLATION



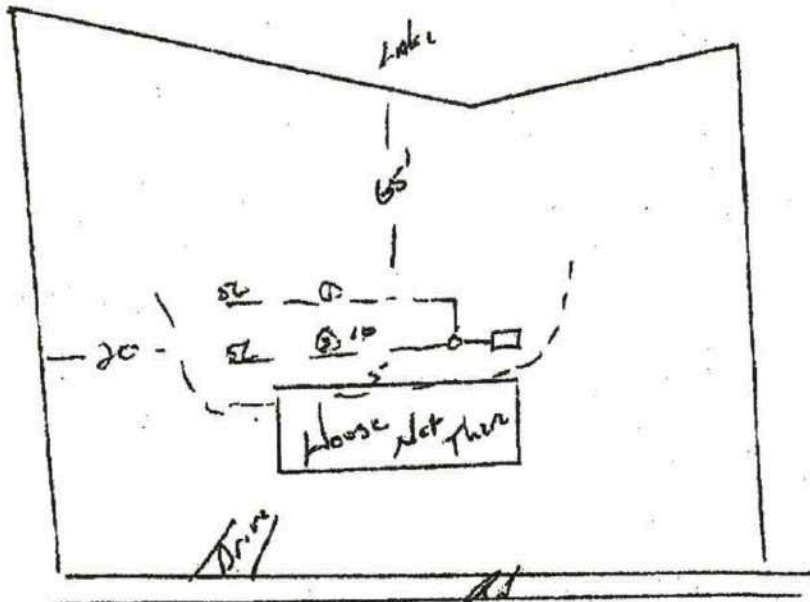
ACTUAL INSTALLATION

Installer: Woods
 Tank Mfg.: CFC
 Pipe Mfg.: Cromper
 Well Installed: N1-50
 Nearest Actual Distances System to:

Well: Not Installed
 Foundations: 5'
 Property Lines: 50'
 Impoundments: 65'
 Streams: N/A

Line No.	Grade Readings	
	A	B
1	5.8	5.8
2	6.2	6.2
Level		
1	30"	30"
2	24"	24"

SKETCH OF ACTUAL INSTALLATION



THIS CERT. OF FINAL APPROVAL IN NO WAY GUARANTEES THE LIFE OF THE SYSTEM OR THAT IT WILL FUNCTION PROPERLY UNDER ANY OR ALL CONDITIONS

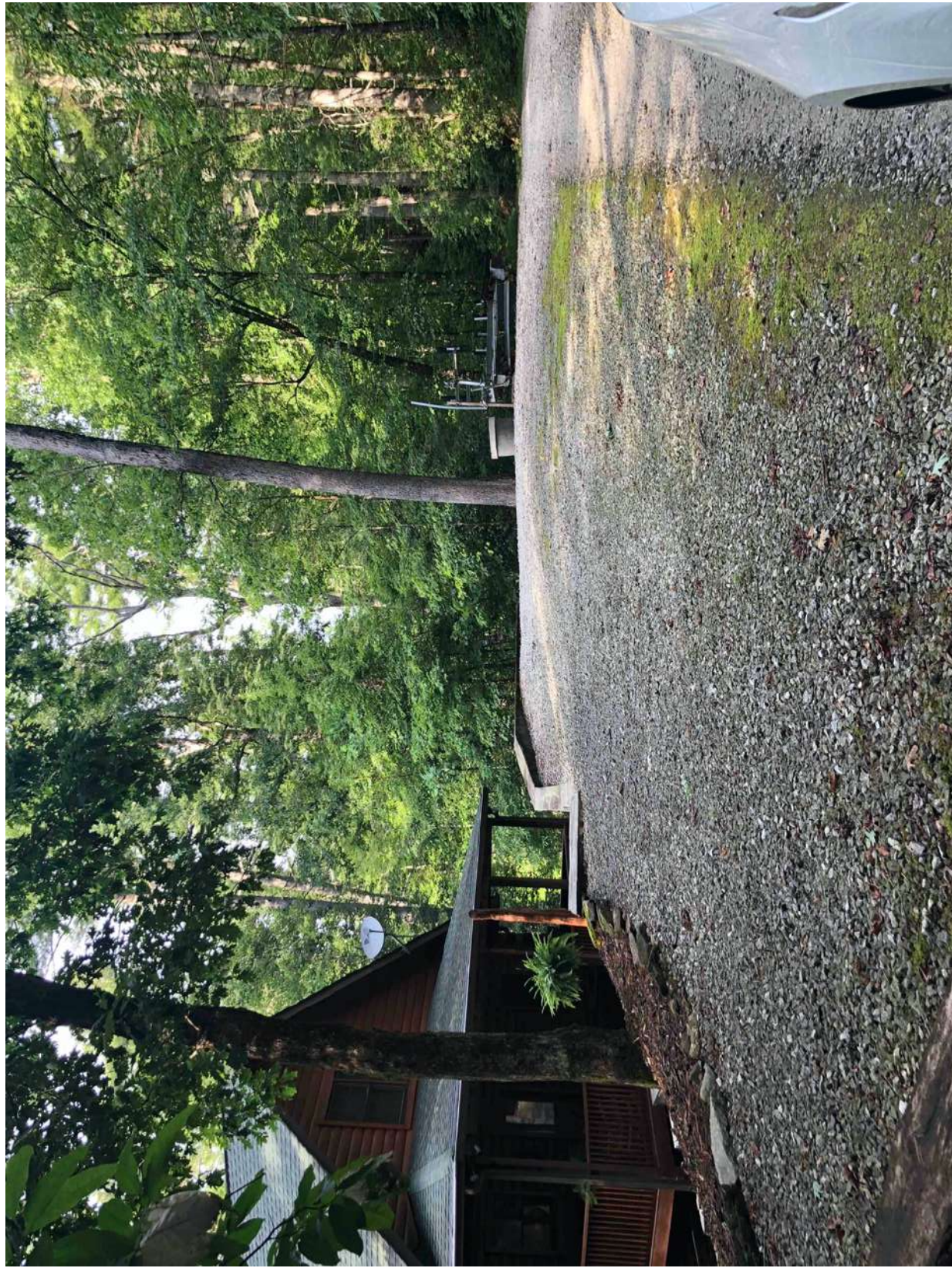
Issued By: [Signature] Date: 7/16/93 Approved By: [Signature] Date: 8-15-02
 DHEC 1739 (REV. 12-83) 26.25M 9-88

EXHIBIT E: HOUSES ON EVERGREEN RIDGE ROAD

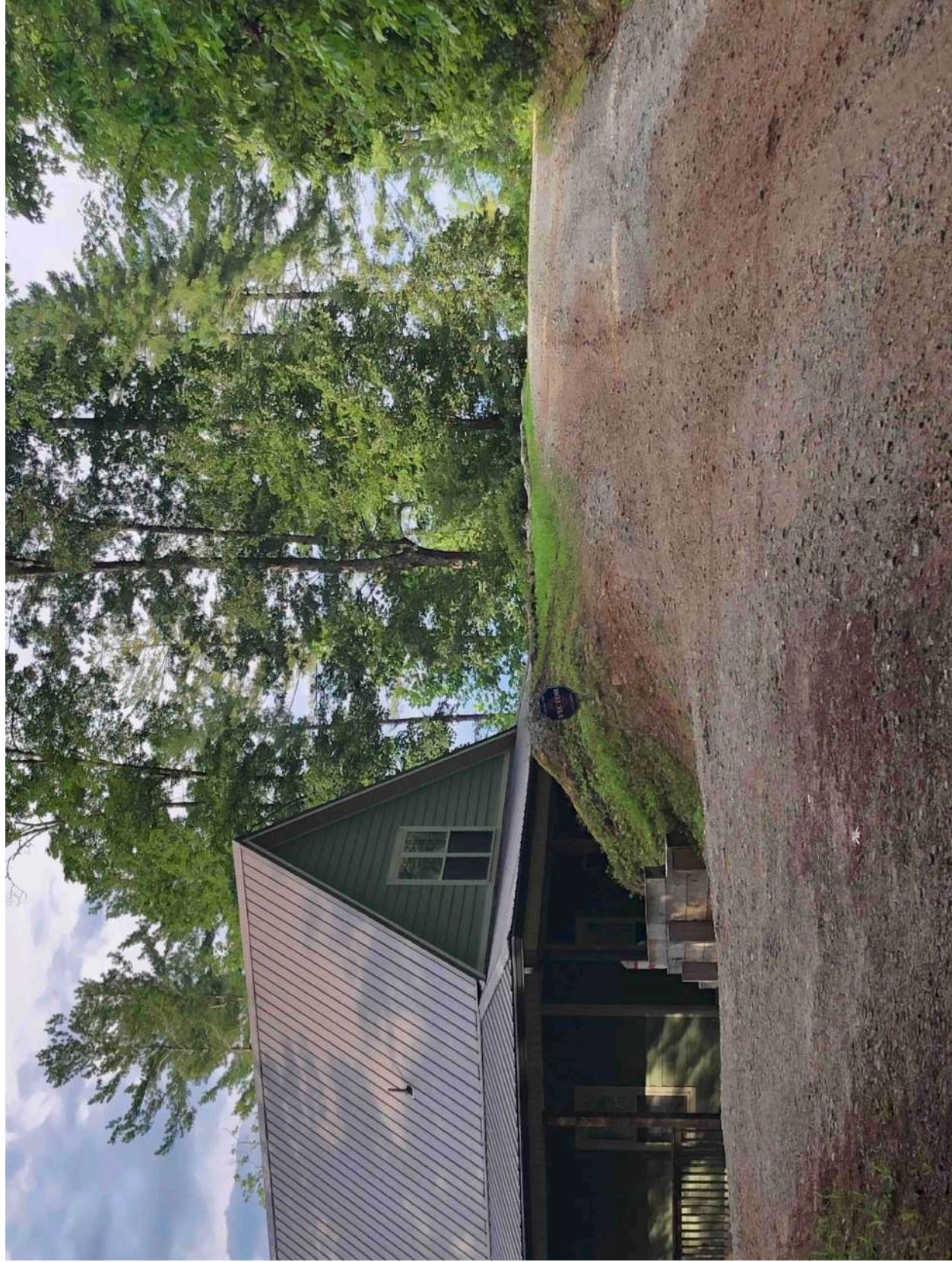


AREA MAP

321 EVERGREEN RIDGE ROAD



329 EVERGREEN RIDGE ROAD



339 EVERGREEN RIDGE ROAD



Re: Signed docs

From: Cy Rogers (sisaralo79@gmail.com)

To: reidnik2002@yahoo.com; gwen@gfowler.com; gwentfowler@gmail.com

Date: Thursday, July 30, 2020, 02:34 PM EDT

To Whom It May Concern,

We have lots 17 and 18 Section A, Lake Cherokee, for sale, and under contract to Reid Wood and Lauren Wise. For the buyers to be able to build the home they want on the lot, with the very steep slope, they need a variance from the set back from the road, as they would like to build above the existing septic system.

This letter is to acknowledge our desire for the zoning and appeal board to hear this matter and to decide in the favor of the variance.

Respectfully,

Cyrus D. Rogers and Lou W. Rogers, owners

On Thu, Jul 30, 2020 at 11:40 AM Reid Wood <reidnik2002@yahoo.com> wrote:

Good morning Gwen,

In order to apply for a variance we need a letter from the current property owner stating that they are aware that we are applying for a variance and want to support your actions. Could you please ask the Rogers if they could send/email us a letter stating their support?

Thank you,

Reid