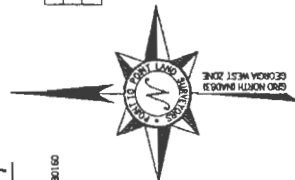


OWNER: 1565 WALCHIN, LLC
SITE ADDRESS: 1965 VALUO IN RD. KENNESAW, GA 30160
PARCEL ID: 20017400760
AREA: 7.67 +/- ACRES
ZONED: LIGHT INDUSTRIAL
REFERENCE: DEED BOOK 15017 PAGE 1090

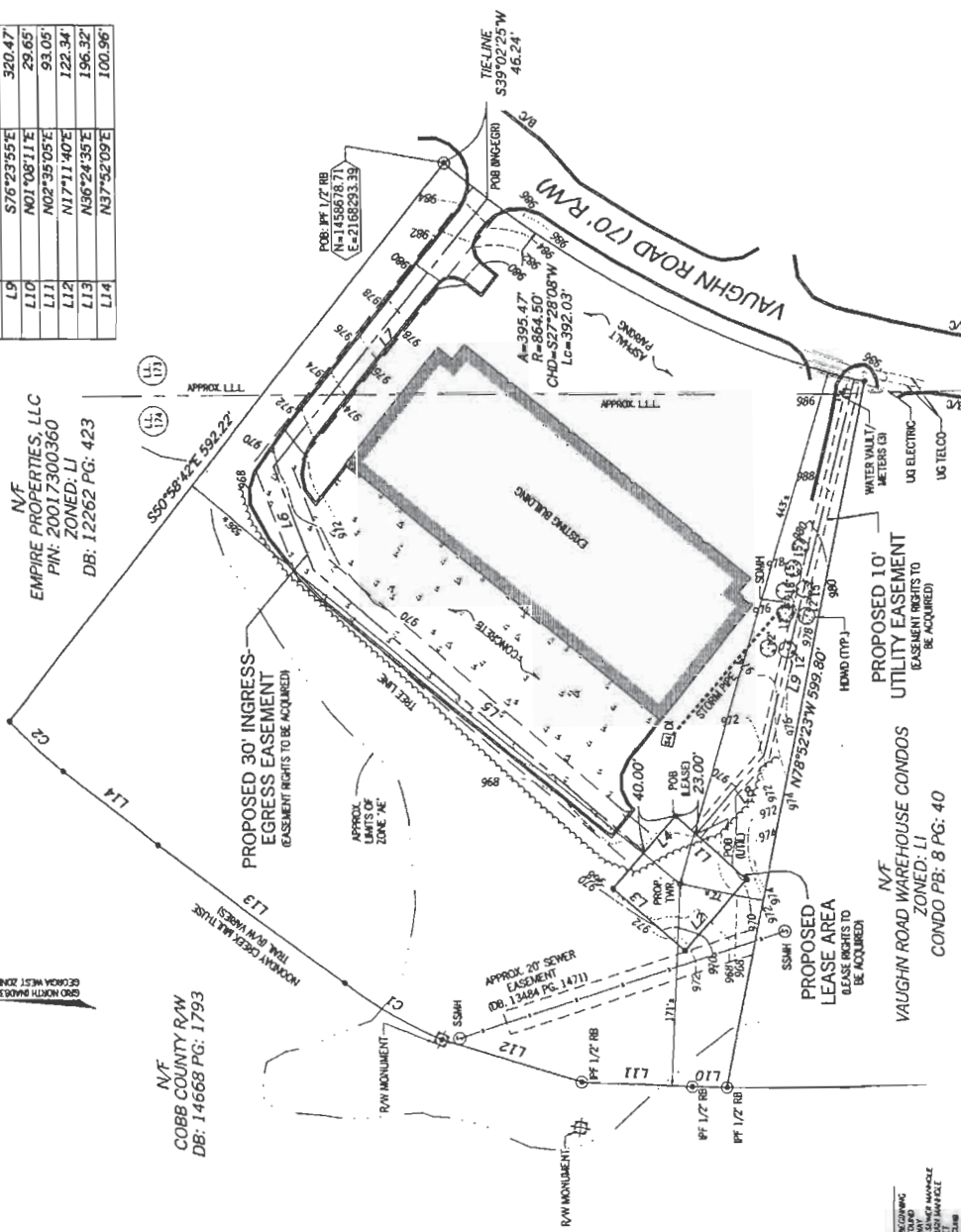
LINE	ARC	CHD. BRG.	RADIUS	CHD.
C1	95.59"	N30°05'19"E	351.97'	95.30'
C2	61.89"	N42°50'07"E	356.97'	61.81'

LINE	BEARING	DISTANCE
11	S41°08'29"W	80.00'
12	N48°51'31"E	80.00'
13	N41°08'29"E	80.00'
14	S48°51'31"E	80.00'
15	S40°25'35"W	362.02'
16	S68°52'46"W	91.84'
17	N50°38'00"W	286.53'
18	S48°51'31"E	87.42'
19	S76°23'55"E	320.47'
20	N01°08'13"E	29.65'
21	N02°35'35"E	93.05'
22	N77°14'02"E	122.34'
23	S36°52'24"E	136.32'
24	N36°29'24"E	100.96'



N/F
EMPIRE PROPERTIES, LLC
PIN: 20017300360
ZONED: LI
DB: 12262 PG: 423

N/F
COBB COUNTY R/W
DB: 14668 PG: 1793



LEGEND

POM	POINT OF BEGINNING
WPA	WHERE PAIR FOUND
V/A	VEGETATION
S/S	SEASONAL SWAMP
ST	STAGNANT WATER
D/E	DEEP ELEVATION
M/C	MAJOR CREEK
R/B	REAR BEAR
L/G	UNDERGROUND LAKE
T/L	TRAIL
H/W	HARDWOOD

LINE TABLE

CURVE TABLE

VICINITY MAP

GENERAL NOTES

THIS EASEMENT SURETY WAS PREPARED FOR THE EXCLUSIVE USE OF AT&T AND EXCLUSIVELY FOR THE TRANSFER OF THE LEASEHOLD AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFER OF THE SUBJECT PROPERTY NOR ANY PORTION OR PORTIONS THEREOF.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREON.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TOTAL STATION 1103 ROBOTIC.

THE FIELD WORK WAS COMPLETED ON OCTOBER 11, 2012.

THE PLAY HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,000+ FEET.

THE 2' CONTOURS SHOWN ON THIS EASEMENT SURVEY ARE ADJUSTED TO NAVD 88 DATUM AND HAVE A VERTICAL ACCURACY OF ± 1'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS EASEMENT SURVEY ARE BASED ON GRID NORTH 9940 830
GEORGIA WEST ZONE.

A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA ZONE "AE" WITH A BASE FLOOD ELEVATION OF 960' A.M.S.L. AS PER F.L.J.M. COMMUNITY PANEL NO. 1306700039H DATED MARCH 04, 2013.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPOSE ALL SUCH UTILITIES IN THE AREA. EITHER

IN SERVICE OR ABANDONED, THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT REASONABLY LOCATED THE UNDERGROUND UTILITIES.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE JUDICIAL TENURE AND ETHICS BOARD. COURT REPORTER AND RECORDS SECTION, JUDICIAL TENURE AND ETHICS BOARD, 1000 N. W. 10TH AVENUE, SUITE 1000, MIAMI, FL 33136.

CERTIFICATE OF AUTHORIZATION: LSF0000843

OFFICIALS' NAMES

SITE INFORMATION

ATTITUDE = 34°00'31.23" (NAD 83)
AT CENTER OF PROPOSED TOWER

LONGITUDE = -84°35'31.14" (NAD 83)

ADAPTATION AT SCOTLAND'S FISH FARMING 2007-22

GRAPHIC SCALE IN FEET
SCALE 1" = 100'

001 1: TNGS

(SURVEY NOT VALID WITHOUT SHEET 2)

NO.	DATE	REVISION
1	12/19/2013	MOVED PROPOSED TOWER

POINT TO POINT
LAND SURVEYORS
810 Jackson Street
Locust Grove, Georgia 30248
(678) 565-4440 (f) 678-565-4497
pointsurvey.com

EASEMENT SURVEY PREPARED FOR:

 at&t

GA2367

DRAWN BY: WAW
CHECKED BY: JKL
APPROVED: C. INER
DATE: OCTOBER 23, 2013

1/5/02	2
--------	---

SLUP-4
(2014)

APPLICANT: New Cingular Wireless PCS, LLC

(770) 708-0565

REPRESENTATIVE: Ellen Smith (770) 661-1216

Holt Ney Zatcoff & Wasserman, LLP

TITLEHOLDER: 1965 Vaughn, LLC

PROPERTY LOCATION: Northwest side of Vaughn Road, north
of Roberts Boulevard

(1965 Vaughn Road).

ACCESS TO PROPERTY: Vaughn Road

PHYSICAL CHARACTERISTICS TO SITE: Office/Warehouse

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: LI/Office-Warehouse

SOUTH: LI/Office-Warehouse

EAST: LI/Office-Warehouse

WEST: LI/Office-Warehouse

OPPOSITION: NO. OPPOSED ____ **PETITION NO:** ____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED ____ **MOTION BY** _____

REJECTED ____ **SECONDED** _____

HELD ____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED ____ **MOTION BY** _____

REJECTED ____ **SECONDED** _____

HELD ____ **CARRIED** _____

STIPULATIONS:

PETITION NO: SLUP-4

HEARING DATE (PC): 04-01-14

HEARING DATE (BOC): 04-15-14

PRESENT ZONING: LI

PROPOSED ZONING: Special Land

Use Permit

PROPOSED USE: Wireless

Communications Tower

SIZE OF TRACT: 7.67 acres

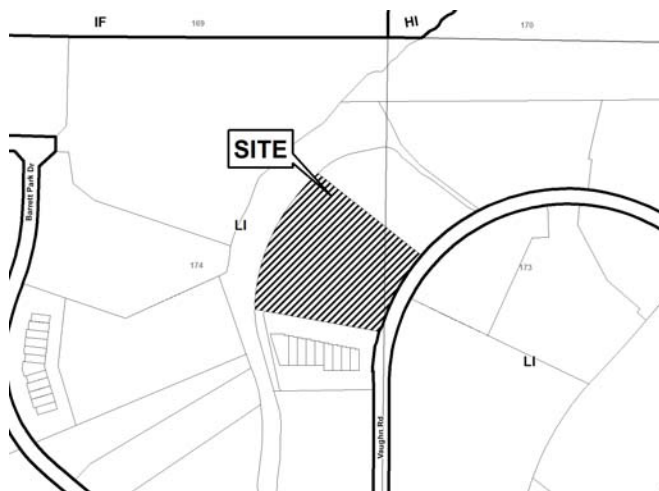
DISTRICT: 20

LAND LOT(S): 173, 174

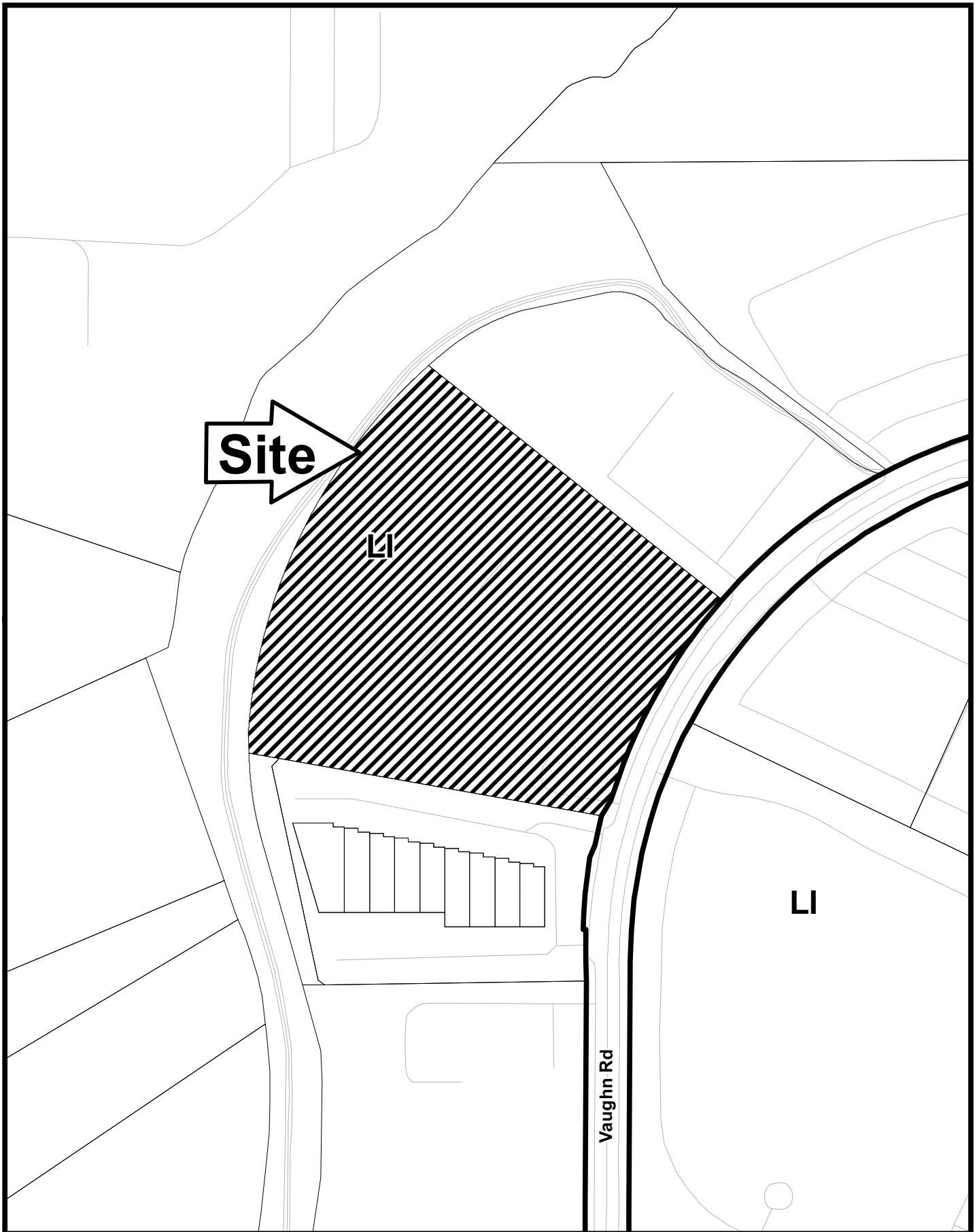
PARCEL(S): 26

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1



SLUP-4



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 200 400 Feet



City Boundary
Zoning Boundary

APPLICANT: New Cingular Wireless PCS, LLC

PETITION NO.: SLUP-4

PRESENT ZONING: LI

PETITION FOR: SLUP

ZONING COMMENTS: Staff Member Responsible: Jason A. Campbell

Applicant is requesting a Special Land Use Permit for the purpose of erecting a 100-foot monopole wireless communications tower and associated facilities. AT&T is proposed to be the carrier located at the top of the facility at a “rad center” height of 96 feet. The tower is being designed to accommodate up to three additional carriers. As required by the Zoning Ordinance, the entirety of the proposed area will be enclosed with a six-foot high chain link fence. Applicant does not expect that the FAA will require the facility to be lighted. The facility will be unmanned, and will only have monthly site visits by carriers’ maintenance technicians. Applicant’s Radio Frequency (RF) engineer’s letter is attached for your review and includes propagation maps indicating coverage with and without the proposed tower. Applicant has also submitted the required landscape plan. Staff has been in contact with the outside consultant and the report indicates the application has proved the tower to be required.

The subject property is located within the Traffic Pattern Zone for the Civilian Airport Hazard District of the Zoning Ordinance (§134-275), and in connection with same, the applicant has submitted the attached FAA Aeronautical Evaluation prepared by SiteSafe.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

The sewer easement shown (DB 13484 Pg 1471) is private. CCWS is not a party to the easement.

TRAFFIC COMMENTS:

No additional access to Vaughn Road.

Recommend a FAA Study.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

FIRE COMMENTS:

After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal’s Office is confident that all other items can be addressed during the Plan Review Stage.

STORMWATER MANAGEMENT COMMENTS

No comments.

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STAFF RECOMMENDATIONS

SLUP-4 NEW CINGULAR WIRELESS PCS, LLC

The applicant is requesting a SLUP for the construction of a 100-foot monopole wireless communications tower and associated equipment within an 80' x 80' lease area on the subject property. The existing Light Industrial (LI) zoning of the subject property and its location being surrounded by LI office/warehouse uses and the applicant's attached Statement of Proposed Site Improvement offer reasons given by the applicant that the site is acceptable for the proposed monopole.

As the applicant has noted in the attached information, the proposed development meets the zoning, setbacks and landscaping requirements. The applicant has also provided affirmative responses to the 15 zoning standards used when deciding to grant or deny a SLUP application.

The proposed development includes a six-foot chain link fence around the lease area topped with barbed wire and the applicant has provided a landscape plan for the buffer area that will surround the facility.

Discussions with the County's consultant indicate that the tower application has demonstrated the need for approval.

Based on the above analysis and the Site Review provided by the County consultant, CityScape, Staff recommends APPROVAL subject to the following conditions:

- Site plan received by the Zoning Division on February 6, 2014;
- Cobb County's consultant's report not in conflict with the Board of Commissioners' decision;
- Height of the tower not to exceed 100 feet;
- Approval from the FAA and/or the McCollum Air Field Manager that the proposed tower is not an object affecting navigable airspace;
- Department of Transportation comments and recommendations.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

HOLT NEY ZATCOFF & WASSERMAN, LLP

ATTORNEYS AT LAW

100 GALLERIA PARKWAY, SUITE 1800

ATLANTA, GEORGIA 30339-5960

TELEPHONE 770-956-9600 FACSIMILE 770-956-1490

Ellen W. Smith

February 6, 2014

BY HAND DELIVERY

Zoning Division

Community Development Agency

Cobb County, Georgia

1150 Powder Springs Street, Suite 400

Marietta, Georgia 30064

Re: Application for Special Land Use Permit, Cobb County, Georgia by New Cingular Wireless PCS, LLC for a wireless communications facility (the "**Application**") to be located at 1965 Vaughn Road, Kennesaw, Georgia 30160 (the "**Property**")

STATEMENT OF PROPOSED SITE IMPROVEMENTS

Ladies and Gentlemen:

This law firm has the pleasure of representing New Cingular Wireless PCS, LLC (also known as "**AT&T**"; the "**Applicant**"), with respect to the Application. Applicant respectfully submits for your consideration the Application, the approval of which will result in the County's issuance of a special land use permit ("**SLUP**") to allow the construction, operation and maintenance of a wireless communications tower and related antennas and equipment (collectively, the "**Facility**") on a 6,400 square foot portion (the "**Site**") of the Property.

Background - The Property and the Site

The Property, owned by 1965 Vaughn Road, LLC ("**Owner**"), is an approximately 7.67-acre tract zoned LI (Light Industrial), and fronting on Vaughn Road. The Property is improved with an existing building and parking area to support the industrial uses contained therein. The Property is surrounded by properties also zoned LI. The Noonday Creek Multiuse Trail forms the northwestern boundary line of the Property.

Owner has leased the Site, together with utility and ingress/egress easements, to Applicant. The Site is located in the southwestern portion of the Property, behind the existing building and adjacent to the existing parking serving the building, and the proposed Facility is a permitted use for the Site, upon issuance of the requested SLUP.

HOLT NEY ZATCOFF & WASSERMAN, LLP

Zoning Division
Community Development Agency
Cobb County, Georgia
February 6, 2014
Page 2

The Facility / Proposed SLUP

The Facility which Applicant plans to construct will include a one hundred foot (100') high monopole tower, ground-mounted communications equipment, and associated minor site improvements to facilitate operations and maintenance of and access to the Facility on the Site.

The Facility in the proposed Site on the Property meets the setback requirements set forth in Section 134-273(3)(a) of Chapter 134 of the Official Code of Cobb County, Georgia, as the same is amended from time to time (such Chapter being the "***Zoning Ordinance***"). Although the Facility is proposed to be located closer to the southern property line (72-feet away) than to the existing building on the Property, the Facility (i) is more 22 feet farther away from that property line than the 50 feet required by Section 134-273(3)(a)(2) (requiring a setback distance equal to one-half of the tower's height as measured from the base to any property boundary), and (ii) cannot be located closer to the existing building without disrupting existing traffic patterns and parking for the existing business operated on the Property.

AT&T is proposed to be the carrier located at the top of the Facility at a "rad center" (*e.g.*, middle of antenna center) height of 96 feet. In addition to AT&T, the Facility is being structurally designed to accommodate up to three additional carriers.

The equipment and other associated site improvements are shown on the plans submitted herewith and are limited to those uses associated with the operation of the antenna or towers and are appropriate in scale and intensity. The entirety of the Site will be enclosed with a six foot (6') high chain link fence with three strands of barbed wire, as more particularly shown on the enclosed plans. Additional details relating to the Site and the Facility are set forth in the plans submitted herewith. (*See Zoning Ordinance §§ 134-273(3)(c) and (d).*)

Applicant confirms that the Facility will meet or exceed current standards of the Federal Aviation Administration, the Federal Communications Commission, and any applicable agency guidelines governing the construction and operation of such a telecommunications tower. Applicant does not expect that the FAA will require the Facility to be lighted.

Once constructed, the Facility will be unmanned. Only monthly site visits by carriers' maintenance technicians are anticipated. The Facility will not have water and sewer services, and it will not generate any waste. Again, the only utility connections required are electric and telephone services. The electricity demand of the Facility will be similar to that of a single-family residence. The Facility will not create a significant demand for community services. In fact, the Facility will provide a service to the community in the form of safe, reliable and

HOLT NEY ZATCOFF & WASSERMAN, LLP

Zoning Division
Community Development Agency
Cobb County, Georgia
February 6, 2014
Page 3

uninterrupted wireless service for use by the general public, emergency services personnel and others in this area of Cobb County.

The Facility will be an integral part of the AT&T wireless network across Cobb County and other portions of the greater Atlanta area, as more particularly described in the radio frequency affidavit included with this Statement.

Zoning Requirements

Chapter 134 of the Zoning Ordinance, and specifically, Section 134-273 thereof, sets forth the zoning requirements applicable to the placement of communications towers and antennas on property within the County. In satisfaction of these requirements, and in addition to this Statement, Applicant hereby submits the following documents for the Division's review:

1. Application for Special Land Use Permit, Cobb County Georgia form, including original notarized signature of Owner and Applicant's representatives¹;
2. A copy of the Property warranty deed to Owner;
3. Metes and Bounds legal descriptions of the Property, Site and easements benefitting the Facility;
4. Copy of the paid tax receipt for the Property;
5. Zoning Standards Analysis (addressing SLUP considerations);
6. Site Plans (including survey and scaled elevation drawing of proposed tower) (5 full sized copies; 2 copies measuring 8 ½ x 11);
7. RF Engineer's Analysis from AT&T supporting the need for the Facility and including a documentation of all towers within a three-mile radius of the proposed Facility (per Zoning Ordinance Section 134-273(3)(m));
8. Application and Consultant Fees (\$6,000.00); and
9. Sign Deposit and Fees (\$318.00).

The Application and the accompanying documents support Applicant's request for the Facility SLUP and comply with all Cobb County zoning requirements.² The Owner and

¹ Applicant will attempt contact neighbors contiguous to the Property and will file the appropriate form when and if it has any signatures. Applicant will also notify in writing all property owners within a 1,000-foot radius of the subject property as shown on the most current tax records. Such notice will be accomplished by mailing a copy of the Application form and proposed site plans by first class mail. Applicant will then file with the Zoning Division of Cobb County a certificate of mailing from the United States Post Office.

² Applicant notifies Cobb County of its constitutional concerns. If the Board denies the Application in whole or in part, then the Property does not have a reasonable economic use under the Zoning Ordinance. The Application meets the test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. See Guhl vs.

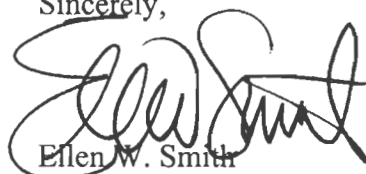
HOLT NEY ZATCOFF & WASSERMAN, LLP

Zoning Division
Community Development Agency
Cobb County, Georgia
February 6, 2014
Page 4

Applicant respectfully request that the Division recommend the approval of the Application to the Board for consideration at the next available public hearing.

We are happy to answer any questions or provide any information that the Division, its consultant or the Board may have with regard to the Application.

Sincerely,



Ellen W. Smith

EWS/ews
Enclosures

Holcomb Bridge Road, 238 Ga. 322 (1977). If the Board denies the Application in whole or in part, such an action will deprive Applicant and Owner of the ability to use the Property in accordance with its highest and best use. Similarly, if the Board limits its approval of the SLUP by attaching conditions thereto affecting any portion of the Property or the use thereof, either of such actions being taken without Applicant's consent, then such action would deprive Applicant and Owner of any reasonable use and development of the Property. Any such action is unconstitutional and will result in a taking of property rights in violation of the just compensation clause of the Constitution of the State of Georgia (*see Ga. Const. 1983, Art. I, § 3, para. 1(a)*), and the just compensation clause of the Fifth Amendment to the United States Constitution (*see U.S. Const. Amend. 5*). To the extent that the Zoning Ordinance allows such an action by the Board, the Zoning Ordinance is unconstitutional. Any such denial or conditional approval would discriminate between Applicant and Owner and owners of similarly situated property in an arbitrary, capricious, unreasonable and unconstitutional manner in violation of Article I, Section I, Paragraph 2 of the Georgia Constitution and the Equal Protection Clause of the Fourteenth Amendment to the United States Constitution. Finally, a denial or a conditional approval of the Application (with conditions not expressly approved by Applicant) would constitute a gross abuse of discretion and an unconstitutional violation Applicant's rights to substantive and procedural due process as guaranteed by the Georgia Constitution (*see Ga. Const. 1983, Art. I, § 1, para. 1*) and the Fifth and Fourteenth Amendments of the United States Constitution (*see U.S. Const. Amend. 5 and 14*). Applicant further challenges the constitutionality and enforceability of the Zoning Ordinance for lack of objective standards, guidelines or criteria limiting the Board's discretion in deciding applications for SLUP.

Furthermore, the Telecommunications Act of 1996, codified at 47 U.S.C. § 332(c) (the "1996 TCA") was intended to "promote competition and reduce regulation in order to secure lower prices and higher quality services for American telecommunications consumers and encourage the rapid deployment of new telecommunications technologies." *Preamble to 1996 TCA*. The primary mechanisms used by the 1996 TCA to "promote competition and reduce regulation" are prohibitions against local regulations that (i) "unreasonably discriminate among providers of functionally equivalent services" or (ii) "prohibit or have the effect of prohibiting the provision of personal wireless services." 47 U.S.C. § 332(c)(7)(B). Also, section 253 of the 1996 TCA provides that "no State or local statute or regulation ... may prohibit or have the effect of prohibiting the ability of any entity to provide any interstate or intrastate telecommunications service." The Board may violate the 1996 TCA on all three grounds if it denies the Application. Nevertheless, Applicant remains optimistic that the Board's consideration of the Application will be conducted in a constitutional and legal manner.

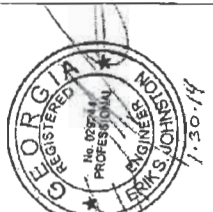
SLUP-4 (2014) Landscape Plans and Elevation of Tower

FORESITE
group
ForeSite Group, Inc.
1155 Peachtree Pkwy.
Suite 200
Atlanta, GA 30302
404.270.1199
404.270.1198
www.foresitegroup.com

PROJECT MANAGER:

PROVIDENCE
REAL ESTATE CONSULTING, LLC
1870 ACENTREE CIRCLE ROAD
LAVENDEX, GA 30043
(878) 965-2174

SEAL:

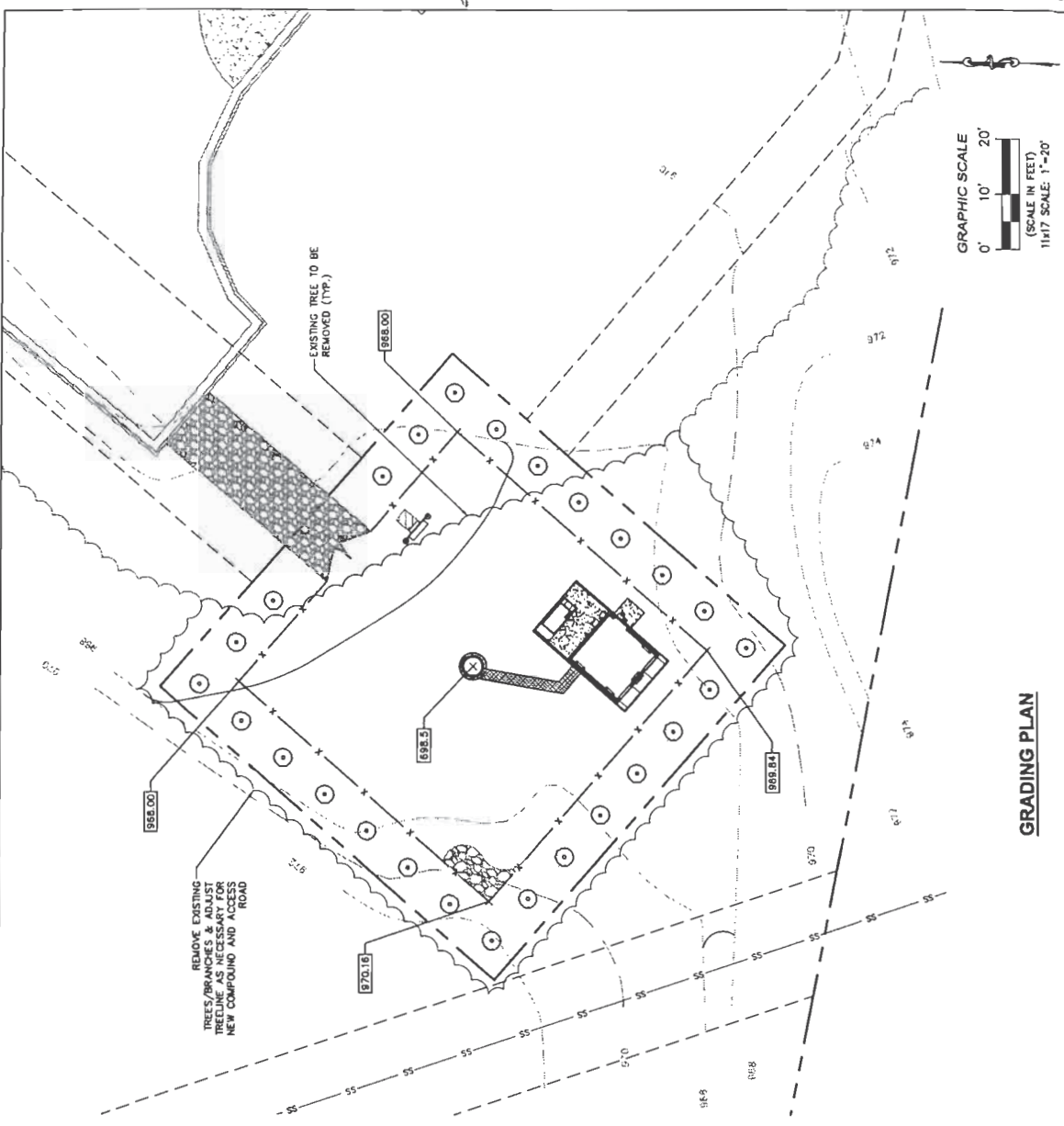


PROJECT:
**PINETREE
COUNTRY CLUB**
#GA2367
LOCATED AT:
1865 TALLCORN RD.
KENNESAW, GA 30140
DEVELOPER:
at&t

REVISIONS: DATE:

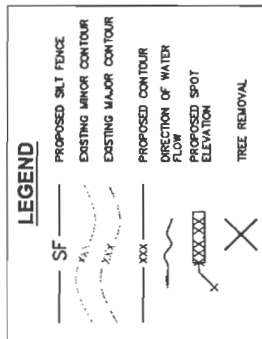
ISSUED FOR: PERMIT
PROJECT MANAGER: DMB
DRAWING BY: TS
DATE: 01/20/14
TITLE:

SHEET NUMBER:
JOB/FILE NUMBER:



GRADING PLAN

- AMERICAN TOWER GRAVEL SURFACING NOTES:**
1. THE PROPOSED ACCESS ROAD OUTSIDE THE FENCED COMPOUND SHALL BE SURFACED AS FOLLOWS:
 - 1.1. MINIMUM 4" CRUSHER RUN FINISHED SURFACE
 - 1.2. MINIMUM 4" CRUSHER RUN (OR EQUIVALENT) GEOTEXTILE
 - 1.3. 2" TO 3" MINIMUM CRUSHER RUN OVER THE SUB-BASE AND ROLLED
 - 1.4. 3" #3 GRAVEL ROLLED SUB-BASE COURSE
 - 1.5. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
 2. THE PROPOSED EQUIPMENT AREA INSIDE THE FENCED COMPOUND SHALL BE SURFACED AS FOLLOWS:
 - 2.1. 2" TO 3" MINIMUM #57 GRAVEL FINISHED SURFACE
 - 2.2. MINUT 500X (OR EQUIVALENT) GEOTEXTILE
 - 2.3. 2" TO 3" MINIMUM CRUSHER RUN OVER THE SUB-BASE AND ROLLED
 - 2.4. 3" #3 GRAVEL ROLLED SUB-BASE COURSE
 - 2.5. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
 3. ALL EXISTING SUBGRADE AND CRUSHER RUN GRAVEL SURFACING SHALL BE COMPACTED TO 95% MINIMUM STANDARD PROCTOR DENSITY AS SPECIFIED BY ASTM D698
 4. THE CONTRACTOR IS REQUIRED TO TEST AND SUBMIT COMPACTION TEST RESULTS FOR ALL EXISTING SUBGRADE AND CRUSHER RUN GRAVEL SURFACING IN THE CLOSEOUT PACKAGE SUPPLIED TO AMERICAN TOWER



FORESITE
group

Foresite Group, Inc.
1770 Main Street
Suite 200
Huntington, GA 30629
Tel: (770) 344-1199
Fax: (770) 344-1944
www.foresitegroup.com

PROJECT MANAGER:

PROVIDENCE
REAL ESTATE CONSULTING, LLC
1870 WOODBINE CHURCH ROAD
LAWRENCEVILLE, GA 30043
(770) 985-2174

SEAL:



PROJECT:

**PINETREE
COUNTRY CLUB**
#GA2367

LOCATED AT:
1845 VALDEN RD
KENTWOOD, GA 30160

DEVELOPER:



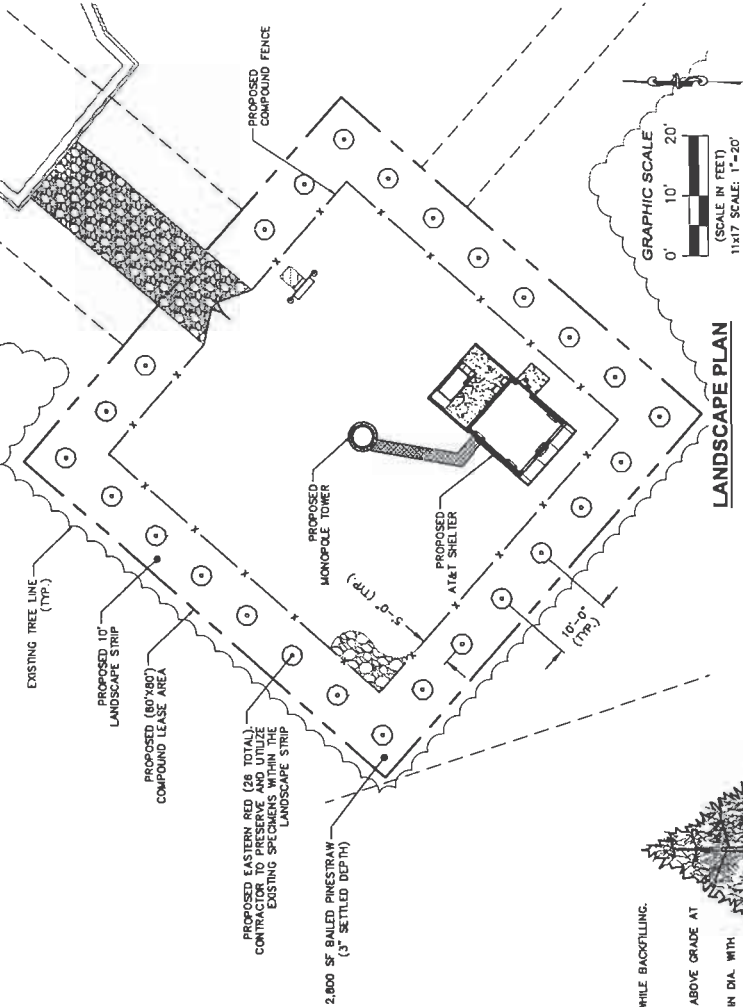
REVISIONS: DATE:

ISSUED FOR: PERMIT
PROJECT MANAGER: DMB
DRAWING BY: TS
DATE: 01/30/14
TITLE:

LANDSCAPE PLAN

SHEET NUMBER

008/FILE #04



LANDSCAPE PLAN

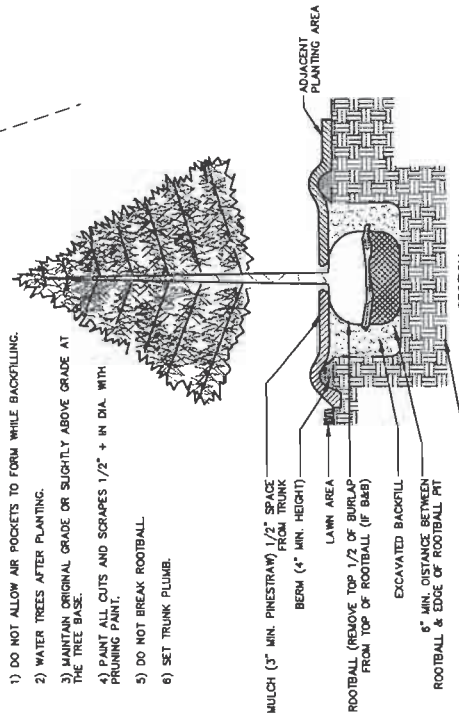
NOTES:

- 1) DO NOT ALLOW AIR POCKETS TO FORM WHILE BACKFILLING.
- 2) WATER TREES AFTER PLANTING.
- 3) MAINTAIN ORIGINAL GRADE OR SLIGHTLY ABOVE GRADE AT THE TREE BASE.
- 4) PAINT ALL CUTS AND SCRAPES 1/2" + IN DIA. WITH PRUNING PAINT.
- 5) DO NOT BREAK ROOTBALL.
- 6) SET TRUNK PLUMB.

- 11) PROVIDE TRENCH EDGING, 7" WIDE AT SHRUB BEDS IN LAWN AREAS UNLESS OTHERWISE NOTED.
- 12) PROVIDE 3" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH SHALL BE PINE STRAW UNLESS OTHERWISE NOTED.
- 13) MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
- 14) FRONDS OR LEAVES MUST BE OF MEDIUM LENGTH. FRONDS OR LEAVES SHALL BE MAXIMUM OF 10% CHLOROSIS ALLOWED, WITH NO EXTREME SUCCESSION.
- 15) ROOT SYSTEM: ALL TREES SHALL BE STURDILY WRAPPED AND SECURELY TIED WITH TWINE OR WIRE, OR PINNED.
- 16) CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.
- 17) WHERE WIRE BASKETS ARE USED ON TREES OR SHRUBS CUT WIRE BACK TO BASE OF ROOT BALL AND REMOVE FROM PLANTING.
- 18) QUANTITIES NECESSARY TO COMPLETE THE WORK SHALL BE QUANTITIES NECESSARY TO COMPLETE THE WORK. ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE OWNER'S REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERRORS. HIS ESTIMATES ARE ONLY AN ESTIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTENSIVE QUANTITIES NECESSARY TO COMPLETE THE WORK.
- 19) CONTRACTOR TO DESIGN-BUILD IRRIGATION SYSTEM.

TOTAL AREA OF LANDSCAPE BUFFER: 2,800 SF - 0.064 ACRES

PLANT LIST:	COMMON NAME	BOTANICAL NAME	SIZE REMARKS
QTY.	EASTERN RED	JUNIPERUS	5' MIN. HEIGHT AT PLANTING
28			
2,800 SF PINESTRAW MULCH - 3" SETTLED LAYER OF CLEAN STRAW			



SECTION

EASTERN RED PLANTING DETAIL

NOT TO SCALE

GENERAL LANDSCAPE NOTES:

- 1) CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF PLANT MATERIAL ACCORDING TO DRAWINGS.
- 2) WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN FRUITING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.
- 3) PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.
- 4) HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCHES. THE PLANT SHALL BE PLANTED SUCH THAT NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
- 5) SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED.
- 6) PLANTS SHALL BE SUBJECT TO REVIEW BY OWNER'S REPRESENTATIVE. OWNER'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
- 7) PLANTING PLANS INDICATE DIAGRAMMATIC PLANTING. CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING DESIGN AND RELOCATION OF PLANT MATERIALS. APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER. STAKE PLANT CONTRACTOR'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION.
- 8) PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
- 9) BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES.
- 10) IF DRAINAGE IS NOT SUFFICIENT NOTIFY OWNER'S REPRESENTATIVE IN WRITING BEFORE INSTALLING PLANTS. OTHERWISE, CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR THE GUARANTEE AND LIVABILITY OF THE PLANT.

FORESITE
group
Pensacola Group, Inc.
5115 Peachtree Place,
Suite 240
Marietta, GA 30062
Tel: 770.368.1399
Fax: 770.368.1394
www.fys-inc.net

PROJECT MANAGER:

PROVIDENCE
REAL ESTATE CONSULTING, LLC
1670 MCENDREE CHURCH ROAD
LAWRENCEVILLE, GA 30043
(878) 985-2474



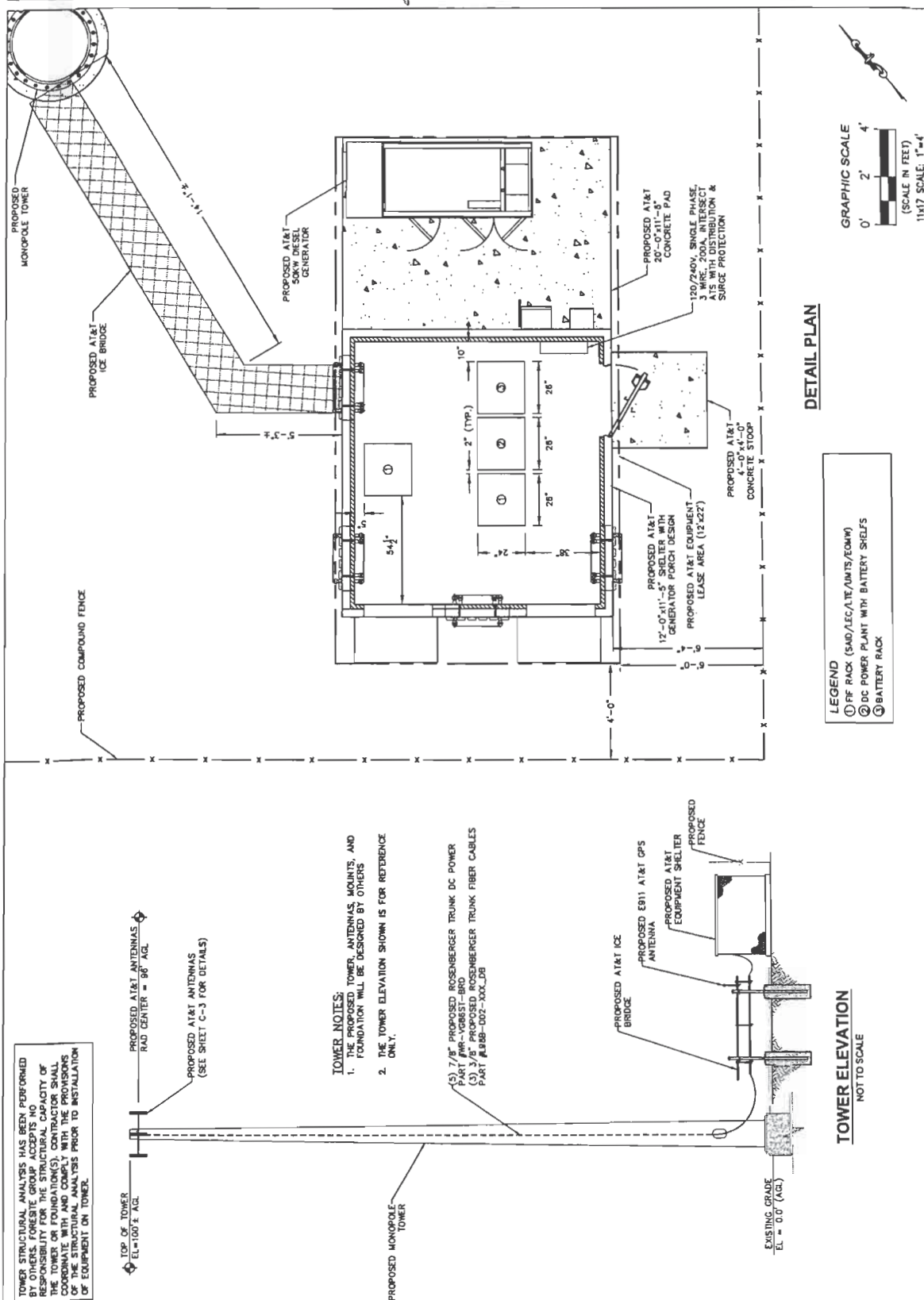
PROJECT: PINETREE
COUNTRY CLUB
#GA2367

LOCATED AT:
1965 VAUGHN RD
KENNESAW, GA 30160

[illegible]

DETAIL DI AM 8-

BOB/FILE NO
SHEET NUMBER



DETAIL PLAN

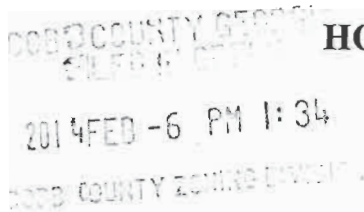
LEGEND

LEGEND
① FF RACK (SAND/LEC/LTE/UNITS/EOM/W)
② DC POWER PLANT WITH BATTERY SHELF
③ BATTERY RACK

TOWER ELEVATION

NOT TO SCALE

Drawing from: G:\485 - Providence\GAZ567\Private Country Club\DWG\GAZ567\Private Country Club.dwg C-1.1 Jan 30, 2014 3:28pm BY: cdeasy



HOLT NEY ZATCOFF & WASSERMAN, LLP

ATTORNEYS AT LAW

100 GALLERIA PARKWAY, SUITE 1800

ATLANTA, GEORGIA 30339-5960

TELEPHONE 770-956-9600 FACSIMILE 770-956-1490

Re: Application For Special Land Use Permit
Applicant: New Cingular Wireless PCS, LLC (a/k/a AT&T or AT&T Mobility)
Property: 1965 Vaughn Road, Kennesaw, Georgia 30160

**ANALYSIS OF ZONING STANDARDS IN SUPPORT OF NEW CINGULAR
WIRELESS PCS, LLC'S SLUP APPLICATION**

Section 134-37(e) of the Zoning Ordinance¹ requires the Board to consider fifteen guideposts, at a minimum, when deciding whether to grant or deny a SLUP application. Applying the fifteen guideposts to the Application shows that the Board should GRANT the Application.

(1) Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.

If the Board's decision is to grant the Application, then there will be no significant adverse impact on the neighborhood or area in which the proposed Facility will be located. In this case, the facility will be behind an existing business and otherwise surrounded generally by property that is improved for light industrial uses including the nearby McCollum Field. Plus, the relative low height of the Facility mitigates aesthetic or other visual impacts of the Facility on the area.

Furthermore, the location of the Facility on the Site meets the "design, location and safety requirements" described in Section 134-273(3) of the Zoning Ordinance generally, meeting all setbacks, being located on a non-residential Property and outside of any platted or existing subdivision. Accordingly, the Board's approval of the Application will further the goals of the Zoning Ordinance and not significantly adversely affect the neighborhood or surrounding area.

If the Board decides to reject the Application, Applicant will be forced to renew their search for property on which it may locate the proposed Facility. Many of the nearby properties are too small to allow the location of a wireless facility thereon and still meet setbacks. Of those that have sufficient room to meet setbacks, landowners may not be willing to lease a site to AT&T. Alternatively, as a result of the nearby McCollum Field, height is restricted and topographic issues impact AT&T's ability to meet its capacity and coverage demands. Likewise, Applicant's inability to locate the Facility on the Site may force Applicant to construct more than one tower in the area to allow it to provide the same coverage to AT&T as it could achieve with the proposed Facility. Multiple towers would be adverse to the stated goals of the Zoning Ordinance and have more of an impact on the neighborhood or surrounding area than if the Board granted the Application.

(2) Whether or not the use is otherwise compatible with the neighborhood.

As described in response to number 1 above, a Board decision to grant the Application will ensure that the overall character of the area will remain intact. Given that the area is primarily zoned and

¹Capitalized terms not otherwise defined in this Analysis shall have the meanings ascribed to them in the Statement submitted by New Cingular Wireless PCS, LLC with its Application.

Analysis of Zoning Standards in Support of
New Cingular Wireless PCS, LLC's SLUP Application (GA2367)
February 6, 2014
Page 2

used for light industrial purposes, the proposed monopole fits neatly within the existing framework of development in and is compatible to the area.

(3) Whether or not the use proposed will result in a nuisance as defined under state law.

The Board's approval of the Application will not result in a "nuisance" as that Georgia law defines that term. No part of the proposed Facility (including the construction, operation and maintenance of the Facility) would rise to the level of a "nuisance" under Georgia law.

(4) Whether or not quiet enjoyment of surrounding property will be adversely affected.

The Board will preserve and help maintain the surrounding property owners' current levels of quiet enjoyment of their property if the Board grants the Application. Once the proposed Facility is constructed and in operation, Applicant anticipates that there will be limited visits by a single maintenance person per wireless service provider to the Site, which visits will not affect surrounding property owners.

(5) Whether or not property values of surrounding properties will be adversely affected.

If the Board grants the Application, the property values of surrounding properties will not be adversely affected. Previously, Applicant and others in the wireless industry have commissioned property appraisal studies to be conducted by MAI, AICP, Georgia Certified Appraisers regarding the impact of wireless telecommunications towers on surrounding properties and areas of Georgia, similar to the area surrounding the proposed Site. These studies confirm that there is no negative or adverse impact on either the property's value or marketability. Instead, the studies conclude that viewing the towers presents no problem to buyers or prospects and has no influence on the sales price or marketability of the nearby residences. By analogy, Applicant's proposed and similarly situated tower likewise will have no adverse effect to the surrounding neighborhoods, property values or marketability.

Instead, given the increased use of wireless devices to the exclusion of hard-line telephone systems, there is evidence that value of properties which do not have wireless coverage or which have poor wireless coverage is lower than properties with adequate and reliable wireless coverage. (The Centers for Disease Control report issued earlier this year reports an estimated 45% of the nation's children now are in "wireless" households.) Accordingly, the location of the Facility will likely serve to maintain or possibly improve the property values of surrounding properties.

(6) Whether or not adequate provisions are made for parking and traffic considerations.

Once constructed, the Facility will be unmanned, and Applicant anticipates only monthly visits by a maintenance technician to the Facility plus some additional periodic (but not intense) construction as additional carriers collocate on the Facility (designed for up to 4 antenna arrays). Furthermore, these visits most typically occur at off-peak traffic times, generally not creating an overlap between the Applicant's maintenance and use of the Facility and the Owner's use of the Property. Accordingly, if the Board grants the Application, there will be no negative impact on parking or traffic in this area.

Analysis of Zoning Standards in Support of
New Cingular Wireless PCS, LLC's SLUP Application (GA2367)
February 6, 2014
Page 3

(7) Whether or not the site or intensity of the use is appropriate.

As described in the Statement and above, the Site is appropriate for the location of the proposed Facility. The location and operation of the Facility on the Property will not significantly alter the intensity of the use of the Property, which is used in accordance with its light industrial zoning.

(8) Whether or not special or unique conditions overcome the Board's general presumption that residential neighborhoods should not allow noncompatible business uses.

Given the existing LI zoning and use of the Property and given the immediately surrounding business uses and zonings, the Facility is a compatible business use. There is no immediately adjacent or nearby neighborhood that will be impacted by this Facility. Accordingly, there is no need for the Applicant to overcome the Board's general presumption in this instance.

(9) Whether or not adequate provisions are made regarding hours of operation.

As indicated above and in the Statement, once constructed, the Facility will be unmanned, and Applicant anticipates only monthly visits by a carrier's maintenance technician to the Facility. Although the Facility will operate constantly, there will be no visible or tangible impact of such continuous operation on the existing and surrounding uses. Accordingly, Applicant has made adequate provisions regarding hours of operation.

(10) Whether or not adequate controls and limits are placed on commercial and business deliveries.

During construction of the Facility, which is a 2 or 3 week period, there will be some deliveries made to the Property, but thereafter there will be infrequent visits and virtually no commercial or business deliveries to the Site.

(11) Whether or not adequate landscape plans are incorporated to ensure appropriate transition.

Given the location of the Facility in the rear of the Property, behind the existing building and in an area that has existing trees shielding the Property from the Noonday Creek Multiuse Trail boundary, Applicant's proposed landscaping as shown on the plans filed with the Application is sufficient to ensure an appropriate transition from the Facility to the other wooded areas of the Property.

(12) Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.

This factor simply is not relevant to the proposed location of the Facility.

Analysis of Zoning Standards in Support of
New Cingular Wireless PCS, LLC's SLUP Application (GA2367)
February 6, 2014
Page 4

(13) Whether the Application complies with any applicable specific requirements set forth in this chapter for special land use permits for particular types of uses.

The Application complies with all specific requirements set forth in the Zoning Ordinance for SLUPs for telecommunications towers. Specifically, Zoning Ordinance Section 134-273(3)(m)(l) identifies six specific factors that the Board is to consider with respect to the issuance of SLUPs for towers. In this instance, consideration of all of these factors weigh in support of granting the Application.

First, with respect to the proximity of the tower to offsite residential structures and areas, as shown on the Overall Site Layout (sheet C-1 of the Site Plans), it is clear that the location of the Facility on the Site and indeed on the Property will ensure that no off-site residential structure or area is physically impacted by the Facility. Indeed, there are no adjacent off-site residential structures within any close proximity to the Site.

Second, as discussed in item (5) above, this Facility is not anticipated to have any effect on property owners or purchaser's of nearby or adjacent residentially zoned areas.

Third, there are existing mature trees which will serve to shield the base equipment and much of the 100-feet of the proposed Facility. The additional landscaping proposed to be added by Applicant further shields the base equipment and lower portion of the Facility.

There are no substantially tall structures on the Property or in the surrounding area (which presents a challenge for collocation opportunities).

Fifth, the aesthetic design of the tower is a monopole which will be a light gray/steel color generally with antenna arrays at the top location. The tower will not have guyed wires or a lattice style (both typically viewed as more visually intrusive), and it will be consistent with utility poles.

Finally, although the surrounding views are typically of trees and residential structures, there are intervening telephone and other utility structures in the area. This should be no different. The height of the tower is minimal – 100 feet – and the style of the tower itself is designed to be as visually unobtrusive against the existing visual backdrop.

(14) Whether the Applicant has provided sufficient information to allow a full consideration of all relevant factors.

In support of its Application, Applicant has provided all information required by the Zoning Ordinance. Applicant remains willing to provide to the Board any additional information that it may desire to allow for a full consideration of the Application.

Analysis of Zoning Standards in Support of
New Cingular Wireless PCS, LLC's SLUP Application (GA2367)
February 6, 2014
Page 5

- (15) **In all applications for a special land use permit the burden shall be on the applicant both to produce sufficient information to allow the county fully to consider all relevant factors and to demonstrate that the proposal complies with all applicable requirements and is otherwise consistent with the policies reflected in the factors enumerated in this chapter for consideration by the county.**

In addition to this Zoning Analysis, Applicant has submitted the following in support of the Application:

- (a) Application for Special Land Use Permit, Cobb County Georgia form, including original notarized signature of Owner and Applicant's representatives;
- (b) a copy of the Property warranty deed to Owner;
- (c) metes and bounds legal descriptions;
- (d) copy of the paid tax receipt for the Property;
- (e) the Statement;
- (f) Site Plans (including survey and scaled elevation drawing of proposed tower);
- (g) RF Engineer's Analysis from AT&T including documentation of all antenna facilities within a three-mile radius of the proposed Facility;
- (h) Application and Consultant Fees (\$6,000.00); and
- (i) Sign Deposit and Fees (\$318.00).

Based on all of these factors, Applicant has produced sufficient information to allow the Board fully to consider all relevant factors and to demonstrate that the Application complies with all applicable requirements and is otherwise consistent with the policies reflected in the factors enumerated in this chapter for consideration by Cobb County. The Board should APPROVE the Application.



COBB COUNTY GEORGIA
2014 FEB -6 PM 1:34

AT&T Mobility
660 Hembree Parkway, Suite 120
Roswell, GA 30076

SLUP-4 (2014)
Applicant's RF
Engineer's Letter
and Maps

AT&T Site Number/Name: GA2367/Vaughn
Address: 1965 Vaughn Rd., Kennesaw, GA 30160
100' Monopole

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before me on this 3rd day of February, 2014, the undersigned officer, duly authorized to administer oaths, Olusola Ogun, who declares the following to be true and accurate:

1. My name is Olusola Ogun. I am over twenty-one (21) years of age and am competent to testify to the matters stated herein. The statements in this Affidavit are based upon my personal knowledge.
2. I am a Radio Frequency ("**RF**") Engineer with AT&T Mobility ("**AT&T**"). My responsibilities include designing, planning and overseeing the installation, maintenance, and optimization, and/or performance of wireless radio access network communications systems, including radio propagation modeling and prediction, microwave path analysis, interference analysis, frequency coordination, cell site equipment layout, parameter definition and ancillary equipment. I am also tasked, as needed with GIS (Geographic Information Systems) performance analysis and drive testing. I also analyze RAN data to recommend optimal changes to AT&T's RAN network to improve all key indexes and performance indicators. My job requires that I integrate company experience with deep technical knowledge and that I have an advanced understanding of select AT&T technologies, systems and/or procedures. I have been working in the field of RF planning, performance and optimization of wireless networks since 2008. Please find my attached resume for reference on my background experience.
3. I have first-hand knowledge concerning the AT&T network throughout Cobb County, Georgia and, specifically, of AT&T's coverage and capacity needs in around the area of the property located at 1965 Vaughn Road (near the McCollum Field, Cobb County Airport) (the "**Site**"). The main objective for this site is to offload traffic from the tier 1 sites around the area.
4. Wireless systems are expanded or introduced in a given area to improve service to customers. There are typically three reasons to add a new facility: extending coverage to new areas, increasing the capacity of the system within the current service area, or improving quality. Some sites do all three.

Coverage: Coverage can be defined as having a certain level of signal strength in a particular area. AT&T's target is to provide -75dBm of signal strength to our customers in all areas. This level of coverage guarantees reliable signal strength inside buildings to provide excellent voice quality in residential neighborhoods and commercial areas. In today's competitive marketplace, AT&T requires adequate coverage to be competitive and to fulfill its responsibilities under its FCC license.

Existing and proposed coverage is demonstrated by use of propagation maps and drive test data. The propagation maps are computer simulations of wireless signal coverage in a given area. One map shows the predicted coverage as it exists without the proposed facility. The other map shows predicted coverage with the proposed facility in place. Propagation maps showing RF coverage in the subject service area with and without the proposed antennas are included in the application documents.

Capacity: Capacity is the number of calls that can be handled by a particular antenna site. When we make phone calls, our mobile phones communicate with a nearby antenna site that then connects to land based phone lines. Ongoing phone calls occupy the resources of the serving site, which can handle only a limited number of calls. When a particular antenna site is handling a sufficient number of calls the available radio frequency (RF) channels assigned to that site are used up. When this occurs, the wireless phone user will be unable to place a call from his or her phone. For AT&T's specific technology, typical sites with 3 antennas can handle approximately 150 calls at any given time. The maximum capacity of each antenna is equivalent to approximately 50 people calling continuously over an hour. The engineering term for this measurement of capacity is 50 Erlangs. The call traffic of antenna sites is continuously monitored and analyzed so that overloading of sites is prevented. Careful projection allows sufficient lead time to design, permit, and construct the wireless facility prior to exceeding the capacity of surrounding sites. Capacity cell sites are typically required in areas that currently have sufficient coverage. The objective for a capacity site is to handle increased call volume rather than increase the size of a coverage area.

Interference: In areas with good coverage, phone calls may still have poor quality that the caller hears as warbled voices or temporary loss of communication. This is often caused by interference. Wireless telephone systems reuse specific radio frequencies at different cell antenna locations. When frequencies are reused at nearby sites, interference may result. Engineers work to achieve the most efficient use of limited frequency resources and reduce interference.

Unfortunately, there are still areas where interference is nearly unavoidable. This typically occurs in areas where one antenna site is having trouble handing off calls to another. On a freeway or busy roadway (like Interstate 75), for example, the network juggles a call between competing antenna sites seeking to find the best one. When this occurs, the solution is often to locate a new antenna site as close to the location where the bad handoff is occurring. Interference is documented by measuring received call quality (RxQual) during a drive test similar to that performed to measure coverage. RxQual is a measurement of digital data (voice signal) lost as the result of poor communication between adjacent cell sites.

5. I have prepared and attached hereto as Exhibit A a propagation map reflecting the gaps and areas of insufficient coverage in AT&T's existing network. The main objective for the need

of this tower is to mitigate the capacity constraints we have in the network. The Tier 1 Sites around the center of the proposed New Site Build have reached the capacity needed to sustain the existing and future AT&T customers in the area. This proposed site will also improve the overall coverage in the area.

6. The location for new wireless facilities is selected based upon a comprehensive analysis of a target geographical area within which the proposed facility should be located in order to meet defined coverage objectives required by AT&T's network. In analyzing the target geographical with respect to these particular needs, AT&T or its site acquisition vendor has assessed the following factors:

- Aesthetic impact
- Compatibility with existing land use & other zoning requirements
- Site constructability
- Suitability to meet RF propagation objectives
- Willingness of landowner to lease land

7. Additionally, when reviewing a target area for the location of new wireless facilities, AT&T's site acquisition agents first look to determine whether there are existing towers and structures on which it may collocate its facilities.

8. Attached as Exhibit B is an inventory depicting all of AT&T's wireless facilities within a three-mile radius of the Site. There are no existing towers or other tall structures upon which AT&T could collocate its antennas to meet the stated coverage objectives.

9. I have also prepared and attach as Exhibit C a propagation map depicting the coverage that AT&T can expect to achieve with a 100-foot monopole designed facility at the Site. Exhibit D illustrates that the proposed facility will alleviate AT&T's existing coverage deficiencies.

10. All of the propagation maps that are attached to this Affidavit were generated with a computer modeling program called Atoll. It takes into account number of variables including terrain, type of clutter (e.g. physical characteristics of an area that can impact and cause significant propagation losses in signal strength such as houses, structures, vegetation, trees and terrain), antenna height, available radio frequency and wireless equipment characteristics, before creating propagation prediction. The various parameters of the RF prediction model include terrain and clutter and are modified to more accurately reflect the actual terrain and topography of the specific location on the radio coverage predictions.

In addition to the factors that are not shown on the plot, I reviewed the ability of a wireless cell site facility (WCF) at the location to handle the required call capacity or volume of calls and to provide the extent of data and other services required by AT&T customers. Coverage levels are set to ensure that greater than 95% of the locations in the coverage objective can expect signal strength sufficient to meet the design requirements. In other words, the design for this WCF is to ensure that 95% of the residential structures in the coverage objective area will receive AT&T service indoors. Further analysis revealed that the best choice for the location of the WCF is the Site, which meets RF propagation objectives, and provides a location compatible with surrounding land uses.

11. AT&T uses FCC approved frequencies as follows B band (RX 835-845; TX 880-890), B' band (RX 846.50- 849.0 TX 891.50-894), B (RX 704-710; TX 734-740), A3, A4 (RX 1850-1860; TX 1930-1940), C (RX 710-716; TX 740-746), F (RX 1890-1895; TX 1970 – 1975) and C5 (RX 1905-1910; TX 1985-1990).

12. The analysis revealed that the best choice for the location of the facility is the proposed site on Vaughn Road, which meets RF propagation objectives, and provides a location compatible with surrounding land use.

13. I am submitting this Affidavit in support of AT&T's (New Cingular Wireless PCS, LLC's) Application for Special Land Use Permit to be submitted to Cobb County, Georgia.

FURTHER AFFIANT SAITH NOT.

Sworn to and subscribed before me this

3 day of February, 2014.



Olusola Ogun


Notary Public

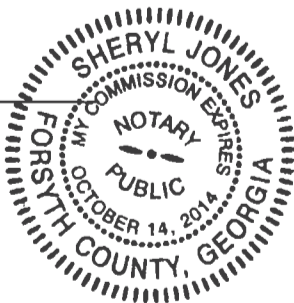


Exhibit A

Current Coverage

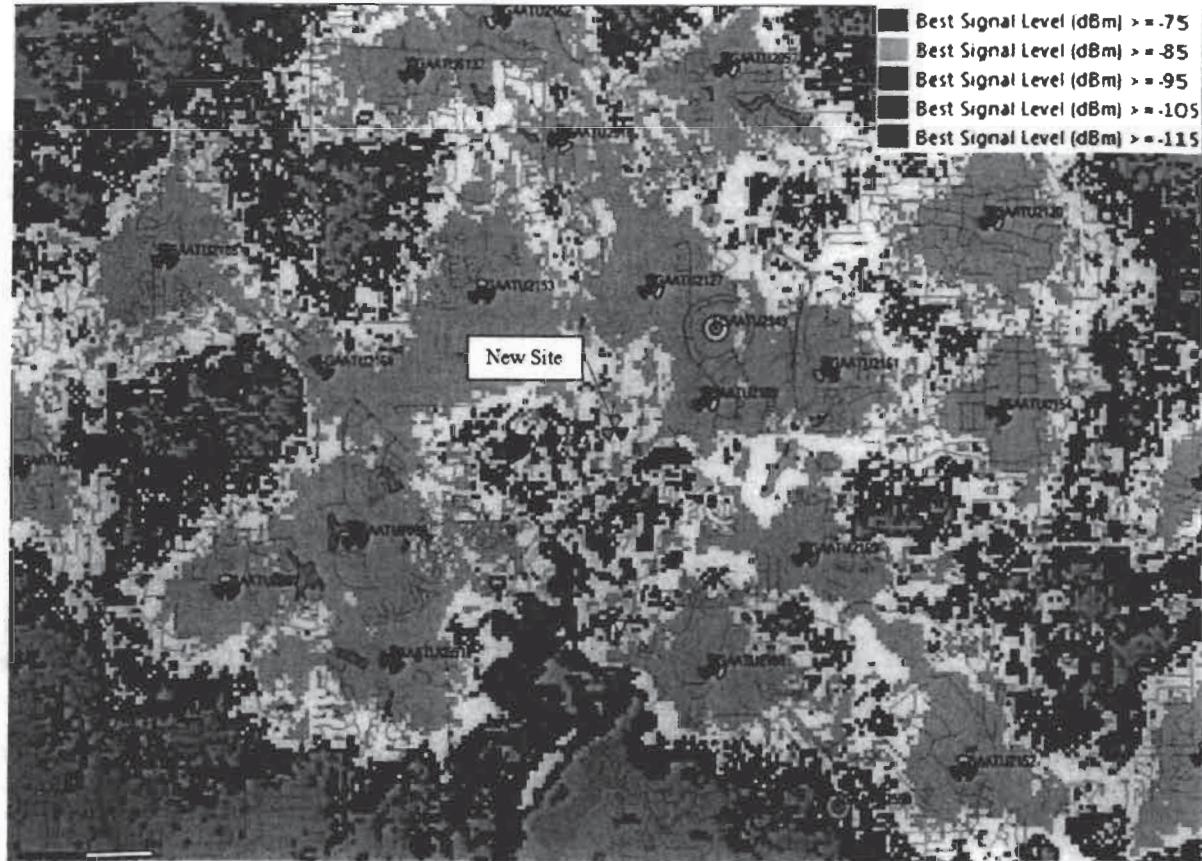


Exhibit B

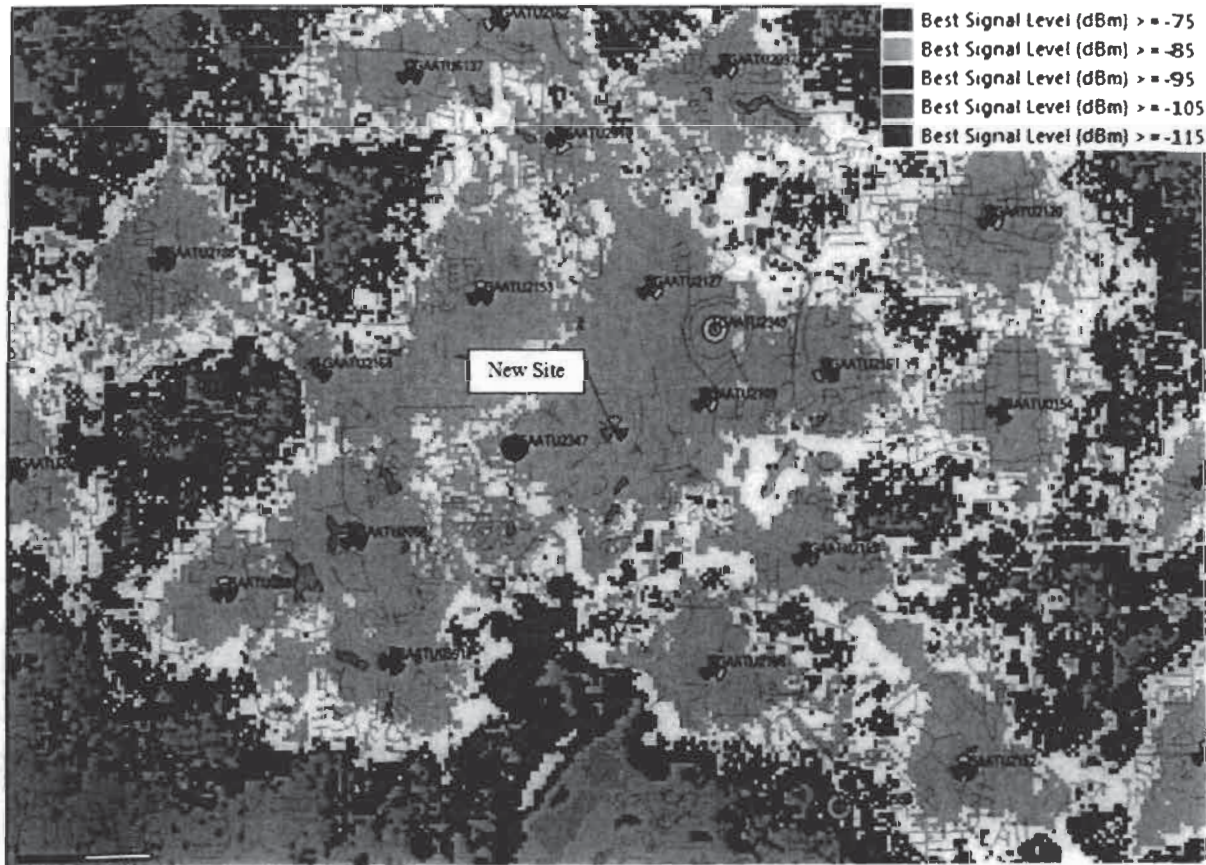
Inventory of AT&T Facilities within 3-mile Radius



SITEID	LATITUDE	LONGITUDE	RAD Center	Street	City	State	Zip
GAATU0397	33.991802	-84.627705	151	2600 STILESBORO ROAD	KENNESAW	GA	30152
GAATU0591	33.984002	-84.606676	180	1291 STANLEY ROAD NORTHWEST	KENNESAW	GA	30152
GAATU2098	33.996859	-84.611349	170	7020 BATTLE DRIVE	KENNESAW	GA	30144
GAATU2153	34.022261	-84.594568	138	1460 BIG SHANTY ROAD	KENNESAW	GA	30144
GAATU2159	34.065133	-84.627428	269	2700 HICKORY GROVE ROAD	ACWORTH	GA	30101
GAATU2162	34.05106	-84.591809	150	1414 SHILOH ROAD	KENNESAW	GA	30144
GAATU2164	34.014583	-84.615203	33	2475 COBB PARKWAY NORTHWEST	KENNESAW	GA	30152
GAATU2188	34.026527	-84.634925	200	3012 RUTLEDGE ROAD NORTHWEST	KENNESAW	GA	30144
GAATU6137	34.04564	-84.603013	101	4190 JILES ROAD	KENNESAW	GA	30144
GAATU2108	33.98236	-84.565758	93	1600 KENVIEW DRIVE NORTHWEST	MARIETTA	GA	30060
GAATU2169	33.994027	-84.553529	102	1751 BELLS FERRY ROAD	MARIETTA	GA	30066
GAATU0154	34.008501	-84.527998	152	2297 CANTON ROAD NORTHEAST	MARIETTA	GA	30066
GAATU0382	34.062631	-84.523534	140	922 ELNORA DRIVE	MARIETTA	GA	30066
GAATU2120	34.0288	-84.528537	180	3163 CANTON ROAD NORTHEAST	MARIETTA	GA	30066
GAATU2161	34.013291	-84.550238	140	2595 BELLS FERRY ROAD	MARIETTA	GA	30066
GAATU2163	34.0563	-84.552143	170	75 HAWKINS STORE ROAD	KENNESAW	GA	30144

Exhibit C

Predicted Coverage



OLUSOLA (LANRE) OGUN

LINKEDIN PROFILE: WWW.LINKEDIN.COM/IN/LANREOGUN

CONTACT INFORMATION

MOBILE : 847-293-8230

E-MAIL : LANRE.OGUN@GMAIL.COM

ADDRESS

CURRENT LOCATION - 612 BURGESS COURT SCHAUMBURG, IL 60194

OBJECTIVE

LOOKING FOR A POSITION WITH AN OPPORTUNITY TO UTILIZE MY SKILLS AND AT THE SAME TIME GARNER EXPERIENCE IN THE FIELD OF RF ENGINEERING BUT NOT LIMITED TO EXPLORING OTHER OPPORTUNITIES OR TASKS THAT MIGHT OCCUR IN THE PROCESS

KEY SKILLS

PROFICIENT AND FAMILIAR WITH A VAST ARRAY OF HARDWARE EQUIPMENT, RF CONCEPTS AND VENDORS/TECHNOLOGIES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING LISTED BELOW AS WELL AS VARIOUS CONCEPTS BEING IMPLEMENTED IN THE TELECOMMUNICATION INDUSTRY TODAY:

MENTUM PLANET	WIND-CATCHER	SITERRA (SITE MANAGEMENT)	BUSINESS INTELLIGENCE
CDMA/EVDO CAPACITY PLANNING	SCHEMA MAXIMA	QXDM	CDMA/EVDO NETWORK
MICROSOFT OFFICE & AFFILIATES	AGILENT WIRELESS TECHNOLOGIES/JDSU	ZK SAMS	OPTIMIZATION (SYSTEM
HUAWEI AIR-BRIDGE & M2000 CLIENT	SUMMITTEK TECHNOLOGIES	METRICO WIRELESS SYSTEMS (MOS	PERFORMANCE)
GUI	CDMA/EVDO TRAINING	TESTING)	CDMA/EVDO NETWORK DESIGN
TELCORDIA TECHNOLOGIES	LTE TRAINING	1x & DO ADVANCED TRAINING	(SITE DESIGN)
MICROSOFT SHAREPOINT	ANALYSIS LITE (ANTENNA VALIDATION TOOL)	EVDO ADVANCED TRAINING	UMTS/LTE DESIGN
AUTODESK (AUTOCAD)		LTE TRAINING	ANRITHSU TECHNOLOGIES
MAPINFO PROFESSIONAL			SWEEP AND PIM TESTING
			ATOLL

EDUCATION

2012 TO PRESENT	MASTERS IN SCIENCE IN NETWORK ENGINEERING & MANAGEMENT DEPAUL UNIVERSITY CHICAGO, IL 60604
2001 TO 2006	BACHELOR OF SCIENCE IN DESIGN ENGINEERING WESTERN ILLINOIS UNIVERSITY MACOMB, IL 61455
1998 TO 2001	HIGH SCHOOL DIPLOMA HOFFMAN ESTATES HIGH SCHOOL HOFFMAN ESTATES, IL 60640

WORK EXPERIENCE

PROFESSIONAL RF ENGINEER

JAN. 2012 TO PRESENT

AT&T MOBILITY LLC

Atlanta, GA

- Designs, plans and oversees installation, maintenance, and optimization, and/or performance of wireless radio access network communications systems, including radio propagation modeling and prediction, microwave path analysis, interference analysis, frequency coordination, cell site equipment layout, parameter definition and ancillary equipment.
- Geographic Information Systems) performance analysis & drive testing
- Analyzes RAN data to recommend optimal changes to RAN network to improve all key indexes and performance indicators
- RF Safety Market Lead
 - Ensure Market meets all Safety mandated Compliance measurements
- NSB Lead for the State of Georgia

RF ENGINEER TO SR. RF ENGINEER (LEAD ENGINEER)

APRIL 2011-DEC. 2012

CRICKET COMMUNICATIONS, INC.

Rolling Meadows, Illinois

- Responsible for the Great Lakes ORD and MKE Markets
 - Lead Engineer for over 1400 Sites spanning over 20 Million Pops Covered
 - Lead Engineer w/ 7 Engineer Staff
 - Direct Report to the Director Level during Manager's Absence from the team
 - Managed Network Analysis (Voice, 1x Data and Data)
 - Provide coverage variations for EOY, Current and future growth analysis maps
 - Covered Pops/Subscriber analysis
 - Marketing contours for Corporate Sales Team

- Quarterly Presentations with the Regional Sales Teams
- Network Performance Daily Monitoring
 - Outages, Alarms etc
 - Interference Testing
 - Parameter Audits
 - MSC down to Site Carrier Level Monitoring
 - Trend historical performance data to anticipate future network performance
- Optimization
 - Trend historical performance data to anticipate future network performance and needed optimization
 - CDMA/EVDO Networks
- Lead Engineer for Backhaul capacity
 - Forecast quarterly needs based on the submitted sales forecast data
 - T1 moves based on usage and utilized on other sites
 - Order new T1s for growth/new builds sites
 - Bi-weekly meetings with the Interconnect Team on order status
 - Month to month comparison T1 growth with regional and corporate engineers
- Capacity Planning and Growth
 - Site Integration and shakedown
 - Managed Sector Adds, Splits
 - Carrier Adds
 - CDMA and EVDO
 - Published procedure and scripts on implementation and flow chart for the Market
 - DAS Node and Microcell Design and implementation on a Live Network
 - In-Building DAS Design and implementation
 - Designed the House of Blues(Chicago)
 - McCormick Center (Chicago)
 - Joliet Harrah's Casino
 - Mid-Way Airport
 - Provided installation for mini-repeaters for Corporate and premier stores as well as tweaking the device settings for uplink and downlink diversity balancing
 - CAPEX budgeting and justification spending forecast
- Site Construction/Modification
 - Worked with various Site Acquisition firms
 - Search Ring Process
 - Site reviews and approvals
 - Zoning Hearings
 - Propagation maps highlighting case for needed locations
- Vendor Management
 - Huawei
 - Understanding vendor specific limitations as well as the architecture of the system
 - Review concerns or questions in the systems algorithm
 - Parameters
 - Pending Tickets with the Vendor
 - Software/Hardware Upgrades
 - Intra-Vendor idle Mode HO
 - Parameter Configuration Testing and implementation
- Lead Engineer on Antenna selections
 - Antenna Trials for AWS and 700 Band
- Roaming Analysis
 - Device and Site Roaming Costs
- Launched Great Lakes Market
 - Participated in the launch of the ORD & MKE (Mid West) Cricket Markets
 - Design phase to the initial launch of each market

RF ENGINEER

Cricket Communications, Inc.

Rolling Meadows, IL

MAY 2008 TO APRIL 2011

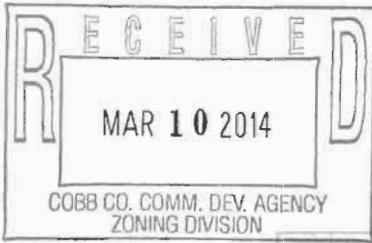
DRIVE TESTER TO RF ENGINEER

Telis Communications, Inc.

Chicago, IL

Nov. 2006 TO MAY 2008

- Maintained existing networks and Implemented new functionalities;
 - GSM/UMTS & CDMA/EVDO Networks
 - Inter BSC handoffs
- Wrote technical documentations and procedures for the rest of the Engineering Dept.
 - Technical Feedback on vendor products
 - Technical procedural documentation
 - T1 utilization

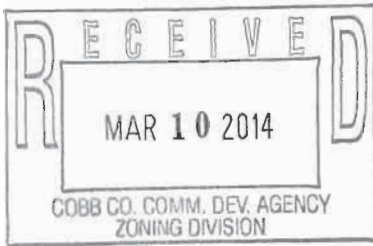


FAA Aeronautical Evaluation

GA2367
SAR

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For more information contact:
faa@sitesafe.com
770.532.3255 phone
703.276.1169 fax



**SEARCH AREA EVALUATION
FOR**

Client Site Name: GA2367

Client Site Number:

Client Site Location: Kennesaw, GA.

Client/Requestor Name: Amanda Street

Date: 10/30/13

Company Name: Providence Real Estate Consulting LLC.

Address: 1670 McKendree Church Road, Bldg 100

Address: Lawrenceville, GA. 30043

This is an evaluation based on application of surfaces identified in Federal Aviation Regulation (FAR) Part 77 and Federal Communication Commission (FCC) Rules Part 17.

EXECUTIVE SUMMARY OF FINDINGS

- See last page of this written report for full description of attached map. Main body of report is for the center point of the search area.
- The maximum height that can be built at this site without notice to the FAA is 43 feet AGL or 1021 feet AMSL.
- Maximum No Extended Study height at this site is 199 AGL, or 1177 AMSL.
- Maximum No Hazard height at this site is 199 AGL, or 1177 AMSL.
- Maximum no marking and lighting height at this site is 199 AGL, or 1177 AMSL.

SITE DATA SUBMITTED FOR STUDY

Type of Structure: Antenna

Coordinates of site: Lat: 34° 0' 32.06"
Long: 84° 35' 31.33"
Datum: NAD 83

Site Ground Elevation: 978
Total Height above the ground of the entire structure (AGL): 100
Overall height of structure above mean sea level (AMSL): 1078

Note: This report is for planning purposes only. If notification to the FAA or FCC is submitted on a site (whether it is, or is not required), a determination of no hazard or an approval letter should be received prior to any actions taken at this site.

AIRPORT AND HELIPAD INFORMATION

Nearest public use or Government Use (DOD) facility is Cobb County.

This structure would be located .3 NM or 2120 FT from the airport on a bearing of 315 degrees true to the airport.

Nearest private use facility is Matthews.

This structure would be located 2.2 NM from the helipad on a bearing of 139 degrees true to the helipad.

FINDINGS

AM Facilities:

(The FCC protects AM transmission stations from possible electro magnetic interference for a distance of 3.0 km for directional facilities, and 1.0 km for non-directional facilities. Any antenna structures within these distances will most likely require a detuning evaluation of the site) (Sitesafe offers a full range of detuning services)

This site was evaluated against the FCC's AM antenna database, and is not within an AM transmission area.

FCC Notice Requirements:

(FCC Rules, Part 17)

This structure does require notification to the FAA or FCC based on these rules.

FAA EMI:

(The FAA protects certain air navigational aids and radio transmitters from possible electro-magnetic interference. The distance and direction are dependent on the type of facility be evaluated. Most of these transmission and receiver facilities are listed in the National Flight Data Center (NFDC) database.)

This site may affect any FAA air navigational aids or transmitters listed in the NFDC database. The FAA will want to review this area for possible interference issues with a new antenna install.

Military Airspace:

This structure will not affect this airspace.

Note: This report is for planning purposes only. If notification to the FAA or FCC is submitted on a site (whether it is, or is not required), a determination of no hazard or an approval letter should be received prior to any actions taken at this site.

FAA Evaluation:

FAR Part 77 paragraph 9 (FAR 77.9). Construction or Alteration requiring notice:
(These are the imaginary surfaces that the FAA has implemented to provide general criteria for notification purposes only.)

This structure does require notification to the FAA.

FAR Part 77 paragraph 17 (FAR 77.17). Standards for Determining Obstructions:
(These are the imaginary surfaces that the FAA has implemented to protect aircraft safety. If any of these surfaces are penetrated, the structure may pose a Hazard to Air Navigation.)

This structure does not exceed these surfaces.

MARKING AND LIGHTING

FAA Advisory Circular 70/7460-1

Marking and lighting is not required for this structure.

RECOMMENDATIONS OR ACTIONS

Sitesafe does not consider this site to be a hazard to air navigation as specified in FAR part 77.

See attached map.

The red lines going east and west are the instrument approach surfaces. These surfaces can be as low as 1210' AMSL. A penetration of these surfaces would be considered a hazard to air navigation by the FAA.

The red circle is the instrument circling airspace. This airspace is at 1480' AMSL. A penetration of this surface would be considered a hazard to air navigation by the FAA.

The dark blue circles are the VFR horizontal surface. This surface is at 1191' AMSL. A penetration of this surface would be considered a hazard to air navigation by the FAA.

The green circles are the VFR conical surface. This surface starts at the horizontal surface and rises at a rate of 20:1 for a distance of 4000'. A penetration of this surface would be considered a hazard to air navigation by the FAA.

Note: This report is for planning purposes only. If notification to the FAA or FCC is submitted on a site (whether it is, or is not required), a determination of no hazard or an approval letter should be received prior to any actions taken at this site.

The hashed green area is the runway primary transitional surface. This surface is a 7:1 rising surface that starts at the green lines closest to the runway. This surface elevation starts at the same height of the runway. This surface is approximately 1177' AMSL at the center point of this search area.

The center point of the search area is approximately 40' below the elevation of the airport. This elevation difference will impact the site selected if you select a site that is closer to the airport elevation. The transitional surface and the runway protection surfaces will need to be considered when a site is selected. Use the AMSL elevations on the attached map and deduct the selected site elevations to obtain allowable structure heights.

Note: This report is for planning purposes only. If notification to the FAA or FCC is submitted on a site (whether it is, or is not required), a determination of no hazard or an approval letter should be received prior to any actions taken at this site.

SLUP-4 (2014)
Applicant's FAA
Aeronautical
Evaluation/Map

RNAV 27
1330-AMSL
H67 If 0078

GA2361

V-R Horizontal
191' AMSL
How it penetrated

480' AMSL

1991-96-139