

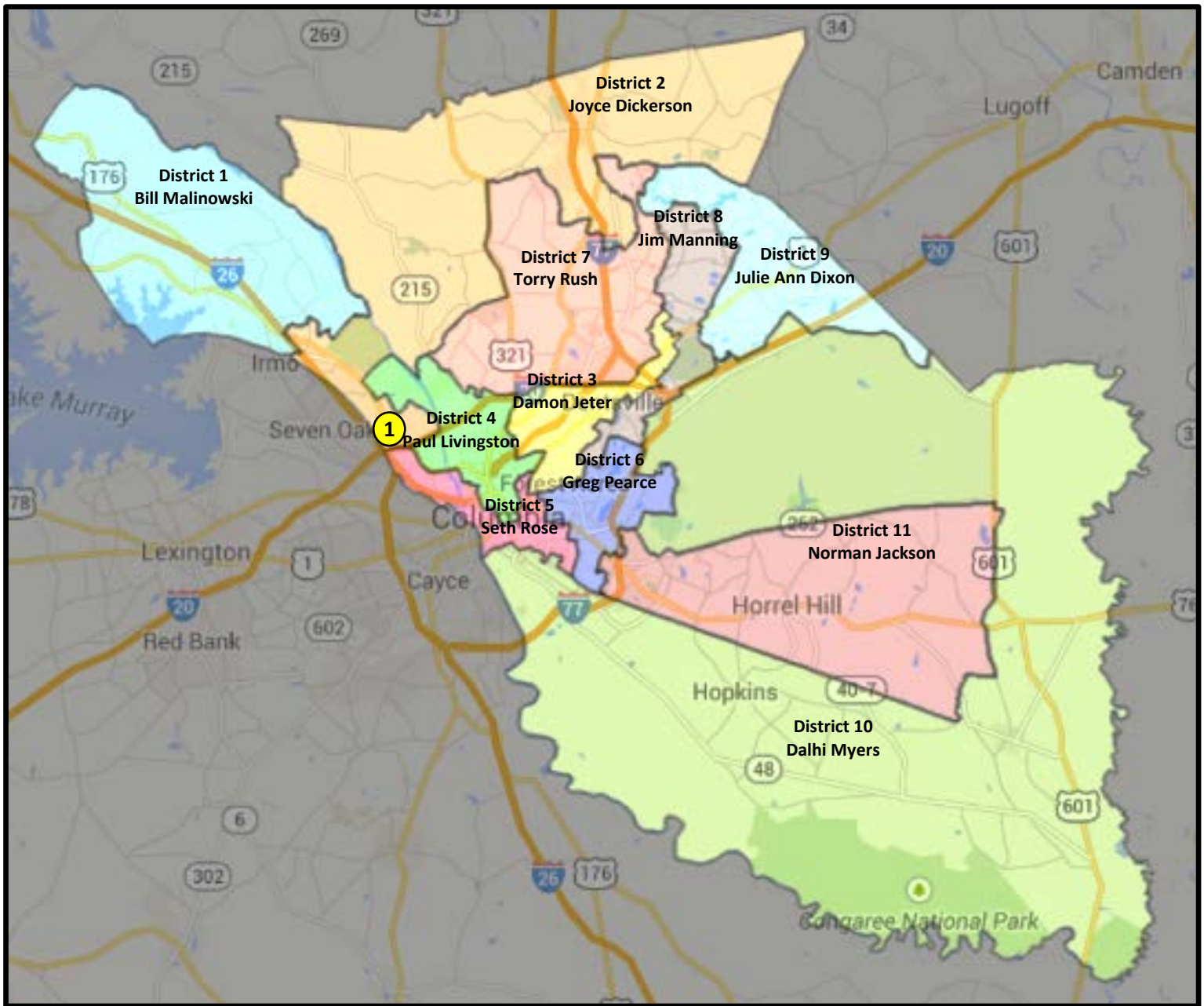
RICHLAND COUNTY BOARD OF ZONING APPEALS



Wednesday, 5 October 2016
3 p.m.
Council Chambers

RICHLAND COUNTY BOARD OF ZONING APPEALS

October 5, 2016



| CASE NO. | APPLICANT | TMS NO. | LOCATION | DISTRICT |
|-------------|---|--------------|--|-----------|
| 1. 16-06 SE | Jonathan L. Yates Skyway Towers/T-Mobile | R06010-01-01 | 1350 Browning Road Columbia, SC 29210 | Dickerson |



**Richland County
Board of Zoning Appeals
Wednesday, October 5, 2016
2020 Hampton Street
2nd Floor, Council Chambers**

3:00 p.m.

Agenda

- I. CALL TO ORDER & RECOGNITION OF QUORUM** **Joshua McDuffie, Chairman**
- II. ADOPTION OF AGENDA**
- III. PUBLIC NOTICE ANNOUNCEMENT**
- IV. RULES OF ORDER** **Joshua McDuffie, Chairman**
- V. PUBLIC HEARING** **Geonard Price,
Deputy Planning Director/ Zoning Adm.**

OPEN PUBLIC HEARING

**16-06 SE
Jonathan L. Yates
Skyway Towers/T-Mobile
1350 Browning Road
Columbia, SC 29210
TMS# 06010-01-01**

A special exception appeal to establish a telecommunication tower on property zoned General Commercial (GC).

- VI. OTHER BUSINESS**
- VII. ADJOURNMENT**



REQUEST, DISCUSSION AND RECOMMENDATION

CASE:

16-06 Special Exception

REQUEST:

The applicant is requesting the Board of Zoning Appeals to grant a special exception to permit the construction of a communication tower in a GC (General Commercial) district.

GENERAL INFORMATION:

Applicant: Jonathan L. Yates
Skyway Towers and T-Mobile

TMS: 06010-01-01

Location: 1350 Browning Road, Columbia, SC 29210

Parcel Size: 2.25 acre tract

Existing Land Use: The parcel contains a 17,000± square foot multi-tenant office building.

Proposed Land Use: The applicant proposes to erect a 150-foot telecommunications tower, within a 7,000 square foot leased area.

Character of Area: The parcels adjacent to the subject site are commercially zoned and developed.

ZONING ORDINANCE CITATION:

Table 26-V-2 of the Land Development Code authorizes the Board of Zoning Appeals to authorize radio, television and all other types of communications towers subject to the provisions of section 26-152 (d) (22).

CRITERIA FOR SPECIAL EXCEPTION:

In addition to definitive standards in this chapter, the Board shall consider the following:

1. Traffic impact.
2. Vehicle and pedestrian safety.
3. Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property.
4. Adverse impact of the proposed use on the aesthetic character of the environs, to include possible need for screening from view.
5. Orientation and spacing of improvements or buildings.

Special exception requirements (as found in section 26-152 (d) (22)):

(22) *Radio, television and telecommunications and other transmitting towers.*

- a. Use districts: Rural; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; LI Light Industrial; Heavy Industrial.
- b. Communication towers shall have a maximum height of three hundred (300) feet. For towers on buildings, the maximum height shall be twenty (20) feet above the roofline of buildings forty (40) feet or four stories in height or less. For buildings greater than four stories or forty-one (41) feet in height, the maximum height of communication towers shall be forty feet above the roofline.
- c. The minimum setbacks for communication towers from abutting districts shall be as follows:

1. Communication towers abutting a residentially zoned parcel shall have a minimum setback of one (1) foot for every one (1) foot of tower height or one hundred (100) percent of the tower's fall zone, plus a safety factor of ten (10) percent. Fall zones shall be certified in the form of a letter from an engineer, licensed by the State of South Carolina, that includes the engineer's original signature and seal. The fall zone shall not encroach onto structures on any property; nor shall the fall zone encroach onto adjacent properties, unless the owner of the adjacent property signs a waiver. The waiver shall be in a recordable waiver document and shall indemnify and hold the county harmless. In no case shall the fall zone encroach into a public right-of-way. Additionally, the owner of the tower shall agree in writing to indemnify and hold Richland County harmless from and against any liability arising out of damage to real or personal property or injury to any person or in any way connected with the construction of, erection of, maintenance of, and/or collapse of the communication tower and antenna, including the removal of said communication tower and antenna.
 2. Communication towers abutting a non-residentially zoned parcel with a habitable residential dwelling shall have a minimum setback of fifty (50) feet.
 3. Communication towers abutting a non-residentially zoned parcel without a habitable residential dwelling shall observe the setbacks of the district in which it is located.
- d. The proposed user must show proof of an attempt to collocate on existing communication towers, and must be willing to allow other users to collocate on the proposed tower in the future subject to engineering capabilities of the structure. Evidence of an attempt to collocate must show that alternative towers, buildings, or other structures are not available for use within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, or provide a location free of interference from other communication towers.
 - e. Towers shall be illuminated as required by the Federal Communications Commission, Federal Aviation Administration, or other regulatory agencies. However, no nighttime strobe lighting shall be incorporated unless required by the Federal Communications Commission, the Federal Aviation Administration, or other regulatory agency.
 - f. Each communication tower and associated buildings shall be enclosed within a fence at least seven (7) feet in height.
 - g. Each communication tower site shall be landscaped in accordance with the requirements of Section 26-176 of this chapter.
 - h. No signage may be attached to any portion of a communications tower. Signs for the purpose of identification, warning, emergency function or contact or other as required by applicable state or federal rule, law, or regulation may be placed as required by standard industry practice.
 - i. A communications tower which is no longer used for communications purposes must be dismantled and removed within one hundred twenty (120) days of the date the tower is taken out of service.

DISCUSSION:

The applicant proposes to erect a 150-foot monopole telecommunications tower, which will be situated within a 2,750 (50 x 55) square foot fenced area.

Staff visited the site.

According to the provisions of subsection 26-152 (d) (22) (c) (3), "...towers abutting a non-residentially zoned parcel without a habitable residential dwelling shall observe the setbacks of the district in which it is located." The required setbacks for the GC district are:

- **Front - 25 feet**
- **Rear - 10 feet**
- **Side – None**

The submitted site plan indicates that the tower will meet the required setbacks.

Meeting the criteria for a special exception in section 26-152 (d) (22) (c) may indicate that the applicant has taken necessary measures to minimize the impact of a communication tower on the surrounding area. Staff believes that this request will not impair the properties in the immediate or surrounding area.

The applicant must address, before the Board, the special exception requirements of section 26-152 (d) (22) (d).

Staff recommends approval for this request.

CONDITIONS:

Section 26-56 (f) (3)

Conditions: In granting a special exception, the board of zoning appeals may prescribe conditions and safeguards in addition to those spelled out in this chapter. The board of zoning appeals may also prescribe a time limit within which the special exception shall be begun or completed, or both. All conditions placed on the project by the board of zoning appeals shall be incorporated into such project.

OTHER RELEVANT SECTIONS:

N/A

CASE HISTORY:

No record of previous special exception or variance request.

ATTACHMENTS:

- Site plan
- Zoning Application Packet

16-06 SE
JONATHAN L. YATES
SKYWAY TOWERS/T-MOBILE
1350 BROWNING ROAD
COLUMBIA, SC 29210
TMS# 06010-01-01





BOARD OF ZONING APPEALS

SPECIAL EXCEPTION



1. Location: 1350 Browning Road

TMS Page: R06010-01-01 Block: Lot: Zoning District: GC

2. The Board of Zoning Appeals is requested to consider the granting of a special exception permitting:
Wireless Telecommunications Facility

3. Describe the proposal in detail: Skyway Towers proposes a 150' monopole-style wireless telecom. facility designed with space three (3) carriers in addition to T-Mobile to serve the surrounding area with voice and advanced data coverage.

4. Area attributed to the proposal (square feet): 50' x 55' fenced compound

5. Are other uses located upon the subject property? No Yes (if Yes, list each use and the square footage attributed to each use):

a. Use Office square footage

b. Use square footage

c. Use square footage

6. Total number of parking spaces on the subject property: N/A

7. Total number of employees on shift of greatest employment: N/A

8. Address the following **Standards of Review** (Sec. 26-56 (f) (2) of the Richland County Land Development Code). Please note that the members of the Board of Zoning Appeals will use your answers, among other things, as they evaluate your request.

a. Traffic impact: The proposed facility will be unmanned and will generate, on average, 8-10 maintenance visits per year, thus having no traffic impact.

b. Vehicle and pedestrian safety: The proposed facility will enhance vehicle and pedestrian safety by providing effective access to 911 first responders, police, fire, and EMS.

c. Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property: The proposed facility will produce no noise, lights or fumes, and will not obstruct airflow on adjoining property.

d. Adverse impact of the proposed use on the aesthetic character of the environs, to include possible need for screening from view: Due to its short height and lack of illumination, the proposed facility will have no adverse effect on the aesthetic character of the environs.

e. Orientation and spacing of improvements or buildings: Any support buildings will be placed inside of the lease area compound and will meet all Richland County requirements.

HELLMAN YATES & TISDALE

ATTORNEYS AND COUNSELORS AT LAW

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

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

August 30, 2016

VIA FEDERAL EXPRESS

Mr. Geonard Price
Zoning Administrator, Richland County
Planning and Development Department
2020 Hampton Street
Columbia, SC 29204

Re: Skyway Towers and T-Mobile proposed 150-foot monopole-style wireless telecommunications facility to be located at 1350 Browning Road, Columbia, SC 29210

Dear Mr. Price:

Enclosed please find the application of Skyway Towers and T-Mobile for a proposed 150-foot monopole-style wireless communications facility to be built for T-Mobile and three (3) of its competitors. The proposed facility will be located on the property of SC Pharmaceutical Association, which is located at 1350 Browning Road, Columbia, SC 29210, and is designated as Richland County tax parcel number R06010-01-01. This is a very important facility to allow T-Mobile to improve its coverage for both voice and advanced data in this area of Richland County. In support of this request we have taken the liberty of recasting the relevant provisions of the Richland County Land Development Ordinance with our answer to the relevant provision in bold font beneath the section. As will be evident from a review of the attached, Skyway Towers has not only met, but has exceeded, all of the necessary requirements for approval under the Richland County Land Development Ordinance.

(22) Radio, television and telecommunications and other transmitting towers .

- a. Use districts: Rural; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; LI Light Industrial; Heavy Industrial.

The proposed tower shall be located in the General Commercial (GC) district of Richland County.

- b. Communication towers shall have a maximum height of three hundred (300) feet. For towers on buildings, the maximum height shall be twenty (20) feet above the roofline of buildings forty (40) feet or four stories in height or less. For buildings greater than four stories or forty-one (41) feet in height, the maximum height of communication towers shall be forty feet above the roofline.

The proposed tower is a 150' monopole tower, which easily meets the requirements of this section.

- c. The minimum setbacks for communication towers from abutting districts shall be as follows:

1. Communication towers abutting a residentially zoned parcel must be located in such manner that adequate setbacks are provided on all sides to prevent the tower's fall zone from encroaching onto adjoining properties and street right-of-ways. To verify that this requirement has been met, a licensed engineer shall submit a letter to the Planning Department certifying that the fall zones are designed so as to prevent the aforesaid encroachments, and such letter must include the engineer's original signature and seal.

Please see Sheet Z-1 of Exhibit "1". There are no residentially-zoned parcels abutting the proposed communication tower. Furthermore, the proposed communication tower has a 45' fall zone radius that is completely contained on the SC Pharmaceutical Association property, thereby fully complying with this provision.

2. Communication towers abutting a non-residentially zoned parcel with a habitable residential dwelling shall have a minimum setback of fifty (50) feet.

There are no non-residentially-zoned parcels with habitable residential dwellings abutting the proposed communication tower. Please see Sheet Z-1 of Exhibit "1".

3. Communication towers abutting a non-residentially zoned parcel without a habitable residential dwelling shall observe the setbacks of the district in which it is located.

The proposed communication tower easily meets the GC setback requirements of 25' front, 0' sides, and 10' rear. These details can be found on page Z-1 of the Exhibit "1."

- d. The proposed user must show proof of an attempt to collocate on existing communication towers, and must be willing to allow other users to collocate on the proposed tower in the future subject to engineering capabilities of the structure. Evidence of an attempt to collocate must show that alternative towers, buildings, or other structures are not available for use within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, or provide a location free of interference from other communication towers.

There were no existing towers, alternative towers, buildings or other structures available in the vicinity of the proposed monopole, as stated in the letter of Ken Carter, Site Acquisition Consultant for Network Building + Consulting, attached hereto as Exhibit "3" and incorporated

herein by reference. The closest existing tower is 3,000 feet away, as shown in Exhibit "3" and on Sheet Z-1 of Exhibit "1." The need for additional coverage in this area is further detailed in T-Mobile Coverage Analysis, attached hereto as Exhibit "7" and incorporated herein by reference.

In addition, Skyway Towers has designed this facility for collocation not only by T-Mobile but also for up to three (3) additional wireless carriers, as shown on Sheet C-2 of Exhibit "1", and agrees to allow other users to collocate on the structure in the future subject to engineering capabilities, as stated in the Collocation Policy letter by Scott Behuniak of Skyway Towers, attached hereto as Exhibit "4".

- e. Towers shall be illuminated as required by the Federal Communications Commission, Federal Aviation Administration, or other regulatory agencies. However, no nighttime strobe lighting shall be incorporated unless required by the Federal Communications Commission, the Federal Aviation Administration, or other regulatory agency.

The proposed communication tower will only be illuminated if required by the FAA, as shown on Sheet C-2 of Exhibit "1". The FAA filing is attached hereto as Exhibit "6" and incorporated herein by reference. The final FAA Determination will be provided under separate cover once received.

- f. Each communication tower and associated buildings shall be enclosed within a fence at least seven (7) feet in height.

The proposed wireless communications tower and associated structures shall be appropriately secured by means of a seven-foot chained link fence topped with three strands of barbed wire as an anti-climbing device, for a total height of eight (8) feet, as shown on Sheet S-3 of Exhibit "1".

- g. Each communication tower site shall be landscaped in accordance with the requirements of Section 26-176 of this chapter.

The tower site will be landscaped in accordance with the requirements of Section 26-176 of this chapter. Landscaping details can be found on Sheet L-1 of Exhibit "1".

- h. No signage may be attached to any portion of a communications tower. Signs for the purpose of identification, warning, emergency function or contact or other as required by applicable state or federal rule, law, or regulation may be placed as required by standard industry practice.

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 signage can be found on Sheet S-3 of Exhibit "1".

August 30, 2016

Page 4

- i. A communications tower which is no longer used for communications purposes must be dismantled and removed within one hundred twenty (120) days of the date the tower is taken out of service.

Skyway Towers has agreed to remove the tower and/or antenna within one hundred twenty (120) days after cessation of use, as provided in the letter of Scott Behuniak of Skyway Towers, attached hereto as Exhibit "5".

In addition, a copy of the site survey is attached hereto as Exhibit "2", the redacted lease agreement is attached hereto as Exhibit "8", a copy of the recorded deed is attached hereto as Exhibit "9", and a copy of the recorded plat is attached hereto as Exhibit "10".

We feel that we have met the requirements of the Richland County Ordinance, and we have found a location that will provide the best possible site to reduce visibility of the facility to the surrounding area. In addition, the facility will employ the monopole design, which is generally perceived as the most innocuous and visibly pleasing type of communications facility. After a construction period of 30-45 days, the facility will only be visited by the carriers for routine maintenance approximately 4-6 times per year, thus it will not increase traffic in the area. Finally, the facility does not produce any off-site noise, light, odors or fumes. The facility will simply provide the necessary platform to deliver adequate wireless infrastructure to the surrounding area.

After you have had a chance to review the enclosed, feel free to call me at (843) 414-9754 or (843) 813-0103 with any questions you might have.

Thank you so much for all your help with this.

With warmest regards, I am

Yours very truly,



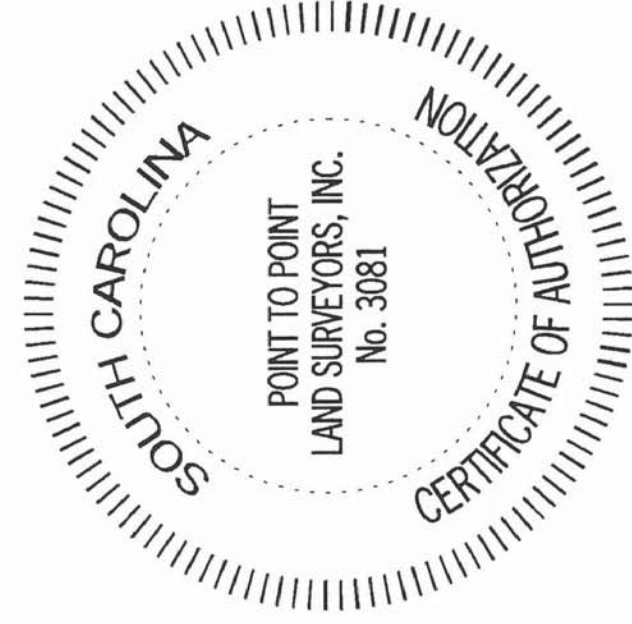
Jonathan L. Yates

JLY:edh
Enclosures

SURVEYOR CERTIFICATION

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY SPECIFIED THEREIN.

THIS SURVEY IS NOT FOR RECORDATION PURPOSES.



N/F
CENTER POINT BUSINESS PARK
PARCEL # R06010-01-07
DDB 1171 PG 347
ZONED GC

N/F
CENTER POINT HOLDINGS LLC
PARCEL # R06010-01-08
DDB 1829 PG 1031
ZONED GC

PROPOSED
LEASED PREMISES
(SEE SHEET 2)

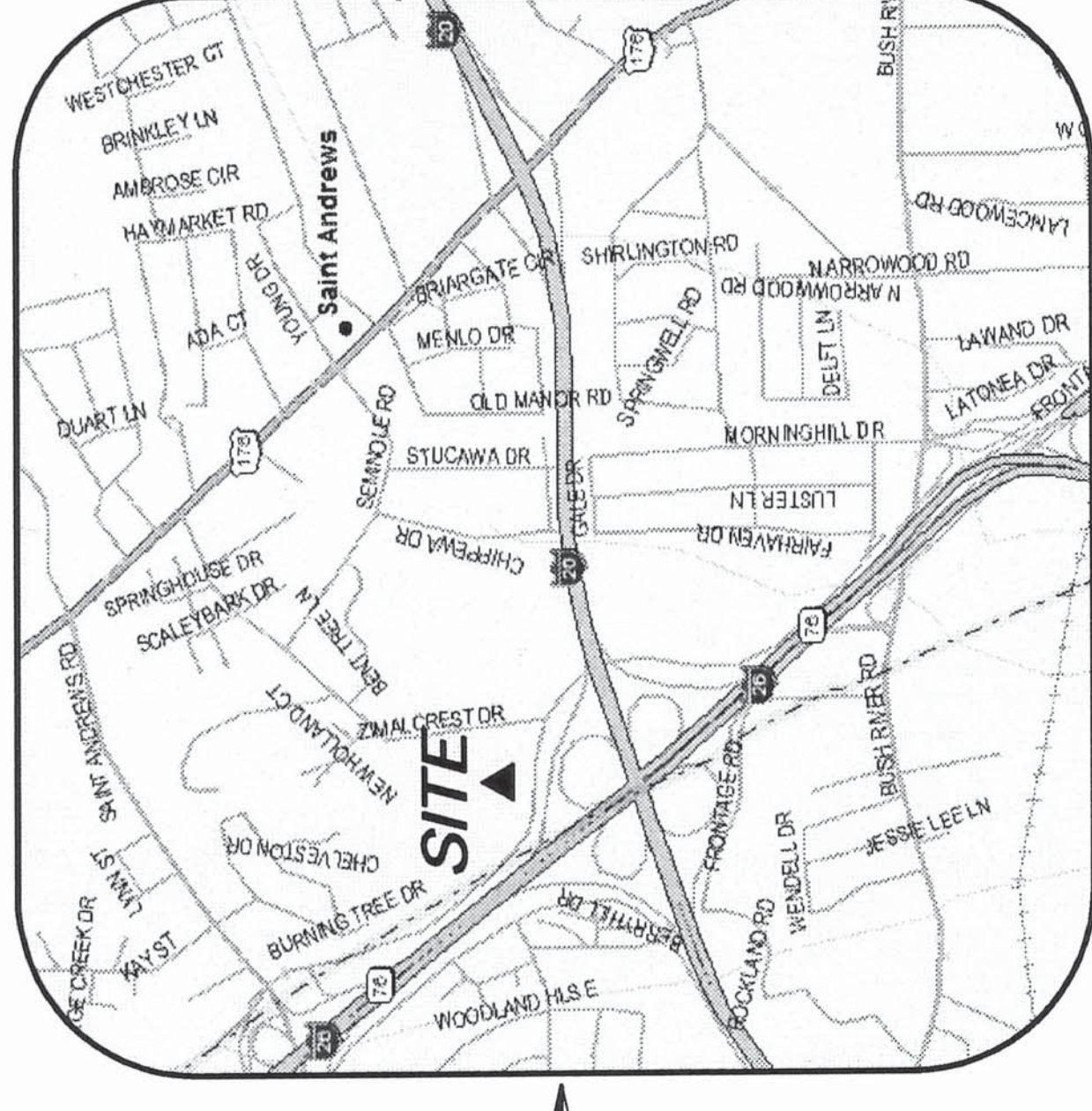
N/F
1360 BROWNING ROAD LLC
PARCEL # R06010-01-02
DB 1203 PG 2926
PB 50 PG 870
ZONED GC

C/L PROPOSED 30'
EASEMENT
ACCESS & UTILITY
(EASEMENT RIGHTS TO
BE ACQUIRED)

BROWNING ROAD ~ I-20 & I-26 FRONTAGE ROAD (R/W VARIES)

LEGEND

| | |
|------|--------------------------|
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| IPF | IRON PIPE FOUND |
| UP | UTILITY POLE |
| LP | LIGHT POLE |
| SSMH | SANITARY SEWER MANHOLE |
| INV | INVERT |
| FH | FIRE HYDRANT |
| EP | EASEMENT |
| CU | BACK OF CURB |
| OU | OVERHEAD UTILITY |
| RCP | REINFORCED CONCRETE PIPE |
| GW | GUY WIRE ANCHOR |
| TR | TRANSFORMER |
| WW | WATER VALVE |
| CO | SEWER CLEANOUT |
| N/F | NOW OR FORMERLY |



VICINITY MAP
NOT TO SCALE

SUBJECT PROPERTY

OWNER: SC PHARMACEUTICAL ASSOCIATION
SITE ADDRESS: 1350 BROWNING ROAD, COLUMBIA, SC 29210
PARCEL ID: R06010-01-01
AREA: 2.25 ACRES
ZONED: GC (GENERAL COMMERCIAL)
ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS
REFERENCE: DEED BOOK 469 PAGE 1083
PLAT BOOK 469 PAGE 1082

GENERAL NOTES

THIS EASEMENT SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS EASEMENT SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF SKYWAY TOWERS, LLC AND EXCLUSIVELY FOR THE TRANSFER OF THE PROPOSED LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFER OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

THE FIELD DATA UPON WHICH THIS EASEMENT SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 5.0" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTIC. (DATE OF FIELD VISIT: 07/26/2016)

THE 2' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS EASEMENT SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID 12B) 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 (NAD 83) SOUTH CAROLINA.

NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. COMMUNITY PANEL NO. 45079C0236K DATED SEPTEMBER 29, 2010.

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS EASEMENT SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

TITLE EXCEPTIONS LISTED ON SHEET 3

(SURVEY NOT VALID WITHOUT SHEETS 2 & 3)

POINT TO POINT LAND SURVEYORS
1010 Pennsylvania Avenue
McDonough, GA 30253
(p) 678.565.4440 (f) 678.565.4497
(w) pointtopointsurvey.com



EASEMENT SURVEY PREPARED FOR:



SKYWAY TOWERS

SKYWAY TOWERS, LLC
3637 MADACA LANE
TAMPA, FL 33618

"SC PHARMACY ASSOCIATION"

SITE NO. SC-08883
CITY OF SAINT ANDREWS
RICHLAND COUNTY
SOUTH CAROLINA

DRAWN BY: NRW

CHECKED BY: JKL

APPROVED: C. INER

DATE: AUGUST 2, 2016

P2P JOB #: G160422

SHEET:

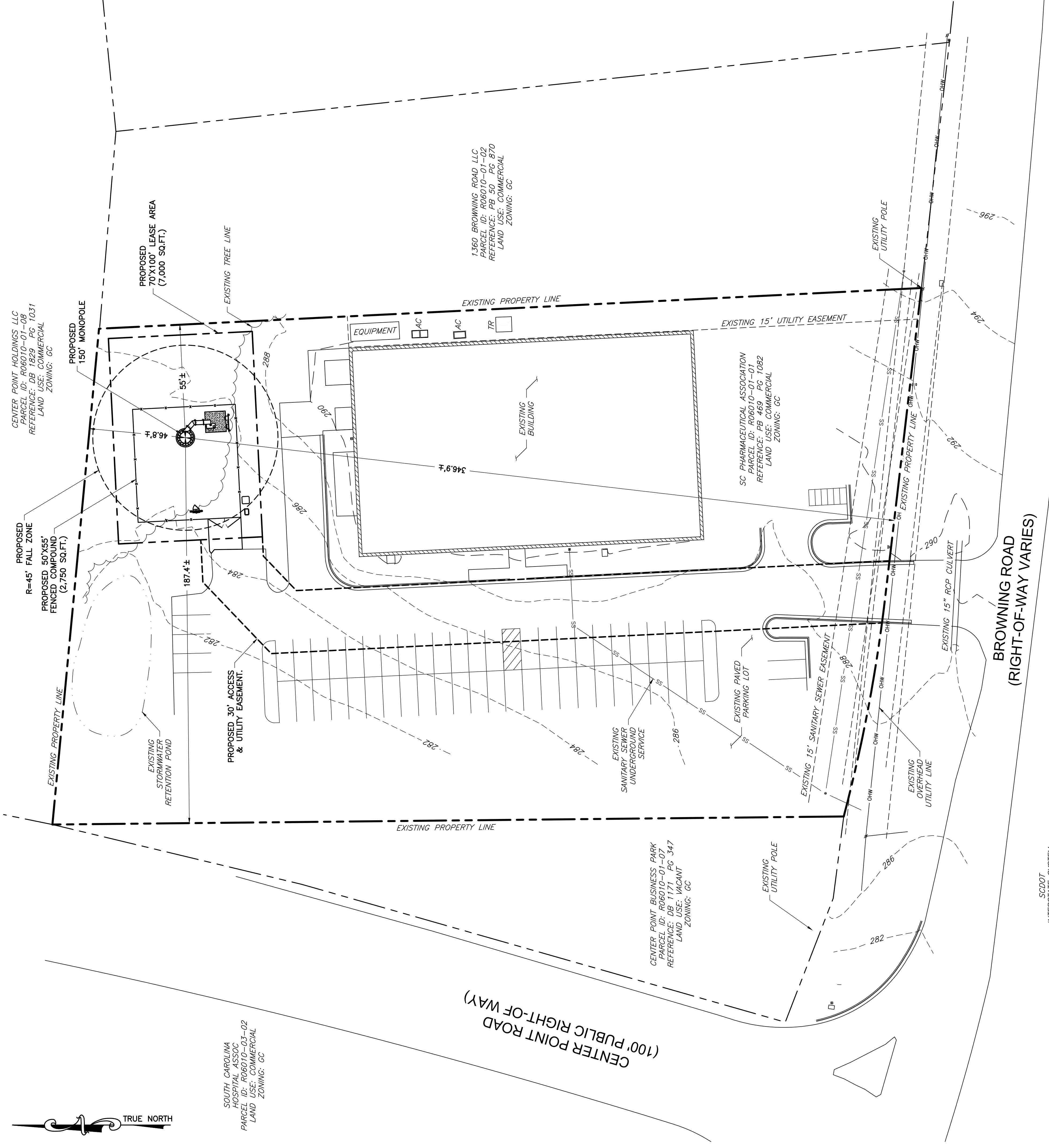
1

OF 3



SOUTH CAROLINA
HOSPITAL ASSOC.
PARCEL ID: R06010-03-02
LAND USE: COMMERCIAL
ZONING: GC

CENTER POINT ROAD
(100' PUBLIC RIGHT-OF-WAY)



CENTER POINT HOLDINGS LLC
PARCEL ID: R06010-01-08
REFERENCE: DB 1829, PG 1031
LAND USE: COMMERCIAL
ZONING: GC

PROPOSED 150' MONOPOLE

PROPOSED 70x100' LEASE AREA
(7,000 SQ.FT.)

PROPOSED 30' ACCESS
& UTILITY EASEMENT.

EQUIPMENT

TR

1360 BROWNING ROAD LLC
PARCEL ID: R06010-01-02
REFERENCE: PB 50, PG 870
LAND USE: COMMERCIAL
ZONING: GC

EXISTING BUILDING

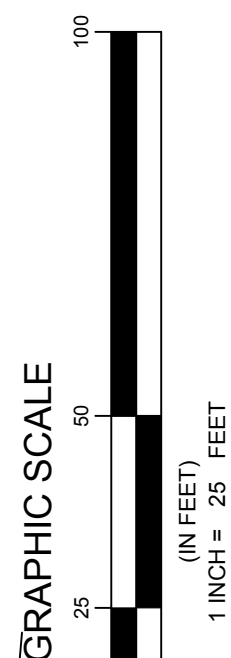
SC PHARMACEUTICAL ASSOCIATION
PARCEL ID: R06010-01-01
REFERENCE: PB 469, PG 1082
LAND USE: COMMERCIAL
ZONING: GC

CENTER POINT BUSINESS PARK
PARCEL ID: R06010-03-07
REFERENCE: DB 1171, PG 347
LAND USE: VACANT
ZONING: GC

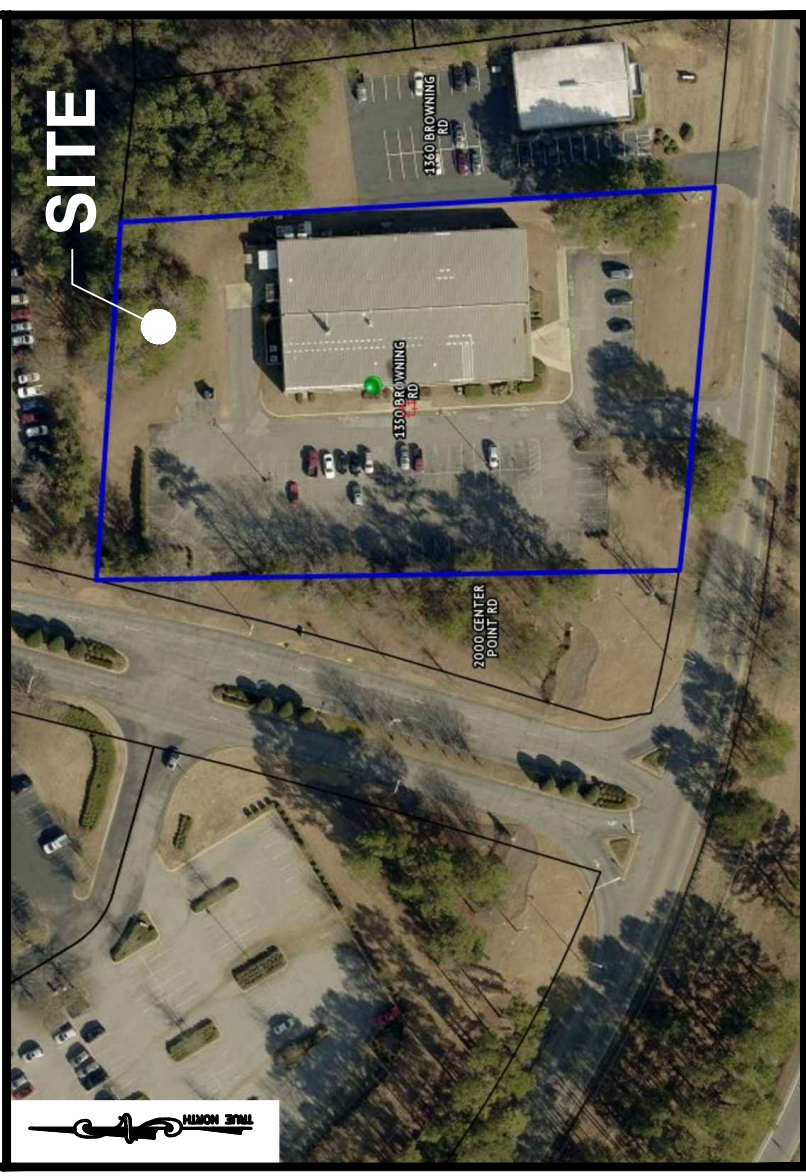
BROWNING ROAD
(RIGHT-OF-WAY VARIES)

SCDOT
INTERSTATE SYSTEM

1 SITE PLAN
SCALE: 1" = 25'
Z-1



ZONING MAP

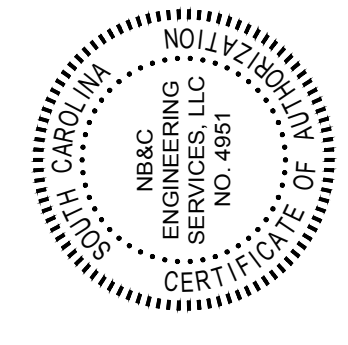


LEGEND

| | |
|-----|--------------------------------|
| --- | PROPERTY LINE - SUBJECT PARCEL |
| --- | PROPERTY LINE - ADJACENTS |
| --- | EXISTING ROAD |
| --- | EXISTING FENCE |
| --- | PROPOSED EASEMENT |
| --- | PROPOSED LEASE AREA |
| --- | EXISTING EASEMENT |
| --- | PROPOSED FENCE |
| --- | EXISTING BUILDING |

GENERAL NOTES

1. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
3. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION. THERE IS NO HANDICAP ACCESS REQUIRED.
4. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
5. THE CLOSEST EXISTING TELECOMMUNICATION TOWER IS LOCATED 3,000'± FROM PROPOSED SITE.
6. REFER TO SURVEY DOCUMENT ON SHEETS SV-1 & SV-2 FOR ALL LEASED AREA, ACCESS & UTILITY EASEMENT AND PROPERTY BOUNDARY INFORMATION.
7. NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.M. COMMUNITY PANEL NO. 45079C0236K DATED SEPTEMBER 29, 2010.



NB+C
TOTALLY COMMITTED.
NB+C ENGINEERING SERVICES, LLC.
8631 SKYWAY ROAD, SUITE 105
COLUMBIA, SC 29211
(803) 787-9131

SKYWAY TOWERS
T-Mobile
T-MOBILE USA

T-MOBILE SITE ID: 8C00518C
SKYWAY SITE ID: SC-08883
SITE NAME:
SC PHARMACY ASSOCIATION
NB+C PROJECT# 01525
1360 BROWNING ROAD
COLUMBIA, SC 29210
RICHLAND COUNTY

REVISIONS

| REV | DATE | DESCRIPTION | BY |
|-----|----------|-------------|----|
| 0 | 08/29/16 | FINAL | OP |

PROFESSIONAL STAMP
BRADLEY R. NEWMAN, P.E.
SC PROFESSIONAL ENGINEER LIC. #32199
NB+C ENGINEERING SERVICES, LLC.
CERTIFICATE OF AUTHORIZATION NO. 4951

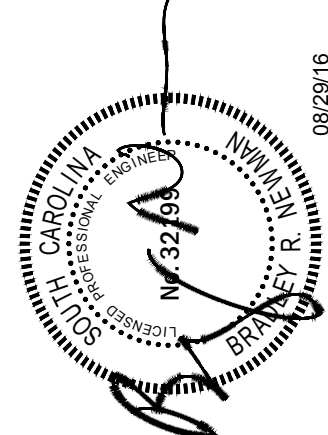
ENGINEER

SHEET TITLE
SITE PLAN

SHEET NUMBER
Z-1

REVISIONS

| REV | DATE | DESCRIPTION | BY | OP |
|-----|----------|-------------|----|----|
| 0 | 08/29/16 | FINAL | | |



COMPOUND PLAN

C-1

ENGINEER

APPLICANT

SITE INFORMATION

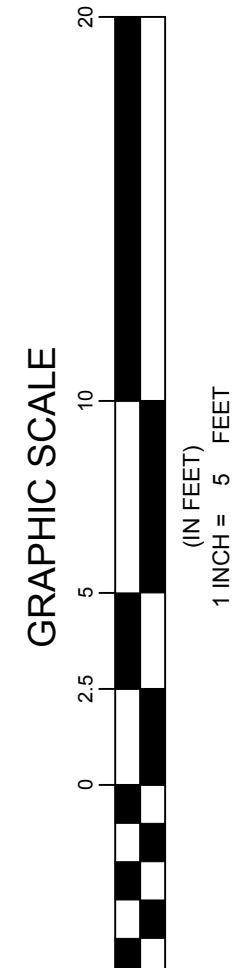
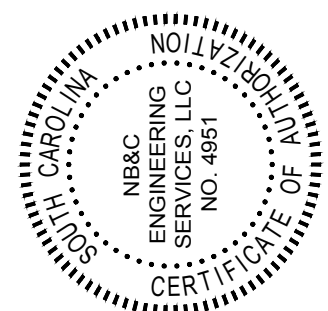
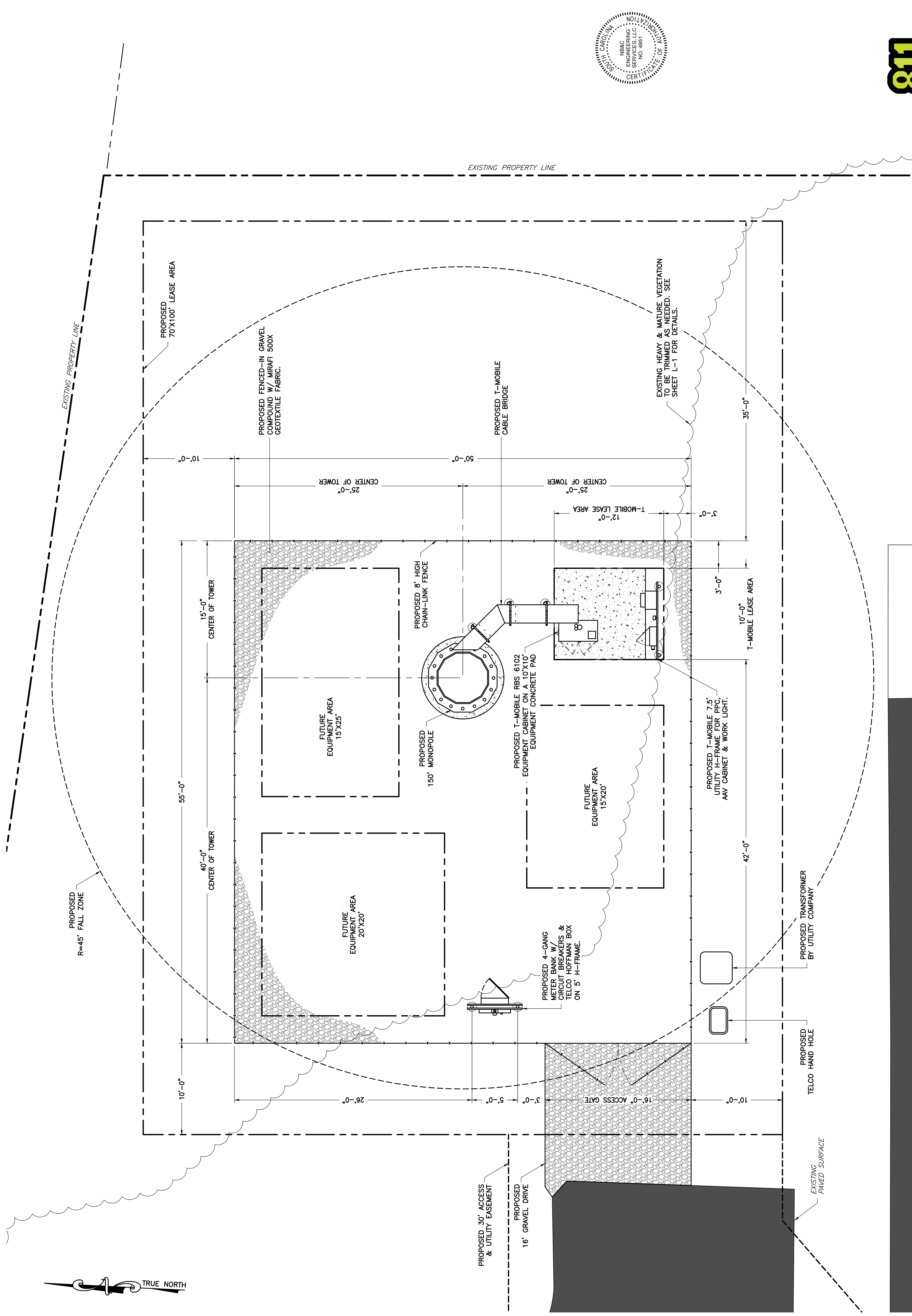
DESIGN RECORD

PROFESSIONAL STAMP

ENGINEER

SHEET TITLE

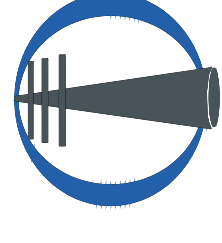
SHEET NUMBER



1 COMPOUND PLAN
SCALE: 1" = 5'-0"
C-1



NB+C ENGINEERING SERVICES, LLC.
861 SAKPARK ROAD, SUITE 105
COLUMBIA, SC 29210
(815) 657-9131

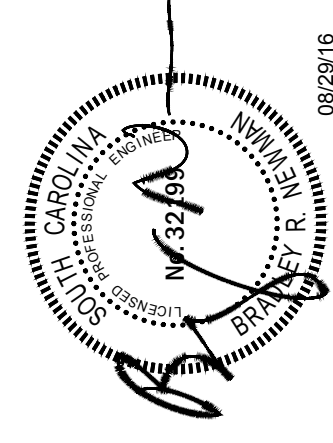


Skyway Towers
T-Mobile
T-MOBILE USA

T-MOBILE SITE ID: 8C00518C
SKYWAY SITE ID: SC-08883
SITE NAME:
SC PHARMACY ASSOCIATION
NB+C PROJECT# 01525
1350 BROWNING ROAD
COLUMBIA, SC 29210
RICHLAND COUNTY

REVISIONS

| REV | DATE | DESCRIPTION | BY |
|-----|----------|-------------|----|
| 0 | 08/29/16 | FINAL | OP |



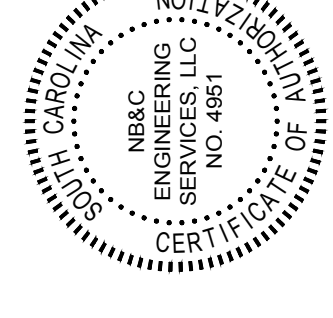
BRADLEY R. NEWMAN, P.E.
SC PROFESSIONAL ENGINEER LIC. #32199
NB&C ENGINEERING SERVICES, LLC.
CERTIFICATE OF AUTHORIZATION NO. 4951

ELEVATION

C-2

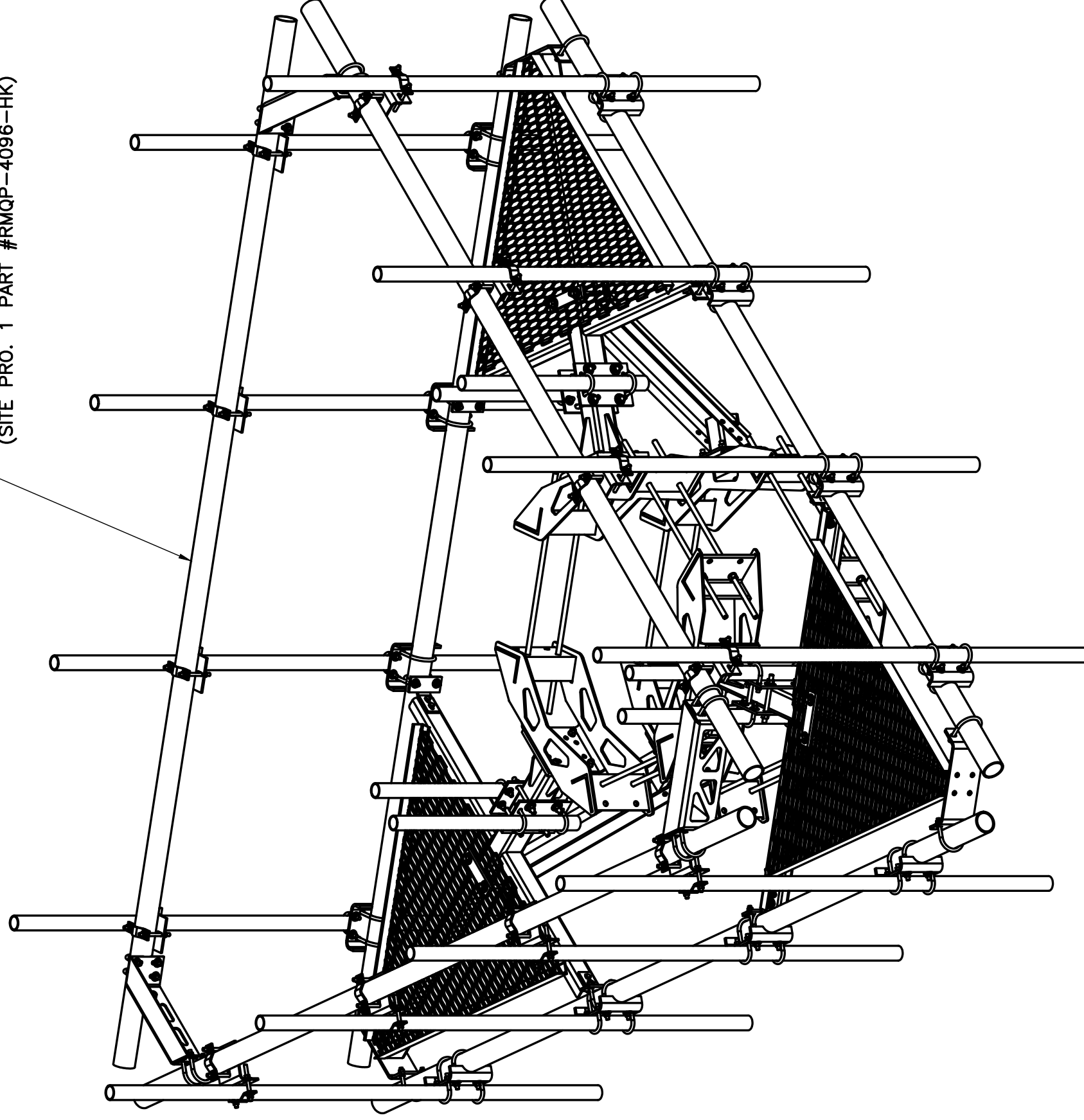
GENERAL NOTES

- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
- THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
- TRANSMITTER EQUIPMENT AND ANTENNAS ARE DESIGNED TO MEET ANSI/EIA/TIA 222-G REQUIREMENTS.
- ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
- CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
- IF ANY UNDERGROUND UTILITIES OR STRUCTURES EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT & THE OWNER'S REPRESENTATIVE.
- OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION BY TECHNICIANS APPROXIMATELY 2 TIMES PER MONTH.
- PRIOR TO THE INSTALLATION OF THE PROPOSED EQUIPMENT OR MODIFICATION OF THE EXISTING STRUCTURE, A STRUCTURAL ANALYSIS SHALL BE PERFORMED BY THE OWNER'S AGENT TO CERTIFY THAT THE EXISTING/PROPOSED COMMUNICATION STRUCTURE AND COMPONENTS ARE STRUCTURALLY ADEQUATE TO SUPPORT ALL EXISTING AND PROPOSED ANTENNAS, COAXIAL CABLES AND OTHER APPURTENANCES.
- PROPERTY LINE INFORMATION WAS PREPARED USING DEEDS, TAX MAPS, AND PLANS OF RECORD AND SHOULD NOT BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY.
- THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
- THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
- THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
- POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.



Know what's below.
Call before you dig.

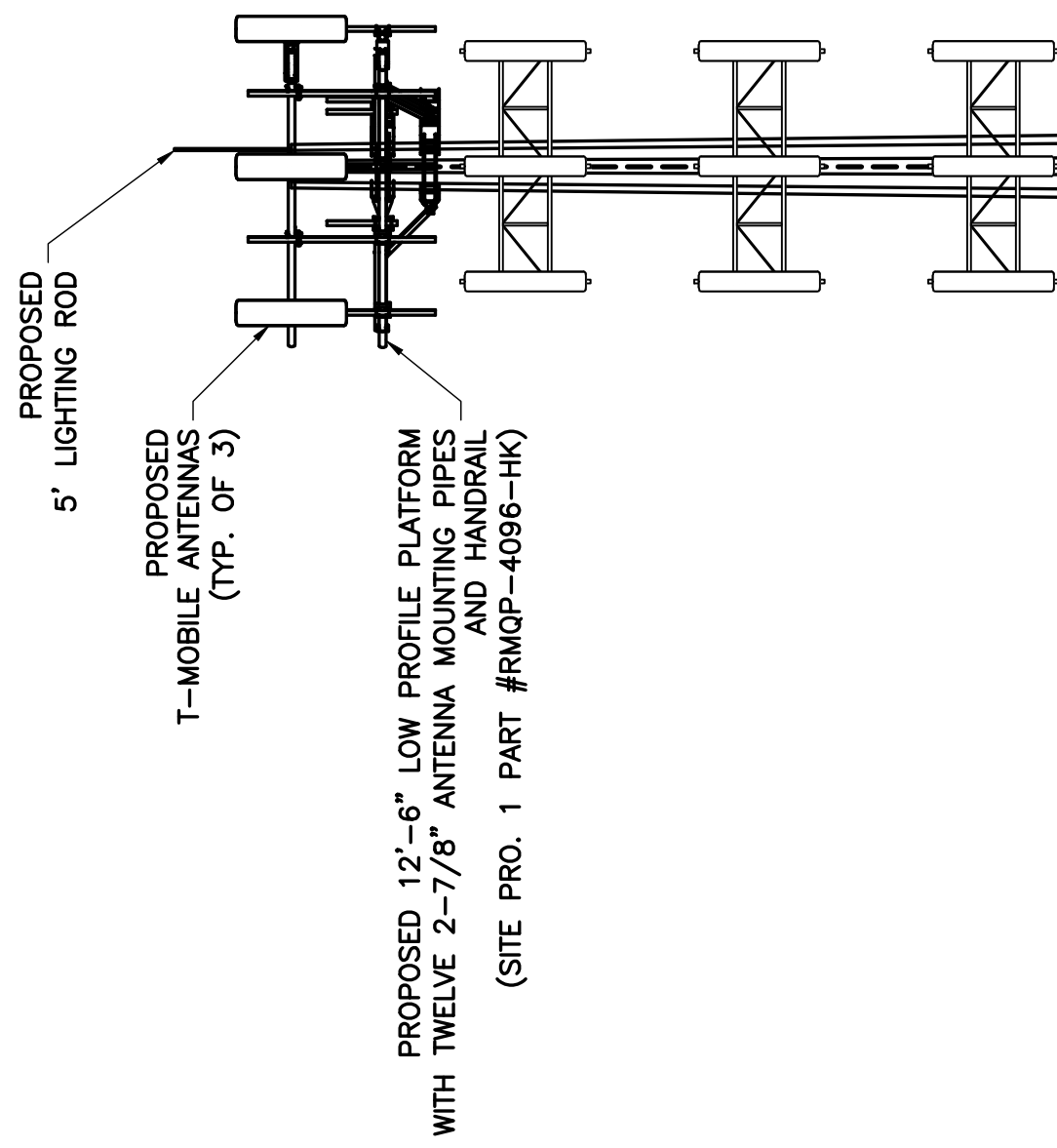
PROPOSED 12'-6" LOW PROFILE PLATFORM WITH TWELVE 2-7/8" ANTENNA MOUNTING PIPES AND HANDRAIL (SITE PRO. 1 PART #RMQP-4096-HK)



2 ANTENNA MOUNT DETAIL
NTS
C-2

NOTE:
ILLUMINATION ONLY IF REQUIRED BY FAA.
TOWER STEEL FINISH WILL BE GALVANIZED AND WILL NOT BE PAINTED.
TOWER & FOUNDATION DESIGN PERFORMED INDEPENDENTLY OF THESE CONSTRUCTION DRAWINGS.

- TOP OF ALL APPURTENANCES
ELEV.=155.0' AGL
- TOP OF POLE & PROPOSED ANTENNA CENTERLINE
ELEV.=150.0' AGL
- FUTURE ANTENNA CENTERLINE
ELEV.=140.0' AGL
- FUTURE ANTENNA CENTERLINE
ELEV.=130.0' AGL
- FUTURE ANTENNA CENTERLINE
ELEV.=120.0' AGL



PROPOSED 150'-0" MONOPOLE

PROPOSED COAX/HYBRID LINES TO RUN INSIDE MONOPOLE

PROPOSED T-MOBILE EQUIPMENT CABINET ON CONCRETE PAD
PROPOSED T-MOBILE UTILITY H-FRAME

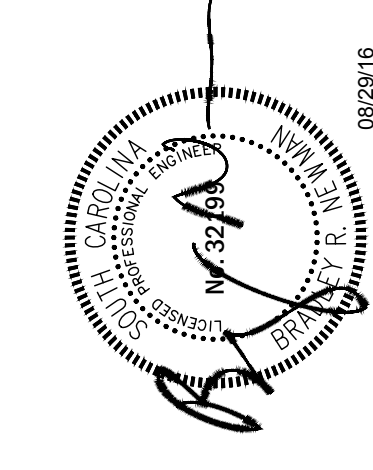
PROPOSED CHAIN-LINK FENCE W/ (3) STRANDS OF BARBED WIRE.

GROUND
ELEV.=0.0' AGL

1 ELEVATION
SCALE: 1" = 8'
C-2

REVISIONS

| REV | DATE | DESCRIPTION | BY |
|-----|----------|-------------|----|
| 0 | 08/29/16 | FINAL | OP |



ENGINEER

APPLICANT

SITE INFORMATION

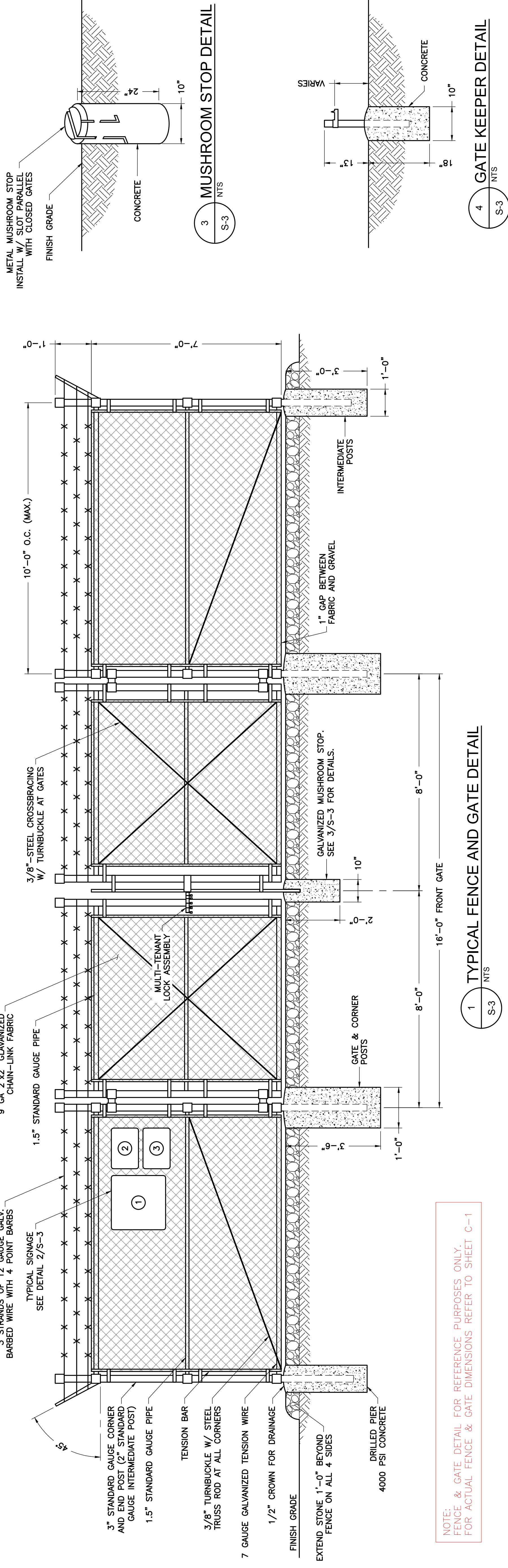
DESIGN RECORD

PROFESSIONAL STAMP

ENGINEER

SHEET TITLE

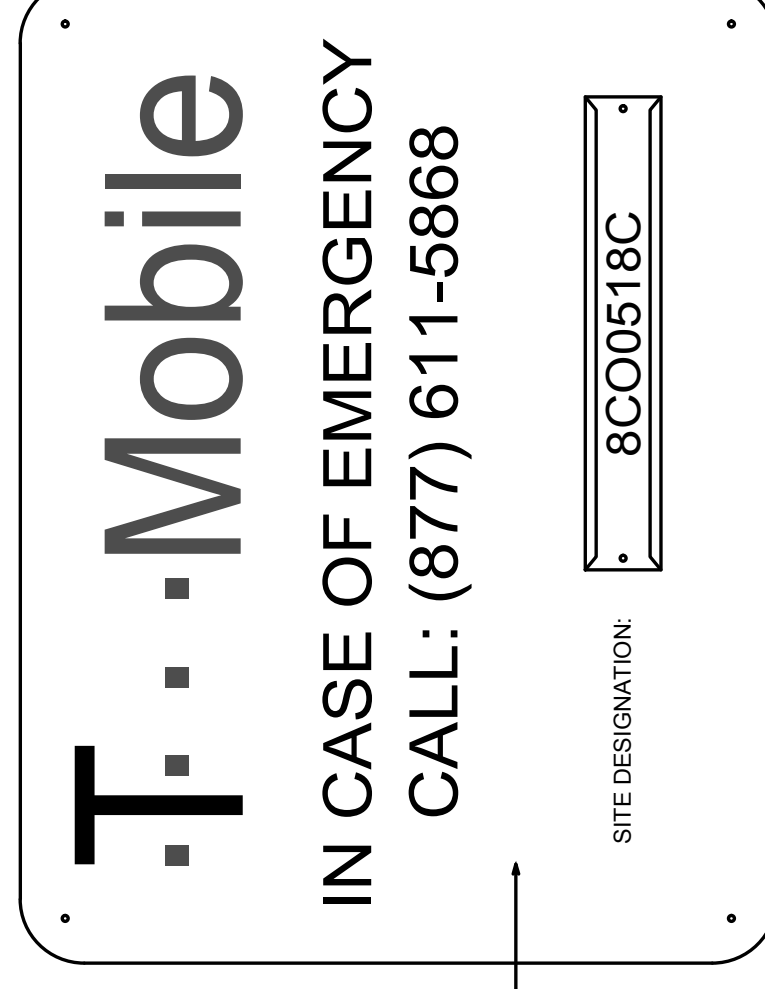
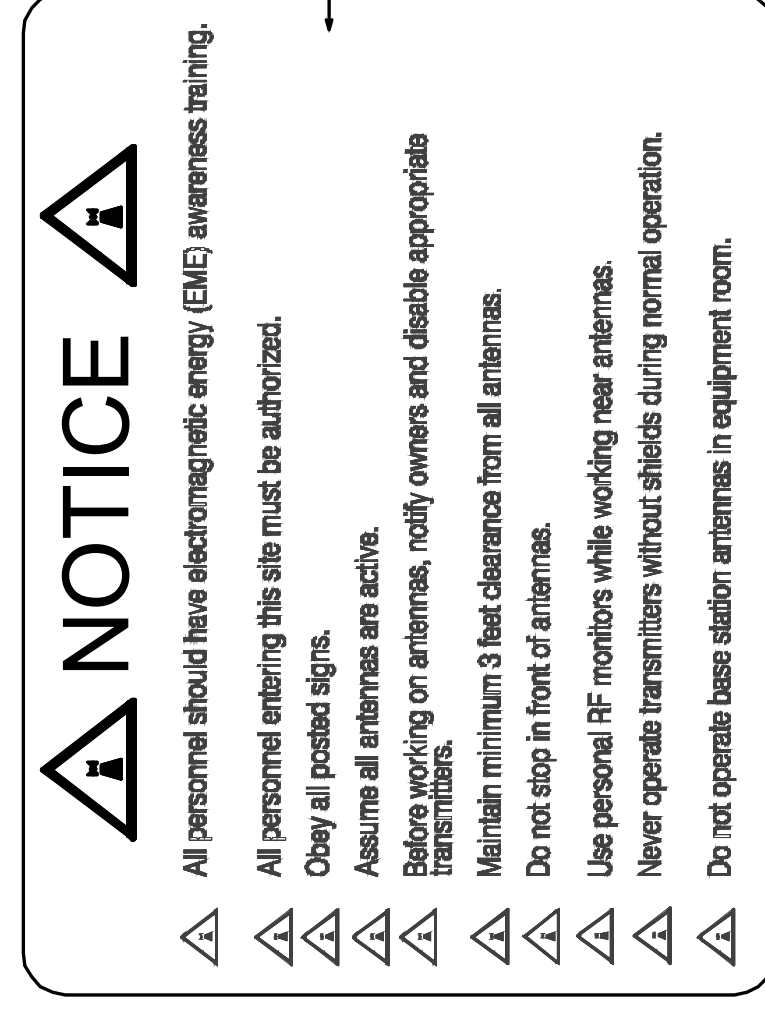
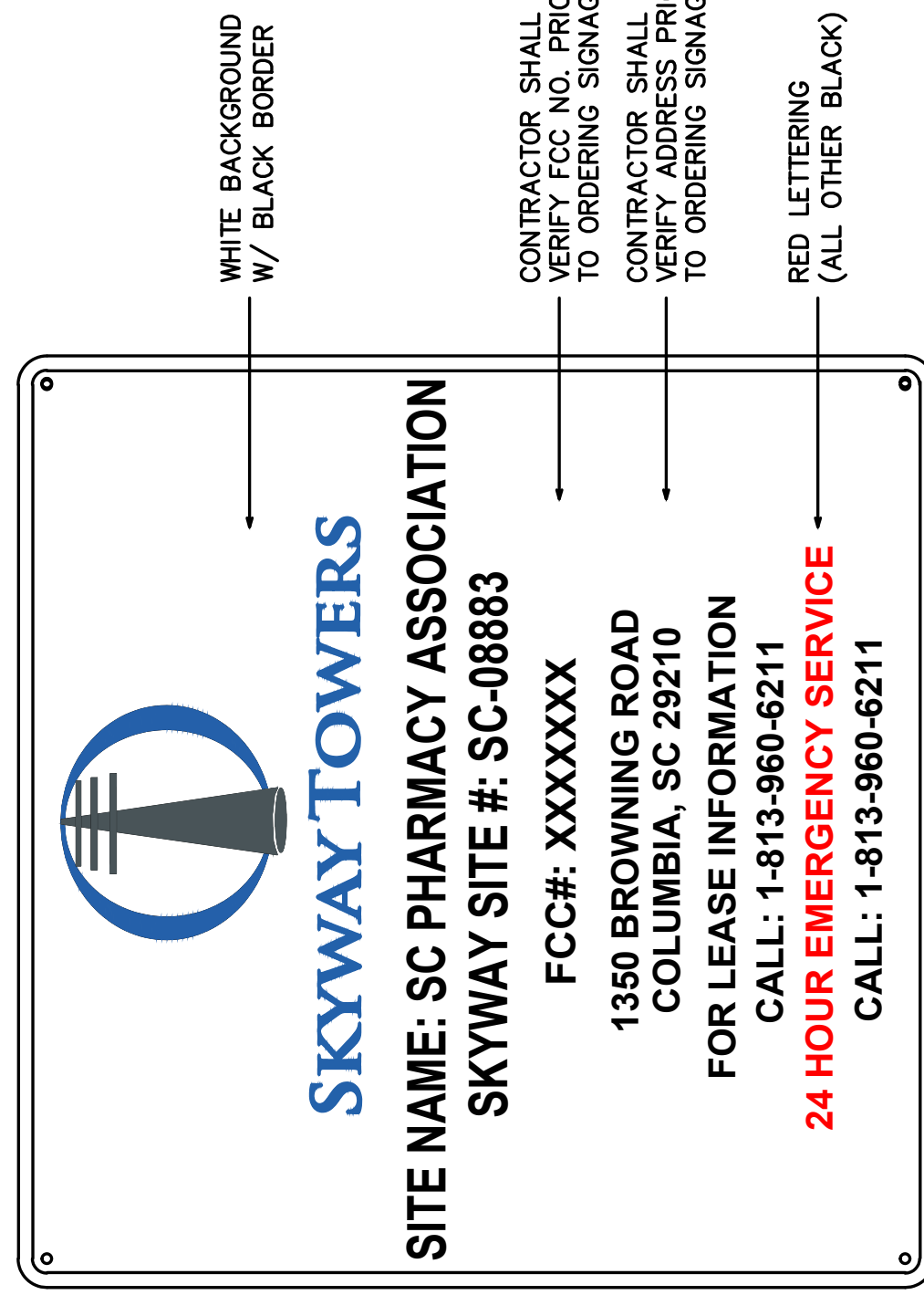
SHEET NUMBER



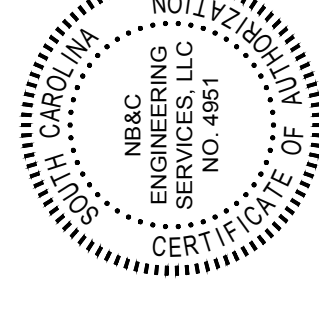
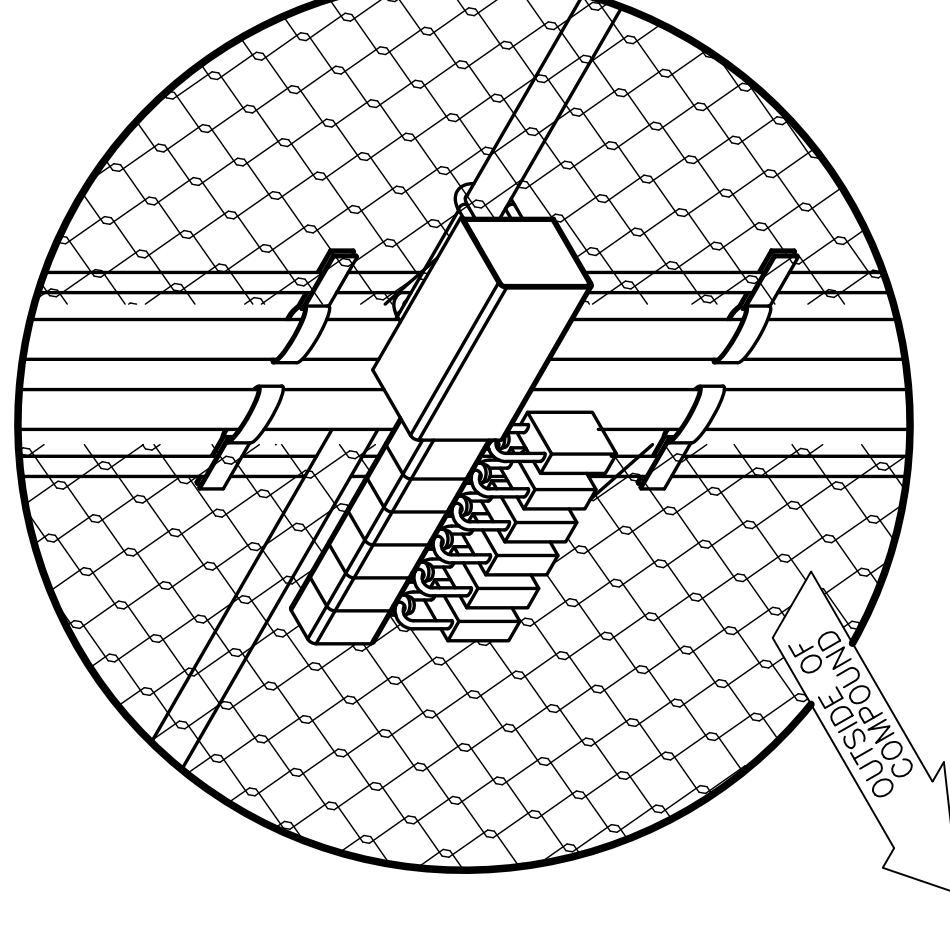
NOTE: FENCE & GATE DETAIL FOR REFERENCE PURPOSES ONLY. FOR ACTUAL FENCE & GATE DIMENSIONS REFER TO SHEET C-1

SIGNAGE NOTES

- SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
- SIGNS UNLESS 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.
- RECOMMENDED SOURCES FOR OBTAINING SIGNAGE:
 - ST. CLAIR SIGNS
3194 WADE HAMPTON BOULEVARD
TAYLORS, SC 29687
(864) 244-0040
 - EXCEL SIGN & DECAL
1509 NORTH MILPITAS BLVD.
MILPITAS, CA 95035
(408) 942-8881
 - RF EXPOSURE SIGNS RICHARD TELL ASSOCIATES
3433 RIGNSTAR ROAD, SUITE 3
NORTH LAS VEGAS, NV 89030
(702) 645-3338



NOTE: MULTI-TENANT SECURITY LOCK: STANDARD GALVANIZED LOCK SYSTEM WELDED TO GATE POSTS 4-2" SLEEVES WITH SLOTTED HAFPS.



2 TYPICAL SIGNS AND SPECIFICATIONS
NTS
S-3



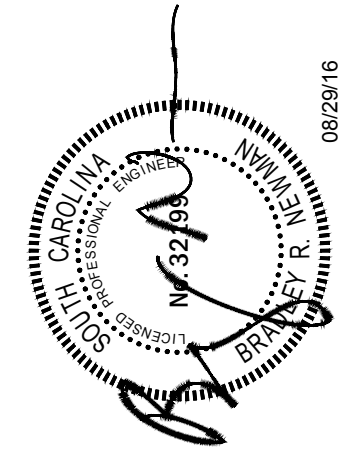
NB+C ENGINEERING SERVICES, LLC.
 801 S.W. PARKWAY ROAD, SUITE 105
 COLUMBIA, SC 29210
 (803) 737-9131



T-MOBILE SITE ID: 8C00518C
 SKYWAY SITE ID: SC-08883
 SITE NAME:
 SC PHARMACY ASSOCIATION
 NB+C PROJECT# 01525
 1350 BROWNING ROAD
 COLUMBIA, SC 29210
 RICHLAND COUNTY

REVISIONS

| REV | DATE | DESCRIPTION | BY |
|-----|----------|-------------|----|
| 0 | 08/29/16 | FINAL | OP |



BRADLEY R. NEWMAN, P.E.
 SC PROFESSIONAL ENGINEER LIC. #32199
 NB&C ENGINEERING SERVICES, LLC.
 CERTIFICATE OF AUTHORIZATION NO. 4951

LANDSCAPING PLAN

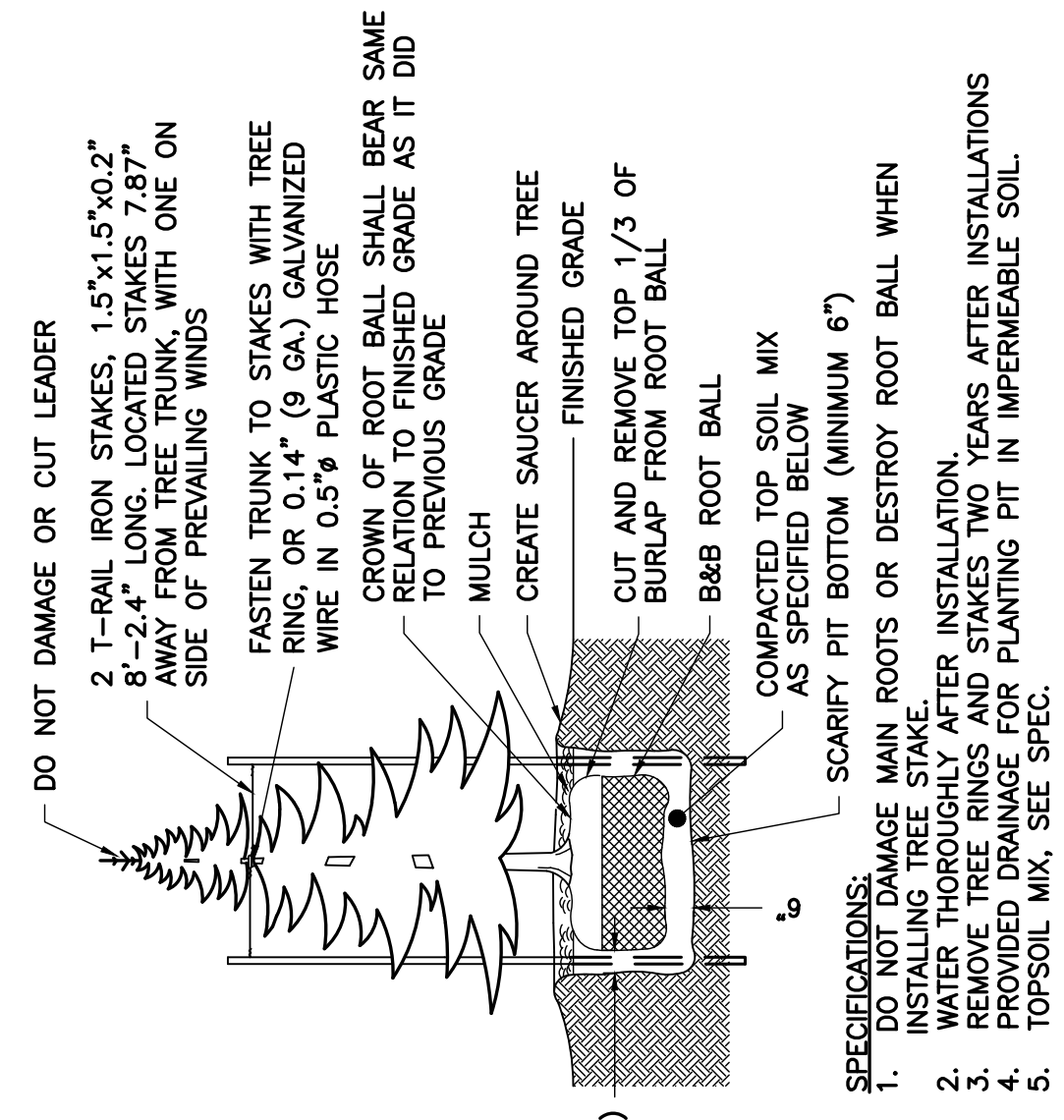
L-1

LANDSCAPE NOTES:

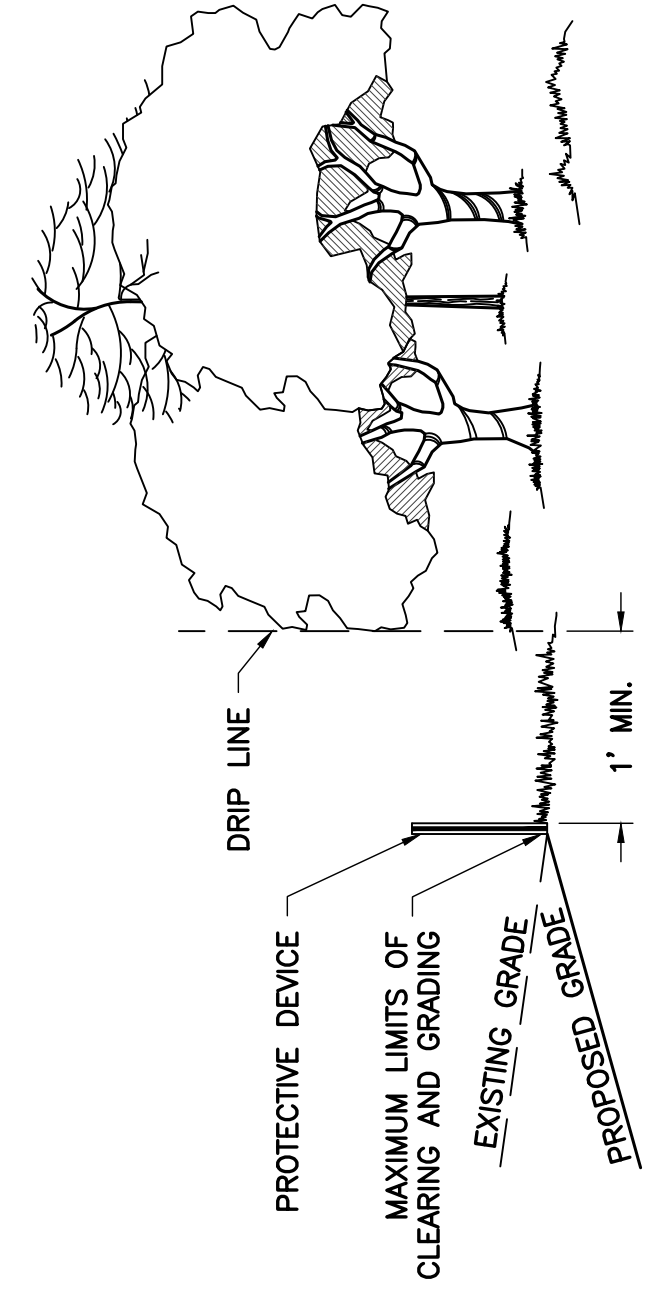
- ALL PLANT MATERIALS AND PLANTING PROCEDURES SHALL BE IN ACCORDANCE WITH THE STANDARDS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- MULCH SHALL BE FINELY SHREDED HARDWOOD BARK MULCH. DO NOT COVER THE ROOT CROWN OF TREES OR SHRUBS WITH MULCH. CUT TWINE AWAY FROM THE BASE OF THE TRUNK OR STEM AND PULL BURLAP DOWN AND OFF OF THE BALL TOP.
- PLANTING BACKFILL MIX SHALL BE ON PART LOOSE PEAT HUMUS, TO ONE PART SAND, TO ONE PART PARENT SOIL BY VOLUME.
- SOIL SHALL BE AMENDED WITH THE FOLLOWING: 0.25LBS ORGANIC GRANULAR FERTILIZER (5-10-5), 0.75LBS OF BONEMEAL, 1.0LBS OF ROTTED COW MANURE PER CUBIC FOOT OF MIX.
- THE CONTRACTOR SHALL WARRANTY ALL PLANTS AND MATERIALS FOR TWO YEARS FROM OWNERS ACCEPTANCE. ALL REPLACEMENTS SHALL BE AS ORIGINALLY SPECIFIED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION PROTECTION AND REPLACEMENT OF ANY UTILITIES DAMAGED ON SITE. FIELD ADJUST PLANT LOCATIONS TO AVOID UTILITIES, SWALES, OVERHEAD WIRES, EXISTING VEGETATION TO REMAIN ETC.
- LEASEE IS RESPONSIBLE FOR THE COST AND MAINTENANCE OF ALL LANDSCAPING.
- ALL PLANT MATERIALS MUST BE INSTALLED EQUAL TO OR GREATER THAN THE MINIMUM SIZE SPECIFIED IN THIS SCHEDULE. SUBSTITUTIONS ALLOWED ONLY WITH THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECTS. APPROVAL ALL PLANTS WILL BE INSPECTED AND MEASURED FOR CAMBELL COUNTY COMPLIANCE, PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY PERMIT.

PLANTING SCHEDULE

| QUANTITY | BOTANICAL - COMMON NAME | SIZE | MATURE HEIGHT |
|----------|---|----------|---------------|
| 10 | CUPRESSUS X LEYLANDII - LEYLAND CYPRESS | 6'-8" BB | 50' - 80' |



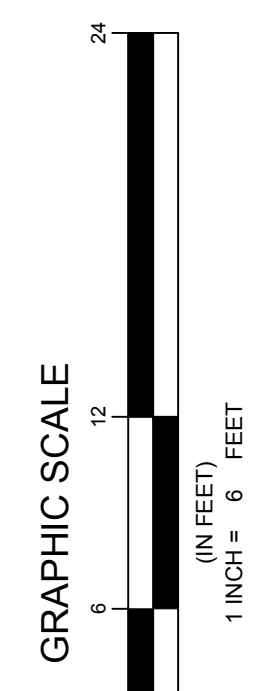
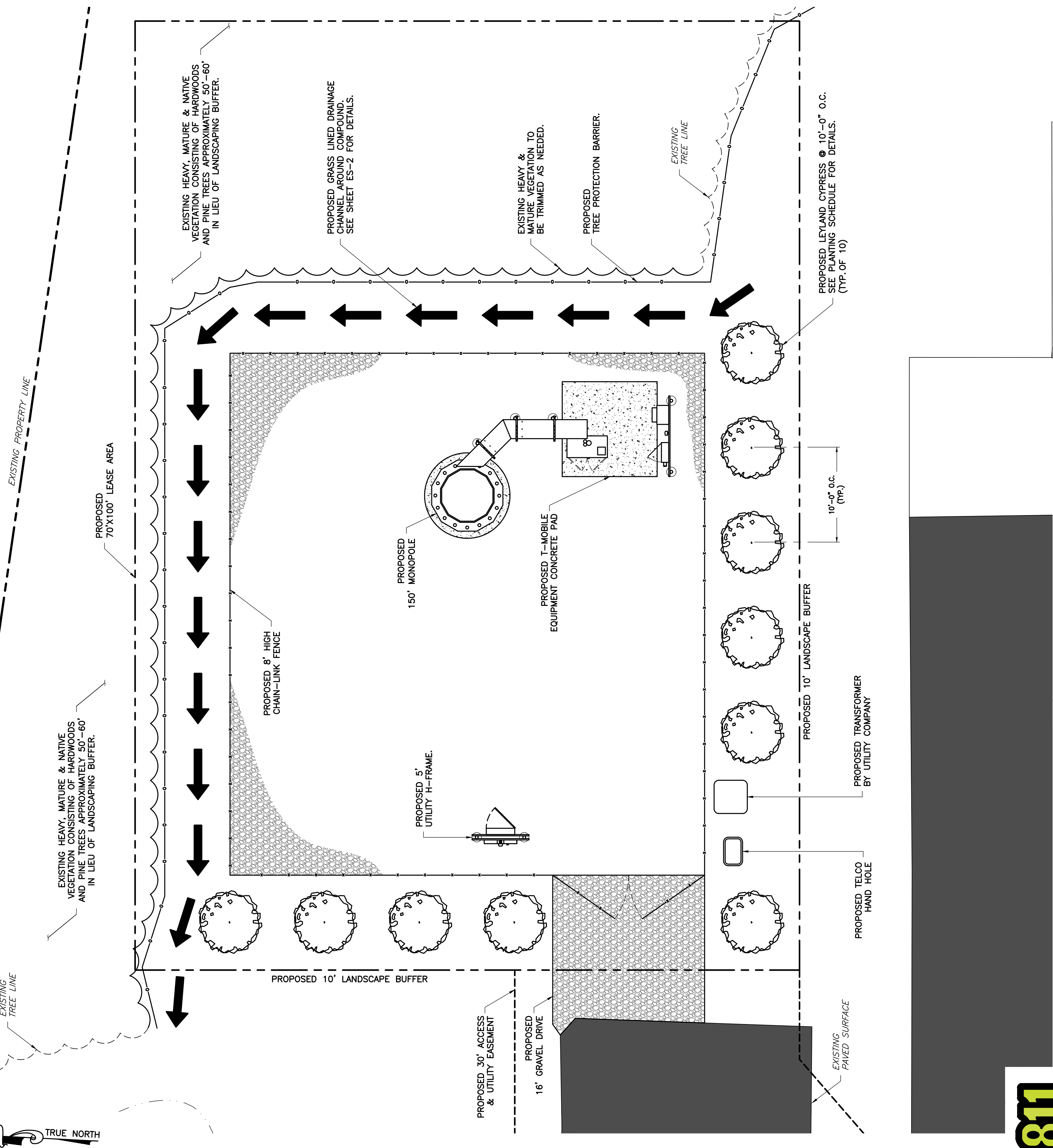
2 TREE PLANTING AND GUYING DETAIL
 NTS
 L-1



NOTES:

- THE TREE PROTECTIVE BARRIER MUST CONSIST OF ORANGE SAFETY FENCING, NOT LESS THAN THREE FEET HIGH AND SUPPORTED BY WOOD/METAL POLES.
- CONSTRUCTION OF PROTECTIVE BARRICADES WILL NEED TO REMAIN IN PLACE THROUGHOUT
- APPROVAL OF TREE PROTECTIVE BARRICADE WOULD NEED TO OCCUR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND FINAL SITE PLAN APPROVAL.

3 TREE PROTECTION FENCE
 NTS
 L-1



1 LANDSCAPING PLAN
 SCALE: 1" = 6'-0"
 C-1



Know what's below.
 Call before you dig.

SURVEYOR CERTIFICATION

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY SPECIFIED THEREIN.

THIS SURVEY IS NOT FOR RECORDATION PURPOSES.



N/F
CENTER POINT HOLDINGS LLC
PARCEL# R06010-01-08
DDB 1829 PG 1031
ZONED GC

PROPOSED
LEASED PREMISES
(SEE SHEET 2)

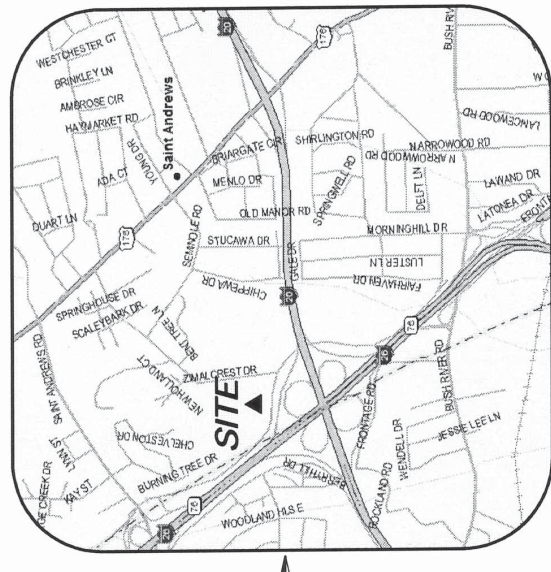
C/L PROPOSED 30'
EASEMENT
ACCESS & UTILITY
(EASEMENT RIGHTS TO
BE ACQUIRED)

N/F
CENTER POINT BUSINESS PARK
PARCEL# R06010-01-07
DDB 1171 PG 347
ZONED GC

N/F
1360 BROWNING ROAD LLC
PARCEL# R06010-01-02
DB 1203 PG 2926
PB 50 PG 870
ZONED GC

BROWNING ROAD ~ I-20 & I-26 FRONTAGE ROAD (R/W VARIES)

- LEGEND**
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - IPF IRON PIN FOUND
 - CMF CONCRETE MONUMENT FOUND
 - UP UTILITY POLE
 - LP LIGHT POLE
 - SMH SIGHT MARK
 - IPF IRON PIN FOUND
 - INW INWET
 - FW FIRE HYDRANT
 - EP EDGE OF PAVEMENT
 - BC BACK OF CURB
 - TR TR
 - PCP REINFORCED CONCRETE PPE
 - GW GUY WIRE ANCHOR
 - TR TRANSFORMER
 - WW WATER VALVE
 - CO CONCRETE
 - CVF CONCRETE VALVE
 - N/F NOW OR FORMERLY



VICINITY MAP
NOT TO SCALE

SUBJECT PROPERTY

OWNER: SC PHARMACEUTICAL ASSOCIATION
SITE ADDRESS: 1360 BROWNING ROAD, COLUMBIA, SC 29210
PARCEL ID: R06010-01-01
AREA: 2.25 ACRES
ZONED: GC (GENERAL COMMERCIAL)

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS
REFERENCE: DEED BOOK 469 PAGE 1083
PLAT BOOK 469 PAGE 1082

GENERAL NOTES

THIS EASEMENT SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS EASEMENT SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF SKYWAY TOWERS LLC AND EXCLUSIVELY FOR THE TRANSFER OF THE PROPOSED LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFER OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.
THE FIELD DATA UPON WHICH THIS EASEMENT SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000 FEET AND AN ANGULAR ERROR OF 5.0" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.
EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTIC.
(DATE OF FIELD VISIT: 07/26/2016)
THE 2" CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS EASEMENT SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID 12B) 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 (NAD 83) SOUTH CAROLINA.
NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. COMMUNITY PANEL NO. 45079020236K DATED SEPTEMBER 29, 2010.
NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS EASEMENT SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.
ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.



| NO. | DATE | REVISION | PER COMMENTS |
|-----|---------|----------|--------------|
| 1 | 8-12-16 | | GSH |

EASEMENT SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
1010 Pennsylvania Avenue
McDonough, GA 30253
(p) 678.565.4440 (f) 678.565.4497
(w) pointtopointsurvey.com



EASEMENT SURVEY PREPARED FOR:
SKYWAY TOWERS
SKYWAY TOWERS, LLC
3637 MADACA LANE
TAMPA, FL 33618

"SC PHARMACY ASSOCIATION"
SITE NO. SC-08883
CITY OF SAINT ANDREWS
RICHLAND COUNTY
SOUTH CAROLINA

DRAWN BY: NRW
CHECKED BY: JKL
APPROVED: C. INER
DATE: AUGUST 2, 2016
P2P JOB #: G160422
SHEET: **1**
OF 3

TITLE EXCEPTIONS LISTED ON SHEET 3

SURVEY NOT VALID WITHOUT SHEETS 2 & 3

August 18, 2016

Richland County
2020 Hampton St
Columbia, SC 29204

Re: Skyway Towers
Proposed Wireless Communications Facility ("WCF")
Located at 1350 Browning Road

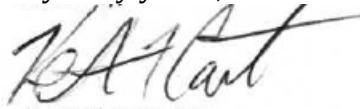
Dear Richland County Planning Department:

In accordance with the requirements set forth in Richland Counties Zoning Ordinance on behalf of Skyway Towers, I conducted a thorough review of the search area to be served by the proposed Wireless Communication Facility for an existing WCF, or other elevated structure upon which T-Mobile could locate its antennas.

I have attached a map of the search ring for the required service area, with our site location marked, as well as, a map showing existing WCFs outside the search area. The closest existing tower is the Columbia Cellular Tower on St. Andrews Road which is 3000' (.56 miles) from our site.. This tower is also 2350' from T-Mobile's existing site 8C00541A and consequentially does not meet coverage objectives. As well, buildings in the Center Point office complex were too short and could not meet the coverage objectives. As show on the attached map, other existing WCFs within close proximity to this search ring are existing T-Mobile active sites. The proposed site located at 1350 Browning Road (zoned GC) is the best site for the proposed WCF to meet T-Mobile required coverage objectives.

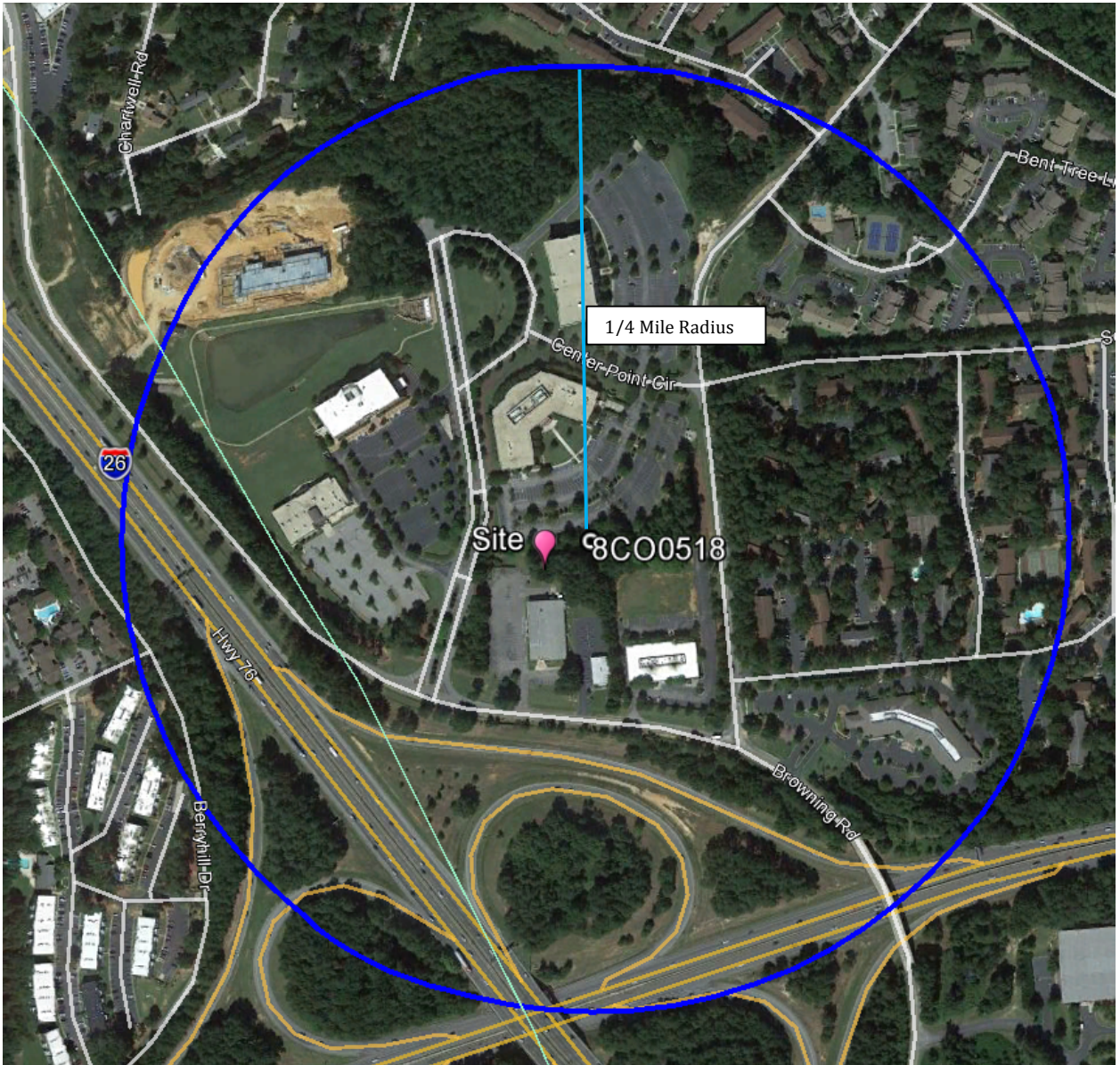
In summary, my search did not reveal any existing WCF or usable structure within the service area. Therefore, it is necessary for Skyway Towers to build a new WCF at the proposed site in order to meet T-Mobile's coverage objectives.

Very truly yours,

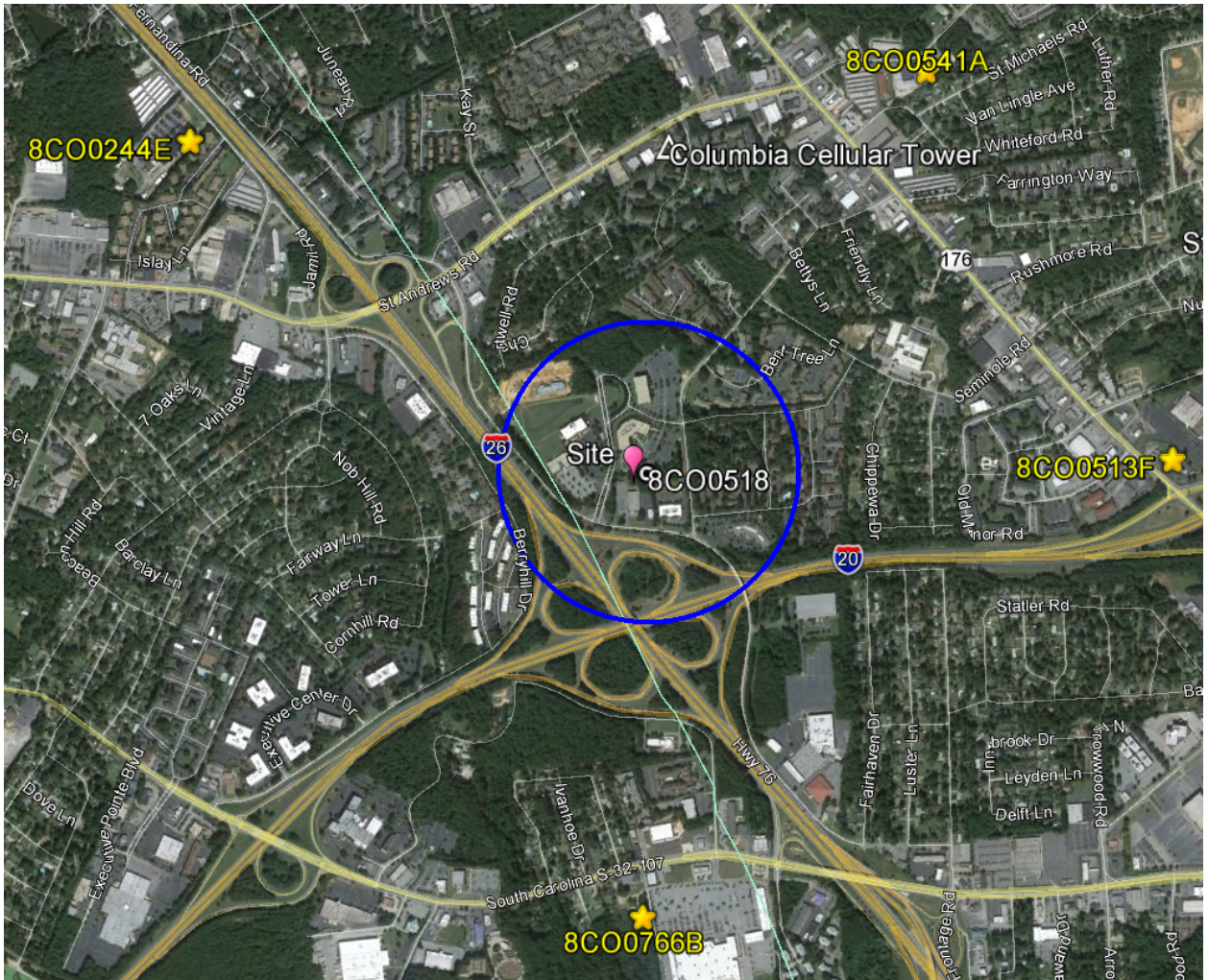


Ken Carter
Site Acquisition Consultant

Search Ring & Preferred Site Candidate



Closest Existing WFC's to Site



Note: Yellow Stars indicated active T-Mobile Installations



August 24, 2016

Mr. Geonard Price
Zoning Administrator, Richland County
Planning and Development Department
2020 Hampton Street
Columbia, SC 29204

Re: Skyway Towers - Site Name: SC Pharmacy Association SC-08883 (T-Mobile -
8CO0518C) – Telecommunication Facility Application – Collocation Policy Letter

Dear Mr. Price,

Skyway Towers shall be willing to allow other users to co-locate on the proposed communications tower in the future, subject to engineering capabilities of the structure, frequency considerations and proper compensation from the additional user.

SKYWAY TOWERS, LLC

A handwritten signature in blue ink, appearing to read "S. Behuniak", is written over a horizontal line.

Scott Behuniak
Chief Operating Officer



August 24, 2016

Mr. Geonard Price
Zoning Administrator, Richland County
Planning and Development Department
2020 Hampton Street
Columbia, SC 29204

Re: Skyway Towers - Site Name: SC Pharmacy Association SC-08883 (T-Mobile -
8CO0518C) – Telecommunication Facility Application – Tower Removal Letter

Dear Mr. Price:

Please accept the signed statement below as confirming §§ 26-152, paragraph 22(i) of the
Richland County Zoning Ordinance:

Skyway Towers, 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, will be dismantled and removed within one
hundred twenty (120) days of the date the tower is taken out of service.

SKYWAY TOWERS, LLC

Scott Behuniak
Chief Operating Officer



Proposed Case for : 2016-ASO-19963-OE

For information only.

This proposal has not yet been studied. Study outcomes will be posted at a later date.
Public comments are not requested, and will not be considered at this time.

| Overview | | | | |
|--|---------------------------------------|-------------|------------|-------------|
| Study (ASN): 2016-ASO-19963-OE | Received Date: 08/01/2016 | | | |
| Prior Study: | Entered Date: 08/01/2016 | | | |
| Status: Work In Progress | Map: View Map | | | |
| Construction Info | | | | |
| Notice Of: CONSTR | Structure Summary | | | |
| Duration: PERM (Months: 0 Days: 0) | Structure Type: Antenna Tower | | | |
| Work Schedule: 12/01/2016 to 12/31/2017 | Structure Name: SC-08883 Intel | | | |
| | FCC Number: | | | |
| Structure Details | | | | |
| Latitude (NAD 83): 34° 02' 25.11" N | Height and Elevation | | | |
| Longitude (NAD 83): 81° 06' 37.86" W | | | | |
| Datum: NAD 83 | | | | |
| City: Columbia | | | | |
| State: SC | | | | |
| Nearest County: Richland | | | | |
| | Proposed | | | |
| | Site Elevation: 285 | | | |
| | Structure Height: 159 | | | |
| | Total Height (AMSL): 444 | | | |
| Frequencies | | | | |
| Low Freq | High Freq | Unit | ERP | Unit |
| 698 | 806 | MHz | 1000 | 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 |
| 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 |
| 1850 | 1910 | MHz | 1640 | W |
| 1930 | 1990 | MHz | 1640 | W |
| 2305 | 2310 | MHz | 2000 | W |
| 2345 | 2360 | MHz | 2000 | W |

[← Previous](#)
[Back to Search Result](#)
[Next](#)

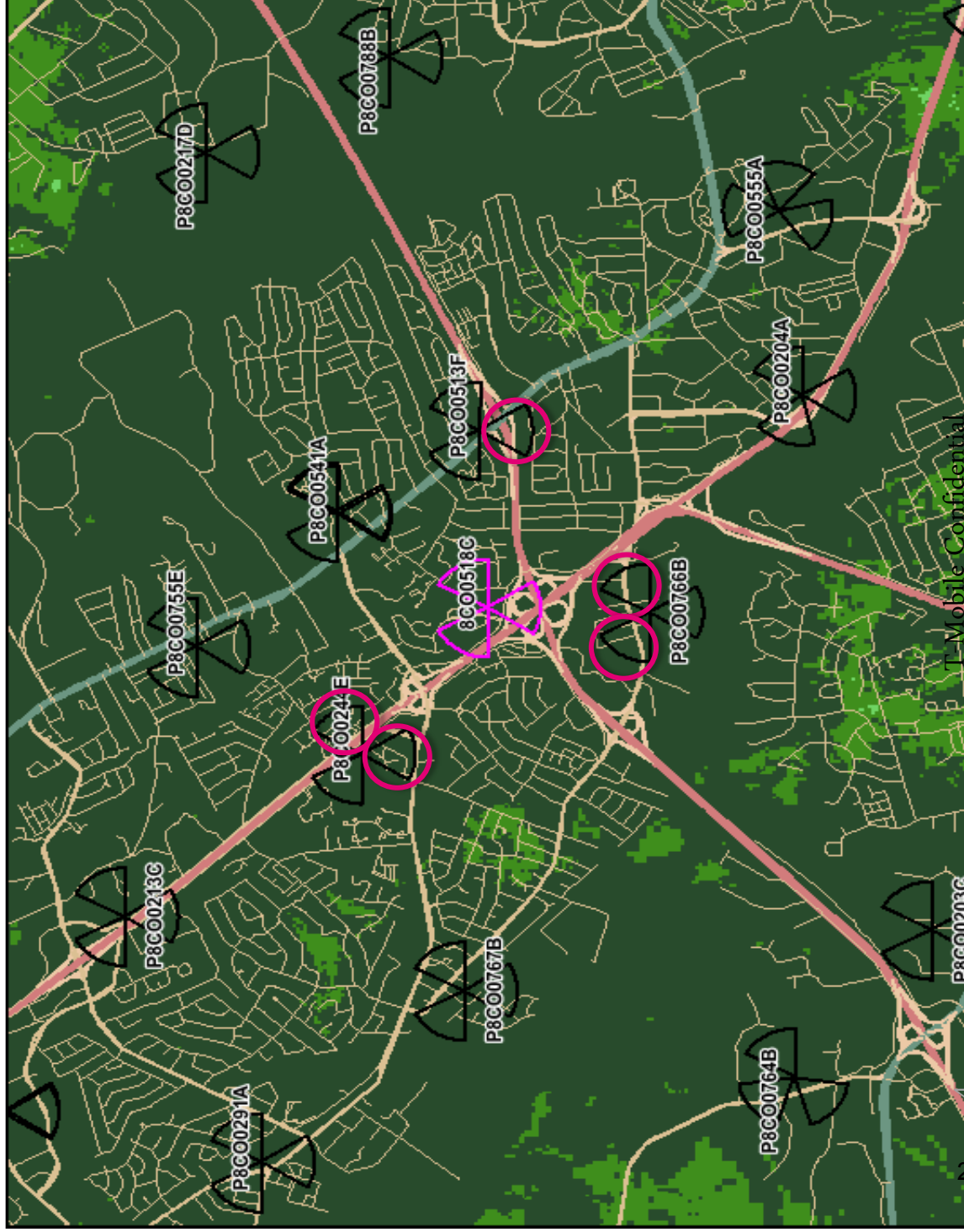










Coverage Analysis- 8C00518

August 23, 2016



8CO0518C - RSCP - After Candidate



| | |
|--|---|
|  | On Air |
|  | Candidate |
|  | Height |
|  | 150 Feet |
|  | Azimuth |
|  | 0-120-250 |
|  | UMTS RSCP |
|  | -120 <= x < -105 dBm -105 <= x < -95 dBm -95 <= x < -85 dBm -85 <= x < 0 dBm |

8CO0518C will be an Excellent addition to the T-Mobile Network. It will help offload capacity from the highlighted sectors. In other words, all cell sites have a maximum number of phone/data calls it can take on any given time and the new site 8CO0518C will help offload these calls from nearby sites. In Addition, It will provide excellent coverage on the major intersection of I-20 and I-26.



Richland County Government
2020 Hampton Street
Columbia, SC 29204

Phone (803) 576-2180
Fax (803) 576-2182
