

Planned Development Guideline Specifications

1029 Orleans Road
Charleston, SC

TMS# 351-05-00-032

Property:
1029 Orleans Road
Charleston, SC

HELLMAN YATES & TISDALE
ATTORNEYS & COUNSELORS AT LAW

HELLMAN YATES & TISDALE, PA
105 BROAD STREET, THIRD FLOOR
CHARLESTON, SOUTH CAROLINA 29401

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**PLANNED DEVELOPMENT GUIDELINE SPECIFICATIONS FOR ORLEANS ROAD
PUD**

**PURSUANT TO THE ZONING AND LAND DEVELOPMENT REGULATIONS OF
CHARLESTON COUNTY, SOUTH CAROLINA (“ZLDR”)**

I. OVERVIEW

A. PURPOSE

1. This is an application for the property located at 1029 Orleans Road, Charleston, South Carolina, bearing Tax Map number 351-05-00-032 from R4 to Planned Development (“PD”) pursuant to the ZLDR. The property is presently vacant.
2. The primary focus of the rezoning is to allow for the placement of one communication tower including required lighting and lightning rod, and associated equipment, structures, power supply, and parking. The units/ structures shown on the sketch plans are for storage of equipment for each associated carrier. The maximum height of the communications tower, including any required lighting and lightning rod, will be 140 feet. The maximum height of associated equipment units and structures will be 30 feet.
3. Presently, there exists a severe wireless infrastructure deficit along Orleans Road/ Tobias Gadsden Boulevard from Sam Rittenberg Boulevard to Paul Cantrell Boulevard. This deficit is a result of the incredible demands on the existing wireless infrastructure in the area. Due to this location being near the terminus of I-526, U.S. 17, Sam Rittenberg Boulevard, and Paul Cantrell Boulevard, this part of the County is one of the most heavily trafficked areas in Charleston County, in addition to being densely populated by commercial and residential uses. In order to solve this deficit, it is necessary to place a wireless communication facility somewhere along Orleans Road between the former Citadel Mall property and Savage Road. Unfortunately, after an exhaustive and extensive real estate search of the targeted area, there were no available properties properly zoned for a wireless communication facility, which lead to the selection of this vacant piece of property. From a wireless network perspective, the property in question presents the ideal location for the proposed facility.

The proposed facility is unlike any other previously placed in unincorporated Charleston County. The proposed facility will be a stealth facility where all the antenna and equipment are contained within the pole and the overall height of the pole will be less than almost all other wireless facilities presently operating in unincorporated Charleston County. The standard wireless facility in Charleston County would have 40 to 50 feet of exposed equipment; however, all of the equipment for the proposed facility would be fully contained inside the stealth pole. This presents a much cleaner silhouette and visually appealing appearance. The standard wireless facility in Charleston County would have its ground equipment placed behind an 8 foot chained linked fence with three strands of

barbed wire on top; however the proposed facility will place all of the ground equipment in an architecturally designed building incorporating the Lowcountry vernacular. In addition, the facility will be surrounded by an incredible landscape package that meets the maximum volume of planting possible to ensure the long term health of the plants. This will be the most expensive wireless facility ever placed in unincorporated Charleston County and it would be very similar to one presently being deployed in Rivertowne Country Club in Mount Pleasant. The overarching goal of the Planned Development is to produce a wireless communication facility that is unlike any other in unincorporated Charleston County and to be the most sensitive to the surrounding residential area.

The Charleston County Comprehensive Plan presently recommends the Urban/ Suburban Mixed Use future land use designation of this property. The proposed facility absolutely is fully compliant with this designation as Urban/ Suburban Mixed Use encourages mixed use development consisting of retail, service, employment, civic, industrial, housing and linkages, public transport. The purpose of the proposed facility is to provide the wireless infrastructure necessary to properly service the uses envisioned by this designation.

Adequate wireless infrastructure is vital to the citizens of Charleston County as over 50% of the homes in the United States are wireless only and no longer utilize a landline telephone, In addition, over 80% of the 911 calls to the Charleston County Consolidated Dispatch originate from a wireless device. The residents and businesses in this part of Charleston County deserve the same wireless infrastructure that is presently available to the residents and businesses in Mount Pleasant, Summerville, and North Charleston.

- This rezoning meets the objectives, intent, and results of ZLDR Section 4.23.4 as follows:
 - a. A maximum choice in the types of environment available to the public by allowing a development that would not be possible under the strict application of the standard of this Ordinance that were designated primarily for development on individual lots;

This development would not be possible under strict application standards of this Ordinance as the property would be required to be zoned for other more intensive uses.

- b. A greater freedom in selecting the means to provide access, light, open space and design amenities;

Due to the unique nature of the permitted use, there is greater freedom allowed through the rezoning to PD.

- c. Quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land use arrangements;

Due to the small size of the parcel being rezoned and its strategic location, it presents a perfect location for a wireless infrastructure platform. The proposed development will encompass quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land use arrangements.

- d. Development pattern in harmony with the applicable goals and strategies of the Comprehensive Plan;

The development pattern is in harmony with the applicable goals and strategies of the Comprehensive Plan as it provides for effective communications to the surrounding area and important access to 911 First Responders: Fire; Police; and EMS.

- e. The permanent preservation of common open space, recreation areas and facilities;

The area immediately surrounding the communications use will remain as open space with planted landscaping.

- f. An efficient use of the land resulting in more economical networks of utilities, streets, schools, public grounds and buildings, and other facilities;

The type of communications tower permitted will provide effective wireless infrastructure to serve the surrounding area.

- g. A creative approach to the use of land and related physical facilities that results in better development and design and the construction of amenities; and

By limiting uses as opposed to more intensive zoning districts, the property can be designed specifically for the allowed use with special setbacks and other requirements that will benefit not only adjacent properties, but also the surrounding vicinity.

- h. A development pattern that incorporates adequate public safety and transportation-related measures in its design and compliments the developed properties in the vicinity and the natural features of the site.

The purpose of this development is to provide enhanced wireless infrastructure and effective access to emergency first responders in the Orleans Road area, which will aid in pedestrian and vehicle traffic safety. The proposed development presents a development pattern that incorporates adequate public safety and transportation-related measures in its design and compliments the developed properties in the vicinity and the natural features of the site by providing effective wireless communications to the surrounding area.

- 4. All matters not addressed in the Planned Development Guidelines shall comply with the R-4 Zoning District requirements of the ZLDR in effect at the time of Subsequent development application submittal.

B. OWNERSHIP/OPERATION

- 1. The communications tower facility will be owned and managed by Optima Towers IV, LLC, or its designees, successors, or assignees.

C. SITE INFORMATION

- 1. The total property consists of 6,527 square feet.
- 2. The entire site is high land., with 0.00 acres of wetlands. At the time of the proposed Planned Development application, the property is vacant.
- 3. Pictures of the subject property are attached hereto as Exhibit “1” and incorporated herein by reference.

D. LOCATION

1. The subject property is located at 1029 Orleans Road, Charleston, South Carolina, being shown on the tax map of the County of Charleston as tax map number 351-05-00-032. The closest residential structure is 54' 11" from the proposed facility and is located outside of the 23-foot fall zone of the proposed concealed monopole tower.

E. IMPACT ANALYSIS

1. The proposed development plan for this parcel is for an unmanned concealed wireless telecommunications facility not to exceed 140 feet in height, which includes any required lighting and lightning rod. There will be no water or sewer improvements to this site. After construction is completed, the property will only have one visitor four to six times a year for maintenance, which will have one vehicle accommodated with the allotted parking space. The development will have minimal to no impact on existing public facilities and services.
2. The Letter of Coordination has been received from SCDOT and is included in Exhibit "3", listed as the Letters of Coordination, and the development will comply with all SCDOT requirements.
3. The proposed development plan will not have any impact on the access to adjacent properties or their owners as they presently have no legal access over the subject property.

II. PROPOSED USES

A. PERMITTED USES

1. Allow by right for the placement of a maximum of one communication tower, with a maximum height of 140 feet, which includes all required lighting and lightning rod.
2. Allow by right for associated equipment, structures, and power supply for users of the communication tower, with a maximum height of 30 feet for the equipment structures
3. Allow by right for the communication tower to be utilized by governmental, commercial, and non-commercial providers.
4. Allow by right for facilities and structures for government, commercial, and non-commercial entities, communication infrastructure, support technologies, and related uses, with a maximum height of 30 feet for the equipment structures.

III. COMPLIANCE WITH THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS (“ZLDR”)

- A. Development of the subject property will comply with processes included in the ZLDR that are not mentioned in the PD stipulations. All matters not addressed in the Planned Development shall comply with the R-4 Zoning District requirements of the ZLDR in effect at the time of subsequent development application submittal.
- B. The development will proceed in accordance with the applicable provisions of these zoning regulations, and the Charleston County Comprehensive Plan, and with such conditions as may be attached to any rezoning to the proposed PD District.
- C. The provisions of Article 3.10, Variances, of the ZLDR shall not apply to the proposed planned development and all major changes to the planned development must be approved by Charleston County Council. Tree variances may be granted in accordance with this Article and all other sections of the ZLDR.
- D. Development of the subject property complies with the approval criteria found in Article 4.23.9(e)(9) of the ZLDR as stated below:

- a. The PD Development Plan complies with standards contained in this Article;

In order to solve a severe wireless infrastructure deficit, it is necessary to place a wireless communication facility along Orleans Road between the former Citadel Mall property and Savage Road. From a wireless network perspective, this property presents the ideal location for the proposed facility to solve the deficit in this area. The proposed facility is unlike any previously placed in unincorporated Charleston County and will be the most expensive wireless facility ever placed in unincorporated Charleston County. Adequate wireless infrastructure is vital to the citizens of Charleston County as over 50% of the homes in the United States are wireless only and no longer utilize a landline telephone. In addition, over 80% of the 911 calls to the Charleston County Consolidated Dispatch originate from a wireless device. The proposed development plan meets all standards contained in Article 4.23 of the ZLDR.

- b. The development is consistent with the intent of the *Comprehensive Plan* and other adopted policy documents; and
The proposed development plan is consistent with the intent of the Comprehensive Plan and all other relevant adopted policy documents, by providing necessary infrastructure to the community as specified by the Comprehensive Plan in the Community Facilities Strategies of the Comprehensive Plan. The Charleston County Comprehensive Plan presently recommends the Urban/ Suburban Mixed Use future land use designation of this property. The proposed use is fully

compliant with this designation as Urban/ Suburban Mixed Use encourages mixed use development consisting of retail, service, employment, civic, industrial, housing and linkages, public transport. The purpose of the proposed facility is to provide the wireless infrastructure necessary to properly service the uses envisioned by this designation.

- c. The County and other agencies will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed.

Please see Exhibit “3” for Coordination Letters, which assure the necessary public services, facilities, and programs will serve the proposed development at the time the property is developed. The unmanned facility will only require the provision of power and telecommunications services and does not require any other services from the county and any other agency.

IV. ARCHITECTURAL GUIDELINES

A. The Architectural Design Guidelines of Article 9.6, Architectural and Landscape Design Standards, of the ZLDR in effect at the time of subsequent development application submittal shall apply to the Planned Development.

V. AREAS DESIGNATED FOR FUTURE USE

A. All areas designated for future expansion or not intended for immediate improvement or development shall remain in a natural state until such time as development permits are approved.

VI. DIMENSIONAL STANDARDS

A. The maximum heights for the development are 140 feet for the communications tower, which includes any required lighting and the lightning rod, 30 feet for the equipment buildings and structures, and 8 feet for the fence at the rear of the communications tower and equipment buildings.

B. Maximum lot coverage shall be seventy-five (75) percent of the lot.

C. Compliance with the buffer and setback standards of the ZLDR is not possible on site, therefore, we have provided are own standards as follows:

Setback Standards		
	Equipment Buildings/Structures	Communications Tower Pole
Minimum Front Setback	15 feet	25 feet
Minimum Side Setback	10 feet	25 feet
Minimum Rear Setback	10 feet	25 feet
Minimum Setback from Nearest Residential Structure	-	50 feet
Minimum OCRM Critical Line Setback	15 feet	15 feet
Minimum OCRM Critical Line Buffer	35 feet	35 feet

D. Buffer Depth and Landscaping Standards:

Land Use Buffer Standards	
Minimum Buffer Depth (feet from property line)	10 feet
Minimum Land Use Buffer Landscaping (Plants per 100 linear feet)	
Canopy Trees	2
Understory Trees	3
Shrubs	25

Right-of Way Buffer Standards	
Minimum Buffer Depth (feet from right-of-way)	10 feet
Minimum Buffer Landscaping (Plants per 100 linear feet)	
Canopy Trees	2
Understory Trees (at least 50% evergreen)	3
Shrubs	25

E. All permitted encroachments in the required buffers and setbacks are shown on Sheets A-0 and L-2 of Exhibit 2, and include the required driveway and associated vehicle maneuvering area.

VII. LIGHTING PLAN

- A. At this time, no site lighting is proposed or required by the Federal Aviation Administration, but any future site lighting will comply with the Federal Aviation Administration and with the lighting standards of Article 9.6, Architectural and Landscape Design Standards, of the ZLDR in effect at the time of subsequent development application submittal.

VIII. PARKING CRITERIA

- A. The proposed development will comply with the parking standards of Section 9.3.2, Off-Street Parking Schedule, of the ZLDR in effect at the time of subsequent development application submittal.
- B. One (1) parking space will be provided on site. Parking is limited to service vehicles. This use will occur on an infrequent basis.
- C. No sidewalk is proposed as part of this Planned Development.

IX. TREE PROTECTION/ NATURAL RESOURCES

- A. Every effort will be made to preserve Grand Trees on the site, but if removal of trees is required, this will be done in compliance with tree protection and preservation standards of Article 9.4, Tree Protection and Preservation, of the ZLDR in effect at the time of subsequent development application submittal.

X. SCREENING AND BUFFERING

- A. The subject property enjoys a mature vegetation of primarily pine trees. The current planned additional improvements will have no adverse impact on the natural buffering that exists around the perimeter of the subject property and additional trees will be added around the perimeter of the property as shown on Sheet L-2 Exhibit "2". The proposed development will not substantially detract from the aesthetics and neighborhood character or impair the use of neighboring properties. The development shall complete the site plan review process.
- B. All permitted encroachments in the required buffers and setbacks are shown on Sheets A-0 and L-2 of Exhibit "2", and include the required driveway and associated vehicle maneuvering area.

XI. FENCES AND WALLS

- A. The concealed monopole will be enclosed with a wooden fence with a maximum height of eight (8) feet tall placed on the back of the property, as shown on Sheet A-3 of Exhibit "2".

XII. SIGNS

- A. No signage is proposed on site except for those signs for site identification and emergency contact which may be required by the Federal Communications Commission or any other public safety or regulatory agency, as shown on Sheet A-4

of Exhibit “2”. If additional signage is proposed, any future signage will comply with the signage standards of Article 9.11, Signs, of the ZLDR in effect at the time of subsequent development application submittal.

XIII. HISTORIC AND ARCHAEOLOGICAL SURVEY

- A.** The subject property does not contain any historic and cultural sites, structures, or landscape. Please see map from the South Carolina Department of Archives and History, attached hereto as Exhibit “9” and incorporated herein by reference.

XIV. LETTERS OF COORDINATION

- A.** The required letters of coordination are attached hereto as Exhibit “3” and incorporated herein by reference.

XV. COMMUNICATIONS TOWER ZONING REQUIREMENTS

- A.** The Fall Zone is shown on Sheet A-0 on Exhibit “2”. The Fall Zone area is within the property boundaries of this Planned Development.
- B.** At the time of Site Plan Review application, any communications tower or related facility proposed on the site in accordance with this PD will be exempt from the requirements of Sections 6.4.5 Communications Towers of the ZLDR in effect or adopted in the future.

Notwithstanding the above, at the time of Site Plan Review application, the following apply:

1. **Section 6.4.5.F.14 of the ZLDR:** A statement of financial responsibility shall be submitted for each tower over 100 feet and a performance bond for the amount of anticipated removal costs shall be posted for each tower over 150 feet. The bond must be renewed as necessary to ensure that it is maintained at all times during the existence of the tower.
2. **Section 6.4.5.G, Retention of Expert Assistance and Reimbursement by Applicant of the ZLDR:**
 - a.** The County may hire any consultant/ or expert necessary to assist the County in reviewing and evaluating the application, including the construction and modification of the site, once permitted, and any requests for recertification.
 - b.** For towers proposed to be 100 feet or higher, the applicant shall deposit with the County fund sufficient to reimburse the County for all reasonable costs of the consultant and expert evaluation and consultant to the County in connection with the review of any application including the construction and modification of the site, once permitted. The initial deposit shall be \$5,000.00. The application will not be processed until the receipt of this initial deposit. The County will maintain a separate account for all such funds. The County’s consultant/ experts shall invoice the County for all its

services in reviewing the application, including the construction and modification the site, once permitted. If at any time during the process, this account balance is less than \$1,000.00, the applicant shall immediately, upon notification by the County, replenish said account so that it has a balance of at least \$5,000.00. Such additional account funds shall be deposited with the County before any further action or consideration is taken on the application. In the event that the amount held in the account by the County is more than the amount of the actual invoicing at the conclusion of the project, the remaining balance shall be promptly refunded to the applicant. The applicant shall not be entitled to receive any interest earnings of unused funds.

- c. The total amount of the funds needed as set forth in subsection 2 of this Section may vary with the scope and complexity of the project, the completeness of the application and other information as may be needed to complete the necessary review, analysis and inspection of any construction or modification.
- d. Additional fees may be required if additional hearings before the board of Zoning Appeals are caused by or requested by the applicant.

C. If the communications tower on the subject property is not used for communications purposed for more than 120 days (with no new application on file for any communication user), it is presumed to be out of service, and the owner of such tower must notify the County and remove the tower within 50 days. Towers which are not maintained by the owner according to the County Building Code shall be removed by the owner within 60 days. To assure the removal of tower which do not meet requirements for continued use or proper maintenance, a statement of financial responsibility shall be submitted for each tower over 100 feet and a performance bond for the amount of the anticipated removal costs shall be posted for each tower over 150 feet. Removal costs shall be charged to the tower owner. The bond must be renewed as necessary to ensure that it is maintained at all times during the existence of the tower.

D. Compliance with Section 6.4.5.F.4 of the ZLDR in effect at the time of PD submittal, regarding the minimum distance required between a communications tower and a residential structure cannot be achieved. In this regard, the minimum distance from a residential structure is 50’.

XVI. DEVELOPMENT SCHEDULE

- A.** Construction will commence as soon as practicable upon receipt of all necessary permits.
- B.** Development will occur in two phases as provided on Sheet A-1 in Exhibit “2”.
- C.** Phase one of the development will consist of the concealed monopole and carrier units 1,2, and 3 construction. Phase two of the development will consist of carrier units 4 and 5 and will be carrier driven and will commence upon the arrival of carriers.

XVII. STORMWATER AND DRAINAGE

- A.** The planned development shall comply with all Charleston County Stormwater Ordinances and SC DHEC regulatory requirements. For site locations within sensitive drainage basins prone to flooding additional stormwater design and construction requirements may be required by the Director of Public Works prior to Stormwater Permit approval and issuance. Where possible and allowed by permit, the proposed site may connect its stormwater system with existing conveyances. Best Management Practices (BMP's) shall be utilized, installed, and maintained in compliance with applicable approved permits throughout all phases including, but not limited to, site development, construction, and post construction.

- B.** Applicant shall comply with Charleston County Stormwater Ordinances and SCDHEC Regulatory requirements for pre and post construction water quality and quantity. Stormwater design, construction, and maintenance shall be in compliance with applicable approved Charleston County Stormwater permits. Utilization of approved and permitted Low Impact Design elements is encouraged with a comprehensive site Master Drainage Plan.

Exhibit 1
Subject Property Photos











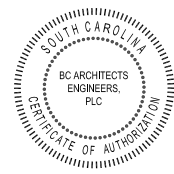


Exhibit 2
Site Plans and Drawings

SITE NAME:
ORLEANS ROAD
SITE NUMBER:
SC-2008-A

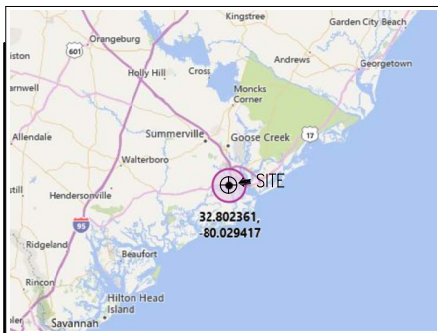
T-Mobile
SOUTH, LLC
SITE ID: 8CH0288B

OPIMA Towers IV
PROJECT DESCRIPTION:
PROPOSED 130' CONCEALED WIRELESS FACILITY

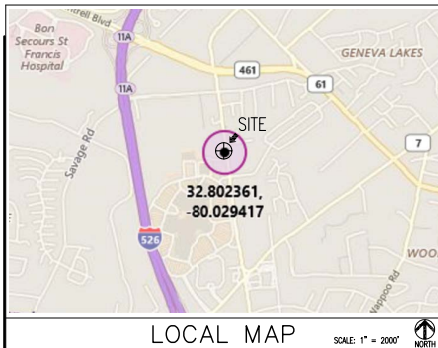


OPIMA Towers IV
OPIMA TOWERS IV, LLC
P.O. BOX 2041
MT. PLEASANT, SC 29545

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS ARE INSTRUMENTS OF SERVICE, AND THE EXCLUSIVE PROPERTY OF OPIMA TOWERS IV, LLC AND THEIR USE AND REPRODUCTION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR MODIFICATION BY ANY MEANS, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM OPIMA TOWERS IV, LLC. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH OPIMA TOWERS IV, LLC WITHOUT PREJUDICE AND USUAL CONTACT WITH THEM SHALL CONSTITUTE FRAUD AND EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



VICINITY MAP SCALE: 1" = 30 MILES NORTH



LOCAL MAP SCALE: 1" = 2000' NORTH

DIRECTIONS TO SITE:
DEPART ANN EDWARDS LN TOWARD HOUSTON NORTHQUAY BLVD 246 FT. TURN RIGHT ONTO HOUSTON NORTHQUAY BLVD 0.2 MI. TURN LEFT ONTO US-17 S/OVINGNE BOARDS BLVD 3.1 MI. TAKE RAMP RIGHT FOR I-26 TOWARD COLUMBIA/NORTH CHARLESTON. TAKE RAMP RIGHT 0.2 MI. BEAR RIGHT ONTO SC-7 4.5 MI. TURN RIGHT ONTO ORLEANS RD 0.5 MI. ARRIVE AT SITE ON THE LEFT.



DIG ALERT:
CALL SOUTH CAROLINA 811 FOR UNDERGROUND UTILITIES PRIOR TO DIGGING-811 OR (888) 721-7877
EMERGENCY:
CALL 911

APPROVAL	SIGNATURE	PHONE NUMBER	DATE
OWNER'S AGENT APPROVAL			
CONSTRUCTION COORDINATOR			
APPROVAL			

SET NO.	DESCRIPTION	BY	DATE	SET NO.	DESCRIPTION	BY	DATE
1	CLIENT CHANGES	AGT	11-29-17	5	LANDSCAPING CHANGES, ETC.	AGT	03-28-18
2	REVIEW CHANGES	AGT	02-01-18	6			
3	CLIENT CHANGES	AGT	02-06-18	7			
4	ADDED AERIAL IMAGE SHEET	AGT	02-20-18	8			

ARCHITECTURAL AND ENGINEERING FIRM:
BC ARCHITECTS ENGINEERS, PLC
5841 COLUMBIA PKWY, SUITE 200
FALLS CHURCH, VA 22041-2808
TEL: (703) 671-8000 CONTACT: CHRIS MORIN
FAX: (703) 671-8300 ENGINEER

SURVEYOR:
MORGAN S. SHULSE
1213 SHOWN WEST LANE
WINDO, SC 29642
TEL: (843) 286-1907 CONTACT:

SITE NAME:
ORLEANS ROAD
1775 TURKEY PEN ROAD
CHARLESTON, SC 29407
SC-2008-A
CONTACT: DAVID BROWN
TEL: (843) 795-2484

SITE ADDRESS:
1029 ORLEANS ROAD
CHARLESTON, SC 29412

APPLICANT BUILDING INFO:
OPIMA TOWERS IV, LLC
P.O. BOX 2041
MT. PLEASANT, SC 29545
ATTN: KEITH POWELL
TEL: (843) 324-8145

PROJECT DESCRIPTION:
AN UNMANNED RADIO TELECOMMUNICATIONS FACILITY CONSISTING OF A PROPOSED 130' CONCEALED WIRELESS MONOPOLE IN A NEW FENCED COMPOUND

ADA COMPLIANCE:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION

SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET, VICINITY MAP AND GENERAL INFORMATION
1	SURVEY
A-0	SITE PLAN
A-0A	SITE PLAN SHOWING IMPERVIOUS & PERVIOUS AREAS
A-0B	SITE PLAN ON AERIAL PHOTO
A-1	ENLARGED SITE PLAN
A-2	TOWER ELEVATION
A-3	FENCE & GATE DETAILS
A-4	SHRUBS
A-5	PAVING PLAN
E-1	UTILITY PLAN
L-1	EXISTING TREE PLAN
L-2	PROPOSED LANDSCAPING PLAN
L-3	LANDSCAPING DETAILS & NOTES

UTILITIES:
POWER COMPANY:
SCANA COMPANY
COMPANY NAME: SCANA
CONTACT: HANOVER THOMAS
TEL: (843) 576-8704 (C)
EMAIL: mhthomas@scana.com

TELEPHONE COMPANY:
COMPANY NAME: AT&T
CONTACT: HOWARD SPROULAND
TEL: (706) 813-8800
EMAIL: h57769@att.com

CONSULTING TEAM

PROJECT DATA:
COUNTY: CHARLESTON COUNTY
JURISDICTION: 351-05-00-032
DEED REFERENCE: 08 P202, PG 248
ZONING: PROPOSED FUL-FORMED DEVELOPMENT
FMAP: 2017-ASD-11998-02

GEOGRAPHIC COORDINATES:
LATITUDE: N 32° 49' 08.25" (NAD 83)
LONGITUDE: W 82° 01' 06.42" (NAD 83)
GROUND ELEVATION: 10.4' ANSL (NAD 83)

CODE COMPLIANCE:
80C 2015 W/ SC MODIFICATIONS
NEC 2014

PROJECT SUMMARY

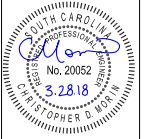
SHEET NUMBER	REV. #
T-1	5

ISSUED FOR ZONING

BC architects engineers
5841 COLUMBIA PKWY, SUITE 200
FALLS CHURCH, VA 22041-2808
TEL: (703) 671-8000
FAX: (703) 671-8300

NO.	DESCRIPTION	BY	DATE
1	CLIENT CHANGES	AGT	11-29-17
2	REVIEW CHANGES	AGT	02-01-18
3	CLIENT CHANGES	AGT	02-06-18
4	NEW SHEET ADDED	AGT	02-20-18
5	CLIENT CHANGES	AGT	03-28-18

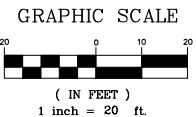
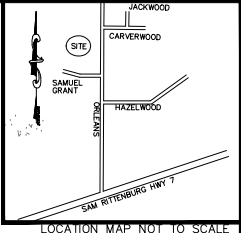
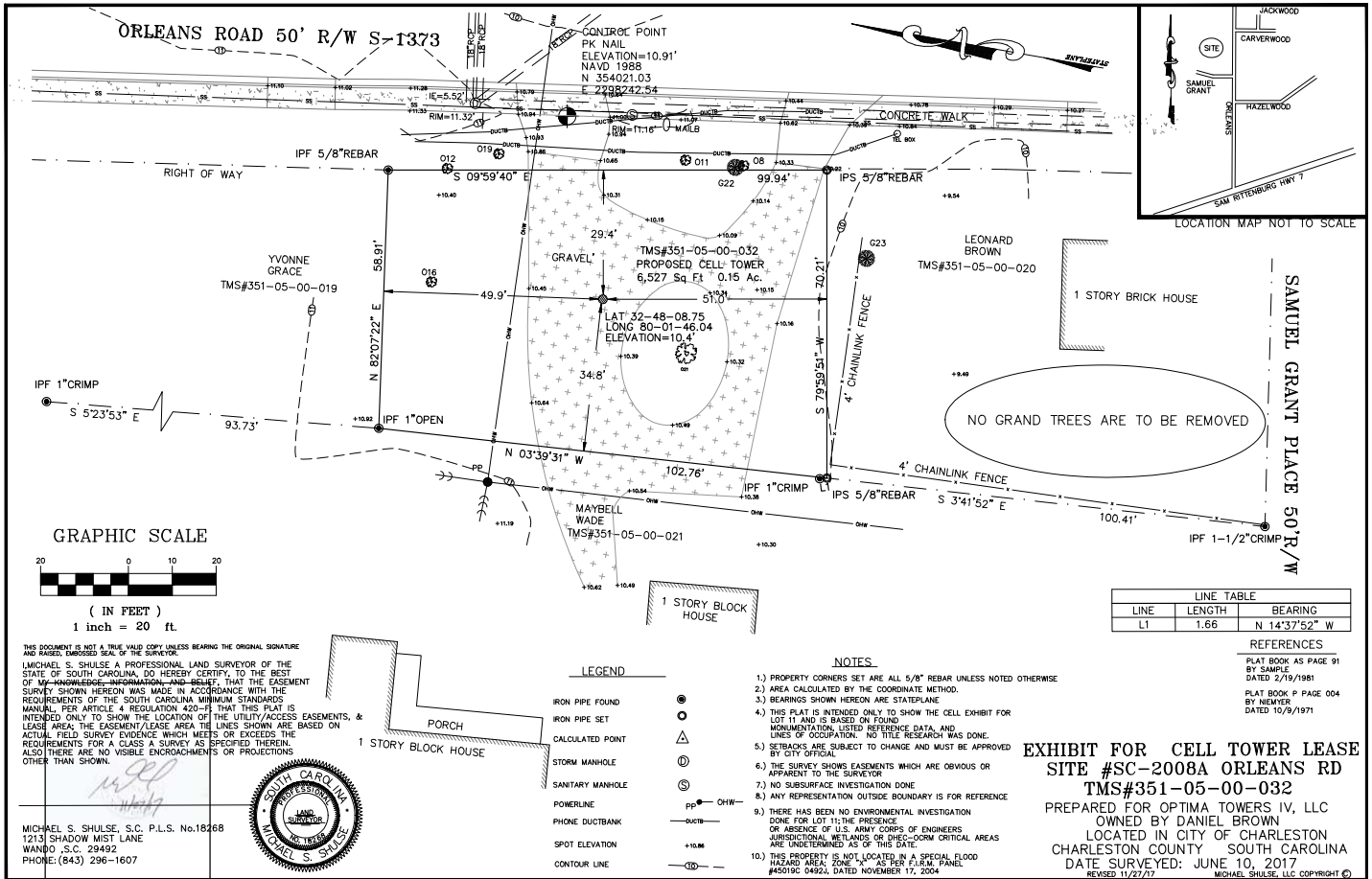
SITE NAME:
ORLEANS ROAD
SITE NUMBER:
SC-2008-A
SITE ADDRESS:
1029 ORLEANS ROAD
CHARLESTON, SC 29412



DRAWN BY: AGT
CHECKED BY: DMS
DATE DRAWN: 11-29-17
SUBMISSION: ZONING

SHEET TITLE:
VICINITY MAP AND GENERAL INFORMATION

SHEET NUMBER	REV. #
T-1	5



THIS DOCUMENT IS NOT A TRUE VALID COPY UNLESS BEARING THE ORIGINAL SIGNATURE AND RAISED, EMBOSSED SEAL OF THE SURVEYOR.
 I, MICHAEL S. SHULSE, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF SOUTH CAROLINA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE EASEMENT SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTH CAROLINA MINIMUM STANDARDS MANUAL, PER ARTICLE 4 REGULATION 402-F THAT THIS PLAT IS INTENDED ONLY TO SHOW THE LOCATION OF THE UTILITY/ACCESS EASEMENTS, & LEASE AREA THE EASEMENT/LEASE AREA THE LINES SHOWN ARE BASED ON ACTUAL FIELD SURVEY EVIDENCE WHICH MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

MICHAEL S. SHULSE, S.C. P.L.S. No. 18268
 12131 SHADOW MIST LANE
 WANDU, S.C. 29492
 PHONE: (843) 296-1607



- LEGEND**
- IRON PIPE FOUND
 - IRON PIPE SET
 - △ CALCULATED POINT
 - ⊙ STORM MANHOLE
 - ⊕ SANITARY MANHOLE
 - POWERLINE
 - PHONE DUCTBANK
 - SPOT ELEVATION
 - CONTOUR LINE
 - CHW

- NOTES**
- 1.) PROPERTY CORNERS SET ARE ALL 5/8" REBAR UNLESS NOTED OTHERWISE
 - 2.) AREA CALCULATED BY THE COORDINATE METHOD.
 - 3.) BEARINGS SHOWN HEREON ARE STATEPLANE
 - 4.) THIS PLAT IS INTENDED ONLY TO SHOW THE CELL EXHIBIT FOR LOT 11 AND IS BASED ON FOUND MONUMENTATION, LISTED REFERENCE DATA, AND LINES OF OCCUPATION. NO TITLE RESEARCH WAS DONE.
 - 5.) SETBACKS ARE SUBJECT TO CHANGE AND MUST BE APPROVED BY CITY OFFICIAL.
 - 6.) THE SURVEY SHOWS EASEMENTS WHICH ARE OBVIOUS OR APPARENT TO THE SURVEYOR
 - 7.) NO SUBSURFACE INVESTIGATION DONE
 - 8.) ANY REPRESENTATION OUTSIDE BOUNDARY IS FOR REFERENCE
 - 9.) THERE HAS BEEN NO ENVIRONMENTAL INVESTIGATION DONE FOR LOT 11; THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS OR DHEC-DCRM CRITICAL AREAS ARE UNDETERMINED AS OF THIS DATE.
 - 10.) THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ZONE "X" AS PER FIRM PANEL #45019C 04924, DATED NOVEMBER 17, 2004

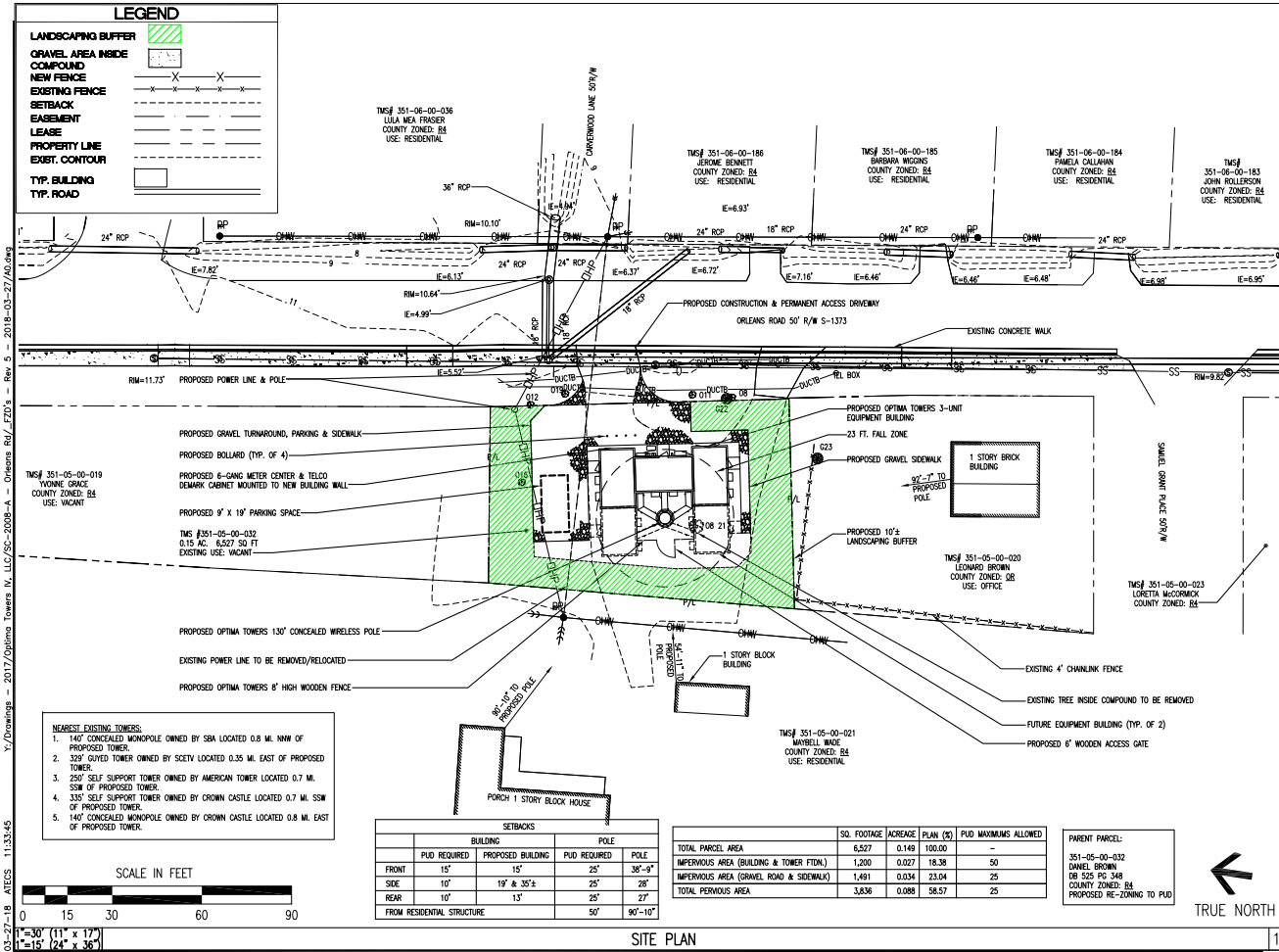
LINE TABLE		
LINE	LENGTH	BEARING
L1	1.66	N 14°37'52" W

REFERENCES

PLAT BOOK AS PAGE 91
 BY SAMPLER
 DATED 2/19/1981

PLAT BOOK P PAGE 004
 BY NEMER
 DATED 10/9/1971

EXHIBIT FOR CELL TOWER LEASE
SITE #SC-2008A ORLEANS RD
TMS#351-05-00-032
 PREPARED FOR OPTIMA TOWERS IV, LLC
 OWNED BY DANIEL BROWN
 LOCATED IN CITY OF CHARLESTON
 CHARLESTON COUNTY, SOUTH CAROLINA
 DATE SURVEYED: JUNE 10, 2017
 REVISED 11/27/17 MICHAEL SHULSE, LLC COPYRIGHT ©



OPTIMA Towers IV
 OPTIMA TOWERS IV, LLC
 P.O. BOX 2941
 MT. PLEASANT, SC 29545

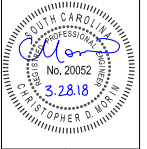
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BC
 architects
 engineers
 5841 COLUMBIA AVE, SUITE 200
 FAYETTEVILLE, NC 28404
 TEL: (703) 671-4000
 FAX: (703) 671-4000

SET REVISION

NO.	DESCRIPTION	BY	DATE
1	CLIENT CHANGES	ACT	11-29-17
2	CLIENT CHANGES	ACT	02-01-18
3	CLIENT CHANGES	ACT	02-08-18
4	NEW SHEET ADDED	ACT	02-20-18
5	CLIENT CHANGES	ACT	03-29-18

SITE NAME:
ORLEANS ROAD
 SITE NUMBER:
SC-2008-A
 SITE ADDRESS:
 1029 ORLEANS ROAD
 CHARLESTON, SC 29412



DRAWN BY:	ACT
CHECKED BY:	DMS
DATE DRAWN:	11-29-17
SUBMISSION:	ZONING
SHEET TITLE:	

SITE PLAN
 SHEET NUMBER: **A-0** REV. # **5**

LEGEND

LANDSCAPING BUFFER	
GRAVEL AREA INSIDE COMPOUND	
NEW FENCE	
EXISTING FENCE	
EASEMENT	
PROPERTY LINE	
EXIST. CONTOUR	
TYP. BUILDING	
TYP. ROAD	

TMS# 351-08-00-036
 LULA MEA FRASER
 COUNTY ZONED: B4
 USE: RESIDENTIAL

TMS# 351-08-00-186
 LEROME BENNETT
 COUNTY ZONED: B4
 USE: RESIDENTIAL

TMS# 351-08-00-195
 BARBARA WIGGINS
 COUNTY ZONED: B4
 USE: RESIDENTIAL

TMS# 351-08-00-184
 FAMELA CALAWAY
 COUNTY ZONED: B4
 USE: RESIDENTIAL

TMS# 351-08-00-183
 JOHN ROLLESON
 COUNTY ZONED: B4
 USE: RESIDENTIAL

TMS# 351-05-00-019
 YVONNE GRACE
 COUNTY ZONED: B4
 USE: VACANT

TMS #351-05-00-032
 0.15 AC. 15,527 SQ. FT.
 EXISTING USE: VACANT

TMS# 351-05-00-020
 LEONARD BROWN
 COUNTY ZONED: O2
 USE: OFFICE

TMS# 351-05-00-023
 LORETTA MCCORMICK
 COUNTY ZONED: B4

TMS# 351-05-00-021
 MYRIELL BIRD
 COUNTY ZONED: B4
 USE: RESIDENTIAL

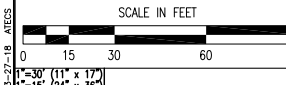
- NEAREST EXISTING TOWERS:
- 140' CONCEALED MONOPOLE OWNED BY SBA LOCATED 0.8 MI. NNW OF PROPOSED TOWER.
 - 330' CAVED TOWER OWNED BY SISEV LOCATED 0.35 MI. EAST OF PROPOSED TOWER.
 - 250' SELF-SUPPORT TOWER OWNED BY AMERICAN TOWER LOCATED 0.7 MI. SSW OF PROPOSED TOWER.
 - 335' SELF-SUPPORT TOWER OWNED BY CROWN CASTLE LOCATED 0.7 MI. SSW OF PROPOSED TOWER.
 - 140' CONCEALED MONOPOLE OWNED BY CROWN CASTLE LOCATED 0.8 MI. EAST OF PROPOSED TOWER.

SETBACKS

	BUILDING		POLE	
	FOOT REQUIRED	PROPOSED BUILDING	FOOT REQUIRED	POLE
FRONT	15'	15'	25'	36'-0"
SIDE	10'	19' & 30'	25'	28'
REAR	10'	13'	25'	27'
FROM RESIDENTIAL STRUCTURE			50'	90'-10"

	SQ. FOOTAGE	ACREAGE	PLAN (%)	FOOT MAXIMUMS ALLOWED
TOTAL PARCEL AREA	6,527	0.149	100.00	-
IMPERVIOUS AREA (BUILDING & TOWER FTDN.)	1,200	0.027	18.38	50
IMPERVIOUS AREA (GRAVEL ROAD & SIDEWALK)	1,491	0.034	23.04	25
TOTAL PERVIOUS AREA	3,836	0.088	58.57	25

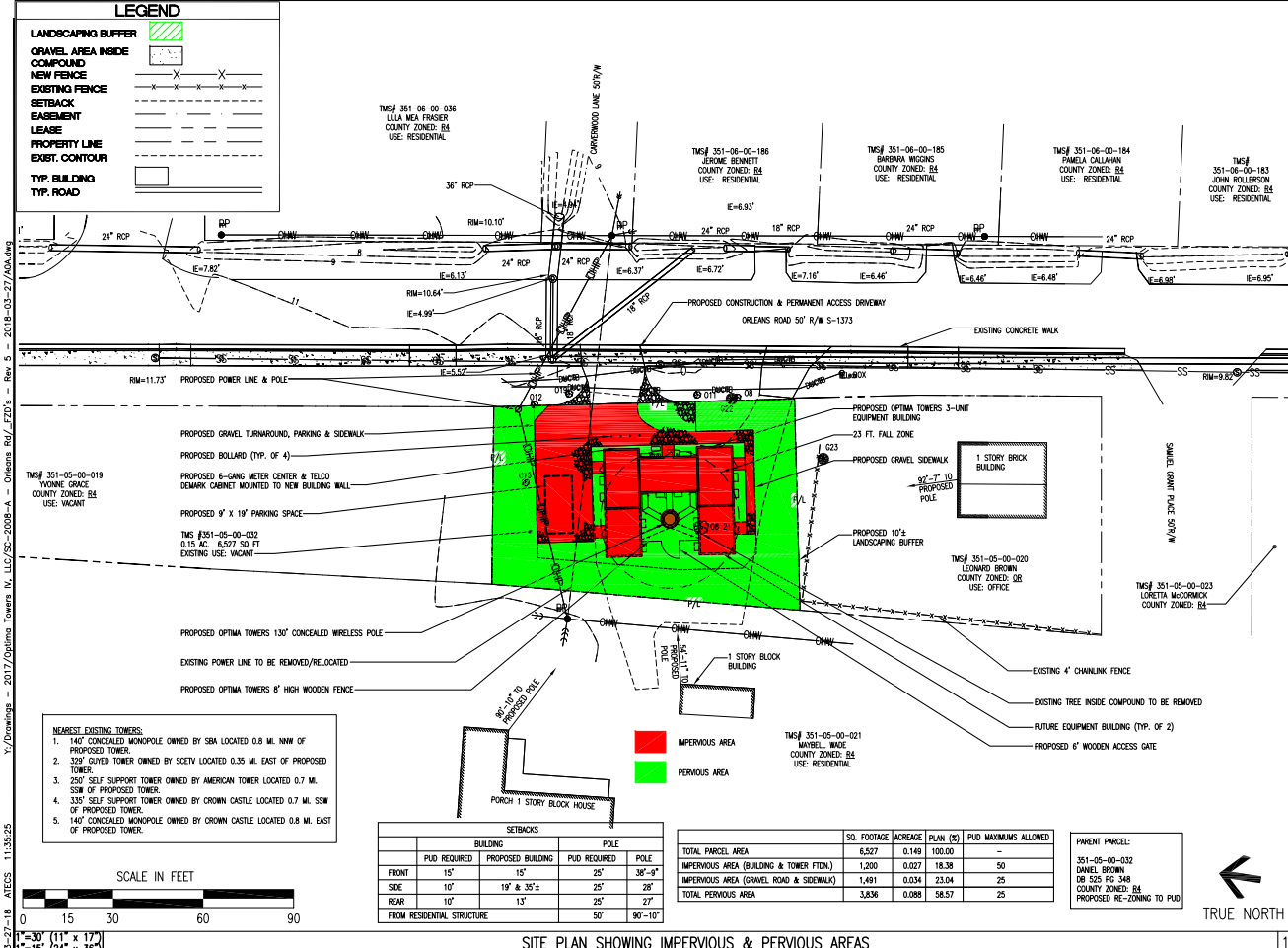
PARENT PARCEL:
 351-05-00-032
 DANIEL BROWN
 DB 525 PG 348
 COUNTY ZONED: B4
 PROPOSED RE-ZONING TO PUD



SITE PLAN



03-27-18 ATCCS 11:33:45 X:\Drawings - 2017\Optima Towers IV, LLC\SC-2008-A - Orleans Rd_FTD - Rev 5 - 2018-03-27 10:05.am



OPTIMA Towers IV
 OPTIMA TOWERS IV, LLC
 P.O. BOX 2941
 MT. PLEASANT, SC 29445

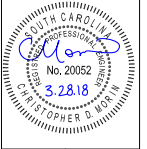
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BC
 architects
 engineers
 5641 COLUMBIA AVE, SUITE 200
 FALCON CREEK, NC 27041-2088
 TEL: (703) 671-4000
 FAX: (703) 671-4000

SET REVISION

NO.	DESCRIPTION	BY	DATE
1	CLIENT CHANGES	ACT	11-29-17
2	OWNER CHANGES	ACT	02-01-18
3	CLIENT CHANGES	ACT	02-08-18
4	NEW SHEET ADDED	ACT	02-20-18
5	CLIENT CHANGES	ACT	03-29-18

SITE NAME:
ORLEANS ROAD
 SITE NUMBER:
SC-2008-A
 SITE ADDRESS:
 1029 ORLEANS ROAD
 CHARLESTON, SC 29412



DRAWN BY:	ACT
CHECKED BY:	DMS
DATE DRAWN:	11-29-17
SUBMISSION:	ZONING

SHEET TITLE:
IMPERVIOUS & PERVIOUS PLAN
 SHEET NUMBER: **A-OA** REV. # **5**

Y:\Drawings - 2017\Optima Towers IV, LLC\SC-2008-A - Orleans Rd_FPD - Rev 5 - 2018-03-27\0408.dwg
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LEGEND

- LANDSCAPING BUFFER
- GRAVEL AREA INSIDE COMPOUND
- NEW FENCE
- EXISTING FENCE
- SETBACK
- EASEMENT
- LEASE
- PROPERTY LINE
- EXIST. CONTOUR
- TYP. BUILDING
- TYP. ROAD



- NEAREST EXISTING TOWERS:**
1. 140' CONCEALED MONOPOLE OWNED BY SBA LOCATED 0.6 MI. NW. OF PROPOSED TOWER.
 2. 200' TOWER OWNED BY S22TV LOCATED 0.25 MI. EAST OF PROPOSED TOWER.
 3. 200' SELF SUPPORT TOWER OWNED BY AMERICAN TOWER LOCATED 0.7 MI. SW. OF PROPOSED TOWER.
 4. 335' SELF SUPPORT TOWER OWNED BY CROWN CASTLE LOCATED 0.7 MI. SW. OF PROPOSED TOWER.
 5. 140' CONCEALED MONOPOLE OWNED BY CROWN CASTLE LOCATED 0.8 MI. EAST OF PROPOSED TOWER.

BUILDING		POLE	
FOOTPRINT	PROPOSED BUILDING	POLE REQUIRED	POLE
10' x 25'	15'	25'	30' x 4'
SIDE	10' x 30'	25'	27'
ROAD	10'	25'	27'
FROM RESIDENTIAL STRUCTURE		50'	60'-10"

TOTAL IMPERVIOUS AREA	SOI FOOTING INCREASE	PLAN 15'	THIS MAXIMUMS ALLOWED
1,222	8,747	10,000	-
IMPERVIOUS AREA (BUILDING & TOWER FOOTPRINT)	1,222	8,747	50
IMPERVIOUS AREA (SIDEWALKS, DRIVE & DRIVEWAY)	1,222	8,747	25
TOTAL IMPERVIOUS AREA	1,222	8,747	25

PARENT PARCEL:
 351-06-00-002
 DANIEL BROWN
 DB 525 PO 344
 COUNTY ZONED BE
 PROPOSED REFERRING TO PFD



SITE PLAN ON AERIAL PHOTO



OPTIMA TOWERS IV, LLC
 P.O. BOX 2941
 MT. PLEASANT, SC 29545



5841 COLUMBIA AVE, SUITE 200
 FALCON CREEK, VA 22041-2888
 TEL: (703) 671-4000
 FAX: (703) 671-4000

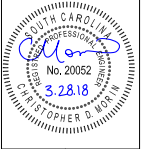
SET REVISION

NO.	DESCRIPTION	DATE
1	CLIENT CHANGES	ACT 11-29-17
2	CLIENT CHANGES	ACT 02-01-18
3	CLIENT CHANGES	ACT 02-26-18
4	NEW SHEET ADDED	ACT 02-26-18
5	CLIENT CHANGES	ACT 02-28-18

SITE NAME:
 ORLEANS ROAD

SITE NUMBER:
 SC-2008-A

SITE ADDRESS:
 1029 ORLEANS ROAD
 CHARLESTON, SC 29412



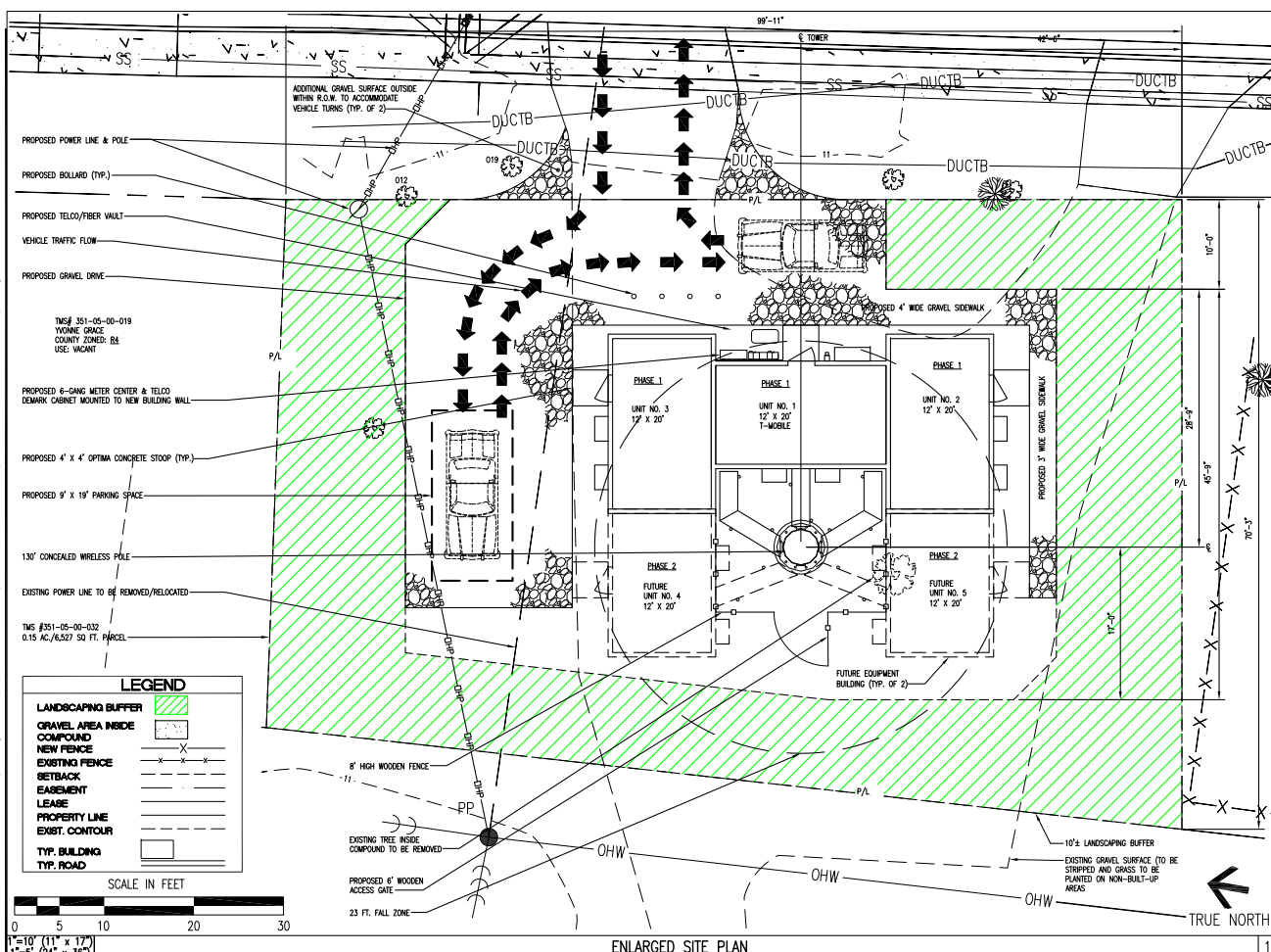
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CHECKED BY:	SMC
DATE DRAWN:	11-28-17
SUBMISSION:	ZONING

SITE PLAN ON AERIAL PHOTO

SHEET NUMBER: **A-0B** REV. # **5**



03-27-18 ATCCS 11.37.35 1/2 Drawings - 2017/Opima Towers IV, LLC/SC-2008-A - Orleans Rd./ZD's - Rev 5 - 2018-03-27/A1.dwg



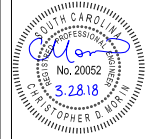
OPIMA
Towers IV
OPIMA TOWERS IV, LLC
P.O. BOX 2941
MT. PLEASANT, SC 29465

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BC
architects
engineers
5841 COLUMBIA HALL, SUITE 200
FALLS CHURCH, VA 22041-2088
TEL: (703) 671-4000
FAX: (703) 671-4000

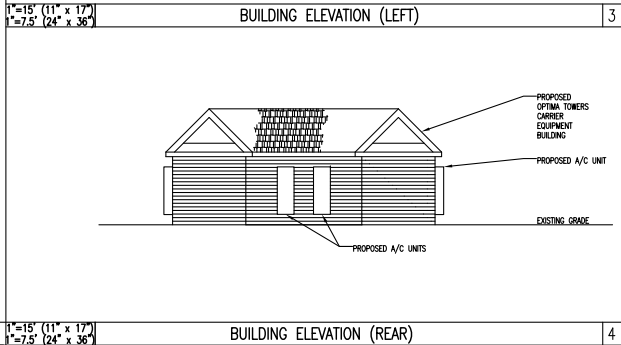
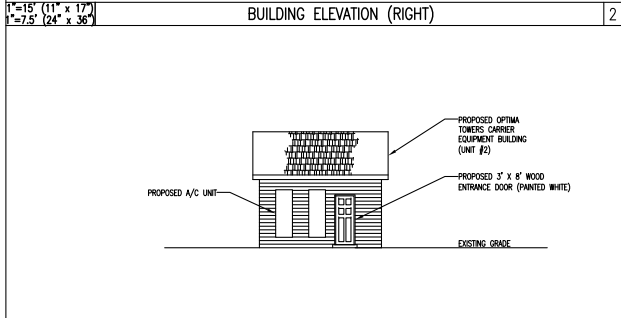
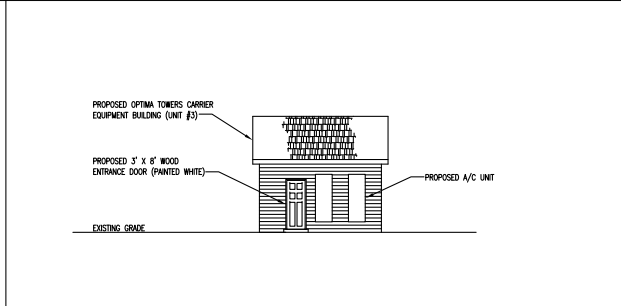
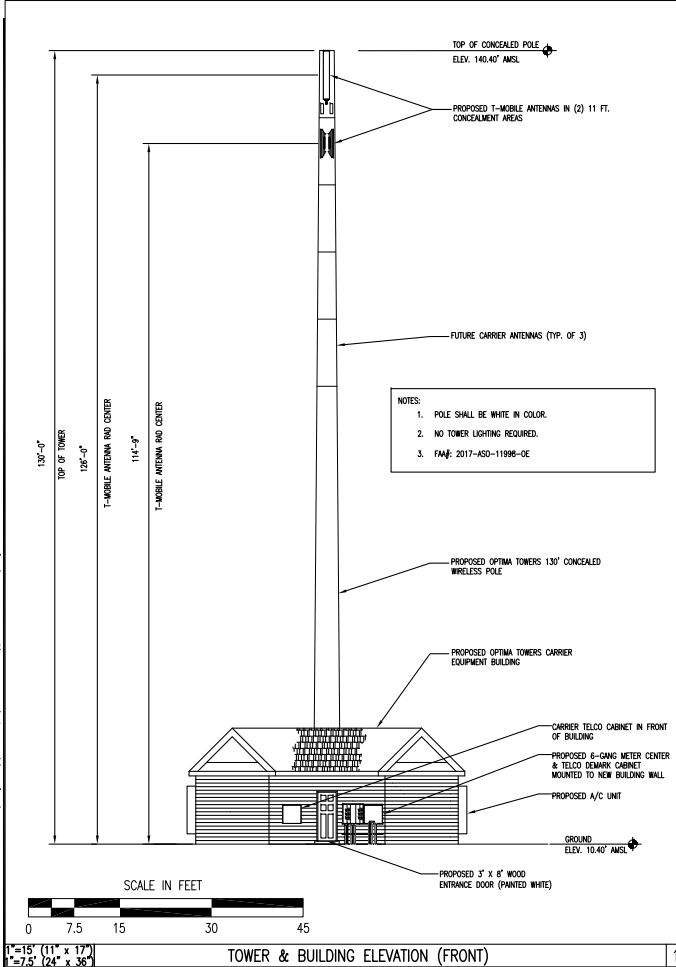
NO.	DESCRIPTION	BY	DATE
1	CLIENT CHANGES	ACT	11-29-17
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3	CLIENT CHANGES	ACT	02-08-18
4	NEW SHEET ADDED	ACT	02-20-18
5	CLIENT CHANGES	ACT	03-29-18

SITE NAME:
ORLEANS ROAD
SITE NUMBER:
SC-2008-A
SITE ADDRESS:
1029 ORLEANS ROAD
CHARLESTON, SC 29412



DRAWN BY:	ACT
CHECKED BY:	SHS
DATE DRAWN:	11-29-17
SUBMISSION:	ZONING

ENLARGED
SITE PLAN
SHEET NUMBER: **A-1** REV. # **5**



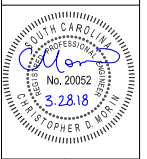
OPTIMA Towers IV
 OPTIMA TOWERS IV, LLC
 P.O. BOX 2041
 MT. PLEASANT, SC 29545

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BC
 architects
 engineers

SET REVISION
 NO. DESCRIPTION BY DATE
 1 CLIENT CHANGES ACT 11-29-17
 2 CLIENT CHANGES ACT 02-01-18
 3 CLIENT CHANGES ACT 02-08-18
 4 NEW SHEET ADDED ACT 02-20-18
 5 CLIENT CHANGES ACT 03-29-18

SITE NAME:
ORLEANS ROAD
 SITE NUMBER:
SC-2008-A
 SITE ADDRESS:
 1029 ORLEANS ROAD
 CHARLESTON, SC 29412

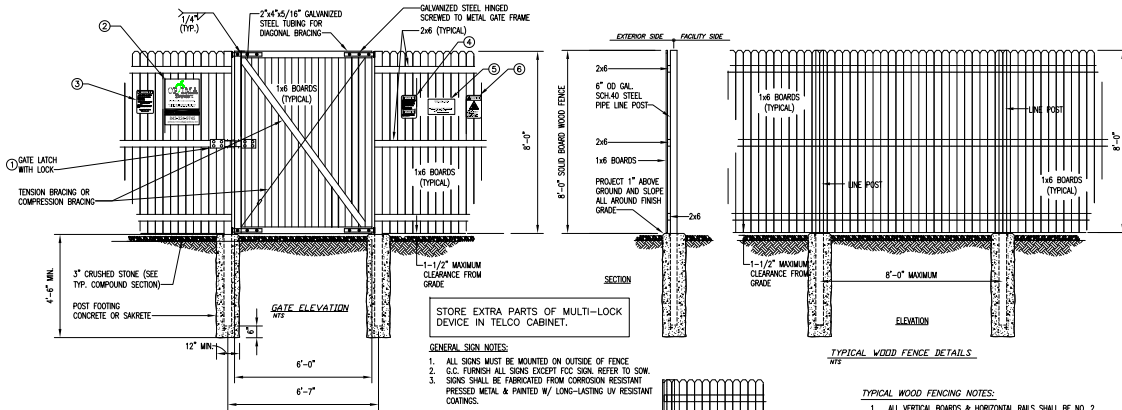


DRAWN BY: AGT
 CHECKED BY: SMS
 DATE DRAWN: 11-28-17
 SUBMISSION: ZONING
 SHEET TITLE:

TOWER ELEVATION
 SHEET NUMBER: **A-2** REV. # **5**

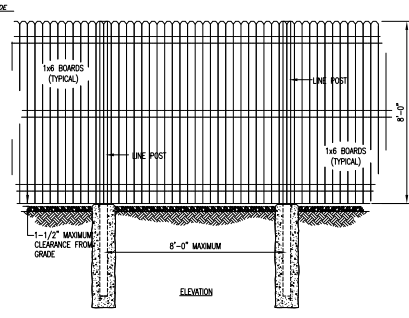
Y:\Drawings - 2017\Optima Towers IV, LLC\SC-2008-A - Orleans Rd_P2D's - Rev. B 2017-11-15\A3.dwg

11-17-17 ATECS 11:21:38



STORE EXTRA PARTS OF MULTI-LOCK DEVICE IN TELCO CABINET.

- GENERAL SIGN NOTES:**
1. ALL SIGNS MUST BE MOUNTED ON OUTSIDE OF FENCE
 2. G.C. FINISH ALL SIGNS EXCEPT FOR SIGN REFER TO SIGN
 3. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL & PAINTED W/ LONG-LASTING UV RESISTANT COATINGS.



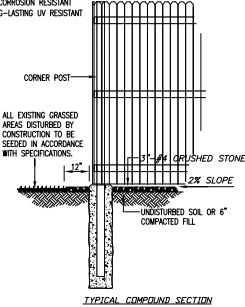
TYPICAL WOOD FENCE DETAILS

TYPICAL WOOD FENCING NOTES:

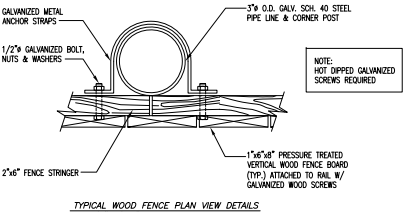
1. ALL VERTICAL BOARDS & HORIZONTAL RAILS SHALL BE NO. 2 PINE OR A PRESSURE TREATED LUMBER.
2. GATE POSTS SHALL BE 6" GALV. SCH. 40 PIPE PER ASTM F1083
3. CORNER POSTS SHALL BE 6" GALV. SCH. 40 PIPE
4. LINE POSTS SHALL BE 3" O.D. GALV. SCH. 40 PIPE
5. ALL HARDWARE TO BE HOT DIP GALVANIZED.
6. PROVIDE STIFFENERS AT JOINTS AS NECESSARY.

KEYED NOTES:

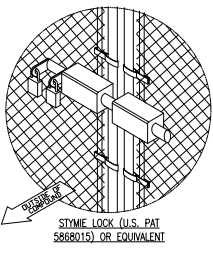
- ① STYME LOCK (O.F.C.I.) LOCATE LOCK ON GATE SO THAT IT DOES NOT EXCEED 4'-0" FROM GROUND ELEVATION G.C. PROVIDE MASTER LOCK #175 W/ COMBO SET PER DIRECTION OF CM
- ② 18" x 24" OPTIMA TOWERS SIGN W/ CONTACT INFO.
- ③ 12" x 8" RF EXPOSURE INFORMATION SIGN.
- ④ 12" x 8" RF EXPOSURE CAUTION SIGN 10-8.
- ⑤ 12" x 8" DANGER NO TRESPASSING/AUTHORIZED PERSONNEL ONLY SIGN.
- ⑥ 12" x 8" YELLOW RF EXPOSURE CAUTION SIGN.



TYPICAL COMPOUND SECTION



TYPICAL WOOD FENCE PLAN VIEW DETAILS



STYME LOCK (U.S. PAT 5868015) OR EQUIVALENT

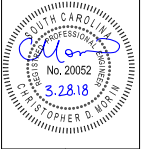


OPTIMA Towers IV
 OPTIMA TOWERS IV, LLC
 P.O. BOX 2041
 W. FARMING, SC 29445



3641 COLUMBIA AVE, SUITE 200
 FAYETTEVILLE, NC 28404
 TEL: (703) 671-4000
 FAX: (703) 671-4000

SET REVISION
 NO. DESCRIPTION BY DATE
 1 CLIENT CHANGES ACT 11-29-17
 2 CLIENT CHANGES ACT 02-01-18
 3 CLIENT CHANGES ACT 02-08-18
 4 NEW SHEET ADDED ACT 02-20-18
 5 CLIENT CHANGES ACT 03-29-18



DRAWN BY:	ACT
CHECKED BY:	SMS
DATE DRAWN:	11-28-17
SUBMISSION:	ZONING
SHEET TITLE: FENCE, GATE AND COMPOUND CROSS SECTION DETAIL	
SHEET NUMBER:	REV. #
A-3	5

N.T.S.

FENCE, GATE AND COMPOUND CROSS SECTION DETAIL

1

11-17-17-17-ATESS 09:52:10 v:\Drawings - 2017\Optima Towers IV, LLC\SC-2008-A - Orleans_Rd_2D's - Rev. 2017-11-15\16.dwg

PROPERTY OF OPTIMA TOWERS VI
AUTHORIZED PERSONNEL ONLY

IN CASE OF EMERGENCY, OR PRIOR TO PERFORMING
MAINTENANCE ON THIS SITE, CALL
AND REFERENCE CELL SITE
NUMBER _____

AUTHORIZED PERSONNEL SIGN
WHITE/GREEN BACKGROUND
BLUE/WHITE LETTERING
MOUNTING LOCATION: ALL 4 SIDES OF FENCE
QUANTITY: 4




SITE NAME AND # TO BE LOCATED HERE.

FCC ID#: TO BE INCLUDED ALONG WITH FCC
ANTENNA TRANSMITTING INFORMATION

PLEASE CONTACT:

843-324-9745
optimatowerleasing@optimasc.net

OPTIMA TOWERS SIGN WITH CONTACT INFORMATION
WHITE/GREEN BACKGROUND, BLACK LETTERING
MOUNTING LOCATION: GATE
QUANTITY: 1



IN CASE OF EMERGENCY
CALL: (877)611-5868

SITE DESIGNATION: 8CHO288B

EMERGENCY SIGN
(RED METAL SIGN W/ WHITE LETTERING)

INFORMATION

ACTIVE ANTENNAS ARE MOUNTED

ON THE OUTSIDE FACE OF THIS BUILDING
 BEHIND THIS PANEL
 ON THIS STRUCTURE

STAY BACK A MINIMUM OF 3 FEET
FROM THESE ANTENNAS

CONTACT CARRIER AT
AND FOLLOW THEIR INSTRUCTIONS PRIOR TO PERFORMING ANY
MAINTENANCE OR REPAIRS CLOSER THAN 3 FEET FROM THE
ANTENNAS.

THIS IS OPTIMA TOWERS VI
SITE _____

RF EXPOSURE INFORMATION SIGN
WHITE/GREEN BACKGROUND, BLACK LETTERING
MOUNTING LOCATION: GATE & BASE OF TOWER
QUANTITY: 2

INFORMATION

CARRIER OPERATES TELECOMMUNICATION ANTENNAS AT THIS
LOCATION. PLEASE AT LEAST 3 FEET FROM ANY ANTENNA
AND OBEY ALL POSTED SIGNS.

CONTACT THE OWNER(S) OF THE ANTENNAS BEFORE
WORKING CLOSER THAN 3 FEET FROM THE ANTENNAS.

CONTACT CARRIER AT XXX-XXX-XXXX PRIOR TO
PERFORMING ANY MAINTENANCE OR REPAIRS NEAR
ANTENNAS.

THIS IS SITE # _____
CONTACT THE MANAGEMENT OFFICE IF THIS
DOOR/HATCH/GATE IS FOUND UNLOCKED.

INFORMACION

EN ESTA PROPIEDAD SE USAN ANTENAS DE
TELECOMUNICACIONES OPERANDO POR CARRIER. FAVOR
MANTENER UN ESPACIO DE 3 M.

RF EXPOSURE CAUTION SIGN 10-6
WHITE/GREEN BACKGROUND, BLACK LETTERING
MOUNTING LOCATION: GATE & BASE OF TOWER
QUANTITY: 2


THE AUTHORIZATION FOR THE RADIO EQUIPMENT AT
THIS FACILITY IS LOCATED AT THE CONTROL POINT:

OPTIMA TOWERS IV, LLC
P.O. BOX 2041
MT. PLEASANT, SC 29465
(843) 324-9745 OFFICE

AUTHORIZATION FOR RADIO EQUIPMENT SIGN
WHITE BACKGROUND, BLACK LETTERING
MOUNTING LOCATION: SHELTER DOOR
QUANTITY: 1 PER CABINET DOOR

- SIGNAGE NOTES:
- SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL & PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
 - SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE & FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOC RINGS (FENCE) OR BRACKETS, WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.
 - ADDITIONAL E911 ADDRESS AND FCC REGISTRATION SIGNS SHALL BE MOUNTED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS ON THE COMPOUND GATE ITSELF.
 - CARRIER SITE NUMBER AND EMERGENCY CONTACT SIGNS SHALL BE MOUNTED ON THE EQUIPMENT CABINET WITH PERMANENT SET ADHESIVE. TWO SIDED TAPE SHALL BE UTILIZED AT EACH CORNER ON THE BACKSIDE TO AD PLACEMENT UNTIL THE ADHESIVE SETS.

CAUTION



ON THIS TOWER:
RADIO FREQUENCY FIELDS NEAR SOME
ANTENNAS MAY EXCEED FCC RULES
FOR HUMAN EXPOSURE.
PERSONNEL CLIMBING THIS TOWER
SHOULD BE TRAINED FOR WORKING IN
RADIO FREQUENCY ENVIRONMENTS
AND USE A PERSONAL RF MONITOR IF
WORKING NEAR ACTIVE ANTENNAS.

RF EXPOSURE CAUTION SIGN
WHITE/YELLOW BACKGROUND, BLACK LETTERING
MOUNTING LOCATION: GATE & BASE OF TOWER
QUANTITY: 2



OPTIMA TOWERS IV, LLC
P.O. BOX 2041
MT. PLEASANT, SC 29465

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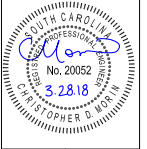
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NO.	DESCRIPTION	BY	DATE
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2	CLIENT CHANGES	ACT	02-01-18
3	CLIENT CHANGES	ACT	02-08-18
4	NEW SHEET ADDED	ACT	02-20-18
5	CLIENT CHANGES	ACT	03-29-18

SITE NAME:
ORLEANS ROAD

SITE NUMBER:
SC-2008-A

SITE ADDRESS:
1029 ORLEANS ROAD
CHARLESTON, SC 29412



DRAWN BY:	ACT
CHECKED BY:	SMC
DATE DRAWN:	11-29-17
SUBMISSION:	ZONING
SHEET TITLE:	

SIGNAGE

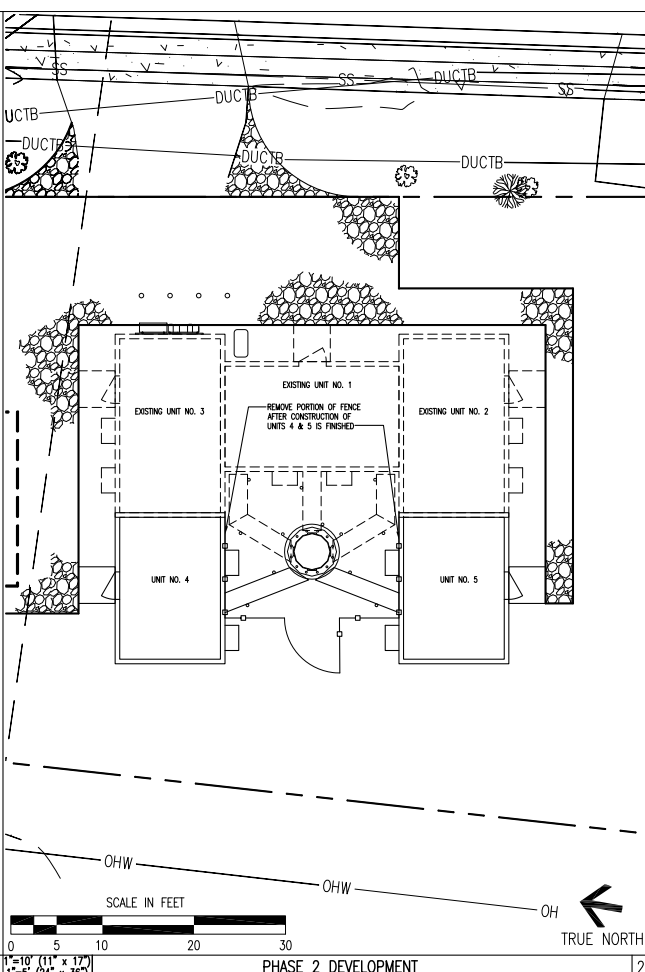
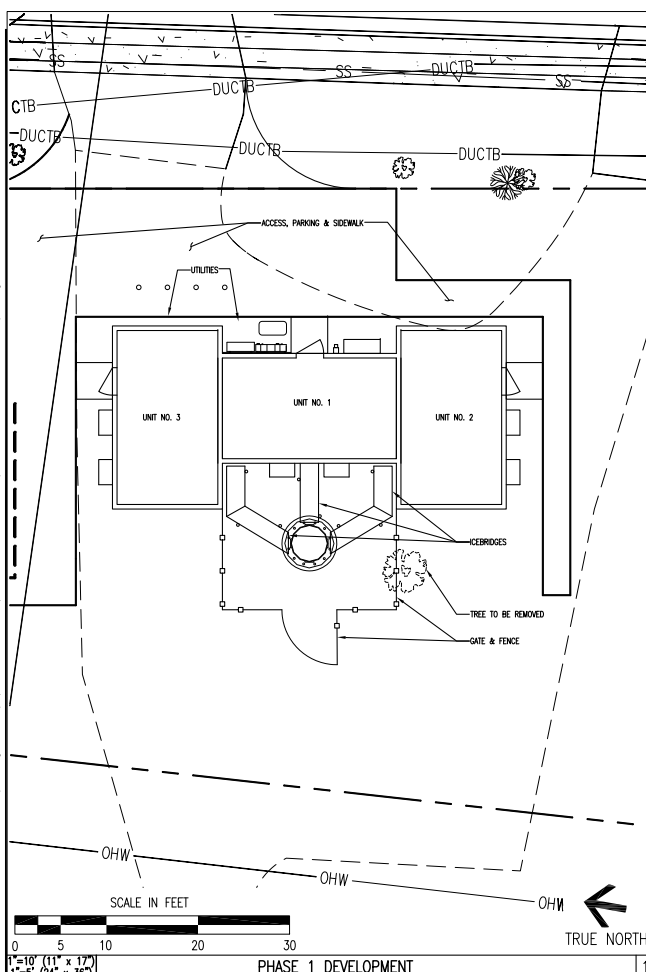
SHEET NUMBER:	REV. #
A-4	5

N.T.S.

SIGNAGE

DATE PLOTTED

03-27-18 ATECS 11/03/20 1/Drawings - 2017/Opima Towers IV, LLC/SC-2008-A - Orleans Rd./ZD's - Rev 5 - 2018-03-27/AS/wg



OPIMA
 Towers IV
 OPIMA TOWERS IV, LLC
 P.O. BOX 2041
 MT. PLEASANT, SC 29465

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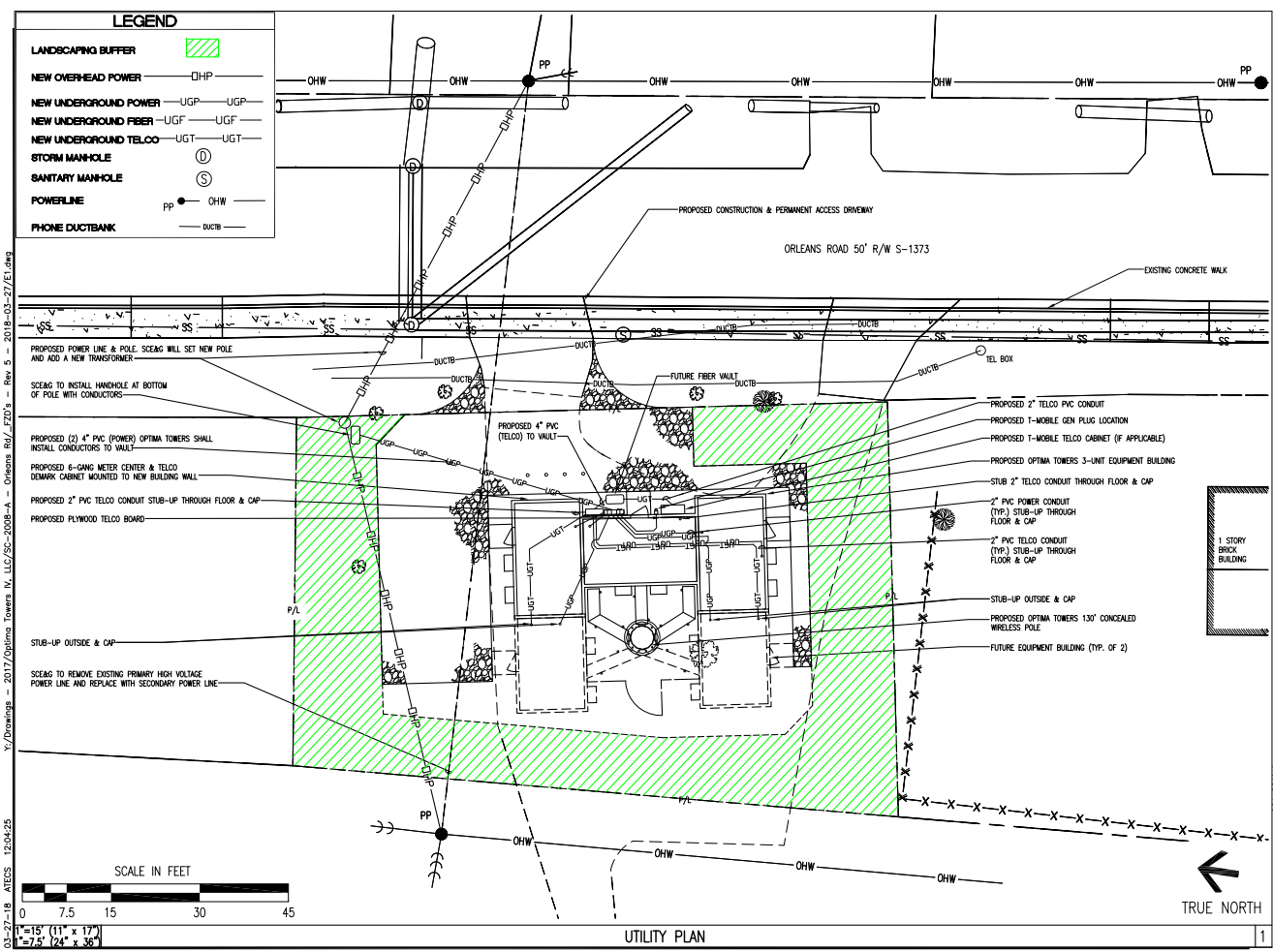
BC
 architects
 engineers
 5841 COLUMBIA AVE, SUITE 200
 FALLEN CHURCH, VA 22041-2088
 TEL: (703) 471-4000
 FAX: (703) 471-4000

NO.	DESCRIPTION	BY	DATE
1	CLIENT CHANGES	ACT	11-29-17
2	REVISION CHANGES	ACT	02-01-18
3	CLIENT CHANGES	ACT	02-08-18
4	NEW SHEET ADDED	ACT	02-20-18
5	CLIENT CHANGES	ACT	03-29-18

SET REVISION
 SITE NAME:
ORLEANS ROAD
 SITE NUMBER:
SC-2008-A
 SITE ADDRESS:
 1029 ORLEANS ROAD
 CHARLESTON, SC 29412

SOUTH CAROLINA
 PROFESSIONAL ENGINEER
 No. 20052
 3.28.18
 CHRISTOPHER B. MOHR

CHECKED BY:	DMS
DATE DRAWN:	11-29-17
SUBMISSION:	ZONING
SHEET TITLE:	PHASING PLAN
SHEET NUMBER:	A-5
REV. #	5



OPTIMA Towers IV
 OPTIMA TOWERS IV, LLC
 P.O. BOX 2041
 WETUMPKA, SC 29445

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BC
 architects
 engineers

3841 COLUMBIA AVE, SUITE 200
 FALLEN CHURCH, VA 22041-2088
 TEL: (703) 471-4000
 FAX: (703) 471-4000

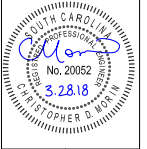
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2	OWNER CHANGES	ACT	02-01-18
3	CLIENT CHANGES	ACT	02-26-18
4	NEW SHEET ADDED	ACT	02-26-18
5	CLIENT CHANGES	ACT	03-29-18

SITE NAME:
ORLEANS ROAD

SITE NUMBER:
SC-2008-A

SITE ADDRESS:
 1029 ORLEANS ROAD
 CHARLESTON, SC 29412



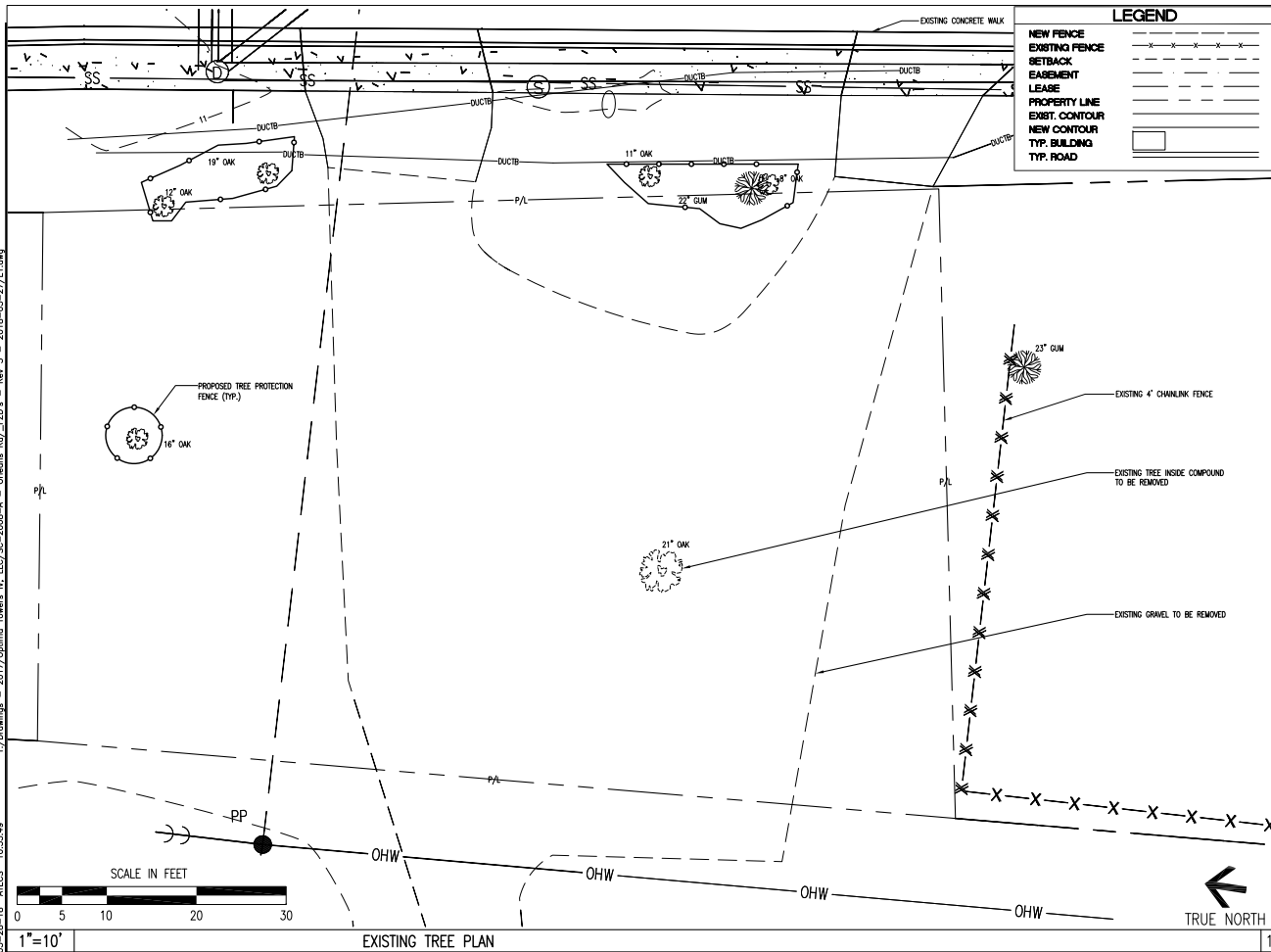
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CHECKED BY:	SMC
DATE DRAWN:	11-29-17
SUBMISSION:	ZONING
SHEET TITLE:	

UTILITY PLAN

SHEET NUMBER:	REV. #
E-1	5

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03-28-18 ATECS 10:33:49 Y:\Drawings - 2017\Optima Towers IV, LLC\SC-2008-A - Orleans_BV_FTD.rvt - Rev. 5 - 2018-03-27\1.dwg



LEGEND

NEW FENCE	---
EXISTING FENCE	---
SETBACK	---
EASEMENT	---
LEASE	---
PROPERTY LINE	---
EXIST. CONTOUR	---
NEW CONTOUR	---
TYP. BUILDING	---
TYP. ROAD	---



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SITE NUMBER:
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SITE ADDRESS:
1029 ORLEANS ROAD
CHARLESTON, SC 29412

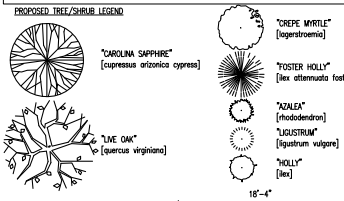


DRAWN BY:	ACT
CHECKED BY:	DMS
DATE DRAWN:	11-29-17
SUBMISSION:	ZONING

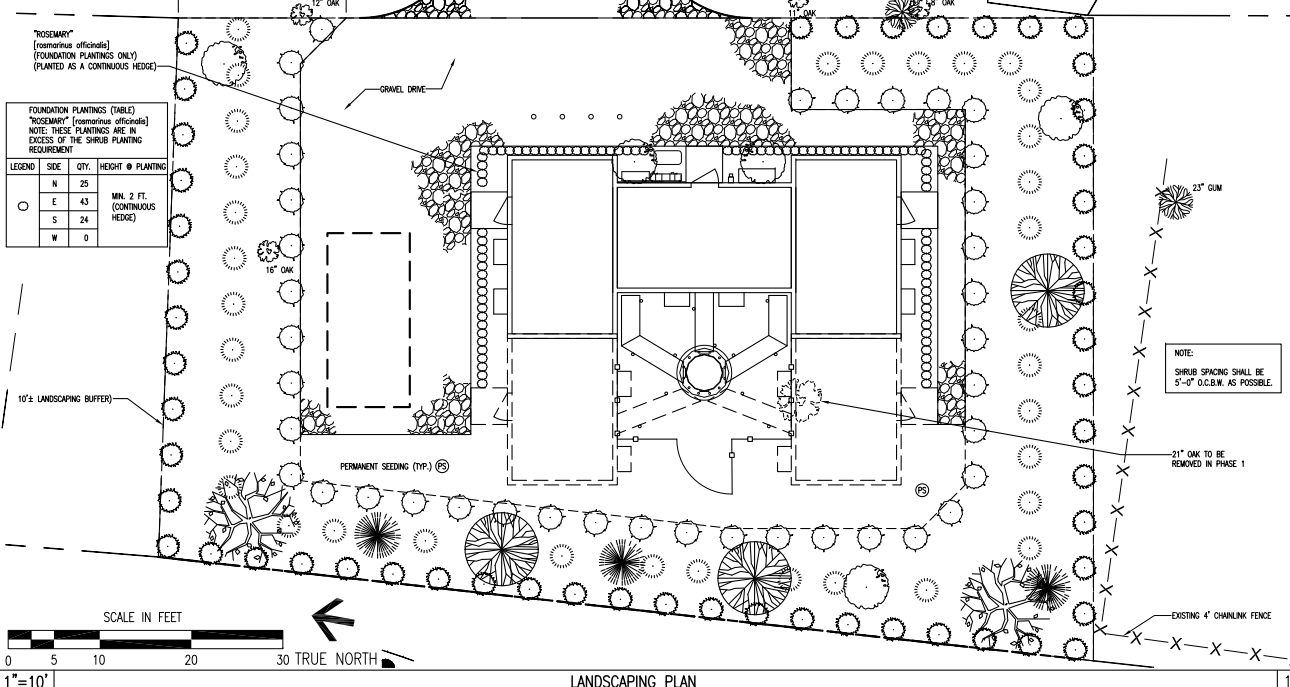
SHEET TITLE:
EXISTING TREE PLAN

SHEET NUMBER:	REV. #
L-1	5

NOTE:
THIS LANDSCAPE PLAN HAS BEEN REVIEWED AND APPROVED BY THE OWNER/RESPONSIBLE AGENT WHO UNDERSTANDS THAT ANY CHANGES, SUBSTITUTIONS, OR DELETIONS MAY REQUIRE REVIEW AND APPROVAL BY THE RESPONSIBLE REVIEWING AUTHORITY.



SIDE	FENCE LENGTH PER SIDE (FT.)	QUANTITY REQUIRED PER 100-FT	PLANTING REQUIRED	EXISTING		PROPOSED					
				QTY.	COMMON NAME	SCIENTIFIC NAME	TYPE	HEIGHT @ PLANTING	HEIGHT @ MATURITY	APPROX. SPACING	
N	58a	-	1 CANOPY	(1) 16" OAK	1	CREPE MYRTLE	logstroemia	DECIDUOUS	20-25 FT.	8-10 FT.	REFER TO PLAN
			12 SHRUBS		11	AZALEA	rhododendron	EVERGREEN	3-5 FT.		
E	51a	2 CANOPY TREES 3 UNDERSTORY TREES	1 CANOPY	(1) 22" GUM (1) 19" OAK (1) 12" OAK	2	CREPE MYRTLE	logstroemia	DECIDUOUS	20-25 FT.	8-10 FT.	REFER TO PLAN
			2 UNDERSTORY	(1) 8" OAK (1) 11" OAK	4	AZALEA	rhododendron	EVERGREEN	3-5 FT.		
S	70a	25 SHRUBS	1 CANOPY		1	CAROLINA SAPPHIRE	cupressus arizonica cypress	EVERGREEN	35-45 FT.	15-20 FT.	REFER TO PLAN
			2 UNDERSTORY		1	CREPE MYRTLE	logstroemia	DECIDUOUS	20-25 FT.	8-10 FT.	
W	101a	25 SHRUBS	1 CANOPY		1	YOSTER HOLLY	ilex alternata fosteri	EVERGREEN	35-45 FT.	15-20 FT.	REFER TO PLAN
			2 UNDERSTORY		2	CAROLINA SAPPHIRE	cupressus arizonica cypress	EVERGREEN	35-45 FT.	15-20 FT.	
			3 UNDERSTORY		1	CREPE MYRTLE	logstroemia	DECIDUOUS	20-25 FT.	8-10 FT.	REFER TO PLAN
			25 SHRUBS		14	AZALEA	rhododendron	EVERGREEN	3-5 FT.		



FOUNDATION PLANTINGS (TABLE)

ROSEMARY [rosmarinus officinalis]
NOTE: THESE PLANTINGS ARE IN EXCESS OF THE SHRUB PLANTING REQUIREMENT

LEGEND	SIDE	QTY.	HEIGHT @ PLANTING
○	N	25	MIN. 2 FT. (CONTINUOUS HEDGE)
○	E	43	MIN. 2 FT. (CONTINUOUS HEDGE)
○	S	24	MIN. 2 FT. (CONTINUOUS HEDGE)
○	W	0	



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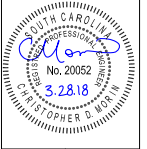
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NO.	DESCRIPTION	DATE
1	CLIENT CHANGES	ACT 11-29-17
2	REVISION CHANGES	ACT 02-01-18
3	CLIENT CHANGES	ACT 02-08-18
4	NEW SHEET ADDED	ACT 02-20-18
5	CLIENT CHANGES	ACT 03-29-18

SITE NAME:
ORLEANS ROAD

SITE NUMBER:
SC-2008-A

SITE ADDRESS:
1029 ORLEANS ROAD
CHARLESTON, SC 29412



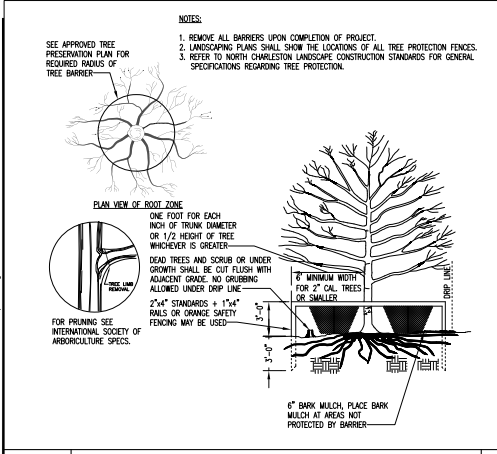
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CHECKED BY:	OMS
DATE DRAWN:	11-29-17
SUBMISSION:	ZONING

SHEET TITLE:
LANDSCAPING PLAN

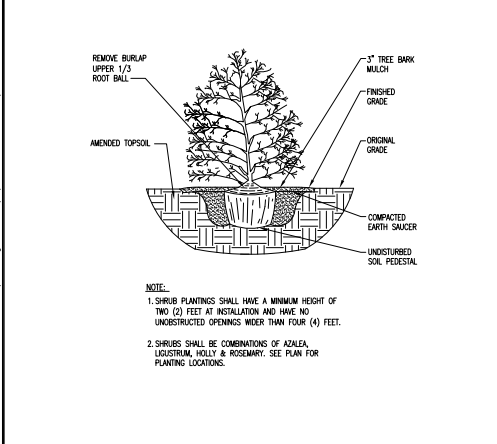
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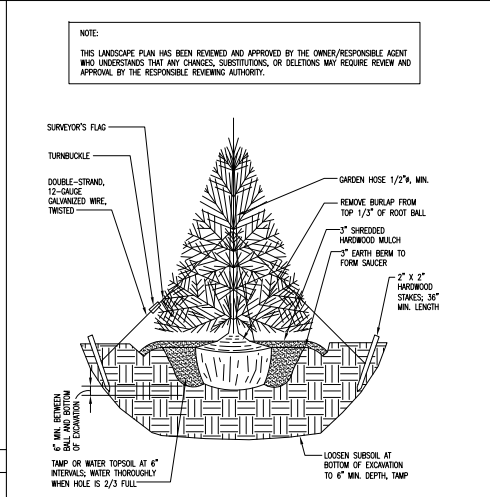
03-28-18 ATCS 1119-46 3/20/2017 OpTima Towers IV, LLC/SC-2008-A - Orleans Rd./TSD's - Rev. 5 - 2018-03-27/3.dwg



N.T.S. TREE PROTECTION DETAIL 1



N.T.S. SHRUB PLANTING DETAIL 2



N.T.S. TREE PLANTING DETAIL 3

- GENERAL PLANTING NOTES:**
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
 - ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE ENGINEER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES.
 - ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
 - ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
 - ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
 - ALL TREES MUST BE GUYED OR STAKED AS SHOWN.
 - ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
 - THE ENGINEER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
 - THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRINKLING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE ENGINEER'S REPRESENTATIVE.
 - AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCUMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
 - ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
 - THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.

NOTES 4

SEED SELECTION

THE USE OF NATIVE SPECIES IS PREFERRED WHEN SELECTING VEGETATION. BASE PLANT SEED SELECTION ON GEOGRAPHICAL LOCATION, THE TYPE OF SOIL, THE SEASON OF THE YEAR IN WHICH THE PLANTING IS TO BE DONE, AND THE NEEDS AND DESIRES OF THE PERMANENT LAND USER. FAILURE TO CAREFULLY FOLLOW AGRONOMIC RECOMMENDATIONS RESULTS IN AN INADEQUATE STAND OF PERMANENT VEGETATION THAT PROVIDES LITTLE OR NO EROSION CONTROL.

INSTALLATION

TOPSOIL

APPLY TOPSOIL IF THE SURFACE SOIL OF THE SEEDBED IS NOT ADEQUATE FOR PLANT GROWTH.

TILLAGE

IF THE AREA HAS BEEN RECENTLY PLOWED, NO TILLAGE IS REQUIRED OTHER THAN RAINING OR SURFACE ROUGHENING TO BREAK ANY CRUST THAT HAS FORMED LEAVING A TEXTURED SURFACE. DISK THE SOIL FOR OPTIMAL GERMINATION WHEN THE SOIL IS COMPACTED LESS THAN 8-INCHES. IF THE SOIL IS COMPACTED MORE THAN 8-INCHES, SUB-SOILED AND DISK THE AREA.

SOIL TESTING

SOIL TESTING IS AVAILABLE THROUGH CLEMSON UNIVERSITY COOPERATIVE EXTENSION SERVICE.

LIME

UNLESS A SPECIFIC SOIL TEST INDICATES OTHERWISE, APPLY 15 TONS OF GROUND COURSE TEXTURED AGRICULTURAL LIMESTONE PER ACRE (70 LBS./1000 FT²).

FERTILIZER

APPLY A MINIMUM OF 1000 POUNDS PER ACRE OF A COMPLETE 10-10-10 FERTILIZER (25 POUNDS PER 1000 SQUARE FEET) OR EQUIVALENT DURING PERMANENT SEEDING OF GRASSES UNLESS A SOIL TEST INDICATES A DIFFERENT REQUIREMENT. INCORPORATE FERTILIZER AND LIME (IF USED) INTO THE TOP 4-8 INCHES OF THE SOIL BY GRADING OR OTHER MEANS WHERE CONDITIONS ALLOW. DO NOT MIX THE LIME AND THE FERTILIZER PRIOR TO THE FIELD APPLICATION.

SEEDING

LOOSEN THE SURFACE OF THE SOIL JUST BEFORE BROADCASTING THE SEED. EVENLY APPLY SEED BY THE MOST CONVENIENT METHOD AVAILABLE FOR THE TYPE OF SEED APPLIED AND THE LOCATION OF THE SEEDING. TYPICAL APPLICATION METHODS INCLUDE BUT ARE NOT LIMITED TO CYCLONE SEEDERS, ROTARY SPREADERS, DROP SPREADERS, BROADCAST SPREADERS, HAND SPREADERS, CULPACKER SEEDER, AND HYDRO-SEEDERS. COVER APPLIED SEED BY BANKING OR DRAGGING A CHAIN OR BRUSH MAT, AND THEN LIGHTLY FIRM THE AREA WITH A ROLLER OR CULPACKER. DO NOT ROLL SEED THAT IS APPLIED WITH A HYDRO-SEEDER AND HYDRO-MULCH.

MULCHING

COVER ALL PERMANENT SEEDING AREAS WITH MULCH IMMEDIATELY UPON COMPLETION OF THE SEEDING APPLICATION TO RETAIN SOIL MOISTURE AND REDUCE EROSION DURING ESTABLISHMENT OF VEGETATION. APPLY THE MULCH EVENLY IN SUCH A MANNER THAT IT PROVIDES A MINIMUM OF 75% COVERAGE. TYPICAL MULCH APPLICATIONS INCLUDE STRAW, WOOD CHIPS, HYDROMULCHES, BPA AND FOM. USE HYDROMULCHES WITH A MINIMUM BLEND OF 70% WOOD FIBERS. THE MOST COMMONLY ACCEPTED MULCH USED IN CONJUNCTION WITH PERMANENT SEEDING IS SMALL GRAIN STRAW. SELECT STRAW THAT IS DRY AND FREE FROM MOLD DAMAGE AND NOXIOUS WEEDS. THE STRAW MAY NEED TO BE ANCHORED WITH NETTING OR ASPHALT CHALKINGS TO PREVENT IT FROM BEING BLOWN OR WASHED AWAY. APPLY STRAW MULCH BY HAND OR MACHINE AT THE RATE 2 TONS PER ACRE (50 POUNDS PER 1000 SQUARE FEET). FREQUENT INSPECTIONS ARE NECESSARY TO CHECK THAT CONDITIONS FOR GROWTH ARE GOOD.

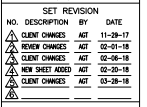
KEEP PERMANENT SEEDING AREAS ADEQUATELY MOIST, ESPECIALLY LATE IN THE SPECIFIC GROWING SEASON. IRRIGATE THE SEEDING AREA IF NORMAL RAINFALL IS NOT ADEQUATE FOR THE GERMINATION AND GROWTH OF SEEDLINGS. WATER SEEDING AREAS AT CONTROLLED RATES THAT ARE LESS THAN THE RATE AT WHICH THE SOIL CAN ABSORB WATER TO PREVENT RUNOFF. RUNOFF OF IRRIGATION WATER WASTES WATER AND CAN CAUSE EROSION.

PERMANENT SEEDING NOTES 5



OPTIMA
TOWERS IV
OPIMA TOWERS IV, LLC
P.O. BOX 2945
MT. PLEASANT, SC 29545

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BC
architects
engineers
5841 COLUMBIA AVE, SUITE 200
FALLS CHURCH, VA 22031-2888
TEL: (703) 671-4000
FAX: (703) 671-4000

SET REVISION
NO. DESCRIPTION BY DATE
1 CLIENT CHANGES ACT 11-29-17
2 CLIENT CHANGES ACT 02-03-18
3 CLIENT CHANGES ACT 02-08-18
4 NEW SHEET ADDED ACT 02-08-18
5 CLIENT CHANGES ACT 02-28-18

SITE NAME:
ORLEANS ROAD
SITE NUMBER:
SC-2008-A
SITE ADDRESS:
1029 ORLEANS ROAD
CHARLESTON, SC 29412

SEAL: SOUTH CAROLINA PROFESSIONAL ENGINEER No. 20052 3.28.18 C. STAPLES & B. MANN

DRAWN BY: ACT
CHECKED BY: DHS
DATE DRAWN: 11-29-17
SUBMISSION: ZONING

SHEET TITLE:
LANDSCAPING
DETAILS &
NOTES

SHEET NUMBER: REV. #
L-3 5

Exhibit 3
Coordination Letters

Office of the Sheriff



County of Charleston

Sheriff J. Al Cannon, Jr.

August 31, 2017

Keith Powell – Optima Towers
886 Johnnie Dodds Blvd. Suite 104
Mt. Pleasant, S.C., 29464

re: Letter of Coordination

Mr. Powell,

The Charleston County Sheriff's Office acknowledges your intention to develop property located in the area of 1029 Orleans Road, Charleston, South Carolina. This location is currently under the jurisdiction of this agency.

Please understand that *all* law enforcement matters will need to be reported to this agency. This can be accomplished by calling the **Charleston County Consolidated Dispatch Center** at **843-743-7200** or dialing **911 for emergencies**. Additional information can be accessed on our agency website at www.ccsso.charlestoncounty.org.

If you have any questions, feel free to contact this office via telephone or by email.

Regards,

Sgt. H. M. Phillips

Sergeant Harold M. Phillips
Community Affairs
Charleston County Sheriff's Office
(843) 529-6221
hphillips@charlestoncounty.org

Administrative Office

3691 Leeds Avenue
N. Charleston, SC 29405
~ Sheriff ~
Voice (843) 554-2230
Fax (843) 554-2243

Law Enforcement Division

3691 Leeds Avenue
N. Charleston, SC 29405
~ Patrol ~
Voice (843) 202-1700
Fax (843) 554-2234

Al Cannon Detention Center

3841 Leeds Avenue
N. Charleston, SC 29405
Voice (843) 529-7300
Fax (843) 529-7406

Judicial Center

100 Broad Street, Suite 381
Charleston, SC 29401
Voice (843) 958-2100
Fax (843) 958-2128



June 21, 2017

Mr. Bud Smith
Optima Towers
886 Johnnie Dodds Blvd., Suite 104
Mount Pleasant, SC 29465

Re: Letter of Availability - TMS# 351-05-00-032 – Orleans Road, Chas. SC 29407

Dear Mr. Smith,

I am pleased to inform you that South Carolina Electric & Gas Company (SCE&G) will be able to provide electric service to the above referenced project. Service will be provided in accordance with SCE&G's General Terms and Conditions, other documents on file with the South Carolina Public Service Commission, and the company's standard operating policies and procedures.

Any cost associated with providing service will be determined when a finalized/approved plan is submitted to our office. In order to begin engineering work for the project, the following information will need to be provided:

- 1.) Detailed utility site plan (AutoCAD format preferred) showing water, sewer, and storm drainage as well as requested service point/transformer locations.
- 2.) Additional drawings that indicate wetlands boundaries, tree survey with barricade plan and buffer zones (if required), as well as any existing or additional easements will also be needed.
- 3.) Electric load breakdown by type with riser diagrams.
- 4.) Signed copy of this letter acknowledging its receipt and responsibility for its contents and authorization to begin engineering work with the understanding that SCE&G intends to serve the referenced project.

SCE&G's construction standards and specifications are available upon request. For more information or questions, contact me by phone at (843) 576-8451 or email at pthompson@scana.com.

Sincerely,

Paul D. Thompson
Customer Service Engineering

Acknowledgement of Receipt	
Signature	_____
Title	_____ Date _____

St. Andrews Fire Department

Deputy Fire Chief of Operations Brian E. LeGette | (843) 556-8951 | BLeGette@standrewspsd.org



August 11, 2017

Keith Powell
Optima Towers IV, LLC
P.O. Box 2041
Mt. Pleasant, SC 29465

RE. 1029 Orleans Road (TMS#351-05-00-032) – public services coordination

Mr. Powell,

Thank you for your correspondence on August 10, 2017 following our previous conversation. In response to your request I can confirm that the St. Andrews Public Service District Fire Department does provide fire protection services for the area surrounding and including the address of 1029 Orleans Road, Charleston, SC 29407, Charleston County TMS#351-05-00-32. In addition to St. Andrews Fire Department providing fire protection we have an automatic aid agreement with four (4) additional fire department agencies which include the City of Charleston, City of North Charleston, James Island Public Service District, and the St. John's Fire District. This agreement allows for the closest units to automatically respond to an emergency at the time of dispatch without waiting to be requested by another department. This best serves our customers by having continuous, uninterrupted coverage even during times when multiple emergencies are occurring simultaneously.

Charleston County codes and zoning should provide the necessary oversight for any specific requirements regarding the development of this property.

Please don't hesitate to contact me if you have any further questions or concerns.

Sincerely,

Brian E. LeGette

Brian E. LeGette
Deputy Chief of Operations
St. Andrews Fire Department
1775 Ashley River Road
Charleston, SC 29407
843-556-8951 work
843-830-9919 cell



February 16, 2017

Daniel Brown
1776 Turkey Pen Rd.
Charleston, SC 29412

Re: Existing Driveway Access Use for TMS No. 351-05-00-032 located on Orleans Road (S-1373)

Mr. Brown,

This letter is to inform you that the Department has reviewed the request for driveway access use for coordination at the request of Charleston County. The property TMS number 351-05-00-032, an approximately 0.15 Acre site, contains two existing driveways which provide access to a residential lot. Our knowledge of this property is that it is to be developed as a commercial property and that future use will consist of a cell tower site. All pertinent personnel at SCDOT have reviewed the use of the existing driveways and have determined that they do not meet current SCDOT standards; however, a replacement driveway at this location is feasible in concept.

This proposed change in use by the owner(s) will require that the existing driveways be abandoned and removed and a new driveway be installed for access to the SCDOT right of way. This letter does not allow for construction activity to be performed in the SCDOT right of way. To commence construction of an approved driveway the owner will be required to submit an encroachment permit to the SCDOT for review. All encroachment permits must meet the requirements set forth in the current Access and Roadside Management Standards (ARMS) Manual. A copy of the ARMS Manual can be found at: www.scdot.org/doing/trafficengineering.shtml#accessRoadside

Thank you for your cooperation and if you have any questions concerning this issue, please feel free to contact me.

Sincerely,

Steven L. Canaday
Assistant Resident Maintenance Engineer
SCDOT – District 6
(843) 745-7454

cc: File/Charleston Maintenance

CARTA

CHARLESTON AREA REGIONAL TRANSPORTATION AUTHORITY

January 24, 2018

Mr. John Clark
105 Broad Street, Third Floor
Charleston, SC 29401

Re: Letter of Coordination – 1029 Orleans Road, County of Charleston

Dear Mr. Clark:

Thank you for contacting us regarding your client's project located at 1029 Orleans Road, Charleston, SC 29407, also known as Charleston County TMS #351-05-00-032. Currently, there are no bus stops located on this parcel. Therefore, no further approvals are required by CARTA.

Thank you again,



Jeffrey Burns, AICP
Senior Planner



CHARLESTON
COUNTY
SOUTH CAROLINA

Emergency Medical Services

DAVID ABRAMS, J.D., NREMT-P
Director

843.202.6700
Fax: 843.202.6712
dabrams@charlestoncounty.org
Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive, Suite B309
North Charleston, SC 29405-7464

DATE: January 22, 2018
TO: John L. Clark, Project Assistant
Hellman Yates & Tisdale, PA
RE: Letter of Acknowledgement & Coordination

Dear Mr. Clark:

This is a letter to acknowledge EMS is in receipt of your event request for construction of a wireless telecommunications facility at 1029 Orleans Road in Charleston for 30-45 days

We do not foresee the need to have a special EMS unit or medical personnel for your project.

All the best,

David Abrams,
Director

Exhibit 4
Conceptual Drawings













Exhibit 5
Memorandum of Community
Meeting

HELLMAN YATES & TISDALE
ATTORNEYS AND COUNSELORS AT LAW

MEMORANDUM

To: Joel Evans, Charleston County Planning

From: Jonathan L. Yates

Date: December 1, 2017

Re: Meeting with Orleans Road Community

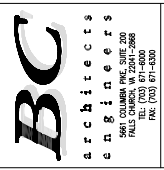
Dear Mr. Evans,

In accordance with Chairman Meyer's March 14, 2011, Memorandum regarding community outreach and Planned Development applications, Optima Towers had a meeting with the Orleans Road Community on October 23, 2017 at 6:30pm. The meeting was held at St. Joseph Catholic Church, located at 1695 Raoul Wallenberg Boulevard, Charleston, SC 29407. In attendance at the meeting: were Jonathan L. Yates of Hellman Yates & Tisdale; Keith Powell of Optima Towers; Robert Hill of T-Mobile; and adjacent property owner Jerome Bennett. The group spent above an hour discussing the need for the proposed facility and its benefits to the surrounding community. We would like to thank St. Joseph's Church for their kindness and hospitality.

Exhibit 6
Site Aerial

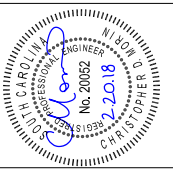


THESE DRAWINGS AND/OR THE ACCOMPANYING NOTES ARE THE PROPERTY OF OPTIMA TOWERS IV, LLC. ANY REUSE OR REPRODUCTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF OPTIMA TOWERS IV, LLC IS PROHIBITED EXCEPT IN WRITING. THE INFORMATION CONTAINED HEREIN IS FOR THE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCAL, STATE AND FEDERAL REGULATIONS AND ORDINANCES THAT MAY APPLY TO THIS PROJECT. OPTIMA TOWERS IV, LLC SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR INACCURACIES IN THE CONSTRUCTION OF THIS PROJECT THAT ARE CAUSED BY THE CLIENT OR ANY OTHER PARTY OTHER THAN OPTIMA TOWERS IV, LLC.



NO. DESCRIPTION BY DATE
 1. PREPARED BY DATE 11-28-17
 2. CHECKED BY DATE 11-28-17
 3. CLIENT CHANGES AGT 02-08-18
 4. NEW SHEET ADDED AGT 02-08-18
 5. NEW SHEET ADDED AGT 02-08-18

SITE NAME: ORLEANS ROAD
 SITE NUMBER: SC-2008-A
 SITE ADDRESS: 1029 ORLEANS ROAD
 CHARLESTON, SC 29412



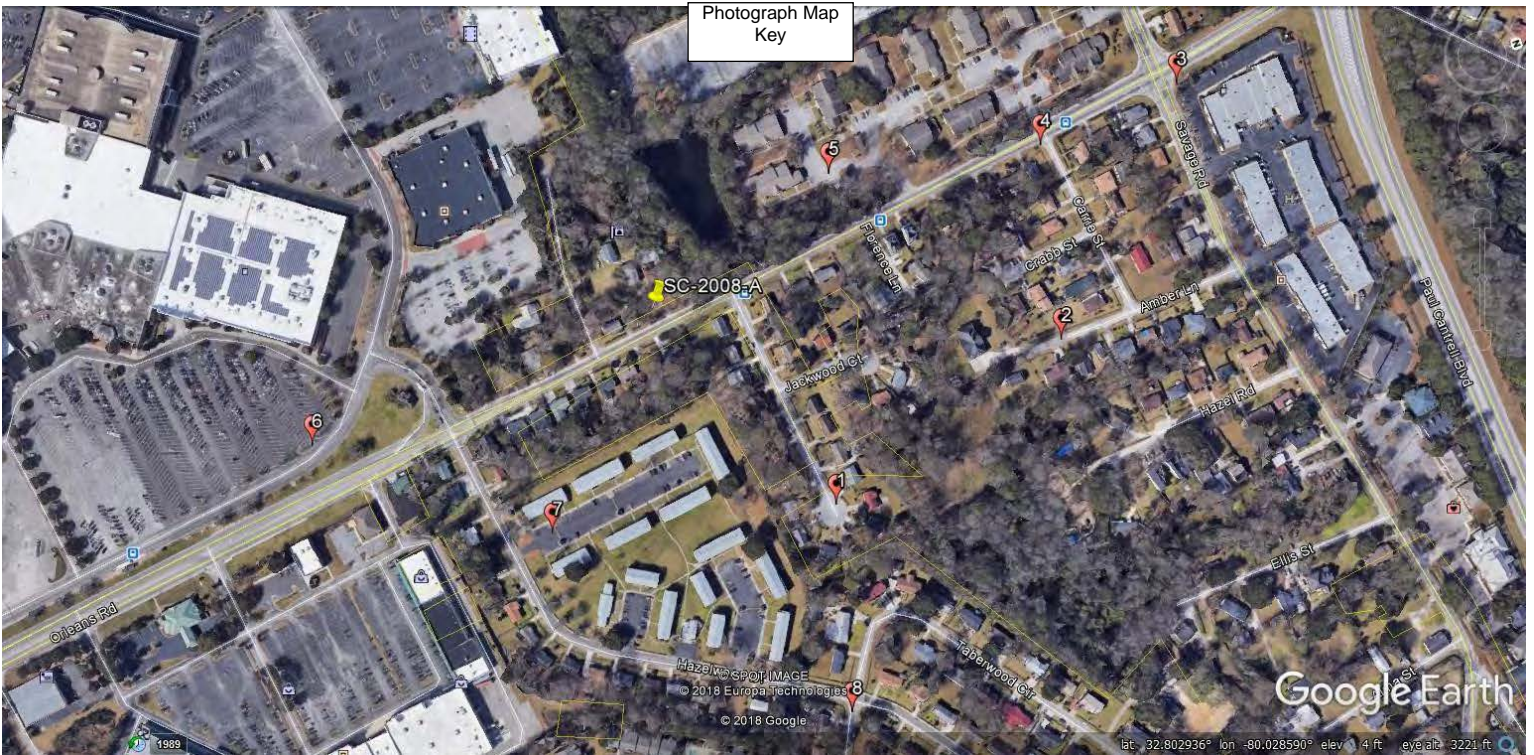
DRAWN BY: AGT
 CHECKED BY: DRS
 DATE DRAWN: 11-28-17
 SUBMISSION: ZONING
 SHEET TITLE: SITE PLAN ON AERIAL PHOTO

SHEET NUMBER: A-0B
 REV. # 4



Exhibit 7
Visual Impact &
Photo Simulations

Photograph Map Key





Photograph #1
Carverwood Lane
Approx. 671-ft away
Not Visible



Photograph #2
Amber Lane
Approx. 993-ft away
Not Visible



Photograph #3
Intersection Orleans Rd.
and Savage Rd.
Approx. 1383-ft away
Not Visible



Simulation #4
Orleans Rd
Approx. 1024-ft away
Partially Visible



Simulation #5
Off Willis T. Goodwin St
Approx. 536-ft away
Partially Visible



Simulation #6
Citadel Mall Perimeter Rd
Approx. 890-ft away
Partially Visible



OPPOSITE VIEW OF
Photograph #6
Citadel Mall Perimeter Rd
Approx. 890-ft away
Partially Visible



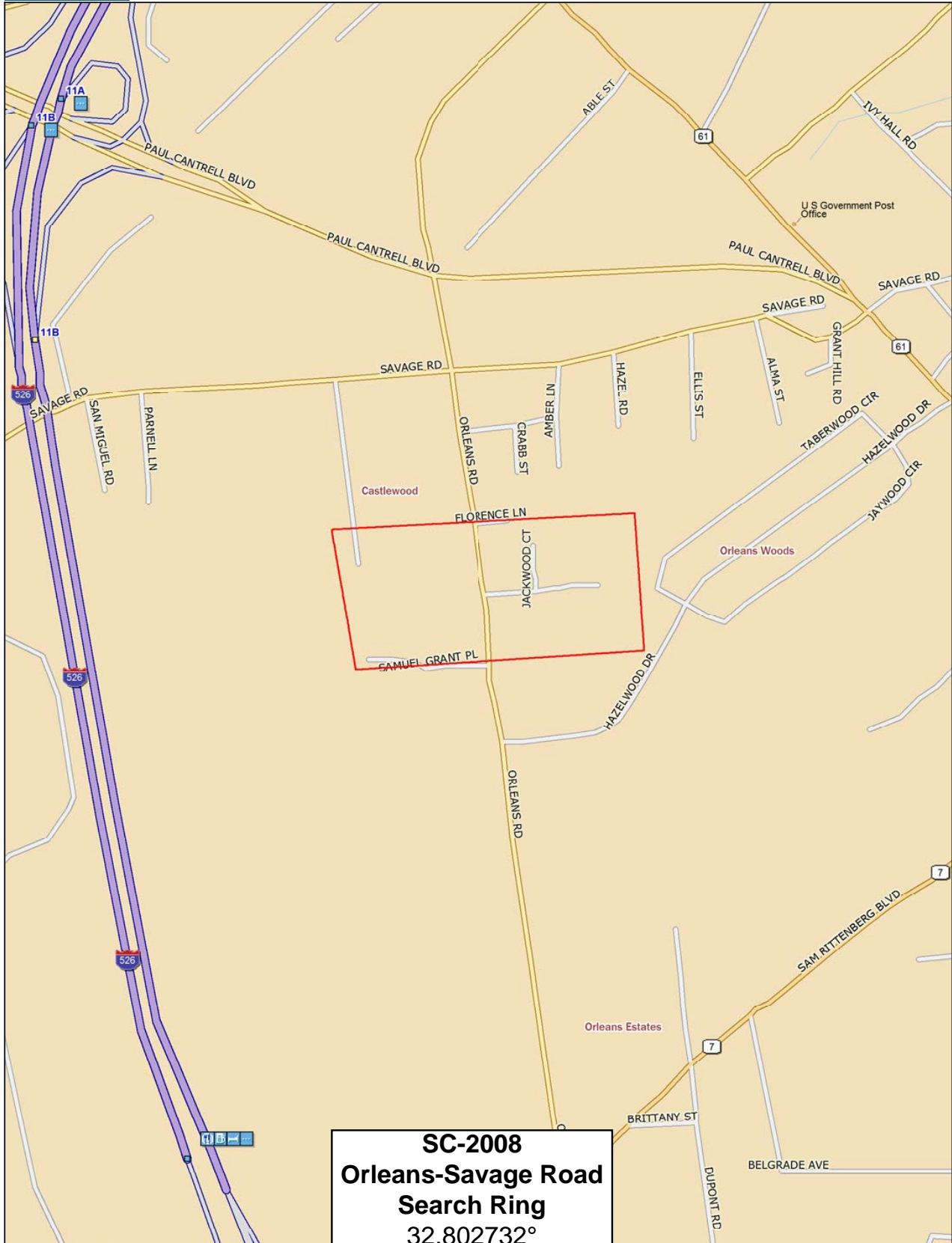
Behind all trees

Photograph #7
Orleans Garden Apts.
Approx. 599-ft away
Partially Visible



Photograph #8
Intersection Hazelwood Dr.
and Jaywood Cir.
Approx. 1097-ft away
Not Visible

Exhibit 8
Search Ring



SC-2008
Orleans-Savage Road
Search Ring
 32.802732°
 -80.029407°
 Radius: IRR 0.3 mi

Data use subject to license.
 © DeLorme. Topo USA® 8.
 www.delorme.com

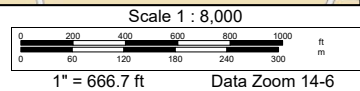


Exhibit 9
South Carolina Historical &
Architectural Survey

Legend Search Layers

SC ArchSite Public Web Map 1029 Orleans Rd, Charl

Legend

National Register Points
▲

National Register Polygons
▭

Historic Structures
● Not Eligible or Requires Evaluation
▲ Eligible

Historic Areas
▭ Not Eligible or Requires Evaluation
▭ Significant Resource/Requires Evaluation

Topographic

DigitalGlobe, Microsoft, CNES/Airbus DS | Esri, HERE, Garmin, IPC

POWERED BY esri

Legend

National Register Points

- ▲

National Register Polygons

- ▭

Historic Structures

- Not Eligible or Requires Evaluation
- ▲ Eligible

Historic Areas

- ▭ Not Eligible or Requires Evaluation
- ▭ Significant Resource/Requires Evaluation



Exhibit 10
Wetlands & Waters Letter



ENVIRONMENTAL CORPORATION OF AMERICA

ENVIRONMENTAL | GEOTECHNICAL | WETLANDS | ECOLOGY | CULTURAL RESOURCES

February 23, 2018

Optima Towers IV, LLC
P.O. Box 2041
Mt. Pleasant, SC 29465

Attention: Mr. Keith Powell

**Subject: Wetlands and Waters Statement
Proposed 155-Foot Monopole Telecommunications Structure
Optima Towers – SC-2008-A (Orleans Road)
1029 Orleans Road
Charleston, Charleston County, South Carolina
ECA Project #T1733**

Dear Mr. Powell:

Environmental Corporation of America (ECA) has evaluated the site on which the SC-2008-A (Orleans Rd) telecommunications facility is proposed and has evaluated the project for Federal Communications Commission (FCC) National Environmental Policy Act (NEPA) criteria including the presence of wetlands and waters.

The subject site is located on a residential property within a dirt, gravel, and grass-covered parking/lawn area between Orleans Road and a one-story vacant block residential structure on the parent tract. The project area is largely open with several scattered mature trees and overlies two driveways used to access the parent tract off of Orleans Road.

ECA inspected the project site for surface waters and the presence of the three indicators required for an area to be characterized as a wetland. This assessment included documenting soils, vegetation, and hydrology throughout the project site. Soils observed within the project site generally included dry, dark gray or brown sandy loam near the surface with yellowish brown beneath. No saturation or groundwater was encountered within 12 inches of the ground surface. Vegetation within the project area generally consisted of an herbaceous layer of mostly Bahia grass with several mature water oak trees within the project area and live oaks, sweetgums, mimosa, wax myrtle, Chinese privet, and other scrubby oaks along the perimeters. None of the vegetation observed suggested that wetland conditions were present within the project site or in the immediate adjacent areas.

The nearest surface water to the project site is a small pond located approximately 150 feet to the northwest. Based on our site visit, no surface waters were observed within or adjacent to the project site. In addition, none of the conditions observed during our site visit were indicative of wetlands. Based on

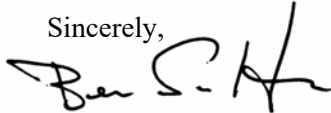
Mr. Keith Powell
Page 2

these findings and the obvious upland nature of the project site, we see no reason to pursue jurisdictional determination from the US Army Corps of Engineers.

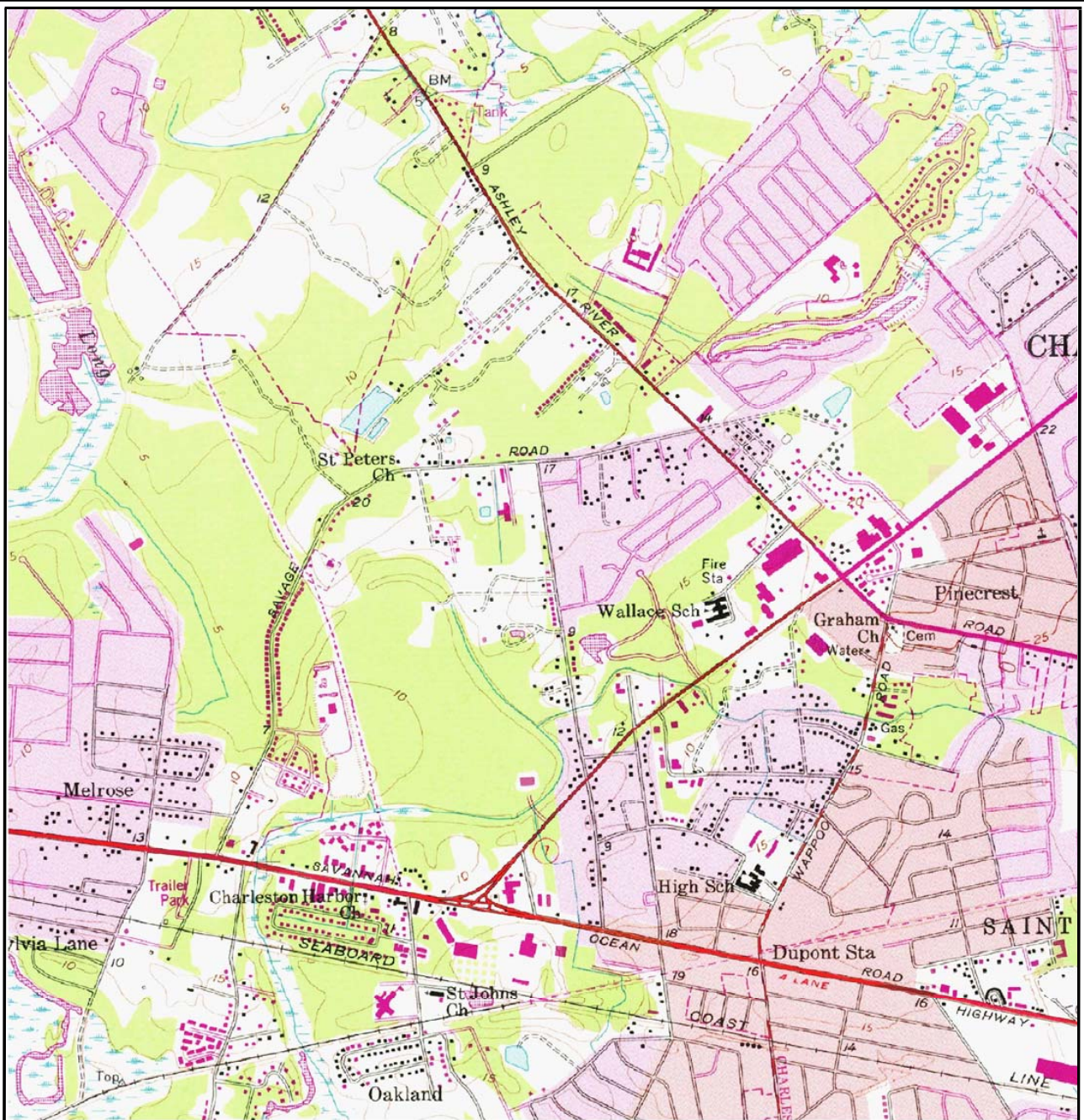
We have included a USGS topographic map, an aerial photograph, National Wetlands Inventory mapping, soils mapping, and photographs of the project site as attachments to this letter.

Thank you for the opportunity to be of service. Please contact us with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Salter". The signature is fluid and cursive, with a large initial "B" and "S".

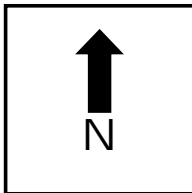
Ben Salter, Professional Wetland Scientist (PWS)



2000 0 2000 ft

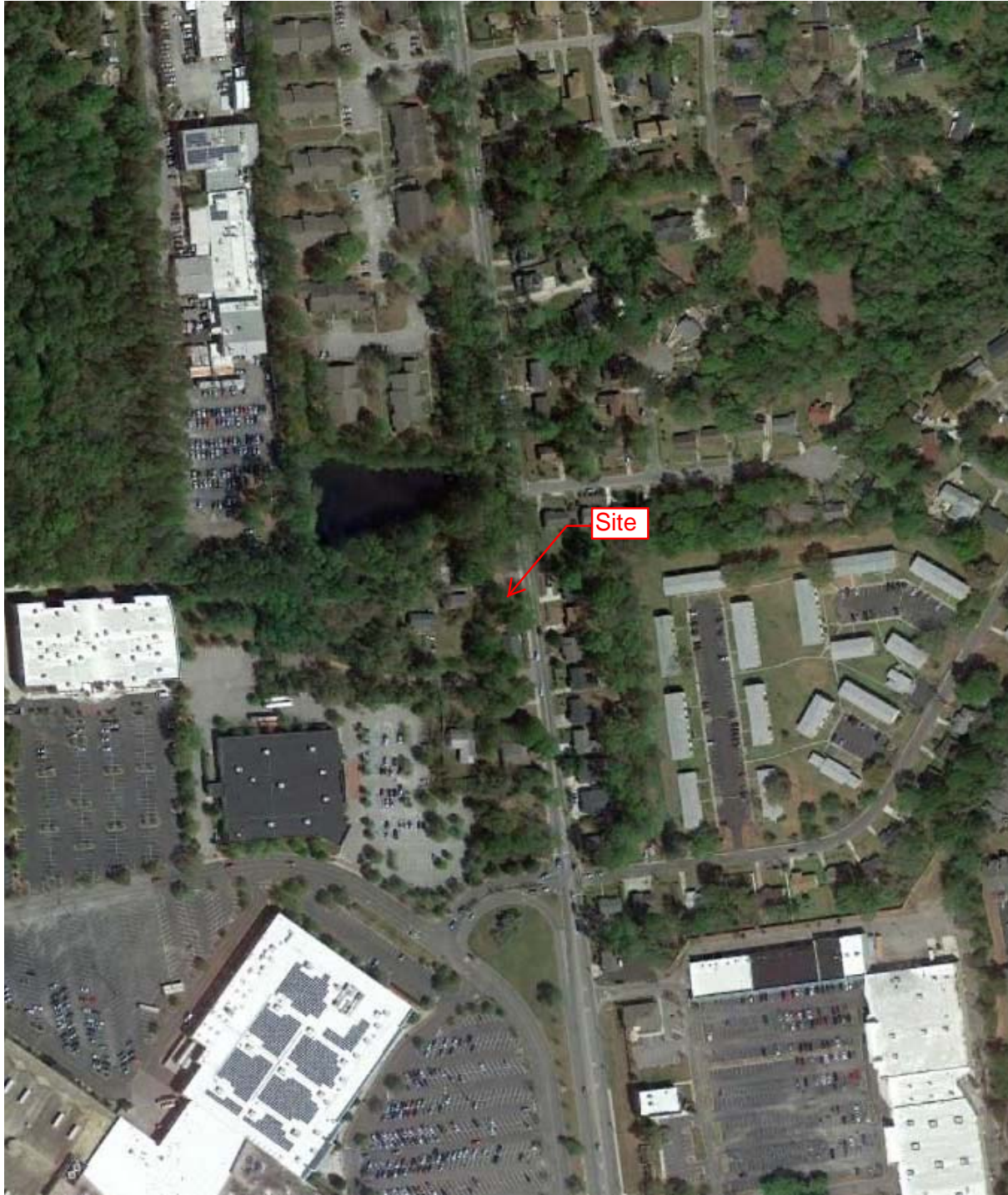


Source: USGS Topographic Map, 7.5 Minute Series, Johns Island SC (1958, Photorevised 1979).



Optima Towers IV, LLC - SC-2008-A (Orleans Road)
 1029 Orleans Road
 Charleston, Charleston County, South Carolina
 Figure 1: Site Location Plan

ECA Proj. # T1733



Source: 2017 Google Earth

Optima Towers IV, LLC - SC-2008-A (Orleans Road)

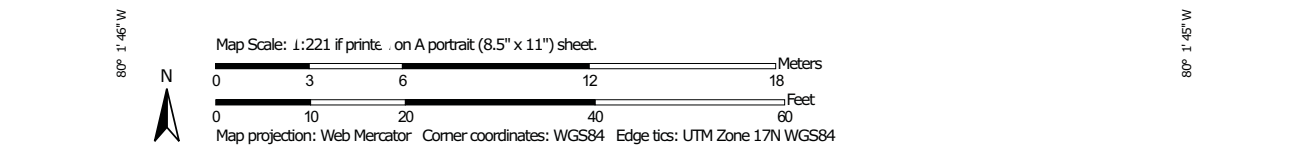
1029 Orleans Road
Charleston, Charleston County, South Carolina

Figure 2: Aerial Photograph



ECA Proj. # T1733

Soil Map—Charleston County Area, South Carolina

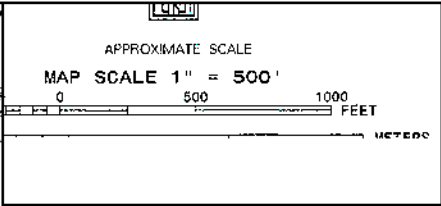
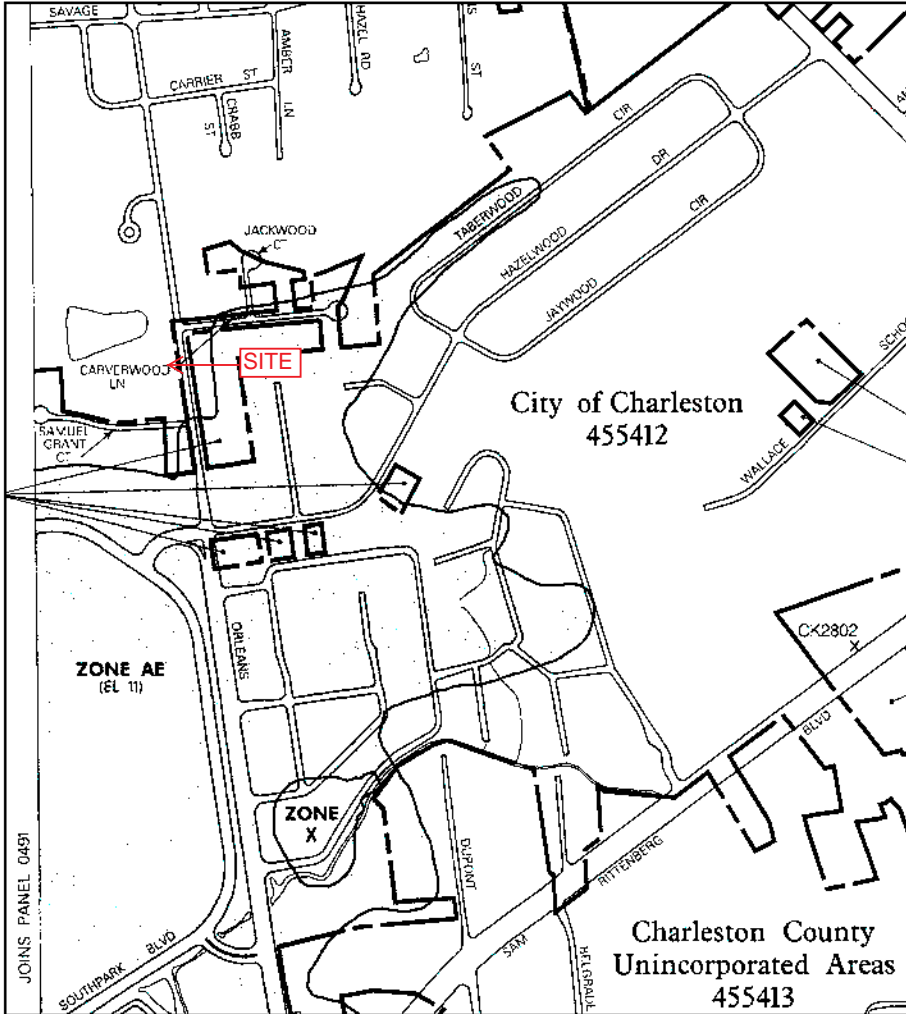


Soil Map—Charleston County Area, South Carolina

MAP LEGEND		MAP INFORMATION	
Area of Interest (AOI)	Area of Interest (AOI)	Spoil Area	<p>The soil surveys that comprise your AOI were mapped at 1:20,000.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> </div>
Soils	Soil Map Unit Polygons Soil Map Unit Lines Soil Map Unit Points	Stony Spot Very Stony Spot Wet Spot Other Special Line Features	
Special Point Features	Blowout Borrow Pit Clay Spot Closed Depression Gravel Pit Gravelly Spot Landfill Lava Flow Marsh or swamp Mine or Quarry Miscellaneous Water Perennial Water Rock Outcrop Saline Spot Sandy Spot Severely Eroded Spot Sinkhole Slide or Slip Sodic Spot	Water Features Streams and Canals Transportation Rails Interstate Highways US Routes Major Roads Local Roads Background Aerial Photography	
		<p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Charleston County Area, South Carolina Survey Area Data: Version 13, Sep 26, 2016</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Oct 2, 2013—Nov 4, 2013</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>	

Map Unit Legend

Charleston County Area, South Carolina (SC690)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Qu	Quitman loamy sand	0.0	1.0%
St	Stono fine sandy loam	0.3	99.0%
Totals for Area of Interest		0.3	100.0%



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
 CHARLESTON COUNTY,
 SOUTH CAROLINA
 AND INCORPORATED AREAS

PANEL 492 OF 855

SEE MAP INDEX FOR PANELS NOT PRINTED


CONTAINS

COUNTY	NUMBER	PANEL	SHEET
CHARLESTON CO. SC	492	042	2
CHARLESTON CO. SC	492	042	2

NOTE: Use the local flood plain data, flood or sea level rise data, and the LOWWATER NUMBER shown above to determine the actual elevation for the subject property.

MAP NUMBER
 45019C0492J

EFFECTIVE DATE:
 NOVEMBER 17, 2004



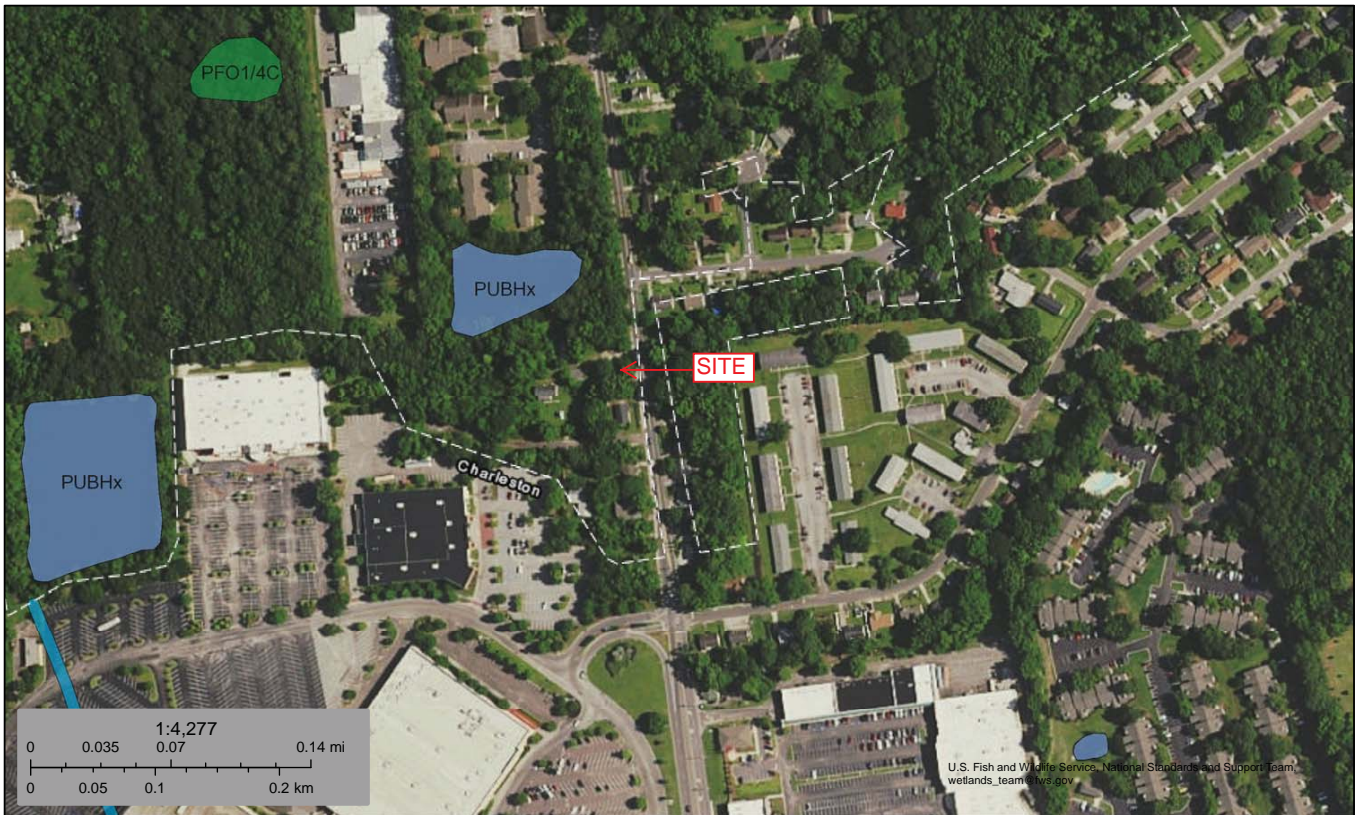
Federal Emergency Management Agency

This is an office copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.msc.fema.gov



U.S. Fish and Wildlife Service
National Wetlands Inventory

Wetlands



June 20, 2017

Wetlands

- | | | | | | |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
| | |  | Freshwater Pond |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



A: Southeasterly view of project area



B: Easterly view of project area

Optima Towers IV, LLC - SC-2008-A (Orleans Road)

1029 Orleans Road

Charleston, Charleston County, South Carolina

Photographs



ECA Proj. # T1733



C: Southeasterly view of project area



D: Northwesterly view of project area

Optima Towers IV, LLC - SC-2008-A (Orleans Road)
1029 Orleans Road
Charleston, Charleston County, South Carolina
Photographs



ECA Proj. # T1733



E: Westerly View of Northern Gravel Drive



F: Westerly View of Southern Gravel Drive

Optima Towers IV, LLC - SC-2008-A (Orleans Road)
1029 Orleans Road
Charleston, Charleston County, South Carolina
Photographs



ECA Proj. # T1733

Exhibit 11
Community Meeting
Memorandum from Planning
Commission Chair



Eric Meyer
Chairman

843.202.7200
1.800.524.7832
Fax: 843.202.7222
Lonnie Hamilton, III
Public Services Building
4045 Bridge View Drive
North Charleston, SC 29405-7464

MEMORANDUM

TO: Planned Development Applicants

FROM: Eric Meyer, Chairman, Charleston County Planning Commission

DATE: March 14, 2011

SUBJECT: Community Outreach and Planned Development Applications

We highly recommend that applicants for zoning change requests to the Planned Development (PD) Zoning District work with the community to inform them of the request, in order to potentially gain their support for such projects.


Your signature below indicates that you have read and understood this recommendation.



Owner Signature



Date



Applicant Signature
(If other than the owner)

3/26/2018

Date

Reference Zoning Change Request

PD