



# **REGULAR AGENDA**

**OF**

**MAY 7, 2018**





CITY OF NORTH AUGUSTA

**AGENDA: REGULAR CITY COUNCIL MEETING**

May 7, 2018 – Municipal Center – 100 Georgia Avenue, 3rd Floor – 7:00 P.M.

**CITIZEN COMMENTS:** Citizens may speak to Mayor and City Council on each item listed on this agenda. Mayor Pettit will call for your comments prior to City Council discussing the matter. Citizens wishing to address Mayor and City Council are required to submit a Speaker Form to the City Clerk before addressing Mayor and City Council. Forms are provided on the credenza at the entrance to the Council Chambers. Citizen comments are limited to five minutes.

**CITIZEN ASSISTANCE:** Individuals needing special assistance or sign interpreter to participate in the meeting, please notify the Administration Department 48 hours prior to the meeting.

1. **CALL TO ORDER:**
2. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
3. **ROLL CALL:**
4. **APPROVAL OF MINUTES:** Regular and study session meeting minutes of April 16, 2018

**UNFINISHED BUSINESS**

5. **ECONOMIC DEVELOPMENT:** Ordinance No. 2018-06 – An Ordinance Designating a Portion of Riverside Village as a Designated Development Area Pursuant to the Tourism Infrastructure Admission Tax Act; Authorizing the City Administrator to Prepare and File Certain Documents Relating to the Designated Development Area; Authorizing the City Administrator to Prepare Provisions for the Expenditure of Monies Raised From the Area – Ordinance, Third and Final Reading

**NEW BUSINESS**

6. **FINANCE:** Resolution No. 2018-11 – A Resolution Identifying North Augusta Projects for the Aiken County Capital Projects Sales Tax IV
7. **UTILITIES:** Resolution No. 2018-12 – A Resolution Authorizing a Water Tank Attachment Lease Agreement Between the City of North Augusta and T-Mobile South, LLC for the Five Notch Road Water Tank
8. **PRESENTATIONS/COMMUNICATIONS/RECOGNITION OF VISITORS:**
  - A. **Citizen Comments:** At this time, citizens may speak to Mayor and City Council regarding matters not listed on the agenda. **Citizens wishing to address Mayor and City Council are required to submit a Speaker Form to the City Clerk before addressing Mayor and City Council.** Forms are provided on the credenza at the entrance to the Council Chambers. Citizen comments are limited to five minutes.
  - B. **Council Comments**
9. **ADJOURNMENT:**

Administration Department



TO: Mayor and City Council

---

FROM: B. Todd Glover, City Administrator

---

DATE: May 4, 2018

---

SUBJECT: Regular City Council Meeting of May 7, 2018

---

**REGULAR COUNCIL MEETING**

- ITEM 5. ECONOMIC DEVELOPMENT: Ordinance No. 2018-06 – An Ordinance Designating a Portion of Riverside Village as a Designated Development Area Pursuant to the Tourism Infrastructure Admission Tax Act; Authorizing the City Administrator to Prepare and File Certain Documents Relating to the Designated Development Area; Authorizing the City Administrator to Prepare Provisions for the Expenditure of Monies Raised from the Area – Third and Final Reading**

An ordinance has been prepared for Council's consideration on third and final reading designating a portion of Riverside Village as a Designated Development Area pursuant to the Tourism Infrastructure Admission Tax Act; authorizing the City Administrator to prepare and file certain documents relating to the designated development area; authorizing the City Administrator to prepare provisions for the expenditure of monies raised from the area.

Please see the minutes of April 16, 2018, for the ordinance text.



May 7, 2018

**ITEM 6.      FINANCE:    Resolution No. 2018-11 – A Resolution Identifying North Augusta Projects for the Aiken County Capital Projects Sales Tax IV**

A resolution has been prepared for Council's consideration identifying North Augusta Projects for the Aiken County Capital Projects Sales Tax IV.

Please see [ATTACHMENT NO. 6](#) for a copy of the proposed resolution.

**ITEM 7.      UTILITIES:    Resolution No. 2018-12 – A Resolution Authorizing a Water Tank Lease Agreement Between the City of North Augusta and T-Mobile South, LLC for the Five Notch Road Water Tank**

A resolution has been prepared for Council's consideration authorizing a Water Tank Lease Agreement between the City of North Augusta and T-Mobile South, LLC for the Five Notch Road Water Tank.

Please see [ATTACHMENT NO. 7](#) for a copy of the proposed resolution and agreement.

ATTACHMENT 6

RESOLUTION NO. 2018-11  
IDENTIFYING NORTH AUGUSTA PROJECTS FOR THE  
AIKEN COUNTY CAPITAL PROJECTS SALES TAX IV

WHEREAS, Aiken County Council, in anticipation of conducting a referendum in 2018, has appointed a Capital Projects Sales Tax Commission to consider proposals for funding capital projects within Aiken County from the proceeds of a continuation of the Capital Projects Sales Tax and to formulate the referendum question that is to appear on the ballot; and

WHEREAS, the Mayor and members of City Council wish to submit for consideration a list of projects to be funded in North Augusta.

NOW THEREFORE BE IT RESOLVED by the Mayor and City Council for the City of North Augusta in meeting duly assembled and by the authority thereof that the projects listed on the attached "Exhibit A" shall be submitted to the Aiken County Sales Tax Commission for inclusion in the 2018 referendum.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

\_\_\_\_\_  
Robert A. Pettit, Mayor

ATTEST:

\_\_\_\_\_  
Donna B. Young, City Clerk

EXHIBIT A

**CAPITAL PROJECTS SALES TAX IV PROJECTS**

(Projects to be prioritized as the revenues become available)

<b>PUBLIC SAFETY PROJECTS</b>		\$ 11,500,000
	Headquarters Development and Apparatus	
<b>PUBLIC WORKS &amp; TRANSPORTATION PROJECTS</b>		7,950,000
	Martintown Road at US 1 Interchange Design and Improvements	
	Downtown Pedestrian and Vehicular Traffic and Safety Enhancements	
	Georgia Avenue Undergrounding Utilities	
	Road Reconstruction Program	
	Street Resurfacing Program	
<b>PARKS, RECREATION &amp; TOURISM PROJECTS</b>		3,900,000
	Park and Facility Restoration, Additions and Improvements	
	Downtown Greenway Connector	
<b>INFRASTRUCTURE PROJECTS</b>		5,000,000
	Wastewater Infrastructure Improvements	
	Stormwater Infrastructure Improvements	
<b>ECONOMIC DEVELOPMENT PROJECTS</b>		1,250,000
	Gateways and Wayfinding Enhancements	
<b>MUNICIPAL IMPROVEMENT PROJECTS</b>		1,100,000
	Software and Technology Enhancements for a Citizen Information Portal, Record Keeping & Storage, Transaction Processing, Accounting and Financial Reporting	
	Safety and Security Improvements for the Municipal Building	
	Finance Department Lobby Improvements for Citizen Transactions	
<b>TOTAL</b>		<u>\$ 30,700,000</u>

ATTACHMENT 7

RESOLUTION 2018-12  
AUTHORIZING A WATER TANK ATTACHMENT LEASE AGREEMENT  
BETWEEN THE CITY OF NORTH AUGUSTA AND  
T-MOBILE SOUTH, LLC.  
FOR THE FIVE NOTCH ROAD WATER TANK

WHEREAS, the City of North Augusta desires to lease to T-Mobile South, LLC., certain space upon the City's Five Notch Road water tank upon which T-Mobile has certain antennae, other equipment, and related devices, and to lease ground space used exclusively to house T-Mobile's equipment; and

WHEREAS, T-Mobile desires to lease from the City certain space on the City's Five Notch Road water tank and ground space for T-Mobile's equipment.

NOW THEREFORE BE IT RESOLVED that the Mayor and City Council for the City of North Augusta in meeting duly assembled and by the authority thereof, hereby authorize the attached Water Tank Attachment Lease Agreement between the City and T-Mobile South, LLC. for the Five Notch Road water tank.

BE IT FURTHER RESOLVED, that the City Administrator is authorized to sign the agreement on behalf of the City and to sign all other documents relating thereto.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

\_\_\_\_\_  
Robert A. Pettit, Mayor

ATTEST:

\_\_\_\_\_  
Donna B. Young, City Clerk



**WATER TANK SITE LEASE AGREEMENT  
BETWEEN THE CITY OF NORTH AUGUSTA  
AND T-MOBILE SOUTH LLC**

THIS LEASE AGREEMENT (“Agreement”) is executed this \_\_\_\_ day of \_\_\_\_\_, 2018, between the City of North Augusta, South Carolina, a municipal corporation, hereinafter designated as (“Lessor”) and T-Mobile South LLC, a Delaware limited liability company, hereinafter designated (“Lessee”).

WHEREAS, Lessor desires to Lease to Lessee certain space upon a Water Tank owned by Lessor (“the water tank”) upon which Lessee has certain antennas, other equipment, and related devices (“Wireless Communications Equipment”), and to continue Lease of Ground Space for the housing of Lessee’s Wireless Communications Equipment.

NOW THEREFORE, for and in consideration of the terms and mutual promises herein contained and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee agree as follows:

**1. Property Description**

- a. Lessor is the owner of the real property located at 481 West Five Notch Road, North Augusta, South Carolina 29841, (hereinafter called the “Property”). The Property includes the premises which are comprised of approximately four thousand five hundred sixty (4,560) square feet. The Lessee is hereby granted non-exclusive use of two hundred ninety (290) square feet of Ground Space, made part hereof, (the “Ground Equipment Area”) as described and/or depicted in Exhibit “A” and the non-exclusive use of the Lessor’s Water Tank located on the Property as described and/or depicted on Exhibit “B” attached hereto and made part hereof.

**2. Property Use**

- a. Lessee is hereby granted the non-exclusive right to install, maintain, operate, remove and replace its Wireless Communications Equipment and appurtenances on the Lessor’s Property and Water Tank.
- b. The primary purpose of the Property is for the operation of a water storage tank and such other operations of the Lessor’s Public Utilities Department.
- c. The Lessee understands and agrees that the Lessor’s use of the Property shall have priority and the Lessee shall make necessary accommodations to permit the Lessor’s uses of the Property to operate safely and efficiently.
- d. Any modifications to the Ground Equipment Area and/or the Water Tank, such as, but not limited to an increase in the size, number, color, or noise output of shelters, cabinets,

cables, antennae and/or expansion of the same shall require an amendment to this Lease and Lessee's prior written approval from Lessor.

- e. Notwithstanding the above, exchange of like-kind equipment on the Water Tank and Ground Equipment Area shall not require approval of the Lessor unless such exchange results in increased noise output, other appreciable impact, or potential health or safety impact.
- f. Lessee shall be responsible for all necessary utility service connections for its equipment and shall be solely responsible for all costs and expenses related to connection, disconnection, consumption and use of any utility service.
- g. Lessee shall have the right to install and maintain underground utility wires, cables, conduits, and pipes along the Property to the Ground Equipment Area.
- h. Lessee shall be granted a non-exclusive right of way for ingress and egress over the Property to the Ground Equipment Area and the Water Tank Equipment, seven (7) days a week twenty-four (24) hours a day.
- i. Notwithstanding the rights granted Lessor shall have the sole and exclusive right to lease any portion of the remainder of the Property, including but not limited to the Water Tank, to other Lessees, including but not limited to other telecommunications companies that may wish to collocate their equipment on the property.
- j. Lessee shall not take any action with respect to the remainder of the Property or its equipment installed on the Water Tank or Property that would hinder collocation by any other telecommunications provider(s).
- k. Lessor shall not be required to alter the Water Tank, the Premises, or the Property to accommodate Lessee's operation of its Communication Facility.
- l. Lessee shall comply with all present and future rules and regulations imposed by any local, state, or federal authority having jurisdiction over transmissions and operations involved in the wireless communications systems and equipment.

**3. Initial Term**

- a. The initial term of this Lease shall be for a period of five (5) years commencing on July 1, 2018 ("commencement date") and expiring on June 30, 2023 ("initial term").
- b. Upon the commencement of this Lease the Lessee shall pay the Lessor rent payments in the amount of Two Thousand Eight Hundred Sixty Two and No/100 Dollars (\$2,862.00) per month. Lessee shall deliver rent to Lessor at the address specified in section 3 (c), or by electronic wire transfer. The first payment shall be due within twenty (20) business



days after the Commencement Date. Subsequent rent shall be payable by the fifth day of each month. Each year thereafter the Lessee shall pay an increase rent an amount equal to the previous year, plus three percent (3%).

- c. All Rent Payments shall be made payable to "City of North Augusta", and delivered to the Attention of City Clerk, PO Box 6400, North Augusta, SC 29861-6400.

#### **4. Renewal Term**

- a. The initial term shall automatically renew for three (3) successive renewal terms of five (5) years each (each a "renewal term"), under the same terms and conditions including a 3% escalation over previous years rent. This agreement may be terminated by either party by giving to the other written notice of its intention to so terminate at least one hundred eighty (180) days prior to the end of such term.
- b. Upon the expiration of the final renewal term, Lessee shall have the right to continue occupying the premises, and the terms and conditions of the lease shall automatically extend for successive one (1) year periods each an extended period. Rent shall include a 3% escalation over previous years rent. Lessor or Lessee may terminate the renewal of any extended period by delivery of notice at least six (6) months prior to the end of the then current extended period.

#### **5. Default**

- a. If either party shall fail or neglect to keep and perform each and every one of the conditions and agreements contained herein, and such failure or neglect is not remedied within thirty (30) days after written notice from the other party specifying such failure or neglect, then such party shall be deemed to be in default under this agreement.
- b. In the event that either party shall fail to cure the default after notice given as set forth above, then the other party may pursue any legal remedy available to cure the default and/or may terminate this Agreement. There shall be no default if either party shall be deemed complete unless at the time the other party seeks to take any action based upon such alleged default, the same shall remain uncured.
- c. The Lessee shall be deemed in default under this Agreement if rent payment is not paid within forty five (45) days of the due date.
- d. In addition to, and not in substitution for, any other remedy for a default under this Agreement in the case of an emergency or urgent matter affecting the public health, safety, or welfare directly caused by Lessee, Lessor may take immediate action to remedy the default and the cost of such remedy shall be borne by the Lessee.

- d. The substantially prevailing party in any litigation arising hereunder shall be entitled to its reasonable attorney's fees and court costs, including appeals, if any.

**6. Termination of Lease Agreement.**

Except as otherwise provided herein, this Lease may be terminated without any penalty or further liability upon written notice as follows:

- a. By Lessee upon six (6) months' advance written notice to Lessor in the event that Lessee is unable to continue to use the property for technical reasons including the property being unacceptable as part of Lessee's network design.
- b. Nothing contained in this Lease requires the Lessor to continue to operate or maintain the tank, and this Lease remains effective only so long as the Lessor operates and maintains such tank structure. In the event the Lessor at any time determines, at its sole discretion, to discontinue the use of the Water Tank which is the subject of this lease, then and in such event the Lessor may upon one (1) year's notice terminate this lease.
- c. That continued maintenance and/or operation of Lessee's Communication Equipment on the Property is contrary to the public, safety, health, or welfare.

**7. Removal of Lessee's Equipment**

- a. Prior to the expiration of any Lease Term under this Agreement, or any earlier termination of this Agreement, Lessee shall at its own cost and expense, remove from the Water Tank, and the Property its Communications Equipment and other property on the Premises, and restore the Property to its condition existing on the commencement date.
- b. If Lessee's Communications Equipment or other property remains on the Property after expiration of any Lease Term or any earlier termination of this Agreement, Lessee shall pay an amount to the Lessor equivalent to Rent at the last existing rate until such time as the removal of said property is completed or declared to be forfeited.
- c. If Lessee's Wireless Communications Equipment remains on the Property after the expiration of the final Renewal Term or Extended Period, or after earlier termination of this Agreement, Lessor may, by written notice to Lessee, declare all such property and equipment of Lessee to be forfeited, and lessor may retain or dispose of such property and equipment as it deems fit, without further responsibility of Lessee. Such forfeiture of property and equipment nor relieve Lessee of its responsibility for any damages to the Property caused by Lessee's use of the Property or operation of its Wireless Communications Equipment not relive Lessee of its responsibility to pay any outstanding Rent.



8. **Insurance.**

- a. During the initial term and all renewal terms, Lessee shall obtain and maintain, at their own expense, a policy of commercial general liability insurance with bodily injury limits of \$1,000,000 for injury or death to one (1) person, \$2,000,000 per occurrence and property damage insurance with a limit of \$1,000,000 or \$3,000,000 combined single limit coverage for bodily injury and property damage.
- b. Lessee may satisfy the limits required in this section with the combination of primary and Excess/umbrella liability insurance policies including the Lessor as additional insured.
- c. Lessee shall provide Lessor with a certificate of insurance showing the Lessor included as an additional insured on said commercial general liability insurance.
- d. Lessee during the initial term and all renewal terms shall obtain and maintain Workers Compensation and Employers Liability Policy with limits meeting statutory mandates with a minimum of \$500,000 for bodily injury.
- e. Lessee shall report to Lessor in writing with twenty-four (24) hours any accident or incident related to services performed under this Agreement which involves injury or property damage which may result in the filing of a claim or lawsuit against Lessee or Lessor.
- f. Lessee shall report to Lessor any third party claim or lawsuit filed against Lessee arising from or related to services performed by Lessee under this Agreement.

9. **Subrogation.**

- a. In General. All insurance policies required under this Lease shall, if possible, contain a waiver of subrogation provision under the terms of which the insurance carrier waives all of its rights to proceed against Lessor or Lessee, as the case may be. If waivers of subrogation are obtained, the party procuring such insurance shall use its best efforts to obtain a certificate of insurance which notes the waiver of subrogation and a copy of the insurance policy endorsement which evidenced the insurance carrier's assent to the waiver of subrogation.
- b. Mutual Release. Lessor and Lessee each release the other and their respective representatives from any claims by them or any one claiming through or under them by way of subrogation or otherwise for damages to any person or to the Property and to the fixtures, personal property, improvements, and alterations in or on the Property that are caused by or result from risks insured against under any insurance policy carried by them and required by this Lease; provided that, such releases shall be effective only if and to the extent that the same do not diminish or adversely affect the coverage under such insurance policies.

**10. Destruction of Premises.**

- a. In the event the Premises and/or Water Tank is damaged or destroyed by fire, wind, flood or other natural or manmade cause, the Lessor shall have the option to repair or replace the Premises or to terminate this Lease effective on the date of such damage or destruction. If the Lessor elects to repair or replace the Premises, until such repair or replacement is completed, and during such time the Lessee is unable to utilize the Property, Lessee shall be entitled to the pro-rata reimbursement of any rent prepaid by Lessee. If the Lessor undertakes such repair or replacement, but cannot complete the same within one hundred eighty days (180) days after the damage occurred, Lessee may terminate this Lease upon thirty (30) days written notice and have no further obligations hereunder. In the event the Lessor elects to terminate the Lease, Lessee shall have no further obligations hereunder.
- b. In the event the Water Tank is damaged by Lessee or its officers, agents, employees, servants, or contractors, Lessor shall repair, restore or replace the tank, and, upon receipt of written documentary evidence, Lessee shall pay to Lessor all costs incurred in cleaning and/or repairing or replacing the Water Tank necessitated by said damage.

**11. Environmental Compliance.**

- a. Lessor, to the best of its knowledge, warrants or represents that the Property, the easement, and the improvements thereon are free of contaminants, oils, asbestos, radon, hazardous substances, or wastes as defined by federal, state, or local environmental laws, regulations, or administrative orders or other materials the removal of which is required or the maintenance of which is prohibited, regulated, or penalized by any federal, state, or local government authority ("hazardous materials").
- b. This Lease may, at the option of Lessee, be void and of no further force or effect if hazardous materials are discovered to exist on the Property and Lessee shall be entitled to a refund of all the consideration given Lessor under this Lease.

**12. Accommodation of Other Carriers**

Lessee acknowledges that other carriers may be potentially using the Property for similar wireless communication use. Lessee agrees to timely cooperate with Lessor and such third party users in order to maximize the potential use of the Property; however, such cooperation shall not cause Lessee to encumber any expenses to permanently or temporarily relocate Lessee's equipment.



13. **Interference.**

Both Lessor and Lessee recognize that the tank's primary purpose is to serve its function within the Lessor's water distribution system. The rights of Lessee shall be protected from interference from any third party whose equipment may be installed on the tank subsequent to this lease. Lessee shall be responsible for curing any and all interference to the operation of the Lessor's tank and communication systems equipment caused by the operation of equipment owned by Lessee. In the event that such interference cannot be eliminated or rectified within forty-eight (48) hours of the receipt of notice by Lessee from Lessor of the existence of interference ("notice date"), Lessor shall require the party causing the interference to disconnect utility service to their equipment until such time as the interference can be eliminated or rectified. If said interference cannot be eliminated or rectified within thirty (30) days of the notice date, Lessor may require the party causing the interference to immediately remove its equipment from the tank and the property.

14. **Maintenance of Water Tank**

- a. Upon at least ninety (90) days written notice from Lessor, Lessee at its sole cost and expense, shall make any necessary arrangements to either temporarily protect or remove all or portions of its communications equipment on and adjacent to the Water Tank to allow for Lessor's painting or other maintenance of the Water Tank. In the event of an emergency, advance notice shall not be required.
- b. If Lessee and Lessor agree that it is reasonable to keep all or any portion of the communications equipment in place during such painting or other maintenance of the Water Tank by Lessor, any additional expense of repainting, repairing, or maintaining the Water Tank incurred by Lessor and caused by the presence of Lessee's communications equipment shall be paid promptly by the Lessee to Lessor.
- c. Should Lessor and Lessee agree that the scheduled maintenance or painting of the Water Tank will prevent Lessee from using the water Tank for Lessee's Equipment, and it is more reasonable for the Lessee to temporarily relocate rather than protect its communications equipment in place, then at its own expense Lessee may install and operate temporary equipment, including a Cell-on-Wheels, if a mutually acceptable location on the Property is available subject to applicable laws, rule, and regulations then in effect.
- d. Notwithstanding anything to the contrary in this Agreement, Lessee shall have the continuing right to access its Communication Equipment while Lessor performs maintenance on or paints the Water Tank as long as the access does not interfere with the Lessor's work or with the operation of the Water Tank.

15. **Title and Quiet Enjoyment.**

Lessor warrants that:

- a. It has the full right, power, and authority to execute this Lease.
- b. It has good and marketable title to the property and the easement free and clear of any liens, encumbrances, or mortgages.
- c. The property constitutes a legal lot that may be leased without the need for any subdivision or platting approval.
- d. Lessor further warrants that Lessee shall have the quiet enjoyment of the Property during the term of this Lease.

16. **Successors and Assigns.**

- a. Lessee shall not sublease any portion of the Property or its Communication Facilities.
- b. Lessee upon written approval of the Lessor shall have the right to assign, or otherwise transfer this Agreement to its affiliates. Upon Lessor's approval of assignment or transfer of Agreement the Lessee shall be relieved of all liabilities and obligations of the Lessor and shall look solely to the transferee for performance under this agreement.

17. **Miscellaneous.**

- a. This Lease constitutes the entire Agreement and understanding of Lessor and Lessee with respect to the subject matter hereof, and supersedes all offers, negotiations, and other agreements. There are no representations or understandings of any kind not set forth herein. Any amendments to said Lease must be in writing and executed by Lessor and Lessee.
- b. Lessor agrees to cooperate with Lessee in executing any documents necessary to protect Lessee's rights under this Lease or Lessee's use of the Property and to take any further action which Lessee may reasonably require as to affect the intent of this Lease.
- c. This Lease shall be construed in accordance with the laws of the state in which the property is situated.
- d. If any term of this Lease is found to be void or invalid, such invalidity shall not affect the remaining terms of this Lease, which shall continue in full force and effect.
- e. Lessee may file in the county in which the Property and easement(s) are located a Memorandum of Lease which sets forth the names and addresses of Lessor and Lessee,



the legal description of the Property and the easement(s), the duration of the initial term, and the quantity and the duration of the renewal terms.

- f. Lessor shall cooperate with Lessee's efforts to evaluate the tank and to comply with governmental regulations affecting Lessee's use of the Property by providing information about the tank, the tank's location, and prior filings made by Lessor with governmental agencies.
- g. This Lease may be executed in two or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each of the parties, it being understood that all parties need not sign the same counterpart.
- h. Lessor hereby waives any and all lien rights it may have, statutory or otherwise, in and to the antenna, equipment, and appurtenances or any portion thereof, regardless of whether or not same is deemed real or personal property under applicable laws.
- i. Lessor will not assert any claim whatsoever against Lessee for loss of anticipatory profits or any other indirect, special, incidental, or consequential damages incurred by Lessor as a result of the construction, maintenance, operation, or use of the property or the easement by Lessee. Notwithstanding the foregoing, Lessee shall remain responsible for direct losses or damages attributable to Lessee's negligence or the negligent acts of Lessee's employees.

**18. Entire Agreement; No Oral Statements**

It is agreed and understood that this Agreement contains all agreements, promises and understandings between Lessor and Lessee and that no oral agreements, promises or understandings shall be binding upon either Lessor or Lessee in any dispute, controversy or proceedings at law, and any addition, variation or modification to this Agreement shall be void and ineffective unless made in writing and signed by both parties.

**19. Representation and Warranties**

- a. Lessee represents and warrants that all operations conducted by Lessee in connection with the tank and the property, including the tank lighting systems, meet all applicable rules and regulations of the Federal Communications Commission, Federal Aviation Administration, and all applicable codes and regulations of the Lessor, county, and state concerned. Lessee shall maintain its lighting systems, tank antenna, transmission lines, equipment, and facilities in a proper operating and safe condition and shall comply with all notice requirements of the Federal Aviation Administration regarding the failure, malfunction, or repairs of the tank lighting systems.

- b. Lessor shall comply with any requirements of any federal, state, local, or regulatory body necessitated as a result of Lessor's equipment and/or its installation shall be the responsibility of the Lessor.

**20. Notices**

All notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested, or if personally delivered or sent by next-business-day delivery via a nationally recognized overnight carrier, to the following address(es) (or other address that the party to be notified may designate to the sender by like notice):

Lessee: T-Mobile USA, Inc.  
12920 SE 38<sup>th</sup> Street  
Bellevue, WA 98006  
Attn: Property Manager/8AU324C

Lessor: City Clerk  
100 Georgia Avenue  
North Augusta, SC 29841

IN WITNESS WHEREOF, Lessor and Lessee have executed this Water Tank Site Lease Agreement as of the date and year first above written.

LESSEE: T-MOBILE SOUTH LLC, A  
DELAWARE LIMITED LIABILITY COMPANY

WITNESS:

BY: \_\_\_\_\_

\_\_\_\_\_

TITLE: \_\_\_\_\_

\_\_\_\_\_

Kelly Dunham 4/25/18  
T-Mobile Contract Attorney, as to form

LESSOR: CITY OF NORTH AUGUSTA, SOUTH  
CAROLINA, A MUNICIPAL CORPORATION

WITNESS:

BY: \_\_\_\_\_

\_\_\_\_\_

TITLE: \_\_\_\_\_

\_\_\_\_\_

STATE OF SOUTH CAROLINA )

COUNTY OF AIKEN )

Personally appeared before me \_\_\_\_\_  
and made oath that \_\_\_\_\_ saw the within \_\_\_\_\_  
sign, seal, and as \_\_\_\_\_ act and deed, deliver the within Agreement, and that \_\_\_\_\_ with  
\_\_\_\_\_ witnessed the execution thereof.

Sworn to before me this \_\_\_\_\_  
day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public for \_\_\_\_\_

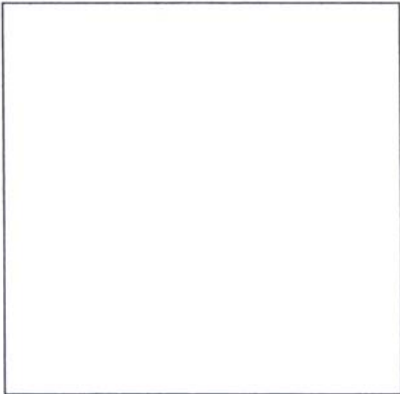
My Commission Expires \_\_\_\_\_



STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

I certify that I know or have satisfactory evidence that Alan Tantillo is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Senior Director, National Development of T-Mobile South LLC, a Delaware limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

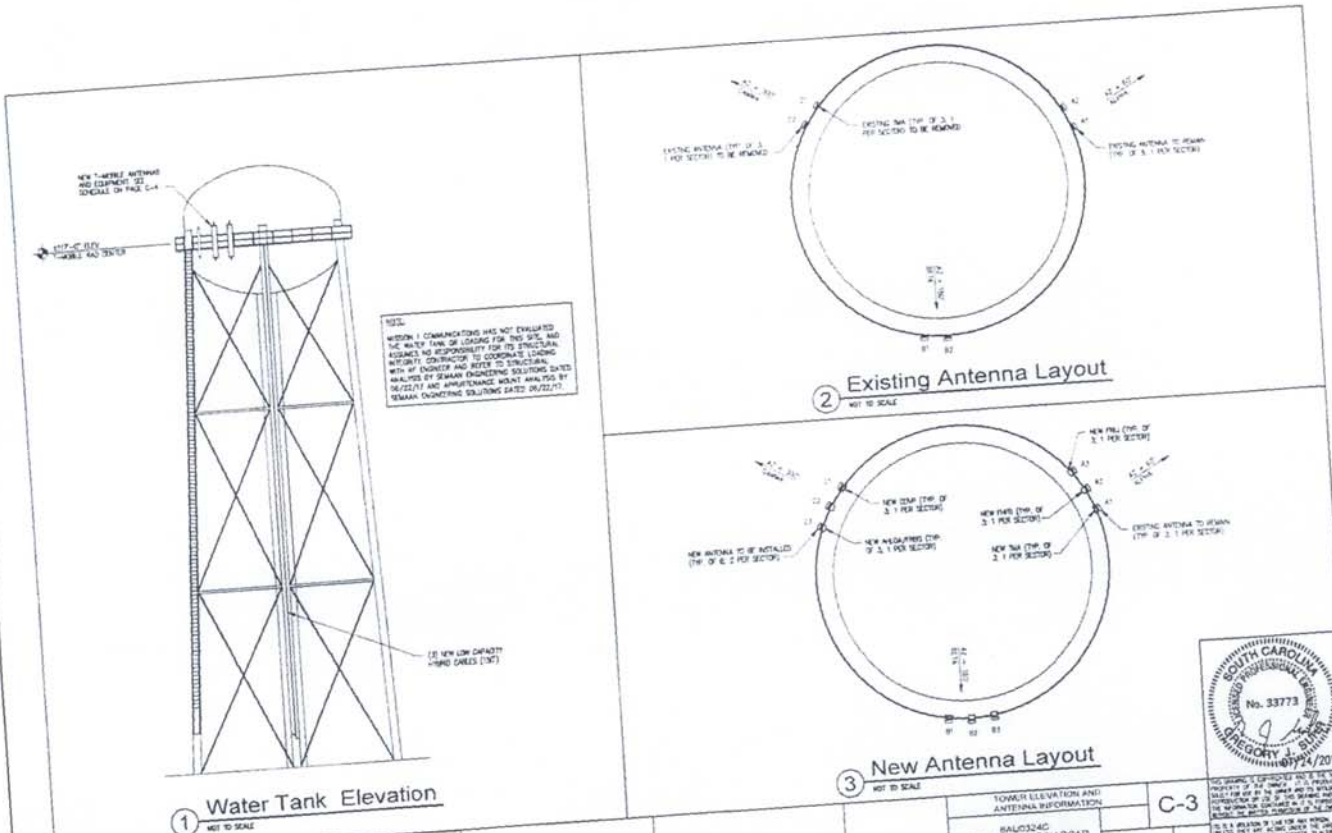
Dated: \_\_\_\_\_



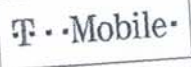
\_\_\_\_\_  
Notary Public  
Print Name \_\_\_\_\_  
My commission expires \_\_\_\_\_

Site Name: Gregory Lake  
 Site Number: 8AU0324C

14



DESIGNED	ISSUED FOR CONSTRUCTION	REVISED
DESIGNED	ISSUED FOR REVIEW	REVISED
DESIGNED	ISSUED FOR REVIEW	REVISED
DESIGNED	ISSUED FOR REVIEW	REVISED
DATE		



**TOWER ELEVATION AND ANTENNA INFORMATION:**

8AU0324C  
 481 W. FIVE NOTCH ROAD  
 NORTH AUGUSTA, SC 29960

C-3

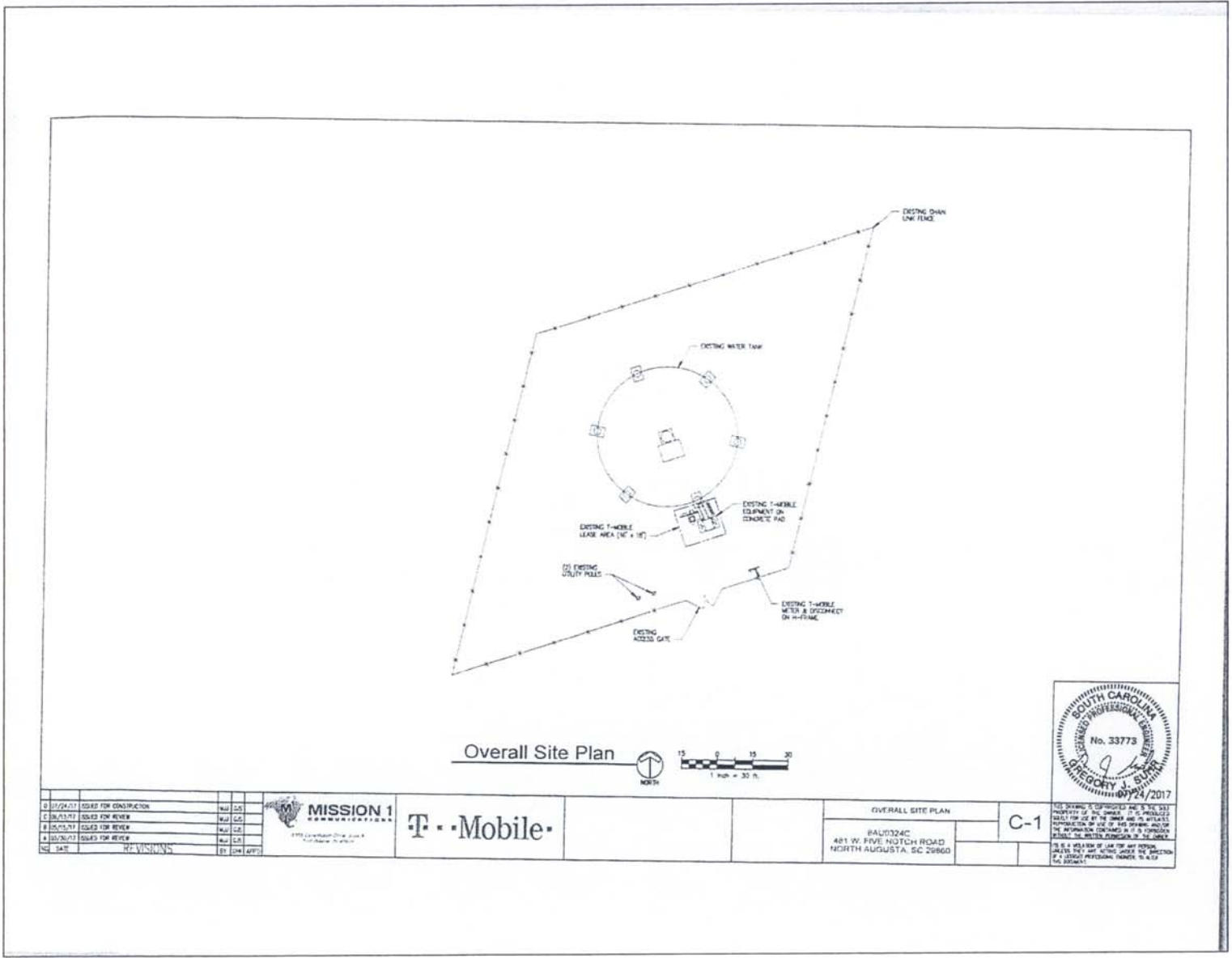


ALL WORKING IS CONSIDERED TO BE THE RESPONSIBILITY OF THE ENGINEER. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND THE CONSTRUCTION OF THE WORK. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND THE CONSTRUCTION OF THE WORK. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND THE CONSTRUCTION OF THE WORK.

EXHIBIT "A"

Site Name: Gregory Lake  
 Site Number: 8AU0324C

15



0	1/1/2017	ISSUED FOR CONSTRUCTION	WJ	CS
1	3/8/17	ISSUED FOR REVIEW	WJ	CS
2	5/15/17	ISSUED FOR REVIEW	WJ	CS
3	5/22/17	ISSUED FOR REVIEW	WJ	CS
4	5/22/17	ISSUED FOR REVIEW	WJ	CS
5	5/22/17	ISSUED FOR REVIEW	WJ	CS
6	5/22/17	ISSUED FOR REVIEW	WJ	CS
7	5/22/17	ISSUED FOR REVIEW	WJ	CS
8	5/22/17	ISSUED FOR REVIEW	WJ	CS
9	5/22/17	ISSUED FOR REVIEW	WJ	CS
10	5/22/17	ISSUED FOR REVIEW	WJ	CS
11	5/22/17	ISSUED FOR REVIEW	WJ	CS
12	5/22/17	ISSUED FOR REVIEW	WJ	CS
13	5/22/17	ISSUED FOR REVIEW	WJ	CS
14	5/22/17	ISSUED FOR REVIEW	WJ	CS
15	5/22/17	ISSUED FOR REVIEW	WJ	CS
16	5/22/17	ISSUED FOR REVIEW	WJ	CS
17	5/22/17	ISSUED FOR REVIEW	WJ	CS
18	5/22/17	ISSUED FOR REVIEW	WJ	CS
19	5/22/17	ISSUED FOR REVIEW	WJ	CS
20	5/22/17	ISSUED FOR REVIEW	WJ	CS
21	5/22/17	ISSUED FOR REVIEW	WJ	CS
22	5/22/17	ISSUED FOR REVIEW	WJ	CS
23	5/22/17	ISSUED FOR REVIEW	WJ	CS
24	5/22/17	ISSUED FOR REVIEW	WJ	CS
25	5/22/17	ISSUED FOR REVIEW	WJ	CS
26	5/22/17	ISSUED FOR REVIEW	WJ	CS
27	5/22/17	ISSUED FOR REVIEW	WJ	CS
28	5/22/17	ISSUED FOR REVIEW	WJ	CS
29	5/22/17	ISSUED FOR REVIEW	WJ	CS
30	5/22/17	ISSUED FOR REVIEW	WJ	CS
31	5/22/17	ISSUED FOR REVIEW	WJ	CS
32	5/22/17	ISSUED FOR REVIEW	WJ	CS
33	5/22/17	ISSUED FOR REVIEW	WJ	CS
34	5/22/17	ISSUED FOR REVIEW	WJ	CS
35	5/22/17	ISSUED FOR REVIEW	WJ	CS
36	5/22/17	ISSUED FOR REVIEW	WJ	CS
37	5/22/17	ISSUED FOR REVIEW	WJ	CS
38	5/22/17	ISSUED FOR REVIEW	WJ	CS
39	5/22/17	ISSUED FOR REVIEW	WJ	CS
40	5/22/17	ISSUED FOR REVIEW	WJ	CS
41	5/22/17	ISSUED FOR REVIEW	WJ	CS
42	5/22/17	ISSUED FOR REVIEW	WJ	CS
43	5/22/17	ISSUED FOR REVIEW	WJ	CS
44	5/22/17	ISSUED FOR REVIEW	WJ	CS
45	5/22/17	ISSUED FOR REVIEW	WJ	CS
46	5/22/17	ISSUED FOR REVIEW	WJ	CS
47	5/22/17	ISSUED FOR REVIEW	WJ	CS
48	5/22/17	ISSUED FOR REVIEW	WJ	CS
49	5/22/17	ISSUED FOR REVIEW	WJ	CS
50	5/22/17	ISSUED FOR REVIEW	WJ	CS



OVERALL SITE PLAN  
 8AU0324C  
 401 W FIVE NOTCH ROAD  
 NORTH AUGUSTA, SC 29860

C-1

THIS DRAWING IS UNCONTROLLED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PROHIBITED FROM BEING USED FOR ANY OTHER PROJECT OR FOR THE REPRODUCTION OF ANY PART OF THE INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.  
 THIS IS A MEASUREMENT OF LAND AND SHOULD BE USED ONLY AS A GUIDE. THE PROFESSIONAL ENGINEER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING.

EXHIBIT "B"



**PROJECT DESCRIPTION**  
 THE PROPOSED PROJECT INCLUDES:  
 • REUSE (1) EXISTING ANTENNA AT 117'  
 • REUSE (1) EXISTING COAX CABLES  
 • REUSE (1) EXISTING ANTENNA AT 117'  
 • REUSE (1) EXISTING COAX CABLES  
 • REUSE (1) EXISTING ANTENNA AT 117'  
 • REUSE (1) EXISTING COAX CABLES  
 • INSTALL (2) NEW ANTENNAS AT 117'  
 • INSTALL (2) NEW FEEDLINES AT 117'  
 • INSTALL (2) NEW RANAs LISTS AT 117'  
 • INSTALL (2) NEW FEED LINES AT 117'  
 • INSTALL (2) NEW TOWERS AT 117'  
 • INSTALL (2) NEW COAX LINES AT 117'  
 • INSTALL (2) NEW LOW CAPACITY FIBER CABLES  
 • INSTALL (2) NEW COAX LINES ON GROUND  
 • INSTALL (2) NEW BRIDGES ON (2) RANAs

NO CHANGING OR SIGNIFICANT GROUND ELEVATION IS REQUIRED.  
 ALL PROPOSED CONSTRUCTION SHALL BE CONTAINED WITHIN THE  
 LIMITS OF THE EXISTING FENCED CORPUS.

**PROJECT DESCRIPTION**  
**SITE ID:**  
 8AU0324C  
**SITE NAME:**  
 GREGORY LAKE  
**SITE ADDRESS:**  
 481 W. FIVE NOTCH ROAD  
 NORTH AUGUSTA, SC 29860  
**SITE COORDINATES:**  
 LATITUDE: 33° 51' 24.9" N  
 LONGITUDE: 81° 27' 22.0" W  
**APPLICATOR:**  
 CITY OF NORTH AUGUSTA  
**OWNER:**  
 -  
**PARTY ID:**  
 -  
**POWER COMPANY:**  
 SCE&G  
**REGULATORY AGENCY:**  
 AT&T

**SITE INFORMATION**  
**OWNER NAME:**  
 CITY OF NORTH AUGUSTA  
**OWNER PHONE:**  
 -  
**OWNER EMAIL:**  
 -  
**APPLICANT:**  
 T-MOBILE SOUTH, LLC  
 ONE BAYVIEW DRIVE, SUITE 1000  
 ATLANTA, GA 30328  
 CONTACT: DANIEL BLASINGRILL  
 PH: 678-680-2564  
**SITE ACQUISITION:**  
 PIPERNO NETWORK SERVICES, LLC  
 1780 GRASSLAND PARKWAY, SUITE A  
 ALPHARETTA, GA 30628  
 CONTACT: LORIE WOOD  
 PH: 404-452-7553  
**ARCHITECTURAL AND ENGINEERING:**  
 MISSION 1 COMMUNICATIONS  
 8100 CONSTITUTION AVENUE, SUITE A  
 FORT WARDEN, IN WENONAH  
 CONTACT: BOB ALEX  
 PH: 202-439-3822  
 EMAIL: SALES@MISSION1.COM

**CONSULTANT TEAM**

NO.	DATE	BY	FOR	STATUS
1	01/24/17	BOB ALEX	ISSUED FOR CONSTRUCTION	COMPLETED
2	01/23/17	BOB ALEX	ISSUED FOR REVIEW	COMPLETED
3	01/23/17	BOB ALEX	ISSUED FOR REVIEW	COMPLETED
4	01/23/17	BOB ALEX	ISSUED FOR REVIEW	COMPLETED
5	01/23/17	BOB ALEX	ISSUED FOR REVIEW	COMPLETED

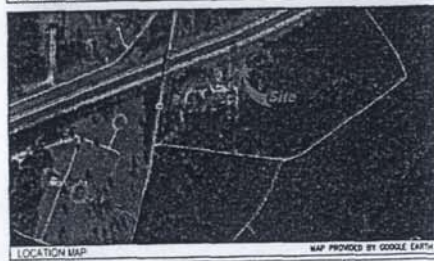
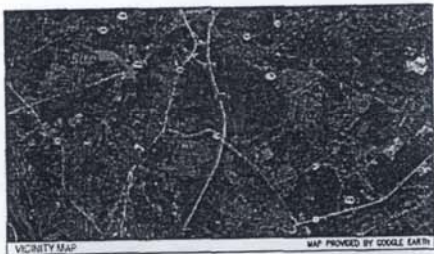
# 8AU0324C

## GREGORY LAKE

481 W. FIVE NOTCH ROAD  
 NORTH AUGUSTA, SC 29860  
 AIKEN COUNTY



T-MOBILE L2100 PLAN 2017  
 CONFIGURATION 6732D\_TEMP\_RUN\_GSM U2100 ON GROUND



**DRAWING INDEX**

- T-1 PROJECT INFORMATION, LOCATION MAPS, AND DRAWING INDEX
- C-1 OVERALL SITE PLAN
- C-2 ENLARGED SITE PLANS
- C-3 TOWER ELEVATION AND ANTENNA INFORMATION
- C-4 ANTENNA SCHEDULE
- C-5 GENERAL CONSTRUCTION NOTES
- G-1 GROUNDING SCHEMATIC AND ONE LINE DIAGRAM
- G-2 GROUNDING DETAILS

DEPARTMENT	NAME/SIGNATURE	DATE
DEVELOPMENT MANAGER		
PROPERTY/TOWER OWNER		
SITE ACQUISITION MANAGER		
CONSTRUCTION MANAGER		
RF ENGINEER		
OPERATIONS MANAGER		
APPROVALS		

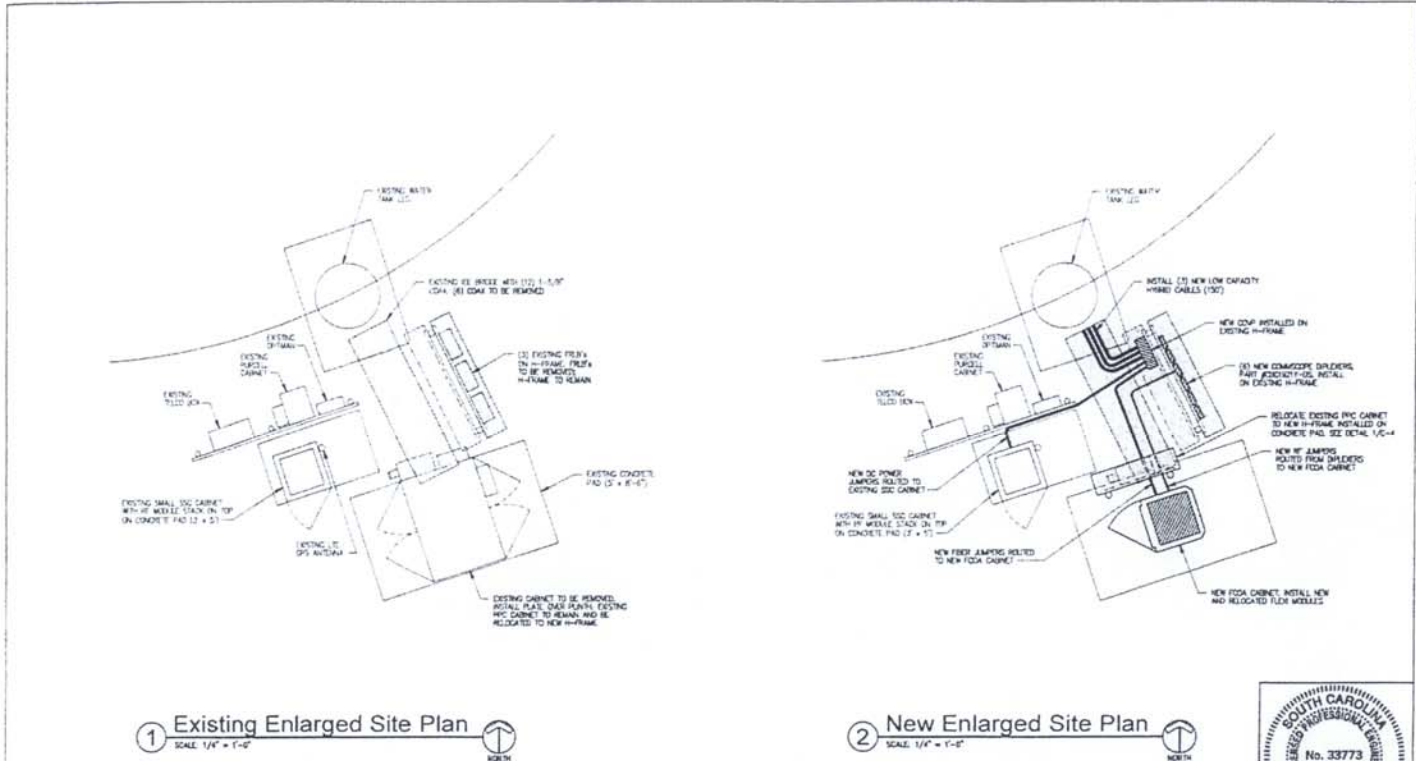


PROJECT INFORMATION, LOCATION MAPS, AND DRAWING INDEX  
 8AU0324C  
 481 W. FIVE NOTCH ROAD  
 NORTH AUGUSTA, SC 29860

T-1

THIS DRAWING IS THE PROPERTY OF THE ENGINEER. IT IS PROVIDED AS A SERVICE TO THE CLIENT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. IT IS A VIOLATION OF LAW FOR ANY PERSON TO REPRODUCE OR COPIY THIS DRAWING OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.





NO.	DATE	BY	CHKD	APPROV
1	07/24/17	MS	LS	
2	08/15/17	MS	LS	
3	09/15/17	MS	LS	
4	11/20/17	MS	LS	



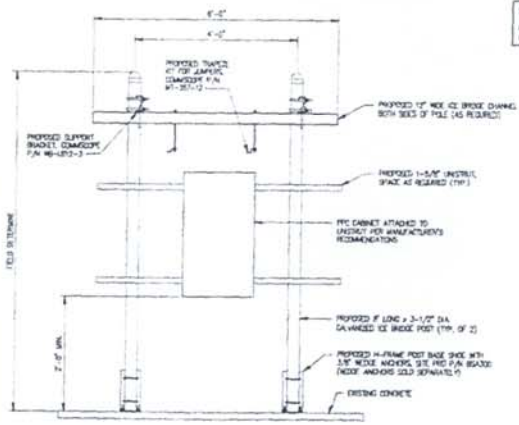
ENLARGED SITE PLANS  
 8AU0324C  
 481 W. FIVE NOTCH ROAD  
 NORTH AUGUSTA, SC 29860

C-2

THIS DOCUMENT CONTAINS THE PROPERTY OF THE ENGINEER. IT IS PRODUCED FOR THE USE OF THE ENGINEER AND THE ACCEPTANCE OF THE INFORMATION CONTAINED HEREIN IS LIMITED TO THE INTENTED PURPOSES OF THE ENGINEER. NO WARRANTY IS MADE BY THE ENGINEER, AND THE USER ASSUMES ALL LIABILITY FOR THE USE OF THIS DOCUMENT. UNLESS NOTED OTHERWISE, THIS IS A SOUTH CAROLINA DOCUMENT. © & 17 MS DOCUMENT

### 6732D\_TEMP\_RUN\_GSM U2100 ON GROUND - TOWER TOP EQUIPMENT SCHEDULE

ANTENNA SETTOP	ANTENNA W/HP	ANTENNA MODEL #	ANTENNA LENGTH	ANTENNA RAD CENTER	MOUNT CENTERLINE	W/HP MODEL	T/HA MODEL	TOWER TOP EQUIP. MODEL	ANTENNA CABLE DESCRIPTION
ALPHA	A2	COMASCOPE P1H-850-83 (HEX) (P)	82"	117"	117"	(1) P1H (P), (1) ANGA/P1HC (P)	-	(1) RAYCAP ASU6310P100 (P)	(1) 1.24" DIA. x 150' LOW CAPACITY HYBRID CABLE (P)
	A2	COMASCOPE P1H-850-83 (HEX) (P)	82"	117"	117"	(1) P1H (P)	-	-	-
	A1	TDWAVE TWA-81502-03-L/ANGL/76-03 (DUAL) (L)	82"	117"	117"	-	-	(1) COMASCOPE NANT1008B-214 (E)SD20P30 (P)	(2) 1.5/8" DIA. COAX CABLE (E)
BETA	B2	COMASCOPE P1H-850-83 (HEX) (P)	180"	117"	117"	(1) P1H (P), (1) ANGA/P1HC (P)	-	(1) RAYCAP ASU6310P100 (P)	(1) 1.24" DIA. x 150' LOW CAPACITY HYBRID CABLE (P)
	B2	COMASCOPE P1H-850-83 (HEX) (P)	180"	117"	117"	(1) P1H (P)	-	-	-
	B1	TDWAVE TWA-81502-03-L/ANGL/76-03 (DUAL) (L)	180"	117"	117"	-	-	(1) COMASCOPE NANT1008B-214 (E)SD20P30 (P)	(2) 1.5/8" DIA. COAX CABLE (E)
GAMMA	G3	COMASCOPE P1H-850-83 (HEX) (P)	330"	117"	117"	(1) P1H (P), (1) ANGA/P1HC (P)	-	(1) RAYCAP ASU6310P100 (P)	(1) 1.24" DIA. x 150' LOW CAPACITY HYBRID CABLE (P)
	G3	COMASCOPE P1H-850-83 (HEX) (P)	330"	117"	117"	(1) P1H (P)	-	-	-
	G1	TDWAVE TWA-81502-03-L/ANGL/76-03 (DUAL) (L)	330"	117"	117"	-	-	(1) COMASCOPE NANT1008B-214 (E)SD20P30 (P)	(2) 1.5/8" DIA. COAX CABLE (E)



NOTE:  
P1HC W/HP'S MAY BE USED IN PLACE OF ANGA W/HP'S

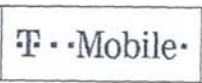
- CONTRACT NOTES**
- THE CONTRACTOR SHALL CONFIRM THE TOWER TOP EQUIPMENT LIST WITH THE FINAL T-MOBILE W/HP'S PRIOR TO INSTALLATION.
  - REFER TO MOBILE SERVICES NETWORKS EQUIPMENT INSTALLATION STANDARDS FOR ADDITIONAL INFORMATION.
  - REFER TO EQUIPMENT MANUFACTURER'S SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION NOT LISTED, HOWEVER.
  - COAX JAMPER LENGTH FROM W/HP TO ANTENNA SHALL NOT EXCEED 15'

EXISTING QUANTITY	REMOVE QUANTITY	EQUIPMENT TYPE	ADD QUANTITY	TOTAL QUANTITY
6	3	PANEL ANTENNA	6	6
13	0	COAX CABLE	0	13
2	2	T/HA	2	2
0	0	P1H	3	3
0	0	ANGLA/P1HC	3	3
0	0	P1HC	0	0
0	0	P1H/P	2	2
0	0	LOW CAPACITY HYBRID CABLE	2	2
0	0	COAX	2	2

1 New H-frame Detail  
NOT TO SCALE



6/20/17	ISSUED FOR CONSTRUCTION	844	GA
7/26/17	ISSUED FOR REVIEW	844	GA
8/27/17	ISSUED FOR REVIEW	844	GA
8/27/17	ISSUED FOR REVIEW	844	GA
10/10/17	ISSUED FOR REVIEW	844	GA
10/10/17	ISSUED FOR REVIEW	844	GA



ANTENNA SCHEDULE AND DETAILS  
 8AU0324C  
 481 W. FIVE NOTCH ROAD  
 NORTH AUGUSTA, SC 29660

C-4

THIS DRAWING IS THE PROPERTY OF THE ENGINEER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER IS STRICTLY PROHIBITED. © 2017



Abbreviations

A/C	AC	APPLICABLE	N/A	NOT APPLICABLE
ADJ	ADJUSTABLE			
AF	ASIDE FRESH FLOOR			
APPROX	APPROXIMATELY			
ASUM	AMERICAN SOCIETY FOR TESTING AND MATERIALS			
AWG	AMERICAN WIRE GAUGE	Ø	Ø	Ø
		Ø	Ø	Ø
BLOC	BUILDING	Ø	Ø	Ø
BLOK	BLOCK	Ø	Ø	Ø
BND	BAND WIRE BOND			
BYS	BUILDING STANDARD			
CLD	CLAMP			
CLL	CLASH			
CMC	CONCRETE			
CMC	CONCRETE			
CONCT	CONSTRUCTION			
CONT	CONTINGENT			
DIA	DOUBLE			
DIA/F	DIAMETER			
DIAL	DIAL			
DN	DOWN			
DN	DOWNSIDE			
DN	DOWN			
DUAL	DOUBLE			
DWG	DRAWING			
E	EAST			
E	EAST			
ELECT	ELECTRICAL			
EQPT	EQUIPMENT			
EXT	EXTERNAL			
FIN	FINISH			
FLOOR	FLOOR			
FLOOR	FLOOR			
GA	GALVE			
GA/F	GALVANIZED			
GC	GENERAL CONTRACTOR			
GRD	GROUND			
GRD	GRASS			
GRD	GRASS			
HARDW	HARDWARE			
HORZ	HORIZONTAL			
HZ	HIGH			
HVAC	HEATING VENTING & AIR CONDITIONING			
I	INCH			
INFO	INFORMATION			
INSUL	INSULATION			
INT	INTERNAL			
LAB	LABORER			
LIN	LINE			
MCH	MACHINERY			
MET	METAL			
MFR	MANUFACTURER			
MR	MANAGER			
MR	MANAGER			
MR	MANAGER			
MIS	MISCELLANEOUS			

SOME ABBREVIATIONS MAY NOT BE USED

Symbols

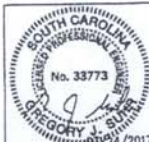
(A) REVISION	(A) DETAIL REFERENCE
(N) KEY NOTE	(N) ELEVATION REFERENCE
(N) ROOM NUMBER	(N) SECTION REFERENCE
(N) KEYED NOTE	(N) SECTION REFERENCE

SOME SYMBOLS MAY NOT BE USED

General Notes

- GENERAL: THE CONSTRUCTION OF THE SITE REQUIRES A CERTAIN SEQUENCE OF EVENTS TO MINIMIZE CONSTRUCTION TIME REQUIRED UNDER AVAILABILITY OF CELLULAR TELEPHONE SERVICE.
- CONSTRUCTION STAGING: THE GENERAL CONTRACTOR SHALL CONTACT THE SURVEYOR TO ESTABLISH CONSTRUCTION STAGING. SURVEYOR TO STAKE LEASE AREA CORNER. SHD TIE CORNER CENTER OF THE 3 TOWER LEGS (ARMS) LEAS CENTER LINE (SECTION WITH TOWER DRAWINGS) AND CENTERLINE OF ALL ACCESS AND UTILITY EXHAUSTS.
- SITE CLEARING - EXCAVATION AND FILL: ALL NEW SHELTER AND TOWER LOCATIONS SHALL BE CLEARED OF ALL TOPSOIL AND VEGETATION. CONTRACTOR SHALL USE EXCAVATED MATERIAL FROM FOUNDATION EXCAVATION AND SHALL PROVIDE SPREAD AND CONTACT SHAW MIN GRADE, AS REQUIRED TO BRING SHELTERS UP TO ELEVATIONS AS INDICATED BY THE FINAL SUB-GRADE ELEVATIONS AS SHOWN ON THE PLANS.
- EQUIPMENT AND TOWER FOUNDATIONS: THE CONTRACTOR SHALL INITIAL THE EQUIPMENT AND TOWER FOUNDATIONS INCLUDING THE ANCHOR BOLTS AS REQUIRED BY THE TOWER MANUFACTURER. CONTRACTOR SHALL CONTACT THE ELECTRICAL CONSULTANT FOR ON SITE INSPECTIONS PRIOR TO POURING CONCRETE FOR TOWER FOUNDATIONS. THE CONSULTANT AND PROVIDE THREE (3) COPIES OF THE TESTING RESULTS TO THE T-MOBILE WIRELESS PROJECT MANAGER.
- ACCESS ERIEWAY: THE GENERAL CONTRACTOR SHALL CONTRIBUTE THE ACCESS ERIEWAY FOR THE ALIGNMENT AND CROSS SECTION ON THE DRAWINGS. IF ANY AREA OF CONSTRUCTION REQUIRES MORE TIME TO BE TAKEN THAN SHOWN ON THE DRAWINGS, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR APPROVAL OF THE SIZE, TYPE AND QUANTITY OF SOME/FILL NECESSARY, AND SHALL NOT BE USED UNLESS APPROVED BY THE ARCHITECT/ENGINEER.
- UTILITIES: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXCAVATION AND PROPER BACK FILLING OF TRENCHES REQUIRED FOR AND/OR DISCONNECT TELEPHONE AND ELECTRICAL UTILITIES. REFER TO ELECTRICAL SHEETS FOR THE UTILITY REGION PLAN AND DETAILS COORDINATE/ SERVICE LEFT WITH THE RESPECTIVE UTILITY COMPANIES.
- EXTERNAL INSTALLATION: ALL ANTENNAS AND UNITS AND ICE BRIDGE SHALL BE INSTALLED BY ANOTHER CONTRACTOR. DURING THE WORK THE GENERAL CONTRACTOR SHALL BE LIMITED TO THE WORK WHICH CAN BE PERFORMED IN THE VICINITY OF THE TOWER TOWER.
- EROSION: AFTER PLACEMENT AND COMPACTING OF FILL AROUND THE PREFABRICATED SHELTER AND BEFORE PLACEMENT OF UNFINISHED SURFACE, A WEED BARRIER SHALL BE LAYED AND PERFORAC SHALL BE SPRAYED OVER ALL DISTURBED AREAS.
- TRASH REMOVAL: THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AS CREATED BY HIMSELF AND HIS SUBCONTRACTORS AND ALSO BY OTHER CONTRACTORS INCLUDING CABLE TRUCKS, LUBRICANTS, OILS AND PACKAGING. THE GENERAL CONTRACTOR SHALL PROVIDE A TRASH DUMPSTER AND TRUCK WASH OFF ON THE SITE UNTIL ALL CONSTRUCTION WORK AND EQUIPMENT INSTALLATION WORK HAS BEEN COMPLETED. ALL TRASH SHALL BE REMOVED FROM THE SITE IN A TIMELY FASHION TO A LEGAL DISPOSAL AREA, FAILURE TO PROVIDE A DUMPSTER ON SITE WILL RESULT IN A FINANCIAL PENALTY IN THE CONTRACT AGREEMENT.
- FINAL CLEAN UP: UPON COMPLETION OF ALL WORK BY THE GENERAL CONTRACTOR AND ALL OTHER CONTRACTORS ON THIS PROJECT, THE GENERAL CONTRACTOR SHALL STAY AND CLEAN THE FLOOR OF THE SHELTERS USING AN INDUSTRIAL STEERING MACHINE. THE FINISHED FLOOR SHALL BE CLEAN AND DUST FREE - NO SURFACE FINISHES SHALL BE APPLIED. THE GENERAL CONTRACTOR IS ALSO RESPONSIBLE FOR THE REMOVAL OF ALL EXCESS MATERIAL FROM AROUND THE SHELTERS ALONG WITH SHOWN OF MOVED MATERIALS BACK TO THE OWNER.
- GENERAL CONTRACTOR SHALL REQUEST DELIVERY OF T-MOBILE WIRELESS ANTENNAS AND MISCELLANEOUS MATERIALS WHEN READY TO RECEIVE AND INVENTORY. ANY SHORTAGES MUST BE REPORTED TO THE T-MOBILE WIRELESS PROJECT MANAGER WITHIN 48 HOURS OF DELIVERY. REQUEST FOR FINAL CLEAN UP WILL BE AT THE DISCRETION OF THE T-MOBILE WIRELESS PROJECT MANAGER.
- THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN A PORTABLE TOILET ON SITE DURING THE DURATION OF THE CONSTRUCTION PROJECT.
- NOAHIA PROTECTION SERVICE: CONTACT EPSI (800) 360-3544 IN NOAHIA OR (800) 428-3200 OUTSIDE NOAHIA AT LEAST 48 HOURS PRIOR TO DIGGING.
- THE GENERAL CONTRACTOR SHALL NOTIFY THE PROJECT ADMINISTRATION 48 HOURS PRIOR TO POURING CONCRETE FOR SHELTER FOUNDATION.
- THE CONTRACTOR WILL, UPON BEGINNING AWARE OF SUBSURFACE OR LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL INVESTIGATION WORK, PROMPTLY NOTIFY THE OWNER IN WRITING TO PERMIT VERIFICATION OF THE CONDITIONS, AND IN WRITING AS TO THE NATURE OF THE DIFFERING CONDITIONS, AS CLEAR BY THE CONTRACTOR FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLANS AND SPECIFICATIONS AND DISCLOSED BY THE OWNER. SUCH NOTICE IS REQUIRED ABOVE, OR SUCH OFFERING SUBMITTALS CONDITIONS.
- EROSION AND DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL, AS NECESSARY IN THE FORM OF SILT FENCES FOR THE SITE AND BALES AROUND ANY EXISTING BARRIERS, ALLEYS, OR CHANNELS (WHEN PREVIOUSLY SUSCEPTIBLE TO PROPER FUNCTION). EROSION CONTROL MEASURES SHALL BE PERSONALLY INSPECTED TO ENSURE PROPER FUNCTION. EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVED CONCRETE, OR GRASS, PAVING AREAS AND DRIVEWAYS PRIOR TO CONSTRUCTION. ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPAIRED TO EXISTING BETTER CONDITION AT NO ADDITIONAL COST.
- GRADE ALL AREAS DISTURBED DURING CONSTRUCTION TO MATCH EXISTING SURROUNDINGS AFTER WORK IS COMPLETE OR AS WEATHER PERMITS WITH APPROVAL FROM THE PROPERTY OWNER.

SOME NOTES MAY NOT APPLY

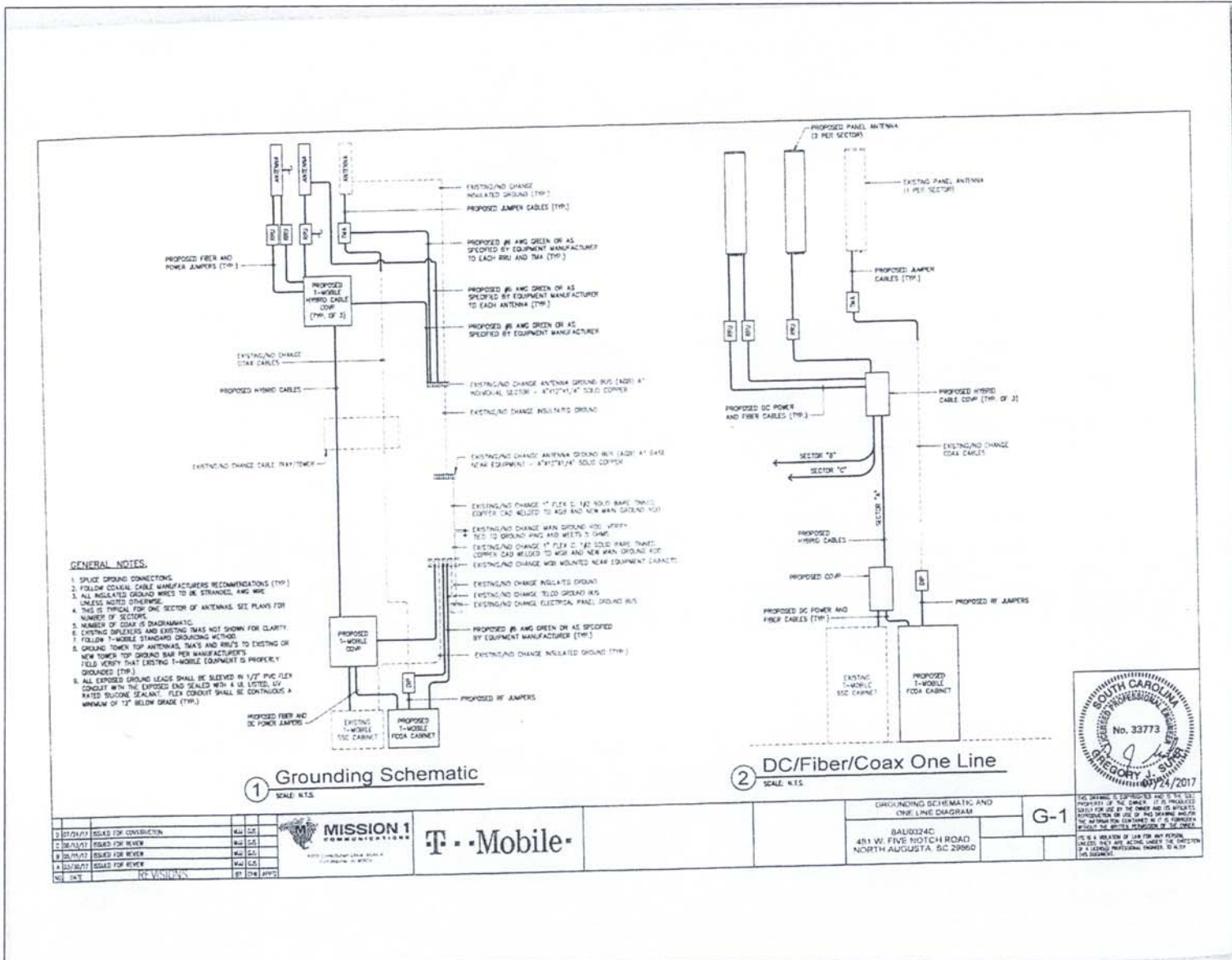


2/20/2017	ISSUED FOR CONSTRUCTION	RLD	GC
2/21/2017	ISSUED FOR REVIEW	RLD	GC
3/26/2017	ISSUED FOR REVIEW	RLD	GC
4/20/2017	ISSUED FOR REVIEW	RLD	GC
DATE:	REVISIONS:	BY:	DATE:



GENERAL CONSTRUCTION NOTES  
8AU0324C  
481 21 FIVE NOTCH ROAD  
NORTH AUGUSTA, SC 29660

C-5  
THIS DRAWING IS SUPERSEDED BY THE MOST RECENT REVISIONS OF THE DRAWING. IT IS PROHIBITED TO BE USED BY THE OWNER AND ITS CONTRACTORS OR ANY OTHER PARTY WITHOUT THE WRITTEN AND SIGNED APPROVAL OF THE ARCHITECT. THE OWNER AND ITS CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING THE DATE AND EDITION OF THIS DRAWING. IT IS THE USER'S RESPONSIBILITY TO CHECK FOR ANY REVISIONS TO THIS DRAWING.



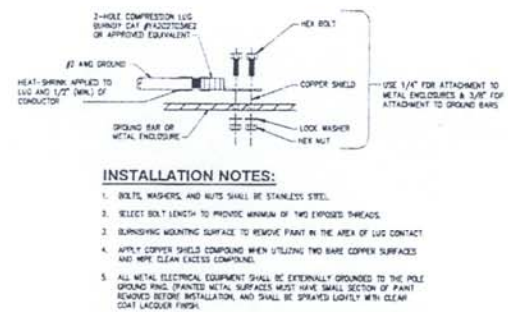
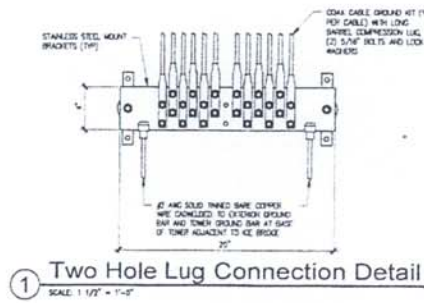
1	ISSUED FOR CONSTRUCTION	4/4	C.S.
2	ISSUED FOR REVIEW	4/4	C.S.
3	ISSUED FOR REVIEW	4/4	C.S.
4	ISSUED FOR REVIEW	4/4	C.S.
5	ISSUED FOR REVIEW	4/4	C.S.
6	ISSUED FOR REVIEW	4/4	C.S.
7	ISSUED FOR REVIEW	4/4	C.S.
8	ISSUED FOR REVIEW	4/4	C.S.
9	ISSUED FOR REVIEW	4/4	C.S.
10	ISSUED FOR REVIEW	4/4	C.S.



GROUNDING SCHEMATIC AND ONE LINE DIAGRAM  
 8AU0324C  
 481 W. FIVE NOTCH ROAD  
 NORTH AUGUSTA, SC 29960

G-1

THIS SCHEMATIC IS THE PROPERTY OF THE ENGINEER. IT IS PROVIDED FOR THE USE OF THE ENGINEER 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, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.



- INSTALLATION NOTES:**
1. BOLTS, WASHERS, AND NUTS SHALL BE STAINLESS STEEL.
  2. SELECT BOLT LENGTH TO PROVIDE MINIMUM OF TWO EXPOSED THREADS.
  3. BRUSHING MOUNTING SURFACE TO REMOVE PAINT IN THE AREA OF LUG CONTACT.
  4. APPLY COPPER SHIELD COMPOUND WHEN UTILIZING TWO BARE COPPER SURFACES AND Wipe CLEAN EXCESS COMPOUND.
  5. ALL METAL ELECTRICAL EQUIPMENT SHALL BE EXTERNALLY GROUNDED TO THE POLE GROUND RING. PAINTED METAL SURFACES MUST HAVE SMALL SECTION OF PAINT REMOVED BEFORE INSTALLATION, AND SHALL BE SPRAYED LIGHTLY WITH CLEAR COAT LACQUER FINISH.



2	07/24/17	ISSUED FOR CONSTRUCTION	MW	LS
3	08/15/17	ISSUED FOR REVIEW	MW	LS
4	08/15/17	ISSUED FOR REVIEW	MW	LS
4	08/15/17	ISSUED FOR REVIEW	MW	LS
REV	DATE	DESCRIPTION	BY	CHK



GROUNDING DETAILS  
 8AU0324C  
 481 W. FIVE NOTCH ROAD  
 NORTH AUGUSTA, SC 29860

G-2

THIS DRAWING IS THE PROPERTY OF THE ENGINEER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REPRODUCTION OR USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER IS PROHIBITED. THE ENGINEER ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS DRAWING. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICE PROVIDED BY HIMSELF OR HIS FIRM.







