

Verticality-Roswell LLC

April 30, 2009

The City of Roswell
City Council Members
Planning Department
38 Hill Street
Roswell, GA 30075



Thank you for the opportunity to present our tower site application to you. Per the Wireless Facility Application I would like to summarize our objectives, clarify the site location and provide instruction on where items are found in the supporting information:

1. **Height of tower** is 140-ft. (See page C4 and Exhibit G Photo Simulations).
 - *Per Section 21.2.1 (a) Purpose and Intent of the Standards of Wireless Communication Facilities*, this site will be constructed as a stealth monopole to protect residential areas and land uses of surrounding properties by minimizing visual profile of tower and external antenna mounts. *Per Section 21.2.5 (a) Wireless transmission facilities in the OCMS, and any other districts shall be alternative tower structures only.* All antennas will be mounted inside the alternative stealth tower to resemble a flagpole without the flag (staff suggestion). By locating the tower in this location we will minimize the number of towers needed by centrally locating it equidistant from existing sites and by providing loading capacity for additional users.
 - The tower is being designed for 5-6 carriers. Presently 2 Rad Centers, which are the highest levels on the tower, are designated to T-Mobile 137-ft and Clearwire 127-ft. This will leave 3-4 more spaces for future carriers.
2. **Proximity to residential structures and residential boundary lines:** (See C2, C3, Exhibit A and Exhibit G)
 - The tower and base equipment are 186-feet and 206 feet from nearest residential structures and 140-feet from residential property lines. By locating the tower and base equipment in this location, we will minimize the impact on residential properties with flagpole tower design and with existing landscaping and foliage already screening the shopping center from the residential property. The

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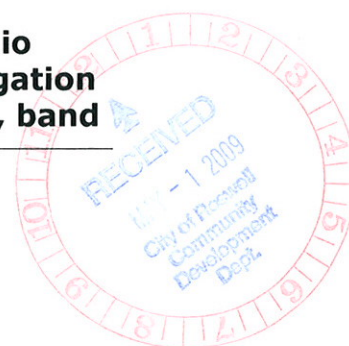
proposed equipment installation will meet the 140-ft setback and future equipment will be installed on a platform above T-Mobile and Clearwire (meeting setback requirements) or will be installed underground within the lease area.

3. **The nature of the adjacent uses:** (See page C2 and Exhibit A)
 - Adjacent uses are commercial in office buildings within the Village Festival and West Crabapple Office Park and residential at The Cottages of Roswell.
 - The adjacent property will have minimum impact because the existing foliage buffers the property well and the type of tower is not obtrusive. From the road, the spires on the shopping center, various elevations of buildings, trees and power lines make this the best possible scenario for a tower to blend into a site with other structures with various heights.
4. **The surrounding topography, tree coverage and foliage:** (See page C2, Exhibit A and Exhibit G).
 - Tree coverage and foliage is maximized by the age of the pine trees, other trees and vertical architectural elevations in the shopping center. Due to the age of the trees the facility is well covered and screened from views by the adjacent land owners and roadways from the east and west. This promotes Section 21.2.1. (a). Furthermore the surrounding topography includes power lines, multiple story buildings and shopping center spires 70-feet and higher.
5. **The design of the facility, with particular reference to design characteristics which have the effect of reducing or eliminating visual obtrusiveness:** (See pages C3.2, C4, C& in drawings and Exhibit G Photo Simulation).
 - *Per Section 21.2.1 (d)*, the design and construction of the tower and antennas will minimize visual profile and visibility by constructing a stealth flagpole without flag and exterior antennas. This will eliminate the view of the antennas that minimizes the view of the sky. The equipment compound will be within the area behind the fence with slats the same color as the building and will be well buffered from adjacent properties with existing tree buffer and bushes. Future colocators will install their equipment on a platform above T-Mobile and Clearwire or they will install their equipment underground to comply with stealth structure guidelines.
6. **Proposed ingress and egress:** (See page C-2).



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- Ingress and egress will come from Crabapple Road and around the shopping center on the existing driveway.
- 7. **The availability of suitable existing towers, other structures or alternative technologies (microcells) not requiring the use of tower or structures:** (See Exhibit B which included the Wireless Siting Map and Exhibit C, T-Mobile "Radio Frequency Engineer Site Analysis", and Exhibit D, Clearwire "GA-ATL135 Site Information")
 - *Per Section 21.2.1 (g)* both Carriers have searched for alternate sites with heights needed for their system but have not found any existing structures high enough to meet their needs. *Per Section 21.2.5 (c)* there are no existing towers or structures that can accommodate the proposed antennas.
- 8. **Demonstrated need for the telecommunications facility at the specified site:** (See Exhibit C, T-Mobile's "Radio Frequency Engineer Site Analysis", Exhibit D, Clearwire's "GA-ATL135 Site Information")
 - *Per Section 21.2.1 (b)*, by using this location we will minimize the number of towers and antennas within the community. As shown on the Wireless facilities map, this location is situated almost equidistant from all other tower sites and will serve well as a capacity site for almost all the wireless service providers now and in the future.
- 9. **Participation in the City of Roswell Master Siting Plan, as amended, and utilization of sites identified by such plan:**
 - Where possible each carrier has used its best effort to participate in the City of Roswell Master Siting Plan. For this area and for the coverage objectives of T-Mobile and Clearwire there are no available sites that work for them to fulfill *Section 21.2.1 (i)*. This location is the best fit for a site to hand-off to other sites in the Roswell Master Siting Plan.
- 10. **Inventory of applicant's existing wireless facilities with the City of Roswell and within one half mile radius surrounding the city limits, including address, coordinates, collocation usage or capabilities, and any special design features:** (See Exhibit E, Tower Lists)
 - Presently the owner of the facility does not have any other towers in the area, however, T-Mobile and Clearwire have listed their sites since they are the principal users.
- 11. **Documentation certified by an experienced radio frequency engineer delineating coverage and propagation zones, including type of antenna, mounting location, band**



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use, and co-location capabilities. Also, the documentation should include the "Area of Coverage" and "Radio Frequency Goals" and clarification of whether the site is for coverage or capacity. (See Exhibit C and Exhibit D).

- *Per Section 21.2.1 (i)* this site enhances the ability of the providers to deliver services to the community effectively and efficiently.

12. **Accessory structure to be utilized including dimensions and external facade:** (See C-3.2 and C-4 in the drawings).

- The compound is behind the shopping center between two buildings and in paved area that is not seen by any adjacent property owners. It is screened on the north and west sides by building walls and will be fenced with slats to keep the interior equipment space and tower base shielded from parking area in the rear of the building. Each carrier tenant will have its own equipment secluded from the everyday operation of the shopping center behind the fence or underground within the lease area.
- When looking at the site from any property across the streets, the viewer will first see the power lines lining the property, the 2 story buildings and the shopping center' spires with the flagpole faintly rising above it. This site is ideal because of the various elevations that spread across the horizon of the shopping center.

13. **On-site and adjacent land uses:** (See C-2 in drawings)

- This is mainly a commercial area with retail establishments, restaurants, office buildings and residential duplex structures that are the on-site and adjacent land uses.

14. **Zoning of subject tract, adjacent tract, and property across the street:** (See C-2 in drawings)

- The zoning of the subject tract is C-1. Adjacent tract zoning is C-1, O-P, and R-3. Across the street is C-3 and C-2.

15. **Proximity to historic sites or corridors:** (See Exhibit A-1)

- This site is approximately 1.2 miles from Historic Roswell and will not be seen by any of the properties in the Historic District.

16. **Proximity to scenic corridors:** (See Exhibit A-1)

- The site is approximately 1.2 miles from the scenic Historic district and will not be seen by any of the properties or traffic on the scenic corridor.



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17. **Parking:** (See note on C-2 in drawings)
 - There is ample parking around the site that will be used for the site for servicing the site. Parking for the site will be on the west side of the site on the access easement or in a space on the east side of the site.
18. **Legal Description of parent tract and leased parcel:**
(See C-2.2)
19. **Setback distance between the proposed facility and the nearest residential unit:** (See page C-2 and C-3.1)
 - The distance to the closest residential unit from the tower and equipment is 186 feet that is well buffered and screened. From residential property line the tower and proposed equipment is 140-feet and is well buffered and screened by trees and walls.
20. **Structural analysis:** (See Exhibit F)
 - The tower design is not available as the tower is not ordered until we have our zoning approved. However, a statement of tower design is provided to comply with *Section 21.2.5 (f)*.
21. **Landscaping shall be designed in such a way as to preserve mature growth and to provide in the determination of the Community Development Department, a suitable buffer of plant material that mitigate the view of the facility and accessory structures from surrounding property:** (See Exhibit A).
 - There are existing, large growth trees, bushes and walls that screen and block the view of the facility from all adjacent properties from all sides of the compound. There is no space for additional landscaping in the existing buffer and we suggest that design review take this into consideration so that we can maximize space on the compound for additional co-locators. The only pedestrians that will see the space are the few workers in the shopping center that park in the rear.
22. \$500 application fee was paid.

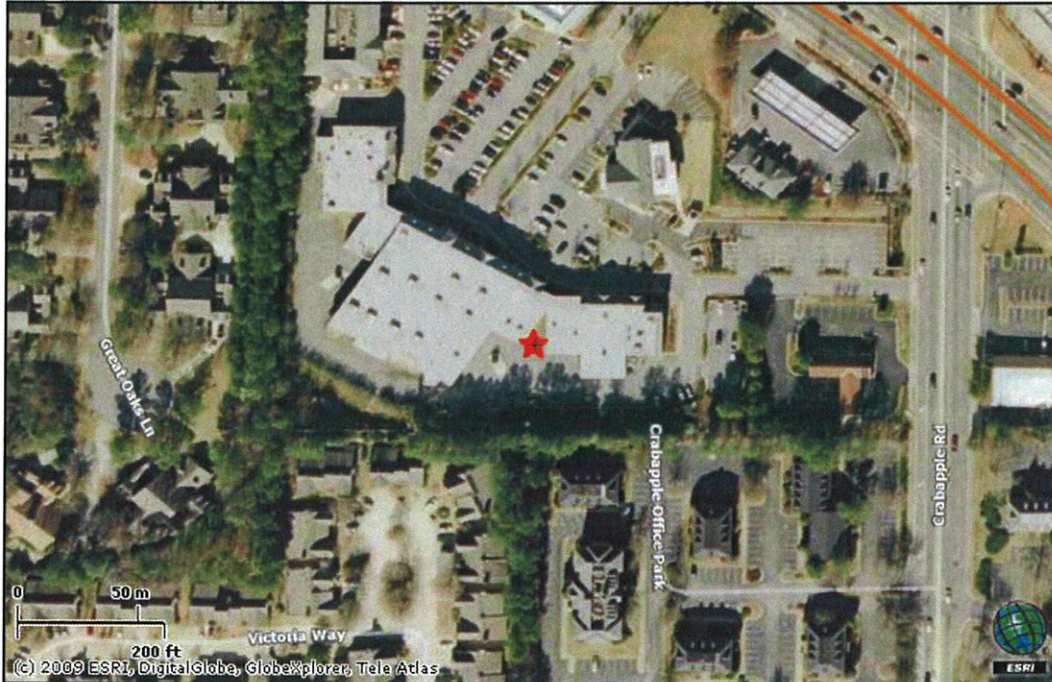




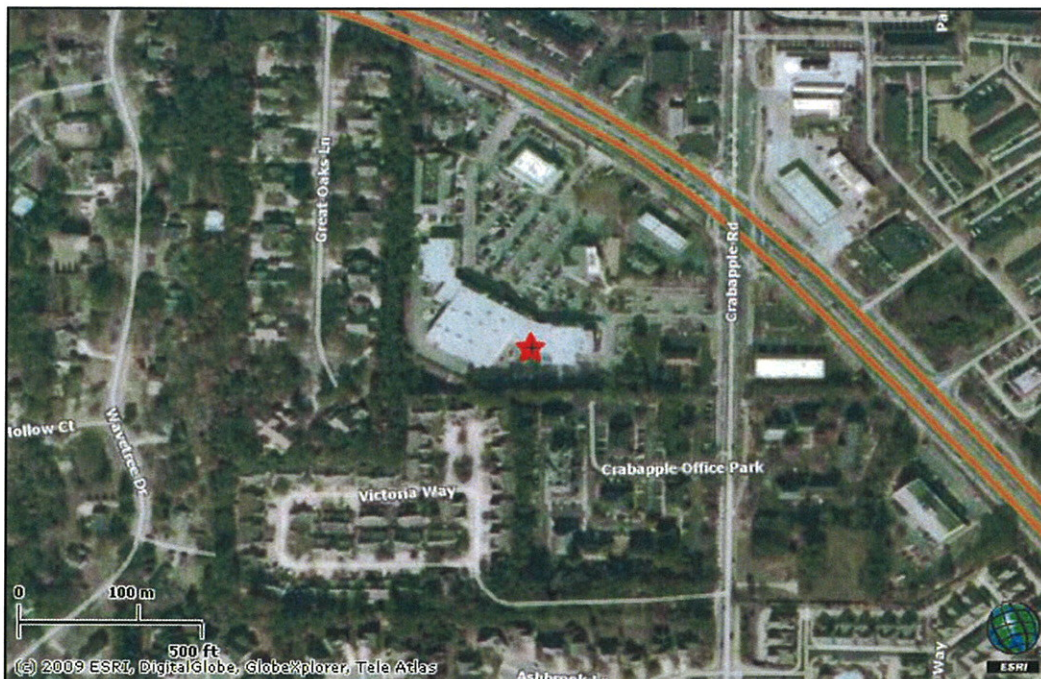
Village Festival / Crabapple

Exhibit A

Aerial of Site showing tree cover and foliage.



View from the site with surrounding properties.



Village Festival / Crabapple

View of tower site from rear property line.



View of foliage and tree cover buffering residential property.



Village Festival / Crabapple

View of tower site from driveway.

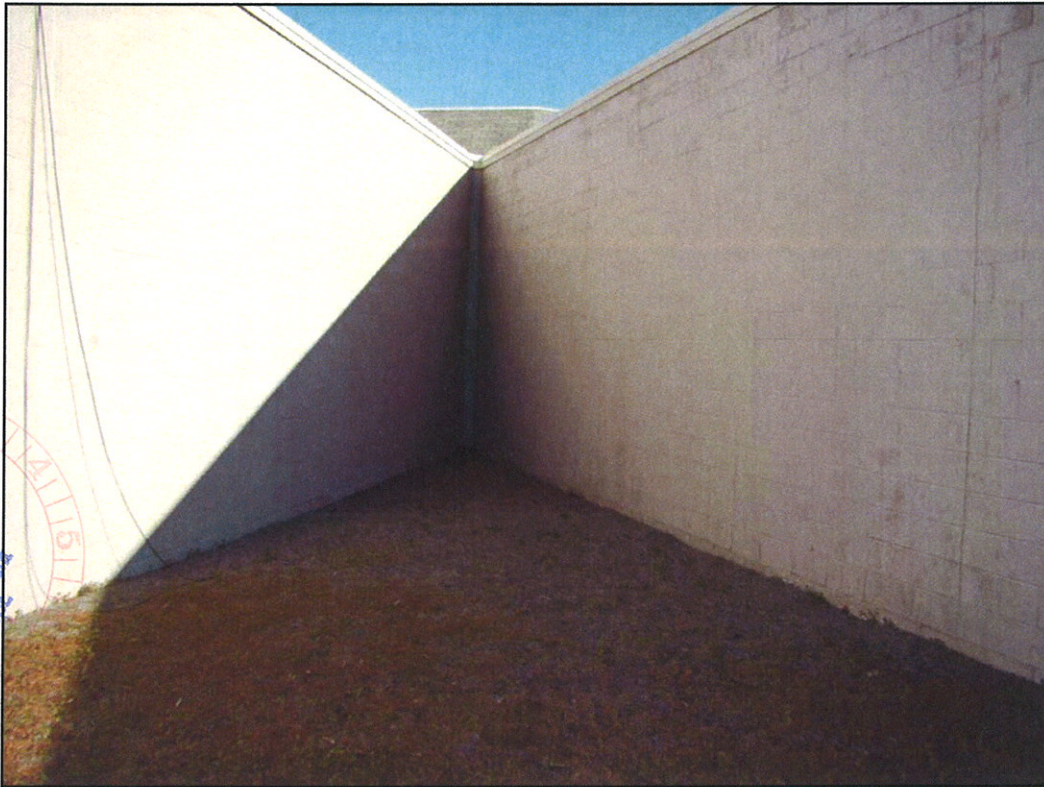


View from the site to the Cottages of Roswell subdivision.



Village Festival / Crabapple

View of north boundary of compound from proposed tower location..



View of western boundary from tower site.



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View of rear property line from tower site.



View of tower site from Office Property line.



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Ingress/Egress in the rear of center.



Ingress/Egress from Crabapple Road.



Exhibit B

Wireless Siting Map

Proximity to Historic District and Scenic Corridors

