

BOARD OF ZONING APPEALS
August 6, 2019

AGENDA

The Isle of Palms Board of Zoning Appeals will hold its regularly scheduled meeting on August 6, 2019 in the City Hall conference room, 2nd floor, 1207 Palm Boulevard, at 5:30pm.

- A. Call to order
- B. Acknowledgement that the meeting has been advertised in compliance with State law
- C. Approval of minutes of previous meeting: June 4, 2019
- D. Swearing of any person giving testimony
- E. Home Occupations: 3208 Harnett Boulevard
1 Cross Lane
- F. Variance: 1300 Palm Boulevard- setback
- G. Miscellaneous business: Recommend selection criteria for future Board of Zoning Appeals members
- H. Adjournment

Board of Zoning Appeals
Minutes
June 4, 2019

I. Call to order

The regular meeting of the Board of Zoning Appeals was called to order on June 4, 2019 at 5:30 p.m. in the City Hall Conference Room, 1207 Palm Boulevard. Members present were Elizabeth Campsen, Carolyn Holscher, Arnold Karig and Glenn Thornburg; also, secretary Douglas Kerr were present. Pete Doherty was absent.

Mr. Kerr acknowledged that the meeting had been advertised in compliance with State law and the properties had been posted.

II. Approval of minutes

The next item on the agenda was the review of the minutes of the May 7, 2019 meeting. Ms. Holscher stated that the minutes indicated that she was present, and she was not. Mr. Karig pointed out that the word “made” was missing the “e” in the approval of minutes section.

Ms. Holscher made a motion to approve the minutes as revised and Mr. Karig seconded the motion. The vote was unanimous in favor of the motion.

III. Special Exception- 3208 Hartnett Boulevard

Mr. Thornburg explained that the Board acted as a quasi-judicial body and all comments made were treated in the same manner as court testimony; therefore, any person who would like to speak to the Board should be sworn in. He then swore in all members of the audience that would be speaking.

The applicant for 3208 Hartnett Boulevard was absent and the Board agreed to grant a continuance until the next meeting.

IV. Variance- 626 Palm Boulevard

Mr. Thornburg explained that the next item on the agenda was to hear a variance request for 626 Palm Boulevard. Mr. Kerr read Sections 5-4-2(17), 5-4-33(6)(a), 5-4-12(h), and 5-4-5(b) of the City Code and explained that the subject property is a triangular lot in the SR2 zoning district located at the intersection of Palm Boulevard, a fork of Palm Boulevard and 7th Avenue. He stated that the SR2 zoning district has a 25-foot front setback requirement and corner lots are required to meet the front yard setback requirement on all street sides, which in this case is all three sides of the property.

He explained that the applicant is requesting three setback variances to allow the construction of a new home. The request is to allow the house to project five feet into the 25-foot front yard setbacks on all three front sides to allow the house to be 20 feet from each property line.

He stated that the applicant claims that the property is exceptional because of its unique triangular shape and that because of this condition, the property suffers from an unnecessary hardship because the buildable area of the property is reduced, and the shape presents design challenges that could ultimately result in a home that does not match the character and aesthetics of other homes in the district.

Mr. Thornburg asked the applicant if he wanted to address the Board. Mr. Gray Taylor explained that he was representing Sea Island Builders in this case and that he believed that this was one of the most unique properties on the island. He stated that he understood the ordinance, but that technically it is impossible for every side to be a "front." He explained that the buildable area of this lot was reduced to only 12 percent of the lot, once the 25-foot setback is applied to all sides.

Mr. Taylor went through the four criteria the Board must consider when granting a variance. He stated that for criterion one, clearly the lot is exceptional as it is triangular with fronts on all sides. He stated that he believed criterion two was met because there are no other lots similarly situated. He stated that he believed that the third criterion was met because, while the property can be developed without a variance, the fact that the buildable area is reduced to only 12 percent of the lot unreasonably restricts the utilization of the lot. He stated that he believed that the fourth criterion was met because, if the variance is not granted, the house that will be built will have to be triangular in shape, tall, skinny and out of character with the houses around it.

Ms. Holscher asked if the applicant if the buyers were not aware of the code requirements before they purchased the property. Mr. Taylor answered that his clients have not purchased the property yet.

Ms. Holscher asked if the property was going to be developed as a speculative home. Mr. Taylor answered that his clients would build the house pursuant to a contract with an owner.

Mr. Thornburg asked if anyone was present to make comments.

Joyce Tyler, 700 Carolina Boulevard, explained that as she understood the plans, the applicant could build a 3,521 square foot house without the variances and she did not see a need to give exceptions to allow the house to be any larger. She explained that the larger the house is, the more people that will be in the house, which is not what the neighborhood needs.

Steve Souther, 622 Palm Boulevard, stated that he is probably the closest neighbor to this lot and he explained that the triangular shape of the house that can fit on the property would not be out of character with the area and it would fit nicely along with the Patel's house that was just built behind this lot. He explained that the Patel's made a similar request on a similarly shaped lot and they were denied a variance by the Board and he could not see how the Board could deny the Patel's request and approve this request. He explained that the neighborhood already struggles with a lack of greenspace and an abundance of traffic and a house with a larger footprint than what is allowed will not help the situation. He stated that he was opposed to the Board granting the variance.

Mr. Hamlin O'Kelly, an attorney representing the applicant, explained that issues such as traffic, parking and open space are not at hand in this request and the discussion should be held to the setback request.

Mr. Jennings Wise, 620 Palm Boulevard, explained that everyone in the neighborhood was contacted by the applicant regarding this case, except him. He explained that his property is the most impacted by the request and the applicant failed to contact him. He explained that he believed it would be unfair for the Board to approve this request after recently denying the Patel's request, which was almost identical.

Ms. Gloria Friedgen, 518 Palm Boulevard, explained she would be concerned about the precedent that the Board would be setting by granting this variance. She explained that the next lot may not be identical to this one, but it would be held up before the Board as a case they approved, and the expectation would be that the Board would grant those future requests as well.

Mr. Fowler, Sea Island Builders, explained that he knew there were concerns and he tried to get out into the neighborhood to hear those concerns. He explained that he did not want to show up at Mr. Wise's house unexpectedly, so he did not knock on the door. He stated that he met with Mrs. Patel and that the proposed configuration preserves more of their view and would benefit them. He stated that he believed that the more traditional design that would be built, if the variances were granted, would be the best fit for the neighborhood. He explained that the lot is residentially zoned, and something will be built, but he wanted it to be in better keeping with the neighborhood.

With no more comments, Mr. Thornburg asked for a motion. Mr. Karig made a motion to deny the request based on the fact that the request does not meet Section 5-4-(b)(3) of the City's Code because a house of reasonable size and shape can be developed without the issuance the of variances. Ms. Campsen seconded the motion and explained that in the submittal the applicant has shown a house that can be built without the variances that is only 24 square feet smaller than what is being requested. The vote was unanimous in favor of denying the request.

V. Miscellaneous Business

Mr. Kerr explained that the Personnel Committee of Council has requested that each City Board and Commission provide feedback to provide future guidance on choosing members for the particular board. He stated that issues that have been requested are guidance on term limits, board make up and qualities of an ideal board member. He stated that he would include this on the next month's agenda for discussion.

IV. Adjournment

With no other business, the meeting was adjourned at 6:05 PM.

Appeal Number: 19-06

Applicant: Josh Pollak dba Pollak Construction

Address: 3208 Hartnett Boulevard

Request:

The applicant is requesting a special exception to allow the establishment of a construction business in his home. He has indicated that the home will be used for office work only, that there will be no business-related traffic coming to the residence and that there will be no employees working in the residence other than family members that live in the home. The business is classified in Table B1 as 7389- office work for business services not elsewhere classified.

June 4th meetings?

Board of Zoning Appeals
Information Sheet
City of Isle of Palms

Date Filed: 5/16/19

Appeal Number 19.06

Instructions:

This form must be completed for a hearing on appeal from action of a zoning official, application for a variance, or application for a special exception. Entries must be printed or typewritten. If the applicant is not the owner of the property, all must sign.

Property Address 3208 Hartnett Blvd

Lot 8 Block Q TMS 571-10-00-259

Area of Lot 10163 Zoning Classification SR-2

Applicant(s) Name Josh Pollak

Address 3208 Hartnett Blvd

Telephone 843-991-4503

Interest (i.e. Owner, Owner's attorney, Architect, etc.) Owner


Owner(s) (if different from applicant) same

Name _____

Address _____

Telephone _____

I (We) certify that this application and all supporting documents attached are correct.

 5/16/19
Applicant signature/date

Owner signature (if different from applicant)/date

Board of Zoning Appeals
Special Exception Application
Home Occupation
City of Isle of Palms

1. Applicant hereby appeals to the Board of Zoning Appeals for a special exception for the use of the property described on the information sheet (page 1) as (give brief description of business): Ballak Construction

2. Will there be any work other than office work (i.e. use of phone, computer, fax, etc.) occurring at this residence? Yes _____ No . If yes, please explain: _____

3. Will there be any evidence of a business from a visual inspection of the exterior of this residence? Yes _____ No . If yes, please explain: _____

4. Will any signs, merchandise, equipment or other articles be displayed in a manner that they are visible from the street? Yes _____ No

5. Will there be any business related traffic coming to this residence? Yes _____ No . If yes, please explain and give frequency: _____

6. Will there be any employees working in this residence other than family members? Yes _____ No

7. Will any business related activity be conducted on your property, but outside of the house (i.e. in a detached shed or in the yard)? Yes _____ No

8. Will any merchandise or articles be stored at any location other than inside this residence? Yes _____ No . If yes, explain: _____

9. Will more than 25% of the floor of this residence be devoted to the occupation? Yes _____ No

10. Will any equipment or materials that are not normal to a household be used or stored at this residence in connection with the occupation? Yes _____ No

11. Will the occupation generate any noise, vibration, heat, glare, smoke, odor, or dust perceptible to your neighbors? Yes _____ No


12. Are there currently any other home occupations operating at this residence? Yes _____ No

Describe in full the nature of your occupation, profession, or trade by listing all activities related to such occupation that will be undertaken in your home: _____

Pollak Construction, LLC - Residential Home Builder

In applying for this special exception home occupation, I have answered the questions truthfully and have not omitted any information about my home occupation which, if disclosed, would result in a denial of this application in accordance to section 5-4-7 (a) (b) of the City of Isle of Palms Code of Ordinances.

I further acknowledge that, if granted, the special exception home occupation and business license issued under authority of that permit may be revoked if any of the information contained in this application is found to be untruthful or if I fail to meet the requirements of section 5-4-44 and 5-4-2(18): If I have failed to provide information fully describing the home occupation to be conducted on my premises, or at any time the conduct of my home occupation may constitute a nuisance as defined in section 5-4-44 or section 6-1-11, et. Esq., of the City of Isle of Palms Code of Ordinances. Any activity which adversely diminishes the residential character of my neighborhood may be cause for revocation of my home occupation. Outdoor advertising is not allowed under this license.

 5/16/19

Signature of applicant & date

Appeal Number: 19-08

Applicant: Legare Leland

Address: 1 Cross Lane

Request:

The applicant is requesting a special exception to allow the establishment of a fishing charter business. There will be office work only occurring at the home with no exterior evidence of a business, no business-related traffic coming to the residence, no work done outside of the home, and that there will be no employees working in the residence. The business is classified in Table B1 as 7336- commercial art and graphics.

Board of Zoning Appeals
Information Sheet
City of Isle of Palms

Date Filed: 7-15-19

Appeal Number 19-08

Instructions:

This form must be completed for a hearing on appeal from action of a zoning official, application for a variance, or application for a special exception. Entries must be printed or typewritten. If the applicant is not the owner of the property, all must sign.

Property Address 1 ^{Gross} ~~Cross~~ lane

Lot _____ Block _____ TMS _____

Area of Lot _____ Zoning Classification _____

Applicant(s) Name Legare E Heland

Address 1 Cross lane Isle of Palms SC 29451

Telephone 843-810-0495

Interest (i.e. Owner, Owner's attorney, Architect, etc.) _____

Owner(s) (if different from applicant) _____

Name _____

Address _____

Telephone _____

I (We) certify that this application and all supporting documents attached are correct.

[Signature]
Applicant signature/date

[Signature]
Owner signature (if different from applicant)/date

Board of Zoning Appeals
Special Exception Application
Home Occupation
City of Isle of Palms

1. Applicant hereby appeals to the Board of Zoning Appeals for a special exception for the use of the property described on the information sheet (page 1) as (give brief description of business): Inshore Charter Fishing

2. Will there be any work other than office work (i.e. use of phone, computer, fax, etc.) occurring at this residence? Yes _____ No _____. If yes, please explain: _____

3. Will there be any evidence of a business from a visual inspection of the exterior of this residence? Yes _____ No _____. If yes, please explain: _____

4. Will any signs, merchandise, equipment or other articles be displayed in a manner that they are visible from the street? Yes _____ No _____

5. Will there be any business related traffic coming to this residence? Yes _____ No _____. If yes, please explain and give frequency: _____

6. Will there be any employees working in this residence other than family members? Yes _____ No _____

7. Will any business related activity be conducted on your property, but outside of the house (i.e. in a detached shed or in the yard)? Yes _____ No _____

8. Will any merchandise or articles be stored at any location other than inside this residence? Yes _____ No _____. If yes, explain: _____

9. Will more than 25% of the floor of this residence be devoted to the occupation? Yes _____ No _____

10. Will any equipment or materials that are not normal to a household be used or stored at this residence in connection with the occupation? Yes _____ No _____

11. Will the occupation generate any noise, vibration, heat, glare, smoke, odor, or dust perceptible to your neighbors? Yes _____ No _____

12. Are there currently any other home occupations operating at this residence? Yes _____ No _____

Describe in full the nature of your occupation, profession, or trade by listing all activities related to such occupation that will be undertaken in your home: _____

Bill pajerj

In applying for this special exception home occupation, I have answered the questions truthfully and have not omitted any information about my home occupation which, if disclosed, would result in a denial of this application in accordance to section 5-4-7 (a) (b) of the City of Isle of Palms Code of Ordinances.

I further acknowledge that, if granted, the special exception home occupation and business license issued under authority of that permit may be revoked if any of the information contained in this application is found to be untruthful or if I fail to meet the requirements of section 5-4-44 and 5-4-2(18): If I have failed to provide information fully describing the home occupation to be conducted on my premises, or at any time the conduct of my home occupation may constitute a nuisance as defined in section 5-4-44 or section 6-1-11, et. Esq., of the City of Isle of Palms Code of Ordinances. Any activity which adversely diminishes the residential character of my neighborhood may be cause for revocation of my home occupation. Outdoor advertising is not allowed under this license.

Liz Shul
Signature of applicant & date

Appeal Number: 19-07

Applicant: Faulk & Foster Real Estate on behalf of Verizon Wireless

Address: 1300 Palm Boulevard

Pertinent Zoning Sections:

Section 5-4-14. Accessory uses (B) Except for parking, permitted accessory uses or buildings shall not be located in the front yard or the side yard, and such uses or buildings shall not be located within six feet (6') of any side lot line or rear lot line; provided, however, that accessory buildings on corner lots may be located in the side yard in compliance with [Section 5-4-12\(i\)](#). Accessory buildings which are not separated from the principal building by at least three feet (3') must meet the minimum yard requirements of the zoning district in which the property is located. A single one- or two-car garage may be located in the front yard or side yard if the minimum yard requirements are met.

Section 5-4-5 (b) Variances. Pursuant to S.C. Code 1976, § 6-29-800, upon written application filed with the Zoning Administrator, the Board may authorize in specific cases a variance from the terms of the ordinances contained in this chapter when strict application of the provisions of the ordinance would result in unnecessary hardship. Filing fees set by resolution of City Council from time to time must be paid by the applicant at the time of filing of an application for a variance. Such application shall contain information addressing each of the statutory requirements for variances stated in S.C. Code 1976, § 6-29-800, as amended, all of which must be met. A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following findings:

- (1) There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- (2) Such conditions do not generally apply to other property in the vicinity;

- (3) Because with these conditions, the application of the ordinance or resolution of the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;
- (4) The authorization of a variance will not be of substantial detriment to an adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

The Board may not grant a variance which has the effect of allowing the establishment of a use not otherwise permitted in a zoning district, to physically extend a nonconforming use, or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably if a variance were granted shall not be considered as a ground for a variance. A claim of unnecessary hardship cannot be based on conditions created by the applicant. A claim of unnecessary hardship cannot be based on financial hardship of the applicant.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety, or general welfare.

Request:

The applicant is requesting a five-foot variance from the six-foot setback requirement for accessory structures to allow the construction of a new cellular equipment stand one foot from the property line.

The applicant claims that the property is exceptional because there are already cabinets located in the setback and the remaining space has underground utilities that cannot be moved to accommodate compliance with the six-foot setback requirement.

The applicant has stated that an unnecessary hardship will result, if the standards of the ordinance are met, because Verizon will not be able to install equipment on the existing water tank and they will need to install a new cellular tower, which may also require a variance.

The applicant claims that the authorization of the variance will not be of substantial detriment to the adjacent property or the public good because the location of the equipment will match the setback of the existing equipment that has previously been installed.

Board of Zoning Appeals
Information Sheet
City of Isle Palms

Date Filed: 6.12.19

Appeal Number 19-07

Instructions:

This form must be completed for a hearing on appeal from action of a zoning official application for a variance, or application for a special exception. Entries must be printed or typewritten. If the applicant is not the owner of the property, all must sign.

Property Address 1300 Palm Blvd, Isle of Palms, SC 29451

Lot Sec A Block 37 and 38 TR A TMS 568-120-000-4

Area of Lot 1.47 Zoning Classification GC2

Applicant(s) Name Faulk & Foster Real Estate on behalf of Verizon Wireless

Address 721 Leinster Road, Rochester Hills, MI 48309

Telephone 248-891-9214

Interest (i.e. Owner, Owner's attorney, Architect, etc) Lessee of Water & Sewer Commission

Owner(s) (if different from applicant) IOP Water and Sewer Commission

Name William Jenkins

Address 1300 Palm Blvd, Isle of Palms, SC 29451

Telephone 843-886-6148

I (We) certify that this application and all supporting documents attached are correct.

By S J A 5/22/19
Applicant signature/date

Special Project Mm. Topal SC 5/21/2019
Owner signature (if different from applicant)/ date

**Board of Zoning Appeals
Variance Application
City of Isle of Palms
Form 3**

Date Filed: _____

Appeal Number _____

1. Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal (Form 1) of the following provisions of the Zoning Ordinance (Section Number): Section 5-4-14 Subsection B so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows: Install ground telecommunications equipment inside 6' from property line setback

_____ for which a permit has been denied by a zoning official on the grounds that the proposal would be in violation of the Zoning Ordinance.

2. What are the extraordinary and exceptional conditions pertaining to this piece of property because of its size, shape or topography? The ground space around the water tower is already developed with other equipment inside the setback area. The remaining ground space contains underground utilities that cannot be moved to accommodate strict compliance with the ordinance

3. What unnecessary hardship will result when the standards of the ordinance are met? Verizon Wireless will not be able to collocate its equipment onto the water tank and a new cell tower will have to be developed in close proximity, also in violation of the ordinance.

4. What conditions are peculiar to this particular piece of property and not to surrounding properties? This property contains a water tower with sufficient height to allow wireless antennas to be installed upon it instead of developing a new tower in this area. Existing public service and fire protection infrastructure constrain the site. There are no other support structures in the area with sufficient height.

5. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons: The intrusion of the ground equipment in the setback area will match the existing ground equipment already installed in that area and it will not impact the adjacent properties at all.

6. Is this use a permitted use according to the Zoning Ordinance? Yes. The Ordinance allows for the water tank to exist on the parcel. It also allows for telecommunications equipment to be collocated onto the water tank. This type of equipment is already in use and in place by other carriers.

7. The following documents are submitted in support of this application: _____
Engineered plans prepared by Kimley Horn originally dated 2/07/19 and revised

* A plot plan with all dimensions must be submitted with this application.

By S JH
Applicant Signature

5/22/2019
Date

William P. Jenkins Special Project Admin
Owner Signature (If different from applicant)
WILLIAM P. JENKINS

24 May 2019
Date

APPLICANT MUST ATTEND BOARD OF ZONING APPEALS FOR APPLICATION
TO BE HEARD.



8921 RESEARCH DRIVE
CHARLOTTE, NC 28262

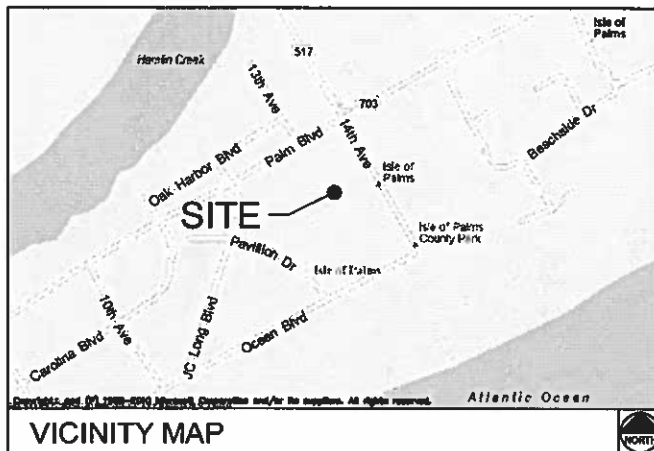
PALM BLVD

SITE ADDRESS (E-911 VERIFIED)

1300 PALM BOULEVARD
ISLE OF PALMS, SC 29451
CHARLESTON COUNTY
LATITUDE: 32° 47' 14.46" N
LONGITUDE: 79° 47' 16.22" W
TAX/PIN #: 5681200004
ZONING: N/A

ISLE OF PALMS POLICE DEPARTMENT
30 J C LONG BLVD
ISLE OF PALMS, SC 29451
PHONE: (843) 886-6522
ATTN.: CUSTOMER SERVICE

ISLE OF PALMS FIRE DEPT STATION 1
30 J C LONG BLVD
ISLE OF PALMS, SC 29451
PHONE: (843) 886-4410
ATTN.: CUSTOMER SERVICE



DRIVING DIRECTIONS

FROM CHARLOTTE OFFICE: START OUT GOING SOUTHWEST ON RESEARCH DRIVE TOWARDS HARRIS BLVD. 0.2 MI; TURN LEFT ONTO W W T HARRIS BLVD 0.2 MI; TURN RIGHT ONTO THE I-85S RAMP 0.3 MI; MERGE ONTO I-85S 5.5 MI; TAKE EXIT 38 TO MERGE ONTO I-77S/ US-21S TOWARD COLUMBIA (ENTERING SOUTH CAROLINA) 86.3 MI; KEEP LEFT TO STAY ON I-77S 18.4 MI; MERGE ONTO I-26E TOWARD CHARLESTON 96.8 MI; TAKE EXIT 212 TO MERGE ONTO I-526E TOWARD MT PLEASANT 12.5 MI; TAKE EXIT 29 FOR US-17N TOWARD GEORGETOWN 0.5 MI; KEEP LEFT, FOLLOWING SIGNS FOR HUNGRYNECK BLVD 0.4 MI; CONTINUE ONTO HUNGRYNECK BLVD 1.4 MI; TURN RIGHT ONTO SC-517S/ ISLE OF PALMS CON 3.6 MI; TURN RIGHT ONTO PALM BLVD 203FT; ARRIVE AT DESTINATION ON THE LEFT.

MUNICIPALITY:
CITY OF ISLE OF PALMS

STATE:
SOUTH CAROLINA

TOWER TYPE:
WATER TANK

TOWER HEIGHT:
142'

NUMBER OF CARRIERS:
3 EXISTING, 1 PROPOSED

USE:
EXISTING WATER TANK AND UNMANNED EQUIPMENT

FLOOD INFO
SITE IS LOCATED WITHIN FEMA FLOOD MAP AREA 45019C0541J DATED 11/17/2004 WITHIN FLOOD ZONE AE.

PROJECT SUMMARY

DEVELOPER
VERIZON WIRELESS
8921 RESEARCH DRIVE
CHARLOTTE, NC 28262
PHONE: (704) 577-8785
ATTN: MICHAEL HAVEN

POWER COMPANY
SCE&G
PHONE: (800) 251-7234
ATTN.: CUSTOMER SERVICE

PROPERTY OWNER
ISLE OF PALMS WATER & SEWER COMMISSION
1300 PALM BLVD
ISLE OF PALMS, SC 29451
PHONE: (843) 886-6148
ATTN: WILLIAM JENKINS

CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: (770) 545-6105
ATTN.: DAVID FRANKLIN

CONTACTS

SHEET NO.	SHEET TITLE
T1	COVER SHEET
N1	GENERAL NOTES
C0	OVERALL SITE PLAN
C1	SITE PLAN
C2	EQUIPMENT LAYOUT PLAN
C3	ANTENNA AND TANK ELEVATION DETAILS
C4	COAX TRENCH DETAILS

SHEET INDEX

ISLE OF PALMS BUILDING & PLANNING DEPT.
1207 PALM BLVD
ISLE OF PALMS, SC 29451
PHONE: (843) 886-9912
ATTN.: CUSTOMER SERVICE

PERMIT INFORMATION

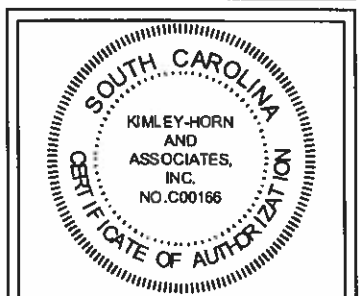


PROJECT INFORMATION:

SITE NAME:
PALM BLVD
SITE No.: 318387
PROJECT #: 20141158584
1300 PALM BOULEVARD
ISLE OF PALMS, SC 29451
CHARLESTON COUNTY

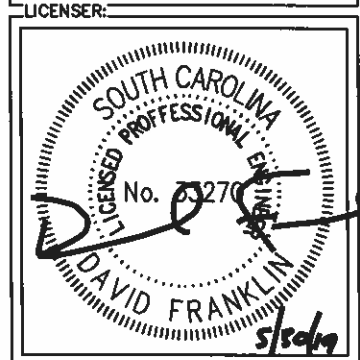
PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-519-4280
WWW.KIMLEY-HORN.COM
SC License C00166



REV: DATE: ISSUED FOR: BY:

8				
7				
6				
5				
4				
3				
2				
1	05/30/19	ZONING	DMF	
0	02/07/19	ZONING	DMF	



KHA PROJECT NUMBER:
018985322

DRAWN BY: MWD **CHECKED BY:** CDS

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
T1

K:\ATL_Wireless\000_Verizon\2015_Sites\Palms Blvd\CAD\ZDA\ECAD_Cover.dwg 05/20/19 9:13 AM by: michael.dickerson

1.00 GENERAL NOTES

- 1.01 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
- 1.02 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND VERIZON SPECIFICATIONS, THE VERIZON PROJECT ENGINEER SHOULD BE CONTACTED FOR CLARIFICATION.
- 1.03 ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.
- 1.04 CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
- 1.05 WAVEGUIDE BRIDGE AND EQUIPMENT CABINETS ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE DRAWINGS FOR SPECIFIC INFORMATION.
- 1.06 ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
- 1.07 THE EXISTING TANK AND TANK FOUNDATIONS WERE DESIGNED BY OTHERS. TANK INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. NOTIFY ENGINEER OR PROJECT MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF STRUCTURAL ANALYSIS, IF AVAILABLE, FROM VERIZON PROJECT MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.
- 1.08 THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
- 1.09 UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.
- 1.10 THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "SOUTH CAROLINA 811" 72 HOURS IN ADVANCE OF PERFORMING ANY WORK BY CALLING THE TOLL FREE NUMBER (888) 721-7877 (OR 811). ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
- 1.11 CONTRACTOR SHALL TAKE EXTREME CAUTION WHEN CONSTRUCTING WAVEGUIDE FOOTINGS SO AS TO NOT DAMAGE THE EXISTING TOWER GROUNDING RING. IF THE EXISTING RING BECOMES DAMAGED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF THE TOWER GROUNDING RING AS DEEMED APPROPRIATE BY VERIZON.
- 1.12 CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.

2.00 EQUIPMENT FOUNDATION NOTES

- 2.01 FOUNDATIONS ARE DESIGNED FOR A PRESUMPTIVE ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF. CONTRACTOR SHALL VERIFY SOIL CONDITIONS AND BEARING CAPACITY PRIOR TO CONSTRUCTION.
- 2.02 EXCAVATE A MINIMUM 18" BELOW PROPOSED EQUIPMENT FOUNDATIONS OF EXPANSIVE, ORGANIC, UNCONSOLIDATED OR OTHERWISE UNACCEPTABLE MATERIAL AND REPLACE WITH WELL-COMPACTED MATERIAL ACCEPTABLE TO VERIZON.
- 2.03 CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND RELOCATING AS REQUIRED ALL SERVICE AND UTILITY LINES IN VICINITY OF THE WORK SITE. ALL EXCAVATIONS NEAR THESE LINES TO BE CARRIED OUT WITH EXTREME CAUTION. COORDINATE ALL RELOCATIONS WITH THE PROPERTY OWNER.
- 2.04 CONTRACTOR TO CUT/FILL EXISTING COMPOUND SUBSOIL TO PROVIDE AN AREA AS LEVEL AS POSSIBLE FOR THE EQUIPMENT FOUNDATIONS. ALL FILL AREAS ARE TO BE FILLED WITH SUITABLE MATERIALS. FILL MATERIALS ARE TO BE PLACED, COMPACTED, AND TESTED IN MAXIMUM LAYERS OF 8". COMPACTION OF ALL FILL MATERIAL SHALL ACHIEVE 95 PERCENT OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 698. ALL TESTS MUST MEET THE MINIMUM SPECIFIED SOIL BEARING CAPACITY. COMPACTION TESTING IS BY THE GEOTECHNICAL TESTING COMPANY DESIGNATED FOR THE PROJECT. SCHEDULING AND COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. REPORTS OF ALL TESTING ARE TO BE PROMPTLY DELIVERED OR FAXED TO THE VERIZON WIRELESS PROJECT MANAGER.
- 2.05 CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION TO ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
- 2.06 CONCRETE SHALL HAVE A SLUMP BETWEEN 3" AND 6".
- 2.07 REINFORCING BARS SHALL CONFORM TO THE LATEST REVISION OF ASTM-A615 GRADE 60 SPECIFICATIONS AND BE DETAILED IN ACCORDANCE WITH THE LATEST REVISION TO ACI-318.
- 2.08 AT THE REQUEST OF THE VERIZON WIRELESS PROJECT MANAGER, TEST CYLINDERS SHALL BE MOLDED AND LABORATORY CURED IN ACCORDANCE WITH ASTM C31. THREE CYLINDERS SHALL BE TAKEN FOR EACH DAY'S CONCRETE PLACEMENT. CYLINDERS SHALL BE TESTED IN ACCORDANCE WITH THE LATEST REVISION TO ASTM C39.
- 2.09 CHAMFER ALL EXPOSED EXTERNAL CORNERS OF CONCRETE WITH 3/4" x 45' CHAMFER, UNLESS OTHERWISE NOTED.
- 2.10 CONCRETE FORMWORK IS TO BE STRIPPED WITHIN 48 HOURS. VIBRATION OF THE CONCRETE MUST ASSURE THAT HONEYCOMBING WILL BE AT A MINIMUM. MECHANICAL VIBRATION OF ALL CONCRETE IS REQUIRED UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS' PROJECT MANAGER. ABOVE GRADE CONCRETE IS TO BE RUBBED AND PATCHED TO ASSURE SMOOTH FINISH AT TIME OF FORMS REMOVAL. CONTRACTOR SHALL PROVIDE A BROOM FINISH ON THE TOP SURFACE OF THE EQUIPMENT FOUNDATION UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS' PROJECT MANAGER.
- 2.11 TOPS OF CONCRETE FOUNDATION MUST BE WITHIN 0.02' OF ELEVATION REQUIRED.
- 2.12 TOP OF FOUNDATION FINISH TO BE LEVEL ±1/8" IN 10'.
- 2.13 TOP OF FOUNDATION TO HAVE MEDIUM BROOM FINISH.
- 2.14 CONTRACTOR SHALL REFER TO DRAWINGS OF OTHER TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES NOT SHOWN ON THE STRUCTURAL DRAWINGS. CONTRACTOR SHALL VERIFY PLACEMENT OF EQUIPMENT AND LOCATION OF CONDUIT FOR MANUFACTURER'S AND VENDORS SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION OF ALL UTILITIES.



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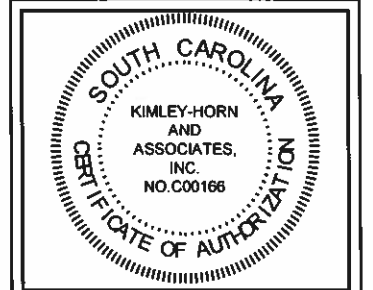
PROJECT INFORMATION:

SITE NAME:
PALM BLVD
SITE No.: 318387
PROJECT #: 20141158584
1300 PALM BOULEVARD
ISLE OF PALMS, SC 29451
CHARLESTON COUNTY

PLANS PREPARED BY:

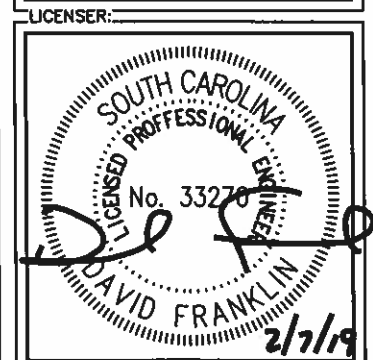


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DRAWN BY: CHECKED BY:

MWD

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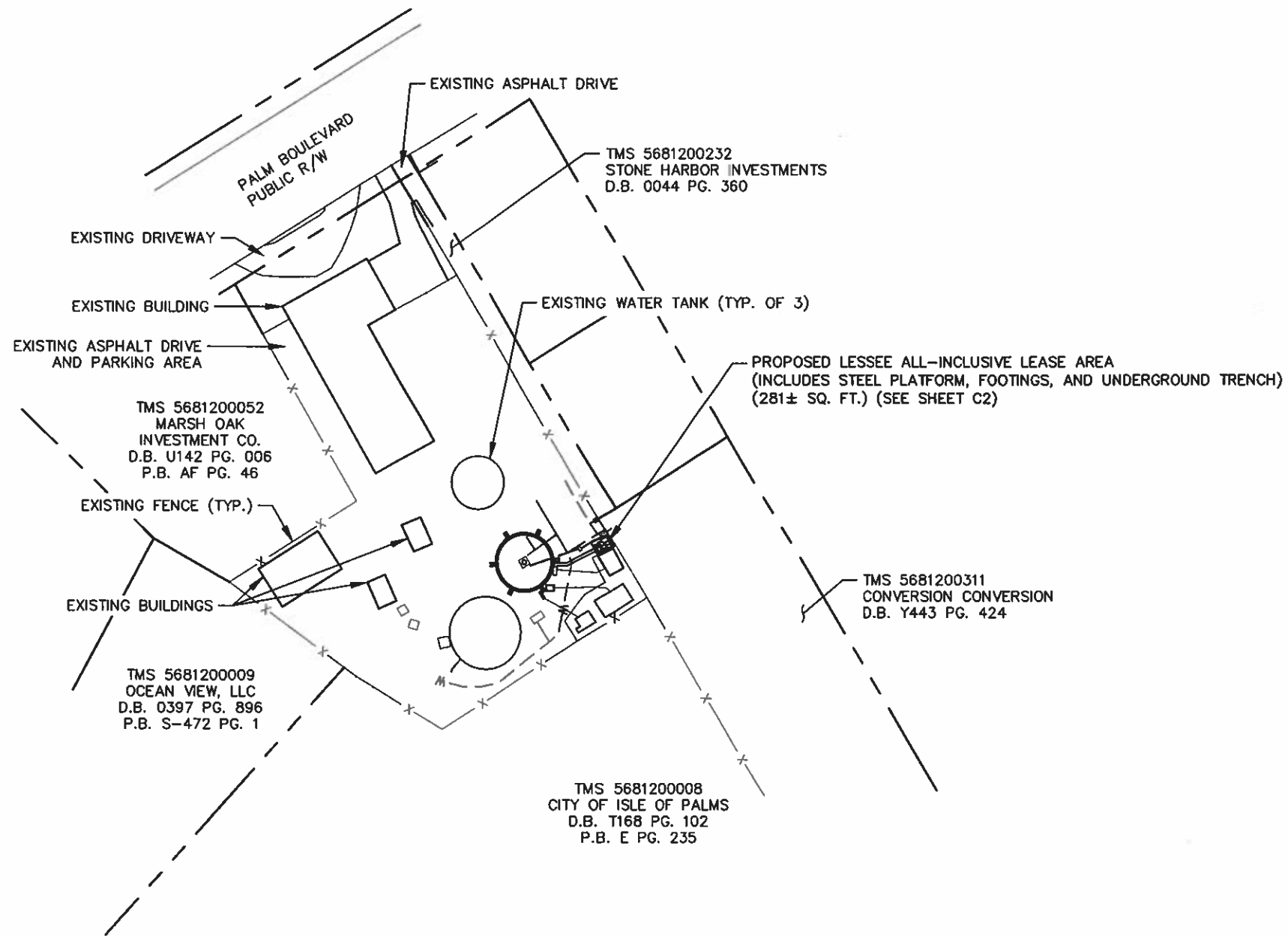
GENERAL NOTES

SHEET NUMBER:

N1

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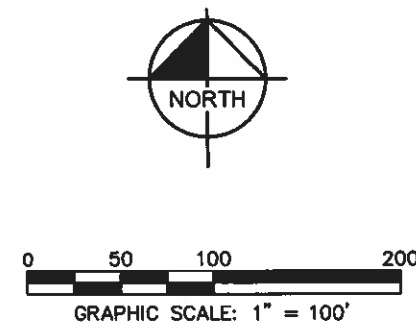
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SURVEY NOTE:

1. VERIZON WIRELESS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TANK COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY MCMURRAY LAND SURVEYING DATED 02/05/18 AND SITE VISIT ON 11/19/15.

1
C0 **OVERALL SITE PLAN**
SCALE: 1" = 100'



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CHARLOTTE, NORTH CAROLINA 28262

PROJECT INFORMATION:

SITE NAME:
PALM BLVD
SITE No.: 318387
PROJECT #: 20141158584
1300 PALM BOULEVARD
ISLE OF PALMS, SC 29451
CHARLESTON COUNTY

PLANS PREPARED BY:



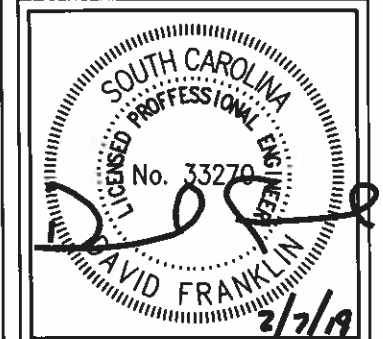
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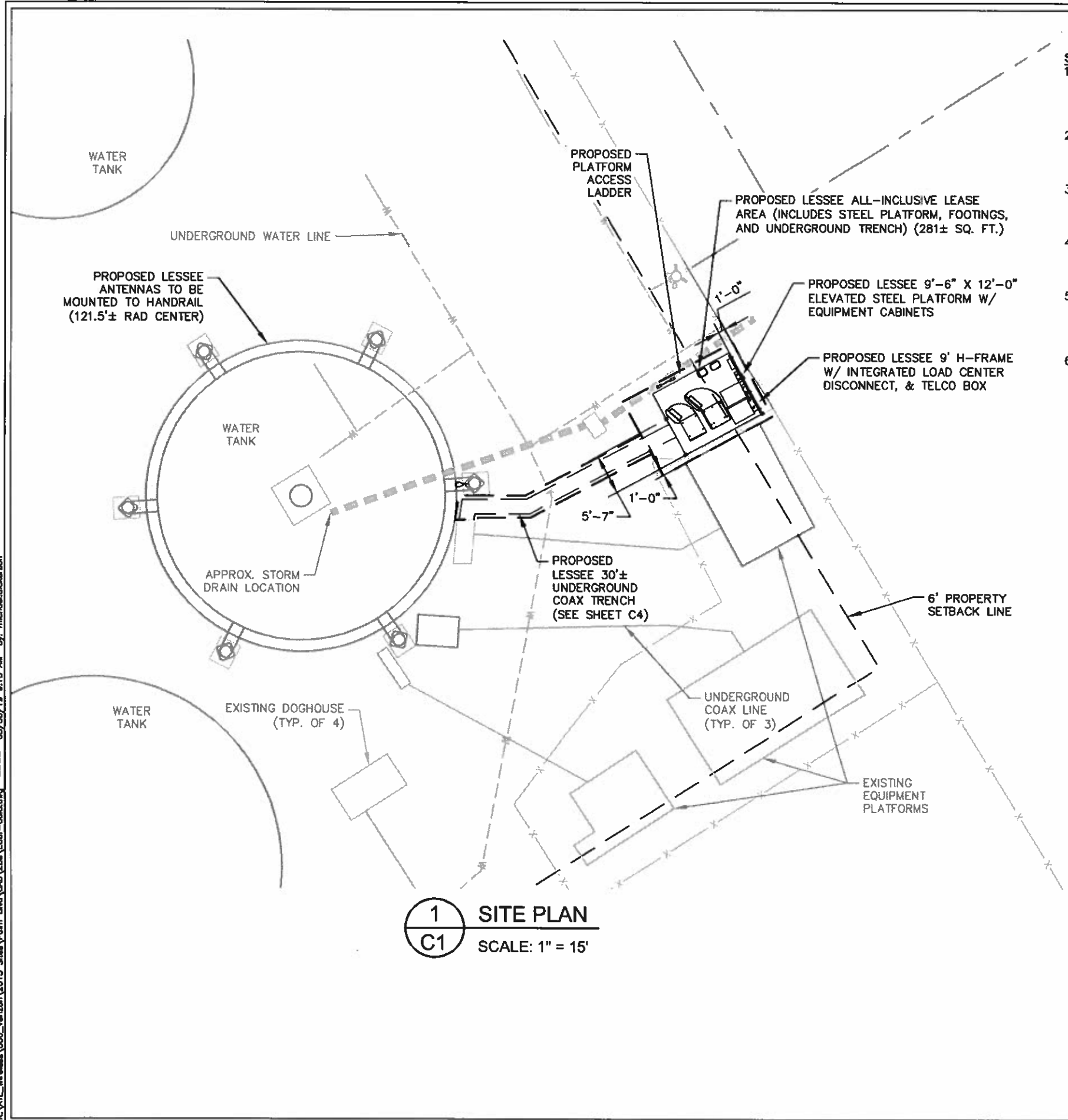
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**OVERALL
SITE PLAN**

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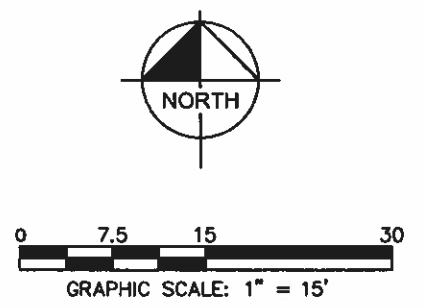
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1 SITE PLAN
C1 SCALE: 1" = 15'

- SITE NOTES:**
1. VERIZON WIRELESS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TANK COMPOUND.
 2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY MCMURRAY LAND SURVEYING DATED 02/05/18 AND SITE VISIT ON 11/19/15.
 3. CONTRACTOR TO CONFIRM WITH VERIZON CONSTRUCTION MANAGER THAT THE EQUIPMENT SHOWN HAS BEEN ORDERED/SCHEDULED FOR DELIVERY TO THIS SITE.
 4. THE BASIS OF EQUIPMENT DESIGN INCLUDES ONE (1) RF CABINET, ONE (1) FUTURE BATTERY CABINET, AND ONE (1) FUTURE EXPANSION CABINET.
 5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND MODIFYING SCOPE OF WORK TO ACCOMMODATE ANY CHANGES IN THE EXACT EQUIPMENT PROCURED BY VERIZON WIRELESS. COORDINATE ANY CHANGES WITH VERIZON WIRELESS CONSTRUCTION MANAGER.
 6. ROUTE COAX/FIBER UP TANK PER STRUCTURAL ANALYSIS BY KIMLEY-HORN.



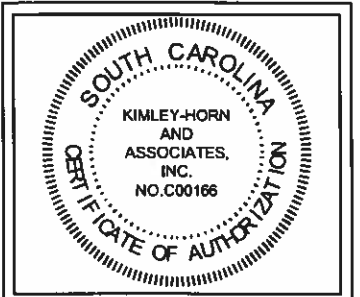
PROJECT INFORMATION:

SITE NAME:
PALM BLVD
SITE No.: 318387
PROJECT #: 20141158584
1300 PALM BOULEVARD
ISLE OF PALMS, SC 29451
CHARLESTON COUNTY

PLANS PREPARED BY:

Kimley-Horn

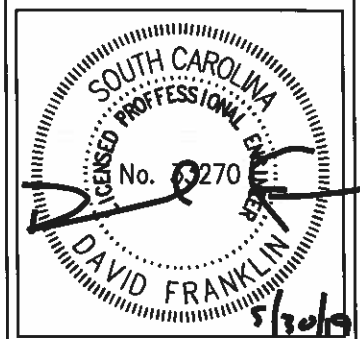
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-618-4280
WWW.KIMLEY-HORN.COM
SC License C00166



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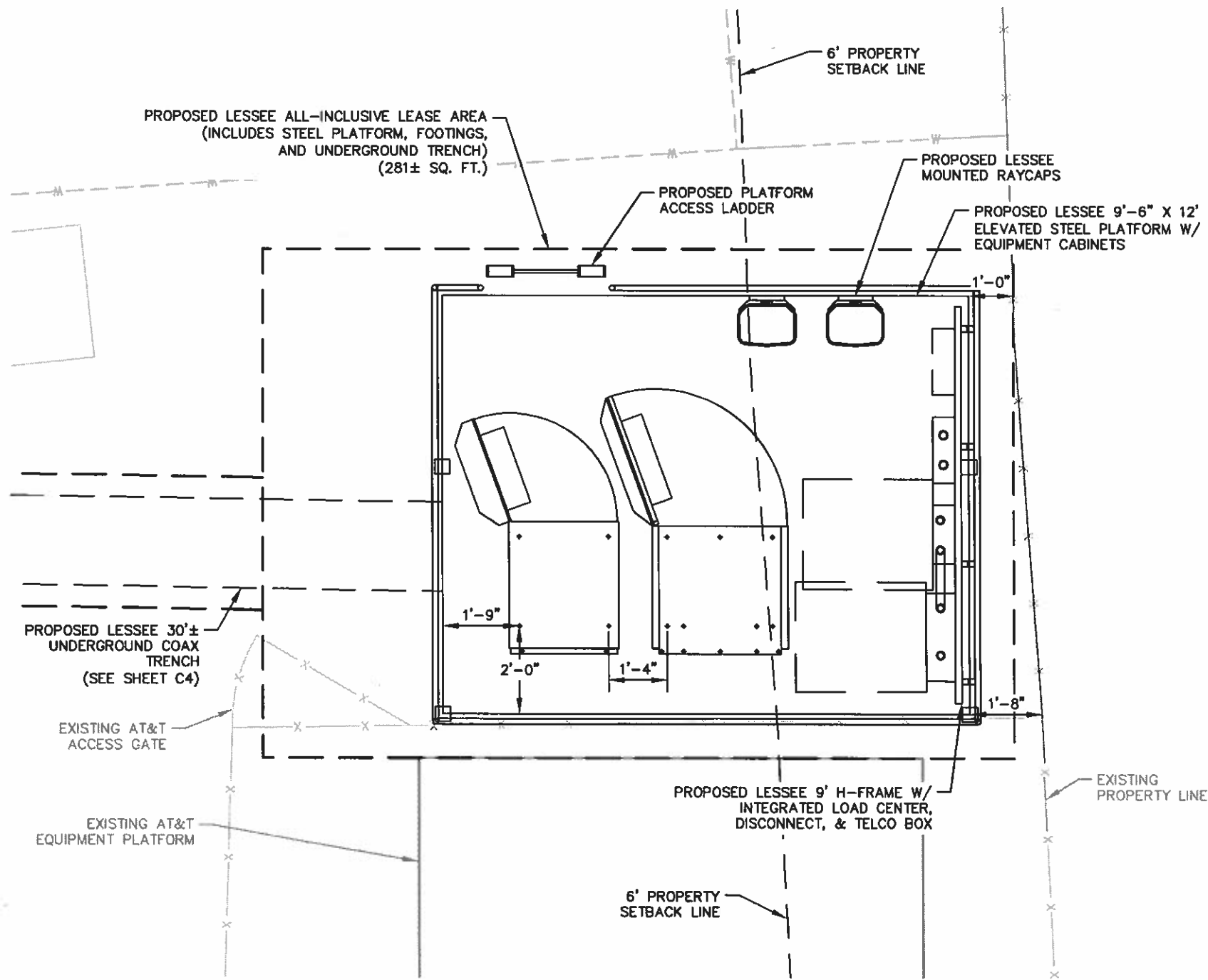
KHA PROJECT NUMBER:
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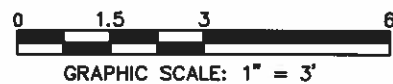
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C1

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1 EQUIPMENT LAYOUT PLAN
C2 SCALE: 1" = 3'



ROUTING NOTES:

1. REFER TO THE SITE PLAN ON SHEET C1 FOR EQUIPMENT PLATFORM LOCATION AND ORIENTATION.
2. RUN 2" TELCO CONDUIT FROM NEW TELCO BOX, DOWN THROUGH NEW OPENING IN PLATFORM GRATING. RUN UNDER STEEL PLATFORM USING 16" RADIUS SWEEPS AT ALL BENDS. FASTEN TO UNDERSIDE OF STEEL PLATFORM USING STANDARD GALVANIZED OR STAINLESS STEEL CONDUIT HANGER HARDWARE. MOUNT SO AS TO ALLOW POWER CONDUITS TO RUN ABOVE TELCO CONDUIT. RUN UP THROUGH NEW OPENING IN PLATFORM GRATING TO APPROX. 3 FT HIGH, THEN CONNECT TO BOTTOM OF 12X12X6 PVC NEMA BOX MOUNTED TO SIDE OF RF CABINET WITH CHASE NIPPLE THROUGH FACTORY KNOCKOUT.
3. RUN 2" POWER CONDUIT FOR RF CABINET FROM BOTTOM OF ILC, DOWN THROUGH NEW OPENING IN PLATFORM GRATING. RUN UNDER STEEL PLATFORM. FASTEN TO UNDERSIDE OF STEEL PLATFORM USING STANDARD GALVANIZED OR STAINLESS STEEL CONDUIT HANGER HARDWARE. RUN UP THROUGH NEW OPENING IN PLATFORM GRATING TO APPROX. 5 FT HIGH, THEN CONNECT TO BOTTOM OF 8X8X6 PVC NEMA BOX MOUNTED TO SIDE OF RF CABINET WITH CHASE NIPPLE THROUGH FACTORY KNOCKOUT.
4. RUN 2" FIBER CONDUIT FROM BOTTOM OF RAYCAP DISTRIBUTION UNIT (OVP), DOWN THROUGH NEW OPENING IN PLATFORM GRATING. RUN UNDER STEEL PLATFORM USING 16" RADIUS SWEEPS AT ALL BENDS. FASTEN TO UNDERSIDE OF STEEL PLATFORM USING STANDARD GALVANIZED OR STAINLESS STEEL CONDUIT HANGER HARDWARE. MOUNT SO AS TO ALLOW POWER CONDUITS TO RUN ABOVE TELCO CONDUIT. RUN UP THROUGH NEW OPENING IN PLATFORM GRATING TO APPROX. 3 FT HIGH, THEN CONNECT TO BOTTOM OF 12X12X6 PVC NEMA BOX MOUNTED TO SIDE OF RF CABINET WITH CHASE NIPPLE THROUGH FACTORY KNOCKOUT.
5. RUN 1 1/2" POWER CONDUIT FOR EVERY (6) RRU CIRCUITS FROM BOTTOM OF OVP, DOWN THROUGH NEW OPENING IN PLATFORM GRATING. RUN UNDER STEEL PLATFORM. FASTEN TO UNDERSIDE OF STEEL PLATFORM USING STANDARD GALVANIZED OR STAINLESS STEEL CONDUIT HANGER HARDWARE. RUN UP THROUGH NEW OPENING IN PLATFORM GRATING TO APPROX. 3 FT HIGH, THEN CONNECT TO BOTTOM OF SAME 12X12X6 PVC NEMA BOX USED FOR TERMINATION OF FIBER CONDUIT FROM OVP.
6. RUN HYBRID CABLES FROM TOWER, DOWN SITE STRUT CABLE LADDER AT EDGE OF PLATFORM. TRANSITION ONTO BOTTOM OF OVP H-FRAME AND RUN UP INTO BOTTOM OF H-FRAME MOUNTED OVP.
7. RUN COAX (IF USED) FROM TOWER DOWN SITE STRUT CABLE LADDER AT EDGE OF PLATFORM. TERMINATE JUST ABOVE PLATFORM AND TRANSITION TO COAX JUMPERS. RUN JUMPERS ACROSS BOTTOM OF RRU H-FRAME AND UP TO BOTTOM OF RRU'S OR DIPLEXERS.
8. GPS ANTENNA TO BE MOUNTED TO STANDARD HEIGHT ICE BRIDGE POST NEAREST TO PLATFORM WITH EXTENDED MOUNTING PIPE, USING COMMSCOPE GPS-U MOUNTING KIT.
9. BOLT CABINETS TO PLATFORM GRATING USING FASTENERS SPECIFIED BY EQUIPMENT MANUFACTURER IN FACTORY PROVIDED MOUNTING HOLES.

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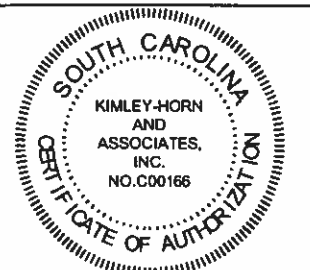
PROJECT INFORMATION:

SITE NAME:
 PALM BLVD
SITE No.: 318387
PROJECT #: 20141158584
 1300 PALM BOULEVARD
 ISLE OF PALMS, SC 29451
 CHARLESTON COUNTY

PLANS PREPARED BY:

Kimley»Horn

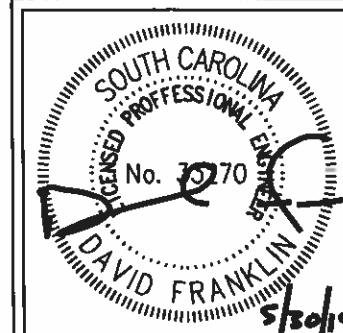
11720 AMBER PARK DRIVE, SUITE 600
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KHA PROJECT NUMBER:

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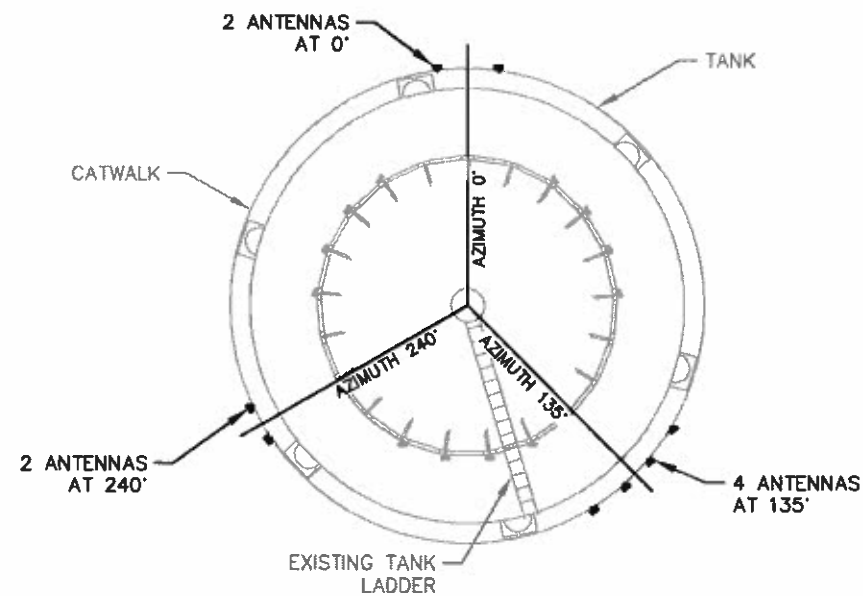
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SHEET TITLE:

EQUIPMENT LAYOUT PLAN

SHEET NUMBER:

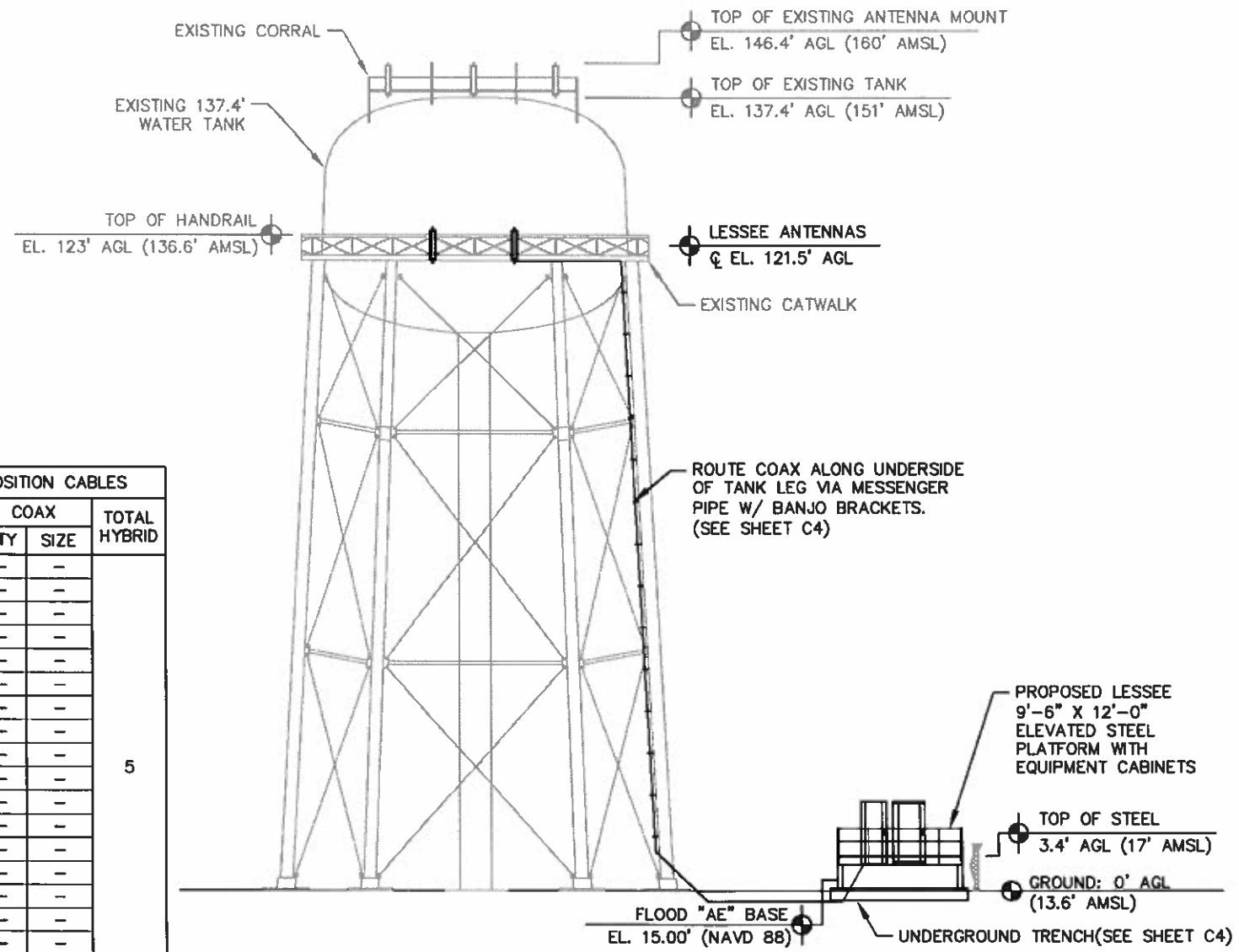
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1 ANTENNA ORIENTATION PLAN
 (NOT TO SCALE, FOR ILLUSTRATIVE PURPOSES ONLY, SEE STRUCTURAL ANALYSIS BY OTHERS TO CONFIRM ANTENNA MOUNT TYPE)

ANTENNA SECTOR	AZIMUTH IN DEGREES	MECHANICAL DOWN TILT	LICENSED FREQUENCY	ANTENNA* (QTY) MAKE/MODEL	REMOTE RADIO UNIT	COMPOSITION CABLES			TOTAL HYBRID
						LENGTH	COAX QTY	COAX SIZE	
A1	0°	0°	700	(1) COMMSCOPE/NHH-65C-R2B	4449	-	-	-	5
			850			-	-	-	
			1900			-	-	-	
A4	0°	0°	700	(1) ANDREW/NHH-65C-R2B	4449	-	-	-	5
			850			-	-	-	
			2100			-	-	-	
B1	135°	0°	700	(2) AMPHENOL/HTXC033S17X000	4449	-	-	-	5
			850			(2) 8843	-	-	
			1900			-	-	-	
B4	135°	0°	700	(2) AMPHENOL/WBX033S20XX00	SHARED W/ B1	-	-	-	5
			850			(2) 8843	-	-	
			2100			-	-	-	
G1	240°	0°	700	(1) ANDREW/UNNPX206R3	4449	-	-	-	5
			850			-	-	-	
			1900			-	-	-	
G4	240°	0°	700	(1) ANDREW/UNNPX206R3	SHARED W/ G1	-	-	-	5
			850			-	-	-	
			2100			-	-	-	

NOTES:
 1. ALL INFORMATION ON THIS PAGE IS PROVIDED BY VERIZON WIRELESS AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE VERIZON WIRELESS CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, AND COAX CABLE INFORMATION.
 2. REFER TO STRUCTURAL ANALYSIS BY KIMLEY-HORN OF PROPOSED WATER TANK.
 3. IT IS UNDERSTOOD THAT KIMLEY-HORN MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, FINDINGS, DESIGNS, RECOMMENDATIONS, SPECIFICATIONS, OPINION, OR PROFESSIONAL ADVICE RELATING TO THE STRUCTURAL ADEQUACY OF THE PROPOSED TOWER OR ATTACHMENT OF ANTENNAS OR OTHER APPURTENANCES.



2 WATER TANK ELEVATION - SE VIEW (FACING NW)
 NOT TO SCALE

NOTES:
 1. ALL EXISTING ATTACHMENTS TO TANK BASED ON STRUCTURAL ANALYSIS BY OTHERS (SEE GENERAL NOTE 1.07, SHEET N1).
 2. THE TANK ELEVATION SHOWN ABOVE IS FOR REFERENCE ONLY.
 3. COAX/FIBER CABLE LENGTHS ARE APPROXIMATE. CONTRACTOR TO VERIFY CORRECT LENGTH IN FIELD AT TIME OF CONSTRUCTION.
 4. FOR CLARITY, EXISTING STRUCTURES NOT SHOWN.
 5. PROPOSED ANTENNAS WILL BE LIGHT GRAY IN COLOR.



PROJECT INFORMATION:
 SITE NAME: PALM BLVD
 SITE No.: 318387
 PROJECT #: 20141158584
 1300 PALM BOULEVARD
 ISLE OF PALMS, SC 29451
 CHARLESTON COUNTY

PLANS PREPARED BY:
Kimley-Horn
 11720 AMBER PARK DRIVE, SUITE 800
 ALPHARETTA, GA 30009
 PHONE: 770-618-4280
 WWW.KIMLEY-HORN.COM
 SC License C00166



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KHA PROJECT NUMBER:
 018985322
 DRAWN BY: MWD CHECKED BY: CDS

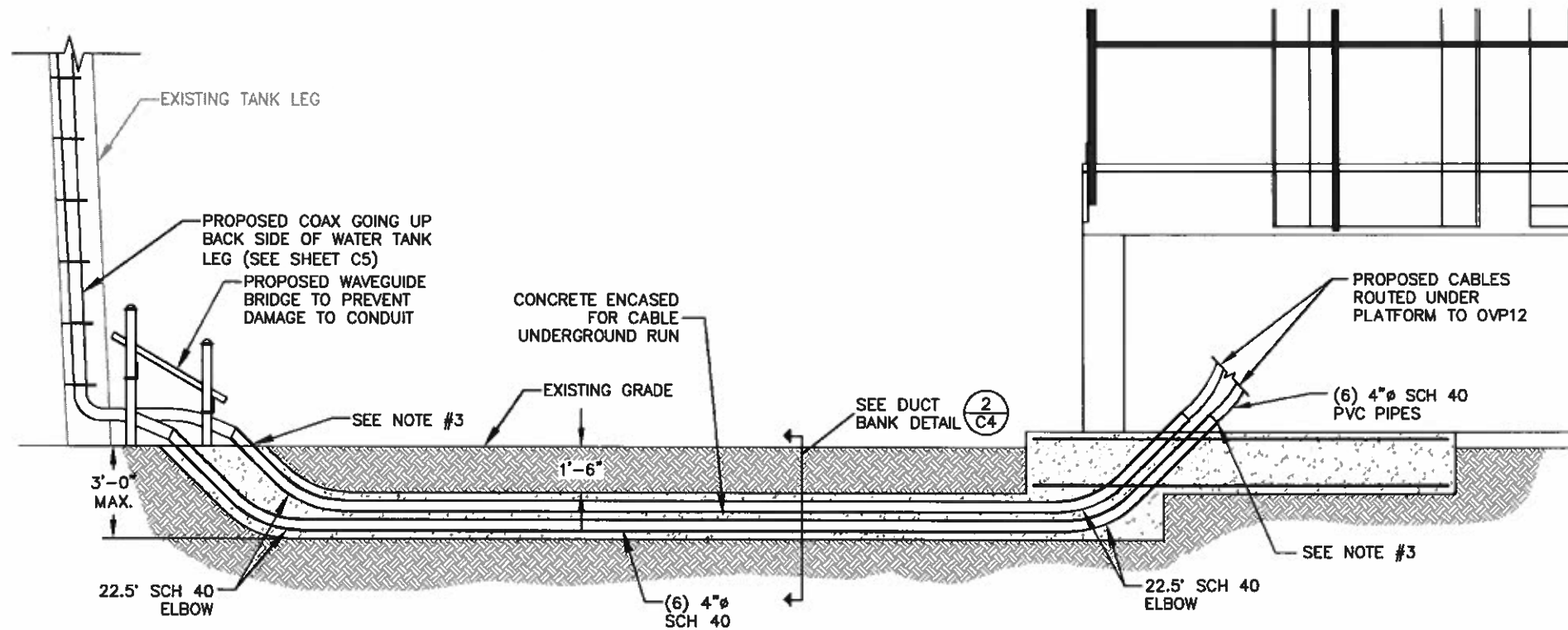
SHEET TITLE:
ANTENNA AND TANK ELEVATION DETAILS

SHEET NUMBER:
C3

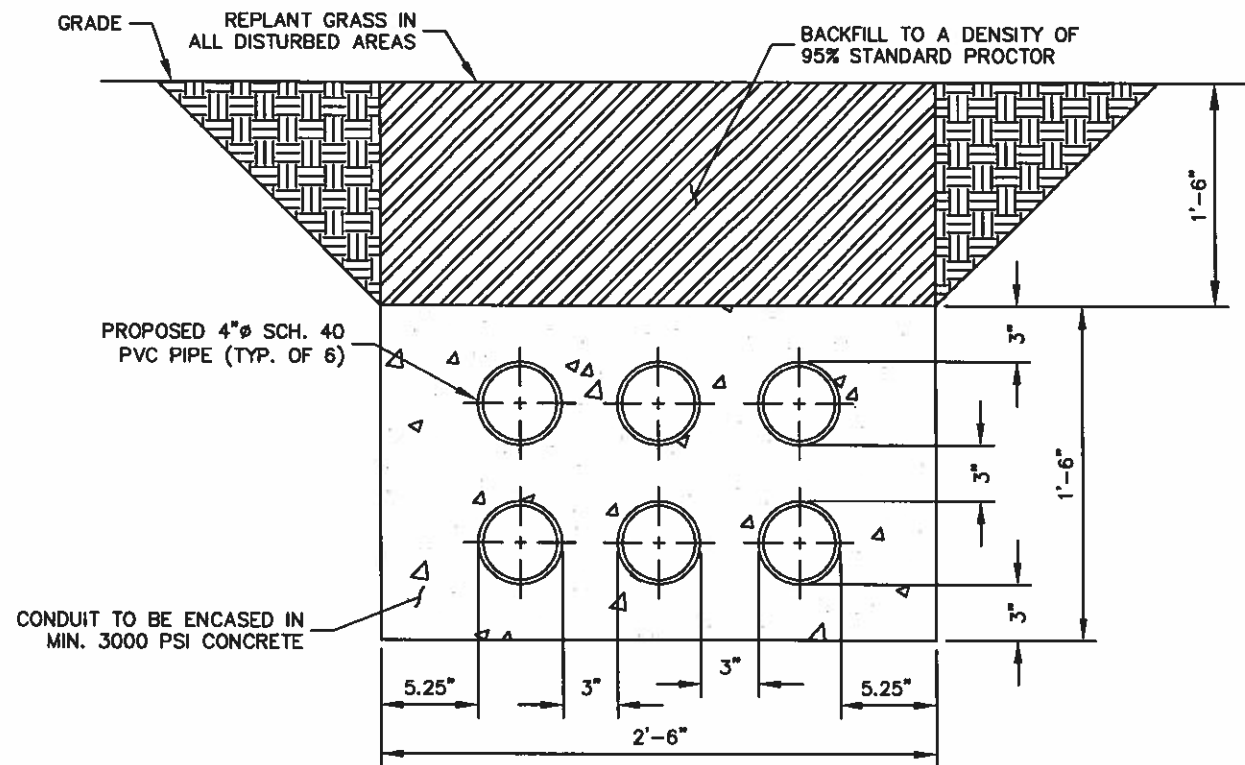
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TRENCH NOTES:

1. UNDERGROUND CONDUIT FOR WAVEGUIDE ROUTING SHALL BE SCH 40 PVC EXCEPT AS OTHERWISE NOTED.
2. ALL UNDERGROUND RUNS OF WAVEGUIDE CONDUIT SHALL BE CONCRETE ENCASED. SEE CABLE DUCT BANK DETAIL.
3. CONDUIT OPENING AND JOINTS SHALL BE SEALED WITH INDUSTRY STANDARD SEALANT TO PREVENT STANDING WATER IN CONDUITS.
4. PROPOSED PVC WAVEGUIDE CONDUIT TO BE SUPPORTED IN PLACE AS DEPICTED ON THE CABLE DUCT BANK DETAIL. CONDUIT TO BE SUPPORTED AS REQUIRED UNTIL CONCRETE SETS UP. CONDUIT TO BE PRE-BENT AS SHOWN USING INDUSTRY STANDARD HEAT BLANKET. ENSURE SMOOTH BENDS TO ALLOW FOR COAX PULLING.
5. CONTRACTOR IS TO ESTABLISH THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES AND SERVICES PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO DEWATER SITE AS NECESSARY FOR CABLE DUCT BANK CONSTRUCTION.



1 COAX TRENCH DETAIL
C4 NOT TO SCALE



2 CABLE DUCT BANK DETAIL
C4 NOT TO SCALE



8021 RESEARCH DRIVE
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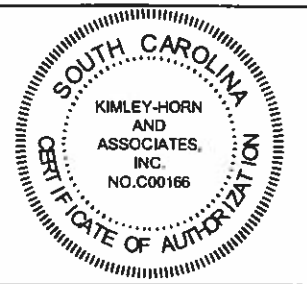
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1300 PALM BOULEVARD
ISLE OF PALMS, SC 29451
CHARLESTON COUNTY

PLANS PREPARED BY:



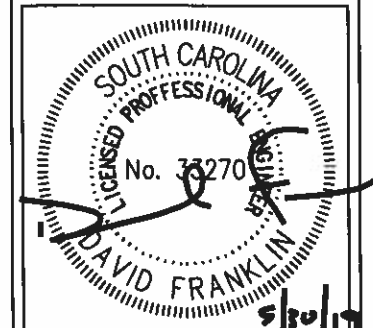
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LICENSER:



KHA PROJECT NUMBER:

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DRAWN BY: CHECKED BY:

MWD CDS

SHEET TITLE:

**COAX TRENCH
DETAILS**

SHEET NUMBER:

C4