

**MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT  
STAFF REPORT #18**

**CASE NUMBER:** S.U.P. 08-232

**L.U.C.B. MEETING:** December 11, 2008  
(Updated 12/22/08)

**LOCATION:** North side of Club Parkway; ±390 feet west of Germantown Parkway

**COUNCIL DISTRICTS** Regular District 2 Super District 9

**OWNER OF RECORD:** LIF Car Wash Ventures LLC

**LESSOR/APPLICANT:** Tower Ventures V, LLC

**REPRESENTATIVE:** Billy Orgel

**REQUEST:** Cell Tower (CMCS - 145 ft. monopole - modified to flag pole)

**AREA:** 0.68 Acres

**EXISTING LAND USE & ZONING:** Self-service car wash in the (CP) District under the Club Center North C-P Plan, Phase II

**SURROUNDING USES AND ZONING:**

**North:** Vacant property and, across Club Center Drive, commercial uses all in the C-P district. Commercial uses and. An apartment complex (in a PD) farther to the north.

**East:** Commercial uses and vacant property in the C-P district

**South:** Across Club Parkway, in the Multiple Family Residential (R-ML) District, a bowling alley and the entrance to a large apartment complex and a ministorage warehouse complex (with an old, short cell tower on a very restricted lease parcel site)

**West:** A vacant lot and commercial uses in the C-P district

**OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION**

***Approval, with Conditions***

**CONCLUSIONS**

1. *The siting of the proposed tower lacks screening. This situation will be partially alleviated when buildings are constructed on adjoining lots to the north and northwest. Some modifications in the standard landscaping treatment should be considered to provide better screening for the tower base.*
2. *The carrier is seeking a tower site in the area of its coverage gap, which is not terribly extensive. Several possible alternative sites have been identified by the applicant, but these have been determined by the applicant to be either unsuitable due to site constraints or unavailable.*
3. *Proposed tower location has very almost no impact on single-family neighborhoods. The moderate height and use of the flag pole design should make the tower relatively compatible with the nearby commercial uses and apartment complexes*

Staff Report  
S.U.P. 08-232

December 11, 2008  
Page 2

**Staff Planner: Dave Adams**

**E-mail Address: [david.adams@memphistn.gov](mailto:david.adams@memphistn.gov)**



**Figure 1: VICINITY MAP**  
**LOCATION OF SUBJECT PROPERTY**  
(Licensed by Rand McNally & Company for limited distribution)

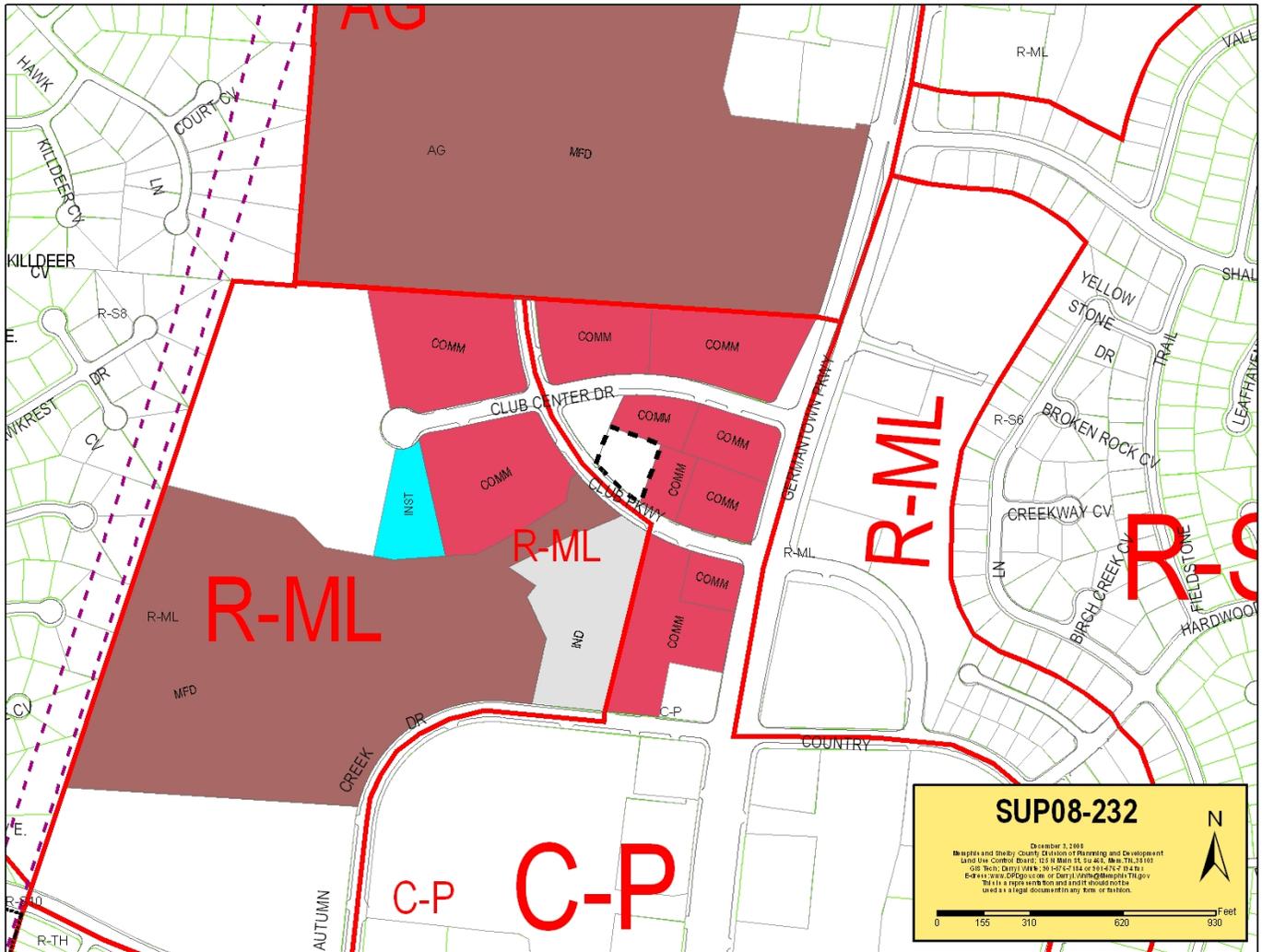


Figure 2: Land Use and Zoning in the Vicinity

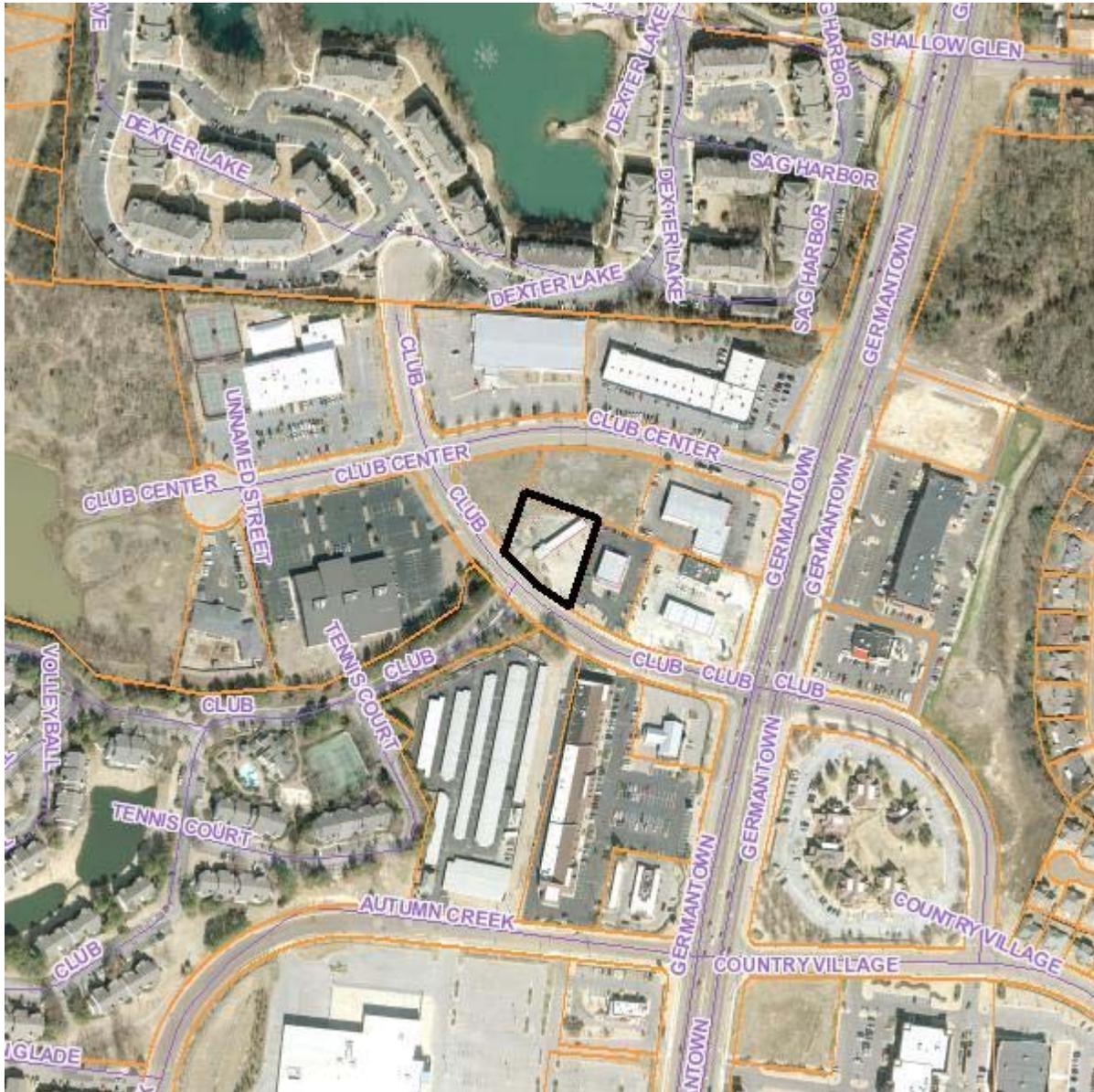


Figure 3: Overhead View of Vicinity



**Figure 4 Overhead View of Subject Property**



**Figure 5: East side of car wash building on subject property as viewed from Club Parkway**

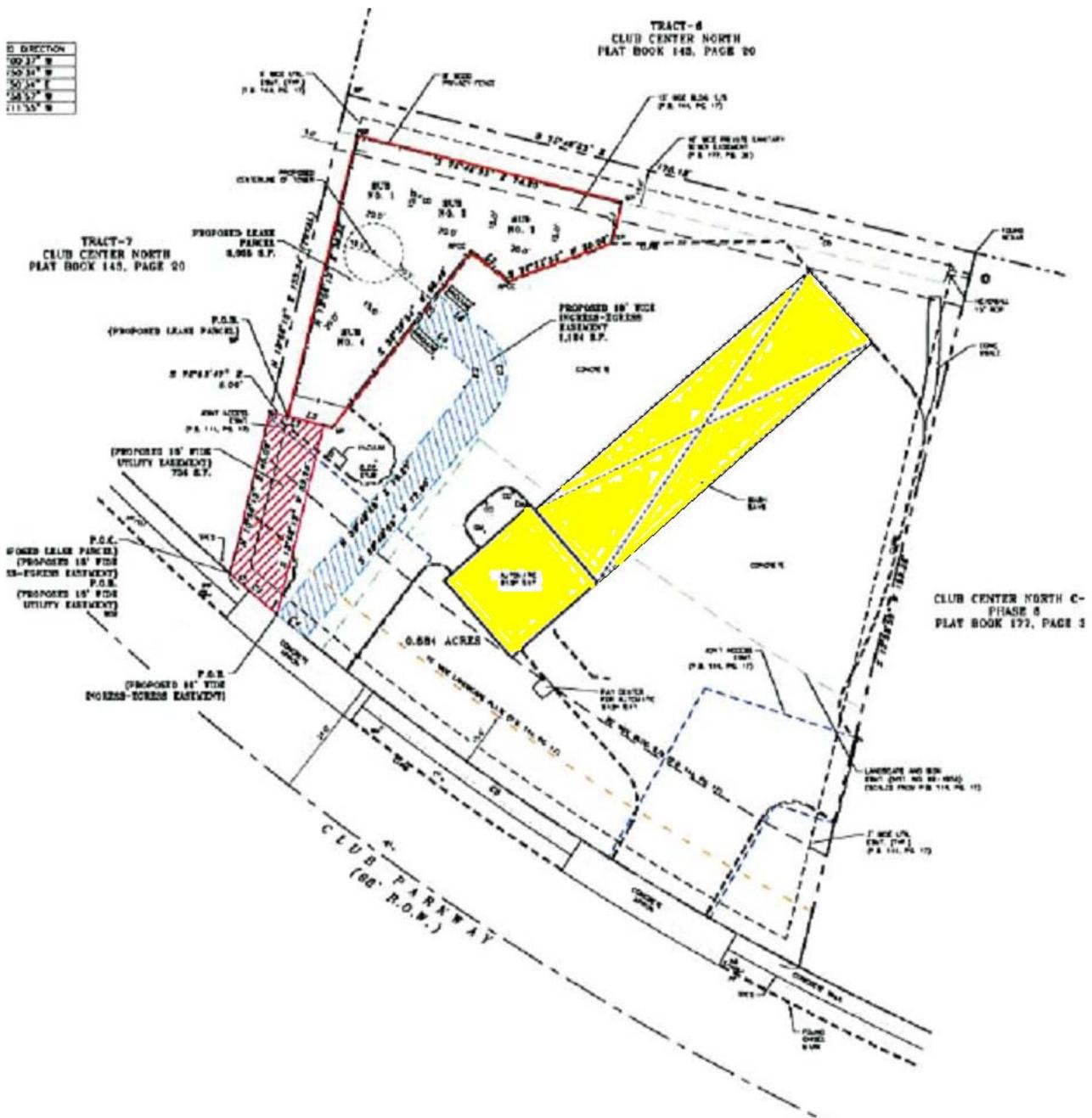


Figure 6: Site Plan – Features colorized by OPD Staff for easy identification

**KEY**

- Yellow – Car wash building
- Blue crosshatch pattern – Ingress/egress easement through current paved area
- Red crosshatch pattern – Utility easement
- Red line border - Lease parcel/ tower compound

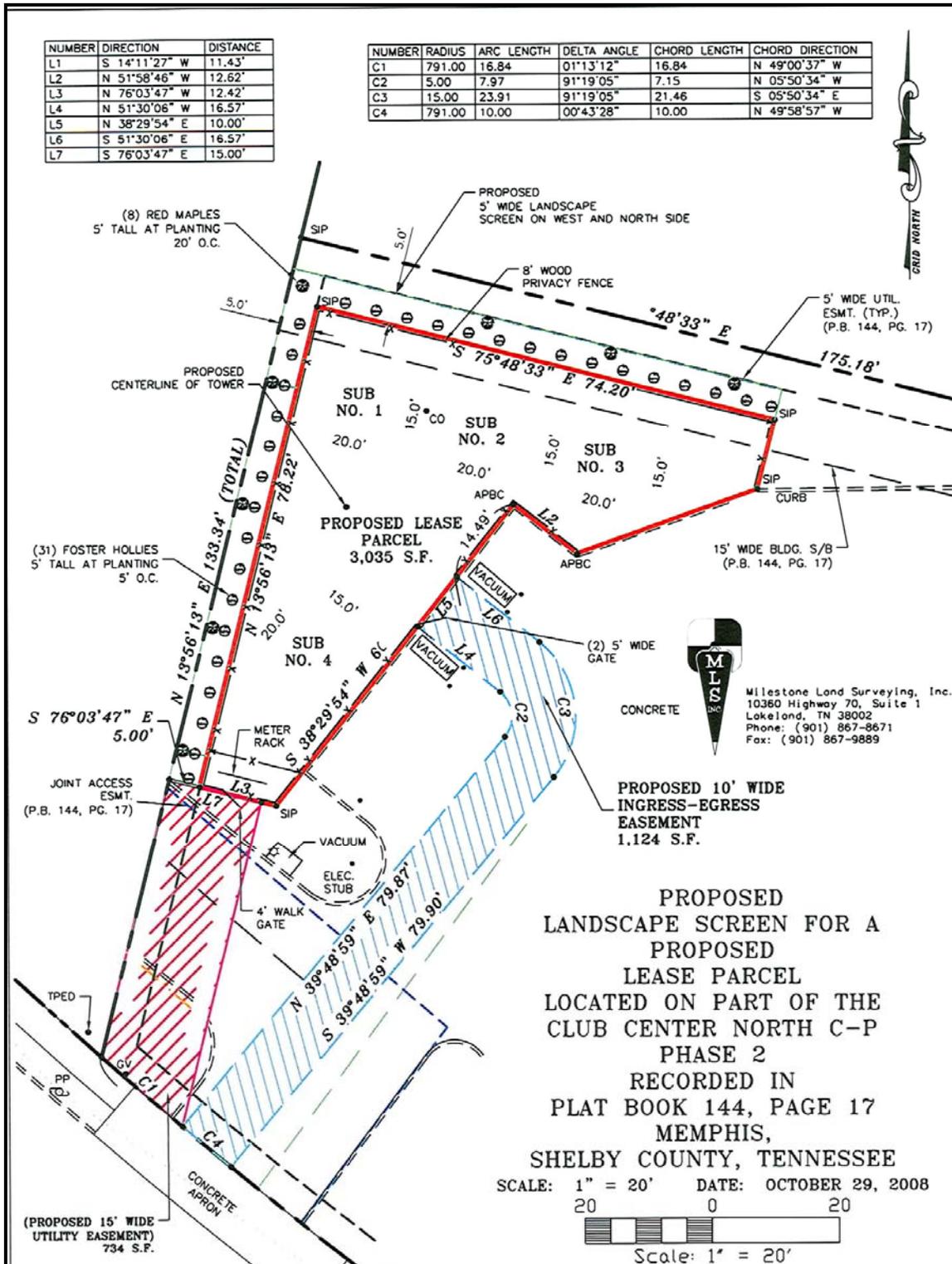


Figure 6: Proposed Landscape Plan

## STAFF ANALYSIS

### Site Characteristics

The subject property consists of a 0.68 acre site in a commercial development regulated by the Club Center North C-P Plan. It is located on Club Parkway, a commercial street extending southeast from a back entrance to the Reserve at Dexter Lake Apartment complex, past the subject property and the entrance to the Trinity Lake Apartments to a traffic signal at Germantown Road and then onward to Cordova Village Drive. Germantown Road is about 500 feet east of the subject property.

The subject property is an irregular rectangle in shape, with the curving alignment of Club Parkway along the south side. Its average depth perpendicular to Club Parkway is roughly 160 feet, and its average width parallel to the chord of the street frontage would be about 180 feet. The property is currently occupied by a self service car wash. Much of the property consists of the building and surrounding parking area, which includes self-service vacuum station. The west and primarily the northwest side of the property are vacant and treeless.

### Vicinity and Neighborhood

The subject property is one of the commercial nodes that have grown up along Germantown where significant east-west access has been provided. This Club Center is relatively small and low in intensity when compared with the commercial development at Cordova Road --- to south and Dexter Road. Two large apartment complexes separate these three commercial centers. .

### Proposed Development

The applicant, Tower Ventures V, LLC. wishes to develop a cell tower site on an irregular 3,035 sq. ft leased parcel on the northwest side of the subject property. Access for service vehicles would be through an easement of the paved portion of the property. Utility connections would have a separate easement on a more direct path.

### Planning Issues

A Commercial Mobile Communications Service (CMCS) tower (commonly known as a cell tower) is allowable in the Planned Commercial (C-P) District, subject to certain particular conditions which apply to this use<sup>a</sup>; a set of general conditions that apply to all special use permits; a unique set of

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<sup>a</sup> [Standards for CMCS Towers]

v. CMCS facilities subject to the following additional standards:

- (1) Within residential zoning districts, CMCS facilities, support structures and associated attachments shall be encouraged to locate on publicly owned and/or leased properties, public/private utility owned properties, or institutional uses.
- (2) The location, size and design of such facilities shall be such that minimal negative impact results from the facility. Any application for a new CMCS tower shall not be approved nor shall any building permit for a new CMCS tower be issued unless the applicant certifies that the CMS equipment planned for the proposed tower cannot be accommodated on an existing or approved tower or other structure due to one or more of the following reasons:

- 
- (a) The planned equipment would exceed the structural capacity of existing and approved structures, considering existing and planned use of those structures, and those structures cannot be reinforced to accommodate planned or equivalent equipment at a reasonable cost.
  - (b) The planned equipment would result in technical or physical interference with or from other existing or planned equipment and the interference cannot be prevented at a reasonable cost.
  - (c) There are no appropriate existing or pending structures to accommodate the planned equipment, taking into account, among other factors, the applicant's system requirements.
  - (d) Other reasons that make it impractical to place equipment planned by the applicant on existing and approved structures.
  - (3) Applications for CMCS facilities to be located on publicly owned and/or leased properties, including without limitations, public parks, the following criteria shall apply:
    - (a) The CMCS facility will not unduly interfere with the functions or aesthetics of the city park or property.
    - (b) A CMCS facility shall not be located on any public park less than ten acres in size.
    - (c) Minimum distance between any CMCS facility and any playground shall be equal to 1 1/2 times the height of the tower.
    - (d) The use of an existing tower or existing support structure is not technically, structurally, economically and/or financially feasible.
    - (e) The proposed facility has adequate capacity to handle a minimum of three additional users.
    - (f) All towers shall be a "stealth" application or consistent with the natural or built environment or the site. Landscaping and screening may be required in addition to the minimum requirements of this ordinance.
    - (g) Obstruction lighting and/or marking shall not be permitted in public parks or on public school properties. On other public properties, proposed lighting may be approved by the city council and/or county commission as an element of the special use permit site plan and conditions.
    - (h) Any CMCS facility which has ceased operations for a period of 180 continuous days shall be dismantled and removed from the site at the owners expense. Prior to the issuance of a building permit for such CMCS facility, adequate financial security not to exceed \$20,000.00 shall be posted with the building official to assure the dismantling, removing and restoring of the public property/park upon which the CMCS facility will be located.
    - (i) The planned equipment will not interfere with emergency communications including without limitation those of the Memphis Fire and Police Departments, the county fire department and/or the county sheriff's department as substantiated through a RF (radio frequency) study. If interference occurs, proper remediation steps shall be taken.
  - (4) Any proposed tower shall be structurally designed to accommodate at least three additional CMCS sectorized antennae array if at least 100 feet in height, at least five additional CMCS sectorized antennas if at least 150 feet in height or at least six additional CMCS sectorized antennas if at least 170 feet in height. Colocated CMCS antennas shall be placed on a structure in such a manner as to avoid interference with or impairment of operations of existing antennae or other uses.
  - (5) Nothing in these rules and regulations shall obligate the owner of an existing tower to colocate additional antennas on such tower or be construed to interfere with or limit the rights of parties to set rent or establish other terms and conditions of the shared use of a CMCS tower or facility.
  - (6) The minimum setback requirement for support structures including associated attachments shall correspond to the zoning district in which they are located, except that a minimum buffer equal to the height of the tower shall be maintained between any support structure (excepting sites incorporating stealth design) and any single-family residentially zoned or used property line.
  - (7) Accessory facilities shall be permitted but may not include offices, long-term vehicle storage, other outdoor storage, or broadcast studios, except for emergency purposes or other uses that are not needed to send or receive transmissions.
  - (8) Existing on-site vegetation shall be preserved to the maximum extent practicable and shall be supplemented as required by the office of planning and development as necessary. Where the site abuts residentially developed land, residential zoning districts, the residential portion of an approved planned development, or public land or streets, the site perimeter shall be landscaped with at least one row of deciduous trees, not less than two inches in diameter, measured three feet above the grade, spaced not more than 20 feet apart within 25 feet of the site boundary, as well as at least one row of evergreen trees and shrubs, at least five feet high when planted and spaced not more than five feet apart to form a solid shrub screen and within 40 feet of the site boundary. Alternatives such as walls or fences may be permitted based on security or other reasons.
  - (9) Security fencing shall be required around the base and guy anchors of any towers.
  - (10) Towers shall not be artificially lighted unless:
    - (a) Required by the Federal Aviation Administration or other governmental authority;
    - (b) Circumstances make lighting appropriate for safety or other reasons unique to a specific application that are set forth in that application, but in no case shall any lighting shine into adjacent residential structures.
  - (11) The application for a special use permit approval shall include the following:
    - (a) A site plan drawn showing the property boundaries, tower, guy wire anchors (if any), existing structures, proposed transmission buildings and/or other accessory uses, access, parking, fences, a landscaping plan and existing abutting land uses around the site.

conditions tailored to the site, and a detailed site plan. Under most circumstances a final requirement is the approval of a legislative body, in this case the Memphis City Council.

Cell towers are often necessary in areas where they appear out-of-place. For better compatibility with the relatively attractive commercial development nearby, the applicant is proposing an advanced stealth design – the flag pole option, which would completely hide the individual antennae elements. This tower at 145 feet would be shorter, but similar in appearance to the 199' flagpole tower near the old Cordova railway depot.

To carryout its responsibilities, OPD staff sometimes asks the applicant to determine whether another location would be superior. In this case, the applicant has voluntarily provided a record of alternative sites that it has considered. These may be found in Exhibit C.

If the location is justified, the staff also works with the applicant to optimize the siting of the tower and the landscaping of the site. In this case, as usual the major concern is the screening of the lower portion of the tower base as appropriate, with trees and shrubs. The zoning ordinance specifies a standard planting to screen the tower base. The applicant is requesting a modification due to the lack of space on the property and the presence of buildings and the required parent tract screening to help screen the view from the south and the east.

#### Analysis and Conclusions:

The federal telecommunications act requires local governments to allow wireless carriers to create of service networks. It is often a challenge to find appropriate spots to fill network service gaps. Considering the relative limited area of the network identified here, the proposed site and design seem to be acceptable, and would not appear to have any substantial adverse on the surrounding uses.

#### **RECOMMENDATION:**      *Approval, with Conditions*

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- (b) A study from a professional engineer which specifies the tower height and design, including a cross-section of the structure, demonstrates the tower's compliance with applicable structural standards, including a certification that the tower will withstand at a minimum sustained winds in accordance with the appropriate building code, and a description of the tower's capacity, including the number and type of antennas which it can accommodate.
  - (c) Written statements that the proposed tower will comply with regulations administered by the Federal Aviation Administration, Federal Communications Commission, and all applicable governmental bodies, or that the tower is exempt from those regulations.
  - (d) A letter of intent committing the tower owner and his or her successors to allow shared use of the tower, if capacity exists, based on existing and planned use, and if a future applicant agrees in writing to pay any reasonable charge of shared use, the potential use is technically compatible and the future applicant is in good standing.
- (12) The minimum setback requirements of chart 2 shall apply to the equipment, structures, and other buildings which are auxiliary to functions of the CMCS tower except as specified in 9v.(6) of this ordinance. Exceptions to the minimum setback requirements may be permitted. The tower height shall not be used to calculate the minimum setback requirements. The height restrictions of chart 2 do not apply to tower height and the height permitted for each new application shall be set on the basis of its own merits.
  - (13) Any CMCS tower and equipment shall be removed no later than 180 days after ceasing operations.

## **SITE PLAN CONDITIONS**

### **AS APPROVED BY THE LAND USE CONTROL BOARD**

A Special Use Permit is hereby granted to the applicant Tower Ventures V to allow construction and operation of a Commercial Mobile Communications Service (CMCS) Tower and ancillary facilities on property leased at 7930 Club Parkway in accordance with a site plan approved by the Office of Planning and Development and with the following supplemental conditions.

1. The maximum tower height shall be one-hundred forty-five feet (145'), subject to Item 2 below, and the tower will incorporate the flagpole design, with a USA flag displayed and lighted after dark.<sup>b</sup>
2. The tower shall be free of ~~all lighting, including~~<sup>b</sup> aircraft hazard lighting, and shall be designed so as to avoid the necessity of such lighting under currently federal regulations.
3. The tower and related equipment shall be removed within one-hundred eighty (180) days of ceasing operations.
4. The tower shall be constructed within two (2) years of approval by the Shelby County Board of Commissioners. The Land Use Control Board may grant a time extension through the applicant filing a correspondence item application with public notice sent to all property owners within five-hundred (500') feet of the property.
5. The tower shall be structurally designed to accommodate three (3) additional sectorized arrays.
6. A sightproof security fence, six feet (6') or more in height, shall be constructed around the tower and associated equipment. Black vinyl slats in chain-link fencing may be used as an alternative to wood in this instance for rendering the fence sightproof.<sup>b</sup>
7. The tower operator shall install and maintain perimeter screening as follows: The site perimeter shall be landscaped with at least one row of deciduous trees, not less than two inches in diameter, measured three feet above the grade, spaced not more than 20 feet apart within 25 feet of the site boundary, as well as at least one row of evergreen trees and shrubs, at least five feet high when planted and spaced not more than five feet apart to form a solid shrub screen and within 40 feet of the site boundary. An equivalent alternative landscaping plan, incorporating features of the parent tract, may be substituted subject to the review and approval of the Office of Planning and Development.<sup>b</sup>
8. The owner of the parent tract shall be responsible for maintaining, and if necessary installing, the landscaping specified in the approved final plan for this site, recorded at P.B 144 Pg. 17 in the County Registers Office.

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b Amendment added with Land Use Control Board approval.

9. The approved final plan for this site (Phase 2 of Club Center North C-P Plan) shall be recorded to show all changes approved in connection with this special use permit.

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## GENERAL INFORMATION

<b>Coordinates:</b>	35° 09' 49"N, 89° 47' 47"W
<b>Parcel Number:</b>	096500 00451
<b>Street Address:</b>	7930 Club Parkway, 38018
<b>Street Frontage:</b>	<u>Club Parkway</u> : 188 feet on this minor collector street (48' pavement, 68' ROW).
<b>Planning District:</b>	Shelby Farms – Germantown
<b>Census Tract:</b>	211.23
<b>Annexation Status:</b>	Annexed by Memphis – April 30, 2002
<b>Zoning Atlas Page:</b>	1955
<b>Zoning History:</b>	<1981 – Zoned Multiple Dwelling “R-3A” District. 1981 – Converted to Multiple Dwelling Residential (R-ML) District with the adoption of the current zoning ordinance. >1981 – Rezoned to Planned Commercial (C-P) District.

## DEPARTMENTAL COMMENTS

### City Engineer:

1. The developer will need to re-submit Phase 2 of this CP plan for re-recording.
2. Standard Subdivision Contract as required in Section 500 of Subdivision Regulations.

### Sewers:

3. City sanitary sewers are available at developer's expense.

### Curb Cuts/Access:

4. No additional curb cuts along the Club Parkway frontage will be permitted.

### Drainage:

5. Drainage improvements, including on-site detention, shall be provided under a Standard Subdivision contract in accordance with Subdivision Regulations and the City of Memphis Drainage Design Manual.
6. Drainage data for assessment of on-site detention requirements shall be submitted to and approved by the City Engineer.
7. This site is located within the boundary of the Fletcher Creek Drainage Basin, and is required by ordinance to provide onsite detention of storm water runoff that considers both the 10 and 25 year, 24 hour storm. The applicant should be aware that the ordinance requires that development in this area provide no net loss of flood plain storage as shown on the 1982 FEMA Flood Hazard Boundary Maps.
8. The developer should be aware of his obligation under 40 CFR 122.26(b)(14) and TCA 69-3-101 et. seq. to submit a Notice of Intent (NOI) to the Tennessee Division of Water Pollution Control to address the discharge of storm water associated with the clearing and grading activity on this site.

### Site Plan Notes:

9. Provide internal circulation between adjacent phases, lots, and sections. Common ingress/egress easements shall be shown on the final plats.

### General Notes:

10. The width of all existing off-street sewer easements shall be widened to meet current city standards.
11. All commons, open areas, lakes, drainage detention facilities, private streets, private sewers and private drainage systems shall be owned and maintained by a Property Owner's Association. A statement to this effect shall appear on the final plat.

12. Required landscaping shall not be placed on sewer or drainage easements.

**City Fire Division:**

1. Should any carrier on the tower interfere with Emergency Communications, that carrier will remedy the problem.

**City/County Health Department-  
Pollution Control:**

No objections.

**Environmental Sanitation:**

No objections.

**City Board of Education:**

The subject property does not appear to be adjacent to any property which has been identified as belonging to Memphis City Schools (MCS). No identifiable impact on MCS' school-aged population nor MCS' property interests. Thank you for the opportunity to comment on this case.

**Construction Code Enforcement:**

No comments received.

**Memphis Light, Gas and Water:**

MLGW has reviewed the referenced application, and has no objection, subject to the following comments:

- **It is the responsibility of the owner/applicant** to pay the cost of any work performed by MLGW to install, remove or relocate any facilities to accommodate the proposed development.
- **It is the responsibility of the owner/applicant** to identify any utility easements, whether dedicated or prescriptive (electric, gas, water, CATV, telephone, sewer, drainage, etc.), which may encumber the subject property, including underground and overhead facilities. No permanent structures will be allowed within any utility easements.
- Any proposed structures must comply with the **National Electric Safety Code (NESC)** and maintain minimum horizontal/vertical clearances from existing overhead electric facilities.
- **Landscaping is prohibited** within any MLGW utility easement. No trees, shrubs or permanent structures will be allowed within any MLGW utility easements.
- **It is the responsibility of the owner/applicant** to contact **TN-1-CALL @ 1.800.351.1111**, before digging, and to determine the location of any underground utilities including electric, gas, water, CATV, telephone, etc
- **It is the responsibility of the owner/applicant** to submit a detailed plan to MLGW Engineering for the purposes of determining the availability and capacity of existing utility services to serve any proposed or future development(s).
- **It is the responsibility of the owner/applicant** to contact the appropriate MLGW engineering area to determine if system improvements may be required and any related cost:
  - MLGW Engineering - **Residential Development:** 528-4858
  - MLGW Engineering - **Commercial Development:** 367-3343

- **It is the responsibility of the owner/applicant** to pay the cost of any utility system improvements necessary to serve the proposed development with electric, gas or water utilities.

**Bell South:**

AT&T has no comment.

**OPD-Plans Development:**

No comments

**Memphis Area Transit Authority (MATA):**

No comments received.

**OPD-Regional Services:**

No comments received.

**Memphis Park Commission:**

No comments received.

**Neighborhood Associations:**

**Hunters Hollow NA:**

No comments received.

**Cordova Leadership Council:**

No comments received.

**Cordova Community Watch:**

No comments received.

SW- DA  
12/5/2008  
12/9/2008 edited



**TOWER VENTURES V, LLC**  
TOWER DEVELOPMENT • SITE ACQUISITION • LEASING • MANAGEMENT

4091 Viscount Avenue • Memphis, Tennessee 38118

901.794.9494  
Fax 901.366.5736  
Toll Free 800.875.5109  
web - www.towerventures.com

October 29, 2008

Memphis and Shelby County Office of Planning and Development  
City Hall  
125 North Mid-American Mall  
Memphis, TN 38103-2084

RE: Letter of Intent for 145' Flush Mount Monopole Communications Tower at 7970 Club Parkway Memphis, TN 38016

To Whom It May Concern:

Tower Ventures V, LLC of 4091 Viscount Avenue Memphis, TN 38118 proposes to construct a One Hundred Forty Five foot (145') CMCS tower at 7970 Club Parkway. The property is zoned C-P. The tower will be a flush mount monopole design and it will be built to support cellular communications and wireless data services. The tower will be built to support four (4) antenna arrays.

Tower Ventures V, LLC proposes to construct an eight foot (8') wood sight proof privacy fence around the base of the tower and around the associated ground equipment. Tower Ventures also proposes to install a five foot (5') wide landscaping screen around the perimeter of the fence on the north and west sides of the site. The planting screen on the north and west side of the site will consist of Foster Hollies five foot (5') tall at planting and planted five foot (5') on center and Red Maples five foot (5') tall at planting and planted five foot (5') on center. The east side of the site is not visible from Club Parkway. The property owner of record operates a self-service car wash on the property, and the car wash facility shields the view of the wireless communications facility to the east. There is an existing planting screen to the south of the site between the tower and the Club Parkway Right of Way

There is a need for improved cellular coverage in this area of Memphis and this site is necessary because there is inadequate signal strength in this commercial and high commuter traffic area. The wireless facility will provide indoor/in-building coverage for the commercial and residential area between N. Germantown Parkway, Macon Road, Cordova Road, and Bridgewater Road.

The CMCS equipment planned for the proposed tower cannot be accommodated on any existing structures because there are no appropriate existing structures or pending

structures to accommodate the planned equipment, taking into account, among other factors, the licensee's system requirements. Therefore, the proposed tower is needed so that the licensee can provide better cellular coverage and can improve its E911 emergency services network. The citizens of Memphis benefit each time a licensee expands its network coverage because each site enhances the licensee's ability to provide life-saving E911 services.

Tower Ventures V, LLC appreciates the Memphis and Shelby County Office of Planning and Development's consideration of this application. Please contact me at (901) 794-9494 Ext 107 if you have any questions concerning this application.

Sincerely,

A handwritten signature in blue ink, appearing to read "CRoyal", is positioned above the printed name.

Craig Royal

Tower Ventures V, LLC



October 28, 2008

Memphis and Shelby County Office of Planning and Development  
City Hall  
125 North Mid-American Mall  
Memphis, Tennessee 38103-2084  
Attn: Office of Planning and Department

**SUBJECT:**

**Parcel ID-060232 00018**  
**Fox Trace Cove Site-7970 Club Parkway Memphis, TN 38016**  
**145' Monopole Telecommunications Tower and Equipment**  
(T-Mobile site: 9ME0227)

To Whom It May Concern:

On behalf of Powertel/Memphis, Inc., an affiliate of T-Mobile USA, Inc. ("T-Mobile"), we are submitting a letter to assist Tower Ventures in its efforts of siting a telecommunications tower with the City of Memphis. The proposed cell site (Fox Trace Cove) is required to improve coverage and provide adequate RF signal strength for the T-Mobile network in the City of Memphis, Tennessee as indicated on the enclosed maps indicating existing T-Mobile service and proposed T-Mobile service with the addition of this tower.

The T-Mobile Engineering Team has determined that the proposed site 9ME0227 will improve our customer satisfaction and provide indoor coverage for residential area and commercial areas between Germantown Pkwy, Cordova Rd., Macon Rd., and Dexter Rd. in Cordova, TN.

The T-Mobile Engineering Team has determined that the proposed site 9ME0227 will provide coverage to 650 existing customers and 11,700 potential new customers. T-Mobile currently has 150 customers who have discontinued their service in this area due to lack of desired coverage and has 25 complaints as a result of lack of desired coverage. This new site will also expand our enhanced E911 services as required by the FCC and local PSAP as part of our partnering with emergency service providers to improve safety to the citizens of the City of Memphis, Tennessee.

**T-Mobile USA, Inc. 7420 Goodlett Farms Parkway, Suite 100, Cordova TN 38018**

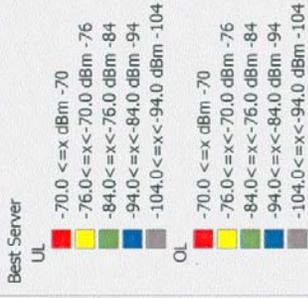
**Exhibit B - Lead Carrier's Memo of Intent**



Copyright © without coverage

**9ME0227C Fox Trace Cove**

2008-10-28 09:15:23



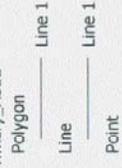
Neighborhood\_Road



Text



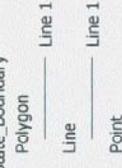
Primary\_Road



Text



State\_Boundary



Report: 09/21/05 13:00:00  
 Database: 09/24/06 13:19:09  
 Scale: 1:41217  
 0 3,250 6,500 9,750 13,000 Meters

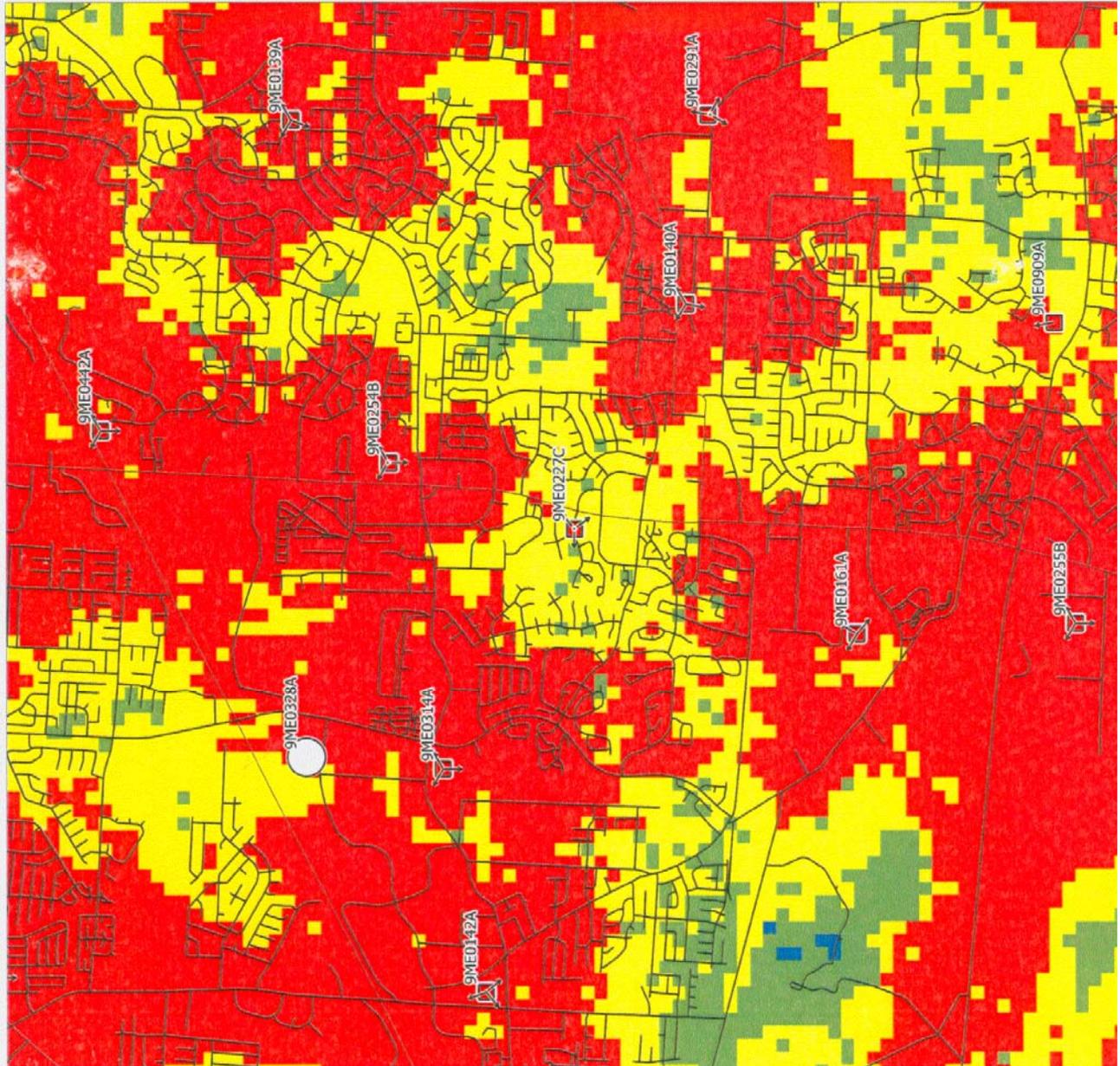


Exhibit C-1: Model of current cell phone signal quality for lead carrier (T-Mobile)



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**9ME0227C Fox Trace Cove**

2008-10-28 09:11:30

Best Server

- UL
- 70.0 <= x dBm -70
- 76.0 <= x < -70.0 dBm -76
- 84.0 <= x < -76.0 dBm -84
- 94.0 <= x < -84.0 dBm -94
- 104.0 <= x < -94.0 dBm -104
- OL
- 70.0 <= x dBm -70
- 76.0 <= x < -70.0 dBm -76
- 84.0 <= x < -76.0 dBm -84
- 94.0 <= x < -84.0 dBm -94
- 104.0 <= x < -94.0 dBm -104

Neighborhood\_Road

- Polygon
- Line 1
- Line 1
- Line 1
- Point

Text

Fill

Primary\_Road

- Polygon
- Line 1
- Line 1
- Line 1
- Point

Text

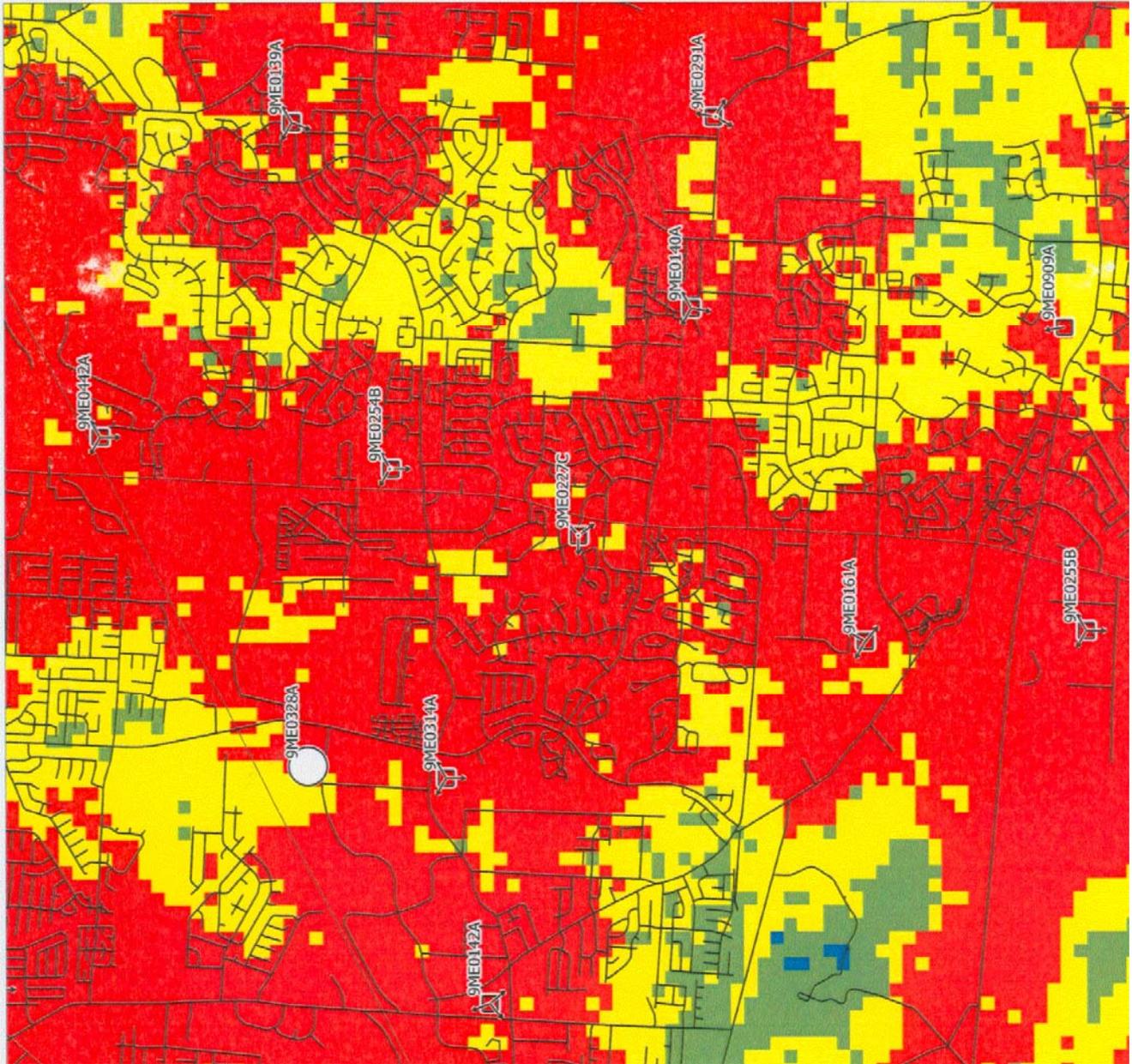
Fill

State\_Boundary

- Polygon
- Line 1
- Line 1
- Line 1
- Point

Map Scale: 89.71649 13.18228  
 Edition Lvl: 89.88023 33.37606  
 Scale Units: 1:11231

0 0.250 0.500 0.750 1.000 Miles



**Exhibit C-2: Model of expected cell phone signal quality for lead carrier with requested installation**