



Commissioner Marilyn Brown • Commissioner Paula Brooks • Commissioner John O’Grady
President

Economic Development & Planning Department
James Schimmer, Director

Franklin County Board of Zoning Appeals

Franklin County Courthouse
Commissioner’s Hearing Room – 26th Floor
Columbus, OH 43215

Monday, November 16, 2015
1:30 p.m.

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the October 19, 2015 meeting
5. New Business:

i. CU-3843 – Matt Brown

Applicant/Owner:	Chrystal Svoboda
Township:	Madison Township
Site:	3604 South Hamilton Rd. (PID # 180-001215)
Acreage:	1.02 acres
Zoning:	Limited Suburban Residential (R-2)
Utilities:	Private water and wastewater
Request:	Requesting a Conditional Use from Section 511.03 of the Franklin County Zoning Resolution to allow a home occupation for lawn equipment repair in an area zoned Limited Suburban Residential.

ii. VA-3844 – Matt Brown

Applicant:	Taylor Classroom Sales Inc.
Owner:	Groveport Madison Board of Education
Township:	Madison Township
Site:	3200 Dunloe Rd. (PID #180-004664)
Acreage:	14.3 acres
Zoning:	Rural District
Utilities:	Public water and wastewater
Request:	Requesting a Variance from Section 531.021 of the Franklin County Zoning Resolution to allow for the reduction of parking spaces below that required for the proposed use in an area zoned Rural.

iii. VA-3845 – Matt Brown

Applicant/Owner:	John & Robin. Hayes
Township:	Brown Township
Site:	7740 Feder Rd. (PID #120-001038)
Acreage:	0.82 acres
Zoning:	Limited Suburban Residential (R-2)
Utilities:	Private water and wastewater
Request:	Requesting a Variance from Section 512.02(2) of the Franklin County Zoning Resolution to allow the construction of an accessory building the exceeds the maximum allowable size in an area zoned Limited Suburban Residential (R-2).

iv. CU-3846 – Matt Brown

Applicant:	Wirenet Inc.
Owner:	Walter Ruoff
Township:	Pleasant Township
Site:	5150 Neff Rd. (PID #230-001446)
Acreage:	28.8 acres
Zoning:	Rural/Residential
Utilities:	N/A
Request:	Requesting a Conditional Use from Section 302.0394 of the Franklin County Zoning Resolution to allow the construction of a telecommunication tower in an area zoned Rural.

6. Adjournment of Meeting to December 21, 2015



Commissioner Marilyn Brown • **Commissioner** Paula Brooks • **Commissioner** John O'Grady
President

Economic Development & Planning Department
James Schimmer, Director

MINUTES OF THE FRANKLIN COUNTY BOARD OF ZONING APPEALS

Monday, October 19, 2015

The Franklin County Board of Zoning Appeals convened on the 26th floor, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Monday, October 19, 2015.

Present were:

Gary Dever, Acting Chairperson
Christopher Baer
Nancy Hunter

Franklin County Development Department members,
Matt Brown, Planning Administrator

Craig and Bianca Conie, Applicants
Edward L. McClure, Owner
Toby Chapman, Applicant
John Unger, speaking on behalf of Mr. Chapman

Mr. Dever opened the hearing.

The first order of business being approval of the minutes of the September 21, 2015, meeting.

Ms. Hunter made a motion to approve the September 21, 2015, minutes. It was seconded by Mr. Baer. The motion passed by a three-to-zero vote.

NEW BUSINESS:

The next order of business being Variance Case No. VA-3840. The applicants/owners are Craig and Bianca Conie. The site is located at 4051 Old Poste Road. The township is Norwich Township. It is 0.96 acres. The request is for a variance from Section 512.02(2) of the Franklin County Zoning Resolution to legitimize the construction of an accessory building that fails to meet the required property line setback in an area zoned Restricted Suburban Residential (R-1). Mr. Matthew Brown read and presented the case to the Franklin County Board of Zoning Appeals. The applicants, Mr. and Mrs. Conie, appeared and answered questions from the Board. Ms. Hunter made a motion to approve Variance Case No. VA-3840 with staff's recommendations. The motion was seconded by Mr. Baer. The motion was approved by a three-to-zero vote.

The next order of business being Variance Case No. VA-3841. The applicant is William Bowman and the owner is Edward McClure. The site is located at 4495 Helen Drive. The township is Madison Township. It is 0.21 acres. The request is for a variance from Section 302.04(c) of the Franklin County Zoning Resolution to legitimize the construction of an accessory building that causes the property to exceed the permitted lot coverage in an area zoned Rural. Mr. Matthew Brown read and presented the case to the Franklin County Board of Zoning Appeals. The owner, Mr. McClure, appeared and answered questions from the Board. Ms. Hunter made a motion to approve the Variance Case No. VA-3841. The motion was seconded by Mr. Baer. The motion was approved by a three-to-zero vote.

The next order of business being Variance Case No. VA/CU-3842. The applicant/owner is Toby Chapman. The site is located at 922 Richer Road. The township is Franklin Township. It is 2.004 acres in size. The request is for a conditional use from Section 610.06(2) of the Franklin County Zoning Resolution to legitimize the construction of a garage addition in the floodway fringe. The applicant is also requesting a variance from Sections 610.073 and 610.082(1) of the Franklin County Zoning Resolution and from Sections 4.1-2 and 4.2-1(b) of the Franklin County Special Resolution National Flood Insurance Program Regulation to legitimize the construction of a garage addition that fails to demonstrate compliance with the requirement to minimize flood damage with materials resistant to damage and fails to be flood-proofed by elevation or other appropriate methods. Mr. Matthew Brown read and presented the case to the Franklin County Board of Zoning Appeals. The applicant/owner, Mr. Chapman, appeared and answered questions from the Board. Ms. Hunter made a motion to approve the conditional use request in Variance Case No. VA/CU-3841. The motion was seconded by Mr. Baer. The motion failed by a three-to-zero vote. Ms. Hunter made a motion for the basis to deny the applicant's request for a conditional use from Section 610.06(2) of the Franklin County Zoning Resolution to legitimize the construction of a garage addition in the floodway fringe. The motion carried by a three-to-zero vote. Ms. Hunter made a motion to approve the variance request in Variance Case VA/CU-3841. The motion failed by a three-to-zero vote.

Ms. Hunter made a motion for the basis to deny the applicant's request for a variance from Sections 610.073 and 610.082(1) of the Franklin County Zoning Resolution and Sections 4.1-2 and 4.2-1(b) of the Franklin County Special Resolution National Flood Insurance Program Regulation as outlined in the request for Case No. VA/CU-3841 results from the applicant's failure to satisfy the criteria for granting a variance under Sections 610.073 and 610.082(1) of the Franklin County Zoning Resolution and Sections 4.1-2 and 4.2-1(b) of the Franklin County Special Resolutions National Flood Insurance Program Regulation. The motion was seconded by Mr. Baer. The motion was approved by a three-to-zero vote.

There being no further business coming before the Franklin County Board of Zoning Appeals, Acting Chairperson Dever adjourned the meeting.

The hearing was adjourned at 3:00 p.m.

Minutes of the October 19, 2015, Board of Zoning Appeals hearing were approved this 16th day of November, 2015.

Signature



Commissioner Marilyn Brown · Commissioner Paula Brooks · Commissioner John O’Grady
 President

Economic Development & Planning Department
 James Schimmer, Director

STAFF REPORT

Board of Zoning Appeals
 November 16, 2015

Case CU-3843

Prepared by: Matt Brown

Applicant/Owner:	Chrystal Svoboda
Township:	Madison Township
Site:	3604 South Hamilton Rd. (PID # 180-001215)
Acreage:	1.02 acres
Zoning:	Limited Suburban Residential (R-2)
Utilities:	Private water and wastewater
Request:	Requesting a Conditional Use from Section 511.03 of the Franklin County Zoning Resolution to allow a home occupation for lawn equipment repair in an area zoned Limited Suburban Residential.

Summary

The applicant is requesting a conditional use home occupation to allow for a lawn equipment repair home occupation in a residential zoning district. The proposal fails to meet the criteria for granting a conditional use, staff recommends *denial*.

Description of the request

The subject property is located at the northeast corner of the South Hamilton Road and Wingate Road intersection in Madison Township, approximately 600 feet north of Winchester Pike. The property is lot 5 of the Asbury Manor subdivision, platted in 1953. The site contains a single-family home with an attached garage and an approximately 144 square foot accessory building.

The applicant is requesting a home occupation to allow lawn equipment repair to occur in the attached garage and for outside storage of lawn equipment. The application indicates that the hours of operation are from 8:00 AM to 6:00 PM and that the existing driveway is used for customer parking.

Surrounding Area

Direction	Zoning	Land Use
North	Rural, Limited Suburban Residential (R-2), Suburban Office (SO)	Moderately-Low Density Residential and Office
East	Limited Suburban Residential (R-2)	Moderately-Low Density Residential
South	Limited Suburban Residential (R-2) Commercial Planned District (Columbus)	Low Density Residential Fueling Station and Restaurant
West	Rural, Community Commercial, Community Service Commercial Planned District (Columbus)	Low Density Residential and Landscaping Center Retail (under construction)

Comprehensive Plan

The Blacklick-Madison Area Plan, adopted in 2011, recommends the site to remain low density in character. The plan recommends only allowing appropriate home occupations in existing neighborhoods that will not change a neighborhood's appearance. The plan states that the Board of Zoning Appeals should not allow conditional use home occupations with large commercial vehicles.

The application does not request approval of commercial vehicles however; customers of the lawn equipment repair business drop of equipment using large trailers and park along the edge of the roadway. Such activity is not consistent with the land use plan's recommendations.

Staff Review

Section 511.031 – Conditional Use Home Occupation Criteria: The appearance of the structure shall not be altered and/or the occupation within the residence shall not be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, or unauthorized signs unless otherwise permitted by this Section or authorized by the Franklin County Board of Zoning Appeals. A home occupation shall be clearly incidental and secondary to the use of the unit for dwelling purposes and shall not become a detriment to the existing residential character of the lot or the general area through an increase in traffic, street parking, or any other factor resulting in an adverse impact as determined by the Board of Zoning Appeals.

The Conditional Use Home Occupation shall be carried on by individuals residing in the residential dwelling and provided:

1. There shall be no more than a total of three (3) non-resident employees.
 - a. None proposed
2. The conduct of a home occupation may be approved within a structure accessory to a dwelling unit and located on the same lot as the dwelling unit.
 - a. Requesting to use the attached garage for lawn equipment repair
3. Sales of commodities not produced on the premises may be permitted provided such commodities are specified and approved as a part of the application in accordance with Section 815.
 - a. No sales are proposed
4. Organized instruction may be permitted provided the class size does not exceed six (6) pupils at any given time.
 - a. No organized instruction proposed
5. No outside storage of any kind associated with a home occupation conditional use shall be permitted unless it is totally screened from the adjacent residential lots and the abutting street.
 - a. A privacy fence, 5 ½ feet tall will be used to store lawn equipment
6. Signage shall be consistent with the provisions of Section 541.03(8).
 - a. No signage proposed
7. Delivery traffic shall be limited to not more than three (3) UPS or similar deliveries per week. No semi-tractor truck deliveries will be permitted at any time.
 - a. No need for delivery traffic was indicated in the application. Franklin County Economic Development & Planning has received multiple reports of customer traffic parking along the roadway.

The home occupation, as has been operated on the site, fails to meet the criteria for a conditional use home occupation. The home occupation generates customer traffic in excessive of a typical residential use and street parking is detrimental to the residential character and safety of the area.

Madison Township

Madison Township has indicated that they have received numerous complaints about the home occupation. The complaints have been related to customers parking along the roadway.

Franklin County Public Health

Franklin County Public Health has indicated no concerns with the request as no new development is proposed.

Franklin Soil and Water Conservation District

The Franklin Soil and Water Conservation District has no concerns with the applicant’s request.

Staff Analysis

Section 815.041 – Approval of Conditional Uses: The Board of Zoning Appeals shall approve an application for a Conditional Use if the following three (3) conditions are met:

- 1) The proposed use is a Conditional Use of the Zoning District, and the development standards are met;
 - The use is a Conditional Use of the zoning district however; staff does not believe that the development standards are met.
- 2) The proposed use is in accordance with applicable plans or policies for the area;
 - The use, as has been conducted on the site, is not in accordance with the Blacklick-Madison Area Plan.
- 3) The proposed use will be in keeping with the existing land use character and physical development potential of the area.
 - The use, as has been conducted on the site, does not keep with existing character of the area.

The applicant’s proposal fails all three requirements. Since the Board may only approve proposals that meet all three criteria, the Board must deny this proposal.

Recommendation

Staff recommends *denial* of a Conditional Use from Section 511.03 of the Franklin County Zoning Resolution to allow a home occupation for lawn equipment repair in an area zoned Limited Suburban Residential.

Resolution

For your convenience, the following is a proposed resolution:

(a) **Proposed Resolution for Request:**

_____ moves to approve a Conditional Use from Section 511.03 of the Franklin County Zoning Resolution to allow a home occupation for lawn equipment repair as outlined in the request above for the applicant identified in Case No. CU-3843.

Seconded by: _____

Findings of Fact

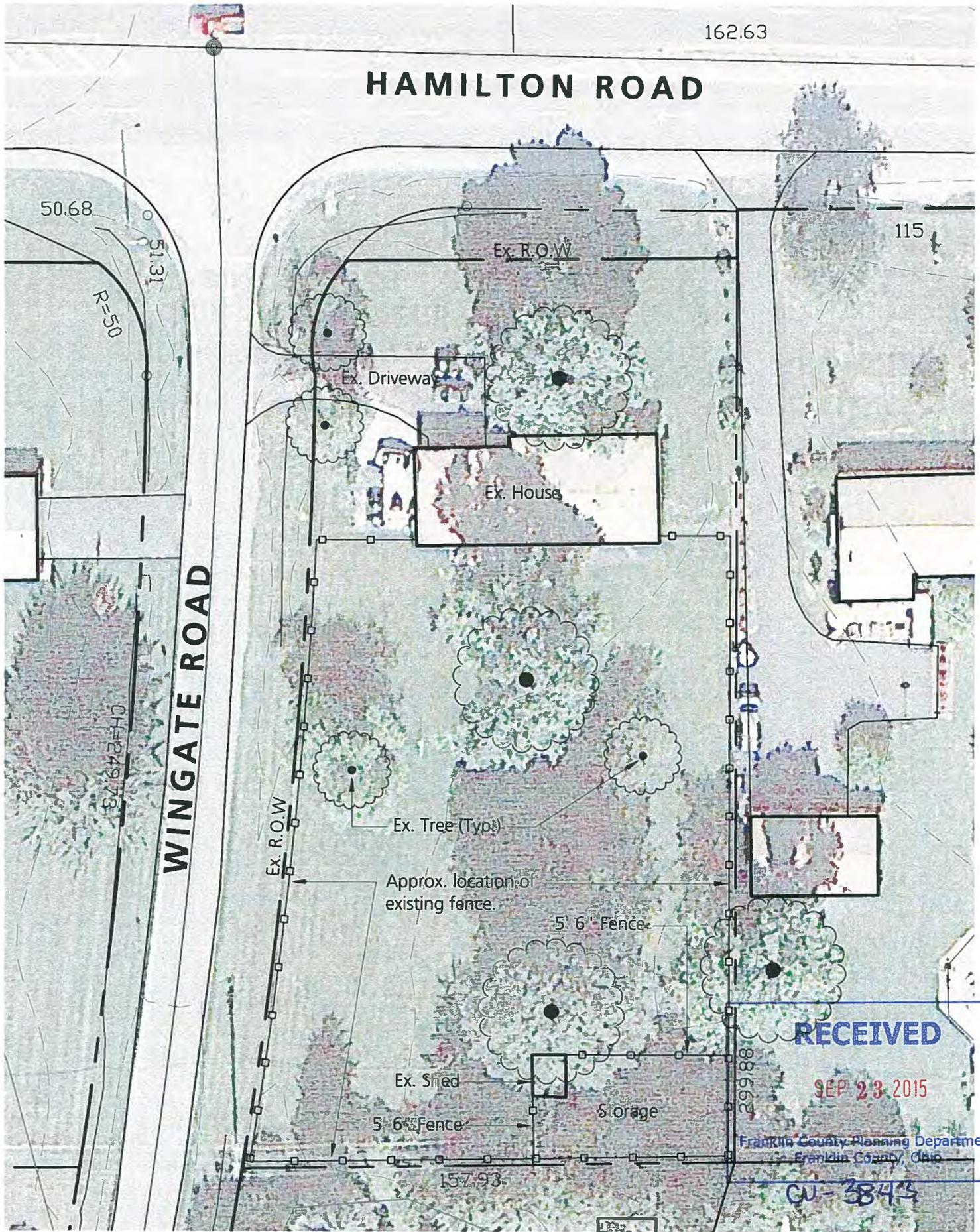
For your convenience, the following are proposed findings of fact:

If the resolution fails for lack of support, the following are proposed findings of fact for adoption by the BZA:

_____ moves that the basis for denying the applicant’s request for a conditional use as outlined in the request above for Case No. CU-3843 results from applicant’s failure to satisfy the conditions for granting a Conditional Use under Section 815.041.

Seconded by: _____

HAMILTON ROAD



Existing Conditions Plan

3604 S. Hamilton Road



September 17, 2015

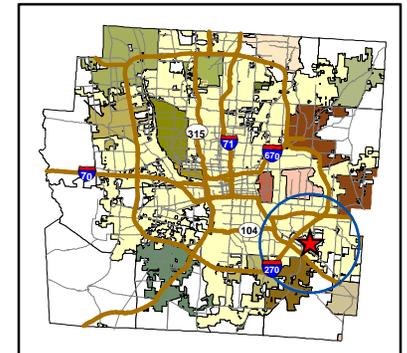


CU-3843

Requesting a Conditional Use from Section 511.03 of the Franklin County Zoning Resolution to allow a home occupation for lawn equipment repair in an area zoned Limited Suburban Residential.

1.02 Acres
Madison Township

-  3604 South Hamilton Rd.
-  Parcels
-  Streets
-  Floodway Fringe



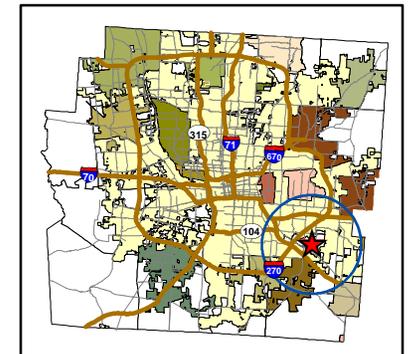


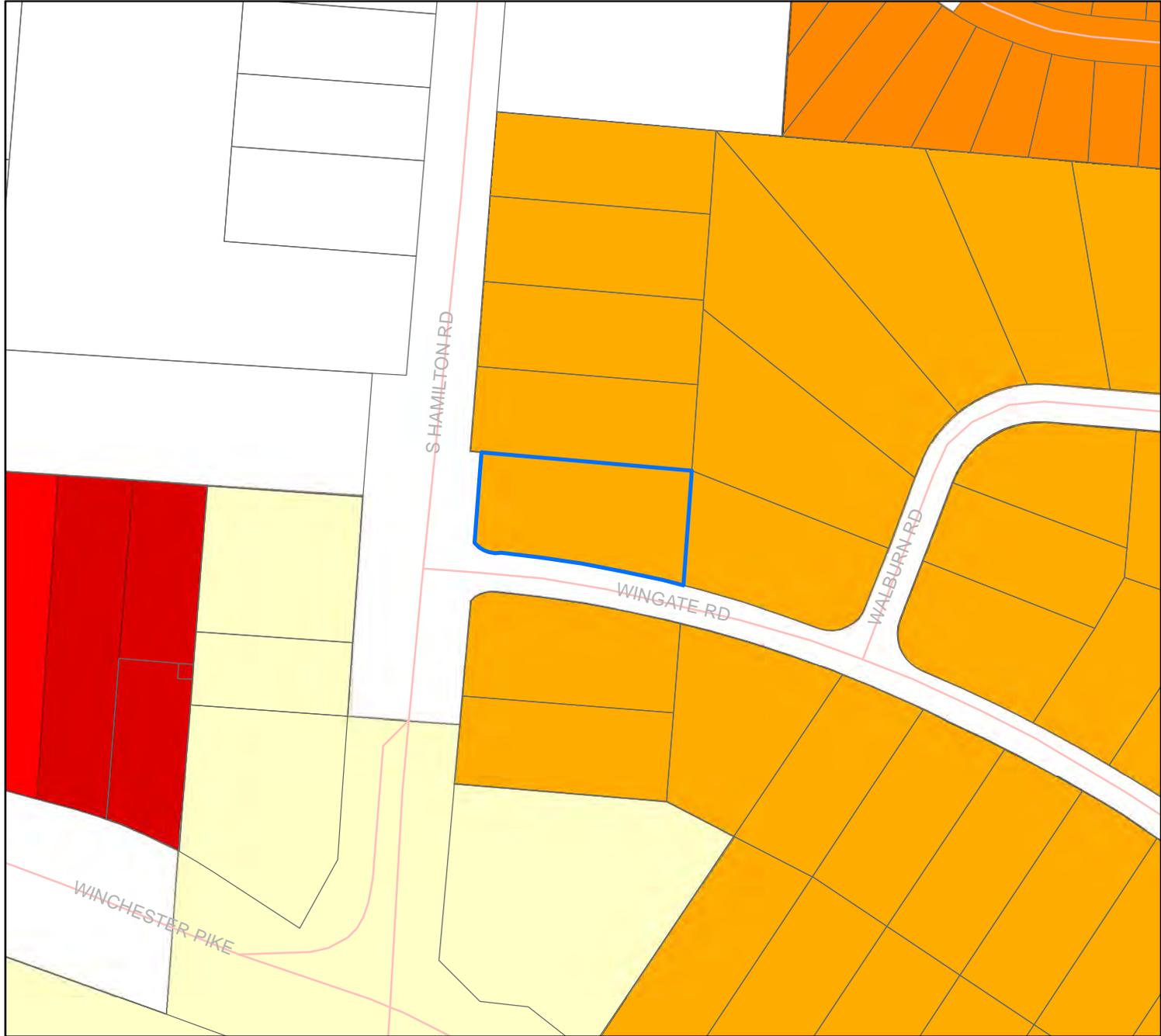
CU-3843

Requesting a Conditional Use from Section 511.03 of the Franklin County Zoning Resolution to allow a home occupation for lawn equipment repair in an area zoned Limited Suburban Residential.

1.02 Acres
Madison Township

-  3604 South Hamilton Rd.
-  Parcels
-  Streets





CU-3843

Requesting a Conditional Use from Section 511.03 of the Franklin County Zoning Resolution to allow a home occupation for lawn equipment repair in an area zoned Limited Suburban Residential.

1.02 Acres
Madison Township

 3604 South Hamilton Rd.

 Parcels

 Streets

Zoning

 CC

 CS

 R-2

 R-8

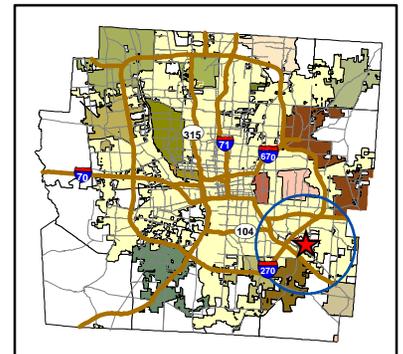
 RURAL

NOT IN JURISDICTION

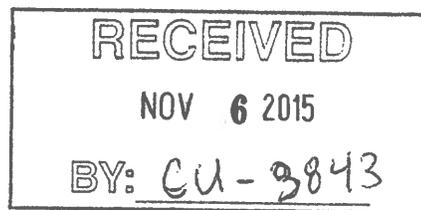
Corporate Boundaries

 Columbus

 Madison



ATTENTION: CASE NUMBER CU-3843
CHRYSTAL SVOBODA
3604 SOUTH HAMILTON ROAD
MADISON TOWNSHIP



THIS LETTER IS TO INFORM THE ZONING BOARD THAT MY HUSBAND, BRUCE BOWENS, AND I, RUBY BOWENS, (OF 4621 WINGATE ROAD, MADISON TOWNSHIP 43232) **STRONGLY OPPOSE** THE GRANTING OF THIS ZONING CHANGE FROM LIMITED SUBURBAN RESIDENTIAL (TO ALLOW A BUSINESS TO BE RAN).

THE INCREASED COMMERCIAL TRAFFIC THAT HAS RESULTED FROM THE HOMEOWNER RUNNING HIS BUSINESS FROM HIS HOME FOR THE LAST SEVERAL YEARS, HAS INCREASED BY LEAPS AND BOUNDS.

WE HAVE CHILDREN AND ADULTS THAT WALK THEIR DOGS, RIDE BIKES ETC. AROUND THE NEIGHBORHOOD AS THESE TRUCKS AND TRAILERS FILLED WITH LAWN EQUIPMENT FLY DOWN OUR STREET.

NOT TO MENTION, THE TRUCKS AND TRAILERS BLOCK THE ENTRANCE TO WINGATE ROAD, RIGHT OFF HAMILTON ROAD, ALL THE TIME- THEY THINK THEY OWN THE STREET.

HE HAS A TINY DRIVEWAY, AND HIS CUSTOMERS USE THE STREET- AND OTHER PEOPLE'S DRIVEWAYS FOR CUSTOMER PARKING ETC.

WE HAVE ALSO NOTICED THAT SOME OF THE RESIDENTS WILL DRIVE THEIR LAWN EQUIPMENT ALL THE WAY DOWN TO HIM AT THE CORNER FOR REPAIRS, AT ALL HOURS (INCLUDING NIGHT TIME)..THIS IS A DEFINITE HAZAARD TO DRIVERS AS WELL AS THE PEOPLE RIDING ON THE NON-LICENCED LAWN MOWERS ETC.

ALL OF US IN THE NEIGHBORHOOD ARE TIRED OF THE CONGESTION. THIS WAS A NICE QUIET NEIGHBORHOOD- BUT NOW IT HAS TURNED INTO AN EXTENSION OF HIS BUSINESS!!!

AGAIN, OPPOSED TO THIS CHANGE!! THANKS FOR ADDING THIS LETTER TO THE CASE, AND PLEASE DO NOT ALLOW THIS TO GO ON!!

BRUCE AND RUBY BOWENS

Bruce & Bowens Sr 11-3-2015
Ruby g. Bowens 11-3-15



Commissioner Marilyn Brown • Commissioner Paula Brooks • Commissioner John O'Grady
President

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Board of Zoning Appeals
November 16, 2015

Case VA-3844

Prepared by: Matt Brown

Applicant:	Michael Taylor, Taylor Classroom Sales Inc.
Owner:	Groveport Madison Board of Education
Township:	Madison Township
Site:	3200 Dunloe Rd. (PID #180-004664)
Acreage:	14.3 acres
Zoning:	Rural District
Utilities:	Public water and wastewater
Request:	Requesting a Variance from Section 531.021 of the Franklin County Zoning Resolution to allow for the reduction of parking spaces below that required for the proposed use in an area zoned Rural.

Summary

The applicant is requesting a variance to allow a reduction in the number of parking spaces required for a school use in an area zoned Rural. Staff recommends approval with conditions.

Description of the Request

The subject site is located south of Chatterton Road and east of Noe-Bixby Road in the Blacklick Estates subdivision. The property is used by the Groveport Madison Board of Education as the Dunloe Elementary School. The property includes a school building, playground, sports fields and courts, and parking area.

The current number of parking spaces required based on the number of classrooms and size of the auditorium/gym is 85 spaces. There are currently a total of 70 parking spaces provided. The applicant is proposing to add 2 modular classroom structures containing a total of 4 classrooms. The parking requirement with the additional classrooms is 93 spaces.

Surrounding Area

The surrounding area is developed with medium density residential uses zoned in the Restricted Urban Residential (R-8) district.

Comprehensive Plan

The property falls under The Blacklick-Madison Area Plan, adopted in 2011. The plan recommends that school sites continue in their existing use but that they are used as recreational facilities or community gathering places in the event that the schools no longer operate from the sites.

Staff Review

Variance from Section 531.021:

- An elementary school use requires 2 parking spaces per classroom and an additional 1 space per square foot of gross floor area in an assembly area
- Parking Calculations:

	Classrooms	Gym	Parking Required	Parking Provided
Existing Site	22	2,460 sq. ft.	85	70
Proposed Site	26	2,460 sq. ft.	93	70

Technical Review Agencies

No technical review agency expressed any concerns with the variance request.

Staff Analysis

Section 810.041 – Approval of Variance:

- 1) *Special circumstances and conditions exist that do not apply to other properties in the same zoning district.*
 - » The school was originally constructed in 1967 to meet the parking standards in effect at that time. The parking standard at that time was based on the number of students in the school and not on the current standard based on the number of classrooms and size of the assembly area. The applicant's proposal to add additional classrooms to the site is in response to State of Ohio requirements related to the number of students per classroom. With the introduction of the four new classrooms there will be no increase in the number of students or teachers at the site. Teachers are currently holding classes in the library and other existing spaces in the school.
- 2) *A literal interpretation of the zoning resolution would deprive the applicant of rights enjoyed by other properties in the same zoning district.*
 - » A literal interpretation of the zoning resolution would prevent the school district from complying with requirements of the State of Ohio related to the number of students per classroom while being good stewards of available resources.
- 3) *No special circumstances or conditions apply to this property as a result of actions taken by the applicant.*
 - » The applicant is required to add classrooms to comply with State of Ohio standards for classroom sizes.
- 4) *Granting the variance will not confer on the applicant special privileges that are denied to other properties in the surrounding area.*
- 5) *Granting the variance will not be injurious to private property or the public welfare in the surrounding area.*
 - » Allowing the development as proposed allows the school district to meet State of Ohio requirements. The addition of classrooms to the site will not increase the number of students or teachers in the school and therefore will not result in any increased demand for parking.

Recommendation

Staff recommends **approval with conditions** of the variance request based on staff's analysis. The conditions are as follow:

1. The applicant must apply for and receive a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. The applicant must apply for and receive a Building Permit from the State of Ohio.

Resolution

For your convenience, the following is a proposed resolution:

Proposed Resolution for Request:

_____ moves to approve the variance from Section 531.021 of the Franklin County Zoning Resolution as outlined in the request above for the applicant identified in Case No. VA-3844.

Seconded by: _____

Voting:

Findings of Fact

For your convenience, the following are proposed findings of fact:

If the resolution fails for lack of support, the following are proposed findings of fact for adoption by the BZA:

_____ moves that the basis for denying the applicant’s request for a Variance from Section 531.021 of the Franklin County Zoning Resolution as outlined in the request above for Case No. VA-3844 results from the applicant’s failure to satisfy the criteria for granting a variance under Section 810.041.

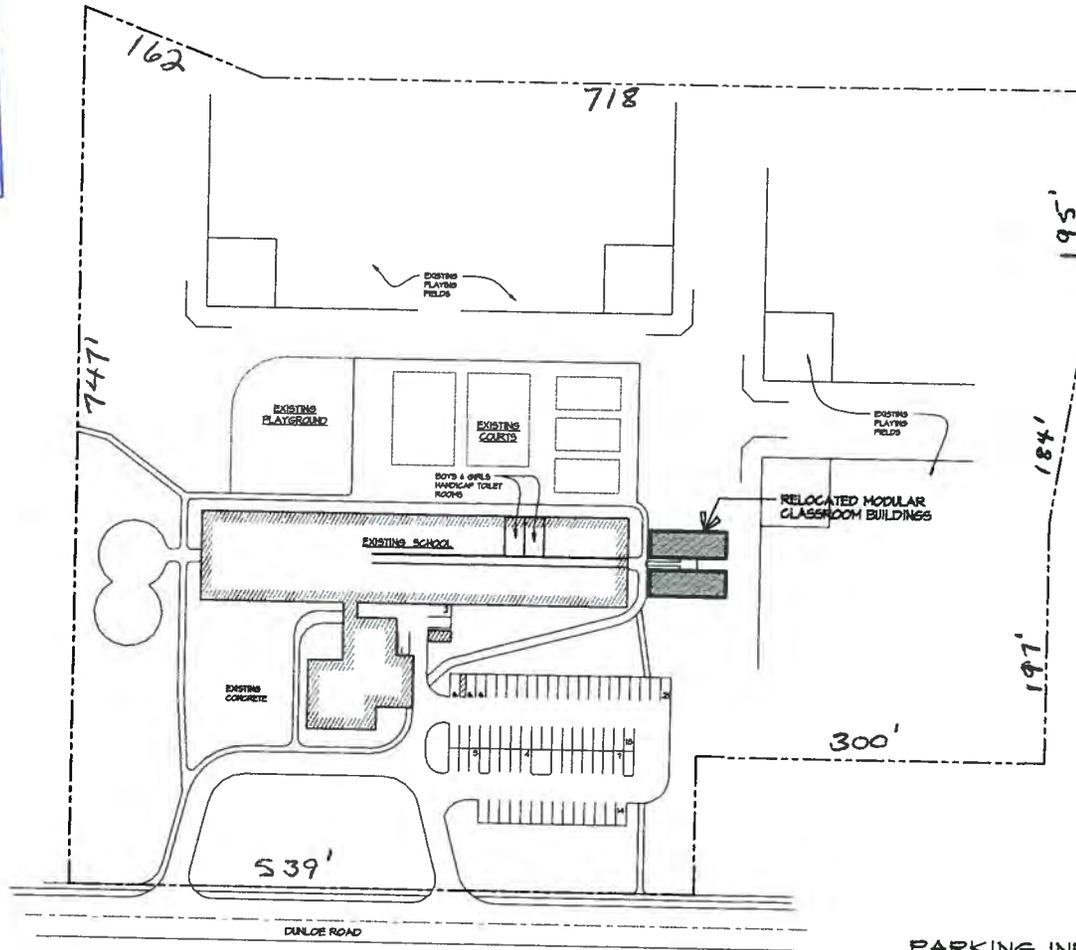
Seconded by: _____

Voting:

RECEIVED

OCT 06 2015

Franklin County Planning Department
Franklin County, Ohio



PARKING SITE PLAN
SCALE: 1" = 50'



PARKING INFORMATION

22 EXISTING CLASSROOMS X 2 EACH CLASSROOM = 44 REQUIRED
 2460 SQ FT GYM FACILITY = 1/60 SQ FT = 41 = 41 REQUIRED
 TOTAL PARKING REQUIRED = 85 REQUIRED

TOTAL EXISTING ON SITE PARKING = 70 SPACES

PARKING REQUIRED FOR 4 NEW CLASSROOMS = 8 ADDITIONAL SPACES

TOTAL PARKING REQUIRED WITH 4 NEW CLASSROOMS = 45 REQUIRED

NO NEW STUDENTS OR TEACHERS WILL BE ADDED. EXISTING
 TEACHERS ARE HOLDING CLASSES IN THE LIBRARY AND OTHER
 EXISTING SPACES. THESE CLASSES WILL BE MOVED TO THE 4
 ADDITIONAL CLASSROOMS.

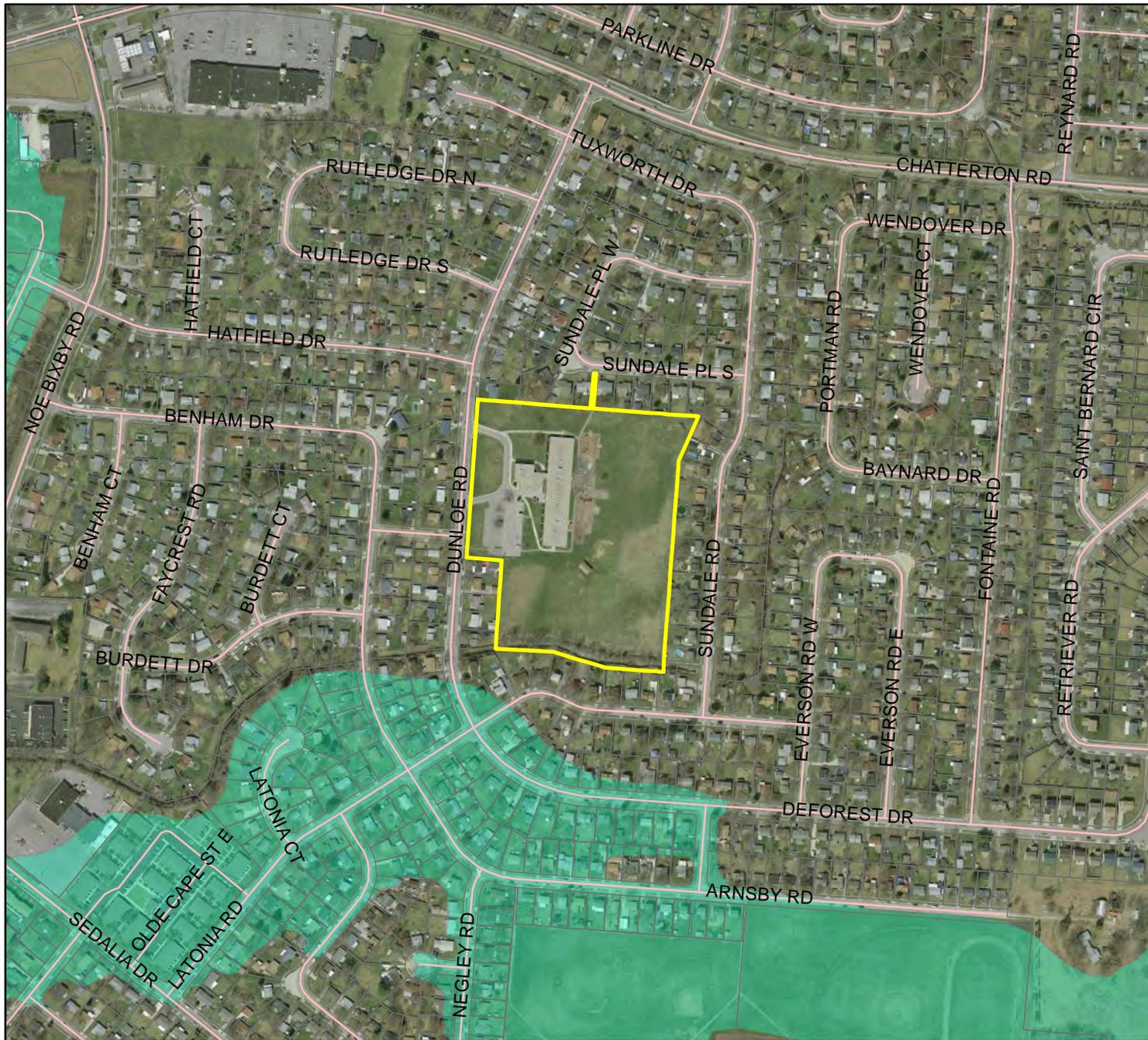
COGER/SHAMBARGER
 ARCHITECT, INC.
 418-437-8708 FAX 418-437-4859
 3850 SECOR ROAD SUITE 100
 TOLEDO, OHIO 43606-1539

TAYLOR CLASSROOM SALES, INC.
 4228 ROXBOROUGH LANE
 TOLEDO, OHIO 43623
 (616) 865-8725

MODULAR CLASSROOM UNIT FOR
DUNLOE SCHOOL
 3500 DUNLOE ROAD RADLISON TWP COLUMBUS, OH 31032
 SITE PLAN PARKING

DATE:
 8/15/15
 1/6/15 PARKING

P1
 15-118

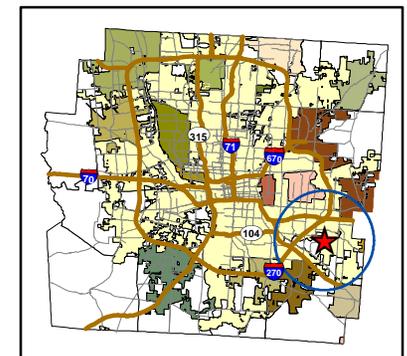


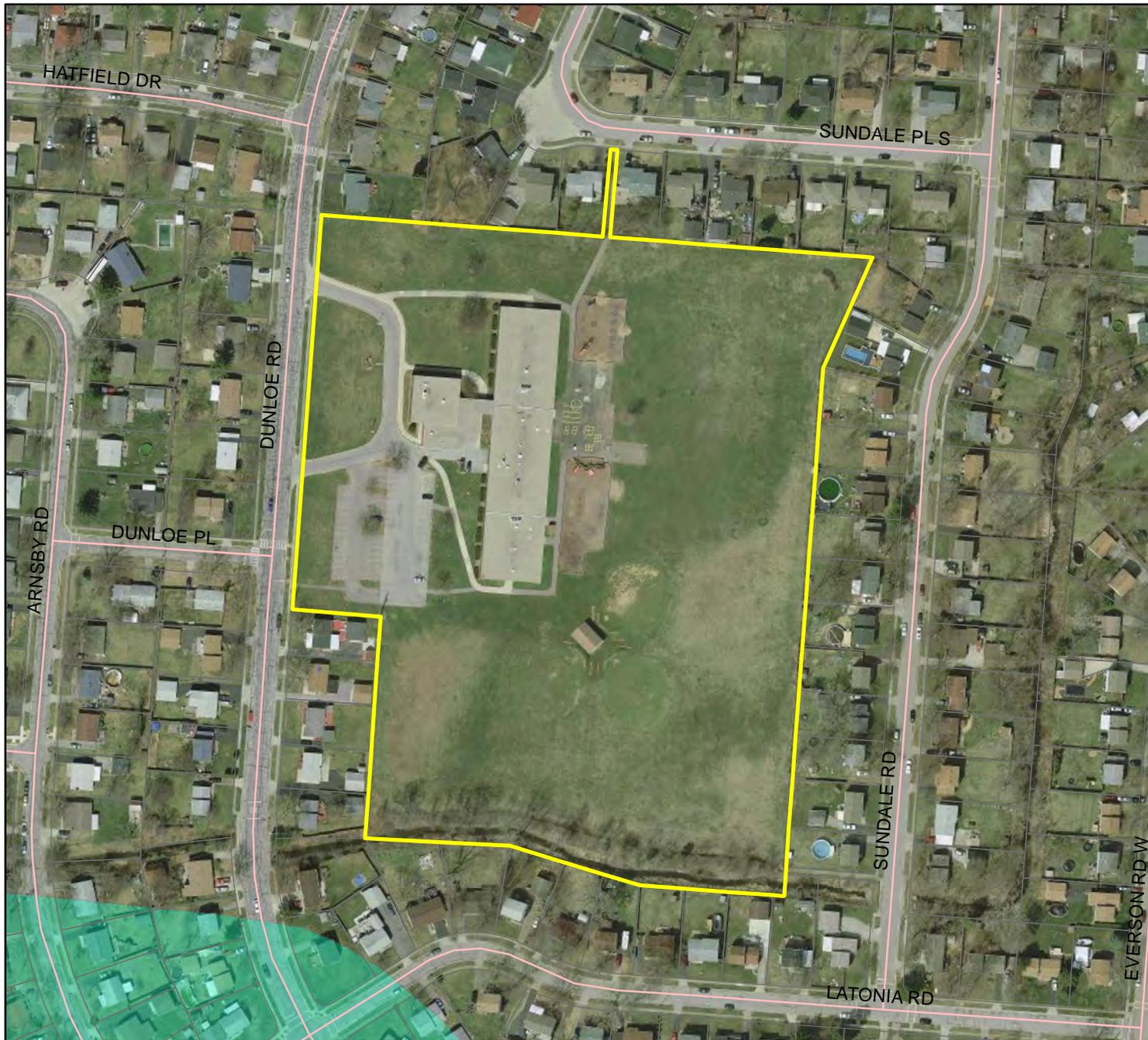
VA-3844

Requesting a Variance from Section 531.021 of the Franklin County Zoning Resolution to allow for the reduction of parking spaces below that required for the proposed use in an area zoned Rural.

14.3 Acres
Madison Township

-  3200 Dunloe Rd.
-  Parcel
-  Streets
-  Floodway Fringe



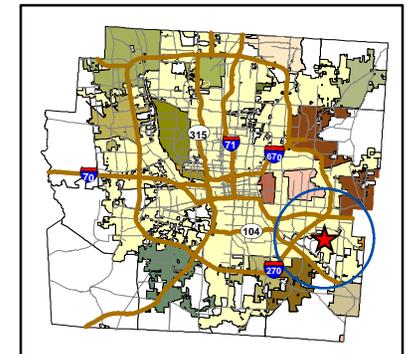


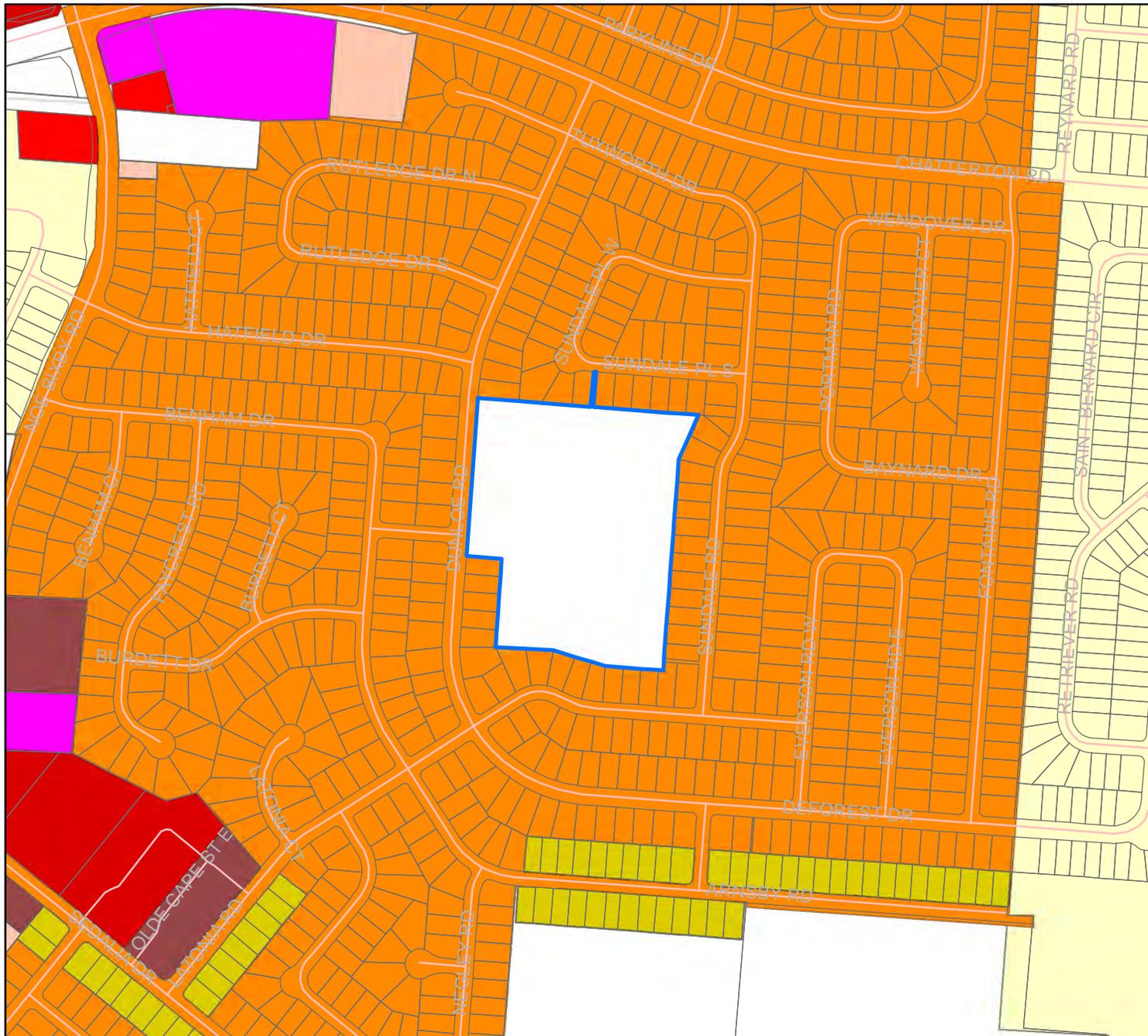
VA-3844

Requesting a Variance from Section 531.021 of the Franklin County Zoning Resolution to allow for the reduction of parking spaces below that required for the proposed use in an area zoned Rural.

14.3 Acres
Madison Township

-  3200 Dunloe Rd.
-  Parcel
-  Streets
-  Floodway Fringe





VA-3844

Requesting a Variance from Section 531.021 of the Franklin County Zoning Resolution to allow for the reduction of parking spaces below that required for the proposed use in an area zoned Rural.

14.3 Acres
Madison Township

3200 Dunloe Rd.

Parcel

Streets

Zoning

CC

CS

NC

R-12

R-24

R-8

RURAL

SO

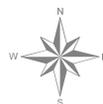
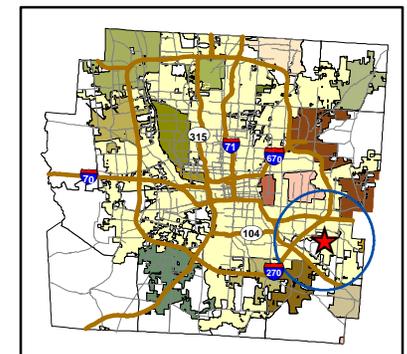
NOT IN JURISDICTION

Corporate Boundaries

Columbus

Madison

Truro





Commissioner Marilyn Brown • Commissioner Paula Brooks • Commissioner John O’Grady
 President

Economic Development & Planning Department
 James Schimmer, Director

STAFF REPORT

Board of Zoning Appeals
 November 16, 2015

Case VA-3845

Prepared by: Eric Gayetsky & Matt Brown

Applicant/Owner:	John & Robin Hayes
Township:	Brown Township
Site:	7740 Feder Road (PID #120-001038)
Acreage:	0.82 acres
Zoning:	Limited Suburban Residential (R-2)
Utilities:	Private water and wastewater
Request:	Requesting a Variance from Section 512.02(2) of the Franklin County Zoning Resolution to allow the construction of an accessory building that exceeds the maximum allowable size in an area zoned Limited Suburban Residential (R-2).

Summary

The applicant is requesting a Variance from Section 512.02(2) to allow the construction of an accessory building that exceeds the maximum allowable size. Staff recommends **denial**.

Description of the Request

The applicant’s property is located on the north side of Feder Road and east of Amity Road in Brown Township. The property contains a single-family residence with attached garage. The proposed pole building will be located at the end of the concrete driveway on the northeast portion of the property. The proposed pole building will be 1,200 square feet and used to store antique and specialty cars.

Surrounding Area

Direction	Zoning	Land Use
North	Limited Suburban Residential (R-2)	Moderately-Low Density Residential
East	Rural	Moderately-Low Density Residential
South	Prairie Township - Suburban Residential Development (SER)	Low Density Residential
West	Rural	Moderately-Low Density Residential

Comprehensive Plan

The property is located within the planning area of the Brown Township Comprehensive Plan adopted by Brown Township in 2005. The “Proposed Densities of Development” map in this plan recommends Low-Density Rural Residential (LDRR) for the property and surrounding properties north of Feder Road.

Staff Review

Variance from Section 512.02(2):

- For lots smaller than 1 acre in size the maximum size of accessory buildings is 720 square feet
 - The proposed accessory building will be a 1,200 square feet in size

Technical Review Committee Agency Review

No technical review committee agencies expressed any concerns with the variance request.

Staff Analysis

Section 810.041 – Approval of Variance:

- 1) *That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same Zoning District.*
 - » The applicant indicates that they encounter a special condition due to their lot size being larger than the surrounding properties in addition to being located within a different zoning district.
 - » Staff notes that there is not a special circumstance or condition that applies to this property with respect to the variance request. Most properties in the surrounding area under the zoning authority of Franklin County are similarly sized at less than 1 acre and therefore must adhere to the size limitations for accessory buildings on property less than 1 acre in size.
- 2) *That a literal interpretation of the provisions of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Zoning Resolution.*
 - » The applicant indicates that there are similar properties in their area that have larger pole buildings.
 - » Staff notes that there is no record of variances or approved zoning compliances for accessory buildings exceeding the size requirement in the surrounding area. Furthermore, accessory building size requirements changed from being based on the size of principal structure to the size of the property with an amendment in 1989. Accessory buildings approved and built prior to 1989 are considered non-conforming.
- 3) *That the special conditions and circumstances do not result from the action of the applicant.*
 - » The applicant has owned the property since July 2015, which has been zoned R-2 since 1966. The lot configuration changed once in 1994, when lot split records show a slight increase in the size of the lot.
 - » Based on staff review, there is no special circumstance or condition with respect to the variance request.
- 4) *That granting the variance requested will not confer on the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District.*
 - » Other residential property in the surrounding area under Franklin County's zoning authority must adhere to the same size limitations for accessory buildings.
- 5) *That granting the variance will not adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.*
 - » Granting this variance may set a precedent for other property owners to apply for a similar variance request and allow larger accessory buildings than intended for property less than 1 acre in size.

Recommendation

Staff recommends ***denial*** of a Variance from Section 512.02(2) of the Franklin County Zoning Resolution to allow the construction of an accessory building that exceeds the maximum allowable size in an area zoned Limited Suburban Residential (R-2).

Resolution

For your convenience, the following is a proposed resolution:

Proposed Resolution for Request:

_____ moves to approve a Variance from Section 512.02(2) of the Franklin County Zoning Resolution as outlined in the request above for the applicant identified in Case No. VA-3845.

Seconded by: _____

Voting:

Findings of Fact

For your convenience, the following are proposed findings of fact:

If the resolution fails for lack of support, the following are proposed findings of fact for adoption by the BZA:

_____ moves that the basis for denying the applicant’s request for a Variance from Section 512.02(2) of the Franklin County Zoning Resolution as outlined in the request above for Case No. VA-3845 results from the applicant’s failure to satisfy the criteria for granting a variance under Section 810.041.

Seconded by: _____

Voting:

Pomeroy & Associates

Ltd.

Consulting Engineers & Surveyors

2550 Corporate Exchange Drive, Suite 10
Columbus Ohio 43231
Phone(614)885-2498 • Fax(614)885-2886

We have received a copy of
the survey and find the conditions
acceptable to me/us.

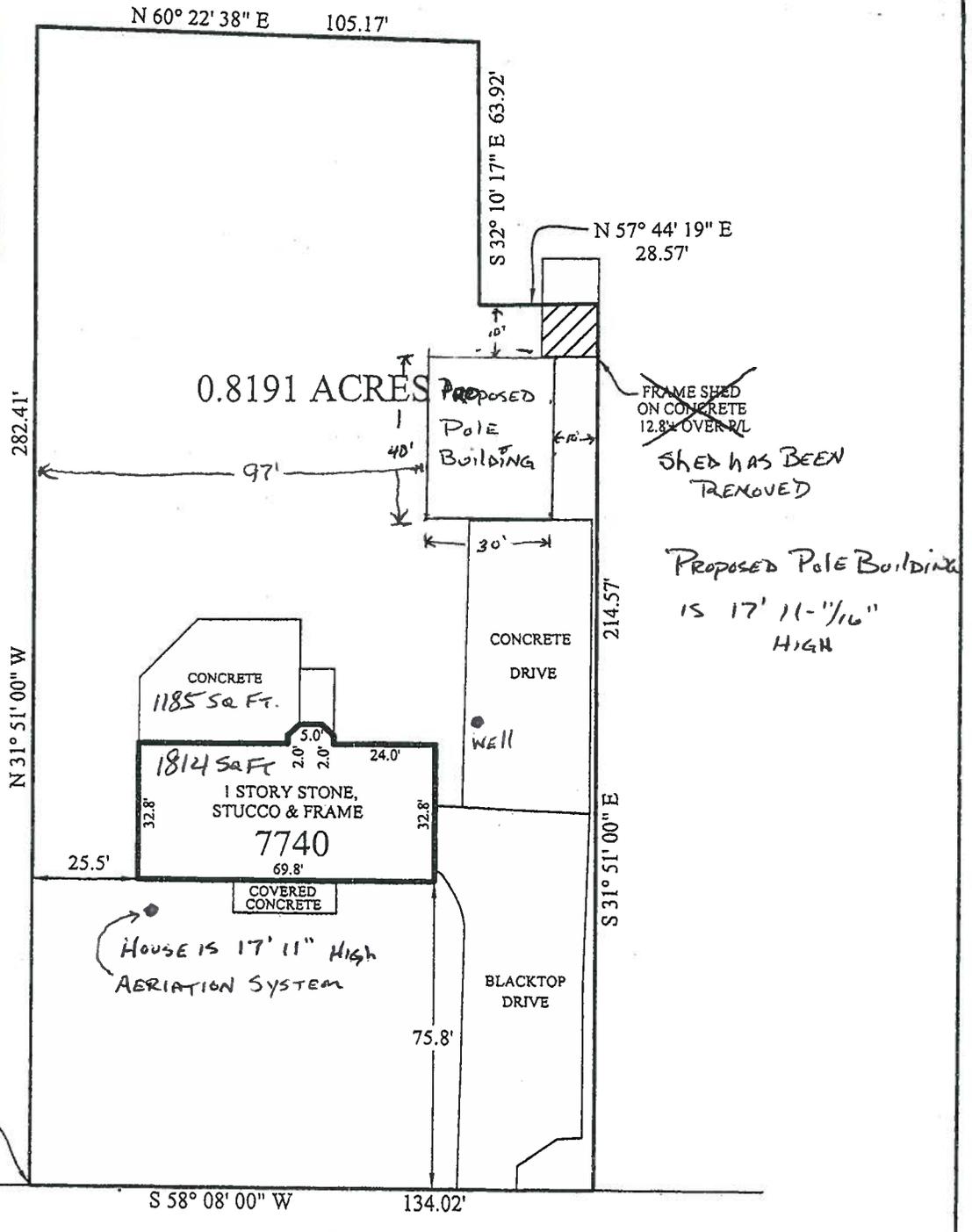
837-15-S

Order No.

CERTIFIED TO COMMERCE PARK TITLE COUNTY OF FRANKLIN
 LENDER CIVISTA BANK P.B. _____ PG. _____ OR./D.B. _____ PG. _____
 BUYER HAYES SCALE 1" = 40' DATE 6-19-15 DRN KB CH DBM

RECEIVED
 OCT 13 2015
 Franklin County Planning Department
 Franklin County, Ohio

VA-3845



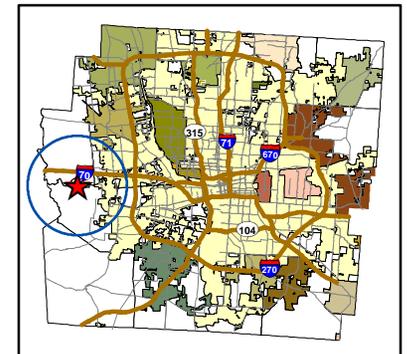


VA-3845

Requesting a Variance from Section 512.02(2) of the Franklin County Zoning Resolution to allow the construction of an accessory building the exceeds the maximum allowable size in an area zoned Limited Suburban Residential (R-2).

0.82 Acres
Brown Township

-  7740 Feder Rd.
-  Parcel
-  Streets



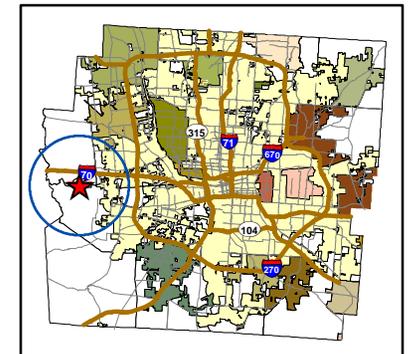


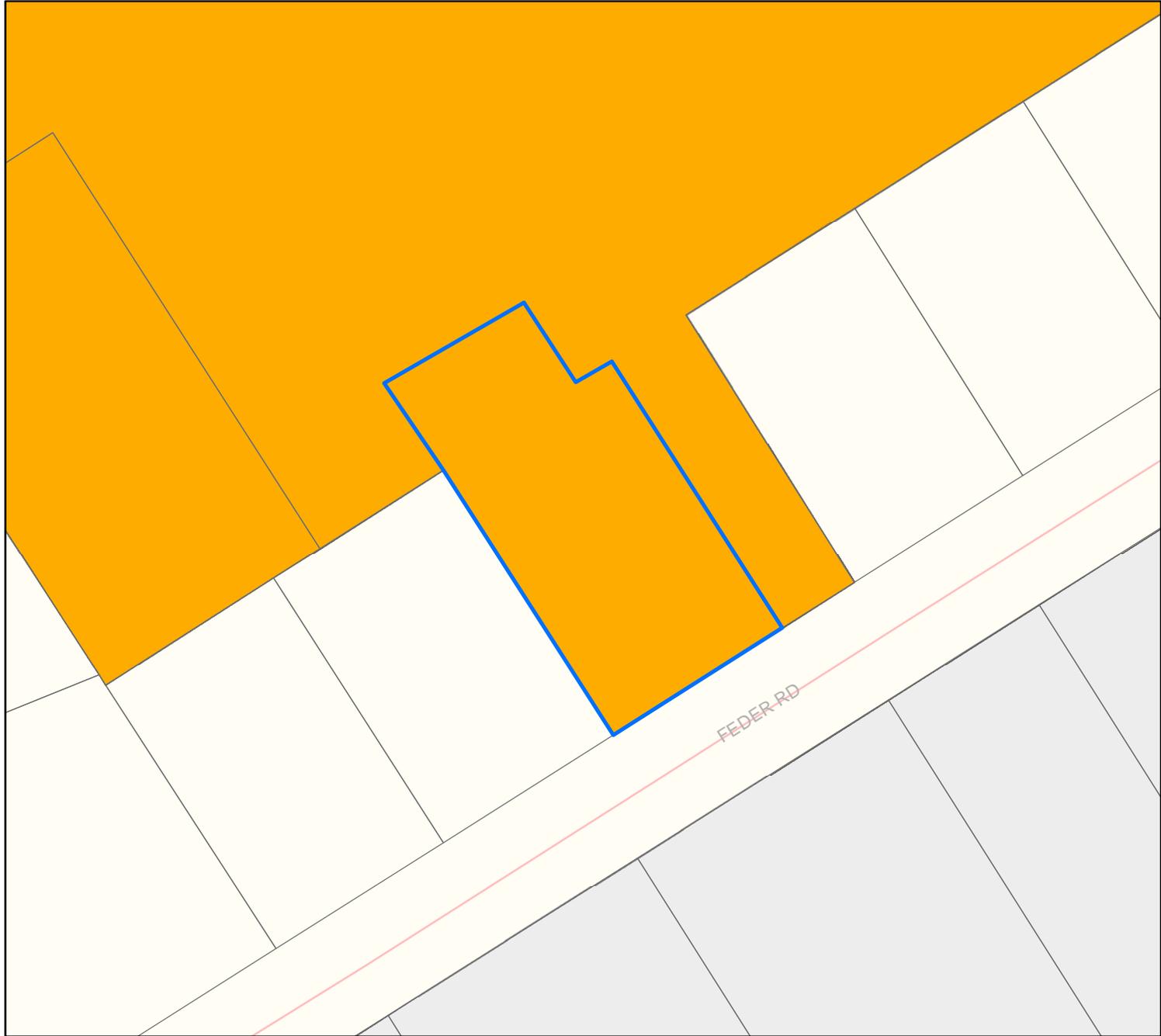
VA-3845

Requesting a Variance from Section 512.02(2) of the Franklin County Zoning Resolution to allow the construction of an accessory building the exceeds the maximum allowable size in an area zoned Limited Suburban Residential (R-2).

0.82 Acres
Brown Township

-  Proposed Pole Barn
-  7740 Feder Rd.
-  Parcel
- Streets



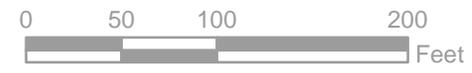
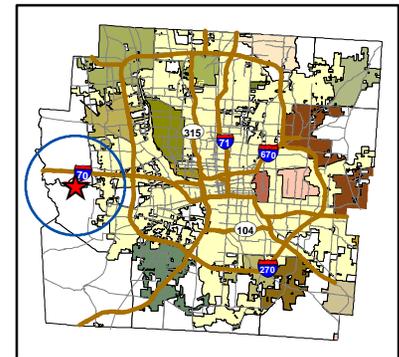


VA-3845

Requesting a Variance from Section 512.02(2) of the Franklin County Zoning Resolution to allow the construction of an accessory building the exceeds the maximum allowable size in an area zoned Limited Suburban Residential (R-2).

0.82 Acres
Brown Township

-  7740 Feder Rd.
 -  Parcel
 -  Streets
- Zoning**
-  R-2
 -  RURAL
 -  NOT IN JURISDICTION
- Corporate Boundaries**
-  Brown
 -  Prairie





Commissioner Marilyn Brown • Commissioner Paula Brooks • Commissioner John O’Grady
President

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Board of Zoning Appeals
November 16, 2015

Case CU - 3846

Prepared by: Matt Brown

Applicant:	Skip Rolfes, Wirenet Inc.
Owner:	Patricia J. Ball
Township:	Pleasant Township
Site:	5150 Neff Rd. (PID #230-001446)
Acreage:	28.8 acres
Zoning:	Rural
Utilities:	Private water and wastewater
Request:	Requesting a Conditional Use from Section 302.0394 of the Franklin County Zoning Resolution to allow the construction of a telecommunication tower in an area zoned Rural.

Summary

The applicant is requesting a conditional use to allow the construction of a telecommunication tower in an area zoned Rural. The request meets all conditions necessary to grant a conditional use. Staff recommends **approval with conditions** of a Conditional Use from Section 302.0394.

Description of the Request

The site is located immediately northeast of the Neff Road and Beatty Road intersection in Pleasant Township. The site includes residential and agricultural uses with the majority of the site being used for agricultural production.

The applicant is proposing to construct a 150 foot tall monopole telecommunication tower and associated equipment within an 80 feet by 80 feet fenced area. The compound will be accessed by an improved, 12 foot wide gravel drive from Beatty Road.

Surrounding Area

The surrounding area is residential and agricultural in character and located in low density residential zoning districts.

Comprehensive Plan

The Pleasant Township Comprehensive Plan, adopted in 2009, includes two maps to guide development: a Future Land Use map and a Conservation Strategy Tiers map. The Future Land Use map recommends the area for Conservation Development with 50 percent open space. The plan identifies the Rural zoning district as the appropriate zoning classification for the Conservation Development land use category and indicates that any use permitted in the zoning district is permitted in the land use category. The Conservation Strategy Tiers map shows the subject site in a Tier 3 area.

The Big Darby Accord Watershed Master Plan, adopted in 2006, also includes two maps to guide development: a Proposed General Land Use Map and a Conservation Strategy Map. Both maps show the site in a Tier 3 area which is envisioned as creating linkages among other tiered areas.

The telecommunication tower's proposed location near the property's existing development is not contrary to the land use recommendations of either planning document.

Staff Review

Conditional Use from Section 302.0394 – Telecommunication Towers:

- As provided for in Section 303.211 of the Ohio Revised Code, Public Utilities or other functionally equivalent providers may site a telecommunication tower as a Conditional Use provided the following conditions are met
 1. The maximum height of a tower shall not exceed 150 feet;
 - The monopole tower will be 150 feet above ground level
 2. The tower and any stabilization structures or guide wires shall not be placed closer than ten (10) feet from a side or rear property line;
 - The tower and any stabilization structure will be placed a minimum of ten feet from a side or rear property line
 3. The tower shall not be placed closer than 150 feet from any existing residential dwelling;
 - The proposed tower is located 193 feet from the nearest residential dwelling.
 4. Minimum lot size for which a tower is to be placed shall be two (2) acres;
 - The lot where the proposed tower is to be placed is 28.8-acres in size.
 5. The tower shall be located a minimum of fifteen (15) feet from the edge of the existing right-of-way line or proposed right-of-way line as depicted on the Thoroughfare Plan as adopted by the Mid-Ohio Regional Planning Commission on October 6, 1961 and as amended from time to time, whichever right-of-way is greater;
 - The proposed tower will be located more than 15 feet from edge of the existing right-of-way of all adjacent roadways.
 6. Security fencing shall be provided to prevent uncontrolled access to the tower site;
 - The site will be secured by a six (6) foot chain link fence.
 7. The tower shall be designed to aesthetically complement the surrounding community. Towers shall be painted in a non-contrasting color minimizing visibility unless otherwise required by the FCC or FAA;
 - The tower will have a galvanized finish to minimize visual impacts to the surrounding community.
 8. A landscaping plan must be submitted and approved by the Board of Zoning Appeals. An evergreen hedge planted three feet on center or an evergreen tree line planted five (5) feet on center is suggested. All existing vegetation shall be retained and maintained to the extent possible;
 - The applicant submitted a landscaping plan showing an evergreen tree line planted 5 feet on center.
 9. Advertising shall not be permitted anywhere on the tower or site with the exception of identification signs and no trespassing signs, which are required;
 - No advertising or additional signage is proposed except those required by these regulations or State or Federal law
 10. The tower shall not be artificially lighted except to assure safety or as required by the FAA;
 - The tower will not require lighting per FAA
 11. Towers must be designed and certified by an engineer to be structurally sound and, at a minimum, in conformance with the Ohio Basic Building Code;
 - Certification from a Professional Engineer has been provided
 12. The tower shall be fully automated and unattended on a daily basis, and shall be visited only for periodic and necessary maintenance;

- The proposed site is to be unattended on a daily basis and will only be visited for periodic and necessary maintenance
- 13. The applicant or tower provider shall demonstrate that the telecommunication tower must be located where it is proposed in order to service the applicant's service area and that no viable siting alternative exists. There shall be an explanation of why a tower at this proposed site is technically necessary;
 - Propagation maps and an explanation of the technical needs for a telecommunication tower at the proposed location has been provided.
- 14. Where the tower is located on a property with another principal use, the applicant shall present documentation that the owner of the property supports the application and that vehicular access is provided to the property. Reasonable access and circulation shall be provided to the tower.
 - The property owner has signed a letter of support for the proposed telecommunications tower and a site plan has been provided which details the proposed access point and gravel drive.
- 15. Applicant shall provide a signed statement indicating that the applicant agrees to allow for the potential co-location of other towers to the extent possible, the removal of the tower within one-hundred eighty (180) days after the site's use is discontinued, proof that other co-location opportunities have been explored and are unavailable and that notice has been provided as required in Section 303.211 of the Ohio Revised Code;
 - The applicant has provided a statement agreeing to the above statement.
- 16. A tower may be attached to a residential or non-residential building or a structure that is a permitted use in the district; including, but not limited to, a church, a municipal or governmental building or facility, agricultural building, and a building or structure owned by a utility, provided conditions two (2) through fifteen (15) above are met and the tower height does not exceed twenty (20) feet above the existing building or structure to which the tower is attached.
 - The proposed monopole tower will not be attached to any residential or non-residential building or structure.
- 17. No telecommunication tower shall be located within one thousand (1,000) feet of any historic site, historic district, public park, resource protection district or greenway.
 - The proposed tower does not encroach on any of the above.

Franklin County Engineer

The Engineer's office noted that the condition of the concrete pipe under the access drive is in questionable condition and the applicant will need to verify the quality of this pipe. The applicant will be required to file for an access permit from the Engineer's office.

Franklin County Public Health

Franklin County Public Health indicated no concerns with the request.

Franklin Soil and Water Conservation District

The Franklin Soil and Water Conservation District indicated no concerns with the request.

Staff Analysis – Section 815.041 – Approval of Conditional Use

The Board of Zoning Appeals shall approve an application for a Conditional Use if the following three (3) conditions are met:

- 1) *The proposed use is a Conditional Use of the Zoning District, and all development standards have been met;*
 - » The proposed use is a Conditional Use of the Rural District and meets all applicable development standards.
- 2) *The proposed use is in accordance with applicable plans or policies for the area;*
 - » The proposed use is not in conflict with the Pleasant Township Comprehensive Plan or the Big Darby Accord Watershed Master Plan.

- 3) *The proposed use will be in keeping with the existing land use character and physical development potential of the area.*
- » The proposed use will not deter from the existing land use character or physical development potential of the surrounding area.

Recommendation

Staff recommends approval of a Conditional Use from Section 302.0394 of the Franklin County Zoning Resolution to allow the construction of a telecommunication tower with the following conditions:

1. The applicant must apply for and receive approval of a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. The applicant shall apply for and receive approval of all State permits.
3. The applicant must apply for an access permit from the Franklin County Engineer’s Office and complete any access improvements required by the Engineer’s office.

Resolution

For your convenience, the following are proposed resolutions for the request:

Proposed Resolution for Conditional Use Request from Section 302.0394:

_____ moves to approve a Conditional Use from Section 302.0394 of the Franklin County Zoning Resolution to allow the construction of a telecommunication tower as outlined in the request above for the applicant identified in Case No. CU-3846 with staff’s recommended conditions.

Seconded by: _____

Voting:

Findings of Fact

For your convenience, the following are proposed findings of fact for the requested conditional use:

If the resolution for the conditional use request fails for lack of support, the following are proposed findings of fact for adoption by the BZA:

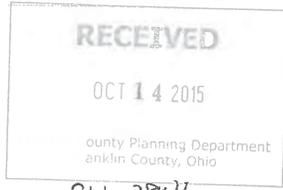
_____ moves that the basis for denying the applicant’s request for a conditional use as outlined in the request above for Case No. CU-3846 results from the applicant’s failure to satisfy the criteria for granting a conditional use under Section 815.041.

Seconded by: _____

Voting:



Know what's below.
Call before you dig.



CU-3846

ENVIRONMENTAL REQUIREMENTS	
<input type="checkbox"/>	NOTICE TO CONTRACTOR IS ATTACHED
<input checked="" type="checkbox"/>	NO ENVIRONMENTAL REQUIREMENTS

PLANS PREPARED FOR:



NEWPAR dba
7575 COMMERCE COURT
LEWIS CENTER, OH 43095

THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF THIS CELL COMPANY AND MAY NOT BE REPRODUCED, DISSEMINATED OR REDISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS CELL COMPANY.

M.I.A PARTNER:



AMERICAN TOWER®

10 PRESIDENTIAL WAY
WOBURN, MA 01801

A&E PREPARED BY:



250 EAST KEMPER RD
LOVELAND, OH 45140
(513) 774-7759

△					
△					
△					
△					
△	10-14-15	REMU BARBED WIRE (FENCE) CHGD CULVERT MATL	DGD	KDC	
△	9-1-15	ISSUED- REL. SHELLING W/ PLATFORM	DGD	KDC	
△	8-28-15	ISSUED- REL. FOR CONSTRUCT.	DGD	KDC	
△	05-26-15	ISSUED- REL. FOR PERMITTING	DGD	KDC	
△	05-04-15	ISSUED- FOR 90% REVIEW	DGD	KDC	
REV	DATE	REVISION DESCRIP.	DRWN	CHKD	

ENGINEER SEAL:



SITE INFORMATION:

5150 NEFF ROAD
GROVE CITY, OH 43123
FRANKLIN COUNTY

VERIZON SITE ID: **CLMB-361**

DESIGN TYPE: **STRATEGIC COLO**

DRWN BY: DGD CHD BY: KDC DATE: 5/01/2015

SHEET TITLE: **COVER SHEET**

SHEET NUMBER: **T-1** 2

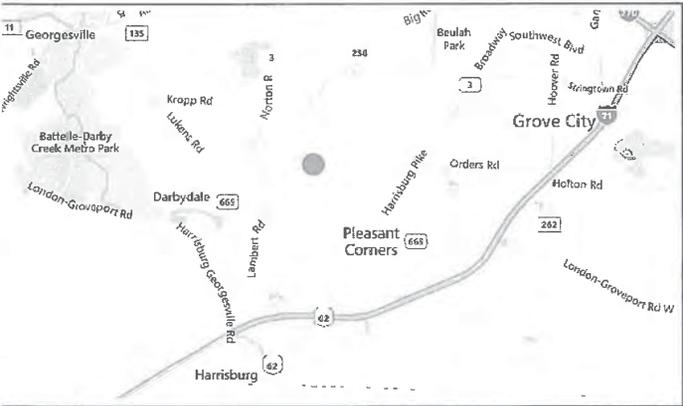
SITE NAME:
PLEASANT TOWNSHIP
5150 NEFF ROAD
GROVE CITY, OH 43123

7575 COMMERCE COURT
LEWIS CENTER, OH 43035

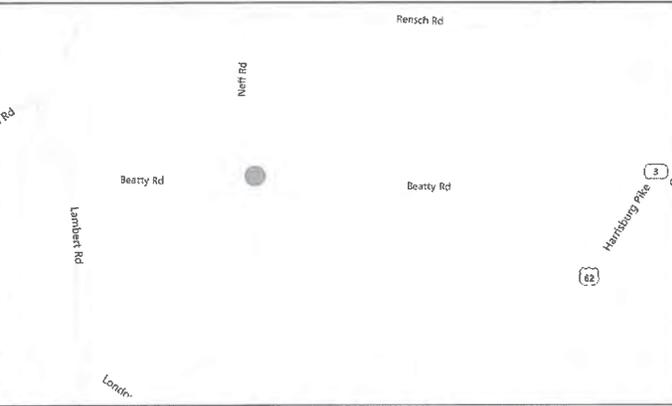
VERIZON SITE ID: **CLMB-361**

ATC: **283715**

TYPE OF TOWER: **MONOPOLE TOWER**



VICINITY MAP
SCALE: NTS



SITE LOCATION
SCALE: NTS

PROJECT INFORMATION

SITE ADDRESS AND COUNTY:
5150 NEFF ROAD
GROVE CITY, OH 43123
FRANKLIN COUNTY

SITE CO-ORDINATES:
LATITUDE: N 39° 51' 40.41"
LONGITUDE: W -83° 08' 41.67"

OVERALL STRUCTURE HEIGHT:
150 FT.

PROJECT CONTACT INFO.

TOWER OWNER: AMERICAN TOWER CORP
ED LUTZ: (740) 630-5159

ENGINEERING: WIRENET, INC
KEN COWAN: (513) 774-7759

PROJECT MANAGER: VERIZON WIRELESS
SUSAN MARUSZAN

CONSTRUCTION ENGINEER: VERIZON WIRELESS
CHRIS DODD:

JURISDICTION: FRANKLIN COUNTY
(614) 525-4879

SCOPE OF WORK

- ERECT 150'-0" MONOPOLE TOWER
- CONSTRUCT 80'-0"x80'-0" FENCED COMPOUND
- INSTALL VERIZON EQUIPMENT PLATFORM W/ROOF AND EQUIPMENT CABINETS
- INSTALL NEW (12) RET PANEL ANTENNAS
- INSTALL NEW RAYCAP OVP DISTRIBUTION BOX
- INSTALL NEW (12) RRH TO SECTOR FRAME
- INSTALL NEW (3) SECTOR FRAMES
- INSTALL (3) NEW FIBER/HYBRID CABLE (1 PER SECTOR)
- INSTALL (6) NEW COAX (2 PER SECTOR)
- PROVIDE 200A POWER SERVICE TO NEW PLATFORM
- PROVIDE FIBER TO NEW PLATFORM

DRAWING INDEX

SHEET	DESCRIPTION	SHEET	DESCRIPTION
T-1	TITLE SHEET	C-6	FENCE DETAIL
GN-1	GENERAL NOTES	L-1	LANDSCAPING
GN-2	GENERAL NOTES	E-1	UTILITY ROUTING & PANEL SCHEDULE
SURVEY	SITE SURVEY	E-2	UTILITY DETAILS
C-1	OVER-ALL SITE PLAN	G-1	SITE GROUNDING
C-1A	SITE PLAN- COMPOUND	G-2	GROUNDING DETAILS
C-1B	COMPOUND DETAILS	G-3	GROUNDING DETAILS AND NOTES
C-2	TOWER ELEVATION		
C-3	OVER-VIEW EQUIP. PLTFRM DETAILS		
C-3A	EQUIP. PLTFRM DETAILS		
C-3B	EQUIP. PLATFORM -UTILITIES DETAILS		
C-3C	PLATFORM W/ ROOF DETAILS		
C-3D	PLATFORM -LIGHT & CABLE TRAY DET.		
C-3E	GENERAL NOTES- STRUC. DETAILS		
C-4	SECTOR FRAME DETAIL		
C-5	ANTENNA SPECIFICATIONS		

CODES & STANDARDS

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES, AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED, TO PERMIT WORK NOT CONFORMING TO THESE CODES.

CURRENT BUILDING CODE: 2011 OBC (IBC 2009)
CURRENT STRUCTURAL CODE: TIA/EIA-222 REV G (INCL. ADDENDUM #1)
CURRENT ELECTRIC CODE: 2014 NEC USE GROUP: U
CONSTRUCTION TYPE: VB
FIRE/LIFE SAFETY CODE: 2011 OHIO FIRE CODE (2009 IFC)

ACCESSIBILITY REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2009 IBC BUILDING CODE.

DRIVING DIRECTIONS

STARTING AT COMMERCE CT, LEWIS CENTER, OH: TRAVEL NORTH ON COMMERCE CT, TURN LEFT ONTO ORANGE POINT DRIVE. TAKE 2nd LEFT ONTO US-23 SOUTH. MERGE ONTO I-270 WEST VIA THE RAMP TO INDIANAPOLIS. TRAVEL APPROX. 18.5 MILES TO EXIT 5 ONTO GEORGESVILLE ROAD. TURN RIGHT. TRAVEL APPROX. 1.3 MILES; TURN LEFT ONTO NORTON ROAD. TRAVEL APPROX. 3 MILES, TURN LEFT ONTO GROVE CITY ROAD. THEN, TURN RIGHT ONTO NEFF ROAD. TURN LEFT ONTO BEATTY RD. TARGET DESTINATION ON LEFT.
STARTING FROM COUNTY SEAT AT 373 S High St, Columbus, OH 43215: Depart S High St toward E Mound St, turn right onto E Mound St. Then, turn right onto US-23 S / US-33 E / S 3rd St. Take ramp right and follow signs for I-71 South / I-70 West. Keep left onto I-71 S. At exit 99A, take ramp left for I-71 South toward Cincinnati. At exit 101, take ramp right for I-270 toward Indianapolis. Take ramp right. Turn left onto US-62 / OH-3 / Harrisburg Pike. Bear right onto Grove City Rd / CR-135. Keep straight onto Neff Rd. Arrive at target address Neff Rd

GENERAL CONSTRUCTION NOTES

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE, THE LATEST EDITION AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
- CONTRACTOR SHALL CONSTRUCT SITE IN ACCORDANCE WITH THESE DRAWINGS AND VERIZON CONSTRUCTION STANDARDS FOR WIRELESS SITES (LATEST REVISION). THE SPECIFICATION IS THE RULING DOCUMENT AND ANY DISCREPANCIES BETWEEN THE SPECIFICATION AND THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- CONTRACTOR SHALL VISIT THE JOB SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE NEW WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK. NO COMPENSATION WILL BE AWARDED BASED ON CLAIM OF LACK OF KNOWLEDGE OF FIELD CONDITIONS.
- PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT AND APPURTENANCES, AND LABOR NECESSARY TO EFFECT ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS. SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, PROPOSED CONDITIONS AND/OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE WORK.
- DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
- CONTRACTOR SHALL RECEIVE CLARIFICATION IN WRITING, AND SHALL RECEIVE IN WRITING AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEMS NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST CONSTRUCTION SKILLS AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDING & GROUNDS AND SCHEDULE HIS ACTIVITIES AND WORKING HOURS IN ACCORDANCE WITH THE REQUIREMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THE WORK OF OTHERS AS IT MAY RELATE TO RADIO EQUIPMENT, ANTENNAS AND ANY OTHER PORTIONS OF THE WORK.
- INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- MAKE NECESSARY PROVISIONS TO PROTECT PROPOSED SURFACES, EQUIPMENT, IMPROVEMENTS, PIPING ETC. AND IMMEDIATELY REPAIR ANY DAMAGE THAT OCCURS DURING CONSTRUCTION.
- IN DRILLING HOLES INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., MUST BE CLEARLY UNDERSTOOD THAT REINFORCING STEEL SHALL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER ANY CIRCUMSTANCES (UNLESS NOTED OTHERWISE). LOCATIONS OF REINFORCING STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT.
- REPAIR ALL PROPOSED WALL SURFACES DAMAGED DURING CONSTRUCTION SUCH THAT THEY MATCH AND BLEND IN WITH ADJACENT SURFACES.
- SEAL PENETRATIONS THROUGH FIRE RATED AREA WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS.
- KEEP CONTRACT AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OF THE OWNER SHALL BE REMOVED. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ITEMS UNTIL COMPLETION OF CONSTRUCTION.
- MINIMUM BEND RADIUS OF ANTENNA CABLES SHALL BE IN ACCORDANCE WITH CABLE MANUFACTURERS RECOMMENDATIONS.
- ALL PROPOSED INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE ENGINEER.
- CONTRACTOR SHALL MINIMIZE DISTURBANCE TO PROPOSED SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION SHALL BE IN CONFORMANCE WITH JURISDICTIONAL OR STATE AND LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL AND COORDINATED WITH LOCAL REGULATORY AUTHORITIES.
- LIGHT SHADED LINES AND NOTES REPRESENT WORK PREVIOUSLY DONE. DARK SHADED LINES AND NOTES REPRESENT THE SCOPE OF WORK FOR THIS PROJECT. CONTRACTOR SHALL VERIFY IF PROPOSED CONSTRUCTION IS COMPLETE. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY PROPOSED CONDITIONS THAT DEVIATE FROM THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND/OR WIRING CERTIFICATES REQUIRED FOR THE ELECTRICAL SERVICE UPGRADE. IN ADDITION, CONTRACTOR SHALL PROVIDE ALL NECESSARY COORDINATION AND SCHEDULING WITH THE SERVING ELECTRICAL UTILITY AND LOCAL INSPECTION AUTHORITIES.

ANTENNA & COAX NOTES

- VERIFY EACH COAXIAL LENGTH, DIAMETER, ROUTING, COLOR CODING AND ALL APPURTENANCES WITH VERIZON WIRELESS.
- THE MAXIMUM COAXIAL CABLE LENGTH AND CORRESPONDING COAXIAL CABLE DIAMETER IS SHOWN ON SHEET A-4. THE CABLE LENGTH IS TO BE USED FOR FABRICATION OR CONSTRUCTION. ACTUAL ANTENNA CABLE LENGTH(S) MUST BE VERIFIED. COAXIAL CABLE SHALL BE PROVIDED BY VERIZON WIRELESS.
- ALL COAX CABLES SHALL UTILIZE GROUND KITS, GROUNDED AS FOLLOWS.
 - NEAR ANTENNA RAD CENTER ELEVATION.
 - MIDDLE OF TOWER (MID-HEIGHT OF ANTENNA), IF CABLE RUN IS OVER 200'.
 - BOTTOM OF TOWER.
 - AT MATER GROUND BAR 3'-0" FROM JUNCTION BOX
- ALL TOP JUMPERS SHALL BE LENGTHS AS SHOWN AND INSTALLED BY CONTRACTOR.
- ALL CABLES SHALL BE COLOR CODED AS SHOWN ON SHEET ANT-3 AND IN ACCORDANCE WITH VERIZON SPECIFICATIONS.
- BANDING SHALL BE IN ACCORDANCE WITH SHEET ANT-4.
- FINAL COAXIAL ANTENNA CABLE SIZES SHALL BE DETERMINED BY VERION RF ENGINEER. SEE ANTENNA SCHEDULE SHEET ANT-3, BASED ON FINAL CABLE RUN LENGTHS DETERMINED BY VERIZON WIRELESS.
- SEE CONSTRUCTION MANAGER FOR ANTENNA SUPPORT ASSEMBLY TYPE.
- ALL COAXIAL CABLE WILL BE SECURED TO THE DESIGNED SUPPORT STRUCTURE AT DISTANCES NOT TO EXCEED 3' OR THE CABLE MANUFACTURERS SPECIFICATION WHICHEVER IS LESS, WITH HARDWARE SPECIFIED IN THE COAXIAL CABLE ROUTING DETAILS OF THE SUPPLIED STRUCTURAL REPORT.
- PROVIDE AT LEAST 6" OF SLACK IN THE MAIN COAXIAL CABLES AT THE ANTENNA MOUNTING ELEVATION TO PROVIDE FOR FUTURE CONNECTOR REPLACEMENT.

SITE WORK NOTES

- DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
- DO NOT SCALE BUILDING DIMENSIONS FROM DRAWINGS.
- SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON AS-BUILT DRAWINGS BY GENERAL CONTRACTOR AND ISSUED TO ARCHITECT/ENGINEER AT COMPLETION OF PROJECT.
- ALL PROPOSED UTILITIES, FACILITIES, CONDITION AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ENGINEER AND OWNER ASSUME NOT RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL PROPOSED UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING PROPOSED UTILITIES.
- CONTRACTOR SHALL VERIFY ALL PROPOSED UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER FOR RESOLUTION AND INSTRUCTION. AND NO FURTHER ARCHITECT/ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
- CONTRACTOR SHALL CALL LOCAL DIGGER HOT LINE FOR UTILITY LOCATIONS 48 HOURS PRIOR TO START OF CONSTRUCTION.
- ALL NEW AND PROPOSED UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
- GRADING OF THE SITE WORK AREA IS TO BE SMOOTH AND CONTINUOUS IN SLOPE AND IS TO FEATHER INTO PROPOSED GRADES AT THE GRADING LIMITS.
- ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH THE CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
- STRUCTURAL FILLS SUPPORTING PAVEMENTS SHALL BE COMPACTED TO 95% OF MAXIMUM STANDARD PROCTOR DRY DENSITY.
- NEW GRADES NOT IN BUILDING AND DRIVEWAY IMPROVEMENT AREA TO BE ACHIEVED BY FILLING WITH APPROVED CLEAN FILL AND COMPACTED TO 95% OF STANDARD PROCTOR DENSITY.
- ALL FILL SHALL BE PLACED IN UNIFORM LIFTS. THE LIFTS THICKNESS SHOULD NOT EXCEED THAT WHICH CAN BE PROPERLY COMPACTED THROUGHOUT ITS ENTIRE DEPTH WITH THE EQUIPMENT AVAILABLE.
- ANY FILLS PLACED ON PROPOSED SLOPES THAT ARE STEEPER THAN 10 HORIZONTAL TO 1 VERTICAL SHALL BE PROPERLY BENCHED INTO THE PROPOSED SLOPE AS DIRECTED BY A GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL CLEAN ENTIRE SITE DAILY AFTER CONSTRUCTION SUCH THAT NO PAPERS, TRASH, WEEDS, BRUSH OR ANY OTHER DEPOSITS WILL REMAIN. ALL MATERIALS COLLECTED DURING CLEANING OPERATIONS SHALL BE DISPOSED OF OFF-SITE BY THE GENERAL CONTRACTOR.
- ALL TREES AND SHRUBS WHICH ARE NOT IN DIRECT CONFLICT WITH THE IMPROVEMENTS SHALL BE PROTECTED BY THE GENERAL CONTRACTOR.
- ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY GENERAL CONTRACTOR WITH LOCAL UTILITY COMPANY, TELEPHONE COMPANY, AND ANY OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS LOCATION.

PLANS PREPARED FOR:



NEWPAR dba
7575 COMMERCE COURT
LEWIS CENTER, OH 43035

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△					
△					
△	19-14-15	REMO BARBED WIRE (FENCE); CHGD CULVERT MATL	DGD	KDC	
△	9-1-15	ISSUED- REFL. SHELTER W/PLATFORM	DGD	KDC	
△	8-09-15	ISSUED- REL. FOR CONSTRUCT.	DGD	KDC	
△	05-28-15	ISSUED- REL. FOR PERMITTING.	DGD	KDC	
△	05-04-15	ISSUED- FOR 90% REVIEW	DGD	KDC	
REV	DATE	REVISION DESCRIP.	DRWN	CHKD	

ENGINEER SEAL:



SITE INFORMATION:

5150 NEFF ROAD
GROVE CITY, OH 43123
FRANKLIN COUNTY

VERIZON SITE ID: **CLMB-361**

DESIGN TYPE: **STRATEGIC COLO**

DRWN BY: DGD CHKD BY: KDC DATE: 5/01/2015

SHEET TITLE: **GENERAL NOTES
SHEET 1 of 2**

SHEET NUMBER: **GN-1** REV: **2**

FOUNDATION, EXCAVATION AND BACKFILL NOTES

1. ALL FINAL GRADED SLOPES SHALL BE A MAXIMUM OF 3 HORIZONTAL TO 1 VERTICAL.
2. ALL EXCAVATIONS PREPARED FOR PLACEMENT OF CONCRETE SHALL BE OF UNDISTURBED SOILS, SUBSTANTIALLY HORIZONTAL AND FREE FROM ANY LOOSE, UNSUITABLE MATERIAL, OR FROZEN SOILS, AND WITHOUT THE PRESENCE OF FLOUNDING WATER. DEWATERING FOR EXCESS GROUND WATER SHALL BE PROVIDED WHEN REQUIRED. COMPACTION OF SOILS UNDER CONCRETE PAD FOUNDATIONS SHALL NOT BE LESS THAN 96% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY FOR THE SOIL. IN ACCORDANCE WITH ASTM D1557.
3. CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC OR UNSUITABLE MATERIAL. IF INADEQUATE BEARING CAPACITY IS REACHED AT THE DESIGNED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION SHALL BE FILLING WITH CONCRETE OF THE SAME TYPE SPECIFIED FOR THE FOUNDATION. CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. ANY STONE SUB-BASE MATERIAL, IF USED, SHALL NOT SUBSTITUTE FOR REQUIRED THICKNESS OF CONCRETE.
4. ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL, SUCH AS VEGETATION, TRASH, DEBRIS, AND SO FORTH PRIOR TO BACK FILLING. BACK FILL SHALL CONSIST OF APPROVED MATERIALS SUCH AS EARTH LOAM SANDY CLAY, SAND AND GRAVEL, OR SOFT SHALE, FREE FROM CLUMPS OR LARGE STONES OVER 2-1/2" MAX DIMENSIONS. ALL BACK FILL SHALL BE PLACED IN COMPACTED LAYERS.
5. ALL FILL MATERIALS AND FOUNDATION BACK FILL SHALL BE PLACED MAXIMUM 6" THICK LIFTS BEFORE COMPACTION. EACH LIFT SHALL BE WETTED IF REQUIRED AND COMPACTED TO NOT LESS THAN 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY FOR SOIL. IN ACCORDANCE WITH ASTM D1557.
6. NEWLY PLACED CONCRETE FOUNDATIONS SHALL CURE A MINIMUM OF 72 HRS PRIOR TO BACK FILLING.
7. FINISHED GRADING SHALL BE SLOPED TO PROVIDE POSITIVE DRAINAGE AND PREVENT STANDING WATER. THE FINAL FINISH ELEVATION OF SLAB FOUNDATIONS SHALL SLOPE AWAY IN ALL DIRECTIONS FROM THE CENTER. FINISH GRADE OF CONCRETE PADS SHALL BE A MAXIMUM OF 4 INCHES ABOVE FINAL FINISH GRADE ELEVATIONS. PROVIDE SURFACE FILL GRAVEL TO ESTABLISH SPECIFIED ELEVATIONS WHERE REQUIRED.
8. NEWLY GRADED SURFACE AREAS TO RECEIVE FABRIC SHALL BE COVERED WITH GEOTEXTILE FABRIC TYPE: TYPAR 600 AS AN ALTERNATE TO BLACK POLYETHYLENE TEREPHTHALATE (PE) OR AN APPROVED EQUIVALENT. SHOWN ON PLANS. THE GEOTEXTILE FABRIC SHALL BE LAYED IN ORDER TO CONTROL THE REQUIREMENTS OF VEGETATIVE GROWTH AND EXTEND TO WITHIN 1 FOOT OUTSIDE THE SITE FENCING OR ELECTRICAL GROUNDING SYSTEM PERIMETER WHICH EVER IS GREATER. ALL FABRIC SHALL BE COVERED WITH A MINIMUM OF 4" DEEP COMPACTED STONE OR GRAVEL AS SPECIFIED, I.E. 0007 TYPE No. 57 FOR FENCED COMPOUND; 0007 TYPE No. 67 FOR ACCESS DRIVE AREA.
9. IN ALL AREAS TO RECEIVE FILL, REMOVE ALL VEGETATION, TOPSOIL, DEBRIS, WET AND UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE. PLOW STRIP OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL, SUCH THAT FILL MATERIAL WILL BIND WITH PROPOSED/PREPARED SOIL SURFACE.
10. WHEN SUB GRADE OR PREPARED GROUND SURFACE HAS A DENSITY LESS THAN THAT REQUIRED FOR THE FILL MATERIAL, SCARIFY THE GROUND SURFACE TO THE DEPTH REQUIRED, PULVERIZE, MOISTURE-CONTROL AND/OR AERATE THE SOILS AND RE-COMPACT TO THE REQUIRED DENSITY PRIOR TO PLACEMENT OF FILLS.
11. IN AREAS WHICH PROPOSED GRAVEL SURFACING IS REMOVED OR DISTURBED DURING CONSTRUCTION OPERATIONS, REPLACE GRAVEL SURFACING TO MATCH ADJACENT GRAVEL SURFACING AND RESTORED TO THE SAME THICKNESS AND COMPOSITION AS SPECIFIED. ALL RESTORED GRAVEL SURFACING SHALL BE FREE FROM CORRUGATIONS AND WAVES.
12. PROPOSED GRAVEL SURFACING MAY BE EXCAVATED SEPARATELY AND REUSED WITH THE CONDITION THAT ANY UNFAVORABLE AMOUNTS OF ORGANIC MATTER, OR OTHER DELETERIOUS MATERIALS ARE REMOVED PRIOR TO REUSE. FURNISH ANY ADDITIONAL GRAVEL RESURFACING MATERIAL AS NEEDED TO PROVIDE A FULL DEPTH COMPACTED SURFACE THROUGHOUT SITE.
13. GRAVEL SUB SURFACE SHALL BE PREPARED TO REQUIRED COMPACTION AND SUB GRADE ELEVATIONS BEFORE GRAVEL SURFACING IS PLACED AND/OR RESTORED. ANY LOOSE OR DISTURBED MATERIALS SHALL BE THOROUGHLY COMPACTED AND ANY DEPRESSIONS IN THE SUB GRADE SHALL BE FILLED AND COMPACTER WITH THE PROPOSED/SELECTED MATERIAL. GRAVEL SURFACING MATERIAL SHALL NOT BE USED FOR FILLING DEPRESSIONS IN THE SUB GRADE.
14. PROTECT PROPOSED GRAVEL SURFACING AND SUB GRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE.
15. DAMAGE TO PROPOSED STRUCTURES AND/OR UTILITIES RESULTING FROM CONTRACTORS NEGLIGENCE SHALL BE REPAIRED AND/OR REPLACED TO THE OWNERS SATISFACTION AT NO ADDITIONAL COST TO THE CONTRACTOR.
16. ALL SUITABLE BORROW MATERIAL FOR BACK FILL OF THE SITE SHALL BE INCLUDED IN THE BID. EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE DISPOSED OFF SITE AT LOCATIONS APPROVED BY GOVERNING AGENCIES AT NO ADDITIONAL COST TO THE CONTRACTOR.

ENVIRONMENTAL NOTES

1. ALL WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH ISSUED PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF FINES AND PROPER CLEAN UP FOR ANY VIOLATION.
2. CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS AND SHALL BE MAINTAINED IN PLACE THROUGH FINAL JURISDICTION INSPECTION & RELEASE OF SITE.
3. CONTRACTOR SHALL INSTALL/CONSTRUCT ALL NECESSARY SEDIMENT/SILT CONTROL FENCING AND PROTECTIVE MEASURES WITHIN THE LIMITS OF SITE DISTURBANCE PRIOR TO CONSTRUCTION.
4. NO SEDIMENT SHALL BE ALLOWED TO EXIT THE PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ADEQUATE MEASURES FOR CONTROLLING EROSION. ADDITIONAL SEDIMENT CONTROL FENCING MAY BE REQUIRED IN ANY AREAS SUBJECT TO EROSION.
5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES WITH SILT AND EROSION CONTROLING MEASURES ON THE DOWNSTREAM SIDE OF SITE DRAINAGE. ANY DAMAGE TO ADJACENT PROPERTY AS A RESULT OF EROSION WILL BE CORRECTED AT THE CONTRACTORS EXPENSE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTIONS AND ANY REPAIRS OF ALL SEDIMENT CONTROL MEASURES INCLUDING SEDIMENT REMOVAL AS NECESSARY.
7. CLEARING OF VEGETATION AND TREE REMOVAL SHALL BE ONLY AS PERMITTED AND BE HELD TO A MINIMUM. ONLY TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED.
8. SEEDING SAND MULCHING AND/OR SODDING OF THE SITE WILL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE PROJECT FACILITIES AFFECTING LAND DISTURBANCE.
9. CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL, COUNTY AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND TO PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS LEAVING THE CONSTRUCTION AREA. THIS MAY INCLUDE SUCH MEASURES AS SILT FENCES, STRAW BALE SEDIMENT BARRIERS, AND CHECK DAMS.
10. RIP RAP OF SIZES INDICATED SHALL CONSIST OF CLEAN, HARD, SOUND, DURABLE, UNIFORM IN QUALITY STONE FREE OF ANY DETRIMENTAL, QUANTITY OF SOFT, FRAGILE, THIN, ELONGATED OR LAMINATED PIECES, DISINTEGRATED MATERIAL, ORGANIC MATTER, OIL, ALKALI, OR OTHER DELETERIOUS SUBSTANCES.

STRUCTURAL STEEL NOTES

1. ALL STEEL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION. STEEL SECTIONS SHALL BE IN ACCORDANCE WITH ASTM AS INDICATED BELOW:
W-SHAPES: ASTM A992, 50 KSI
ANGLES, BARS CHANNELS: ASTM A36, 36 KSI
HEAVY SECTIONS: ASTM A572, 50 KSI
PIPE SECTIONS: ASTM A53-E, 36 KSI
 2. ALL EXTERIOR EXPOSED STEEL AND HARDWARE SHALL BE HOT DIPPED GALVANIZED.
 3. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION." PAINTER SURFACES SHALL BE TOUCHED UP.
 4. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA ASTM A 307 BOLTS UNLESS NOTED OTHERWISE.
 5. FIELD MODIFICATIONS ARE TO BE COATED WITH ZINC ENRICHED PAINT.
- CONCRETE MASONRY NOTES**
1. CONCRETE MASONRY UNITS SHALL BE MEDIUM WEIGHT UNITS CONFORMING TO ASTM C90, GRADE N-1, (FM-1,500 PSI), MEDIUM WEIGHT (115 PCF)
 2. MORTAR SHALL BE TYPE "S" (MINIMUM 1,800 PSI AT 28 DAYS).
 3. GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
 4. ALL CELLS CONTAINING REINFORCING STEEL OR EMBEDDED ITEMS AND ALL CELLS IN RETAINING WALLS AND WALLS BELOW GRADE SHALL BE SOLID GROUTED.
 5. ALL HORIZONTAL REINFORCEMENT SHALL BE PLACED IN BOND BEAM OR UNTEL BEAM UNITS.
 6. WHEN GROUTING IS STOPPED FOR ONE HOUR OR LONGER, HORIZONTAL CONNECTION JOINTS SHALL BE FORMED BY STOPPING THE GROUT POUR 1-1/2" BELOW TOP OF THE UPPERMOST UNIT.
 7. ALL BOND BEAM BLOCK SHALL BE "DEEP CUT" UNITS.
 8. PROVIDE INSPECTION AND CLEAN-OUT HOLES AT BASE OF VERTICAL CELLS HAVING GROUT LIFTS IN EXCESS OF 4'-0" OF HEIGHT.
 9. ALL GROUT SHALL BE CONSOLIDATED WITH A MECHANICAL VIBRATOR.
 10. CEMENT SHALL BE AS SPECIFIED FOR CONCRETE.
 11. REINFORCING BARS - SEE NOTES UNDER "STRUCTURAL CONCRETE NOTES" FOR REQUIREMENTS.
 12. PROVIDE ONE BAR DIAMETER (A MINIMUM OF 1/2") GROUT BETWEEN MAIN REINFORCING AND MASONRY UNITS.
 13. LOW LIFT CONSTRUCTION, MAXIMUM GROUT POUR HEIGHT IS 4 FEET.
 14. HIGH LIFT GROUTED CONSTRUCTION MAY BE USED IN CONFORMANCE WITH PROJECT SPECIFICATIONS AND SECTION 219.9.1.1 OF U.A.C.
 15. ALL CELLS IN CONCRETE BLOCKS SHALL BE FILLED SOLID WITH GROUT, EXCEPT AS NOTED IN THE DRAWINGS OR SPECIFICATIONS.
 16. CELLS SHALL BE IN VERTICAL ALIGNMENT, DOWELS IN FOOTINGS SHALL BE SET TO ALIGN WITH CORES CONTAINING REINFORCING STEEL.
 17. REFER TO ARCHITECTURAL DRAWINGS FOR SURFACE AND HEIGHTS OF UNITS, LAYING PATTERN AND JOINT TYPE.
 18. SAND SHALL BE CLEAN, SHARP AND WELL GRADED, FREE FROM INJURIOUS AMOUNTS OF DUST, LUMPS, SHALE, ALKALI, OR ORGANIC MATERIAL.
 19. BRICK SHALL CONFORM TO ASTM C-62 AND SHALL BE GRADE MW OR BETTER.

STRUCTURAL CONCRETE NOTES

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 318-05, AC308-05 AND THE SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH 4'-3,000 PSI AT 28 DAYS UNLESS NOTED OTHERWISE.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES CLASS "B" AND ALL HOOKS SHALL BE STANDARD UNLESS NOTED OTHERWISE.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
CONCRETE CAST AGAINST EARTH.....3 IN.
CONCRETE EXPOSED TO EARTH OR WEATHER:
#6 AND LARGER.....2 IN.
#5 AND SMALLER & WWF.....1-1/2 IN.
CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:
SLAB AND WALLS.....3/4 IN.
BEAMS AND COLUMNS.....1-1/2 IN.
5. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE U.N.D. IN ACCORDANCE WITH ACI 301 SECTION 4.2.4
6. HOLES TO RECEIVE EXPANSION/WEDGE ANCHORS SHALL BE 1/8" LARGER IN DIAMETER THAN THE ANCHOR BOLT, DOWEL, OR ROD AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. LOCATE AND AVOID CUTTING PROPOSED REBAR WHEN DRILLING HOLES IN ELEVATED CONCRETE SLABS.
7. USE INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER IBC & MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURES.

WEATHERPROOFING NOTES

- STANDARD CONSTRUCTION SPECIFICATIONS FOR WIRELESS SITES
- 1.0 WEATHERPROOFING CONNECTORS AND GROUND KITS:
 - A. ALL CONNECTORS AND GROUND KITS SHALL BE WEATHERPROOFED USING BUTYL RUBBER WEATHERPROOFING AND TAPE. THIS INSTALLATION MUST BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION OR AS SHOWN ON THE CONSTRUCTION DRAWINGS (WHICHEVER IS GREATER). IF NO DIRECTION IS PROVIDED, WEATHERPROOFING MUST BE DONE PER THE FOLLOWING INSTRUCTIONS.
 1. THE COAXIAL CABLE CONNECTION OR GROUND KIT CAN BE ENCOMPASSED INTO COLD SHRINK AND COMPLETELY WRAPPED WITH 2 INCH WIDE ELECTRICAL TAPE OVERLAPPING EACH ROW BY APPROXIMATELY 1/2" AND EXTENDING PAST THE CONNECTION BY TWO INCHES AS DISCUSSED BELOW; OR
 2. THE COAXIAL CABLE CONNECTION OR GROUND KIT CAN BE WRAPPED WITH LAYERS OF ELECTRICAL BUTYL RUBBER/ELECTRICAL TAPE AS DISCUSSED BELOW; OR
 3. THE COAXIAL CABLE CONNECTION OR GROUND KIT CAN BE WRAPPED WITH TWO LAYERS OF 1.5 INCH WIDE SELF-AMALGAMATING TAPE COVERED WITH TWO LAYERS OF ELECTRICAL TAPE AS DISCUSSED BELOW.
 - B. COLD SHRINK INSTALLATION PROCEDURE:
 1. REQUIRED MATERIAL: COLD SHRINK TUBE, SPACERS AS NEEDED, BLACK ELECTRICAL TAPE 2 INCHES WIDE
 2. REQUIRED TOOLS: KNIFE AND TAPE MEASURE
 - STEP 1: THOROUGHLY CLEAN AND DRY THE SURFACE OF COAXIAL CABLE AND CONNECTOR TO REMOVE ALL GREASE AND DIRT. MARK THE MAIN FEED (LARGER DIAMETER) COAXIAL CABLE AT LEAST TWO INCHES ABOVE THE CONNECTION AS THE SPECIFIED START DIMENSION FOR THE COLD SHRINK.
 - STEP 2: SLIDE THE COLD SHRINK TUBE OVER THE PRE-CONNECTED END OF THE LARGER DIAMETER COAXIAL CABLE PRIOR TO MATING CONNECTOR INTERFACES. MAKE THE CONNECTION.
 - STEP 3: REMOVE WAX PAPER FROM A SPACER HALF AND PRESS ONTO COAXIAL CABLE DIRECTLY BEHIND THE CONNECTOR. REMOVE THE WAX PAPER FROM THE OTHER SPACER HALF AND ALIGN THE TWO SPACER HALVES WITH ADHESIVE PORTIONS FACING EACH OTHER. THE SPACER HALVES SHOULD BE LINED UP TOGETHER. THE SPACER WILL BE PLACED NEXT TO THE CONNECTOR ON THE SMALLER DIAMETER COAXIAL CABLE SIDE.
 - STEP 4: SLIDE THE COLD SHRINK TUBE OVER THE CONNECTION TO THE SPECIFIED START DIMENSION MARK. HOLD THE COLD SHRINK TUBE AND COAXIAL CABLE IN ONE HAND SO THAT THE EDGE OF COLD SHRINK TUBE IS IN LINE WITH THE MARK.
 - STEP 5: WITH YOUR FREE HAND, BEGIN REMOVING COLD SHRINK TUBE CORE. THE CORE WILL BE REMOVED BY UNWINDING IN A COUNTERCLOCKWISE DIRECTION WHILE LIGHTLY PULLING THE ATTACHED CORD AWAY FROM THE TUBE.
 - STEP 6: USE BOTH HANDS TO CONTINUE THE UNWINDING PROCESS AS THE COLD SHRINK TUBE BEGINS TO COLLAPSE INTO POSITION. CONTINUE THE UNWINDING PROCESS UNTIL THE CORE IS COMPLETELY REMOVED AND THE COLD SHRINK TUBE IS INSTALLED.
 - STEP 7: EXCESS COLD SHRINK TUBE EXTENDING TWO INCHES BEYOND THE SPACER HALVES CAN BE REMOVED OR LEFT IN PLACE. EXCESS COLD SHRINK TUBE CAN BE CAREFULLY CUT OFF WITH A KNIFE.
 - C. BUTYL RUBBER TAPE INSTALLATION PROCEDURE:
 1. REQUIRED MATERIAL: BLACK ELECTRICAL TAPE-2 INCH WIDE AND BUTYL RUBBER TAPE 2 TO 3 INCHES WIDE
 2. REQUIRED TOOLS: KNIFE OR SCISSORS.
 - STEP 1: THOROUGHLY CLEAN AND DRY THE SURFACE OF COAXIAL CABLE AND CONNECTOR TO REMOVE ALL GREASE AND DIRT. WRAP CONNECTOR/GROUND KIT WITH TWO LAYERS OF BLACK ELECTRICAL TAPE 2 INCH WIDTH OVERLAPPING EACH ROW BY APPROXIMATELY 1/2 INCH. THESE LAYERS OF TAPE MUST BE WRAPPED TIGHT ENOUGH SO THAT NO VOIDS OR AIR PACKETS ARE PRESENT AND MUST EXTEND ONE INCH PAST THE CONNECTOR/GROUND KIT ON EACH SIDE. TWO ROWS SHALL BE APPLIED, ONE IN EACH DIRECTION, WITH THE TOP ROW SHINGLED TO PROMOTE WATER RUNOFF.
 - STEP 2: WRAP CONNECTOR/GROUND KIT WITH ONE LAYER OF BUTYL RUBBER TAPE (2 TO 3 INCHES WIDTH) OVER THE BLACK ELECTRICAL TAPE OVERLAPPING EACH ROW BY APPROXIMATELY 1/2 INCH. THE BUTYL RUBBER TAPE MUST EXTEND 2 TO 3 INCHES (THE TAPE WIDTH) PAST THE ELECTRICAL TAPE AND COME IN CONTACT WITH THE UNDERLYING CABLE OR CONNECTORS. WHEN WEATHERPROOFING FROM THE MAINLINE TO THE JUMPER, BUILD UP THIS AREA WITH EXTRA BUTYL RUBBER TAPE TO INSURE A SMOOTH TRANSITION FREE OF VOIDS AND AIR PACKETS TO THE SMALLER DIAMETER CABLE.
 - STEP 3: WRAP CONNECTOR/GROUND KIT WITH TWO LAYERS OF BLACK ELECTRICAL TAPE 2 INCH WIDTH OVERLAPPING EACH ROW BY 1/2 INCH. THESE LAST TWO LAYERS MUST BE WRAPPED USING A SHINGLED EFFECT. THE TOP LAYERS SHALL BE WRAPPED SO THAT THE ENDS ARE IN THE UPWARD DIRECTION CREATING A SHINGLED EFFECT WITH THE TAPE SO WATER WILL BE REFELLED AND NOT ALLOWED TO COLLECT AND POOL. THESE TOP LAYERS OF ELECTRICAL TAPE MUST EXTEND TWO INCHES (THE TAPE WIDTH) PAST THE BUTYL RUBBER TAPE ONTO THE UNDERLYING CABLE.
 - D. SELF-AMALGAMATING TAPE INSTALLATION PROCEDURE:
 1. REQUIRED MATERIAL: SELF-AMALGAMATING TAPE -1.5 INCHES WIDE AND BLACK ELECTRICAL TAPE -2 INCHES WIDE.
 2. REQUIRED TOOLS: KNIFE OR SCISSORS.
 3. REQUIRED: THOROUGHLY CLEAN AND DRY THE SURFACE OF COAXIAL CABLE AND CONNECTOR TO REMOVE ALL GREASE AND DIRT.
 - STEP 2: START WRAPPING SELF-AMALGAMATING TAPE ON THE CABLE AT LEAST 2 INCHES FROM THE CONNECTOR/GROUND KIT. MAKE SURE TAPE IS STRETCHED TIGHT DURING THIS APPLICATION.
 - STEP 3: WHILE STRETCHING TAPE, MAKE 3/4" WRAP OF TAPE AROUND THE CABLE, MAKING SURE THE TAPE IS WRAPPED ONTO ITSELF. THE TAPE WILL ONLY ADHERE TO ITSELF.
 - STEP 4: CONTINUE WRAPPING THE CABLE AND CONNECTOR/GROUND KIT USING HALF OVERLAP (0.75 INCH WIDE) LAYERS.
 - STEP 5: WRAP OVER AND PAST THE CONNECTOR/GROUND KIT AT LEAST 2 INCHES.
 - STEP 6: TO TERMINATE THE SELF-AMALGAMATING TAPE, WRAP THE TAPE AT LEAST ONE FULL ROUND OVER THE CABLE STRETCHING THE TAPE TIGHT, CUT THE TAPE USING KNIFE OR SCISSORS AND APPLY THE LOOSE END TO THE UNDERLYING SELF-AMALGAMATING TAPE USING THUMB PRESSURE.
 - STEP 7: TWO ROWS OF SELF-AMALGAMATING TAPE SHALL BE APPLIED IN THIS MANNER, IN ALTERNATING DIRECTIONS. THE TOP LAYER SHALL BE WRAPPED SO THAT THE ENDS ARE IN AN UPWARD DIRECTION CREATING A SHINGLED EFFECT WITH THE TAPE SO WATER WILL BE REFELLED.
 - STEP 8: WRAP OVER SELF-AMALGAMATING TAPE WITH TWO LAYERS OF BLACK ELECTRICAL TAPE -2 INCHES WIDTH OVERLAPPING EACH ROW BY 1/2 INCH. THESE TOP LAYERS MUST ALSO BE WRAPPED USING A SHINGLED EFFECT. THE LAYERS SHALL BE WRAPPED SO THAT THE ENDS ARE IN THE UPWARD DIRECTION CREATING A SHINGLED EFFECT WITH THE TAPE SO WATER WILL BE REFELLED AND NOT ALLOWED TO COLLECT AND POOL. THESE TOP LAYERS OF ELECTRICAL TAPE MUST EXTEND TWO INCHES (THE TAPE WIDTH) PAST THE SELF-AMALGAMATING TAPE ONTO THE UNDERLYING CABLE. ALL LAYERS OF TAPE SHALL BE WRAPPED SO THAT NO VOIDS OR AIR PACKETS ARE PRESENT. THE LAST WRAP OF TAPE SHALL NOT BE PULLED OR STRETCHED. ALL TAPE SHALL BE CUT WITH A SHARP KNIFE OR SCISSORS.

PLANS PREPARED FOR:



NEWPAR dba
7575 COMMERCE COURT
LEWIS CENTER, OH 43005

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MLA PARTNER:



AMERICAN TOWER®
10 PRESIDENTIAL WAY
WOBRUN, MA 01801

A&E PREPARED BY:



250 EAST KEMPER RD
LOVELAND, OH 45140
(513) 774-7759

△				
△				
△	10-14-15	REMO BARBED WIRE (FENCE); CHGD CULVERT MATL	DGD	KDC
△	9-1-15	ISSUED-REPL. SHELTER W/PLATFORM	DGD	KDC
△	6-09-15	ISSUED-REL. FOR CONSTRUCT.	DGD	KDC
△	05-28-15	ISSUED-REL. FOR PERMITTING.	DGD	KDC
△	05-04-15	ISSUED-FOR 90% REVIEW.	DGD	KDC
REV	DATE	REVISION DESCRIP.	DRWN	CHKD

ENGINEER SEAL:



SITE INFORMATION:
5150 NEFF ROAD
GROVE CITY, OH 43123
FRANKLIN COUNTY

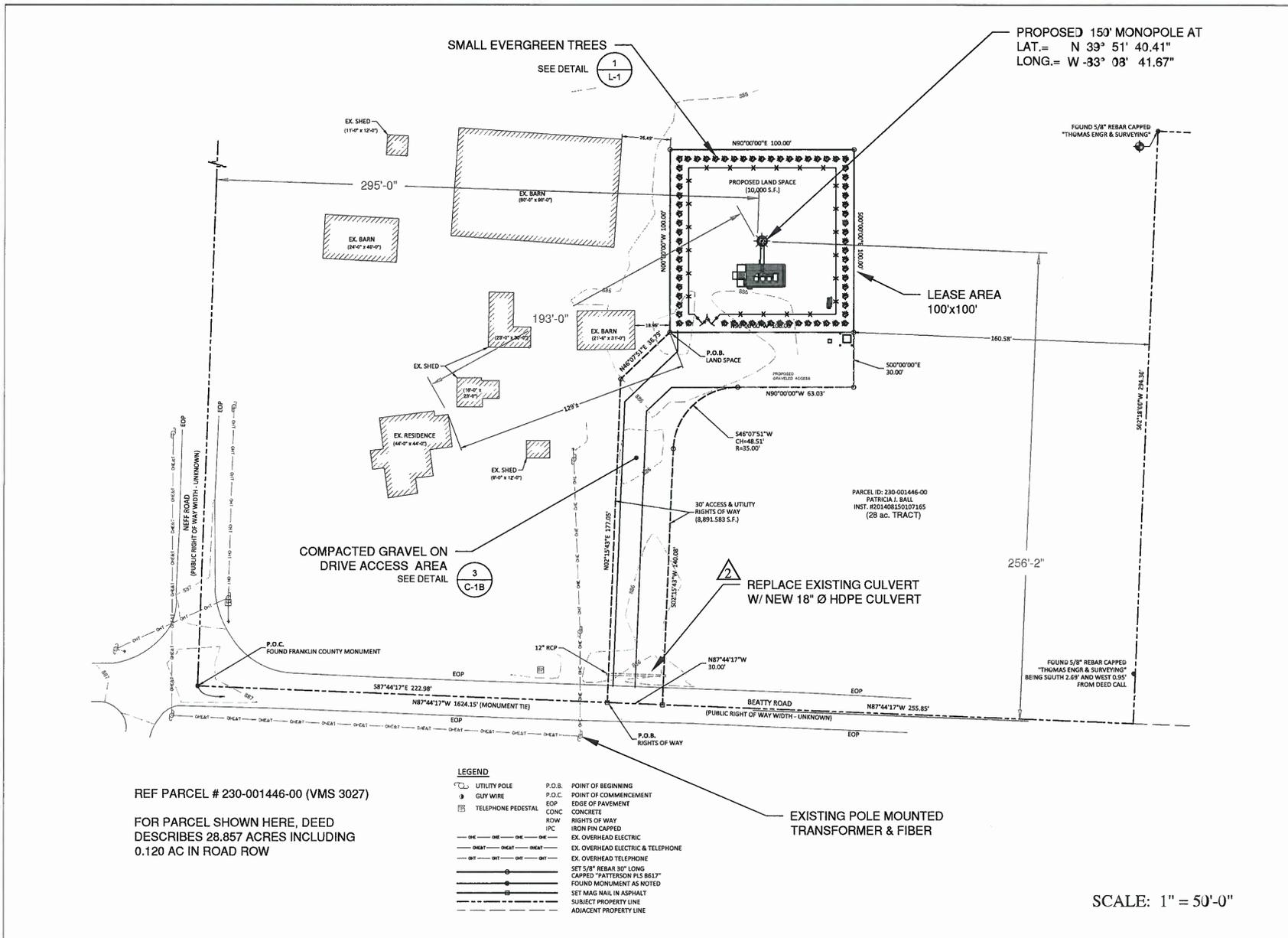
VERIZON SITE ID: **CLMB-361**

DESIGN TYPE: **STRATEGIC COLO**

DRWN BY: **DGD** CHKD BY: **KDC** DATE: **5/01/2015**

SHEET TITLE: **GENERAL NOTES**

SHEET NUMBER: **GN-2** REV: **2**



PROPOSED 150' MONOPOLE AT
 LAT.= N 33° 51' 40.41"
 LONG.= W -33° 08' 41.67"

PLANS PREPARED FOR:



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 7575 COMMERCE COURT
 LEWIS CENTER, OH 43035

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 WOBURN, MA 01801

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 (513) 774-7759

△			
△			
△	10-14-15	REMO BARBED WIRE (FENCE); CHGD CULVERT MATL	DGD KDC
△	9-1-15	ISSUED-REPL. SHELTER W/ PLATFORM	DGD KDC
△	6-09-15	ISSUED-REL. FOR CONSTRUCT.	DGD KDC
△	05-26-15	ISSUED-REL. FOR PERMITTING.	DGD KDC
△	05-04-15	ISSUED- FOR 90% REVIEW	DGD KDC
REV	DATE	REVISION DESCRIP.	DRWN/CHKD

ENGINEER SEAL:

SITE INFORMATION:
 5150 NEFF ROAD
 GROVE CITY, OH 43123
 FRANKLIN COUNTY

VERIZON SITE ID: CLMB-361

DESIGN TYPE: STRATEGIC COLO

DRAWN BY: DGD CHGD BY: KDC DATE: 5/01/2015

SHEET TITLE: OVER-ALL SITE PLAN

SHEET NUMBER: C-1 OF 2

SCALE: 1" = 50'-0"

COMPACTED GRAVEL ON LEASE AREA
SEE DETAIL $\frac{3}{C-1B}$

PROPOSED 12'x20' EQUIP. PLATFORM AND CABINETS INSIDE 12'x26' LEASE AREA
SEE DETAIL $\frac{1}{C-1A}$ THRU $\frac{1}{C-1E}$

PROPOSED 6' TALL CHAIN LINKED FENCE TOPPED WITH (3) STRANDS OF BARBED WIRE
SEE DETAIL $\frac{1}{C-6}$

PROPOSED ATC 8" H-FRAME FOR ELECTRIC AND FIBER
SEE DETAIL $\frac{1}{E-2}$ $\frac{2}{E-2}$

PROPOSED PAD MOUNTED TRANSFORMER W/ (3) 6" BOLLARDS

PROPOSED 12' ACCESS GATE

PROPOSED FIBER HAND-HOLE BY FIBER PROVIDER

PROPOSED GRAVELED ACCESS

(2) 4" CONDUIT FOR POWER TO POLE MOUNTED TRANSFORMER (ACROSS STREET).

SCALE: 1/16" = 1'-0"

PLANS PREPARED FOR:



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LEWIS CENTER, OH 43035

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WOBURN, MA 01801

A&E PREPARED BY:



WIRENET
INCORPORATED
250 EAST KEMPER RD
LOVELAND, OH 45140
(513) 774-7759

△				
△				
△	10-14-15	REMOVED BARBED WIRE (FENCE); CHGD CULVERT MATL	DGD	KDC
△	9-1-15	ISSUED- REPL. SHELTER W/ PLATFORM	DGD	KDC
△	6-09-15	ISSUED- REL. FOR CONSTRUCTION	DGD	KDC
△	05-28-15	ISSUED- REL. FOR PERMITTING	DGD	KDC
△	05-04-15	ISSUED- FOR 90% REVIEW	DGD	KDC
REV	DATE	REVISION DESCRIP.	DRWN	CHKD

ENGINEER SEAL:



10/14/15

SITE INFORMATION:
5150 NEFF ROAD
GROVE CITY, OH 43123
FRANKLIN COUNTY

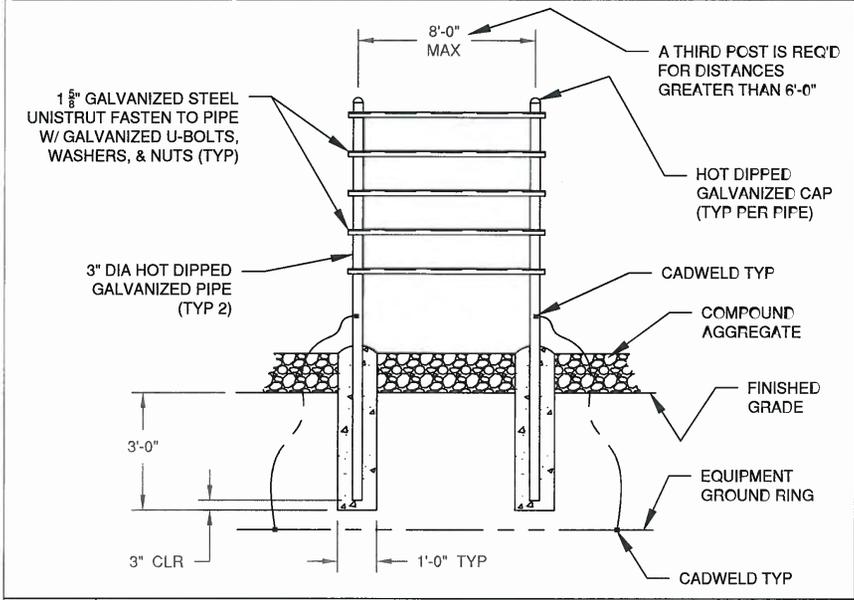
VERIZON SITE ID: **CLMB-361**

DESIGN TYPE: **STRATEGIC COLO**

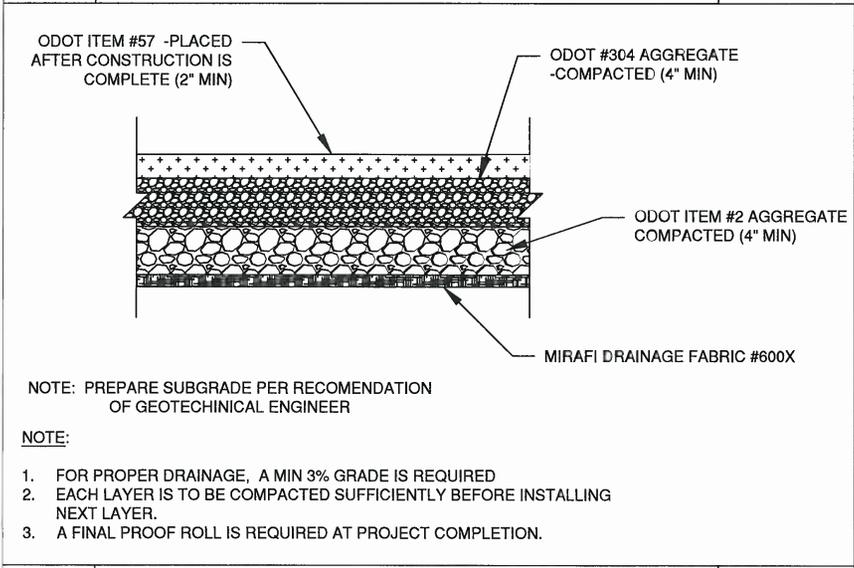
DRWN BY: DGD CHD BY: KDC DATE: 5/01/2015

SHEET TITLE: **BLANK**

SHEET NUMBER: **C-1A** REV. **2**



1 PROPOSED H-FRAME CONSTRUC. SCALE: NTS



3 PROP. GRAVEL COMPOUND & ACCESS DR. CONSTRUC. SCALE: NTS

2 DETAIL NOT USED SCALE: NTS

EST'D QUANTITIES OF LEASE AREA MAT'LS				
ITEM	UNIT	QTY	DESCRIPTION	
201	S.F.	N/A	CLEARING AND GRUBBING	
600X	S.F.	10,000	MIRAFI PREFABRICATED DRAINAGE FABRIC	
#2	C.Y.	123.5	AGGREGATE	
#304	C.Y.	123.5	AGGREGATE	
#57	C.Y.	61.7	AGGREGATE	
FENCE	L.F.	378	CHAIN LINK FENCE W/ BARBED WIRE	
GATE	EA.	1	(2) 7'-0" CHAIN LINK FENCE GATES	

NOTE: ALL QTY'S LISTED ARE FOR LEASE AREA ONLY

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A&E PREPARED BY:

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INCORPORATED
250 EAST KEMPER RD
LOVELAND, OH 45140
(513) 774-7759

REV	DATE	REVISION DESCRIP.	DRWN	CHKD
2	10-14-15	REMO BARBED WIRE (FENCE); CHGD CULVERT MATL.	DGD	KDC
1	9-1-15	ISSUED- REPL. SHELTER W/ PLATFORM	DGD	KDC
0	6-09-15	ISSUED- REL. FOR CONSTRUC.	DGD	KDC
B	05-28-15	REL. FOR PERMITTING.	DGD	KDC
A	05-04-15	ISSUED- FOR 90% REVIEW	DGD	KDC

ENGINEER SEAL:

12/14/15

SITE INFORMATION:
5150 NEFF ROAD
GROVE CITY, OH 43123
FRANKLIN COUNTY

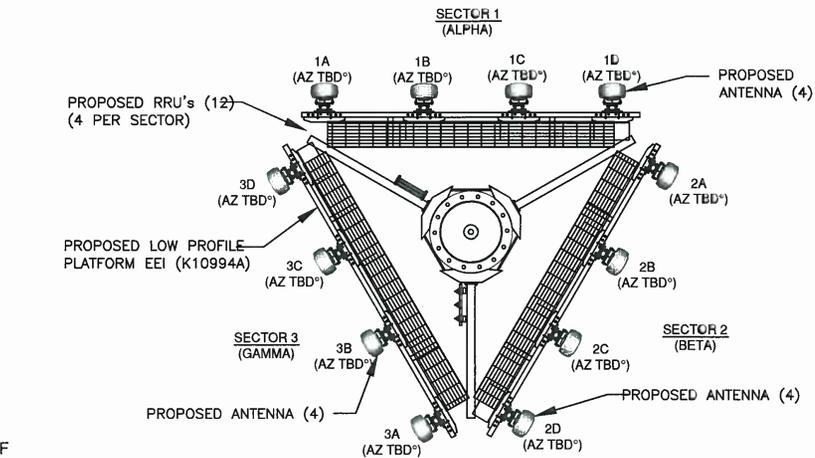
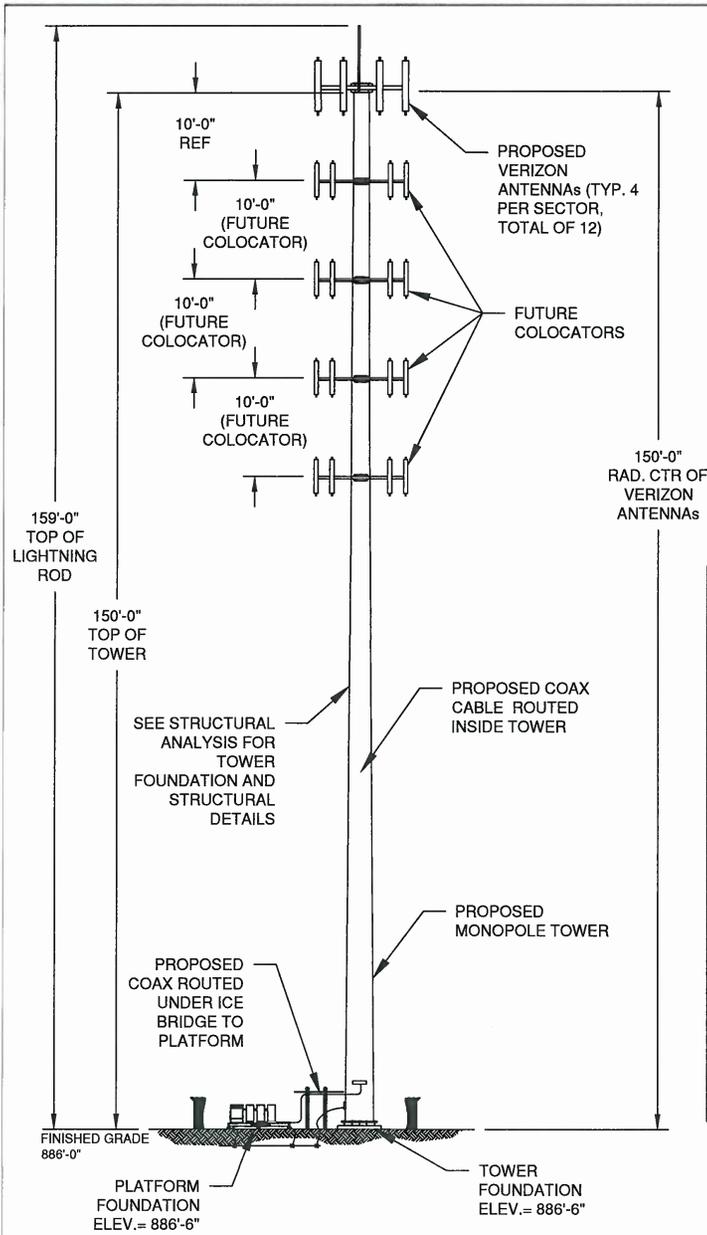
VERIZON SITE ID: CLMB-361

DESIGN TYPE:
STRATEGIC COLO

DRAWN BY: DGD
CHKD BY: KDC
DATE: 5/01/2015

SHEET TITLE: AREA PLAN

SHEET NUMBER: C-1B REV: 2



EQUIP ID	SECTOR/DESC	MAKE	MODEL	FREQ	RAD CENTER	ANT AZ	MOUNT AZ	LOW BAND EDT	HIGH BAND EDT	MECH DT	INSTALLED		MOUNT CUL HEIGHT	MOUNT TYPE	COMMENTS
											LINE QTY	MAIN LINE TYPE			
ANT-1	ALPHA	QUINTEL	Q5856-2	850	225	100	100						225	SECTOR FRAME	
RRR-1	ALPHA RRH	ALU	RRR046-07U	--	225	--	--					2			
ANT-2	ALPHA	QUINTEL	Q5856-2	PCS	225	100	100						225	SECTOR FRAME	
RRR-2	ALPHA RRH	ALU	RRR046-1000	--	225	--	--					2			
ANT-3	ALPHA	QUINTEL	Q5856-2	700	225	100	100						225	SECTOR FRAME	
RRR-3	ALPHA RRH	ALU	RRR046-AWS	--	225	--	--					2			
ANT-4	ALPHA	QUINTEL	Q5856-2	AWS	225	100	100						225	SECTOR FRAME	
RRR-4	ALPHA RRH	ALU	RRR046-AWS 1700210MHz	--	225	--	--					2			
ANT-5	BETA	QUINTEL	Q5856-2	850	225	100	100						225	SECTOR FRAME	
RRR-5	BETA RRH	ALU	RRR046-07U	--	225	--	--					2			
ANT-6	BETA	QUINTEL	Q5856-2	PCS	225	100	100						225	SECTOR FRAME	
RRR-6	BETA RRH	ALU	RRR046-1000	--	225	--	--					2			
ANT-7	BETA	QUINTEL	Q5856-2	700	225	100	100						225	SECTOR FRAME	
RRR-7	BETA RRH	ALU	RRR046-AWS	--	225	--	--					2			
ANT-8	BETA	QUINTEL	Q5856-2	AWS	225	100	100						225	SECTOR FRAME	
RRR-8	BETA RRH	ALU	RRR046-AWS 1700210MHz	--	225	--	--					2			
ANT-9	GAMMA	QUINTEL	Q5856-2	850	225	340	340						225	SECTOR FRAME	
RRR-9	GAMMA RRH	ALU	RRR046-07U	--	225	--	--					2			
ANT-10	GAMMA	QUINTEL	Q5856-2	PCS	225	340	340						225	SECTOR FRAME	
RRR-10	GAMMA RRH	ALU	RRR046-1000	--	225	--	--					2			
ANT-11	GAMMA	QUINTEL	Q5856-2	700	225	340	340						225	SECTOR FRAME	
RRR-11	GAMMA RRH	ALU	RRR046-AWS	--	225	--	--					2			
ANT-12	GAMMA	QUINTEL	Q5856-2	AWS	225	340	340						225	SECTOR FRAME	
RRR-12	GAMMA RRH	ALU	RRR046-AWS 1700210MHz	--	225	--	--					2			
DIST-BOX	DISTRIBUTION	RAYCAP	Rx0C-3315-PP-48	NA								3			
HYBRID CABLE												3	HYBRID		
GPS-1	GPS			850 BTS								1	LMP400		
GPS-2	GPS			1800 BTS								1	LMP400		
GPS-3	GPS			700MHz AWS								1	LOF4		

- NOTES:
1. THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.
 2. ANT#1 IS ALWAYS LEFT MOST ANTENNA OF SECTOR ALPHA AS VIEWED BEHIND ANTENNAS, ANTENNAS COUNT CLOCKWISE.
 3. +45 SLANT CONNECTOR = TX1/RX0, -45 SLANT CONNECTOR = TX2/RX1
 4. AWS ANTENNAS FED BY JUMPERS FROM RRH. RRH FED BY FIBER/POWER RUNS FROM OVP DISTRIBUTION BOX.
 5. ALL ANTENNAS TO INCLUDE MOUNTING BRACKET.

PLANS PREPARED FOR:

verizon wireless

NEWPAR dba
7575 COMMERCE COURT
LEWIS CENTER, OH 43035

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MLA PARTNER:

AMERICAN TOWER

10 PRESIDENTIAL WAY
WOBURN, MA 01801

A&E PREPARED BY:

WIRENET Incorporated

250 EAST KEMPER RD
LOVELAND, OH 45140
(513) 774-7759

△					
△					
△					
2	10-14-15	REMO BARBED WIRE (FENCE); CHGD CULVERT MATL	DGD	KDC	
1	9-1-15	ISSUED: REPL. SHELTER W/ PLATFORM	DGD	KDC	
0	6-08-15	ISSUED: REL. FOR CONSTRUCT.	DGD	KDC	
B	05-26-15	ISSUED: REL. FOR PERMITTING.	DGD	KDC	
A	05-04-15	ISSUED: FOR 90% REVIEW.	DGD	KDC	
REV	DATE	REVISION DESCRIP.	DRWN	CHKD	

ENGINEER SEAL:

STATE OF OHIO
KENNETH D COWAN
E-55231
REGISTERED PROFESSIONAL ENGINEER
10/14/15

SITE INFORMATION:

5150 NEFF ROAD
GROVE CITY, OH 43123
FRANKLIN COUNTY

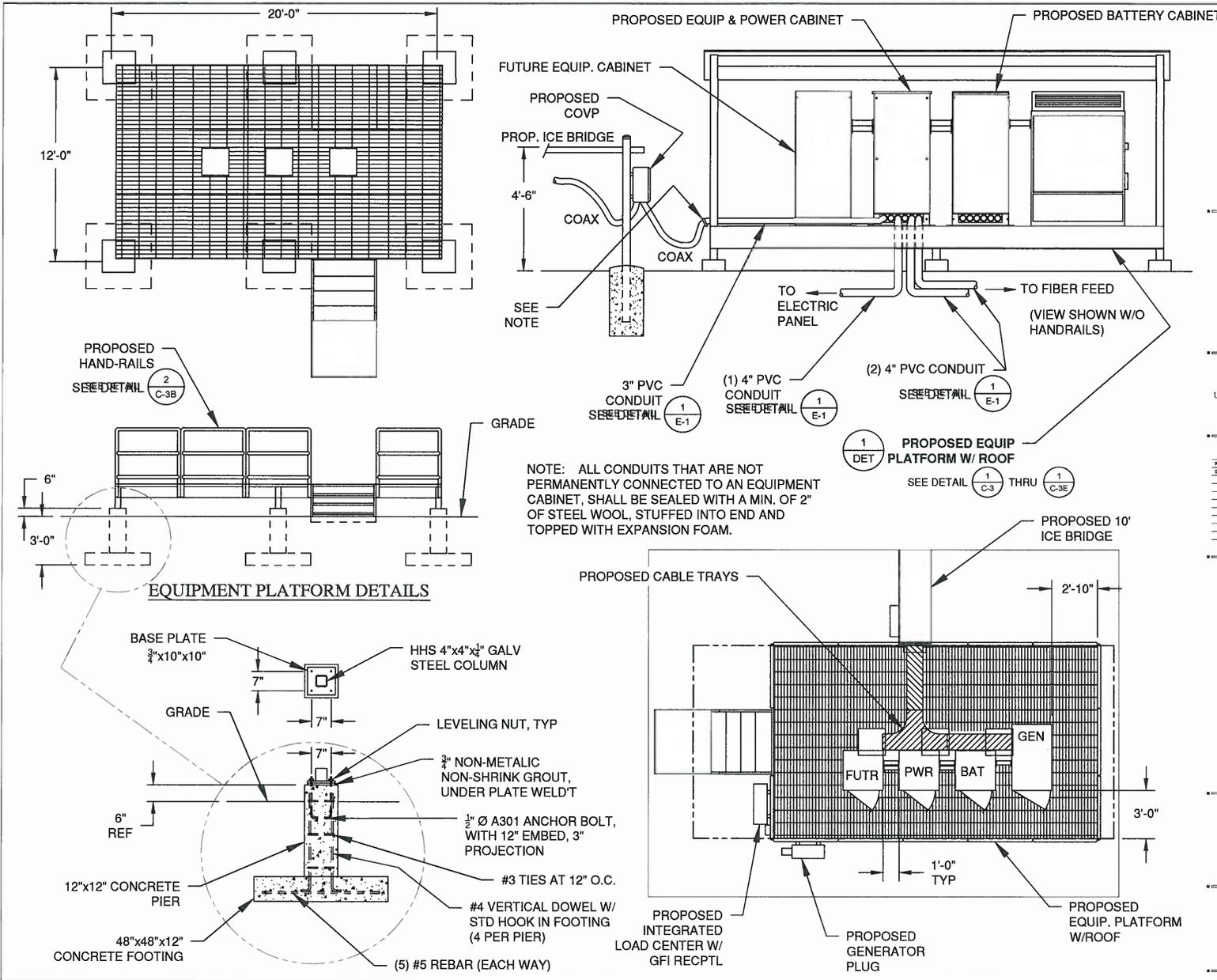
VERIZON SITE ID: **CLMB-361**

DESIGN TYPE: **STRATEGIC COLO**

DRWN BY: DGD CHKD BY: KDC DATE: 5/01/2015

SHEET TITLE: **TOWER ELEVATION**

SHEET NUMBER: **C-2** REV: **2**



PLANS PREPARED FOR:

verizonwireless

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7575 COMMERCE COURT
LEWIS CENTER, OH 43035

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MLA PARTNER:

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WOBBURN, MA 01801

A&E PREPARED BY:

WIRENET
incorporated

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LOVELAND, OH 45140
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4740 REED ROAD, SUITE 201
UPPER ARLINGTON, OHIO 43229
INFO@NEW-AVENUE.NET

614. 884. 8888

Verizon
Cabinet Platform - Concur

Ohio Locations

REV	DATE	REVISION DESCRIP.	DRWN	CHKD
1		REVISED SET		
2		SET WITH ROOF ADDED		

REV	DATE	REVISION DESCRIP.	DRWN	CHKD
1	10-14-15	REMO BARBED WIRE (FENCE); CHGD CULVERT MATL.	DGD	KDC
2	9-1-15	ISSUED- REPL. SHELTER W/ PLATFORM	DGD	KDC
3	6-09-15	ISSUED- REL. FOR CONSTRUCT.	DGD	KDC
4	05-29-15	ISSUED- REL. FOR PERMITTING.	DGD	KDC
5	05-04-15	ISSUED- FOR 90% REVIEW	DGD	KDC



ENGINEER SEAL:

SITE INFORMATION:
5150 NEFF ROAD
GROVE CITY, OH 43123
FRANKLIN COUNTY

VERIZON SITE ID: **CLMB-361**

DESIGN TYPE: **STRATEGIC COLO**

DRWN BY: DGD CHKD BY: KDC DATE: 5/01/2015

SHEET TITLE: O/V EQUIPMENT PLATFORM

SHEET NUMBER: **C-3** REV: **2**

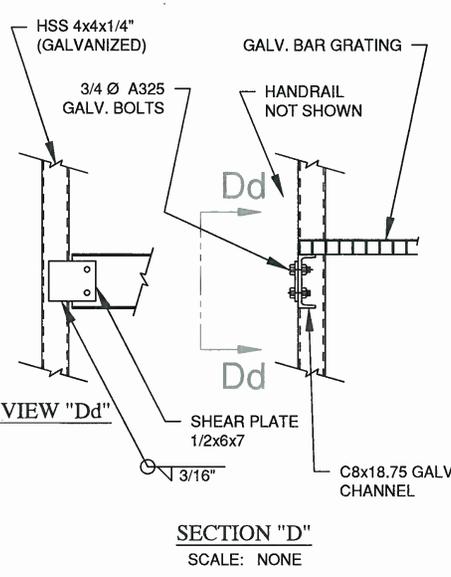
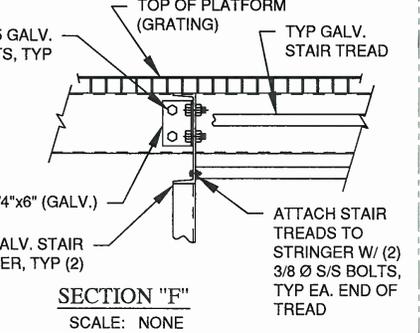
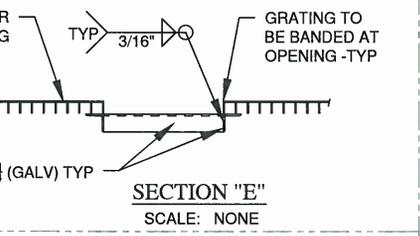
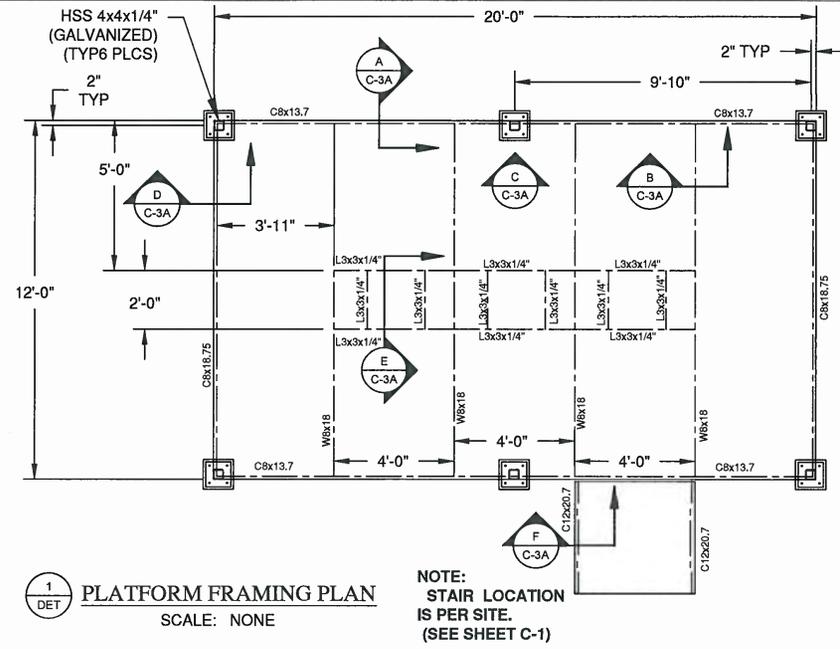
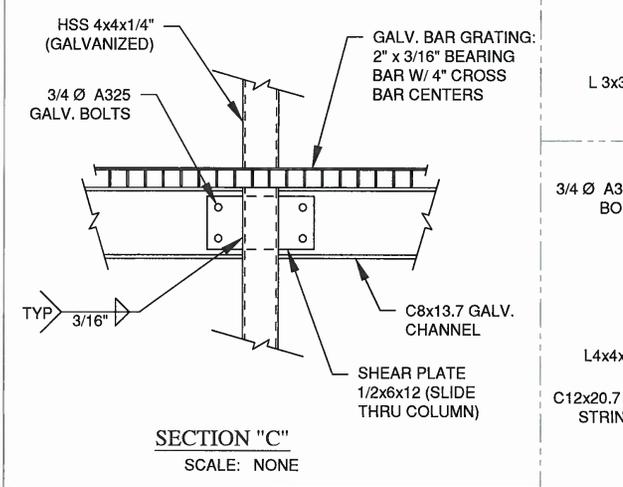
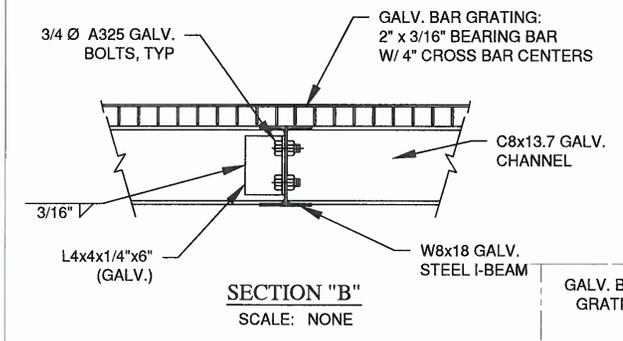
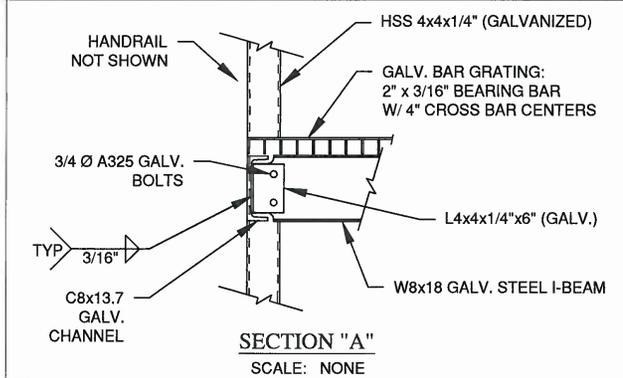
Project No: 154914

ORIGINAL SIGNATURE IN RED REQUIRED FOR AUTHENTICITY

STRATEGIC COLO

STRUCTURAL SPECIFICATIONS

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Verizon
NEW PAR dba
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LEWIS CENTER, OH 43035

AMERICAN TOWER
10 PRESIDENTIAL WAY
WOBBURN, MA 01801

WIRENET incorporated
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LOVELAND, OH 45140
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4740 REED ROAD, SUITE 201
UPPER ARLINGTON, OHIO 43220
INFO@NEW-AVENUE.NET
614.884.8888

REV	DATE	REVISION	BY	CHKD
1	05/09/15	REVISED	AK	AK
2	05/14/15	REVISED	AK	AK
3	05/15/15	ISSUED - REFL. SHELTER W/ PLATFORM	AK	AK
4	05/15/15	ISSUED - REL. FOR CONSTRUCT.	AK	AK
5	05/26/15	ISSUED - REL. FOR PERMITTING.	AK	AK
6	05/26/15	ISSUED - FOR 90% REVIEW.	AK	AK

Verizon
Cabinet Platform - Generic
Ohio Locations

Project No: 15-0044

ORIGINAL SIGNATURE IN RED
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STRUCTURAL SPECIFICATIONS

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MLA PARTNER:

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WOBBURN, MA 01801

A&E PREPARED BY:

WIRENET incorporated

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LOVELAND, OH 45140
(513) 774-7759

REV	DATE	REVISION	BY	CHKD
1	10-14-15	REMOVED BARBED WIRE (FENCE); CHGD CULVERT MAT'L	DGD	KDC
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4	05-26-15	ISSUED - REL. FOR PERMITTING.	DGD	KDC
5	05-04-15	ISSUED - FOR 90% REVIEW.	DGD	KDC

ENGINEER SEAL:

STATE OF OHIO
KENNETH D. COWAN
E-55231
REGISTERED PROFESSIONAL ENGINEER

SITE INFORMATION:

5150 NEFF ROAD
GROVE CITY, OH 43123
FRANKLIN COUNTY

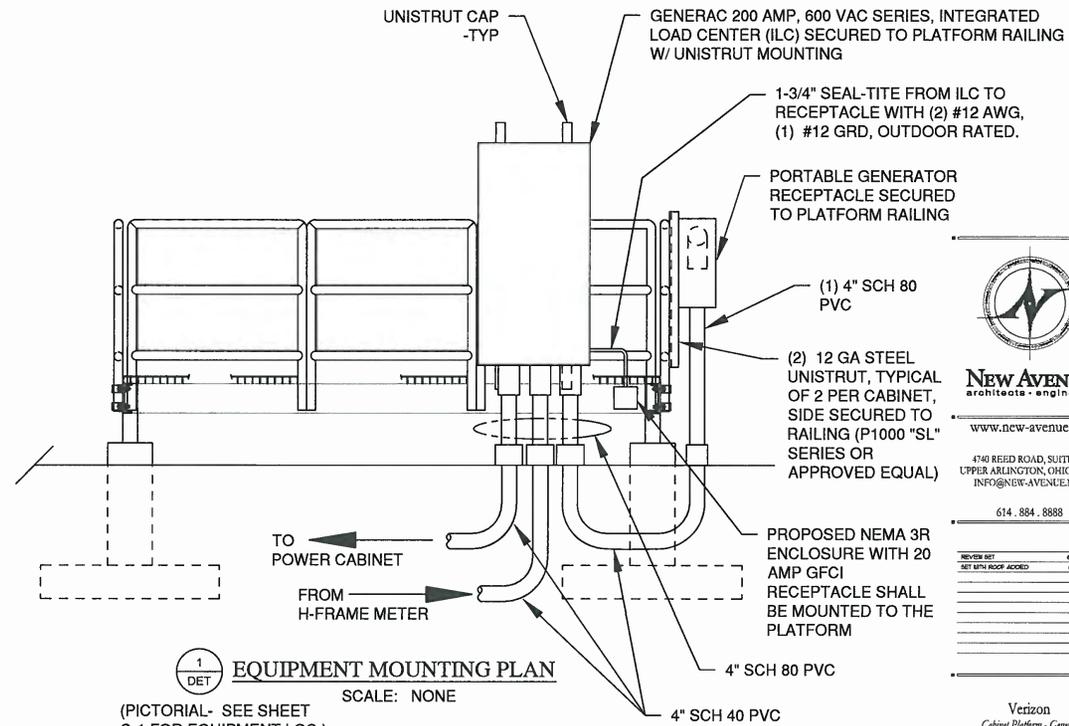
VERIZON SITE ID: CLMB-361

DESIGN TYPE:
STRATEGIC COLO

DRWN BY: DGD	CHKD BY: KDC	DATE: 5/01/2015
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SHEET TITLE: EQUIPMENT PLATFORM DETAILS

SHEET NUMBER: **C-3A**



1
DET **EQUIPMENT MOUNTING PLAN**

(PICTORIAL- SEE SHEET C-1 FOR EQUIPMENT LOC.)
SCALE: NONE

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4740 REED ROAD, SUITE 201
UPPER ARLINGTON, OHIO 43220
INFO@NEW-AVENUE.NET
614.884.8888

Verizon
Cabinet Platforms - Generic
Ohio Locations

Project No: 151044

ORIGINAL SIGNATURE & RED
REQUIRED FOR AUTHENTICITY

STRUCTURAL
SPECIFICATIONS

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PLANS PREPARED FOR:

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A&E PREPARED BY:

WireNet
incorporated
250 EAST KEMPER RD
LOVELAND, OH 45140
(513) 774-7759

REV	DATE	REVISION DESCRIP.	DRWN	CHKD
1	10-14-15	REMO BARBED WIRE (FENCE); CHGD CULVERT MATL.	DGD	KDC
2	9-1-15	ISSUED- REPL. SHELTER W/ PLATFORM	DGD	KDC
3	6-09-15	ISSUED- REL. FOR CONSTRUCT.	DGD	KDC
4	05-28-15	ISSUED- REL. FOR PERMITTING.	DGD	KDC
5	05-04-15	ISSUED- FOR 90% REVIEW	DGD	KDC

ENGINEER SEAL:

12/14/15

SITE INFORMATION:
5150 NEFF ROAD
GROVE CITY, OH 43123
FRANKLIN COUNTY

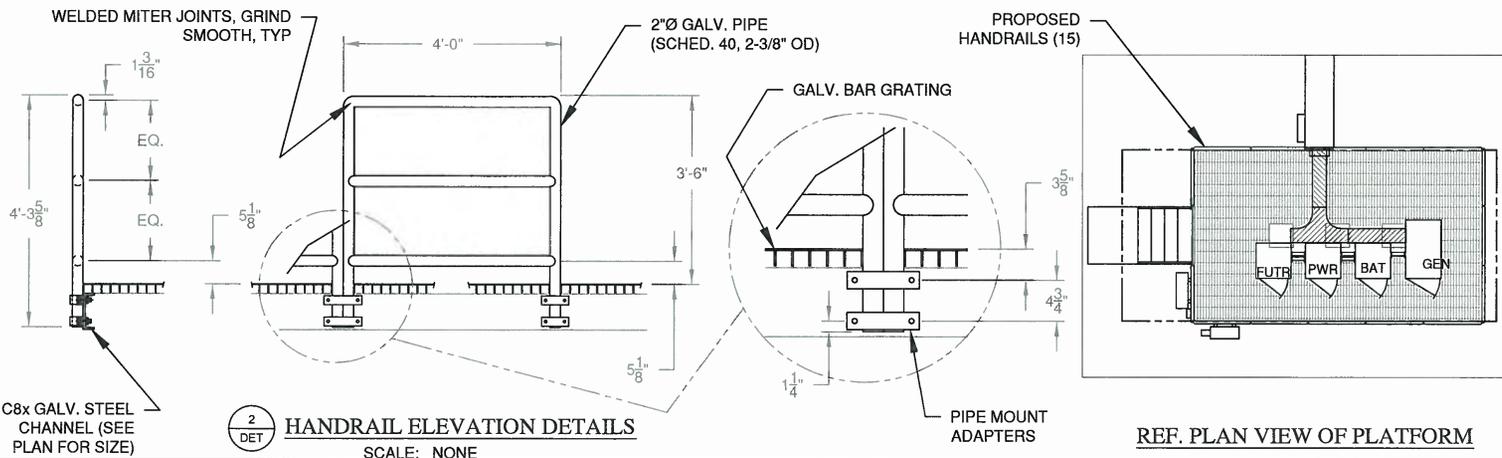
VERIZON SITE ID: **CLMB-361**

DESIGN TYPE:
STRATEGIC COLO

DRWN BY: DGD
CHKD BY: KDC
DATE: 5/01/2015

SHEET TITLE: **EQUIP. PLATFORM- UTILITY DETAILS**

SHEET NUMBER:
C-3B



2
DET **HANDRAIL ELEVATION DETAILS**

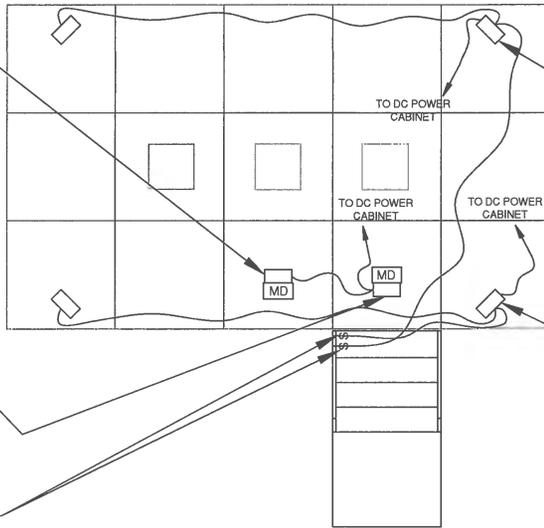
REF. PLAN VIEW OF PLATFORM

C8x GALV. STEEL CHANNEL (SEE PLAN FOR SIZE)

ADJUSTABLE SPOTLIGHT RATED AT 24V DC. PROVIDE NEMALUX XCANELDDC-CW-N-ALU-GEN OR APPROVED EQUAL. MOUNT ON CANOPY CEILING AND AIM TOWARDS EQUIPMENT. FIXTURE SHALL BE LOCALLY CONTROLLED BY A 24V DC MOTION DETECTOR. PROVIDE WATTSTOPPER EW-205-24-W OR APPROVED EQUAL AND AIM TOWARDS EQUIPMENT.

ADJUSTABLE SPOTLIGHT RATED AT 24V DC. PROVIDE NEMALUX XCANELDDC-CW-N-ALU-GEN OR APPROVED EQUAL. MOUNT ON CANOPY CEILING AND AIM TOWARDS STAIRS. FIXTURE SHALL BE LOCALLY CONTROLLED BY A 24V DC MOTION DETECTOR. PROVIDE WATTSTOPPER EW-205-24-W OR APPROVED EQUAL AND AIM TOWARDS STAIRS.

PROVIDE MANUAL MOTOR DISCONNECT SWITCH FOR LIGHTS, RATED AT 16A MIN. AT 24V DC. PROVIDE EATON MST01AH OR APPROVED EQUAL. MOUNT ON RAILING IN NEMA 3R ENCLOSURE. SWITCH SHALL CONTROL 2 FLOODLIGHTS ON CANOPY.



1
DET PLATFORM LIGHTING PLAN
SCALE: NONE

NOTE:
LIGHTING PLAN IS PICTORIAL REPRESENTATION
DEPENDANT ON STAIRS LOCATION

ADJUSTABLE FLOODLIGHT RATED AT 24V DC. PROVIDE NEMALUX XCANELDDC-CW-N-ALU-GEN OR APPROVED EQUAL. MOUNT ON CANOPY CEILING AND AIM TOWARDS EQUIPMENT AS REQUIRED. TYPICAL OF 2.

ADJUSTABLE FLOODLIGHT RATED AT 24V DC. PROVIDE NEMALUX XCANELDDC-CW-N-ALU-GEN OR APPROVED EQUAL. MOUNT ON CANOPY CEILING AND AIM TOWARDS EQUIPMENT AS REQUIRED. TYPICAL OF 2.

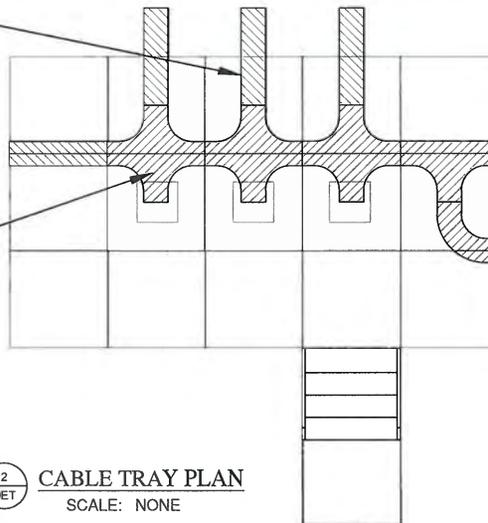
NOTES:

1. THE CONTRACTOR SHALL INSTALL A 12' WIDE CABLE TRAY (MANUFACTURER: CHALFANT, SERIES 6, GALVANIZED STEEL, LOUVERED OPENING ~ 6S12010). PER THE LAYOUT. THE SECTIONS SHALL BE SPLICED TOGETHER USING "STANDARD SPLICE PLATES". EACH END SHALL BE FITTED WITH A "END OF DROP OUT" PLATE.
2. THE CABLE TRAY SHALL BE ATTACHED TO THE PLATFORM VIA "TRAPEZE WITH STRUTS" AND SET 6" BELOW THE BOTTOM FLANGE OF THE SUPPORT BEAMS.
3. THE CABLE TRAY SHALL BE INSTALLED SO THAT IT IS DIRECTLY BEHIND THE PROPOSED EQUIPMENT CABINETS.
4. THE CONTRACTOR SHALL INSTALL (2) METAL SAFETY CHAINS (YELLOW POLYCOAT OR APPROVED EQUAL) WITH SNAP-TYPE LATCHES ON THE PROPOSED PLATFORM STAIRS. THE CHAINS SHALL BE INSTALLED AT THE TOP AND MID-POINT OF THE STAIR OR AS DIRECTED BY THE VERIZON WIRELESS FIELD REPRESENTATIVES AND/OR OWNER.

PROPOSED 12" WIDE CABLE TRAY
(MANUFACTURER: CHALFANT,
SERIES 6, GALVANIZED STEEL,
LOUVERED OPENING ~ 6S12010)

FITTING TYPE: TEE

NOTE:
CABLE TRAY QUANTITIES TO BE
DETERMINED BY SITE APPLICATION
(SEE SHEET C-1)



2
DET CABLE TRAY PLAN
SCALE: NONE

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614.884.8888

REVISION SET	06/09/2015
SET UP/IN ROOF ADDED	05/01/2015

Verizon
Cabnet Platform - Generic

Ohio Locations

Project No: 15-0044

ORIGINAL SIGNATURES IN RED
REQUIRED FOR AUTHORITY

STATE OF OHIO
REGISTERED PROFESSIONAL ENGINEER
ROBERT W. JONES
E-55231

STRUCTURAL
SPECIFICATIONS

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A&E PREPARED BY:

WIRENET
incorporated

250 EAST KEMPER RD
LOVELAND, OH 45140
(513) 774-7759

△					
△					
△					
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△	05-04-15	ISSUED- FOR 90% REVIEW	DGD	KDC	
REV	DATE	REVISION DESCRIP.	DRWN	CHKD	

ENGINEER SEAL:

STATE OF OHIO
REGISTERED PROFESSIONAL ENGINEER
KENNETH D. COWAN
E-55231
10/14/15

SITE INFORMATION:
5150 NEFF ROAD
GROVE CITY, OH 43123
FRANKLIN COUNTY

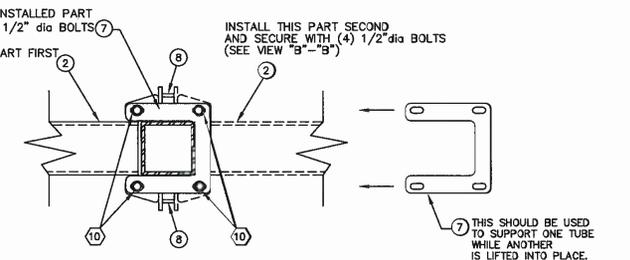
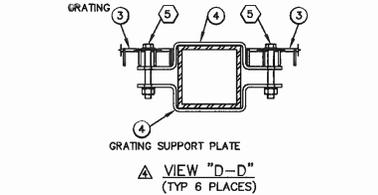
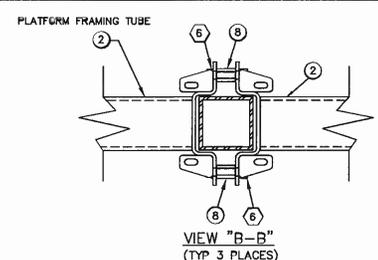
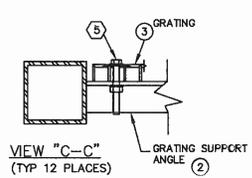
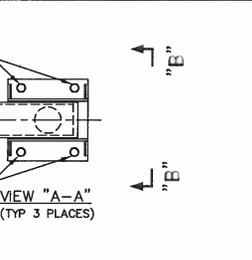
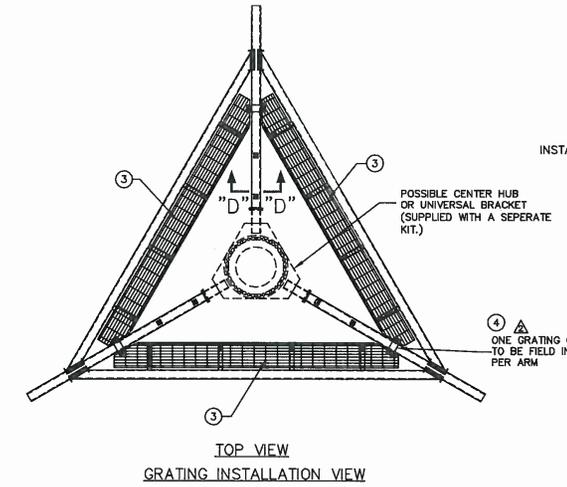
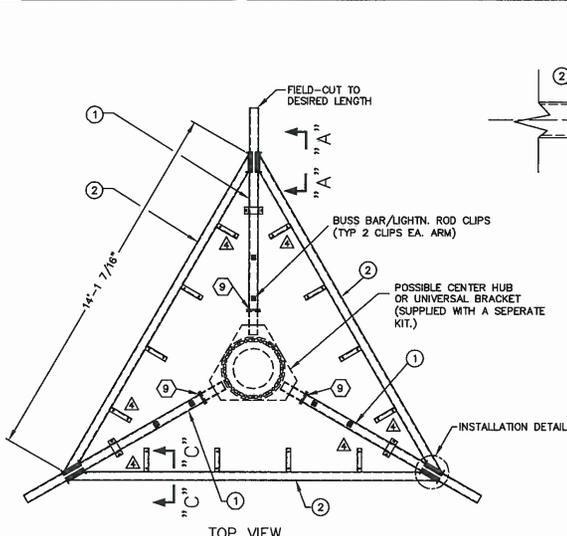
VERIZON SITE ID: CLMB-361

DESIGN TYPE:
STRATEGIC COLO

DRWN BY:	CHKD BY:	DATE:
DGD	KDC	5/01/2015

SHEET TITLE: PLATFORM- LIGHT / CABLE TRAY DETAILS

SHEET NUMBER:
△ C-3D 2



MATERIAL LIST				
ITEM NO.	PIECE MARK	QTY.	DESCRIPTION	UNIT WEIGHT
1	WA11897	3	PLATFORM SUPPORT ARM ASSEMBLY	109.35
2	WA11875	3	PLATFORM FRAMING TUBE ASSEMBLY	191.09
3	G3604284	3	PLATFORM CENTER GRATING ASSEMBLY	47.52
4	P3604285	8	GRATING SUPPORT PLATE	4.21
5	P3604327	30	3/4\"/>	
6		12	1/2\"/>	
7	P3604789	3	PLATFORM BRACE PLATE	1.14
8	T4604771	12	SPACER	.11
9		12	3/4\"/>	
10		12	3/8\"/>	
11		1	PLATFORM ASSEMBLY PROCEDURE	0.11

TOTAL GALV. WT.: 1104.78#

- DESIGN NOTES**
- PLATFORM IS DESIGNED TO SUPPORT UP TO 100# OF ANTENNAS PER FACE AT 120 MPH IN ACCORDANCE WITH THE PROVISIONS OF T-305.03E.
 - ALL STRUCTURAL STEEL SHALL MEET THE FOLLOWING SPECIFICATIONS:
 - STRUCTURAL TUBING SHALL BE ASTM A500-B STEEL WITH FINISH B.
 - PLATES SHALL BE ASTM A572 STEEL WITH FINISH B.
 - WELDING SHALL BE ASTM A572 OR SA500-B STEEL. (SEE MATERIAL LIST ABOVE).
 - ALL WELDS SHALL BE IN ACCORDANCE WITH AWS D1.1 LATEST EDITION.
 - ALL PARTS SHOULD BE HOT DIP GALVANIZED PER ASTM A252.
 - BOLT INSTALLATION**
 - ALL BOLTED CONNECTIONS WITH HIGH-STRENGTH BOLTS SHALL BE ASSEMBLED IN ACCORDANCE WITH THE SPECIFICATION FOR STRUCTURAL JOINT USING ASTM A325 GR. A500-B BOLTS. BOLTS SHALL BE INSTALLED BY USING THE TORQUE-TIGHT METHOD.
 - STANDARD STRUCTURAL BOLTS (SA500-B) SHALL BE INSTALLED SHAGLY AND HAVE A LOCKING DEVICE OVER THE NUT. (SEE ASSEMBLY & ERECTION PROCEDURE FOR CALCULATION PRODUCTS). CAN BE USED AS A REFERENCE FOR BOLT INSTALLATION.
 - FLANGES IN FLANGE-TYPE JOINTS SHOULD BE DRIMMED IF NECESSARY.
 - HANDSHEE PLAT WASHERS SHALL OR SLIT COVERS BE PLACED OVER ALL SLITTED HOLES.

- INSTRUCTIONS FOR PLATFORM ASSEMBLY**
- IF PLATFORM IS INSTALLED AT THE TIME OF ERECTION OF THE MONOPOLE IT CAN BE ATTACHED TO THE SECTION PRIOR TO ERECTION OF THE POLE. NOTE: PLATFORM CANNOT BE USED AS LIFTING DEVICE. THE POLE SHOULD BE STRAPPED AROUND THE TOP OR TO THE TOP PLATE.
 - IF PLATFORM IS INSTALLED IN THE AIR, FOLLOW THESE INSTRUCTIONS:
 - INSTALL ALL THREE SUPPORT ARMS (2) WITH (8) 3/4\"/>

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12' LOW PROFILE ANTENNA PLATFORM

REV: M.A.S. DATE: 7/18/01 DRAWING NUMBER: K10994A

REV	DESCRIPTION	DATE	DRW	CHK
5	REVISED WEIGHT OF ITEM 1	7/1/01	RPB	
4	CHANGED SUPPORT ANGLES & GRATING SUPPORT PLATES	8/30/01	M.A.S.	
3	CHANGED BUBBLE NUMBER	8/28/01	M.A.S.	
2	ADDED BRACE PLATE & GRATING SUPPORT ANGLES	8/14/01	M.A.S.	
1	RELEASED FOR FABRICATION	7/24/01	M.A.S.	

PLANS PREPARED FOR:

verizonwireless

NEWPAR dba
7575 COMMERCE COURT
LEWIS CENTER, OH 43035

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MLA PARTNER:

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WOBURN, MA 01801

ARE PREPARED BY:

WIRENET incorporated
250 EAST KEMPER RD
LOVELAND, OH 45140
(513) 774-7759

REV	DATE	REVISION DESCRIP.	DRWN	CHKD
2	10-14-15	REMO BARBED WIRE (FENCE): CHGD CULVERT MATL.	DGD	KDC
1	9-1-15	ISSUED: REPL. SHELTER W/ PLATFORM	DGD	KDC
1	6-09-15	ISSUED: REL. FOR CONSTRUCT.	DGD	KDC
1	05-28-15	ISSUED: REL. FOR PERMITTING.	DGD	KDC
1	05-04-15	ISSUED: FOR 90% REVIEW	DGD	KDC

ENGINEER SEAL:

STATE OF OHIO
KENNETH D. COWAN
E-55231
REGISTERED PROFESSIONAL ENGINEER
10/14/15

SITE INFORMATION:
5150 NEFF ROAD
GROVE CITY, OH 43123
FRANKLIN COUNTY

VERIZON SITE ID: CLMB-361

DESIGN TYPE: STRATEGIC COLO

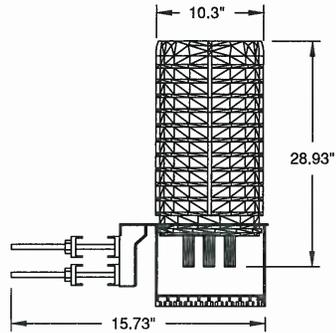
DRWN BY: DGD CHKD BY: KDC DATE: 5/01/2015

SHEET TITLE: SECTOR FRAME DETAIL

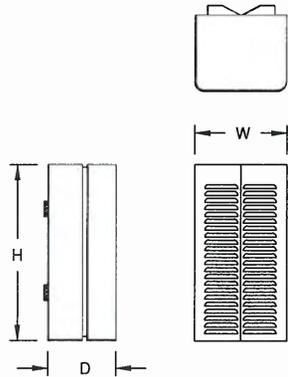
SHEET NUMBER: C-4 2

RAYCAP RCMDC-3315V-PF-48 OVP

DIMENSIONS: 28.93"x15.73"x10.3"
 TOTAL WEIGHT: 32.0 lbs

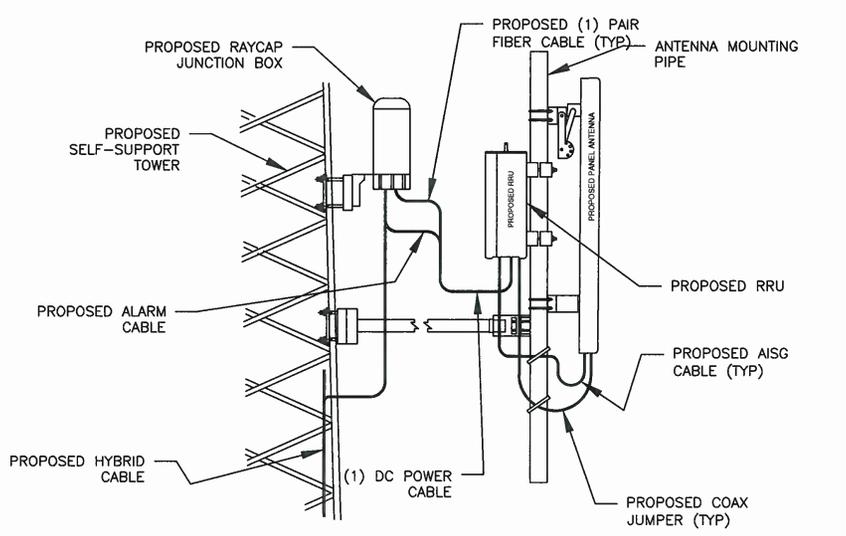


RRH INFORMATION		
MODEL No	DIMS: HxWxD	WEIGHT
RRH4x30 BAND 25 -PCS	21.4"x12"x7.2"	±51 lbs
RRH4x30-B13-700	21.6"x12.0"x9"	±57 lbs
RRH2x60 AWS - BAND 4	36.5"x10.63"x5.7"	±55 lbs
RRH2x60 -850	18.9"x11.5"x9"	±56 lbs

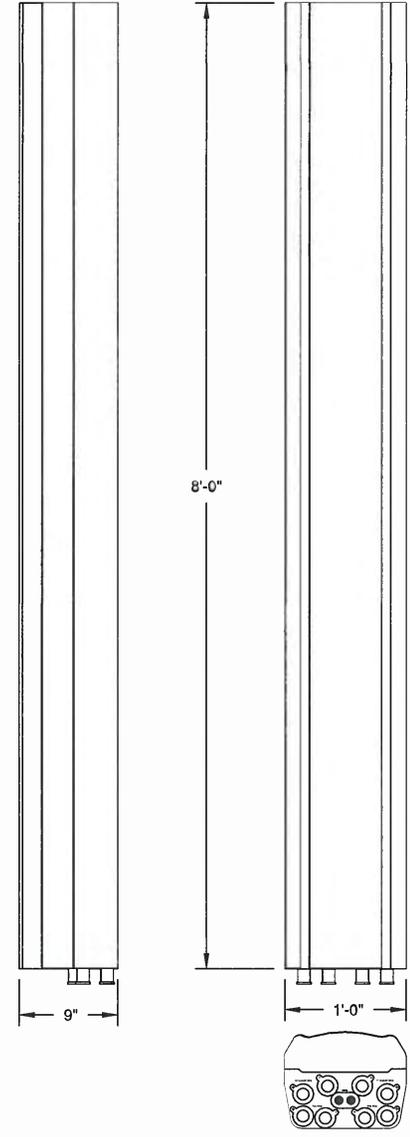


1 JUNCTION BOX SPECIFICATIONS SCALE: NTS

2 REMOTE RADIO UNIT SPECIFICATIONS SCALE: NTS



3 ANTENNA MOUNTING SPECIFICATIONS SCALE: NTS



4 QUINTEL QS8658-3 ANTENNA DETAIL SCALE: NTS

PLANS PREPARED FOR:



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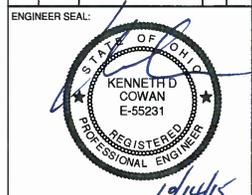
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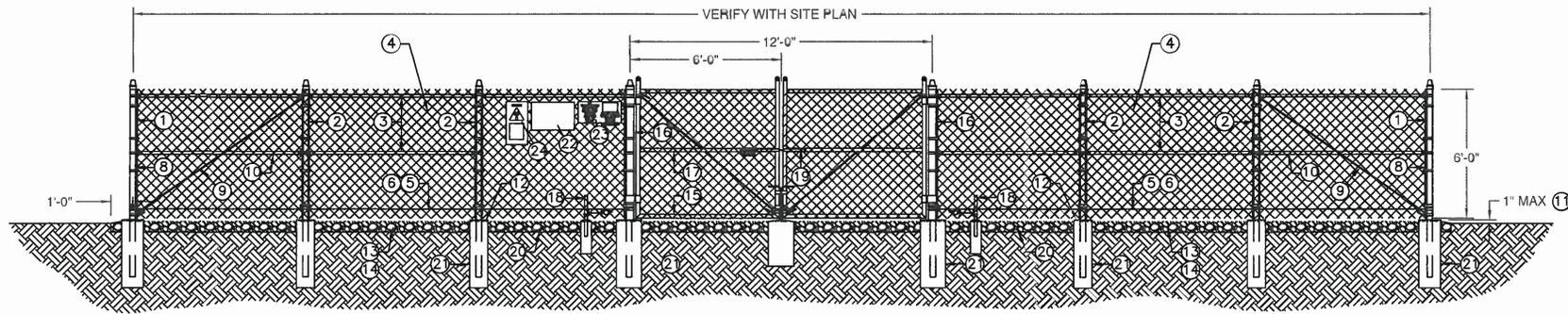
SITE INFORMATION:
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 GROVE CITY, OH 43123
 FRANKLIN COUNTY

VERIZON SITE ID: **CLMB-361**
 DESIGN TYPE: **STRATEGIC COLO**

DRWN BY: DGD	CHKD BY: KDC	DATE: 5/01/2015
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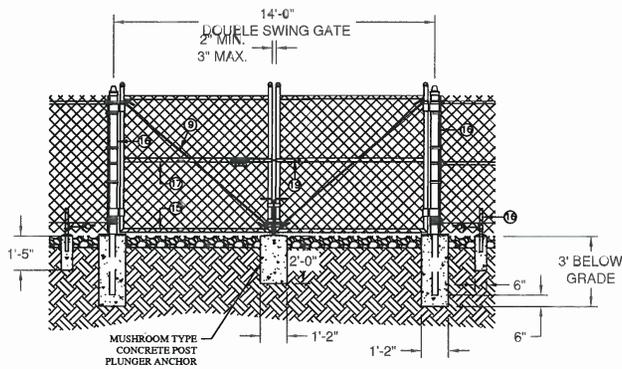
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SHEET NUMBER: **C-5** REV: **2**



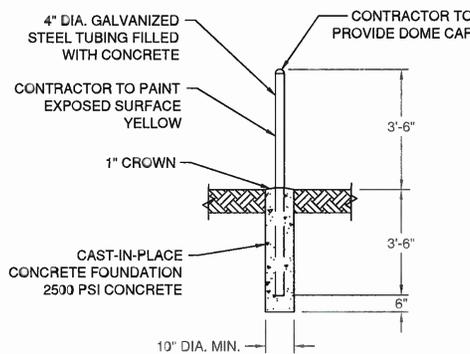
TYP ASS'Y - FENCE FOR COMPOUND

NOT TO SCALE



DETAIL -DOUBLE SWING GATE

NOT TO SCALE



DETAIL -BOLLARD

NOT TO SCALE

GENERAL NOTES:

1. INSTALL FENCING PER ASTM F-567
2. INSTALL SWING GATES PER ASTM F-900
3. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE GALVANIZED (HOT DIP, ASTM A120 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL).
4. ALL OPEN POSTS SHALL HAVE END-CAPS.
5. USE GALVANIZED HOG-RING WIRE TO MOUNT ALL SIGNS.
6. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.
7. MUSHROOM ANCHOR & PLUNGER REQUIRED FOR GATE.
8. G.C. RESPONSIBLE FOR ATC GATE LOCK.

BALLOON REFERENCE NOTES:

- ① CORNER, END OF PULL POST: 3" O.D. SCHEDULE 40 PIPE.
- ② LINE POST: 2-1/2" NOMINAL SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 10'-0" O.C.
- ③ TOP RAIL & BRACE RAIL: 1-5/8" O.D. STANDARD ROUND PIPE, PER ASTM-F1083.
- ④ FABRIC: 9 GA CORE WIRE SIZE 2" MEXH, CONFORMING TO ASTM-A392.
- ⑤ TIE WIRE: 9 GA ALUMINUM. A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED 12" O.C. POSTS/GATES AND 24" RAILS/WIRE.
- ⑥ TENSION WIRE: 9 GA ALUMINUM.
- ⑦ (BLANK)

- ⑧ 3/16" x 3/4" (MIN) FULL HEIGHT STRETCHER BAR.
- ⑨ 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
- ⑩ FENCE CORNER POST BRACE: 1-5/8" NOMINAL BAR.
- ⑪ 1" MAXIMUM CLEARANCE FROM FINISH GRADE.
- ⑫ FENCE POST FOUNDATION TO BE 1" FINISH ABOVE FINISHED GRADE.
- ⑬ 16" COMPACTED BASE MATERIAL.
- ⑭ FINISH GRADE SHALL BE UNIFORM AND LEVEL.
- ⑮ WELDED GATE FRAME: 2" O.D., SCHEDULE 40 PIPE, PER ASTM-F1083.
- ⑯ GATE POST 4" O.D., SCHEDULE 40 PIPE, PER ASTM-F1083.

- ⑰ GATE FRAME BRACE RAIL: 1-1/2" NOMINAL PIPE, PER ASTM-F1083.
- ⑱ (BLANK)
- ⑲ (BLANK)
- ⑳ GEO-TEXTILE FABRIC.
- ㉑ CONCRETE FOUNDATION (MIN 3000 PSI), MINIMUM DEPTH: 36" BELOW GRADE
- ㉒ 18" x 24" AMERICAN TOWER SIGN.
- ㉓ 12" x 24" NO TRESPASSING SIGN.
- ㉔ 12" x 24" RF CAUTION SIGN.

PLANS PREPARED FOR:



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7575 COMMERCE COURT
LEWIS CENTER, OH 43035

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ENGINEER SEAL:



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FRANKLIN COUNTY

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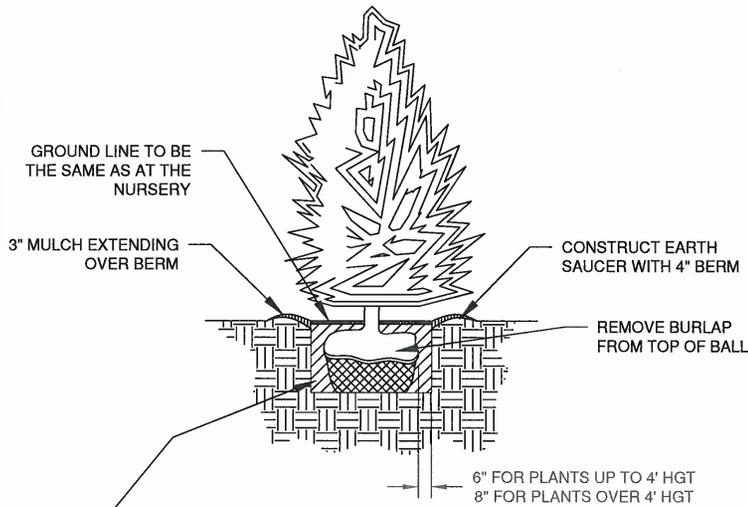
DESIGN TYPE: STRATEGIC COLO

DRWN BY: DGD	CHKD BY: KDC	DATE: 5/01/2015
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SHEET TITLE: FENCE DETAILS

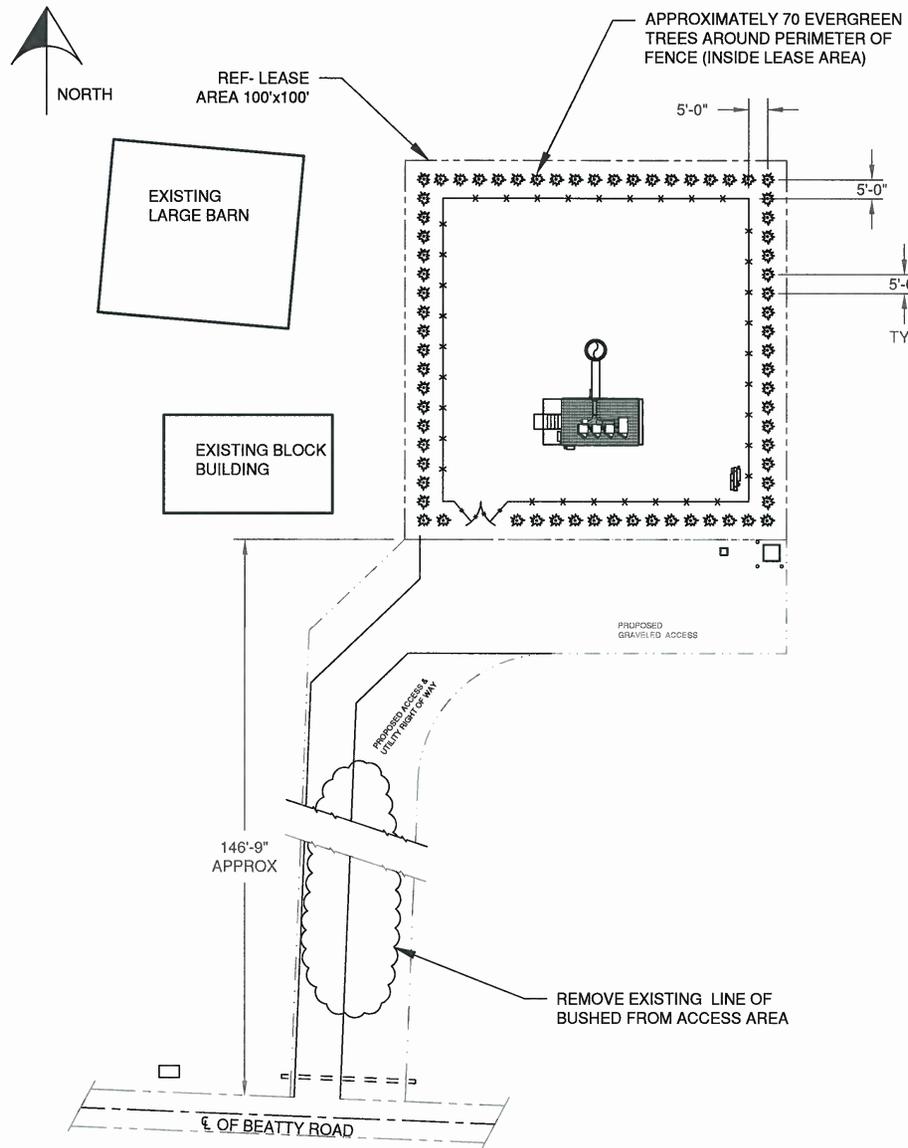
SHEET NUMBER: C-6 2

PRUNE 1/5 OF LEAF AREA, BUT RETAIN NATURAL FORM. SPRAY WITH WILT-PROOF ACCORDING TO MFR'S INSTRUCTIONS, IF FOLIAGE IS PRESENT



LANDSCAPE SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	HEIGHT	ROOT	QUANTITY
	THUJA OCCIDENTALIS	EMERALD GRN ARBORVITAE	4'-0"	B&B	70

TREE PLANTING DETAIL
NTS



SCALE: 1/32" = 1'-0"

PLANS PREPARED FOR:

verizonwireless

NEWPAR dba
7575 COMMERCE COURT
LEWIS CENTER, OH 43085

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MLA PARTNER:

AMERICAN TOWER*
10 PRESIDENTIAL WAY
WOBBURN, MA 01801

A&E PREPARED BY:

WIRENET incorporated

250 EAST KEMPER RD
LOVELAND, OH 45140
(513) 774-7759

REV	DATE	REVISION DESCRIP.	DRWN	CHKD
2	10-14-15	REMO BARBED WIRE (FENCE); CHGD CULVERT MATL.	DGD	KDC
1	9-1-15	ISSUED- REPL. SHELTER W/ PLATFORM	DGD	KDC
0	6-09-15	ISSUED- REL. FOR CONSTRUCT.	DGD	KDC
B	05-26-15	REL. FOR PERMITTING.	DGD	KDC
A	05-04-15	ISSUED- FOR 90% REVIEW	DGD	KDC

ENGINEER SEAL:

10/14/15

SITE INFORMATION:
5150 NEFF ROAD
GROVE CITY, OH 43123
FRANKLIN COUNTY

VERIZON SITE ID: **CLMB-361**

DESIGN TYPE: **STRATEGIC COLO**

DRWN BY: DGD CHKD BY: KDC DATE: 5/01/2015

SHEET TITLE: **PROPOSED LANDSCAPING PLAN**

SHEET NUMBER: **L-1** REV: **2**

ELECTRICAL - GENERAL NOTES:

THE GENERAL NOTES AND ACCOMPANYING DRAWINGS ARE TO INDICATE THE PROVISIONS AND REQUIREMENTS BY THE ELECTRICAL CONTRACTOR OF ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRE TO INSTALL THE ELECTRICAL WORK COMPLETE IN CONNECTION WITH THIS SITE OWNER AND SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

1. THE INSTALLATION, PROVISIONS, AND CONNECTION OF A GROUND ROD (ELECTRODE) SYSTEM AS INDICATED IN THE DRAWINGS.
2. THE INSTALLATION AND PROVISION OF AN ELECTRICAL SERVICE (OVERHEAD OR UNDERGROUND) AND ALL CONDUIT AND WIRE ASSOCIATED WITH IT AS INDICATED AND/OR REQUIRED ON PLANS.
3. THE INSTALLATION, PROVISION OF CONDUIT AND CONNECTIONS FOR LOCAL TELEPHONE SERVICE.
4. UNDERGROUND CONDUITS SHALL BE PVC SCH. 40 UNLESS OTHERWISE NOTED.
5. ALL FISH LINE SHALL BE LEFT IN CONDUITS (PVC) FOR FUTURE USE.
6. THE CONTRACTOR SHALL FURNISH AND INSTALL ELECTRICAL SERVICE ENTRANCE CONDUCTORS, CONDUIT AND METER SOCKET AND MAKE THE NECESSARY CONNECTION TO THE SERVICE EQUIPMENT WITHIN THE BUILDING.

PRIOR TO THE SUBMISSION OF BIDS, THE ELECTRICAL CONTRACTOR SHALL VERIFY ALL DETAILS AND SCHEDULES ON THE DRAWINGS AND SPECIFICATIONS PROVIDED BY THE OWNER, FOR MEANING OF ABBREVIATIONS AND ADDITIONAL REQUIREMENTS AND INFORMATION, CHECK STRUCTURAL AND OTHER MECHANICAL AND ELECTRICAL DRAWINGS FOR SCALE, SPACE LIMITATIONS, BEAMS, DOOR SWINGS, WINDOWS, COORDINATION, AND ADDITIONAL INFORMATION, ETC. REPORT ANY DISCREPANCIES, CONFLICTS, ETC. TO THE OWNER BEFORE SUBMITTING BID.

UNLESS OTHERWISE NOTED, THE ELECTRICAL CONTRACTOR SHALL PROVIDE THE NECESSARY MOTOR STARTERS, DISCONNECTS, CONTROLS, ETC. FOR ALL EQUIPMENT FURNISHED BY OTHERS (FBO). ALL ASSOCIATED EQUIPMENT SHALL BE INSTALLED AND COMPLETELY

WIRED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH MANUFACTURERS' WIRE DIAGRAMS AND AS REQUIRED FOR A COMPLETE OPERATING INSTALLATION. ELECTRIC CONTRACTOR SHALL VERIFY AND COORDINATED CHARACTERISTICS AND REQUIREMENTS OF (FBO) EQUIPMENT PRIOR TO ROUGH-IN OF CONDUIT AND WIRING TO AVOID CONFLICT.

CONTRACTOR RESPONSIBILITIES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND SECURING ALL REQUIRED PERMITS, LICENSES, INSPECTIONS, APPROVALS, AND PAYMENT OF ALL FEES.
2. THE INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE: STATE, LOCAL AND NATIONAL CODES AS WELL AS THE LATEST ISSUE OF THE VARIOUS APPLICABLE STANDARD SPECIFICATIONS OF THE FOLLOWING RECOGNIZED AUTHORITIES:

- | | |
|------|--|
| NEC | NATIONAL ELECTRIC CODE |
| ANSI | AMERICAN NATIONAL STANDARD INSTITUTE |
| IEEE | INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS |
| ASTM | AMERICAN SOCIETY FOR TESTING MATERIALS |
| NEMA | NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION |
| UL | UNDERWRITERS LABORATORY, INC. |

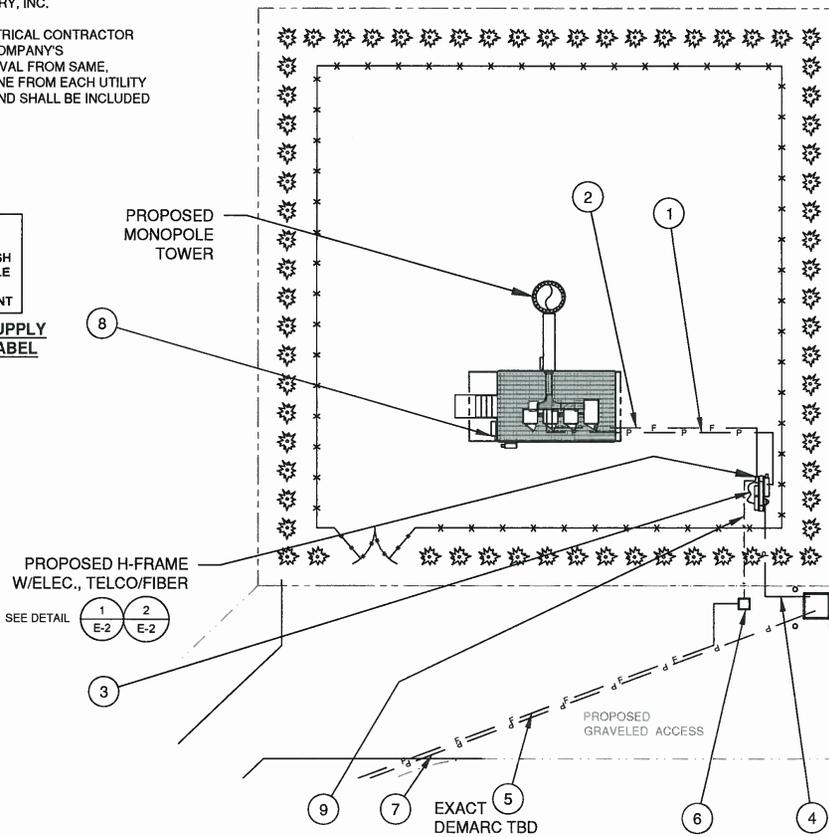
3. PRIOR TO COMMENCING WORK, THE ELECTRICAL CONTRACTOR SHALL CONFORM TO THE LOCAL UTILITY COMPANY'S REGULATIONS AND SHALL GET THE APPROVAL FROM SAME. BEFORE SUBMITTING HIS BID, TO DETERMINE FROM EACH UTILITY ADDITIONAL COSTS THEY MAY REQUIRE, AND SHALL BE INCLUDED IN HIS BID FOR CONTRACT.

NOTE:

- 1 (3) #3/0 & (1) #4 GRD IN 4" SCH 40 PVC UG CONDUIT W/ DETECTABLE PULL TAPE FOR ELECTRIC SERVICE TO VERIZON PLATFORM.
- 2 (2) 4" SCH 40 PVC UG CONDUIT W/ DETECTABLE PULL TAPE FOR FIBER SERVICE TO VERIZON PLATFORM.
- 3 TEMPORARY (3) #6 & #8 GROUND FROM DISTRIBUTION PANEL TO POWER "CUBE" (GET DESCRIPTION FROM SHEET E-2).
- 4 (2) SET 500 MCM COPPER IN (2) 4" CONDUITS.
- 5 (2) 4" PVC CONDUIT FROM FIBER DEMARC (TBD) TO NEW FIBER HAND-HOLE.
- 6 PROPOSED FIBER HAND-HOLE.
- 7 (2) 4" SCH 40 PVC FOR POWER (CONNECTION BY POWER PROVIDER).
- 8 CONTRACTOR TO ATTACH "ARC FLASH" STICKER TO DISTRIBUTION PANEL (ILC).
- 9 CONTRACTOR TO INSTALL (1) 4" PVC SCHEDULE 80 CONDUIT W/ METALLIC PULL STRINGS

WARNING
POTENTIAL ARC-FLASH HAZARDS EXIST WHILE WORKING ON THIS ENERGIZED EQUIPMENT

CONTRACTOR TO SUPPLY THIS ARC FLASH LABEL



SITE NUMBER: HMTN-032		MODEL NUMBER: MILBANK #U5 168-XTL-200 (OR EQUAL)													
VOLTAGE:	120/240V	PHASE:	1	WIRE:	3/0										
MAIN BREAKER:	200 AMPS	BUSS RATING:	200 AMPS	AIC:	22 KAIC										
MOUNT:	FRAME	NEUTRAL BAR:	YES	GND BAR:	TBD										
ENCLOSURE TYPE:	NEMA 3R	N TO GND BAND:	TBD												
PANEL STATUS:	PROPOSED	INTERNAL TVSS:	TBD												
CKT	LOAD DESCRIPTION	AMPS	POLES	STATUS	SERVICE LOAD VA	USAGE FACTOR	PHASE A VA	PHASE B VA	USAGE FACTOR	SERVICE LOAD VA	STATUS	POLES	AMPS	LOAD DESCRIPTION	CKT
1	TVSS	60	2	ON	0	---	5250	1.25	4200	ON	2	50	RADIO CAB #1	2	
3	---	---	---	---	---	---	5250	1.25	4200	ON	---	---	---	4	
5	GENERATOR	50	2	ON	6700	1.0	3018	1.25	4200	ON	2	50	RADIO CAB #2	6	
7	---	---	---	---	3750	1.0	---	1.25	4200	ON	---	---	---	8	
9	---	---	---	---	---	---	---	---	---	---	---	---	---	10	
11	GFCI	10	1	ON	120	1.0	120	---	---	---	---	---	---	12	
13	---	---	---	---	---	---	120	1.0	120	ON	1	10	LIGHT	14	
15	---	---	---	---	---	---	---	---	---	---	---	---	---	16	
17	---	---	---	---	---	---	---	---	---	---	---	---	---	18	
19	---	---	---	---	---	---	---	---	---	---	---	---	---	20	
21	---	---	---	---	---	---	---	---	---	---	---	---	---	22	
23	---	---	---	---	---	---	---	---	---	---	---	---	---	24	
											14380	14380	VA	TOTAL KVA	28.76
														AMPS	119.83

ELECTRICAL PANEL SCHEDULE

PLANS PREPARED FOR:

NEWPAR dba
7575 COMMERCE COURT
LEWIS CENTER, OH 43035

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MLA PARTNER:

AMERICAN TOWER®
10 PRESIDENTIAL WAY
WOBBURN, MA 01801

A&E PREPARED BY:

250 EAST KEMPER RD
LOVELAND, OH 45140
(513) 774-7759

REV	DATE	REVISION DESCRIP.	DRWN	CHKD
△				
△				
△	10-14-15	REMO BARRIED WIRE (FENCE): CHGD CULVERT MATL.	DGD	KDC
△	9-1-15	ISSUED- REPL. SHELTER W/ PLATFORM	DGD	KDC
△	6-09-15	ISSUED- REL. FOR CONSTRUCT.	DGD	KDC
△	05-26-15	ISSUED- REL. FOR PERMITTING.	DGD	KDC
△	05-04-15	ISSUED- FOR 80% REVIEW	DGD	KDC

ENGINEER SEAL:

SITE INFORMATION:
5150 NEFF ROAD
GROVE CITY, OH 43123
FRANKLIN COUNTY

VERIZON SITE ID: CLMB-361

DESIGN TYPE: STRATEGIC COLO

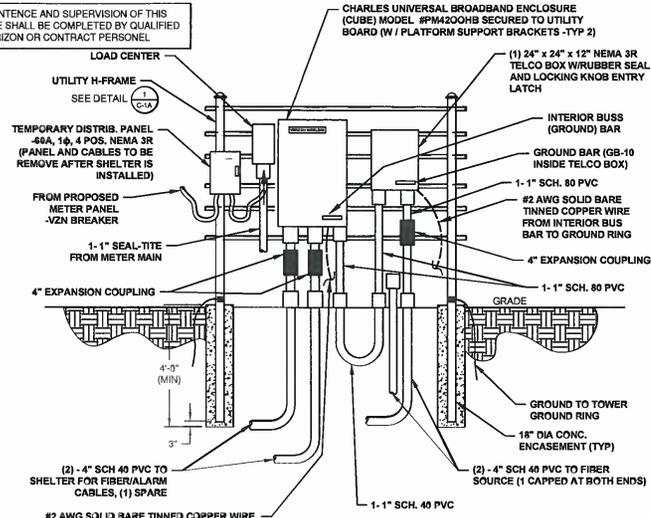
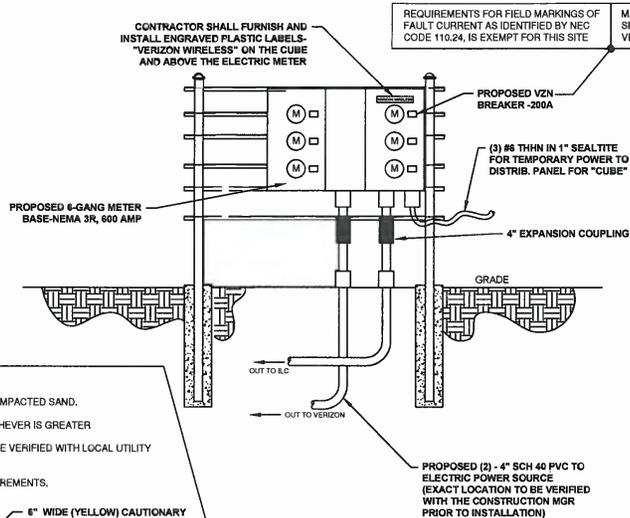
DRWN BY: DGD
CHKD BY: KDC
DATE: 5/01/2015

SHEET TITLE: UTILITY ROUTING DETAIL

SHEET NUMBER: E-1 2

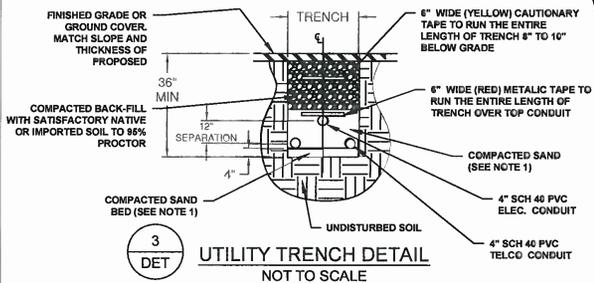
NOTES:

- ONCE THE INTEGRATED LOAD CTR (ILC) HAS PERMANENT POWER, THE CONTRACTOR SHALL INSTALL THE PERMANENT CONDUCTORS FOR THE LOAD CENTER/CUBE SC THAT IT IS POWERED OFF THE ILC PANEL ON THE PLATFORM. THE CONTRACTOR SHALL PROVIDE AND INSTALL A TVSS TO PROTECT THE CIRCUIT. THE MAXIMUM DISTANCE BETWEEN THE TVSS AND ILC PANEL SHALL NOT EXCEED 3'. THE POWER REQUIREMENT FOR THE CUBE IS A 80 AMP CIRCUIT. THE CONDUCTORS FOR THE 80 AMP CIRCUIT SHALL BE (3) #4 AWG, (1) #6 GROUND. FOR RUNS GREATER THAN 120', THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR UPGRADED CONDUCTOR SIZE.
- ONCE THE CUBE CAN BE POWERED OFF THE ILC, THE CONTRACTOR SHALL DISCONNECT AND REMOVE THE SEAL-TITE AND CONDUCTORS. ALL UNUSED OPENINGS SHALL BE COVERED. THE CONTRACTOR WILL ALSO NEED TO REMOVE THE BREAKER AND COVER THE OPENING ON THE LOAD CENTER (METER MAIN).
- THE CONTRACTOR SHALL PROVIDE AND INSTALL A 25-PAIR ALARM CABLE FROM THE CUBE TO THE ALARM PANEL ON THE PLATFORM.



NOTES:

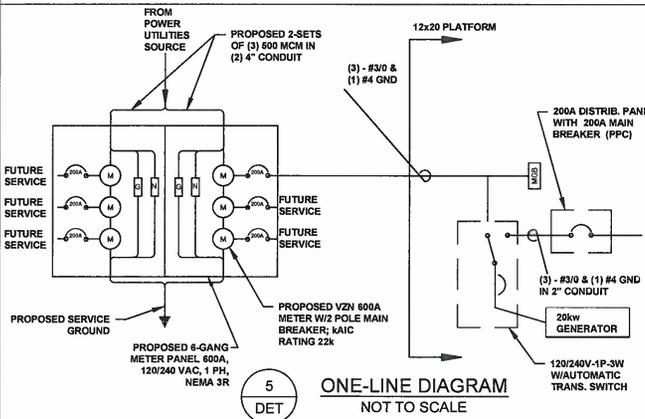
- LEAN CONCRETE, RED-COLORED TOP, MAY BE USED IN PLACE OF COMPACTED SAND.
- BURY CONDUITS 42\"/>



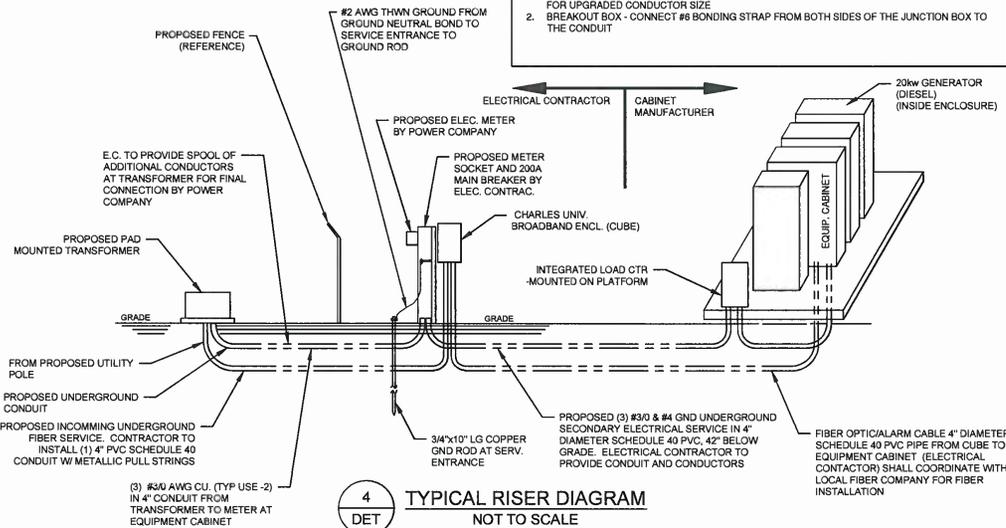
1 DET
PROPOSED UTILITY H-FRAME - FRONT VIEW
NOT TO SCALE

2 DET
PROPOSED UTILITY H-FRAME - FIBER/TELCO - REAR VIEW
NOT TO SCALE

- NOTES:**
- FOR POWER RUNS GREATER THAN 300', THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR UPGRADED CONDUCTOR SIZE.
 - BREAKOUT BOX - CONNECT #6 BONDING STRAP FROM BOTH SIDES OF THE JUNCTION BOX TO THE CONDUIT.



5 DET
ONE-LINE DIAGRAM
NOT TO SCALE



4 DET
TYPICAL RISER DIAGRAM
NOT TO SCALE

PLANS PREPARED FOR:



NEWPAR dba
7575 COMMERCE COURT
LEWIS CENTER, OH 43035

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MLA PARTNER:
AMERICAN TOWER
10 PRESIDENTIAL WAY
WOBURN, MA 01801

A&E PREPARED BY:
WIRENET incorporated
250 EAST KEMPER RD
LOVELAND, OH 45140
(513) 774-7759

REV	DATE	REVISION DESCRIP.	DRWN	CHKD
1	10-14-15	REMO BARBED WIRE (FENCE); CHGD CULVERT MATL.	DGD	KDC
2	9-1-15	ISSUED: REPL. SHELTER W/ PLATFORM	DGD	KDC
3	6-08-15	ISSUED: REL. FOR CONSTRUCT.	DGD	KDC
4	05-28-15	ISSUED: REL. FOR PERMITTING.	DGD	KDC
5	05-04-15	ISSUED: FOR 90% REVIEW.	DGD	KDC



SITE INFORMATION:
5150 NEFF ROAD
GROVE CITY, OH 43123
FRANKLIN COUNTY

VERIZON SITE ID: **CLMB-361**
DESIGN TYPE: **STRATEGIC COLO**

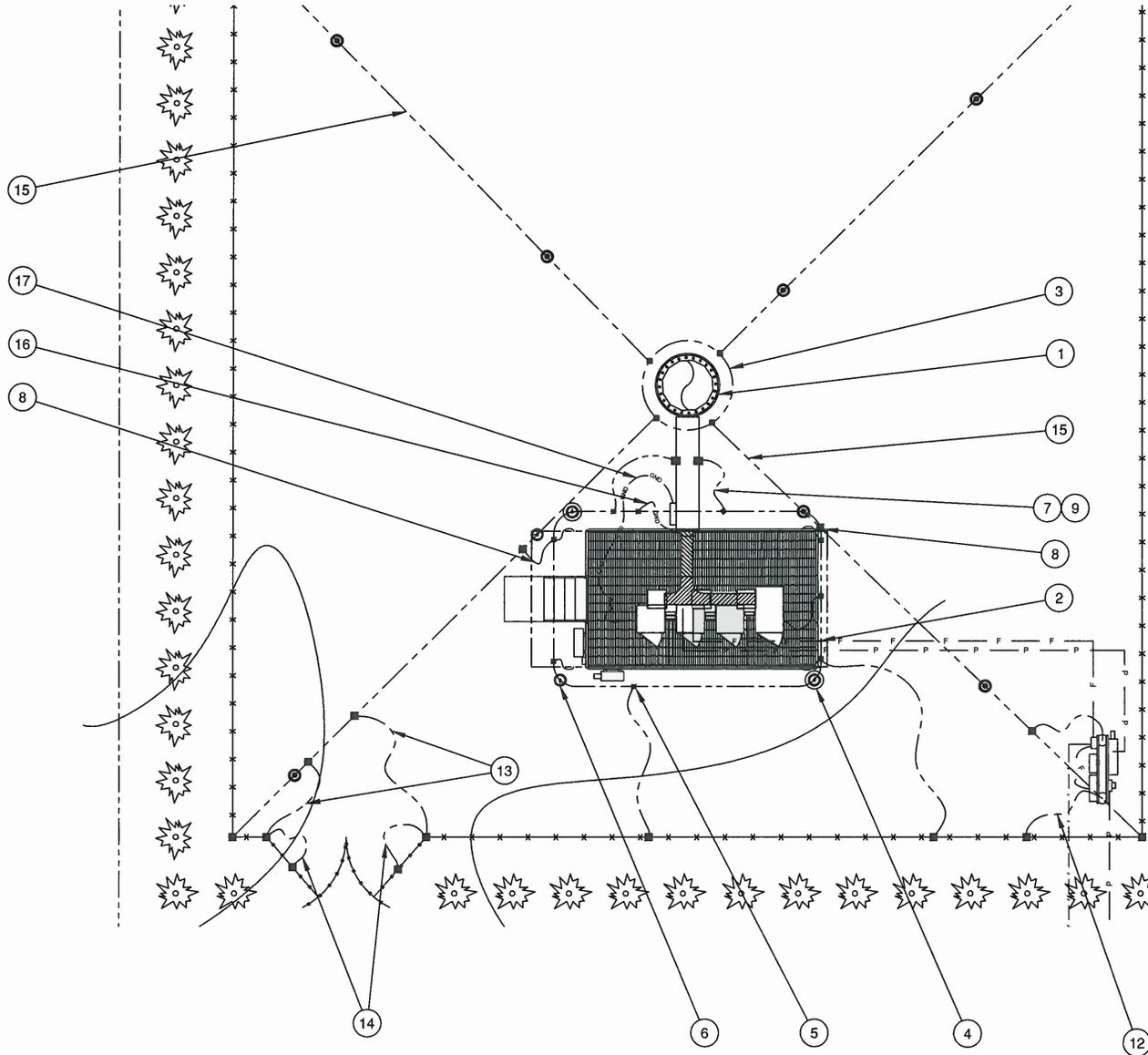
DRWN BY: **DGD** CHKD BY: **KDC** DATE: **5/01/2015**

SHEET TITLE: **UTILITY DETAILS**

SHEET NUMBER: **E-2** REV: **2**

CODED DRAWING NOTES:

- ① PROPOSED MONOPOLE TOWER
- ② PROPOSED PLATFORM GROUND RING 24" FROM FOUNDATION
- ③ PROPOSED TOWER GROUND RING (FIELD VERIFY)
- ④ INSPECTION SLEEVE WITH TEST LOOP (MIN 2)
- ⑤ CALDWELD (TYP)
- ⑥ GROUND ROD WITH CALDWELD TO BE SPACE EVENLY BETWEEN 10' AND 2' SEPERATION (MIN 4)
- ⑦ GROUND EACH PROPOSED ICE BRIDGE POST TO NEAREST GROUND RING
- ⑧ BOND PROPOSED PLATFORM GROUND RING TO TOWER GROUND RING (TYP 2 PLACES)
- ⑨ PROPOSED ICE BRIDGE POST TO BE FIELD LOCATED
- ⑩ BOND PROPOSED PLATFORM GROUND RING TO NEAREST FENCE POST (TYP 2 PLACES)
- ⑪ PROPOSED ICE BRIDGE
- ⑫ BOND PROPOSED H-FRAME TO GROUND RING AND FENCE
- ⑬ BOND PROPOSED GATE POSTS TO TOWER GROUND RING
- ⑭ BOND PROPOSED #2 AWG, 65 STRAND JUMPER TO GATE
- ⑮ BOND PROPOSED FENCE POST CORNERS TO TOWER GROUND RING
- ⑯ BOND PROPOSED COVP TO TOWER GROUND RING
- ⑰ BOND PROPOSED EQUIPMENT CABINETS TO MAIN GROUND BUSS BAR (ON ICE BRIDGE) AND PLATFORM GROUND RING



PLANS PREPARED FOR:

verizonwireless

NEWPAR dba
7575 COMMERCE COURT
LEWIS CENTER, OH 43035

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MLA PARTNER:

AMERICAN TOWER*
10 PRESIDENTIAL WAY
WOBURN, MA 01801

A&E PREPARED BY:

WIRENET
incorporated

250 EAST KEMPER RD
LOVELAND, OH 45140
(513) 774-7759

REV	DATE	REVISION DESCRIP.	DRWN	CHKD
2	10-14-15	REMO BARBED WIRE (FENCE); CHGD CULVERT MATL.	DGD	KDC
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B	05-26-15	REL. FOR PERMITTING.	DGD	KDC
A	05-04-15	ISSUED- FOR 90% REVIEW	DGD	KDC

ENGINEER SEAL:

STATE OF OHIO
KENNETH D. COWAN
E-55231
REGISTERED PROFESSIONAL ENGINEER

SITE INFORMATION:

5150 NEFF ROAD
GROVE CITY, OH 43123
FRANKLIN COUNTY

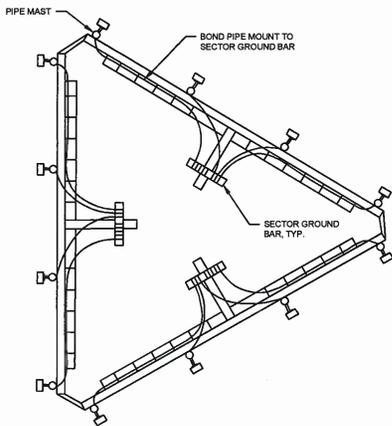
VERIZON SITE ID: **CLMB-361**

DESIGN TYPE: **STRATEGIC COLO**

DRWN BY: DGD CHKD BY: KDC DATE: 5/01/2015

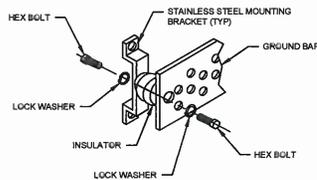
SHEET TITLE: **GROUNDING SHELTER -DETAILS**

SHEET NUMBER: **G-1** REV: **2**

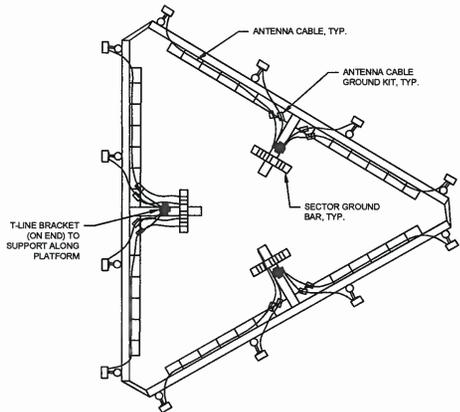


PIPE MAST GROUNDING AT ANTENNA ELEVATION
NOT TO SCALE

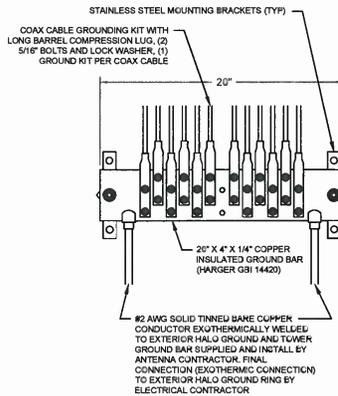
NOTE: THIS DETAIL IS CONCEPTUAL TO DEMONSTRATE GROUNDING AT THE ANTENNAS ONLY.



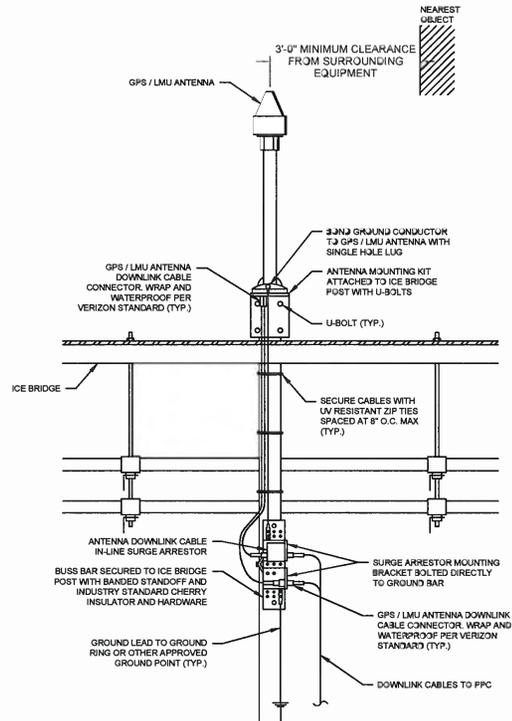
GROUND BAR INSTALLATION
NOT TO SCALE



ANTENNA CABLE GROUNDING AT ANTENNA ELEVATION
NOT TO SCALE



TOWER GROUND BAR (TGB)
NOT TO SCALE



GPS ANTENNA MOUNTING DETAIL
NOT TO SCALE

PLANS PREPARED FOR:



NEWPAR dba
7575 COMMERCE COURT
LEWIS CENTER, OH 43035

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MLA PARTNER:



AMERICAN TOWER
10 PRESIDENTIAL WAY
WOBURN, MA 01801

A&E PREPARED BY:



250 EAST KEMPER RD
LOVELAND, OH 45140
(513) 774-7759

REV	DATE	REVISION DESCRIP.	DRWN	CHKD
2	10-14-15	REMO BARBED WIRE (FENCE); CHGD CULVERT MATL.	DGD	KDC
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B	05-28-15	REL. FOR PERMITTING.	DGD	KDC
A	05-04-15	ISSUED- FOR 90% REVIEW	DGD	KDC

ENGINEER SEAL:



SITE INFORMATION:

5150 NEFF ROAD
GROVE CITY, OH 43123
FRANKLIN COUNTY

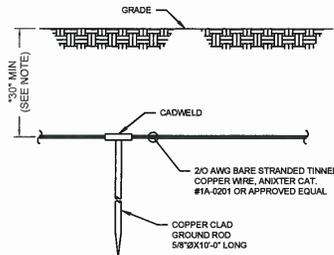
VERIZON SITE ID: **CLMB-361**

DESIGN TYPE:
STRATEGIC COLO

DRWN BY: DGD CHKD BY: KDC DATE: 5/01/2015

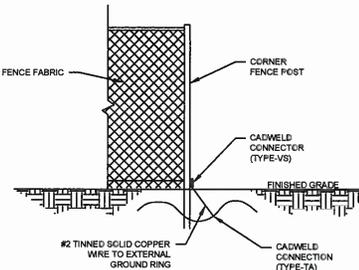
SHEET TITLE:
CABLE ROUTING

SHEET NUMBER:
G-2 REV: **2**



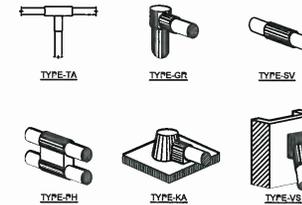
*NOTE: GROUND ROD SHALL BE MIN. 30\"/>

GROUND ROD DETAIL
NOT TO SCALE

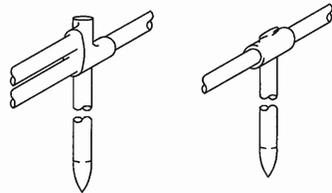


*NOTE: GROUND WIRES SHALL BE ROUTED AND CADWELDED INSIDE THE FENCED COMPOUND

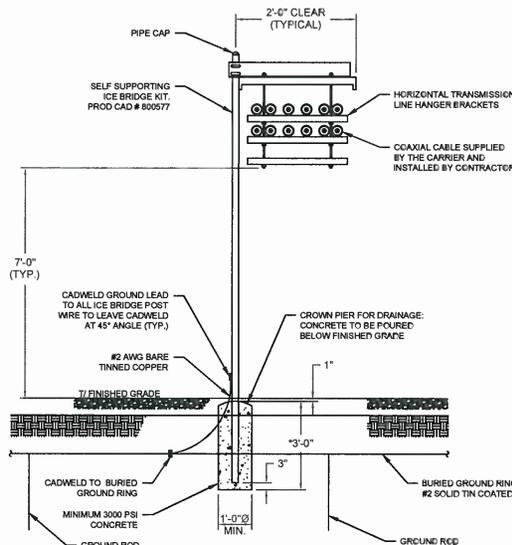
FENCE GROUNDING DETAIL
NOT TO SCALE



CADWELDS (TYPICAL)
NOT TO SCALE



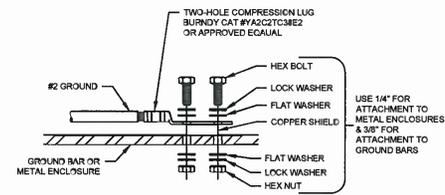
GROUND ROD
NOT TO SCALE



* CONCRETE FOOTER TO BE MIN. 36\"/>

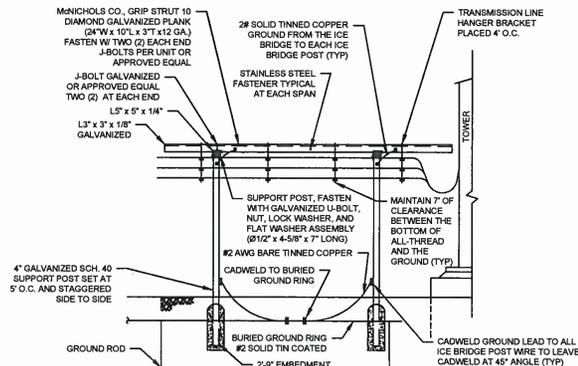
- NOTE:**
- SECURING ICE BRIDGE TO TOWER FOUNDATION IS ABSOLUTELY PROHIBITED.
 - NO ICE BRIDGE SHALL BE LOWER THAN 7\"/>

ICE BRIDGE WITH EMBEDDED POST
NOT TO SCALE



- INSTALLATION NOTES:**
- BOLTS, WASHERS, AND NUTS SHALL BE STAINLESS STEEL
 - SELECT BOLT LENGTH TO PROVIDE A MINIMUM OF TWO EXPOSED THREADS
 - BURNISH MOUNTING SURFACE TO REMOVE PAINT IN THE AREA OF LUG CONTACT
 - APPLY COPPER-SHIELD COMPOUND TO MATING SURFACE OF LUG AND WIPE CLEAN EXCESS COMPOUND.
 - ALL METAL ELECTRICAL EQUIPMENT SHALL BE EXTERNALLY GROUND TO THE TOWER EGR. PAINTED METAL SURFACES MUST HAVE SMALL SECTION OF PAINT REMOVED BEFORE INSTALLATION, AND SHALL BE SPRAYED LIGHTLY WITH CLEAR COAT LACQUER FINISH.

GROUNDING TO FLAT SURFACE TYPICAL
NOT TO SCALE



ICE BRIDGE DETAIL
NOT TO SCALE

PLANS PREPARED FOR:

NEWPAR dba
7575 COMMERCE COURT
LEWIS CENTER, OH 43035

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MLA PARTNER:

AMERICAN TOWER*
10 PRESIDENTIAL WAY
WOBURN, MA 01801

A&E PREPARED BY:

250 EAST KEMPER RD
LOVELAND, OH 45143
(513) 774-7759

REV	DATE	REVISION DESCRIP.	DRWN	CHKD
2	10-14-15	REMO BARBED WIRE (FENCE); CHRD CULVERT MATL	DGD	KDC
1	9-1-15	ISSUED-REPL. SHELTER W/PLATFORM	DGD	KDC
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ENGINEER SEAL:

SITE INFORMATION:
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GROVE CITY, OH 43123
FRANKLIN COUNTY

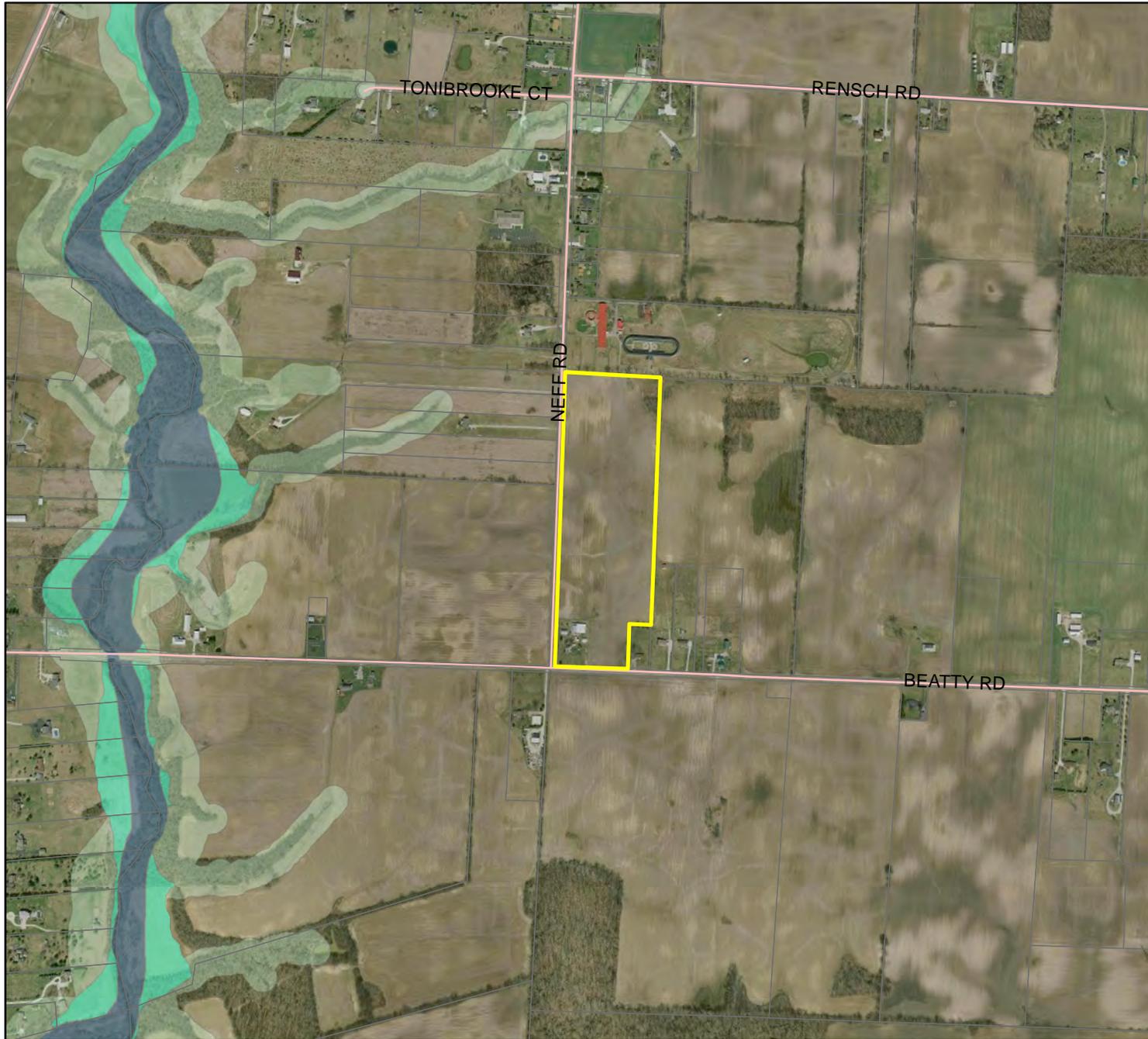
VERIZON SITE ID: **CLMB-361**

DESIGN TYPE:
STRATEGIC COLO

DRWN BY: DGD	CHKD BY: KDC	DATE: 5/01/2015
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SHEET TITLE: **GROUNDING DETAILS AND NOTES**

SHEET NUMBER: **G-3** REV: **2**

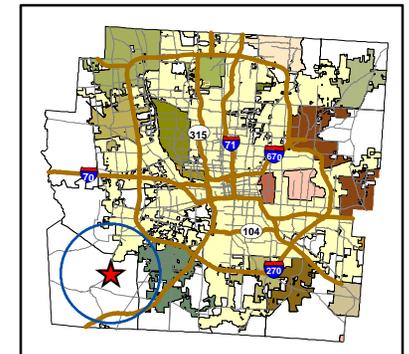


CU-3846

Requesting a Conditional Use from Section 302.0394 of the Franklin County Zoning Resolution to allow the construction of a telecommunication tower in an area zoned Rural.

28.8 Acres
Pleasant Township

-  5150 Neff Rd.
-  Parcel
-  Streets
-  Floodway Fringe
-  Floodway
-  Big Darby Creek Setbacks



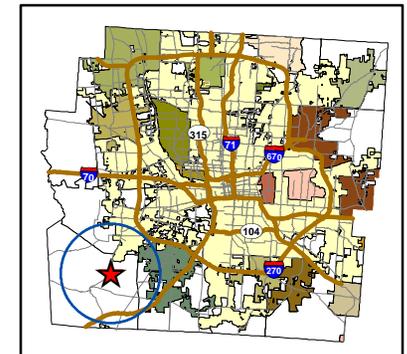


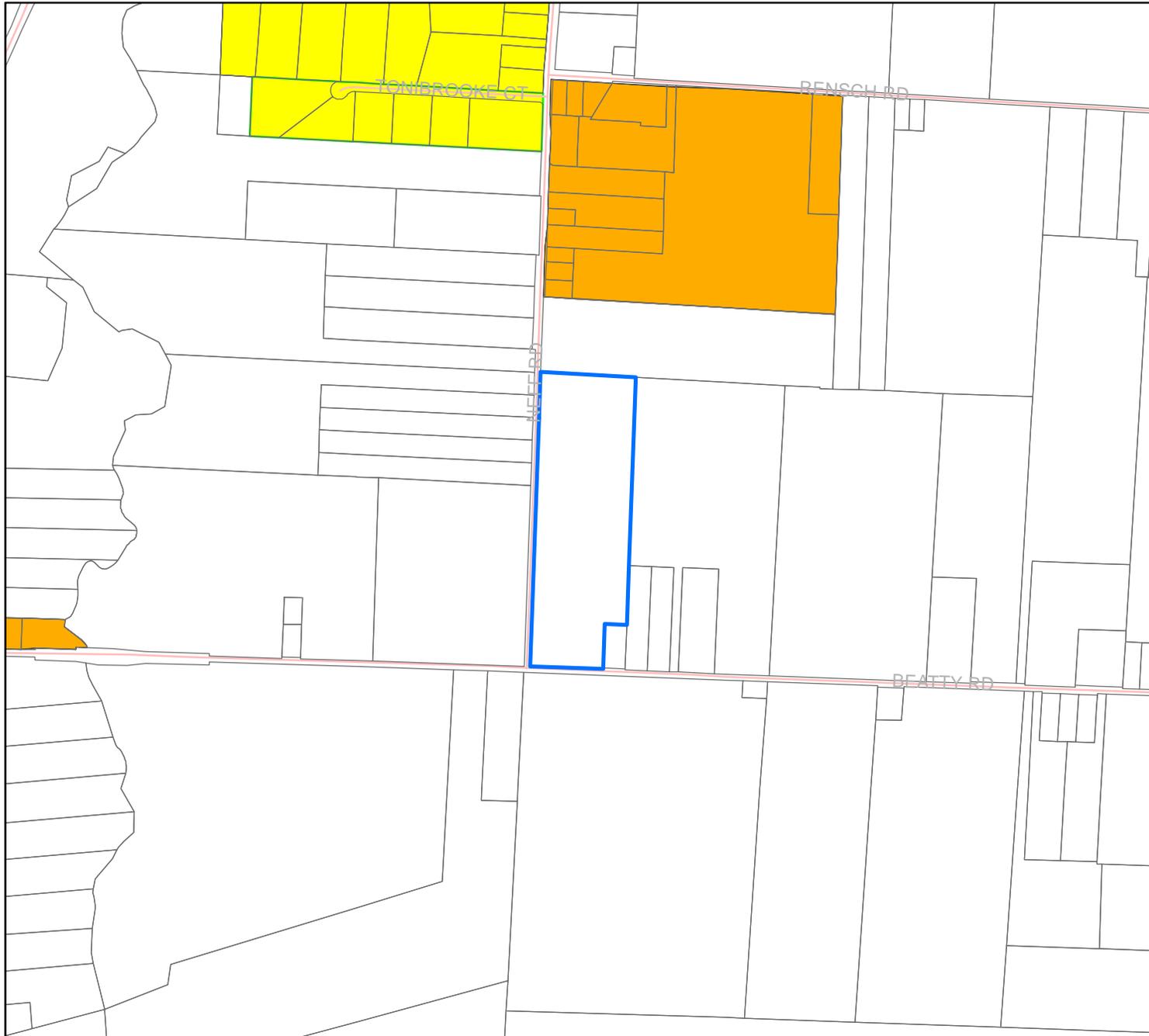
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- Zoning**
-  LDR
 -  R-2
 -  R-4
 -  RURAL

