



## **AGENDA**

### **BOARD OF ZONING AND BUILDING APPEALS THURSDAY, FEBRUARY 21, 2019 6:30 PM**

**PLACE: COUNCIL CHAMBERS  
7232 E. MAIN ST, REYNOLDSBURG, OH 43068**

#### **A. CALL TO ORDER**

1. ROLL CALL
2. APPROVAL OF MINUTES
  1. Board of Zoning and Building Appeals – Regular Meeting – January 17, 2019
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

#### **B. PUBLIC COMMENT**

#### **C. UNFINISHED BUSINESS**

1. 9144 Jackies Bend; Application #2019-5012; Applicant Shaun Jacobs; Residential Zoning Variance

#### **D. NEW BUSINESS**

1. 6445 E Livingston Ave; Application # 2019-5028; Applicant Andrew Vogel; Special Exception Use Permit - Daycare Facility
2. 610 N. Lancaster Avenue; Application # 2019-5023; Applicant Mike Daubenmire; Special Exception Use Permit - Wireless Telecommunication Facility

#### **E. OTHER BUSINESS**

#### **F. ADJOURNMENT**

# 

## MINUTES

### BOARD OF ZONING AND BUILDING APPEALS THURSDAY, JANUARY 17, 2019 6:30 PM

**PLACE: COUNCIL CHAMBERS  
7232 E. MAIN ST, REYNOLDSBURG, OH 43068**

#### A. CALL TO ORDER

PRESENT: Rettke, Linder, Donovan, Darling, Armstead  
ABSENT:

#### 2. APPROVAL OF MINUTES

1. Board of Zoning and Building Appeals – Regular Meeting – December 20, 2018

Minutes stand approved

|                |                 |
|----------------|-----------------|
| <b>RESULT:</b> | <b>ACCEPTED</b> |
|----------------|-----------------|

#### 3. APPROVAL OF AGENDA

Agenda stands approved.

Agenda was altered at the end of the meeting to add public comment and other business

#### 4. SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Rettke

#### B. NEW BUSINESS

- 6555 E Livingston Avenue; Application #2018-12; Applicant D. Marie Hooper; Special Exception Use Permit - Adult Day Care Facility

Mr. Bowsher: This comes before you, this property is zoned CC Community Commerce District. The applicant is requesting BZBA Approval to operate an adult day care facility that will provide services to seniors and adults with disabilities in a community based group setting. The Board shall consider whether the proposed Special Exception is consistent with the standards contained in section 1145.09 of the zoning code. Based upon the above review of the proposed Special Exception Use Permit, staff recommends approval of the application.

Mr. Rettke: I the applicant or any agent here to speak on behalf of this? Seeing none, I'll open up to not really questions, but concerns, comments, discussion. Does anyone have any discussion on the matter?

Board member: If staff can.. I didn't get to go by there, but I was just curious, what was on either side of that space?

Minutes Acceptance: Minutes of Jan 17, 2019 6:30 PM (APPROVAL OF MINUTES)



Mr. Bowsher: I believe Mrs. Butler is going to pull that up but that's sort of an existing space there at the Blacklick Plaza, a similar use is already existing in the space for a child care facility. It fits well with the use for the surrounding businesses already located in there with CC Community Commerce. It has enough parking to generate the excess for the accommodation and utilities are already at the site, its compatible.

Ms. Darling: What are the Hours of operation because I don't think it's on here unless I missed it.

Mr. Bowsher: I believe she outlines that in the extended write up that's in your packet.

Board member: yep, it is.

Mr. Bowsher: She gave a very detailed description in that process of the facility.

Pastor Linder: She indicated it was something along the lines of normal business hours which I took to mean 8-4, 9-5 or something. It's in paragraph number 2. I do have a question for staff, they mention meals, are they going to do, I mean there's not a commercial kitchen there. Do you think they're just going to do low-key type of food preparation?

Mr. Bowsher: yeah, I believe when I was talking to Emily about this, they were preparing to do sandwiches, or have it catered in for the day.

Mr. Rettke: I just wanted to let the record reflect that during the Swearing in, Mr. Armstead arrived. I neglected to mention that. Any other questions, concerns, or comments?

Pastor Linder: I guess I'm really enamored with this. Do you get a sense... they say 25-30 do you feel that volume, if they max out will be pretty comfortable in that space?

Mr. Bowsher: Yeah, it's a pretty decent sized space, we feel pretty confident. It's actually a double unit that they're in and they have ample enough parking that's not being utilized in the spot and plus, I think there's additional space in the rear for public waste as well as additional staff parking. So we feel confident that it should be able to handle it.

Pastor Linder: Thank you, you've done a wonderful job representing the applicant tonight.

Mr. Rettke: I had the same concerns, you can tell from the drawings you've prepared that it looks kind of small for 35 with a 1-6 ratio, so we'd be talking about 6 employees for 35 inhabitants, so, I didn't know what kind of activity, do you know what kind of activities?

Mr. Bowsher: I do not.

Mr. Rettke: Because it just looks like it's an open room and they have an enclosed bathroom and an enclosed employee bathroom and there's something in the lower left...

Ms. Darling: It almost looked like another room or closet type thing. It wasn't very big.

Mr. Rettke: but there wasn't any other.. There ya go. So I just didn't know if there are any more improvements they were going to make or..

Ms. Darling: Or make different rooms

Mr. Bowsher: My assumption, not having her here to explain it, my assumption would be that they're trying to make some additions, that this is really just to get the application. There's really no reason to put in sort of a building permit if they're not going to have approval to operate the business, so my assumption would be that they would come back to get a building permit to do the renovations that you would see that would be.. you know and potentially maybe a future kitchen addition as well. There happens to be a pretty large space that's in there. I know it's open right now, but I know it's pretty large from what I was gathering from previous conversations. So I think they're pretty much open to doing what they need to in this space.

Mr. Armstead: So with that being said, we technically couldn't approve anything if we don't know the design build-out because depending on how the design build-out is, will determine how many people could actually fit in there. Say they put in smaller rooms or bigger rooms..

Ms. Darling: Or they put a kitchen in it..

Mr. Armstead: Cause they take a majority of the space, with a kitchen..

Ms. Darling: Right because if they're going to put a kitchen in, to feed them and prepare meals, they're going to need room for that as well.

Mr. Bowsher: And all of those are great recommendations, but are dictated by ORC and the building department that would dictate that. This application is only to view if the Special Exception, their use for the zoning is in accordance with surrounding uses and the fabric of the Community. It actually has no tangible bearing on the inside, just trying to give you an abstract representation of what's going to be inside of it. If they do any exterior modification, it would go to Planning Commission, and then anything interior like that would go to the Building Division.

Ms. Darling: But if we do approve it, can they go in immediately and start?

Mr. Bowsher: No they're going to have to go through an elongated process. If they get approved tonight, whether they get approved or denied tonight, it will go to City Council, they can pick it up, most likely they will, so there is a 30 day wait period on that. Once they get approval, then they would submit building plan documentations so that would go back through building and zoning. They would take a look and see if it is in coordination with sort of what the actual building could handle personnel wise as well as anything that they try to do interior. And our inspectors would take a look at that as well as our plan reviews. So it would have multiple layers of red tape that they would have to go through.

Pastor Linder: Just to make a comment, with that explanation, I'm personally very comfortable with the use and I'm just going to trust the process for the things that they need to do to satisfy.

Mr. Bowsher: and if for whatever reason, this use were to change, they would need to come back here to get approval for something else, something different.

Pastor Linder: It's not immediately next to the virtual reality studio is it?

Mr. Bowsher: I actually don't know specifically where at in the building. Basically the center has one address and it's all broken up into multiple little boxes.

Mr. Rettke: Any other questions, concerns. The applicant was aware of tonight's meeting?

Mr. Bowsher: They were.

Mr. Rettke: I just wanted to make sure that was on the record. Any other questions, concerns, comments?

|                  |                                                    |                        |
|------------------|----------------------------------------------------|------------------------|
| <b>RESULT:</b>   | <b>APPROVED PENDING COUNCIL REVIEW [UNANIMOUS]</b> | <b>Next: 2/11/2019</b> |
|                  | <b>7:35 PM</b>                                     |                        |
| <b>MOVER:</b>    | Anthony Rettke, Commissioner                       |                        |
| <b>SECONDER:</b> | D'Juan Armstead, Board Member                      |                        |
| <b>AYES:</b>     | Rettke, Linder, Donovan, Darling, Armstead         |                        |

## 2. 9144 Jackies Bend; Application #2019-5012; Applicant Shaun Jacobs; Residential Zoning Variance

No recording available.

Due to not having additional pictures the board was not able to make a decision. The board requested additional pictures of the property, land, grading, angels from the deck space, backyard, how much space is between the shed and house.

Rettke 1st Linder 2nd.

|                |                                            |                                |
|----------------|--------------------------------------------|--------------------------------|
| <b>RESULT:</b> | <b>TABLED [UNANIMOUS]</b>                  | <b>Next: 2/21/2019 6:30 PM</b> |
| <b>AYES:</b>   | Rettke, Linder, Donovan, Darling, Armstead |                                |

## C. PUBLIC COMMENT

## D. OTHER BUSINESS

No recording available

Mr. Rettke wanted to nominate Mr. Donovan as new Chair and he accepted. Mr. Donovan nominated Pastor Linder as Vice Chair, and he accepted. The committee nominated the secretary as Emily Wheeler.

Mr. Armstead brought up that 2046 Claystone Place has a fence violation.

The board is not in favor of the items the Escape Room on Main St. has in front of their building.

E. ADJOURNMENT

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Planning and Zoning Administrator

Minutes Acceptance: Minutes of Jan 17, 2019 6:30 PM (APPROVAL OF MINUTES)



Department of Development  
Planning & Zoning Division  
7232 East Main Street  
Reynoldsburg, Ohio

App./Case#: 2019-5012  
Date Submitted: 1-13-2019  
Fee Amount: \$100.00

Section 1139  
BOARD OF ZONING & BUILDING APPEALS  
APPLICATION

☒ Paid: \_\_\_\_\_

|                                                                                                                                                                                                                                                                                                                                                                        |  |                                                                 |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------|--|
| <b>I. PROPERTY INFORMATION</b>                                                                                                                                                                                                                                                                                                                                         |  |                                                                 |  |
| Property Address:<br>9144 Jackies Bend, Reynoldsburg, OH 43068                                                                                                                                                                                                                                                                                                         |  | Parcel ID#(s):                                                  |  |
| <b>II. PROPERTY OWNER OF RECORD</b>                                                                                                                                                                                                                                                                                                                                    |  |                                                                 |  |
| Property Owner Name(s):<br>Shaun F. Jacobs                                                                                                                                                                                                                                                                                                                             |  |                                                                 |  |
| Contact Email:<br>shaunjacobs@fb.com                                                                                                                                                                                                                                                                                                                                   |  | Contact Phone Number:<br>650-422-0720                           |  |
| <b>III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)</b>                                                                                                                                                                                                                                                                                                                |  |                                                                 |  |
| Business Name:                                                                                                                                                                                                                                                                                                                                                         |  | Contact Name:                                                   |  |
| Contact Phone Number:                                                                                                                                                                                                                                                                                                                                                  |  | Contact Email:                                                  |  |
| Description of Use:                                                                                                                                                                                                                                                                                                                                                    |  |                                                                 |  |
| <b>IV. APPLICANT INFORMATION</b>                                                                                                                                                                                                                                                                                                                                       |  |                                                                 |  |
| Applicant Name:<br>Shaun F. Jacobs                                                                                                                                                                                                                                                                                                                                     |  | Applicant Address:<br>9144 Jackies Bend, Reynoldsburg, OH 43068 |  |
| Applicant Phone Number:<br>650-422-0720                                                                                                                                                                                                                                                                                                                                |  | Applicant Email:<br>shaunjacobs@fb.com                          |  |
| <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Business Owner/Tenant <input type="checkbox"/> Contractor <input type="checkbox"/> Architect/Engineer                                                                                                                                                                                      |  |                                                                 |  |
| <b>PROJECT INFORMATION</b>                                                                                                                                                                                                                                                                                                                                             |  |                                                                 |  |
| CHECK AND DESCRIBE IF APPLICABLE:                                                                                                                                                                                                                                                                                                                                      |  |                                                                 |  |
| Variance ( <input type="checkbox"/> Non-Residential (\$450) / <input checked="" type="checkbox"/> Residential (\$100) ): <u>Per Sec 1147.05 (c) the land slopes greatly from the back of land to the neighborhood drainage. Also, Ex 1 on p 2 prevents placement on the right side - Request for 10'x16' Shed to reside less than 3' from property line and house.</u> |  |                                                                 |  |
| <input type="checkbox"/> Special Exception Use Permit (\$350): _____                                                                                                                                                                                                                                                                                                   |  |                                                                 |  |
| <input type="checkbox"/> Other: _____                                                                                                                                                                                                                                                                                                                                  |  |                                                                 |  |

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature: [Signature]

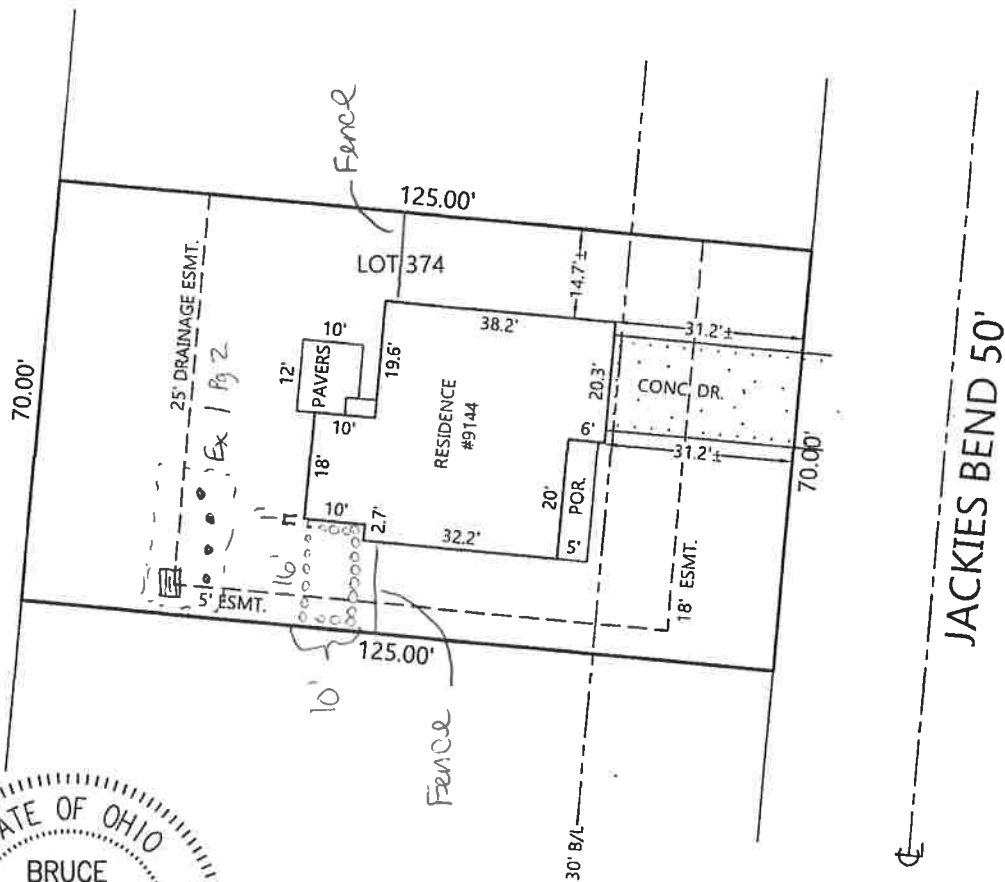
Date: 1/3/2019

\*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.\*

|                   |                                                                                                                                                                                                   |                                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Additional Notes: | <b>**OFFICE USE ONLY**</b>                                                                                                                                                                        |                                                                                                                                                                                                 |
|                   | Zoning Information                                                                                                                                                                                |                                                                                                                                                                                                 |
|                   | Zoning District: <u>R-3</u>                                                                                                                                                                       |                                                                                                                                                                                                 |
|                   | <input type="checkbox"/> Historic District<br><input type="checkbox"/> CC Overlay                                                                                                                 |                                                                                                                                                                                                 |
|                   | Add'l Approvals Req'd                                                                                                                                                                             |                                                                                                                                                                                                 |
|                   | <input type="checkbox"/> Planning Commission<br><input type="checkbox"/> Other: _____                                                                                                             |                                                                                                                                                                                                 |
|                   | BZBA Meeting                                                                                                                                                                                      | City Council Meeting                                                                                                                                                                            |
|                   | Date: <u>1-17-2019</u><br><input type="checkbox"/> Approved as Submitted<br><input type="checkbox"/> Approved w/ Conditions<br><input type="checkbox"/> Tabled<br><input type="checkbox"/> Denied | Date: _____<br><input type="checkbox"/> No Action Taken<br><input type="checkbox"/> Approved as Submitted<br><input type="checkbox"/> Approved w/ Conditions<br><input type="checkbox"/> Denied |
|                   | P&Z Admin.: _____                                                                                                                                                                                 | Date: _____                                                                                                                                                                                     |
|                   | Clerk of Council: _____                                                                                                                                                                           | Date: _____                                                                                                                                                                                     |

Attachment: Variance App #2019-5012 (App# 2019-5012, 9144 Jackies Bend, Jacobs)

I/We have received a copy  
of this survey & find the  
conditions acceptable.



THIS SEAL EXPIRES 12/31/2018

THIS PLAT IS NOT TO BE USED TO ERECT  
FENCES OR OTHER STRUCTURES, AND MAY  
NOT SHOW ALL EASEMENTS AFFECTING THE  
SUBJECT TRACT

LSGI#: 211430



SCALE: 1" = 30'





Department of Development  
Planning & Zoning Division  
7232 East Main Street  
Reynoldsburg, Ohio

App./Cert.#: 2019-500<sup>LN</sup>  
Date Submitted: 1/3/2019  
Fee Amount: ~~\$500~~ \$50  
☒ Paid: \$50

Section 1143.02  
**ZONING CERTIFICATE APPLICATION**

| I. PROPERTY INFORMATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Address:<br><u>9144 Jackies Bend, Reynoldsburg, OH 43068</u>                                                                                                                                                                                                                                                                                                                                                                                                                                     | Parcel ID#(s):                                                                                                                                                                                                                                                                                         |
| II. PROPERTY OWNER OF RECORD                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                        |
| Property Owner Name(s):<br><u>Shawn F. Jacobs</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                        |
| Contact Email:<br><u>shawnjacobs@fb.com</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Contact Phone Number:<br><u>650-422-0720</u>                                                                                                                                                                                                                                                           |
| III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                        |
| Business Name:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Contact Name:                                                                                                                                                                                                                                                                                          |
| Contact Phone Number:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Contact Email:                                                                                                                                                                                                                                                                                         |
| IV. APPLICANT INFORMATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                        |
| Applicant Name:<br><u>Shawn F. Jacobs</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Applicant Address:<br><u>9144 Jackies Bend, Reynoldsburg, OH 43068</u>                                                                                                                                                                                                                                 |
| Applicant Phone Number:<br><u>650-422-0720</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Applicant Email:<br><u>shawnjacobs@fb.com</u>                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Business Owner/Tenant <input type="checkbox"/> Contractor <input type="checkbox"/> Architect/Engineer                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                        |
| <b>RESIDENTIAL (\$50)</b><br>CHECK IF APPLICABLE:<br><input type="checkbox"/> New Building (+\$50) <input type="checkbox"/> Swimming Pool<br><input type="checkbox"/> Building Modification <input type="checkbox"/> Patio<br><input type="checkbox"/> Home Occupation (\$75) <input type="checkbox"/> Deck<br><input type="checkbox"/> Accessory Structure <input type="checkbox"/> Driveway Modification<br><input checked="" type="checkbox"/> Shed <input type="checkbox"/> FENCE (\$35) (All Dists.) | <b>NON-RESIDENTIAL (\$80)</b><br>CHECK IF APPLICABLE:<br><input type="checkbox"/> New Business/Use<br><input type="checkbox"/> Accessory Structure<br><input type="checkbox"/> New Building<br><input type="checkbox"/> Building/Site Modification<br><input type="checkbox"/> MIN. SITE PLAN (+\$250) |
| <b>Project Information (If Applicable)</b><br>Total Square Footage: <u>160</u><br>Est. Cost of Construction: <u>\$3500.00</u><br>Est. Additional Employees: _____                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                        |
| Description of Use/Project: <u>10' x 16' storage for tools, Electric snowblower, Electric lawn Mower, decorations</u>                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                        |

Applicant Signature: [Signature] Date: 1/3/2019  
 \*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.\*

**\*\*OFFICE USE ONLY\*\***

|                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Additional Notes:                                                                                                                                                                                                                                        | <table style="width:100%;"> <tr> <td style="width:50%; vertical-align: top;"> <b>Zoning Information</b><br/>           Zoning District: <u>R-3</u><br/> <input type="checkbox"/> Historic District<br/> <input type="checkbox"/> CC Overlay<br/> <b>Add'l Approvals Req'd</b><br/> <input type="checkbox"/> PC<br/> <input checked="" type="checkbox"/> BZBA         </td> <td style="width:50%; vertical-align: top;"> <b>Additional Requirements</b><br/> <input type="checkbox"/> CoA     <input checked="" type="checkbox"/> Variance<br/> <input type="checkbox"/> Special Exception Use Permit<br/> <input type="checkbox"/> PGU     <input type="checkbox"/> Building Permit<br/>           P&amp;Z Admin.: _____ Date: _____<br/>           Floodplain Admin.: _____ Date: _____         </td> </tr> </table> | <b>Zoning Information</b><br>Zoning District: <u>R-3</u><br><input type="checkbox"/> Historic District<br><input type="checkbox"/> CC Overlay<br><b>Add'l Approvals Req'd</b><br><input type="checkbox"/> PC<br><input checked="" type="checkbox"/> BZBA | <b>Additional Requirements</b><br><input type="checkbox"/> CoA <input checked="" type="checkbox"/> Variance<br><input type="checkbox"/> Special Exception Use Permit<br><input type="checkbox"/> PGU <input type="checkbox"/> Building Permit<br>P&Z Admin.: _____ Date: _____<br>Floodplain Admin.: _____ Date: _____ |
| <b>Zoning Information</b><br>Zoning District: <u>R-3</u><br><input type="checkbox"/> Historic District<br><input type="checkbox"/> CC Overlay<br><b>Add'l Approvals Req'd</b><br><input type="checkbox"/> PC<br><input checked="" type="checkbox"/> BZBA | <b>Additional Requirements</b><br><input type="checkbox"/> CoA <input checked="" type="checkbox"/> Variance<br><input type="checkbox"/> Special Exception Use Permit<br><input type="checkbox"/> PGU <input type="checkbox"/> Building Permit<br>P&Z Admin.: _____ Date: _____<br>Floodplain Admin.: _____ Date: _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                        |

Attachment: Variance App #2019-5012 (App# 2019-5012, 9144 Jackies Bend, Jacobs)



Attachment: 003 (App# 2019-5012, 9144 Jackies Bend, Jacobs)

2018/12/13  
14:28



2018/12/13  
14:28

[Print](#)

## Reynoldsburg Code of Ordinances

**1147.05 STANDARDS FOR VARIANCE.**

No variance in the strict application of the provisions of this Code shall be granted unless the Board makes specific findings of fact, based on the evidence presented to it, which supports conclusions that the variance conforms to the following standards. Such findings shall be stated for the record and reported in the Board's minutes.

- (a) The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.
- (b) The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a special exception in the district, or which is expressly or by implication prohibited by this Code. *(Note: See Chapter 1145 and Chapter 1159 for provisions regarding the replacement of non-conforming uses with other non-conforming uses.)*
- (c) There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.
- (d) There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.
- (e) The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.
- (f) The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.
- (g) The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.
- (h) No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.
- (i) The variance is not a matter of convenience when other remedies are available within the provisions of this Code.

(Ord. 114-99. Passed 9-13-99; Ord. 19-16. Passed 3-28-16.)

**Section 1139  
BOARD OF ZONING & BUILDING APPEALS  
APPLICATION**

☒ Paid: \$350<sup>00</sup>

|                                                                                                                                                                                   |                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| <b>I. PROPERTY INFORMATION</b>                                                                                                                                                    |                                                                    |
| Property Address:<br><b>6445 East Livingston Aveune</b>                                                                                                                           | Parcel ID#(s):<br><b>060-003837-00</b>                             |
| <b>II. PROPERTY OWNER OF RECORD</b>                                                                                                                                               |                                                                    |
| Property Owner Name(s):<br><b>Taylor Family Heritage, LLC</b>                                                                                                                     |                                                                    |
| Contact Email:<br><b>jeff.taylor@dignityrecovery.com</b>                                                                                                                          | Contact Phone Number:<br><b>614 379 3500 ext 304</b>               |
| <b>III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)</b>                                                                                                                           |                                                                    |
| Business Name:<br><b>A Blessed Child Daycare</b>                                                                                                                                  | Contact Name:<br><b>Stephani Walker</b>                            |
| Contact Phone Number:<br><b>614 989 9671</b>                                                                                                                                      | Contact Email:<br><b>w.stephani08@gmail.com</b>                    |
| Description of Use:<br><b>Daycare business</b>                                                                                                                                    |                                                                    |
| <b>IV. APPLICANT INFORMATION</b>                                                                                                                                                  |                                                                    |
| Applicant Name:<br><b>Andrew M. Vogel, RA</b>                                                                                                                                     | Applicant Address:<br><b>6745 Merwin Place, Columbus, OH 43235</b> |
| Applicant Phone Number:<br><b>614 519 9820</b>                                                                                                                                    | Applicant Email:<br><b>avogel@edifice1.com</b>                     |
| <input type="checkbox"/> Property Owner <input type="checkbox"/> Business Owner/Tenant <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Architect/Engineer |                                                                    |

|                                                                                                                    |  |
|--------------------------------------------------------------------------------------------------------------------|--|
| <b>PROJECT INFORMATION</b>                                                                                         |  |
| CHECK AND DESCRIBE IF APPLICABLE:                                                                                  |  |
| Variance ( <input type="checkbox"/> Non-Residential (\$450) / <input type="checkbox"/> Residential (\$100)): _____ |  |
| _____                                                                                                              |  |
| _____                                                                                                              |  |
| <input checked="" type="checkbox"/> Special Exception Use Permit (\$350): <u>Daycare Facility</u>                  |  |
| <input type="checkbox"/> Other: _____                                                                              |  |

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature: *Andrew M. Vogel* Date: 2/7/2019  
 \*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.\*

|                   |                                                                                                                                                                                                                   |                                                                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Additional Notes: | <b>**OFFICE USE ONLY**</b>                                                                                                                                                                                        |                                                                                                                                                                                                                         |
|                   | <u>Zoning Information</u>                                                                                                                                                                                         |                                                                                                                                                                                                                         |
|                   | Zoning District: <u>CO</u>                                                                                                                                                                                        |                                                                                                                                                                                                                         |
|                   | <input type="checkbox"/> Historic District<br><input type="checkbox"/> CC Overlay<br><u>Add'l Approvals Req'd</u><br><input type="checkbox"/> Planning Commission<br><input type="checkbox"/> Other: _____        |                                                                                                                                                                                                                         |
|                   | BZBA Meeting<br>Date: <u>2/21/2019</u><br><input type="checkbox"/> Approved as Submitted<br><input type="checkbox"/> Approved w/ Conditions<br><input type="checkbox"/> Tabled<br><input type="checkbox"/> Denied | City Council Meeting<br>Date: _____<br><input type="checkbox"/> No Action Taken<br><input type="checkbox"/> Approved as Submitted<br><input type="checkbox"/> Approved w/ Conditions<br><input type="checkbox"/> Denied |
|                   | P&Z Admin.: _____ Date: _____<br>Clerk of Council: _____ Date: _____                                                                                                                                              |                                                                                                                                                                                                                         |



ALL LANDSCAPING IS EXISTING TO  
REMAIN

- 1 EXISTING BUILDING – 9,600 SF – 1 STORY ABOVE GRADE – (NO CHANGE)
- 2 EXISTING ADA PARKING SPACES INCLUDING VAN ACCESSIBLE SPACE.
- 3 EXISTING ADA RAMP
- 4 EXISTING DUMPSTER WITH BOLLARDS
- 5 NEW GRAPHICS ON EXISTING YARD SIGN
- 6 NEW CONCRETE SIDEWALK
- 7 NEW FENCED IN PLAYGROUND AREA
- 8 NEW DUMPSTER ENCLOSURE

PARKING REQUIREMENTS:

31 SPOTS PROVIDED INCLUDING 1 STANDARD ADA SPACE & 1 VAN ACCESSIBLE SPACE.  
OTHER PARKING SPACES: 18' X 9'

PROPERTY INFORMATION

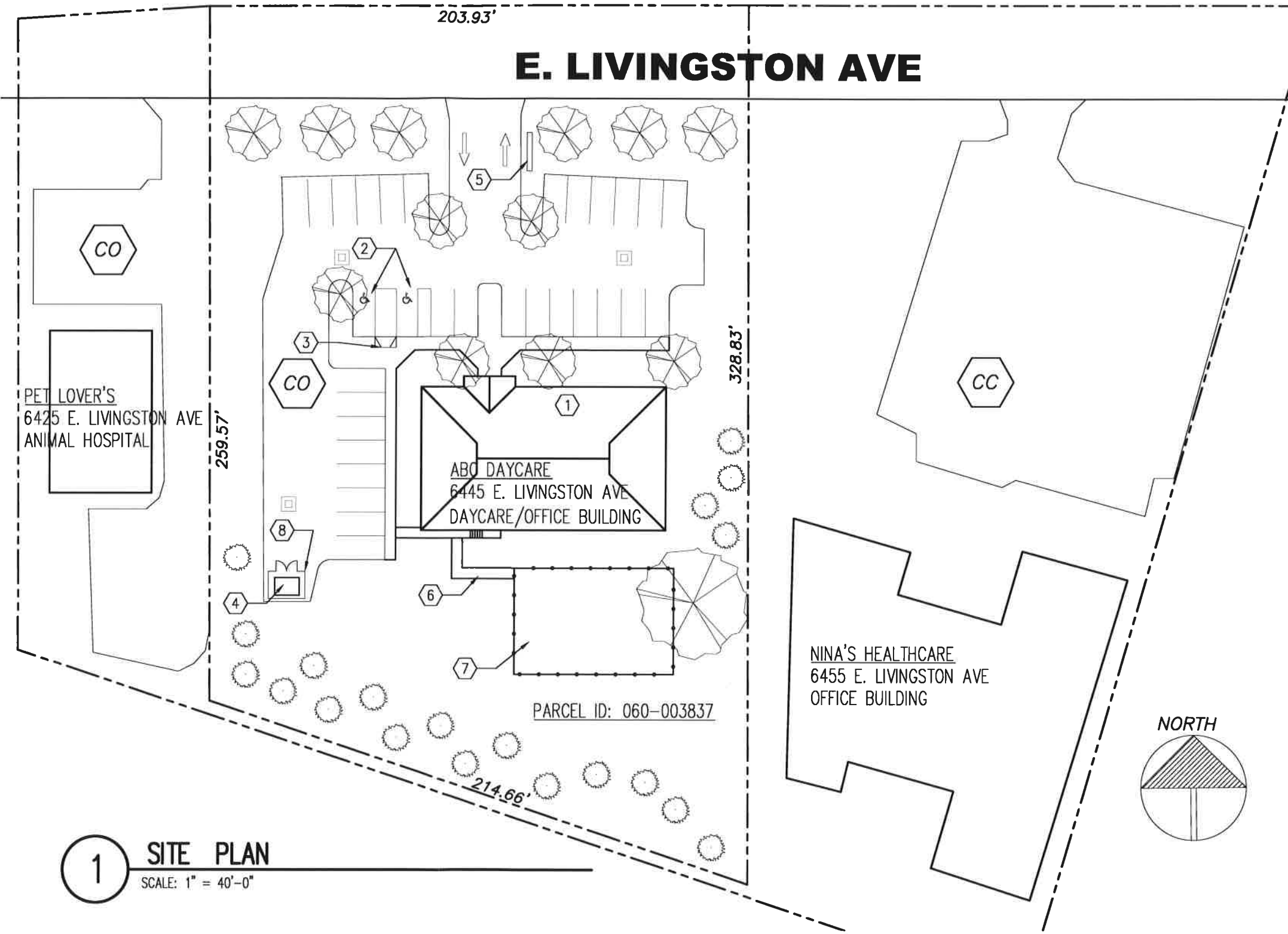
OWNER NAME AND ADDRESS:  
TAYLOR FAMILY HERITAGE, LLC  
409 CARROLL EASTERN ROAD  
BALTIMORE, OH 43105  
PHONE: 740 503-9101

PARCEL ID: 060-003837  
ACRES: 0.699  
TAX DISTRICT: 060 COR  
TRURO TOWNSHIP

LEGEND

- 1 ZONING DESIGNATION
- 4'-0" FENCE LINE
- - - - - PROPERTY LINES
- 4" PAVEMENT MARKING
- POWER POLE
- CURB INLET

1 SITE PLAN  
SCALE: 1" = 40'-0"



**City of Reynoldsburg: Department of Development**

**Special Exception Application Criteria:**

**A Blessed Child Daycare (ABCD)**

6445 E. Livingston Avenue



Attachment: Application Criteria 2\_7\_2019 (App# 2019-5028, 6445 E Livingston Ave, Vogel)

**Design Professional: Edifice 1 Architecture, LLC**

6745 Merwin Place, Columbus, OH 43235

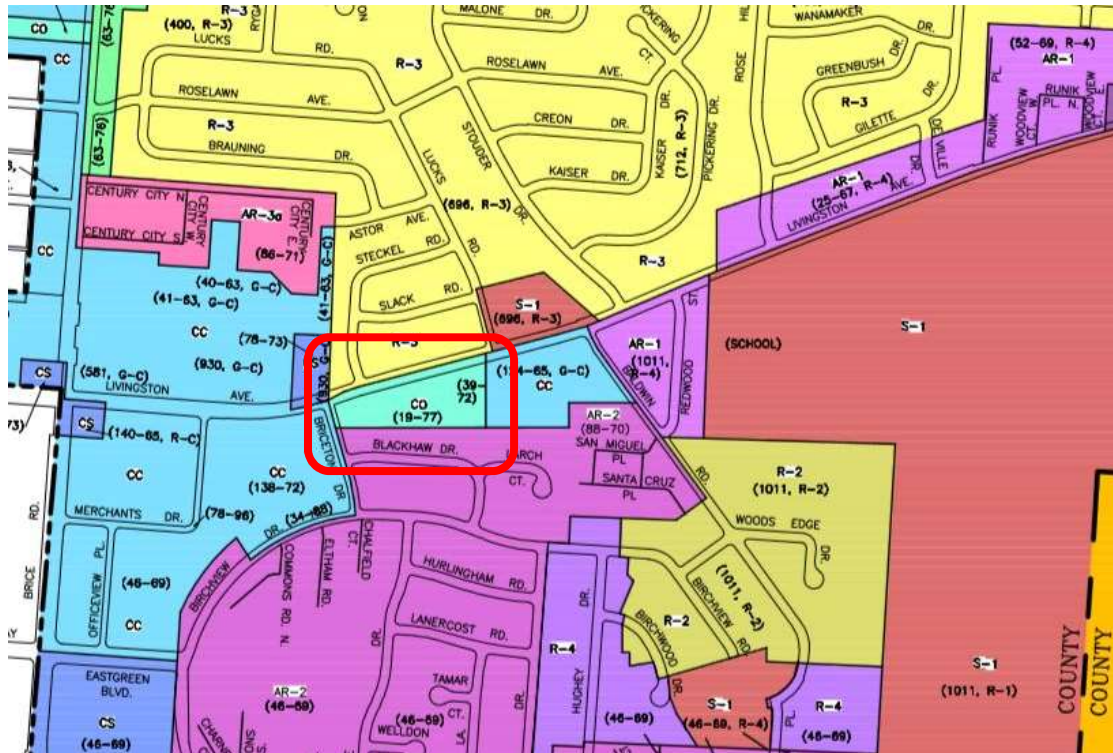


## City of Reynoldsburg: Department of Development

### Special Exception Application Criteria:

#### 1. Description of the existing use of the lot and the adjacent lots.

The existing site is located at 6445 E. Livingston Avenue in Truro Township. It is currently zoned CO as seen below.



The building is the Taylor Professional Building and houses various professional services companies. It is approximately 9,600 total square feet, 1 story above grade with an occupied basement.

The adjacent lot to the west is Pet Lover's Animal Hospital located at 6425 E. Livingston Avenue. It is a veterinarian clinic and is open as follows:

**Monday:** 9AM - 6PM

**Tuesday:** 7AM - 7PM

**Wednesday:** 9AM - 5PM

**Thursday:** 7AM - 7PM

**Friday:** 9AM - 5PM

**Saturday:** 9AM - 2PM

**Sunday:** Closed

The adjacent lot to the east is Nina's Home Health office building. It is located at 6455 E. Livingston Avenue and is currently zoned CC. It is a business office building open during typical business hours.

There are various residential plots to the north (across from E. Livingston Avenue) and south across a ravine. All lots to the south are screened by fences erected by the residents and a landscape screen of coniferous trees as shown on next image.



## 2. Proposed Use of the Property

The building will be purchased by A Blessed Child Daycare (ABCD) and will convert the first floor into a daycare facility with both infants (children under 2.5 years old, and children above 2.5 years old). The facility will operate as a first shift facility being open from 7:00 am – 6:00 pm.

## 3. Proposed Site Improvements

An architectural code analysis has been completed and there will be minimal exterior upgrades to the building. Please refer to the Site Plan (11 x 17) document (at the end of this submission) which shows all new work to be provided. The main elements to be addressed are as follows

- New graphics on the existing monument sign
- New playground in the rear with a fence and new sidewalk access
- New dumpster enclosure at the existing dumpster

Depending on further code analysis and discussions with the City, some additional exterior doors and ramps may be required depending on the final layout of the facility. The existing site utilities will not be impacted by the change of use. Parking appears to be sufficient and landscaping is mature and existing to remain.

#### 4. Narrative of Operations and Site Impact Analysis

A Blessed Child Daycare (ABCD) is a privately owned licensed daycare facility that will be consolidating two current home daycare operations into this new facility. ABCD has been in operation since 1998.

The need for quality daycare continues to explode to as more and more women remain in the workforce after having children. ABCD currently provides care Monday – Friday, 6 am to 7 p.m. The facility will be able to accommodate approximately 80 children and intends to have 10 staff members at peak staffing. For security reasons, the intention is to not have less than 3 staff members on site.

As a daycare facility, there will be no negative impacts on the site and adjacent properties including negligible traffic impacts. This facility will receive limited deliveries by trucks (ground parcel services and 1 weekly food service delivery). There will be no manufacturing on this site. If anything, daycare centers add value to the area and are an important service that could be utilized by the community. There is a new daycare center just 2 lots west of this proposed building.

#### 5. Narrative addressing criteria set forth in 1145.09 of the zoning code.

(a) The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts. [This is a change of use in an existing building. There are minimal exterior modifications that will impact the character of the district.](#)

(b) The proposed use shall not adversely affect the use of adjacent property; [A new daycare facility will not adversely affect the adjacent properties. There are limited truck deliveries, no hazardous materials and anything that could pose a threat to the environment. Traffic will not be adversely impacted.](#)

(c) The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood; [\(see response above\).](#)

(d) The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools; [the current facility has all needed public utilities and is served by public services. Nothing about the new use will impact this.](#)

(e) The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district; [There will be no adverse impact on traffic. In fact, two lots to the west is another Daycare center that was permitted and was recently opened.](#)

(f) The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City; [Lots designated CO do permit daycare centers.](#)

(g) The proposed use complies with the applicable specific provisions and standards of this Code; [Daycare centers do comply with the specific provision of the Reynoldsburg Zoning Code.](#)

(h) The proposed use shall be found to meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located, except as otherwise provided by this Zoning Code. [Daycare centers are permitted in CO designated lots.](#)

**6. Additional information**

ABCD has a strong and positive relationship with Mr. Jeff Taylor, owner and founder of Taylor Family Heritage, LLC and the Taylor Professional Building. Mr. Taylor has offered to sell this property to ABCD knowing their integrity, hard work and commitment to excellence. Mr. Taylor is also the President of Dignity Recovery Services, a company who intends to remain a tenant in the basement of the existing building. Should the board of Zoning Appeals have any further questions for Mr. Taylor, he can be reached at the following

[jeff.taylor@dignityrecovery.com](mailto:jeff.taylor@dignityrecovery.com)

Phone: (614) 379-3500 | Fax: 1 (833) 261-5632



[Print](#)

## Reynoldsburg Code of Ordinances

**1145.09 STANDARDS AND REQUIREMENTS FOR ALL SPECIAL EXCEPTIONS.**

In review of a special exception application, the Board shall consider whether the application is complete and whether it provides adequate evidence that the proposed special exception is consistent with the following standards:

- (a) The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;
- (b) The proposed use shall not adversely affect the use of adjacent property;
- (c) The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
- (d) The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;
- (e) The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;
- (f) The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;
- (g) The proposed use complies with the applicable specific provisions and standards of this Code;
- (h) The proposed use shall be found to meet the definition and intent of a use specifically listed as a special exception in the district in which it is proposed to be located, except as otherwise provided by this Zoning Code.

(Ord. 114-99. Passed 9-13-99.)

# CITY OF REYNOLDSBURG *Mayor Brad McCloud*

February 14, 2019

Board of Zoning and Building Appeals  
City of Reynoldsburg  
7232 E. Main Street  
Reynoldsburg, OH 43068

RE: 6445 E. Livingston Avenue – Special Exception Use Permit #2019-5028: Day Care Facility  
Staff Report

Board of Zoning and Building Appeals:

Enclosed is the staff review of the above referenced application.

## **1. Project Summary**

- a. The property, known as the Taylor Professional Building, is located at 6445 E. Livingston Avenue and is zoned CO Offices and Institutions District.
- b. The applicant is requesting Board of Zoning and Building Appeals approval to operate a day care facility at this location. The building will be purchased by A Blessed Child Daycare and converted for this purpose. Currently, the building houses various professional offices.

## **2. Zoning Review**

- a. The CO District permits a variety of commercial businesses as permitted uses, including 'day care facilities' as a special exception use.
- b. The proposed use is unlikely to have an adverse impact on adjacent properties. The business will not generate excessive waste or impact the provision of utilities to the site.
- c. The site has enough existing parking to accommodate the proposed use. The parking requirements listed in Table 1179 do not specifically address child day care facilities, but for adult day care facilities, 1 space per employee based on largest staff shift plus 10 for visitors is required.

## **3. Staff Recommendation**

- a. The Board shall consider whether the proposed special exception is consistent with the standards contained in Section 1145.09 of the zoning code.
- b. Based on the above review of the proposed special exception, staff recommends APPROVAL of the application.

If you have any questions or comments, please feel free to contact Emily Wheeler, Planning and Zoning Administrator, at 614-322-6829.

# **CITY OF REYNOLDSBURG** *Mayor Brad McCloud*

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February 14, 2019

Board of Zoning and Building Appeals  
City of Reynoldsburg  
7232 E. Main Street  
Reynoldsburg, OH 43068

RE: 610 N. Lancaster Avenue – Special Exception Use Permit #2019-5023: Wireless Tower  
Staff Report

Board of Zoning and Building Appeals:

Enclosed is the staff review of the above referenced application.

## **1. Project Summary**

- a. The property is located at 610 N. Lancaster Avenue and is zoned CC Community Commerce District. It is home to Local 1466 I.B.E.W. The proposed lease area for the tower is a 2,500 sf section on the North side of the parcel.
- b. The applicant, Eco-Site, LLC, is requesting Board of Zoning and Building Appeals approval to install a 120' wireless monopole tower at this location. The applicant has submitted a narrative in support of the proposed tower as a means to improve network capacity in this area.

## **2. Zoning Review**

- a. The CC District permits a variety of commercial businesses as permitted uses, including 'wireless telecommunication facility' as a special exception use.
- b. The proposed tower meets all zoning code requirements for wireless facilities, including the required 50' minimum setback to adjacent property lines and 250' minimum setback to all residential districts.
- c. The applicant submitted detailed documentation of potential co-location opportunities as required by the zoning code. No co-location opportunities were found.
- d. The tower meets all required screening and landscaping requirements as required by the zoning code in an effort to minimize adverse impacts on adjacent properties. Additionally, the applicant has provided numerous photo simulations of the tower.

## **3. Staff Recommendation**

- a. The Board shall consider whether the proposed special exception is consistent with the standards contained in Sections 1145.09 and 1145.18 of the zoning code.
- b. Based on the above review of the proposed special exception, staff recommends APPROVAL of the application.

If you have any questions or comments, please feel free to contact Emily Wheeler, Planning and Zoning Administrator, at 614-322-6829.

[Print](#)

## Reynoldsburg Code of Ordinances

**1145.18 SUPPLEMENTARY REQUIREMENTS FOR WIRELESS TELECOMMUNICATION FACILITIES.**

In recognition of the quasi-public nature of cellular and/or wireless telecommunication systems, it is the purpose of these regulations to: accommodate the need for cellular or wireless telecommunications towers and facilities for the provision of personal wireless/cellular services while regulating their location and number in the City; minimize adverse visual effects of telecommunication towers and support structures through proper siting, design, and screening; to minimize the adverse impacts that telecommunication facilities may have on the health, safety and welfare of the public; to avoid potential damage to adjacent properties from telecommunication tower and support failure; and to encourage the joint use of any new and existing telecommunication towers and support structures to minimize the number of such structures. The following requirements, in addition to those stated at Section 1145.09, shall apply to special exceptions for wireless telecommunication facilities:

(a) Special Application Requirements:

(1) A site plan shall include the following:

- A. The total area of the lot;
- B. The existing zoning of the site and all adjoining lots;
- C. All public and private right-of-way and easements located on the lot;

D. The location of all existing buildings and structures on the lot; all buildings or structures and uses within five hundred feet (500FT) of the tower site; and the proposed location of the wireless/cellular communication tower and all wireless/cellular communication support structures including dimensions, heights, and, where applicable, the gross floor areas;

E. The location and dimensions for all curb cuts, driving lanes, off-street parking spaces, grades, surfacing materials, drainage plans, illumination of the facility, and landscaping;

F. The location of all proposed fences, screening and walls;

G. Any other information as may be required by the Board.

(2) A report prepared by a licensed professional engineer documenting the height, design, proof of compliance with nationally accepted structural standards, and a description of the tower's capacity, which shall include the number and types of antennae it can accommodate.

(3) For the purpose of demonstrating the necessity for the erection of any new telecommunication tower, any applicant requesting permission to install a new tower shall provide evidence of written communication with all other wireless/cellular service providers who supply service within a one (1) mile radius of the proposed facility requesting use of the other providers' towers for collocation of the applicant's antennae. The contacted provider shall be requested to respond in writing to the inquiry within thirty (30) days. The applicant's letter(s) as well as the responses received shall be presented to the Board to demonstrate the need for a new tower.

(4) The applicant shall also provide evidence of written communication with owners of nearby tall structures within a one (1) mile radius of the proposed tower site, asking permission to install the wireless/cellular antennae on



those structures. Tall structures shall include, but not be limited to: smoke stacks, water towers, buildings over fifty feet (50FT) in height, other communication towers, and roadway light poles.

(5) The facility owner/operator shall present a maintenance plan demonstrating responsibility for the site.

(6) The applicant shall provide a copy of a permanent easement or appropriate leasehold estate providing for access to the tower site. The access to the tower sight must be maintained regardless of other development that may take place on the site.

(7) The communication company must demonstrate proof to the City that the company is licensed by the Federal Communications Commission (FCC).

(b) The following additional regulations shall apply to wireless telecommunications facilities:

(1) Wireless or cellular telecommunication sites shall be located at least two hundred fifty feet (250FT) from any residential zoning district.

(2) The setback between the base of the tower or any guy wire anchors and any property line shall be located a distance which is at least forty percent (40%) of the tower's height or fifty feet (50FT), whichever is greater.

(3) The maximum height of a telecommunication tower shall be two hundred feet (200FT). The maximum height of the equipment building shall be thirty-five feet (35FT).

(4) Maximum size of an equipment building shall be seven hundred and fifty square feet (750SF).

(5) The minimum lot size and area restriction shall be the same as permitted for any other use in the (M-1) Light Industrial District.

(6) A security fence eight feet (8FT) in height with barbed wire around the top shall completely surround the tower, the equipment building and any guy wires.

(7) Towers and antennae shall be designed to withstand wind gusts of at least one hundred miles per hour (100MPH).

(8) The tower shall be painted in a non-contrasting gray or similar color to minimize its visibility, unless otherwise required by the Federal Communications Commission (FCC) or Federal Aviation Administration (FAA).

(9) No graphics advertising is permitted anywhere on the facility.

(10) Buffer planting shall be located around the perimeter of the security fence as follows: An evergreen screen shall be planted that consists of either a hedge or evergreen trees that shall provide a minimum of seventy-five percent (75%) opacity year round.

(11) The tower shall not be artificially lighted except to assure safety or as required by the FAA.

(12) Warning signs shall be posted around the facility with an emergency telephone number of whom to contact in the event of an emergency.

(13) The owner/operator of any telecommunications facility shall design such facility so that additional service providers may add their antennae, platforms, and associated hardware to the structure at a later date. The owner/operator shall negotiate in good faith with other providers for the collocation of other service providers' antennae at the facility, shall cooperate with the City in identifying other wireless/cellular service providers for the purpose of negotiating sub-lease agreements for collocation of other service providers' antennae at the facility, and shall not interfere or hinder service providers from utilizing the facility.

(14) Where possible, an antenna or tower for use by a wireless/cellular service providers shall be attached to an existing structure or building. A new wireless communication facility shall not be erected if there is a technically suitable space for wireless communication facility available on an existing wireless communication tower or other suitable structure within the applicant's search area. The applicant must demonstrate that a technically suitable location is not reasonably available on an existing structure or that bona fide efforts to negotiate location on structures have been rejected.

(15) Any owner of a tower whose use will be discontinued shall submit a written report to the Planning Administrator indicating the date on which such use shall cease. If at any time the use of the facility is discontinued for one hundred eighty (180) days (excluding any dormancy period between construction and the initial use of the facility), the Board may declare the facility abandoned. The tower owner and the owner of the property upon which the tower is located shall receive written instruction from the Board to either reactive the use within one hundred eighty (180) days or dismantle and remove the facility.

(16) If reactivation does not occur within said period, the City may thereafter proceed to move the facility and assess the costs of removal to the owner, as well as certify those costs to the County Auditor as a lien against the property.

(17) In addition to the foregoing requirements, the following standards, items A. through D., shall apply to wireless or cellular telecommunications facilities permitted on a property with an existing use:

A. The existing use on the property may be any permitted use or lawful nonconforming use in the RI or GI Industrial District, and said use need not be affiliated with the wireless/cellular telecommunication provider.

B. The telecommunication facility shall be fully automated and unattended on a daily basis.

C. The vehicular access to the equipment building shall, whenever feasible, be provided along the circulation driveways of the existing use.

D. Subsequent to approval of a special exception for a telecommunication tower, the owner shall submit building permit applications to the City for any additional antennae proposed to be placed on the tower. A new zoning certificate will not be required, unless the Planning Administrator determines that such additions do not conform with the approved special exception use permit.

(Ord. 78-16. Passed 9-12-16.)

# Eco-Site<sup>®</sup>



**Site ID: OH-0087/Wind River Drive  
(TMOID A6C0552A)**

**Presented To: City of Reynoldsburg Board of  
Zoning Appeals**

**Presented By: Mike Daubenmire /  
Fortune Wireless**



Fortune Wireless, Inc.

## **Table of Contents**

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Tower within (1) mile radius of site
- VI. T-Mobile FCC Licenses
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- VIII. Eco-Site Maintenance Plan
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- X. Drawings





January 14, 2019

City of Reynoldsburg Board of Zoning Appeals  
7232 E. Main Street  
Reynoldsburg, OH 43068

**RE: Letter of Intent for Special Exception Approval to locate a Wireless Communications Facility (WCF) at Property Address: 610 N. Lancaster Ave., Reynoldsburg, OH 43068 (Parcel# 060-002386-00)**

Dear Members of the BZA,

Please accept this letter, along with the enclosed application and documents, as a formal request from Eco-Site, LLC in conjunction with T-Mobile to install a 120' galvanized monopole tower, within a 50' x 50' fenced compound located off N. Lancaster Ave., Reynoldsburg, OH (Parcel# 060-002386-00).

Eco-Site and T-Mobile are seeking a Special Exception for the unmanned wireless telecommunications facility ("WCF") as required per the zoning code. The property of the proposed WCF is currently zoned CC (Community Commerce District). Eco-Site, and its anchor tenant T-Mobile are hopeful that this wireless telecommunications facility will assist the city with their current or future plans of development; in which we believe to include encouraging technology access throughout the city and ensuring that adequate infrastructure including emergency services are available for the healthy economic growth of the area. T-Mobile is looking to enhance its network, utilizing this new WCF, to bring more reliable data & voice services to the community; while also enhancing its E-911 services. In an effort to meet T-Mobile's goals in enhancing its network, Eco-Site requests that the Board of Zoning Appeals approve this Special Exception to allow for the installation of a 120' monopole tower. This will not only enhance the coverage currently lacking in this part of the city but will also eliminate the need for additional towers within close proximity to this area. T-Mobile will be installed at the 120' height leaving space for two additional carriers to collocate their equipment on.

To limit the visual impact, the tower will be constructed out of galvanized steel. In addition, the tower will conform and be designed under the Federal guidelines and ANSI standards/specifications of wind & ice loadings. The facilities will not affect current traffic as this is an unmanned, unstaffed facility, and may only be visited once a month or as needed for servicing.

In conclusion the wireless telecommunications facility will operate in a clean and quiet manner. The facility is unstaffed, completely automated and does not create air, water or noise pollution, unsanitary conditions, surface drainage problems, environmental nuisances, traffic congestion, threats to morality or public safety, or other objectionable characteristics offensive to the community. To the contrary, the facility will contribute to the improved safety, convenience, comfort and general welfare of the community by providing enhanced communications capabilities and an emergency communications infrastructure. Please review the complete application along with all documentation necessary for a thorough project review and approval.

**1. Who is seeking the Special Exception?**

- Eco-Site in conjunction with T-Mobile

**2. Nature of the Special Exception?**

- Seeking a Special Exception to enhance T-Mobile's service to the community
- Bridge the gap in coverage existing in the community

**3. Why the Special Exception?**

- In accordance to Chapter 1175 of the City of Reynoldsburg Planning & Zoning Code, Wireless Telecommunications Facilities are permitted in a Community Commerce District with a Special Exception if in compliance with Chapter 1145, Section 1145.18.

**4. Narrative Statement of Chapter 1145, Section 1145.18 (Supplementary requirements for wireless telecommunication facilities)**

- **Section 1145.18 (A)**
  1. Applicant has provided construction drawings that include the site plan which adheres to the following requirements of this section; (A) The total area of the lot, (B) existing zoning of the site and all adjoining lots, (C) All public and private right-of-way easements located on the lot, (D) The location of all existing buildings and structures on the lot; all buildings and uses within 500' of the tower site; and the proposed location of the wireless/cellular communication tower and all wireless/cellular communication support structures including dimensions, heights, and, where applicable, the gross floor areas, (E) the location and dimensions for all curb cuts, driving lanes, off-street parking spaces, grades, surfacing materials, drainage plans, illumination of the facility, and landscaping, (F) the location of all proposed fences, screening and walls, and (G) any other information required by the Board
  2. Applicant agrees to comply with requirements of Section 1145.18 (A) (2), by providing tower and foundation designs detailing the height, design, ANSI standards/specifications of wind and ice loading, description of towers capacity, and number and types of antennas the tower can accommodate as a condition of approval, and prior to the building permit being released.
  3. In accordance to Section 1145.18 (A) (3), enclosed is an aerial view map showing all existing towers within a one-mile radius of the proposed site location, and a letter from T-Mobile confirming that they already have equipment installed on the one existing tower within this area.
  4. In accordance to Section 1145.18 (A) (4), enclosed is an aerial view map showing a one-mile radius from proposed site location and all structures exceeding 50 feet in height. Per the enclosed information provided by T-Mobile's RF Engineers, the transmission towers are not technically suitable for T-Mobile's use. Most of the transmission towers are too close to T-Mobile's existing site (A6C0133A) causing overlaps in existing coverage and fails to improve the capacity of the existing sites. The transmission towers that are not close to T-Mobile's existing site (A6C0133A) are too far away from the area where T-Mobile is seeking to improve the coverage. Other than the transmission towers there are no other structures exceeding 50 feet available for colocation within a one-mile radius of the proposed site location.
  5. In compliance with Section 1145.18 (A) (5), a maintenance plan has been provided by Eco-Site
  6. In compliance with Section 1145.18 (A) (6), enclosed is a copy of the memorandum of lease providing a permanent access easement to the proposed site.
  7. In accordance to Section 1145.18 (A) (7), enclosed is a copy of T-Mobile's FCC License.

➤ **Section 1145.18 (B)**

1. Per Section 1145.18 (B) (1), wireless tower sites shall be located at least two hundred fifty feet from any residential district. Enclosed is an aerial view and zoning map confirming that the proposed tower is in compliance with this section.
2. The proposed tower is in compliance with Section 1145.18 (B) (2) as all setbacks from the adjacent property line exceeds the requirement that the distance between the base of the tower and property line be forty percent of the tower height (48') or fifty feet, whichever is greater. The setback distances are as follows; distance to northern property line approximately 54', distance to the western property line is approximately 54', the distance to the southern property line is approximately 398'-8", and the distance to the eastern property line is approximately 128' -4".
3. Section 1145.18 (B) (3), requires that the height of the tower not exceed 200', and the height of an equipment building not exceed 35' in height. The proposed wireless communications facility is in compliance with this section as the tower will have a height of 120', and no equipment building will be constructed within the facility. Applicant agrees that in the event an equipment building is constructed, that it will not exceed 35' in height.
4. Section 1145.18 (B) (4) does not apply to applicant since an equipment building will not be constructed within the WCF. Applicant agrees to comply with the requirement if in the future an equipment building is constructed.
5. Application is in compliance with Section 1145.18 (B) (5) as the property has an approximate lot area of 135,602 square feet exceeding the minimum lot area in the RI & GI Districts (40,000 Sq. Ft.)
6. Applicant is in compliance with Section 1145.18 (B) (6). As detailed on sheet C-4, the proposed fence will be a minimum of 8' in height and will have barded wire around the top of all the fencing.
7. Applicant agrees to comply with Section 1145.18 (B) (6) by designing the tower to withstand at least 100MPH wind gusts and will provide the tower design prior to the issuance of the building permit.
8. The tower will be constructed of galvanized steel (grey) to minimize visibility as required in Section 1145.18 (B) (8).
9. In compliance with Section 1145.18 (B) (9) applicant agrees to not place graphics advertising anywhere on the facility.
10. As required in Section 1145.18 (B) (10) and depicted on sheet L-1 of the construction drawings, applicant agrees to have a buffer planting around the perimeter of the fence that includes evergreen screen consisting of either hedge or evergreen trees and will provide a minimum of (75%) opacity year around.
11. In compliance with Section 1145.18 (B) (11) applicant agrees to not have the tower artificially lit except for to assure safety as required by the FAA.
12. In reference to Section 1145.18 (B) (12) all signs to be located on site will only consist of emergency information, owner contact information, warning or safety instructions, and signs required by a federal, state, or local agency.
13. Applicant agrees to comply with Section 1145.18 (B) (13) by designing and constructing the tower for three providers to add their antenna, platforms, and associated hardware to the tower. Additionally, applicant agrees to negotiate in good faith with other providers for collocation of other service providers at the facility and shall cooperate with the City in identifying other wireless/cellular service providers for the purpose of negotiating sub-lease agreements for collocation of other service providers antenna at the facility and shall not interfere or hinder service providers from utilizing the facility.
14. Section 1145.18 (B) (14) requires that when feasible antenna or tower for use by a wireless/cellular service provider shall be attached to an existing structure or building, and that a new tower is not permitted if there is a technically suitable space available on an

existing wireless communication tower or other suitable structure within the applicant's search area. As required in this section, enclosed is an aerial view with the search area identified, and that within the applicant's search area there are no existing towers or structures of suitable height available for collocation. Furthermore, applicant has provided documentation effectively ruling out the one tower and multiple transmission towers within a one-mile radius of the proposed site.

15. Applicant agrees to comply with Section 1145.18 (B) (15).
  16. Applicant acknowledges and agrees to Section 1145.18 (B) (16).
  17. The wireless tower facility complies, and the applicant agrees to comply with Section 1145.18 (17)
    - A. Section 1145.18 (17)(A) does not apply not applicant, as the WCF is not within an RI & GI Industrial District.
    - B. In accordance to Section 1145.18 (17) (B), the WCF will be fully automated and unattended except for standard maintenance or emergency repairs.
    - C. In compliance with Section 1145.18 (17) (C), the vehicular access to the site will be provided along the driveway of the existing use.
    - D. Applicant agrees to comply with Section 1145.18 (17) (D) and will ensure that building permit applications will be submitted to the city for any additional antennas/equipment to be installed on the tower.
- Per the site plans submitted of the proposed design of a galvanized tower and facilities, this proposed project will be designed, constructed, operated, and maintained so as to be harmonious and aesthetically appropriate with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area and the facility will permit reliable wireless telecommunication service, which can be used in emergencies, including the use of E-911.
  - The proposed project will not create excessive additional requirements, at public cost, for public facilities and services and will not be detrimental to the economic welfare of the community.
  - The proposed project will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

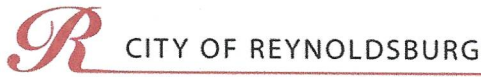
In conclusion, and in relation to the City of Reynoldsburg Planning & Zoning Code, we the applicant have demonstrated by providing this letter of intent with related information and documentation to meet the criteria set forth in Chapter 1145.18. With the aforementioned, we would respectfully request approval of the Special Exception as we feel that we have provided adequate justification of the need, and that such approvals will not have a negative impact on the community. Furthermore, we feel that we meet or exceed all requirements of Chapter 1145.18 as outlined in the Planning & Zoning Code of the City of Reynoldsburg, OH.

If you have any questions, please do not hesitate to contact me via email: [mdaubenmire@ffi.net](mailto:mdaubenmire@ffi.net) or my cell number (317) 650-9704.

Respectfully,

**Michael Daubenmire – Site Acquisition Specialist**  
**Fortune Wireless, Inc.**  
**Representing Agent for Eco-Site & T-Mobile**





Department of Development  
Planning & Zoning Division  
7232 East Main Street  
Reynoldsburg, Ohio

App./Case#: \_\_\_\_\_

Date Submitted: \_\_\_\_\_

Fee Amount: \_\_\_\_\_

**Section 1139**  
**BOARD OF ZONING & BUILDING APPEALS**  
**APPLICATION**

☐ Paid: \_\_\_\_\_
**I. PROPERTY INFORMATION**

|                                                                           |                                        |
|---------------------------------------------------------------------------|----------------------------------------|
| <b>Property Address:</b><br>610 N. Lancaster Ave., Reynoldsburg, OH 43068 | <b>Parcel ID#(s):</b><br>060-002386-00 |
|---------------------------------------------------------------------------|----------------------------------------|

**II. PROPERTY OWNER OF RECORD**

**Property Owner Name(s):**  
APWU Columbus OH Area Local Building Corporation

|                       |                              |
|-----------------------|------------------------------|
| <b>Contact Email:</b> | <b>Contact Phone Number:</b> |
|-----------------------|------------------------------|

**III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)**

|                                                |                                                            |
|------------------------------------------------|------------------------------------------------------------|
| <b>Business Name:</b><br>Eco-Site, LLC         | <b>Contact Name:</b><br>Mike Daubenmire - Authorized Agent |
| <b>Contact Phone Number:</b><br>(317) 650-9704 | <b>Contact Email:</b><br>mdaubenmire@ffi.net               |

**Description of Use:**  
Proposed 120' monopole tower facility

**IV. APPLICANT INFORMATION**

|                                                                           |                                                                            |
|---------------------------------------------------------------------------|----------------------------------------------------------------------------|
| <b>Applicant Name:</b><br>Mike Daubenmire - Authorized Agent for Eco-Site | <b>Applicant Address:</b><br>5511 West 79th Street, Indianapolis, IN 46268 |
| <b>Applicant Phone Number:</b><br>(317) 650-9704                          | <b>Applicant Email:</b><br>mdaubenmire@ffi.net                             |

☐ Property Owner
 ☒ Business Owner/Tenant
 ☐ Contractor
 ☐ Architect/Engineer

**PROJECT INFORMATION****CHECK AND DESCRIBE IF APPLICABLE:**

**Variance** ( ☐ Non-Residential (\$450) / ☐ Residential (\$100) ): \_\_\_\_\_

☒ **Special Exception Use Permit (\$350):** Proposing a 120' monopole tower within a community commerce district

☐ **Other:** \_\_\_\_\_

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

**Applicant Signature:** MID A

**Date:** 01/14/2019

\*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. \*

**\*\*OFFICE USE ONLY\*\***

**Additional Notes:**

**Zoning Information**

**Zoning District:** \_\_\_\_\_

- ☐ Historic District  
☐ CC Overlay

**Add'l Approvals Req'd**

- ☐ Planning Commission  
☐ Other: \_\_\_\_\_

**BZBA Meeting**

**Date:** \_\_\_\_\_  
☐ Approved as Submitted  
☐ Approved w/ Conditions  
☐ Tabled  
☐ Denied

**City Council Meeting**

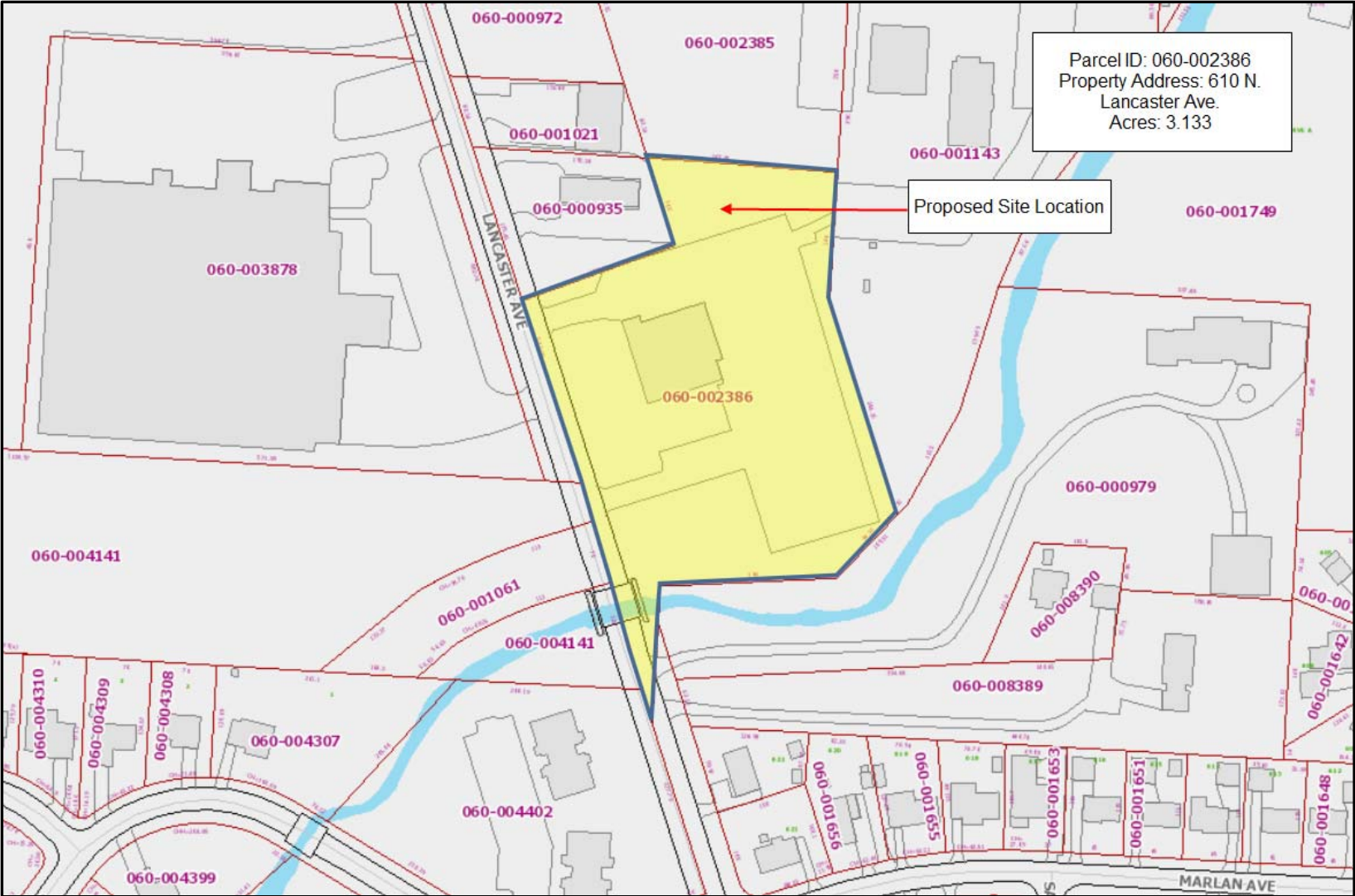
**Date:** \_\_\_\_\_  
☐ No Action Taken  
☐ Approved as Submitted  
☐ Approved w/ Conditions  
☐ Denied

**P&Z Admin.:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Clerk of Council:** \_\_\_\_\_ **Date:** \_\_\_\_\_



Tax Map



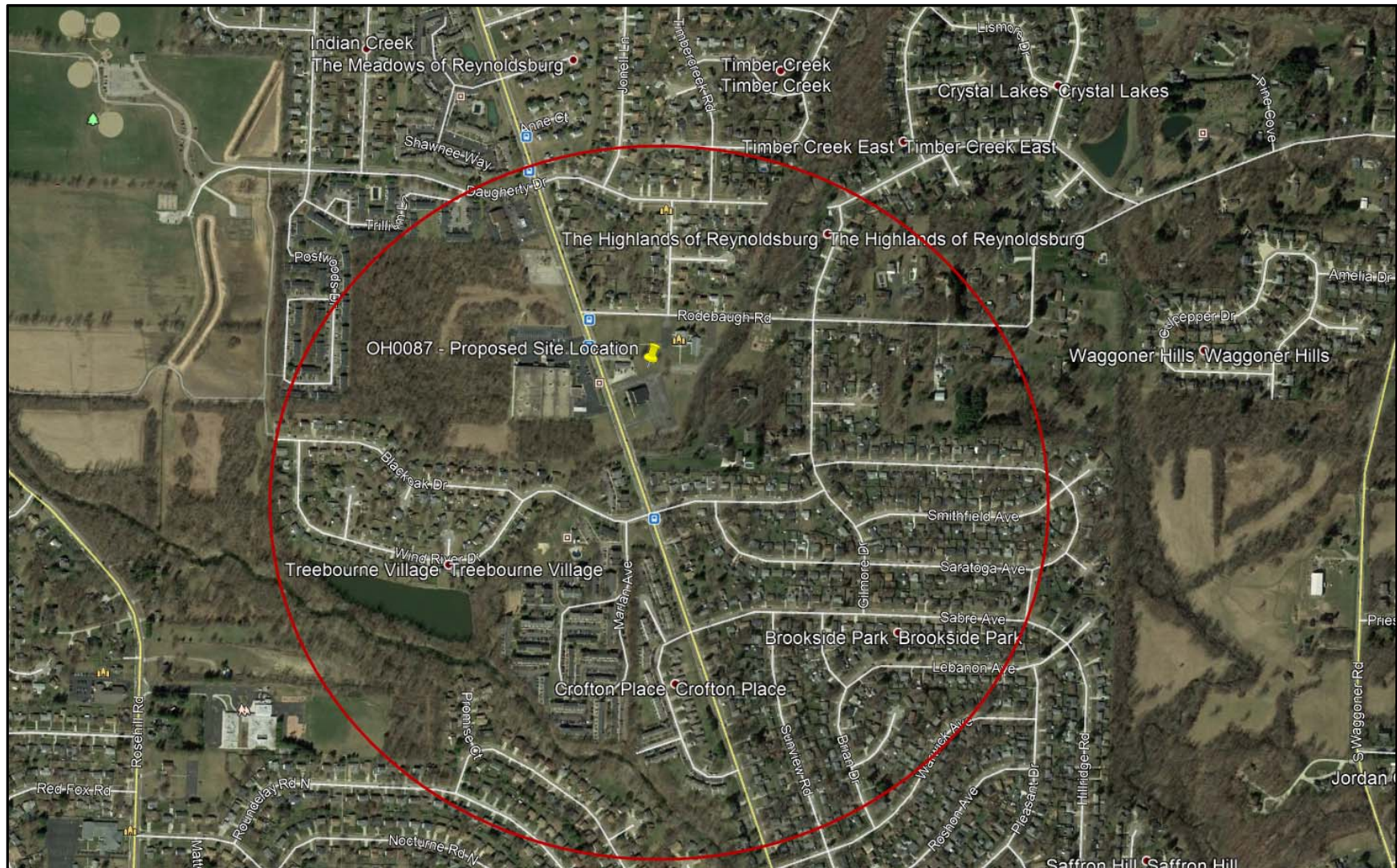
[illegible]

Zoning Map Legend

| LEGEND                                                                              |        |                             |
|-------------------------------------------------------------------------------------|--------|-----------------------------|
|    | F-1    | FLOOD PLAIN                 |
|    | S-1    | SPECIAL                     |
|    | R-1    | RESIDENCE SINGLE            |
|    | R-2    | RESIDENCE SINGLE            |
|    | R-3    | RESIDENCE SINGLE            |
|    | R-3;PD | PLANNED DEVELOPMENT         |
|    | R-4    | RESIDENCE SINGLE AND DOUBLE |
|    | R-20   | TOWNHOUSE                   |
|    | AR-1   | RESIDENCE MULTIPLE          |
|    | AR-1c  |                             |
|    | AR-2   | RESIDENCE MULTIPLE          |
|    | AR-3   | RESIDENCE MULTIPLE          |
|    | MHP    | RESIDENCE MOBILE            |
|    | CO     | OFFICES AND INSTITUTIONS    |
|    | NC     | NEIGHBORHOOD COMMERCE       |
|    | CC     | COMMUNITY COMMERCE          |
|    | CS     | COMMUNITY SERVICES          |
|    | RI     | RESTRICTED INDUSTRY         |
|   | GI     | GENERAL INDUSTRY            |
|  |        | UNZONED AREA                |
| L.P.O. - Limited Planning Overlay                                                   |        |                             |



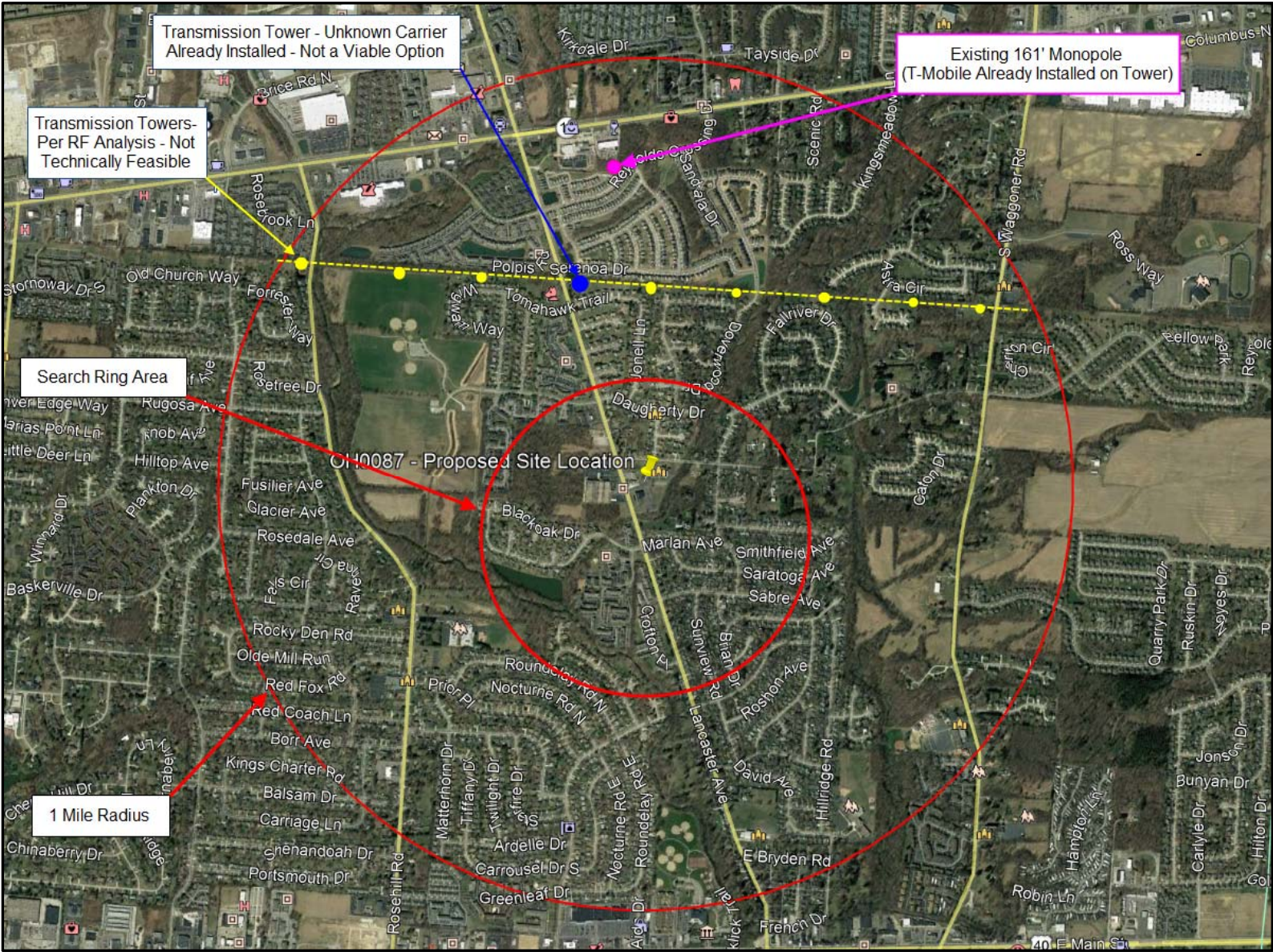
### Aerial View of Proposed Site with Search Area Identified



(No Existing towers or structures of sufficient height located within Search Ring Area)



Aerial View Showing (1) Mile Radius from Proposed Site Location



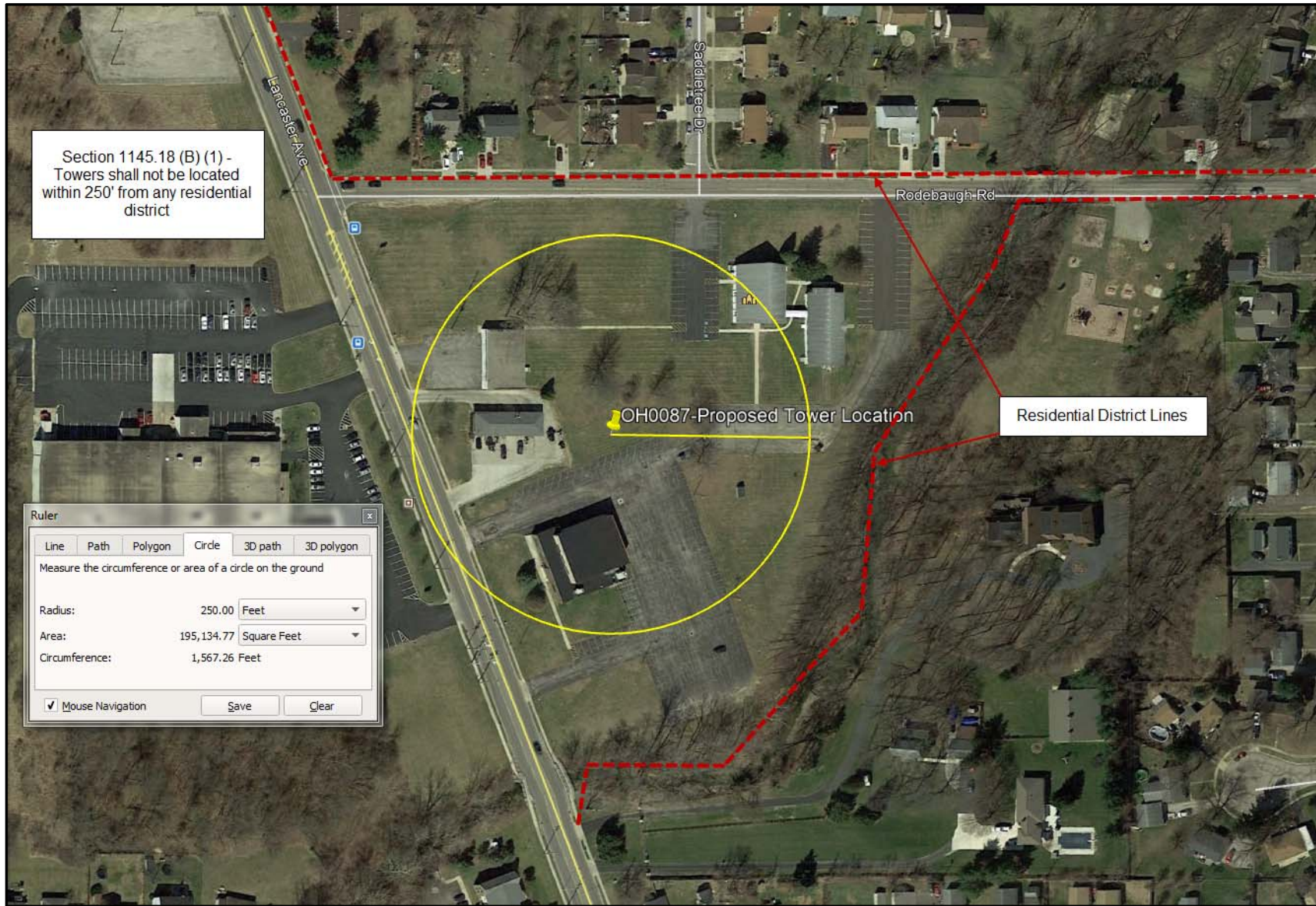


Aerial View Showing Setbacks from Tower to Adjacent Property Lines

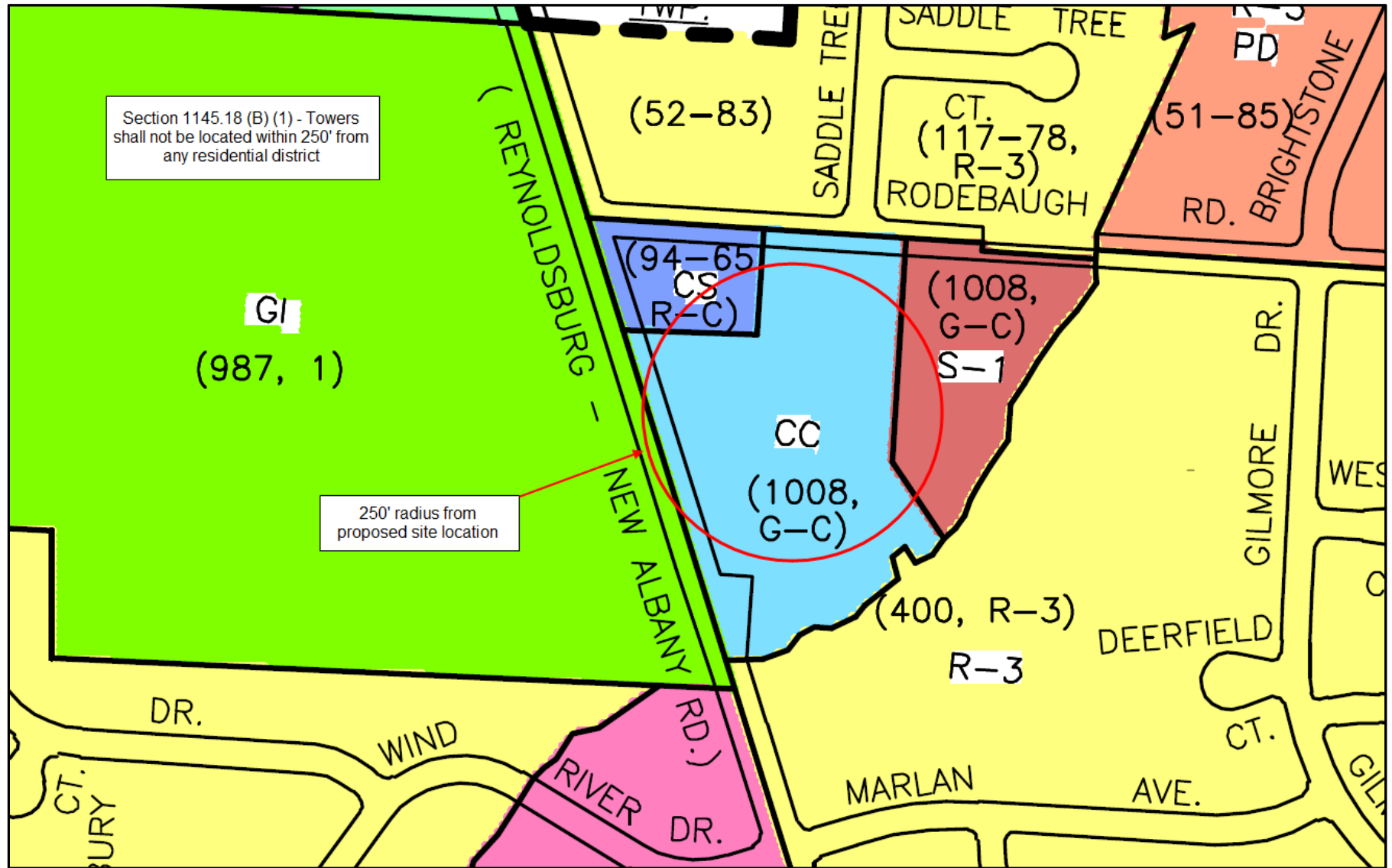




Aerial View showing 250' setback from all residential districts



Zoning Map showing 250' setback from all residential districts







November 28, 2018

RE: T-Mobile Site # A6C0552A (Local 1466 I.B.E.W. (ES BTS# OH-0087)  
596 Lancaster Ave., Reynoldsburg OH 43068-1127

To whom it may concern,

T-Mobile Central LLC ("T-Mobile") respectfully submits this letter to justify the construction of a new telecommunications tower at 596 Lancaster Ave., Reynoldsburg, OH. The proposed new monopole is required to improve service for residences and businesses in the rapidly developing area near the intersection of OH-16 and Reynoldsburg-New Albany Road in Reynoldsburg.

T-Mobile Engineering has observed that our existing sites near this location are experiencing congestion due to a large volume of user traffic. We have exhausted our efforts to relieve congestion by optimizing our existing sites and we have determined that a new site is necessary to provide the network capacity this area requires.

Congestion can cause slow data speeds and dropped or blocked calls, which have a negative effect on users' perception of the quality and reliability of our network. If we relieve this congestion, we will be able to provide more reliable voice service and faster data throughput. We will also be able to provide better indoor coverage for nearby residences and businesses. These improvements will translate to a better experience for our customers.

Additionally, this new site will improve the access to T-Mobile's enhanced E911 services as required by the Federal Communications Commission (FCC) and local Public Safety Answering Point (PSAP), and improve safety for area residents.

Before requesting permission to build a new tower, T-Mobile looks first for co-location opportunities. Unfortunately, there are no opportunities for co-location within our search area.

Attachment: OH0087\_A6C0552A\_Zoning Application Package\_011419 (App# 2019-5023, 610 N. Lancaster Avenue, Daubenmire)

T-Mobile owns and operates the following frequency bands in Reynoldsburg. T-Mobile ensures that all necessary precautions are being taken for the frequency bands being used, not to interfere with any other carrier or wireless entity.

| 700 Bands         |          |        |
|-------------------|----------|--------|
| Blocks            | Downlink | Uplink |
| A- Block          | 731.5    | 701.5  |
| PCS Bands         |          |        |
| Blocks            | Downlink | Uplink |
| D,B3,B4           | 1950.1   | 1870.1 |
| AWS Bands         |          |        |
| Blocks            | Downlink | Uplink |
| A1, A2,<br>B1, B2 | 2120     | 1720   |

The tower facility will conform to applicable FCC standards for radio frequency emissions and complies with any Federal studies or measurements of radio frequency.

If you have additional questions you may call me at 937-470-1965 or email me at Christopher.Kampman1@T-Mobile.com.

Sincerely,

*Chris Kampman*

RF Engineer



# Transmission Tower Ruleout - Site A6C0552A

Chris Kampman

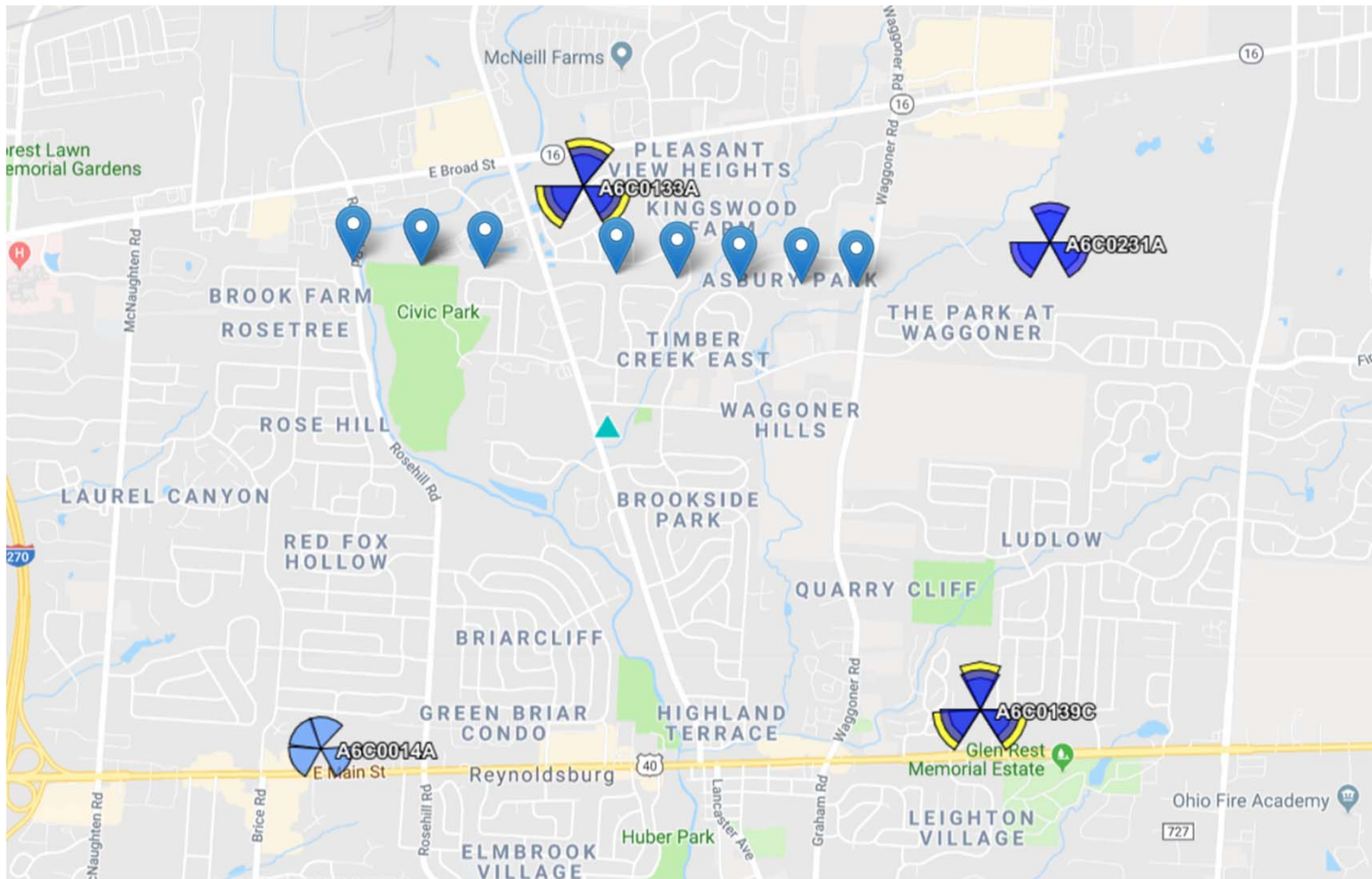
T-Mobile Confidential

# Notes

- Areas where TMO seeks to improve coverage are to the SE/SW of proposed A6C0552A location
- Most transmission towers are too close to existing site A6C0133A to improve coverage or capacity
- Towers that are not close to A6C0133A are too far away from the area where TMO seeks to improve coverage



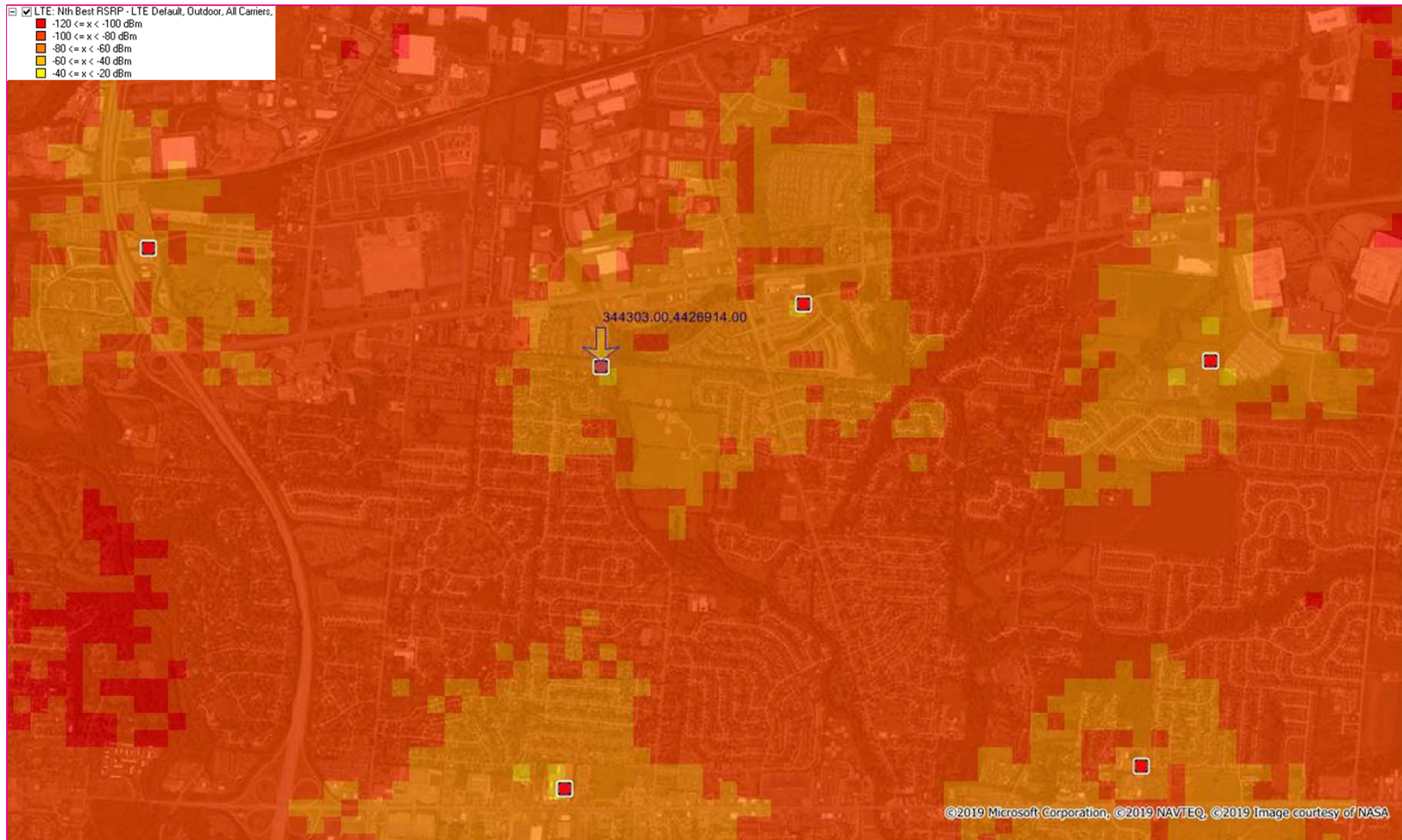
# Existing Sites



T-Mobile Confidential

T-Mobile

# Transmission Tower 1

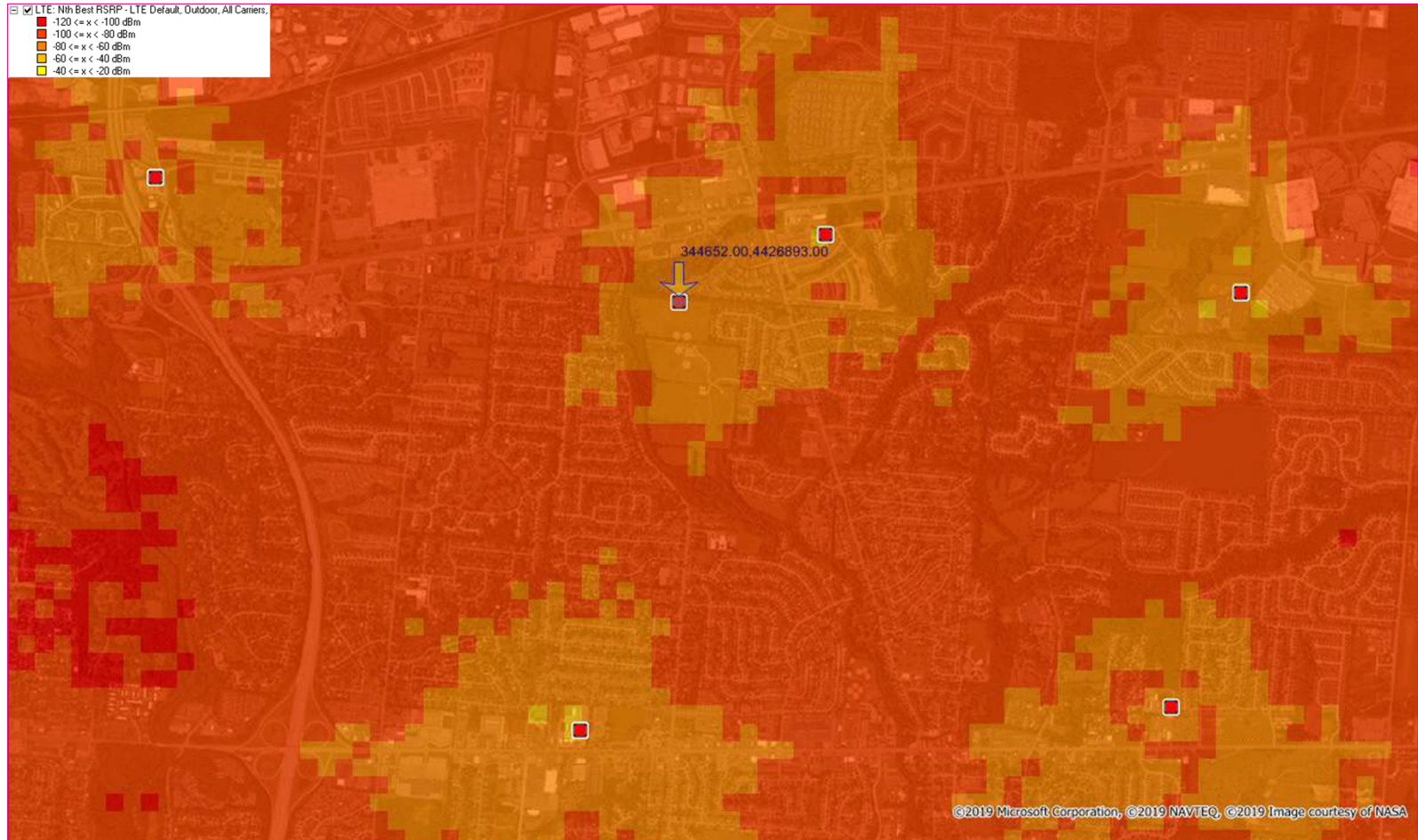


T-Mobile Confidential

T-Mobile



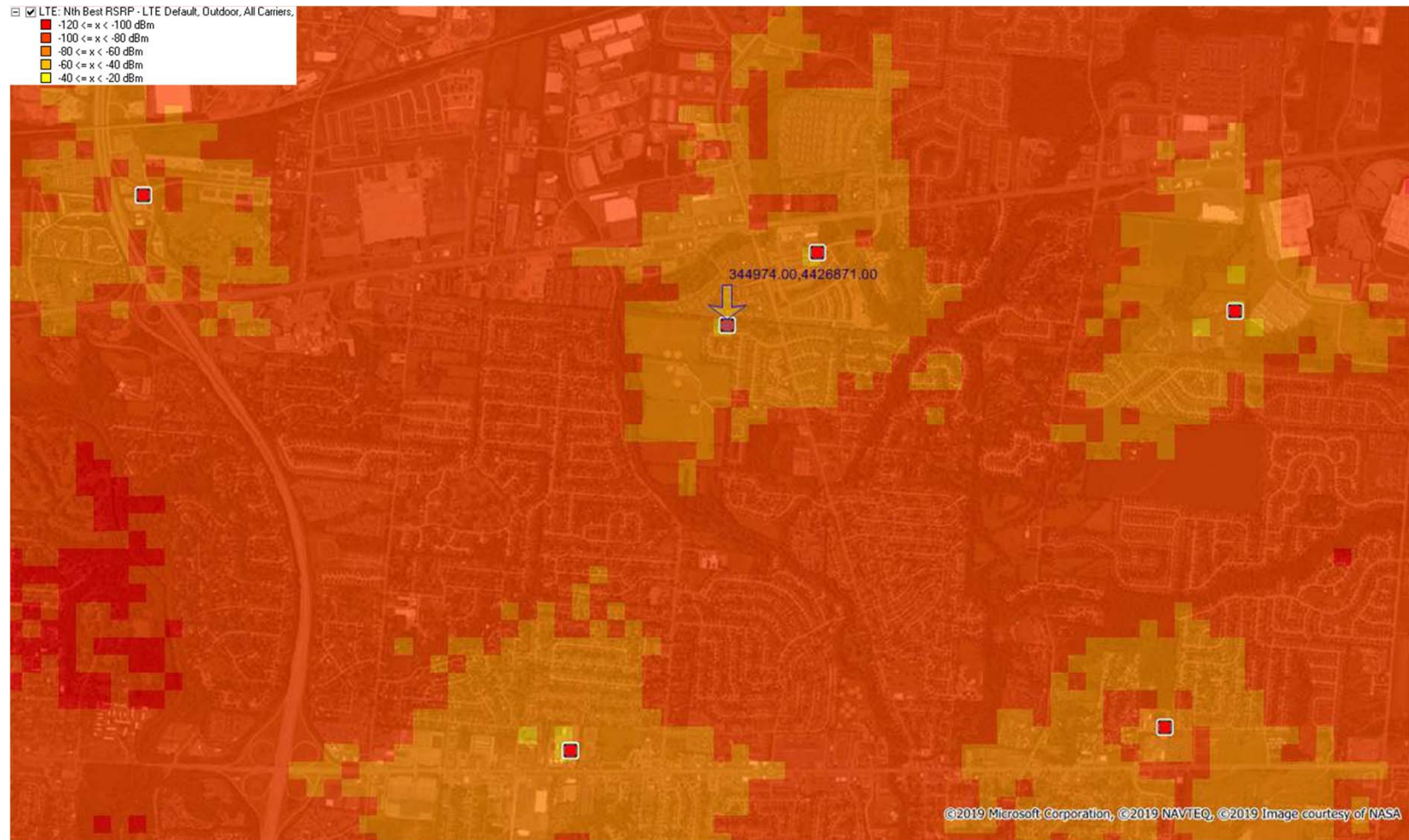
# Transmission Tower 2



T-Mobile Confidential

T-Mobile

# Transmission Tower 3

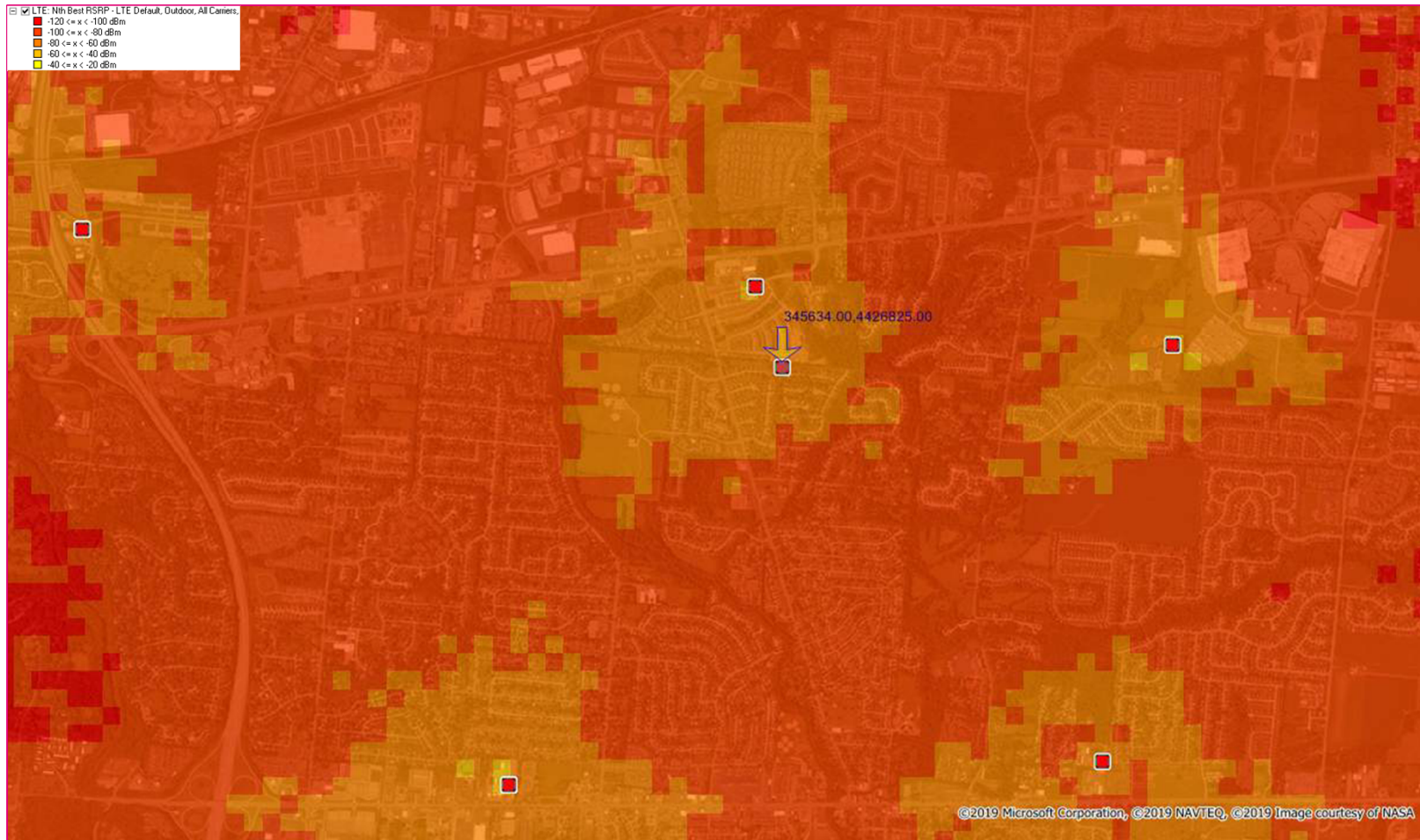


T-Mobile Confidential

T-Mobile



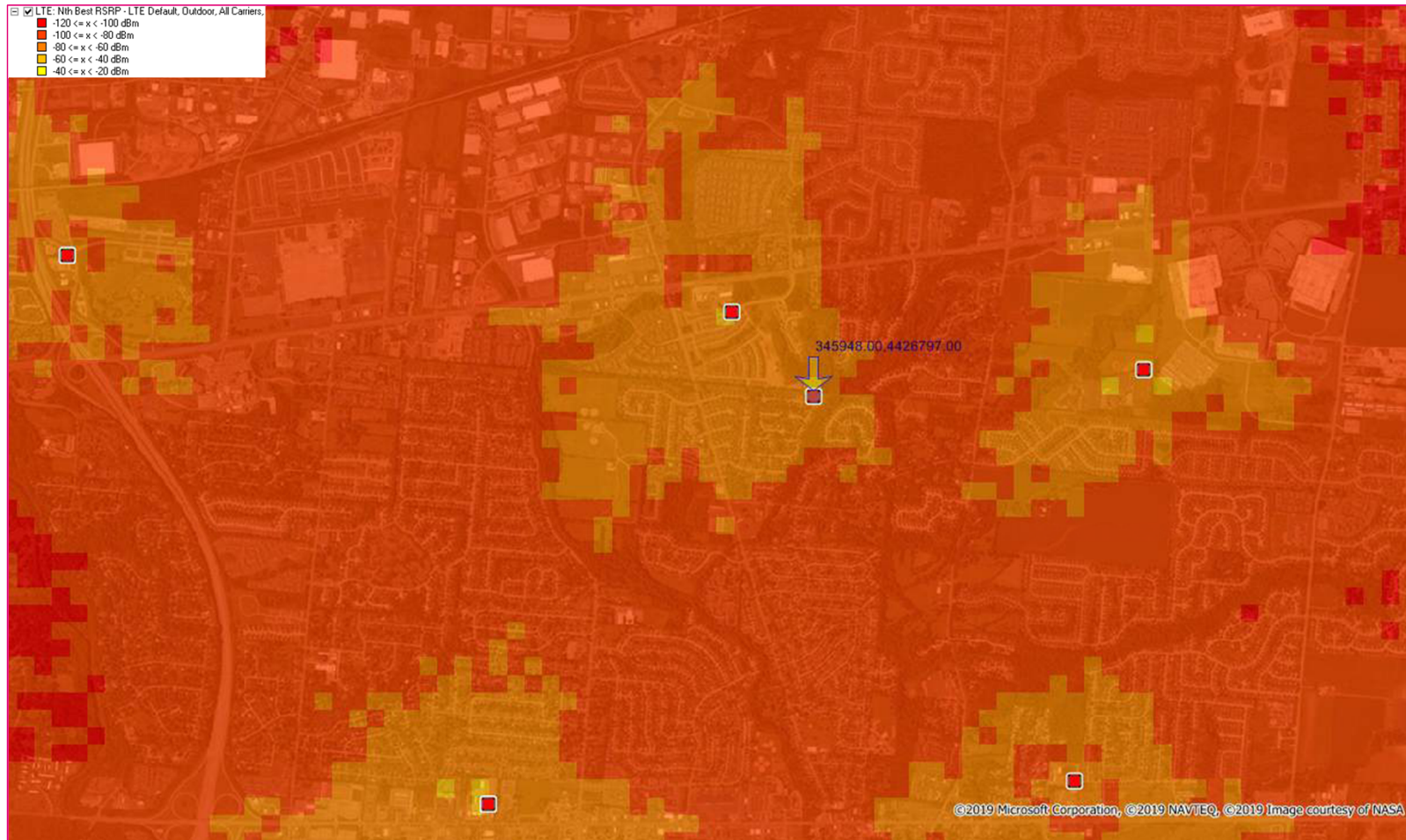
# Transmission Tower 4



T-Mobile Confidential

T-Mobile

# Transmission Tower 5

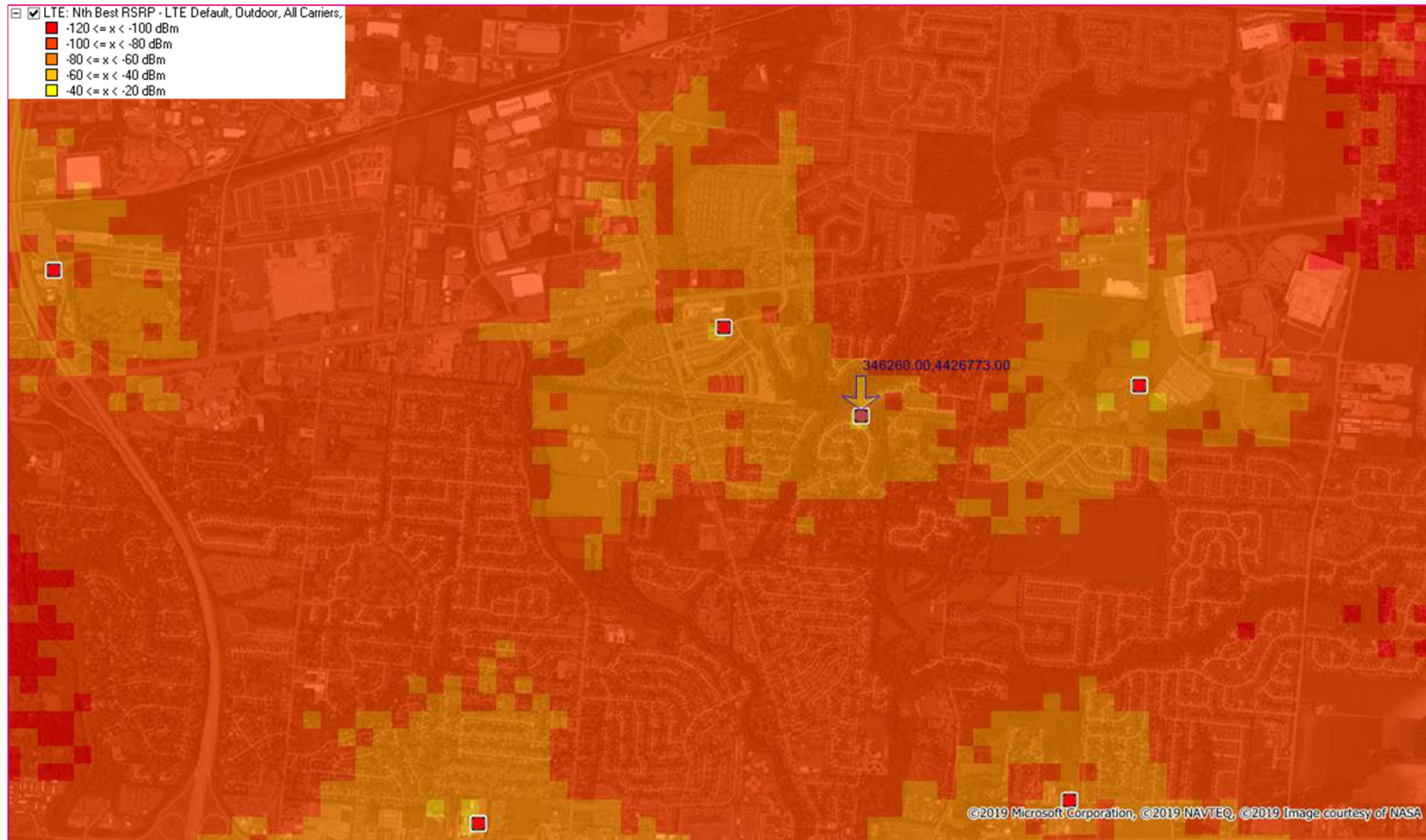


T-Mobile Confidential

T-Mobile



# Transmission Tower 6

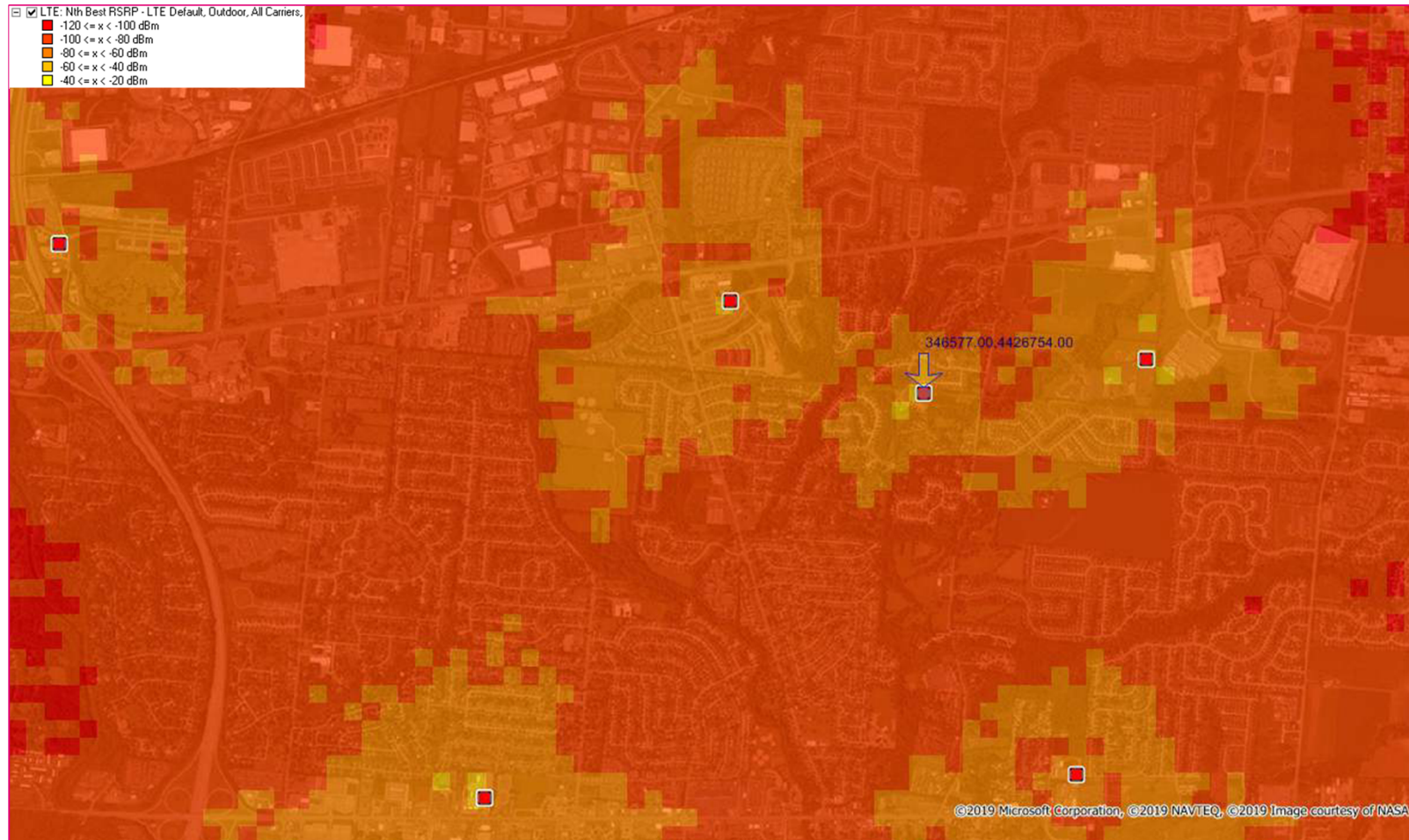


T-Mobile Confidential

T-Mobile

Attachment: OH0087\_A6C0552A\_Zoning Application Package\_011419 (App# 2019-5023, 610 N. Lancaster

# Transmission Tower 7

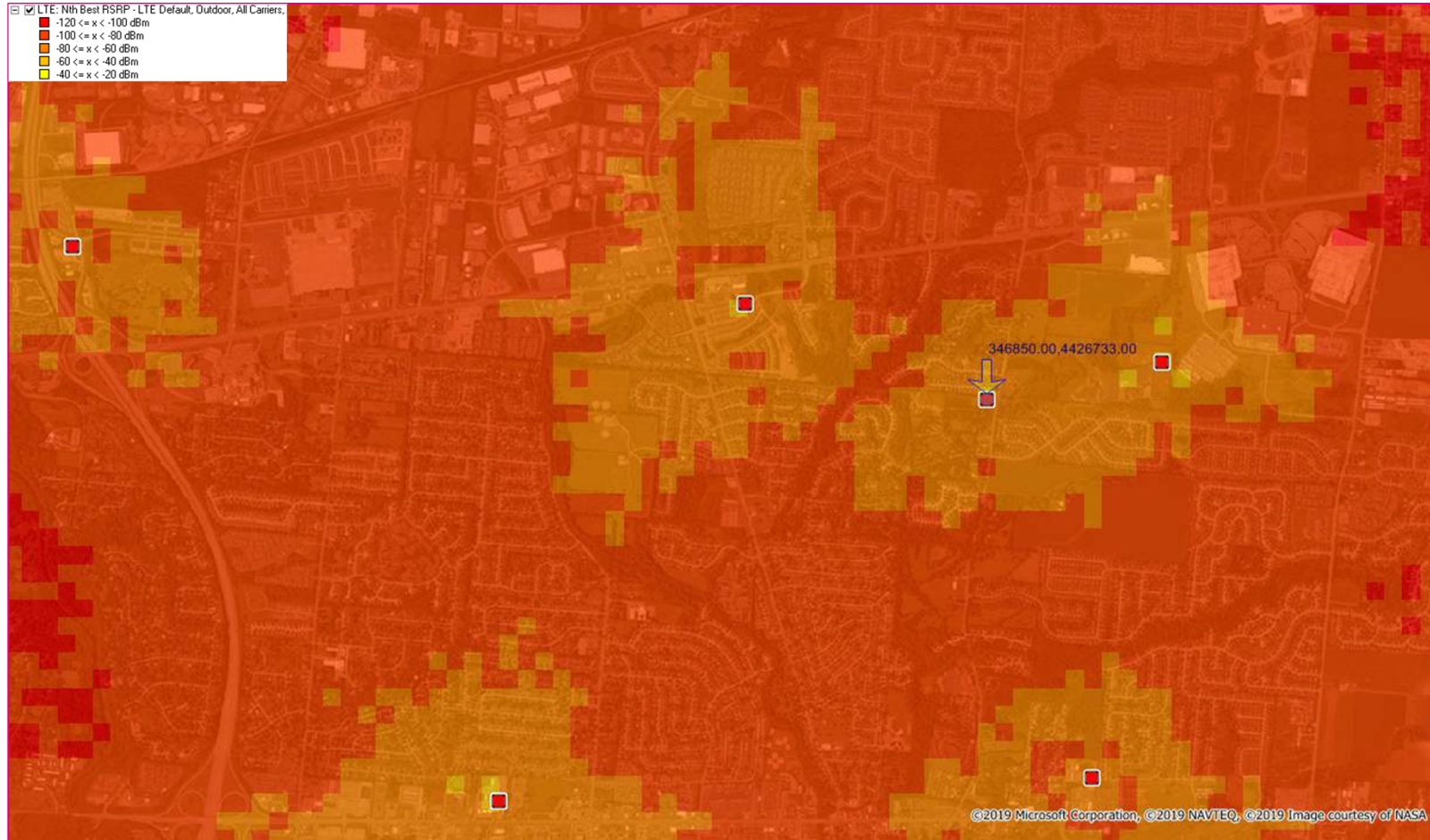


T-Mobile Confidential

T-Mobile



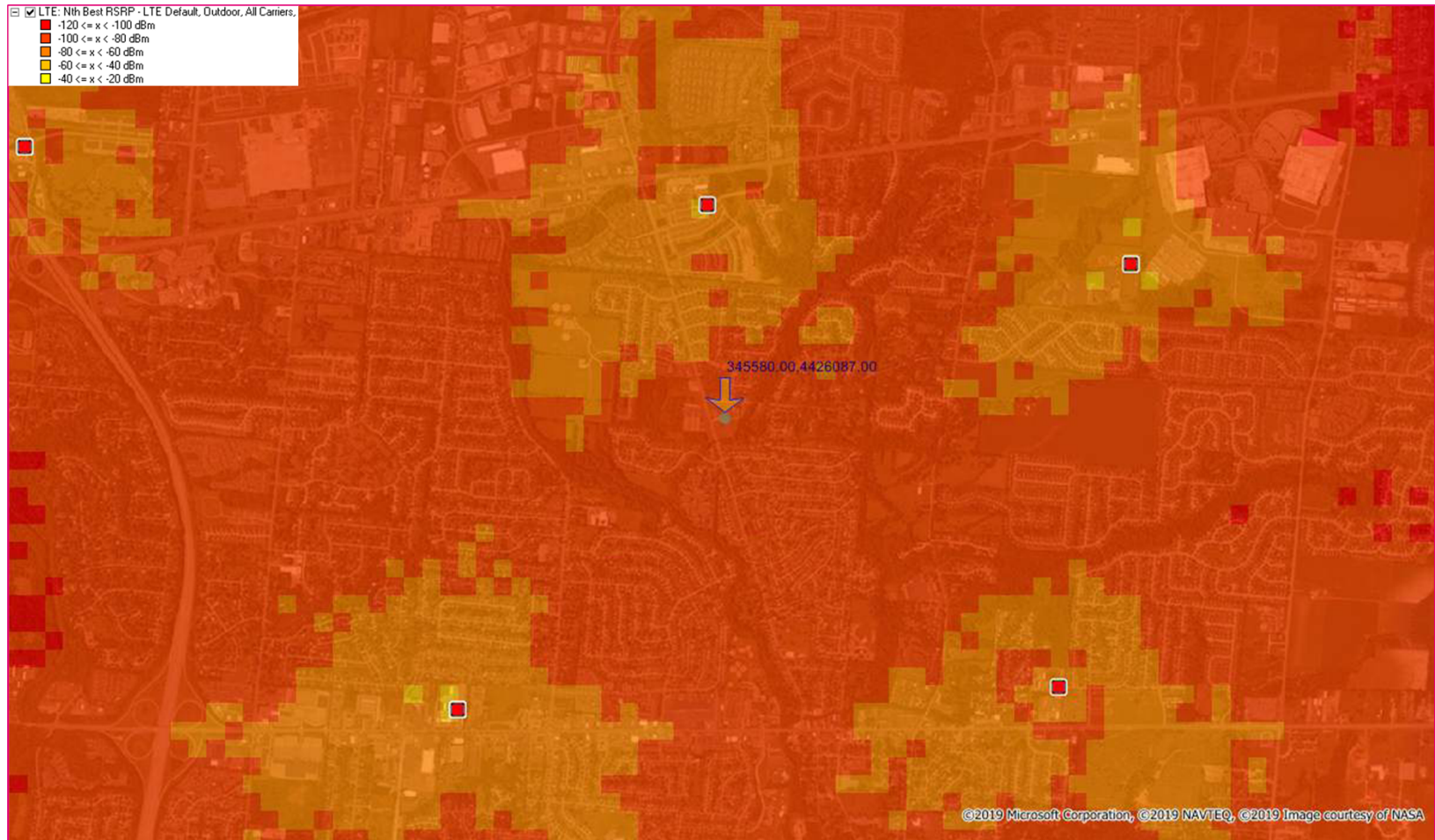
# Transmission Tower 8



T-Mobile Confidential

T-Mobile

# Existing Coverage

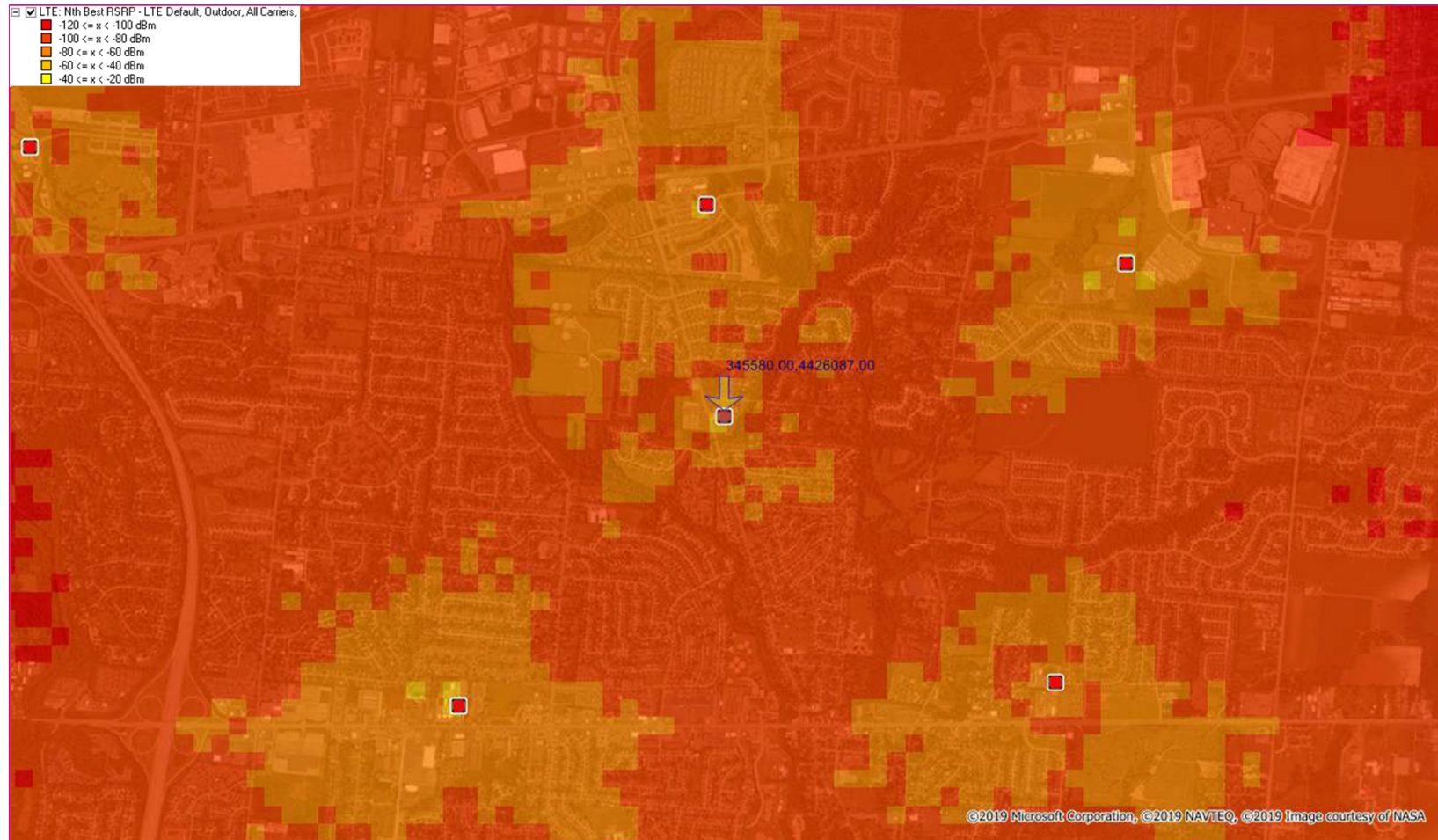


T-Mobile Confidential

T-Mobile



# Proposed Coverage



T-Mobile Confidential

T-Mobile





November 28, 2018

Re: T-Mobile Occupancy of ATC Site 413303/CLMB 111 OH

To whom it may concern,

T-Mobile RF engineering submits this letter as confirmation that our site A6C0133A is collocated on the tower site referenced above. Since we already have a site deployed on this tower it is not a suitable location for our proposed site A6C0552A.

Please contact me at 937-470-1965 or Christopher.Kampman1@T-Mobile.com if you have any questions.

Sincerely,

*Chris Kampman*

RF Engineer

Attachment: OH0087\_A6C0552A\_Zoning Application Package\_011419 (App# 2019-5023, 610 N. Lancaster Avenue, Daubenmire)



Federal Communications Commission  
Wireless Telecommunications Bureau  
Radio Station Authorization

D.2.c

Page 1 of 2  
184

LICENSEE NAME: T-Mobile License LLC

DAN MENSER  
T-MOBILE LICENSE LLC  
12920 SE 38TH STREET  
BELLEVUE WA 98006

FCC Registration Number (FRN)

0001565449

Call Sign

WQGB275

File Number

0002769270

Radio Service

AW - AWS, 1710-1755/2110-2155  
MHz bands

| Grant Date | Effective Date | Expiration Date | Print Date |
|------------|----------------|-----------------|------------|
| 11-29-2006 | 11-29-2006     | 11-29-2021      | 11-30-2006 |

| Market Number | Channel Block | Sub-Market Designator |
|---------------|---------------|-----------------------|
| CMA031        | A             | O                     |

Market Name: Columbus, OH

| 1st Build-out Date | 2nd Build-out Date | 3rd Build-out Date | 4th Build-out Date |
|--------------------|--------------------|--------------------|--------------------|
|                    |                    |                    |                    |

SPECIAL CONDITIONS OR WAIVERS/CONDITIONS

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

The license is subject to compliance with the provisions of the January 12, 2001 Agreement between ("Special Conditions or Waivers/Conditions" continued on next page ...)

Conditions:

Pursuant to Section 309(h) of the Communications Act of 1934, as amended, 47 U.S.C. Section 309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. Section 310(d). This license is subject in terms to the right of use or control conferred by Section 706 of the Communications Act of 1934, as amended. See 47 U.S.C. Section 606.

To view the geographic areas associated with the license, go to the Universal Licensing System (ULS) homepage at <http://wireless.fcc.gov/uls> and select "License Search". Follow the instructions on how to search for license information.

**Licensee Name:** T-Mobile License LLC

**Call Sign**  
WQGB275

**File Number**  
0002769270

**Print Date**  
11-30-2006

**Special Conditions or Waivers/Conditions**

Deutsche Telekom AG, VoiceStream Wireless Corporation, VoiceStream Wireless Holding Corporation and the Department of Justice (DOJ) and the Federal Bureau of Investigation (FBI), which addresses national security, law enforcement, and public safety issues of the FBI and the DOJ regarding the authority granted by this license. Nothing in the Agreement is intended to limit any obligation imposed by Federal law or regulation including, but not limited to, 47 U.S.C. Section 222(a) and (c)(1) and the FCC's implementing regulations. The Agreement is published at VoiceStream-DT Order, IB Docket No. 00-187, FCC 01-142, 16 FCC Rcd 9779, 9853 (2001).

Attachment: OH0087\_A6C0552A\_Zoning Application Package 011419 (App# 2019-5023, 610 N. Lancaster Avenue, Daubenshire)





# Federal Communications Commission

## Wireless Telecommunications Bureau

### RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

ATTN: DAN MENSER  
T-MOBILE LICENSE LLC  
12920 SE 38TH STREET  
BELLEVUE, WA 98006

|                                                                    |                                   |
|--------------------------------------------------------------------|-----------------------------------|
| <b>Call Sign</b><br>WQPZ986                                        | <b>File Number</b><br>50000AWAA12 |
| <b>Radio Service</b><br>AW - AWS, 1710-1755/2110-2155 MHz<br>bands |                                   |

FCC Registration Number (FRN): 0001565449

|                                    |                                     |                                      |                                   |
|------------------------------------|-------------------------------------|--------------------------------------|-----------------------------------|
| <b>Grant Date</b><br>08-23-2012    | <b>Effective Date</b><br>08-23-2012 | <b>Expiration Date</b><br>11-29-2021 | <b>Print Date</b><br>10-02-2012   |
|                                    |                                     |                                      |                                   |
| <b>Market Number</b><br>BEA051     | <b>Channel Block</b><br>B           |                                      | <b>Sub-Market Designator</b><br>8 |
|                                    |                                     |                                      |                                   |
| <b>Market Name</b><br>Columbus, OH |                                     |                                      |                                   |
|                                    |                                     |                                      |                                   |
| <b>1st Build-Out Date</b>          | <b>2nd Build-Out Date</b>           | <b>3rd Build-Out Date</b>            | <b>4th Build-Out Date</b>         |

#### Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710–1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710–1755 MHz Band, Public Notice, FCC 06–50, WTB Docket No. 02–353, rel. April 20, 2006.

AWS operations must not cause harmful interference across the Canadian or Mexican Border. The authority granted herein is subject to future international agreements with Canada or Mexico, as applicable.

#### Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.





# Federal Communications Commission

## Wireless Telecommunications Bureau

### RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

ATTN: FCC REGULATORY COMPLIANCE  
T-MOBILE LICENSE LLC  
12920 SE 38TH STREET  
BELLEVUE, WA 98006

| Call Sign                                                       | File Number |
|-----------------------------------------------------------------|-------------|
| WQVP319                                                         |             |
| Radio Service                                                   |             |
| AT - AWS-3 (1695-1710 MHz,<br>1755-1780 MHz, and 2155-2180 MHz) |             |

FCC Registration Number (FRN): 0001565449

|                                         |                                         |                                      |                           |
|-----------------------------------------|-----------------------------------------|--------------------------------------|---------------------------|
| <b>Grant Date</b><br>04-08-2015         | <b>Effective Date</b><br>04-08-2015     | <b>Expiration Date</b><br>04-08-2027 | <b>Print Date</b>         |
| <b>Market Number</b><br>BEA051          | <b>Channel Block</b><br>I               | <b>Sub-Market Designator</b><br>0    |                           |
| <b>Market Name</b><br>Columbus, OH      |                                         |                                      |                           |
| <b>1st Build-out Date</b><br>04-08-2021 | <b>2nd Build-out Date</b><br>04-08-2027 | <b>3rd Build-out Date</b>            | <b>4th Build-out Date</b> |

#### Waivers/Conditions:

NONE

#### Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.





# Federal Communications Commission

## Wireless Telecommunications Bureau

### RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

T-MOBILE LICENSE LLC  
12920 SE 38TH STREET  
BELLEVUE, WA 98006

|                                           |                    |
|-------------------------------------------|--------------------|
| <b>Call Sign</b><br>WQZM209               | <b>File Number</b> |
| <b>Radio Service</b><br>WT - 600 MHz Band |                    |

FCC Registration Number (FRN): 0001565449

|                                         |                                         |                                      |                           |
|-----------------------------------------|-----------------------------------------|--------------------------------------|---------------------------|
| <b>Grant Date</b><br>06-14-2017         | <b>Effective Date</b><br>06-15-2017     | <b>Expiration Date</b><br>06-14-2029 | <b>Print Date</b>         |
| <b>Market Number</b><br>PEA037          | <b>Channel Block</b><br>C               | <b>Sub-Market Designator</b><br>0    |                           |
| <b>Market Name</b><br>Columbus, OH      |                                         |                                      |                           |
| <b>1st Build-out Date</b><br>06-14-2023 | <b>2nd Build-out Date</b><br>06-14-2029 | <b>3rd Build-out Date</b>            | <b>4th Build-out Date</b> |

#### Waivers/Conditions:

NONE

#### Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.



# Federal Communications Commission

## Wireless Telecommunications Bureau

### RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

T-MOBILE LICENSE LLC  
12920 SE 38TH STREET  
BELLEVUE, WA 98006

|                                           |                    |
|-------------------------------------------|--------------------|
| <b>Call Sign</b><br>WQZM210               | <b>File Number</b> |
| <b>Radio Service</b><br>WT - 600 MHz Band |                    |

FCC Registration Number (FRN): 0001565449

|                                         |                                         |                                      |                           |
|-----------------------------------------|-----------------------------------------|--------------------------------------|---------------------------|
| <b>Grant Date</b><br>06-14-2017         | <b>Effective Date</b><br>06-15-2017     | <b>Expiration Date</b><br>06-14-2029 | <b>Print Date</b>         |
| <b>Market Number</b><br>PEA037          | <b>Channel Block</b><br>D               | <b>Sub-Market Designator</b><br>0    |                           |
| <b>Market Name</b><br>Columbus, OH      |                                         |                                      |                           |
| <b>1st Build-out Date</b><br>06-14-2023 | <b>2nd Build-out Date</b><br>06-14-2029 | <b>3rd Build-out Date</b>            | <b>4th Build-out Date</b> |

#### Waivers/Conditions:

NONE

#### Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Prepared by and return to:  
 Eco-Site II, LLC  
 240 Leigh Farm Road  
 Suite 415  
 Durham, NC 27707

Eco-Site Site Name: Wind River Dr.  
 Eco-Site Site Number: OH-0087

#### MEMORANDUM OF LEASE

*an Ohio non-profit corp.*

This Memorandum of Lease evidences a Lease ("**Lease**") dated as of 9.27-18 between **Local 1466 I.B.E.W., Building Corporation** ("**Landlord**"), whose address is 610 N. Lancaster Ave., Reynoldsburg, OH 43068 and **Eco-Site II, LLC**, a Delaware limited liability company, whose mailing address is 240 Leigh Farm Rd, Suite 415, Durham, North Carolina 27707 ("**Tenant**"), with regard to that certain real property (the "**Premises**") as described on Exhibit 1 attached hereto, which Premises are located upon a tract of real property owned by Landlord and more particularly described on Exhibit 2 attached hereto (the "**Property**"). The leasehold of the Premises commences on the date Tenant begins visible construction at the Premises (the "**Commencement Date**"), which Commencement Date is to be confirmed in writing from Tenant to Landlord, but shall occur no later than 2 years after the date of the Lease.

Landlord ratifies, restates and confirms the Lease and hereby leases to Tenant (i) that certain portion of the Property (the "**Tower Compound**") for communications and related purposes as more particularly described in the Lease and (ii) an appurtenant, non-exclusive leasehold easement (the "**Access and Utility Easement**") over certain portions of the Property to access the Tower Compound (the Tower Compound and the Access and Utility Easement being more particularly described on Exhibit 1.

The Lease provides for the lease by Landlord to Tenant of the Premises for [an initial] term of 10 years, commencing on the Commencement Date, with 4 renewal options of an additional 5 years each, for a maximum term (including renewal terms) of 30 years. The Lease further provides for the following:

1. Landlord will attorn to any lender of Tenant and will subordinate any Landlord's lien upon the Premises or property located thereon, to the liens of Tenant's lender.
2. The Lease restricts Landlord's ability to utilize or allow the utilization of its adjacent property for the construction, operation and/or maintenance of communications towers and related facilities.

3. The Access and Utility Easement is a non-exclusive grant of an easement from Landlord to Tenant between a public right of way abutting the Property, for the purpose of ingress and egress for the benefit of, and access to, the Tower Compound, as well as for the construction, installation, operation and maintenance of overhead and underground electric, gas and other utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment), with the right to reconstruct, improve, add to, enlarge, change, remove and replace such facilities.

4. The Tower Compound may be used exclusively by Tenant for all legal purposes, including erecting, installing, operating and maintaining radio and communications towers, buildings, and related equipment, and accessing the same from a public right-of-way.

5. Tenant is entitled, without the consent of Landlord, to sublease and/or sublicense the Premises, or portions thereof, including any communications tower located thereon.

6. Under certain circumstances, Tenant has a right of first refusal to acquire the Premises from Landlord.

*[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK,  
SIGNATURES BEGIN ON NEXT PAGE]*

Attachment: OH0087\_A6C0552A\_Zoning Application Package 011419 (App# 2019-5023, 610 N. Lancaster Avenue, Daubenspire)



IN WITNESS WHEREOF, the parties hereto have executed this MEMORANDUM OF LEASE as of the date last signed by a party hereto.

**LANDLORD:**

Local 1466 I.B.E.W., Building Corporation  
an ohio nonprofit corporation

By: \_\_\_\_\_

Name: Rodney Cockerell

Title: President / Business Manager

Date: 9-20-18

STATE OF OHIO

COUNTY OF Franklin

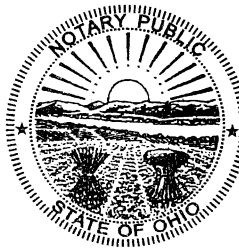
I, Kassandra Smith, a Notary Public for Fairfield County, OHIO, do hereby certify that Rodney Cockerell personally appeared before me this day and acknowledged he (or she), as President of Local 1466 I.B.E.W. Building Corporation, and that he (or she) as President, being authorized to do so, executed the foregoing instrument on behalf of such entity.

Witness my hand and official seal, this the 20<sup>th</sup> day of September, 2018.

[Signature]  
(Signature of Notary)

Notary Public

My commission expires: Nov 1 2021



KASSANDRA J SMITH  
Notary Public, State of Ohio  
My Comm. Expires Nov. 1, 2021  
Recorded in Fairfield County

## TENANT:

**Eco-Site II, LLC,**  
a Delaware limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF NORTH CAROLINA

COUNTY OF Durham

I, Tracy C Putzulu a Notary Public for Alamance County, North Carolina, do hereby certify that Robert Glosson personally appeared before me this day and acknowledged he (or she), as President & COO of Eco-Site II, LLC, a Delaware limited liability company, and that he (or she) as President & COO, being authorized to do so, executed the foregoing instrument on behalf of the corporation.

Witness my hand and official seal, this the 27<sup>th</sup> day of Sept., 2018

Tracy C Putzulu  
(Signature of Notary)

Notary Public

My commission expires: 10.3.2014

North Carolina – Alamance County  
TRACY C. PUTZULU  
NOTARY PUBLIC

Attachment: OH0087\_A6C0552A\_Zoning Application Package 011419 (App# 2019-5023, 610 N. Lancaster Avenue, Daubenmire)

**EXHIBIT 1 TO MEMORANDUM OF LEASE****Description of the Premises**

The Premises is described or depicted as follows and shall be replaced with a surveyed legal description when available:

**Tower Compound Legal Description:****Proposed 50'x50' Lease Area**

Situated in the County of Franklin, in the State of Ohio, and in the City of Reynoldsburg and bounded and described as follows:

All that part of Half Section 1, and Half Section 6, Township 12, Range 21, Refugee Lands, and being part of The James Company tract of record in Deed Book 2884; Page 132, Recorder's Office, Franklin County, Ohio, and being part of a 3.2868 acre tract conveyed to the Local 1466, I.B.E.W., Building Corporation in Document 200808070120717 Franklin County Records, described as: Commencing at a point in the centerline of Rodebaugh Road, being the northeasterly corner of the Humble Oil and Refining Co. 0.753 acre tract as of record in Deed Book 2681, Page 459, Recorder's Office, Franklin County, Ohio; thence South 85°22'04" East (formerly recorded as South 88°41' East) 302.40 feet along the centerline of Rodebaugh Road to a point, being the northwesterly corner of a certain 2.897 acre tract; thence South 03°42'08" West (formerly recorded as South 01°19' West) 250.00 feet along the westerly line of said 2.897 acre tract to the northeasterly corner of said 3.2868 acre tract conveyed to Local 1466, I.B.E.W., Building Corporation; thence North 85°22'04" West 114.65 feet along the northerly line of said 3.2868 acre tract to a point; thence South 04°37'56" West 18.99 feet to the PLACE OF BEGINNING OF THIS DESCRIPTION; thence South 17°16'52" East 50.00 feet to a point; thence South 72°43'08" West 50.00 feet to a point; thence North 17°16'52" West 50.00 feet to a point; thence North 72°43'08" East 50.00 feet to the place of beginning of this description.

Containing 2,500 square feet more or less.

Bearings are based on Ohio State Plane Coordinate System, Ohio South Zone (NAD83).

**Access and Utility Easement Legal Description:****Proposed 20.00' wide Ingress/Egress & Utility Easement**

Situated in the County of Franklin, in the State of Ohio, and in the City of Reynoldsburg and bounded and described as follows:

A 20.00' wide easement for ingress, egress and utilities in that part of Half Section 1, and Half Section 6, Township 12, Range 21, Refugee Lands, and being part of The James Company tract of record in Deed Book 2884; Page 132, Recorder's Office, Franklin County, Ohio, and being part of a 3.2868 acre tract conveyed to the Local 1466, I.B.E.W., Building Corporation in Document Number 200808070120717 Franklin County Records, the centerline of which is described as: Commencing at a point in the centerline of Rodebaugh Road, being the northeasterly corner of the Humble Oil and Refining Co. 0.753 acre tract as recorded in Deed Book 2681, Page 459, Recorder's Office, Franklin County, Ohio; thence South 85°22'04" East (formerly recorded as South 88°41' East) 302.40 feet along the centerline of Rodebaugh Road to a point, being the northwesterly corner of a certain 2.897 acre tract; thence South 03°42'08" West (formerly recorded as South 01°19' West) 250.00 feet along the westerly line of said 2.897 acre tract to the northeasterly corner of said 3.2868 acre tract conveyed to Local 1466, I.B.E.W., Building Corporation; thence North 85°22'04" West 114.65 feet to a point on the northerly line of said 3.2868 acre tract; thence South 04°37'56" West 18.99 feet to the northeasterly corner of a 50'x50' lease area; thence South 17°16'52" East 50.00 feet to the southeasterly corner of said lease area; thence South 72°43'08" West 24.98 feet to a point on the southerly line of said lease area FOR THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence South 17°16'52" East 34.88 feet to a point; thence South 72°43'08" West 234.89 feet to a point on the centerline of Lancaster Avenue for the place of ending of this centerline description. The sidelines of said 10.00' easement to be lengthened or shortened to meet at angle points and to terminate at said centerline of Lancaster Avenue. Bearings are based on Ohio State Plane Coordinate System, Ohio South Zone (NAD83).

**Proposed 10.00' wide Utility Easement**

Situated in the County of Franklin, in the State of Ohio, and in the City of Reynoldsburg and bounded and described as follows:

A 10.00' wide easement for utilities in that part of Half Section 1, and Half Section 6, Township 12, Range 21, Refugee Lands, and being part of The James Company tract of record in Deed Book 2884; Page 132, Recorder's Office, Franklin County, Ohio, and being part of a 3.2868 acre tract conveyed to the Local 1466, I.B.E.W., Building Corporation in Document Number 200808070120717 Franklin County Records, the centerline of which is described as: Commencing at a point in the centerline of Rodebaugh Road, being the northeasterly corner of the Humble Oil and Refining Co. 0.753 acre tract as recorded in Deed Book 2681, Page 459, Recorder's Office, Franklin County, Ohio; thence South 85°22'04" East (formerly recorded as South 88°41' East) 302.40 feet along the centerline of Rodebaugh Road to a point, being the northwesterly corner of a certain 2.897 acre tract; thence South 03°42'08" West (formerly recorded as South 01°19' West) 250.00 feet along the westerly line of said 2.897 acre tract to the northeasterly corner of said 3.2868 acre tract conveyed to Local 1466, I.B.E.W., Building Corporation; thence North 85°22'04" West 114.65 feet to a point on the northerly line of said 3.2868 acre tract; thence South 04°37'56" West 18.99 feet to the northerly corner of a 50'x50' lease area; thence South 17°16'52" East 50.00 feet to the southeasterly corner of said lease area; thence South 72°43'08" West 34.98 feet to a point on the southerly line of said lease area; thence South 17°16'52" East 4.38 feet to THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence South 74°49'30" West 44.05 feet to a point; thence South 71°00'16" West to a point on the centerline of Lancaster Avenue for the place of ending of this centerline description. The sidelines of said 10.00' easement to be lengthened or shortened to meet at angle points and to terminate at said centerline of Lancaster Avenue, the 50'X50' Lease area and the 20' wide ingress, egress and utility easement.

Bearings are based on Ohio State Plane Coordinate System, Ohio South Zone (NAD83).

Attachment: OH0087\_A6C0552A\_Zoning Application Package\_011419 (App# 2019-5023, 610 N. Lancaster Avenue, Daubenmire)



## EXHIBIT 2 TO MEMORANDUM OF LEASE

## Description of the Property

## Parent Parcel

An interest in land, said interest being over a portion of the following described parent parcel:

Situated in the County of Franklin, in the State of Ohio, and in the City of Reynoldsburg and bounded and described as follows:

Being located in Half Section 1 and Half Section 6, Township 12, Range 21, Refugee Lands, and being part of The James Company tract of record in Deed Book 2884; Page 132, Recorder 's Office, Franklin County, Ohio, and more particularly described as follows:

Beginning at a railroad spike in the centerline of Rodebaugh Road, being the northeasterly corner of the Humble Oil and Refining Co. 0.753 acre tract as of record in Deed Book 2681, Page 459, Recorder 's Office, Franklin County, Ohio;  
Thence S 88° 41' E, along the centerline of Rodebaugh Road, 302.40 feet to a railroad spike, being the northwesterly corner of a certain 2.897 acre tract;  
Thence S 01° 19' W, along the westerly line of said 2.897 acre tract, 250.00 feet to a point, being the true place of beginning;  
Thence S 01° 19' W, along the said westerly line of said 2.897 acre tract, 140 feet to an iron pin;  
Thence S 20° 34' 10" E, 244.15 feet to an iron pin;  
Thence S 40° 50' 20" W, 94.31 feet to a point;  
Thence S 86° 50' 20" W, 198.00 feet to a point in the westerly line of Half Section 7;  
Thence S 01° 35' 20" W, 147.85 feet to a point in the centerline of Lancaster Avenue;  
Thence N 19° 44' 20" W, along said centerline 549.28 feet to a point;  
Thence S 88° 41' E, along the southerly line of a certain 0.413 acre tract, 192.86 feet to an iron pin;  
Thence N. 19° 40' W, along the easterly line of said 0.413 acre tract 100.00 feet to the northeasterly corner of said 0.413 acre tract;  
Thence S 88° 41' E, parallel to the centerline of Rodebaugh Road 207.45 feet to the true place of beginning containing 3.2868 acres more or less.

TOGETHER WITH AND SUBJECT TO a non-exclusive easement to use with others as a right of way for ingress and egress over the property described as follows:

Beginning at a railroad spike in the centerline of Rodebaugh Road being the northeasterly corner of the Humble Oil and Refining Co. 0.753 acre tract as of record in Deed Book 2681; Page 459, Recorder 's Office, Franklin County, Ohio;

Thence S 88° 41' E, along the centerline of Rodebaugh Road, 302.40 feet to a railroad spike, being the northwesterly corner of a certain 2.897 acre tract being the true place of beginning;

Thence S 01° 19' W, along the westerly line of said 2.897 acre tract 250.00 feet to a point;  
Thence N 88° 41' W, parallel to the centerline of Rodebaugh Road a distance of 50 feet to a point; Thence N 01° 19' E parallel to the westerly line of said 2.897 acre tract 250 feet to a point in the centerline of Rodebaugh Road;  
Thence S 88° 41' E, along the centerline of Rodebaugh Road 50' to the true place of beginning.

LESS AND EXCEPT that portion of property conveyed to Heatwole Enterprises I, LTD., an Ohio limited liability company from International Brotherhood of Electrical Workers Local 2020 Building and Land Corporation, an Ohio non-profit corporation by General Warranty Deed dated December 02, 2005 and recorded December 05, 2005 in Instrument No. 200512050255840.

AND BEING a portion of the same property conveyed to Local 1466, I.B.E.W., Building Corporation from International Brotherhood of Electrical Workers Local 2020 Building and Land Corporation, a nonprofit corporation by Warranty Deed dated July 29, 2008 and recorded August 07, 2008 in Instrument No. 200808070120717.  
Tax Parcel No. 060-002386-00



14 January 2019

City of Reynoldsburg  
7232 E. Main Street  
Reynoldsburg, Ohio 43068

Re: Proposed Wireless Telecommunications Facility Maintenance

Dear Sir / Ma'am:

Eco-Site LLC owns and operates hundreds of telecommunication towers across more than thirty states. Proper care of these critical facilities is of the utmost importance to Eco-Site and its customers.

While specific maintenance plans for each of these towers may differ depending upon such factors as tower type and design, site topography and conditions, and typical geographic weather patterns, there are some basic underlying processes and procedures that are applied to all of our towers:

**Routine Facility Maintenance** – Routine maintenance includes such actions as visual ground inspection of the facility, trash and debris removal, security confirmation, and weed abatement. The normal frequency of routine maintenance varies per each tower, but such frequency usually averages to one visit roughly every ninety days on an annualized basis.

**Preventive Maintenance** – Our customers and their agents conduct periodic preventive maintenance on their equipment which resides on our towers. Examples of this equipment include antennas, mounts and cables.

**Inspections** – In addition to the routine maintenance performed by Eco-Site and its customers, Eco-Site also conducts more detailed inspections of its towers. These formal inspections may involve certified inspectors climbing the tower, inspections via non-human means such as drones, or both. The purpose of these inspections is to assess and document the structural integrity of the tower and its appurtenances. This inspection is typically performed once every three years.

**Call Center** – Eco-Site utilizes a national call center that operates continuously, 24 hours per day, seven days per week. In the event an issue arises, any stakeholder can call the call center to log the issue. The information will be immediately routed to appropriate personnel of Eco-Site, who then coordinate applicable remedial actions.

Point of contact for additional information is the undersigned below at (919) 636-6810.

Respectfully,

A handwritten signature in blue ink, appearing to read "T. Bowen".

Thurm Bowen  
Director of Operations

Attachment: OH0087\_A6C0552A\_Zoning Application Package\_011419 (App# 2019-5023, 610 N. Lancaster Avenue, Daubenmire)



## PHOTO SIMULATIONS

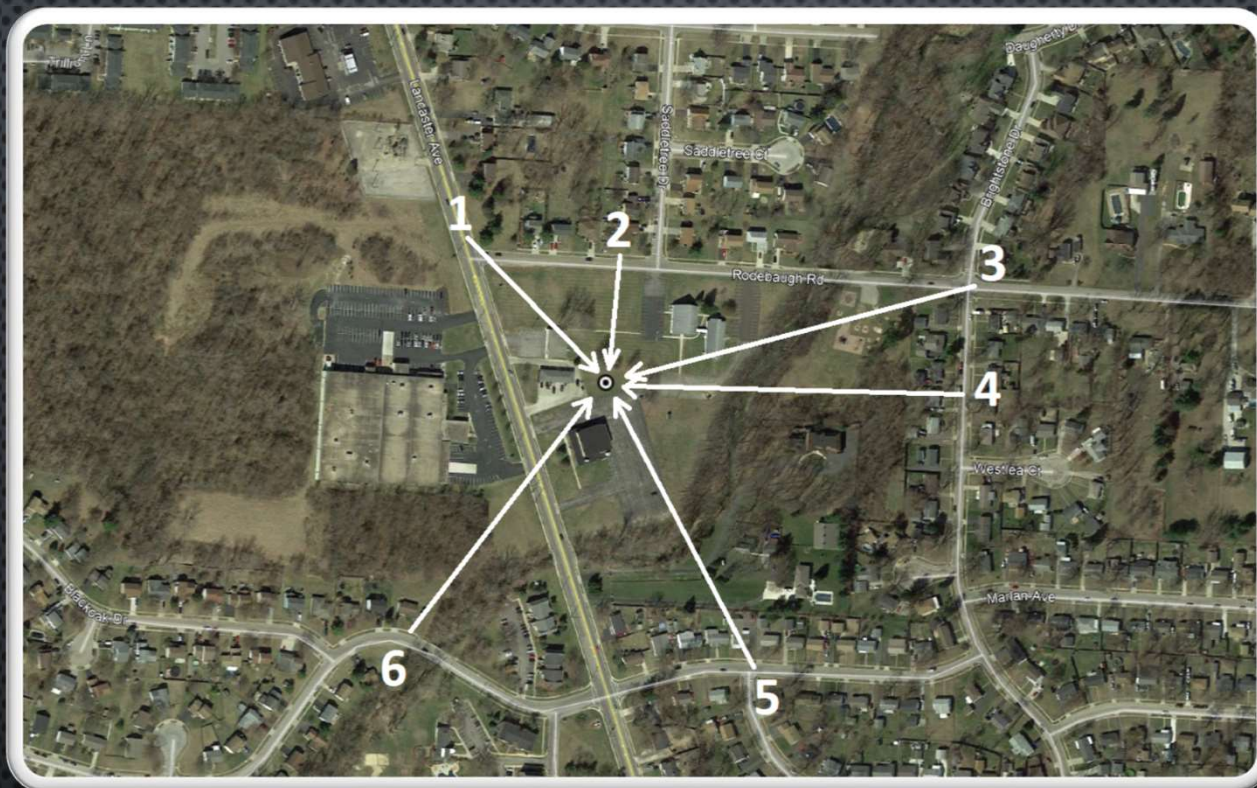
- SITE: OH-0087 / A6C0552
  - 120' MONOPOLE
  - PARCEL# 060-002386-00
- SITE ADDRESS: 610 N LANCASTER AVE, REYNOLDSBURG, OH 43068

PROVIDED BY:





# AERIAL MAP



Eco-Site<sup>®</sup>

NOTE: PHOTOS WERE TAKEN FROM THE  
LOCATIONS AS DEPICTED ON AERIAL MAP



Fortune Wireless, Inc.





## Existing View

# LOCATION 1

D.2.c

***LOOKING SOUTHEAST PROPOSED SITE***



Eco-Site<sup>®</sup>

NOTE: INSTALLATION SHOWN IS FOR VISUAL REFERENCE ONLY.



Fortune Wireless, Inc.

Packet Pg. 74

Attachment: OH0087\_A6C0552A\_Zoning Application Package\_011419 (App# 2019-5023, 610 N. Lancaster





## Proposed View

# LOCATION 1

D.2.c

***LOOKING SOUTHEAST PROPOSED SITE***



Eco-Site<sup>®</sup>

NOTE: INSTALLATION SHOWN IS FOR VISUAL REFERENCE ONLY.



Fortune Wireless, Inc.

Packet Pg. 75

Attachment: OH0087\_A6C0552A\_Zoning Application Package\_011419 (App# 2019-5023, 610 N. Lancaster





## Existing View

# LOCATION 2

D.2.c

***LOOKING SOUTH AT PROPOSED SITE***



Eco-Site<sup>®</sup>

NOTE: INSTALLATION SHOWN IS FOR VISUAL REFERENCE ONLY.



Fortune Wireless, Inc.

Packet Pg. 76

Attachment: OH0087\_A6C0552A\_Zoning Application Package\_011419 (App# 2019-5023, 610 N. Lancaster





## Proposed View

# LOCATION 2

D.2.c

***LOOKING SOUTH AT PROPOSED SITE***



Eco-Site<sup>®</sup>

NOTE: INSTALLATION SHOWN IS FOR VISUAL REFERENCE ONLY.



Fortune Wireless, Inc.

Packet Pg. 77

Attachment: OH0087\_A6C0552A\_Zoning Application Package\_011419 (App# 2019-5023, 610 N. Lancaster





## Existing View

# LOCATION 3

D.2.c

***LOOKING SOUTHWEST AT PROPOSED SITE***



Eco-Site<sup>®</sup>

NOTE: INSTALLATION SHOWN IS FOR VISUAL REFERENCE ONLY.



Fortune Wireless, Inc.

Packet Pg. 78

Attachment: OH0087\_A6C0552A\_Zoning Application Package\_011419 (App# 2019-5023, 610 N. Lancaster





## Proposed View

# LOCATION 3

D.2.c

***LOOKING SOUTHWEST AT PROPOSED SITE***



Eco-Site<sup>®</sup>

NOTE: INSTALLATION SHOWN IS FOR VISUAL REFERENCE ONLY.



Fortune Wireless, Inc.

Packet Pg. 79

Attachment: OH0087\_A6C0552A\_Zoning Application Package\_011419 (App# 2019-5023, 610 N. Lancaster





## Existing View

# LOCATION 4

D.2.c

***LOOKING WEST AT PROPOSED SITE***



Eco-Site<sup>®</sup>

NOTE: INSTALLATION SHOWN IS FOR VISUAL REFERENCE ONLY.



Fortune Wireless, Inc.

Packet Pg. 80

Attachment: OH0087\_A6C0552A\_Zoning Application Package\_011419 (App# 2019-5023, 610 N. Lancaster





## Proposed View

# LOCATION 4

D.2.c

***LOOKING WEST AT PROPOSED SITE***



Eco-Site<sup>®</sup>

NOTE: INSTALLATION SHOWN IS FOR VISUAL REFERENCE ONLY.



Fortune Wireless, Inc.

Packet Pg. 81

Attachment: OH0087\_A6C0552A\_Zoning Application Package\_011419 (App# 2019-5023, 610 N. Lancaster





## Existing View

# LOCATION 5

D.2.c

***LOOKING NORTHWEST AT PROPOSED SITE***



Eco-Site<sup>®</sup>



Fortune Wireless, Inc.

NOTE: INSTALLATION SHOWN IS FOR VISUAL REFERENCE ONLY.

Packet Pg. 82

Attachment: OH0087\_A6C0552A\_Zoning Application Package\_011419 (App# 2019-5023, 610 N. Lancaster





## Proposed View

# LOCATION 5

D.2.c

***LOOKING NORTHWEST AT PROPOSED SITE***



Eco-Site<sup>®</sup>

NOTE: INSTALLATION SHOWN IS FOR VISUAL REFERENCE ONLY.



Fortune Wireless, Inc.

Packet Pg. 83

Attachment: OH0087\_A6C0552A\_Zoning Application Package\_011419 (App# 2019-5023, 610 N. Lancaster





## Existing View

# LOCATION 6

D.2.c

***LOOKING NORTHEAST AT PROPOSED SITE***



Eco-Site<sup>®</sup>

NOTE: INSTALLATION SHOWN IS FOR VISUAL REFERENCE ONLY.



Fortune Wireless, Inc.

Packet Pg. 84

Attachment: OH0087\_A6C0552A\_Zoning Application Package\_011419 (App# 2019-5023, 610 N. Lancaster





## Proposed View

# LOCATION 6

D.2.c

***LOOKING NORTHEAST AT PROPOSED SITE***



Eco-Site<sup>®</sup>

NOTE: INSTALLATION SHOWN IS FOR VISUAL REFERENCE ONLY.



Fortune Wireless, Inc.

Packet Pg. 85

Attachment: OH0087\_A6C0552A\_Zoning Application Package\_011419 (App# 2019-5023, 610 N. Lancaster





240 LEIGH FARM ROAD, SUITE 230  
DURHAM, NC 27707



Know what's below.  
Call before you dig.



VICINITY MAP

DEPART 7232 E MAIN ST, REYNOLDSBURG, OH 43068 [7232 E MAIN ST, REYNOLDSBURG, OH 43068] ON US-40 [E MAIN ST] (EAST) 0.2 MI. TURN LEFT (NORTH) ONTO LANCASTER AVE 1.1 MI. TURN RIGHT (EAST) ONTO LOCAL ROAD.

DRIVING DIRECTIONS

## ECO-SITE: WIND RIVER DRIVE / OH-0087

### T-MOBILE: A6C0552A

#### SITE ADDRESS

610 N LANCASTER AVE  
REYNOLDSBURG, OH 43068  
FRANKLIN COUNTY

LATITUDE: 39° 58' 15.02" (39.9708403) N  
LONGITUDE: 82° 48' 29.73" (82.8082593) W

MUNICIPALITY:  
FRANKLIN COUNTY

STATE:  
OHIO

TOWER TYPE:  
MONOPOLE

TOWER HEIGHT:  
120' (130' TO HIGHEST APPURTENANCE)

NUMBER OF CARRIERS:  
0 EXISTING, 1 PROPOSED

USE:  
PROPOSED TELECOMMUNICATIONS TOWER  
AND UNMANNED EQUIPMENT

CONSULTANT  
FORTUNE WIRELESS  
6402 CORPORATE DR.  
INDIANAPOLIS, IN 46278  
PHONE: (317) 532-1374  
ATTN.: DAVID KASPER

PROJECT SUMMARY

DEVELOPER  
ECO-SITE  
240 LEIGH FARM ROAD, SUITE 230  
DURHAM, NC 27707  
PHONE: (919) 636-6810  
GATE CODE: 6120

POWER COMPANY  
AEP  
PHONE: 888-710-4237  
ATTN.: JEREMY REXX  
PHONE: 614-883-7050

TELEPHONE COMPANY  
REFERENCE ONLY  
AT&T

PROPERTY OWNER  
DAN GERMAN  
610 N LANCASTER AVE  
REYNOLDSBURG, OH 43068  
PHONE: (614) 866-6411  
ATTN.: DAN GERMAN

CONTACTS

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|-------|-----------------------------------|------|
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#### SHEET INDEX

BUILDING DEPARTMENT  
7232 E MAIN ST  
REYNOLDSBURG, OH 43068  
PHONE: (614) 322-6802  
ATTN.: C/O TOWN CLERK

PERMIT INFORMATION

Eco-Site  
240 LEIGH FARM ROAD, SUITE 230  
DURHAM, NC 27707

#### PROJECT INFORMATION:

WIND RIVER DR / OH-0087  
A6C0552A  
610 N LANCASTER AVE  
REYNOLDSBURG, OH 43068

#### CURRENT ISSUE DATE:

10/19/18

#### ISSUED FOR:

ZONING

#### REV.: DATE: ISSUED FOR: BY:

|   |          |  |     |
|---|----------|--|-----|
| A | 10/19/18 |  | GNP |
|   |          |  |     |
|   |          |  |     |
|   |          |  |     |
|   |          |  |     |

#### CONSULTANT:



**FORTUNE  
WIRELESS INC.**

6402 CORPORATE DRIVE  
INDIANAPOLIS, IN 46278  
(317) 532-1374  
OHIO PE COA # 05341

#### DRAWN BY: CHK.: APV.:

GNP DEK DEK

#### LICENSER:

#### SHEET TITLE:

TITLE PAGE

#### SHEET NUMBER: REVISION:

T-1

A

Copyright

Packet Pg. 86

D.2.c

Attachment: OH0087\_A6C0552A\_Zoning Application Package\_011419 (App# 2019-5023, 610 N. Lancaster Avenue, Daubenmire)



SURVEYOR'S NOTE

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.

THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON AUGUST 02, 2018.

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

FLOOD PLAIN INFORMATION

WE HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE MAP AS PREPARED FOR FRANKLIN COUNTY, OHIO, COMMUNITY PANEL NUMBER 39049C0356K, DATED JUNE 17, 2008, AND FIND THAT A PORTION OF THE PROJECT SITE IS IN ZONE AE (ZONE AE REGULATORY FLOODWAY), A PORTION OF THE SITE IS IN ZONE X (SHADED)(0.2% ANNUAL CHANCE FLOOD HAZARD), AND A PORTION OF THE SITE IS IN ZONE X (UNSHADED)(AREA OF MINIMAL FLOOD HAZARD).

ELEVATION DATUM

ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM.

CONTOURS ARE ILLUSTRATED AT 1.0' INTERVALS.

BM#1) ELEV. 879.01  
DESCRIPTION: BOX CUT ON THE NORTH CORNER OF CONCRETE STOOP.

ZONING DATA

ACCORDING TO THE SITE CANDIDATE INFORMATION PACKAGE THIS SITE IS ZONED: CC (COMMUNITY COMMERCE)

SETBACKS:

FRONT: ?

REAR: ?

SIDE: ?

BASIS OF BEARINGS

LATITUDE AND LONGITUDE OF SITE REFERENCE POINT ARE BASED ON THE HARN (HIGH ACCURACY REFERENCE NETWORK) NAD83 (CORS 96)

BEARINGS ARE BASED ON OHIO STATE PLANE, OH SOUTH 3402 TO ORIENT DRAWING TO TRUE NORTH, ROTATE COUNTERCLOCKWISE 00°11'43.58".

PROPRIETOR

LOCAL 1466, I.B.E.W. BUILDING CORPORATION  
3345 SOUTH HAMILTON ROAD  
COLUMBUS, OH 43232

EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS

THE TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AS FILE NO. 27715293, DATED August 06, 2018 LISTS THE FOLLOWING EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS, THAT ARE MATTERS OF SURVEY, AFFECTING THE PARENT PARCEL UNDER "SCHEDULE B-II":

8. Easement in favor of Columbia Gas of Ohio, Inc., set forth in instrument recorded on 10/04/1996 in Deed Book 33274, Page C13.  
AFFECTS SUBJECT PROPERTY AS SHOWN

LEGAL DESCRIPTION

PARENT PARCEL

SEE SHEET 3 OF 3

OH-0087  
LOCAL 1466 I.B.E.W.  
BUILDING CORP.

P.O.C. ALL  
DESCRIPTIONS

LATITUDE: 39°58'15.02" N  
LONGITUDE: 82°48'29.73" W  
PROPOSED TOWER LOCATION  
GROUND ELEV.: ±879'

FEMA  
ZONE X  
(UNSHADED)

1 STORY  
BLOCK  
BUILDING

PARCEL NO.  
060-000935-00  
HEATWOLE ENTERPRISES I LTD

1 STORY  
BUILDING

RODEBAUGH RD

07'±  
MAGNETIC  
TRUE

VICINITY MAP  
N.T.S.



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1-800-962-2764  
4740 BELMONT AVENUE  
YOUNGSTOWN, OHIO 44505

LEGEND

- ▲ - TRAVERSE POINT
- ▲ - WELL
- - HIGHWAY
- - MONUMENT
- - MONUMENT BOX
- - RIGHT OF WAY MARKER
- - SET WOODSTAKE
- +CUT - XCUT
- PK - PK NAIL
- - FOUND IRON STAKE
- - SET IRON STAKE
- - SIGN
- RR - RR SIGN
- - GUY POLE
- - GUY ANCHOR
- - UTILITY POLE
- ★ - LIGHT POLE
- ☆ - ORNAMENTAL LIGHT POLE
- - POST
- - U.G. UTILITY MARKER
- SB#XX - SOIL BORING
- MB - MAILBOX
- - SATELLITE DISH
- - HAND HOLE
- AC - AC UNIT
- - U.G. UTILITY MARKER
- - FIRE HYDRANT
- PIV - POST INDICATOR VALVE
- - WATER VALVE
- - GAS VALVE
- - UST FILL PORT
- - GAS PUMP
- - GAS METER
- W - WATER METER
- - TELEPHONE RISER
- - ELECTRIC METER
- - CABLE TV RISER
- - CATCH BASIN
- - ROUND CATCH BASIN
- - UTILITY MANHOLE
- - STORM MANHOLE
- - SANITARY MANHOLE
- - ELECTRIC MANHOLE
- - TELEPHONE MANHOLE
- - WATER MANHOLE
- - HANDICAP PARKING SPACE
- - SHRUB
- - TREE
- - PINE TREE
- - TELEPHONE UTILITY LINE
- - ELECTRIC UTILITY LINE
- - OVERHEAD UTILITY LINE
- X - X - X - FENCE LINE

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.



DATE: 08/02/18 DWG. BY: A.G.G.  
SCALE: 1"=60' SURVEYED: D.S.  
UPDATE: ECV090518 CHKD BY: L.W.A.  
PROJECT NO.: 216266.026

Eco-Site

OH-0087  
LOCAL 1466 I.B.E.W.  
BUILDING CORP.

Survey Prepared for:  
FORTUNE WIRELESS INC.  
6402 CORPORATE DRIVE  
INDIANAPOLIS, IN 46278  
PHONE: (317) 822-6222  
FAX: (317) 471-1234  
Project Manager: Brad Riggs

| REVISIONS |                                         |          |
|-----------|-----------------------------------------|----------|
| NO.       | DESCRIPTION                             | DATE     |
| 1         | REVISED TOWER LOCATION                  | 08/14/18 |
| 2         | REVISED TOWER LOCATION: ADDED TITLEWORK | 08/05/18 |

williams&works  
engineers | surveyors | planners  
http://williams-works.com  
616.224.1500 phone  
549 Ottawa Ave NW  
Grand Rapids, MI 49503

SURVEYED BY:

SITE NAME

LOCAL 1466 I.B.E.W.  
BUILDING CORP.

SITE NUMBER

OH-0087

SITE ADDRESS

610 N. LANCASTER AVE.  
REYNOLDSBURG, OH  
43068

SHEET TITLE

S1

SHEET 1 OF 3

SURVEYOR'S NOTE

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.

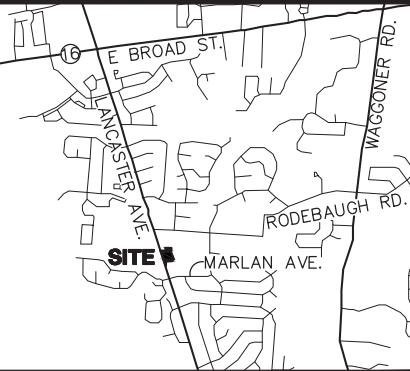
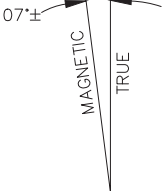
THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON AUGUST 02, 2018.

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

OH-0087  
LOCAL 1466 I.B.E.W.  
BUILDING CORP.



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YOUNGSTOWN, OHIO 44505



VICINITY MAP  
N.T.S.



OH-0087  
LOCAL 1466 I.B.E.W.  
BUILDING CORP.

Survey Prepared for:  
FORTUNE WIRELESS INC.  
6402 CORPORATE DRIVE  
INDIANAPOLIS, IN 46278  
PHONE: (317) 822-6222  
FAX: (317) 471-1234  
Project Manager: Brad Riggs

| NO. | DESCRIPTION                                | DATE     |
|-----|--------------------------------------------|----------|
| 1   | REVISED TOWER LOCATION                     | 08/14/18 |
| 2   | REVISED TOWER LOCATION; ADDED<br>TITLEWORK | 09/05/18 |

**williams&works**  
engineers | surveyors | planners  
http://williams-works.com  
616.224.1500 phone  
549 Ottawa Ave NW  
Grand Rapids, MI 49503

SURVEYED BY:

SITE NAME

LOCAL 1466 I.B.E.W.  
BUILDING CORP.

SITE NUMBER

OH-0087

SITE ADDRESS

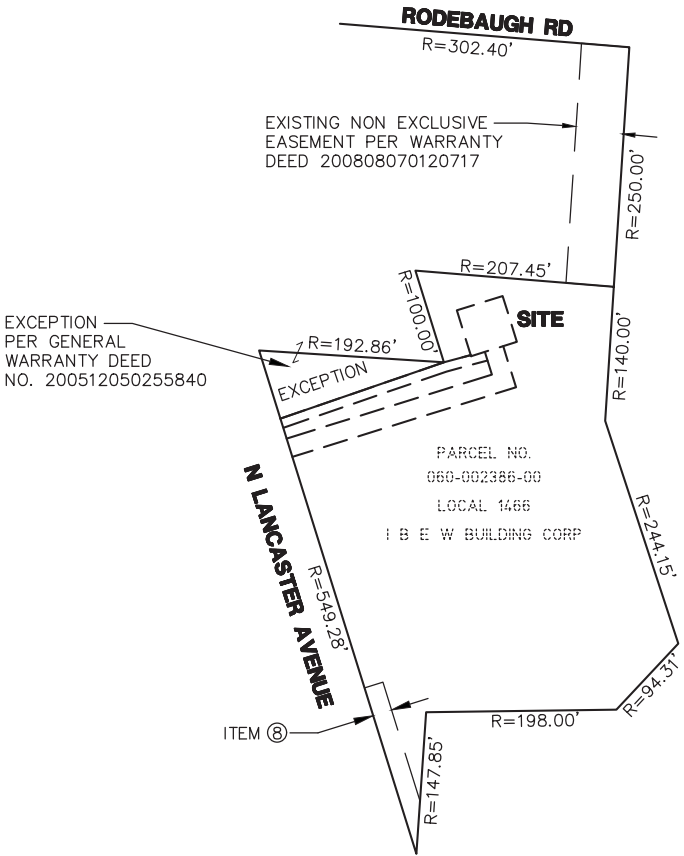
610 N. LANCASTER AVE.  
REYNOLDSBURG, OH  
43068

SHEET TITLE

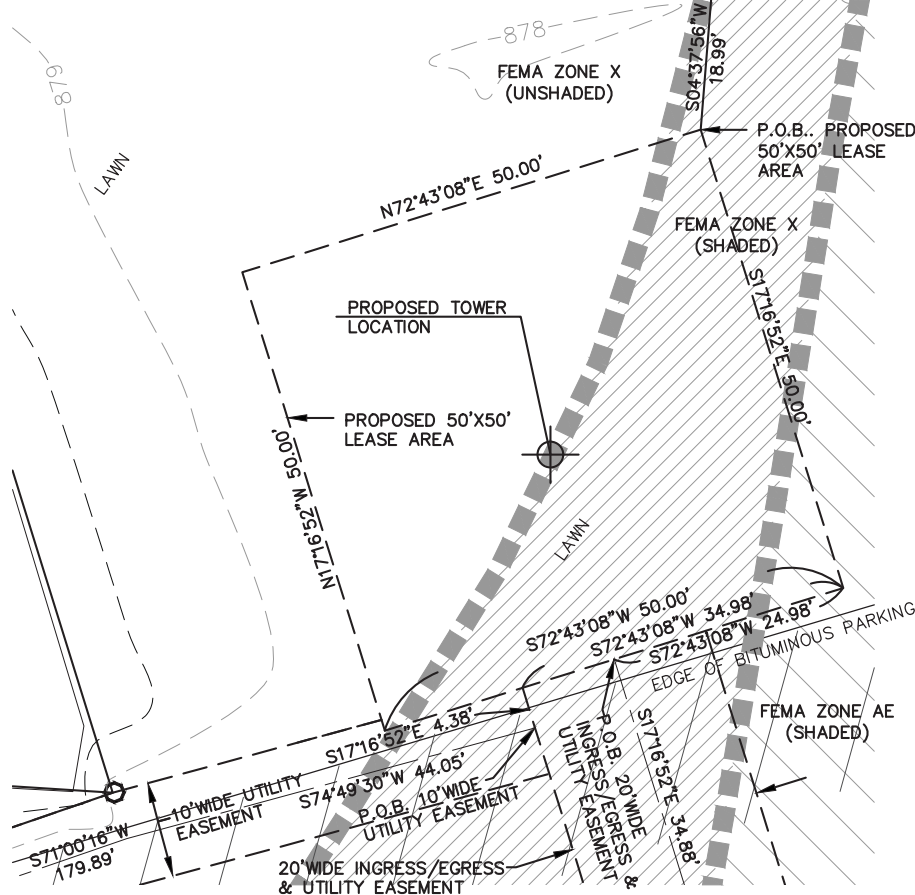
S2

SHEET 2 OF 3

|                         |                 |
|-------------------------|-----------------|
| DATE: 08/02/18          | DWG. BY: A.G.G. |
| SCALE: N/A              | SURVEYED: D.S.  |
| UPDATE: ECV090518       | CHKD BY: L.W.A. |
| PROJECT NO.: 216266.026 |                 |



PROPERTY DETAIL  
SCALE 1"=200'



LEASE AREA DETAIL  
SCALE 1"=20'

LEGEND

- △ - TRAVERSE POINT
- ▲ - WELL
- ⬢ - HIGHWAY
- ⊙ - MONUMENT
- ⊠ - MONUMENT BOX
- - RIGHT OF WAY MARKER
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- X — X — X — - FENCE LINE
- - GUARD RAIL

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.



Surveyor Certification:  
I hereby certify to: Eco-Site, LLC, and Fidelity National Title Company,  
Commitment No., 27715293, dated August 06, 2018. Given under my hand and  
seal this 4th day of September, 2018.

*L. W. Albaugh*

Ohio Registered Land Surveyor No. S-8016  
Expires December 31, 2019



SURVEYOR’S NOTE

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.

THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON AUGUST 02, 2018.

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

LEGAL DESCRIPTION

PARENT PARCEL

An interest in land, said interest being over a portion of the following described parent parcel:

Situated in the County of Franklin, in the State of Ohio, and in the City of Reynoldsburg and bounded and described as follows:

Being located in Half Section 1 and Half Section 6, Township 12, Range 21, Refugee Lands, and being part of The James Company tract of record in Deed Book 2884; Page 132, Recorder’s Office, Franklin County, Ohio, and more particularly described as follows:

Beginning at a railroad spike in the centerline of Rodebaugh Road, being the northeasterly corner of the Humble Oil and Refining Co. 0.753 acre tract as of record in Deed Book 2681, Page 459, Recorder’s Office, Franklin County, Ohio; Thence S 88° 41’E, along the centerline of Rodebaugh Road, 302.40 feet to a railroad spike, being the northwesterly corner of a certain 2.897 acre tract; Thence S 01° 19’W, along the westerly line of said 2.897 acre tract, 250.00 feet to a point, being the true place of beginning; Thence S 01° 19’W, along the said westerly line of said 2.897 acre tract, 140 feet to an iron pin; Thence S 20° 34’10”E, 244.15 feet to an iron pin; Thence S 40° 50’20”W, 94.31 feet to a point; Thence S 86° 50’20”W, 198.00 feet to a point in the westerly line of Half Section 7; Thence S 01° 35’20”W, 147.85 feet to a point in the centerline of Lancaster Avenue; Thence N 19° 44’20”W, along said centerline 549.28 feet to a point; Thence S 88° 41’E, along the southerly line of a certain 0.413 acre tract, 192.86 feet to an iron pin; Thence N. 19° 40’W, along the easterly line of said 0.413 acre tract 100.00 feet to the northeasterly corner of said 0.413 acre tract; Thence S 88° 41’E, parallel to the centerline of Rodebaugh Road 207.45 feet to the true place of beginning containing 3.2868 acres more or less.

TOGETHER WITH AND SUBJECT TO a non-exclusive easement to use with others as a right of way for ingress and egress over the property described as follows:

Beginning at a railroad spike in the centerline of Rodebaugh Road being the northeasterly corner of the Humble Oil and Refining Co. 0.753 acre tract as of record in Deed Book 2681; Page 459, Recorder’s Office, Franklin County, Ohio;

Thence S 88° 41’E, along the centerline of Rodebaugh Road, 302.40 feet to a railroad spike, being the northwesterly corner of a certain 2.897 acre tract being the true place of beginning;

Thence S 01° 19’W, along the westerly line of said 2.897 acre tract 250.00 feet to a point; Thence N 88° 41’W, parallel to the centerline of Rodebaugh Road a distance of 50 feet to a point; Thence N 01° 19’E parallel to the westerly line of said 2.897 acre tract 250 feet to a point in the centerline of Rodebaugh Road; Thence S 88° 41’E, along the centerline of Rodebaugh Road 50’to the true place of beginning.

LESS AND EXCEPT that portion of property conveyed to Heatwole Enterprises I, LTD., an Ohio limited liability company from International Brotherhood of Electrical Workers Local 2020 Building and Land Corporation, an Ohio non-profit corporation by General Warranty Deed dated December 02, 2005 and recorded December 05, 2005 in Instrument No. 200512050255840.

AND BEING a portion of the same property conveyed to Local 1466, I.B.E.W., Building Corporation from International Brotherhood of Electrical Workers Local 2020 Building and Land Corporation, a nonprofit corporation by Warranty Deed dated July 29, 2008 and recorded August 07, 2008 in Instrument No. 200808070120717. Tax Parcel No. 060-002386-00

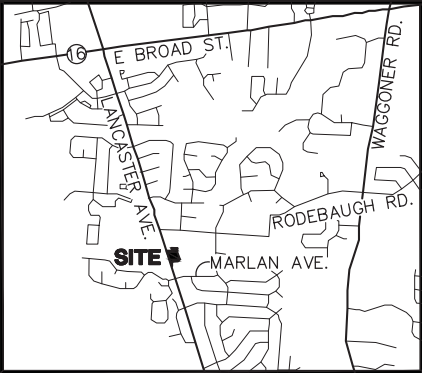
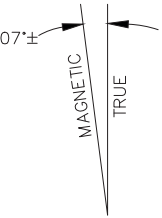
This map was made from the above legal description which was given to us as a complete description of the property. Both map and description should be compared with the Abstract of Title or Title Policy for any exceptions, easements or differences in description.



OH-0087  
LOCAL 1466 I.B.E.W.  
BUILDING CORP.



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VICINITY MAP  
N.T.S.

LEGEND

- ▲ - TRAVERSE POINT
- ▲ - WELL
- ⬮ - HIGHWAY
- ⦿ - MONUMENT
- ▣ - MONUMENT BOX
- - RIGHT OF WAY MARKER
- - SET WOODSTAKE
- +CUT - XCUT
- ⦿PK- PK NAIL
- - FOUND IRON STAKE
- - SET IRON STAKE
- - SIGN
- RR - RR SIGN
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- - GUY ANCHOR
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- ✱ - ORNAMENTAL LIGHT POLE
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- ⊗ - GAS VALVE
- ⊕ - UST FILL PORT
- ⊞ - GAS PUMP
- ⊞ - GAS METER
- W - WATER METER
- T - TELEPHONE RISER
- E - ELECTRIC METER
- TV - CABLE TV RISER
- ⊞ - CATCH BASIN
- ⊞ - ROUND CATCH BASIN
- - UTILITY MANHOLE
- ⊞ - STORM MANHOLE
- ⊞ - SANITARY MANHOLE
- ⊞ - ELECTRIC MANHOLE
- ⊞ - TELEPHONE MANHOLE
- W - WATER MANHOLE
- ♿ - HANDICAP PARKING SPACE
- ☼ - SHRUB
- ☼ - TREE
- ✱ - PINE TREE
- (ELEV) — - EXISTING CONTOURS
- - TELEPHONE UTILITY LINE
- - ELECTRIC UTILITY LINE
- - WATER UTILITY LINE
- - GAS UTILITY LINE
- - STEAM UTILITY LINE
- - STORM UTILITY LINE
- - SANITARY UTILITY LINE
- - FIBER OPTIC UTILITY LINE
- - OVERHEAD UTILITY LINE
- X — X — X — - FENCE LINE
- - GUARD RAIL

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.

LEGAL DESCRIPTION

PROPOSED 50’X50’ LEASE AREA

Situated in the County of Franklin, in the State of Ohio, and in the City of Reynoldsburg and bounded and described as follows:  
All that part of Half Section 1, and Half Section 6, Township 12, Range 21, Refugee Lands, and being part of The James Company tract of record in Deed Book 2884; Page 132, Recorder’s Office, Franklin County, Ohio, and being part of a 3.2868 acre tract conveyed to the Local 1466, I.B.E.W., Building Corporation in Document 200808070120717 Franklin County Records, described as: Commencing at a point in the centerline of Rodebaugh Road, being the northeasterly corner of the Humble Oil and Refining Co. 0.753 acre tract as of record in Deed Book 2681, Page 459, Recorder’s Office, Franklin County, Ohio; thence South 85°22’04” East (formerly recorded as South 88°41’ East) 302.40 feet along the centerline of Rodebaugh Road to a point, being the northwesterly corner of a certain 2.897 acre tract; thence South 03°42’08” West (formerly recorded as South 01°19’ West) 250.00 feet along the westerly line of said 2.897 acre tract to the northeasterly corner of said 3.2868 acre tract conveyed to Local 1466, I.B.E.W., Building Corporation; thence North 85°22’04” West 114.65 feet along the northerly line of said 3.2868 acre tract to a point; thence South 04°37’56” West 18.99 feet to the PLACE OF BEGINNING OF THIS DESCRIPTION; thence South 17°16’52” East 50.00 feet to a point; thence South 72°43’08” West 50.00 feet to a point; thence North 17°16’52” West 50.00 feet to a point; thence North 72°43’08” East 50.00 feet to the place of beginning of this description.  
Containing 2,500 square feet more or less.  
Bearings are based on Ohio State Plane Coordinate System, Ohio South Zone (NAD83).

LEGAL DESCRIPTION

PROPOSED 20’ WIDE INGRESS/EGRESS  
& UTILITY EASEMENT

Situated in the County of Franklin, in the State of Ohio, and in the City of Reynoldsburg and bounded and described as follows:  
A 20.00’ wide easement for ingress, egress and utilities in that part of Half Section 1, and Half Section 6, Township 12, Range 21, Refugee Lands, and being part of The James Company tract of record in Deed Book 2884; Page 132, Recorder’s Office, Franklin County, Ohio, and being part of a 3.2868 acre tract conveyed to the Local 1466, I.B.E.W., Building Corporation in Document Number 200808070120717 Franklin County Records, the centerline of which is described as: Commencing at a point in the centerline of Rodebaugh Road, being the northeasterly corner of the Humble Oil and Refining Co. 0.753 acre tract as recorded in Deed Book 2681, Page 459, Recorder’s Office, Franklin County, Ohio; thence South 85°22’04” East (formerly recorded as South 88°41’ East) 302.40 feet along the centerline of Rodebaugh Road to a point, being the northwesterly corner of a certain 2.897 acre tract; thence South 03°42’08” West (formerly recorded as South 01°19’ West) 250.00 feet along the westerly line of said 2.897 acre tract to the northeasterly corner of said 3.2868 acre tract conveyed to Local 1466, I.B.E.W., Building Corporation; thence North 85°22’04” West 114.65 feet to a point on the northerly line of said 3.2868 acre tract; thence South 04°37’56” West 18.99 feet to the northeasterly corner of a 50’x50’ lease area; thence South 17°16’52” East 50.00 feet to the southeasterly corner of said lease area; thence South 72°43’08” West 24.98 feet to a point on the southerly line of said lease area FOR THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence South 17°16’52” East 34.88 feet to a point; thence South 72°43’08” West 234.89 feet to a point on the centerline of Lancaster Avenue for the place of ending of this centerline description. The sidelines of said 10.00’ easement to be lengthened or shortened to meet at angle points and to terminate at said centerline of Lancaster Avenue.  
Bearings are based on Ohio State Plane Coordinate System, Ohio South Zone (NAD83).

LEGAL DESCRIPTION

PROPOSED 10’ WIDE UTILITY EASEMENT

Situated in the County of Franklin, in the State of Ohio, and in the City of Reynoldsburg and bounded and described as follows:  
A 10.00’ wide easement for utilities in that part of Half Section 1, and Half Section 6, Township 12, Range 21, Refugee Lands, and being part of The James Company tract of record in Deed Book 2884; Page 132, Recorder’s Office, Franklin County, Ohio, and being part of a 3.2868 acre tract conveyed to the Local 1466, I.B.E.W., Building Corporation in Document Number 200808070120717 Franklin County Records, the centerline of which is described as: Commencing at a point in the centerline of Rodebaugh Road, being the northeasterly corner of the Humble Oil and Refining Co. 0.753 acre tract as recorded in Deed Book 2681, Page 459, Recorder’s Office, Franklin County, Ohio; thence South 85°22’04” East (formerly recorded as South 88°41’ East) 302.40 feet along the centerline of Rodebaugh Road to a point, being the northwesterly corner of a certain 2.897 acre tract; thence South 03°42’08” West (formerly recorded as South 01°19’ West) 250.00 feet along the westerly line of said 2.897 acre tract to the northeasterly corner of said 3.2868 acre tract conveyed to Local 1466, I.B.E.W., Building Corporation; thence North 85°22’04” West 114.65 feet to a point on the northerly line of said 3.2868 acre tract; thence South 04°37’56” West 18.99 feet to the northerly corner of a 50’x50’ lease area; thence South 17°16’52” East 50.00 feet to the southeasterly corner of said lease area; thence South 72°43’08” West 34.98 feet to a point on the southerly line of said lease area; thence South 17°16’52” East 4.38 feet to THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence South 74°49’30” West 44.05 feet to a point; thence South 71°00’16” West to a point on the centerline of Lancaster Avenue for the place of ending of this centerline description. The sidelines of said 10.00’ easement to be lengthened or shortened to meet at angle points and to terminate at said centerline of Lancaster Avenue, the 50’X50’ Lease area and the 20’ wide ingress, egress and utility easement.  
Bearings are based on Ohio State Plane Coordinate System, Ohio South Zone (NAD83).

Surveyor Certification:  
I hereby certify to: Eco-Site, LLC, and Fidelity National Title Company, Commitment No., 27715293, dated August 06, 2018. Given under my hand and seal this 4th day of September, 2018.

*Lawrence W. Albaugh*

Ohio Registered Land Surveyor No. S-8016  
Expires December 31, 2019

|                         |                 |
|-------------------------|-----------------|
| DATE: 08/02/18          | DWG. BY: A.G.G. |
| SCALE: N/A              | SURVEYED: D.S.  |
| UPDATE: ECVO90518       | CHKD BY: L.W.A. |
| PROJECT NO.: 216266.026 |                 |



OH-0087  
LOCAL 1466 I.B.E.W.  
BUILDING CORP.

Survey Prepared for:  
FORTUNE WIRELESS INC.  
6402 CORPORATE DRIVE  
INDIANAPOLIS, IN 46278  
PHONE: (317) 822-6222  
FAX: (317) 471-1234  
Project Manager: Brad Riggs

| NO. | DESCRIPTION                              | DATE     |
|-----|------------------------------------------|----------|
| 1   | REVISED TOWER LOCATION                   | 08/14/18 |
| 2   | REVISED TOWER LOCATION: ADDED TITILEWORK | 09/05/18 |
|     |                                          |          |
|     |                                          |          |

**williams&works**  
engineers | surveyors | planners  
http://williams-works.com  
616.224.1500 phone  
549 Ottawa Ave NW  
Grand Rapids, MI 49503

SURVEYED BY:

SITE NAME

LOCAL 1466 I.B.E.W.  
BUILDING CORP.

SITE NUMBER

OH-0087

SITE ADDRESS

610 N. LANCASTER AVE.  
REYNOLDSBURG, OH  
43068

SHEET TITLE

S3

SHEET 3 of 3



SITE WORK GENERAL NOTES:

1.

THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR IS TO POT HOLE UTILITY LOCATES POST MARKING TO VERIFY UTILITY LOCATES ARE CORRECT.
2.

ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR/SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES.
3.

ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4.

IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5.

ALL EXISTING 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 CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.
6.

THE OWNER SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE (TO BE INSTALLED BY CONTRACTOR).
7.

THE SITE SHALL BE GRADED TO CAUSE CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
8.

NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
9.

THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
10.

THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE PROJECT SPECIFICATIONS.
11.

CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION , SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

CONTRACTOR SHALL NOT INSTALL EQUIPMENT THAT WILL IMPEDE DOOR OR ACCESS PANELS.

STRUCTURAL STEEL NOTES:

1.

ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS NOTED OTHERWISE.
2.

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". PAINTED SURFACES SHALL BE TOUCHED UP.
3.

BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE (3/4"Ø) CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
4.

NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8"Ø ASTM A307 BOLTS UNLESS NOTED OTHERWISE.
5.

INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.

CONCRETE AND REINFORCING STEEL NOTES:

1.

ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2.

ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. SLAB FOUNDATION DESIGN ASSUMING ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF
3.

REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, U.N.O.
4.

THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

4.1.

CONCRETE CAST AGAINST EARTH

3 IN.

4.2.

CONCRETE EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:

4.2.1.

#6 AND LARGER

2 IN.

4.2.2.

#5 AND SMALLER & WWF

1 1/2 IN

4.3.

CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:

4.3.1.

SLAB AND WALLS

3/4 IN.

4.3.2.

BEAMS AND COLUMNS

1 1/2 IN.

5.

A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UND. IN ACCORDANCE WITH ACI 301 SECTION 4.2.4

MASONRY NOTES:

1.

HOLLOW CONCRETE MASONRY UNITS SHALL MEET A.S.T.M. SPECIFICATION C90, GRADE N. TYPE 1. THE SPECIFIED DESIGN COMPRESSIVE STRENGTH OF CONCRETE MASONRY (F<sub>m</sub>) SHALL BE 1500 PSI.

2.

MORTAR SHALL MEET THE PROPERTY SPECIFICATION OF A.S.T.M. C270 TYP. "S" MORTAR AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI.

3.

GROUT SHALL MEET A.S.T.M. SPECIFICATION C475 AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2000 PSI.

4.

CONCRETE MASONRY SHALL BE LAID IN RUNNING ( COMMON) BOND.

5.

WALL SHALL RECEIVE TEMPORARY BRACING, TEMPORARY BRACING SHALL NOT BE REMOVED UNTIL GROUT IS FULL CURED.

GENERAL NOTES:

1.

FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:

CONTRACTOR -

GENERAL CONTRACTOR

SUBCONTRACTOR -

SUBCONTRACTOR HIRED BY GENERAL CONTRACTOR.

OWNER -

ECO-SITE

OEM -

ORIGINAL EQUIPMENT MANUFACTURER

2.

PRIOR TO THE SUBMISSION OF BID, THE CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER.

3.

ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LOWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.

4.

DRAWINGS PROVIDED WERE DESIGNED AND SCALED TO 11x17 FORMAT.

5.

UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

6.

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.

7.

IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE OWNER.

8.

CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWINGS.

9.

THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

10.

CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY.

11.

CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.

12.

CONSTRUCTION SHALL COMPLY WITH ECO-SITE MASTER SPECIFICATIONS AND THESE DRAWINGS; WHERE A CONFLICT EXISTS IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE OWNER.

13.

NOTHING CONTAINED IN THESE DRAWINGS SHALL CREATE ANY CONTRACTUAL RELATIONSHIP BETWEEN ANY SUBCONTRACTOR(S) AND ECO-SITE.

14.

CONTRACTOR SHALL HOLD HARMLESS ECO-SITE AND ITS REPRESENTATIVES FROM ALL SUITS, ACTIONS, OR CLAIMS OF ANY KIND BROUGHT ABOUT AS A RESULT OF ANY INJURIES OR DAMAGES SUSTAINED BY PERSON(S) OR PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT.

15.

CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS FOR ANY AND ALL PERSONS, INCLUDING SUBCONTRACTORS, ON SITE AS REQUIRED BY CURRENT OSHA STANDARDS; INCLUDING BUT NOT LIMITED TO:

A.

PERSONAL PROTECTIVE & LIFE SAVING EQUIPMENT

B.

SIGNS, SIGNALS, AND BARRICADES

C.

TOOLS - HAND AND POWER

D.

ELECTRICAL

E.

FALL PROTECTION

F.

EXCAVATIONS

G.

CONCRETE AND MASONRY CONSTRUCTION

H.

STEEL ERECTION

I.

POWER TRANSMISSION AND DISTRIBUTION

J.

CRANES AND DERRICKS IN CONSTRUCTION.

GENERAL:

1.

EXCAVATE A MINIMUM 18" BELOW PROPOSED EQUIPMENT FOUNDATIONS OF EXPANSIVE, ORGANIC, UNCONSOLIDATED OR OTHERWISE UNACCEPTABLE MATERIAL AND REPLACE WITH WELL-COMPACTED MATERIAL ACCEPTABLE TO THE ECO-SITE CONSTRUCTION MANAGER.

2.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND RELOCATING AS REQUIRED ALL SERVICE AND UTILITY LINES IN VICINITY OF THE WORK SITE. ALL EXCAVATIONS NEAR THESE LINES TO BE CARRIED OUT WITH EXTREME CAUTION. COORDINATE ALL RELOCATIONS WITH THE PROPERTY OWNER.

3.

CONTRACTOR TO CUT/FILL EXISTING COMPOUND SUBSOIL TO PROVIDE AN AREA AS LEVEL AS POSSIBLE FOR THE EQUIPMENT FOUNDATIONS. ALL FILL AREAS ARE TO BE FILLED WITH SUITABLE MATERIALS. FILL MATERIALS ARE TO BE PLACED, COMPACTED, AND TESTED IN MAXIMUM LAYERS OF 8". COMPACTION OF ALL FILL MATERIAL SHALL ACHIEVE 95 PERCENT OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 698. ALL TESTS MUST MEET THE MINIMUM SPECIFIED SOIL BEARING CAPACITY. COMPACTION TESTING IS BY THE GEOTECHNICAL TESTING COMPANY DESIGNATED FOR THE PROJECT. SCHEDULING AND COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. REPORTS OF ALL TESTING ARE TO BE PROMPTLY DELIVERED OR FAXED TO THE ECO-SITE CONSTRUCTION MANAGER.

MATERIALS:

1.

CONCRETE SHALL HAVE A SLUMP BETWEEN 3" AND 6".

2.

AT THE REQUEST OF THE ECO-SITE CONSTRUCTION MANAGER, TEST CYLINDERS SHALL BE MOLDED AND LABORATORY CURED IN ACCORDANCE WITH ASTM C31. FIVE CYLINDERS SHALL BE TAKEN FOR EACH DAY'S CONCRETE PLACEMENT. CYLINDERS SHALL BE TESTED IN ACCORDANCE WITH THE LATEST REVISION TO ASTM C39.

3.

CONCRETE FORMWORK IS TO BE STRIPPED WITHIN 48 HOURS. VIBRATION OF THE CONCRETE MUST ASSURE THAT HONEYCOMBING WILL BE AT A MINIMUM. MECHANICAL VIBRATION OF ALL CONCRETE IS REQUIRED UNLESS OTHERWISE DIRECTED BY ECO-SITE CONSTRUCTION MANAGER. ABOVE GRADE CONCRETE IS TO BE RUBBED AND PATCHED TO ASSURE SMOOTH FINISH AT TIME OF FORMS REMOVAL. CONTRACTOR SHALL PROVIDE A BROOM FINISH ON THE TOP SURFACE OF THE EQUIPMENT FOUNDATION UNLESS OTHERWISE DIRECTED BY THE ECO-SITE CONSTRUCTION MANAGER.

ELECTRICAL:

1.

CONTRACTOR SHALL REFER TO DRAWINGS OF OTHER TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES NOT SHOWN ON THE STRUCTURAL DRAWINGS. CONTRACTOR SHALL VERIFY PLACEMENT OF EQUIPMENT AND LOCATION OF CONDUIT FOR MANUFACTURERS AND VENDORS SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION OF ALL UTILITIES.

2.

TOPS OF CONCRETE FOUNDATION MUST BE WITHIN 0.02' OF ELEVATION REQUIRED.

ABBREVIATIONS

|        |                                |
|--------|--------------------------------|
| AGL    | ABOVE GRADE LEVEL              |
| BTS    | BASE TRANSCEIVER STATION       |
| (E)    | EXISTING                       |
| MIN.   | MINIMUM                        |
| NTS    | NOT TO SCALE                   |
| REF    | REFERENCE                      |
| RF     | RADIO FREQUENCY                |
| TBD    | TO BE DETERMINED               |
| TBR    | TO BE RESOLVED                 |
| TYP    | TYPICAL                        |
| REQ.   | REQUIRED                       |
| EGR    | EQUIPMENT GROUND RING          |
| AWG    | AMERICAN WIRE GAUGE            |
| MGB    | MASTER GROUND BUSS             |
| EG     | EQUIPMENT GROUND               |
| BCW    | BARE COPPER WIRE               |
| SIAD   | SMART INTEGRATED ACCESS DEVICE |
| GEN    | GENERATOR                      |
| IGR    | INTERIOR GROUND RING (HALO)    |
| RBS    | RADIO BASE STATION             |
| U.N.O. | UNLESS NOTED OTHERWISE         |

SYMBOLS

|                                                                                       |                                                                  |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------|
|  | SOLID GROUND BUSS BAR                                            |
|  | SOLID NEUTRAL BUSS BAR                                           |
|  | SUPPLEMENTAL GROUND CONDUCTOR                                    |
|  | 2-POLE THERMAL-MAGNETIC CIRCUIT BREAKER                          |
|  | SINGLE-POLE THERMAL-MAGNETIC CIRCUIT BREAKER                     |
|  | CHEMICAL GROUND ROD                                              |
|  | DISCONNECT SWITCH                                                |
|  | METER                                                            |
|  | EXOTHERMIC WELD (CADWELD) (UNLESS NOTED OTHERWISE)               |
|  | MECHANICAL WELD                                                  |
|  | 3/4"Ø x 10'-0" COPPER CLAD STEEL GROUND ROD                      |
|  | 3/4"Ø x 10'-0" COPPER CLAD STEEL GROUND ROD w/ INSPECTION SLEEVE |
|  | GROUNDING WIRE                                                   |

D.2.c

PROJECT INFORMATION:

WIND RIVER DR / OH-0087  
A6C0552A  
610 N LANCASTER AVE  
REYNOLDSBURG, OH 43068

CURRENT ISSUE DATE:

10/19/18

ISSUED FOR:

ZONING

REV.: DATE: ISSUED FOR: BY:

|   |          |  |     |
|---|----------|--|-----|
| A | 10/19/18 |  | GNP |
|   |          |  |     |
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|   |          |  |     |

CONSULTANT:

FORTUNE  
WIRELESS INC.  
6402 CORPORATE DRIVE  
INDIANAPOLIS, IN 46278  
(317) 532-1374  
OHIO PE COA # 05341

DRAWN BY: CHK.: APV.:

|     |     |     |
|-----|-----|-----|
| GNP | DEK | DEK |
|-----|-----|-----|

LICENSER:

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER: REVISION:

GN-1

A

Packet Pg. 90

Attachment: OH0087\_A6C0552A\_Zoning Application Package\_011419 (App# 2019-5023, 610 N. Lancaster Avenue, Daubenmire)

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### ELECTRICAL INSTALLATION NOTES:

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES.
2. CONDUIT ROUTINGS ARE SCHEMATIC. SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.
3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
5. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
6. EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E. HOTS), GROUNDING AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.
7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH PLASTIC TAPE PER COLOR SCHEDULE. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, BRANCH CIRCUIT ID NUMBERS (I.E. PANEL BOARD AND CIRCUIT ID'S).
8. PANEL BOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
9. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
10. POWER, CONTROL AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET & DRY) OPERATION LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.
11. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET & DRY) OPERATION LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM UNLESS OTHERWISE SPECIFIED.
12. POWER, CONTROL AND EQUIPMENT GROUND WIRING NOT IN TUBING OR CONDUIT SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 AWG OR LARGER), 600V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET & DRY) OPERATION WITH OUTER JACKET LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75° C (90° C IF AVAILABLE).
14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
15. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E. RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
16. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT) OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
18. RIGID NONMETALLIC CONDUIT (I.E. RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
19. LIQUID-TITE FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
20. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
21. CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
22. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER).

## ELECTRICAL INSTALLATION NOTES CONTINUED:

23. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL. SHALL MEET OR EXCEED UL 50 AND RATED NEMA 1 (OR BETTER) INDOORS OR NEMA 3 (OR BETTER) OUTDOORS.
24. METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
25. NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
26. THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
27. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.
28. INSTALL PLASTIC LABEL ON THE METER CENTER IDENTIFYING SPECIFIC CARRIER.

KEY NOTES: (SEE GROUNDING PLAN DIAGRAM - SHEET E-2)

1. TOWER GROUNDING: EXTEND #2 SOLID TINNED CU WIRE FROM BURIED GROUND RING TO TOWER AND MAKE EXOTHERMIC CONNECTION.
2. GROUND ROD: COPPER CLAD STEEL , 3/4"Ø X TEN (10) FEET LONG.
3. ICE BRIDGE SUPPORT POST GROUNDING: EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING TO ALL ICE BRIDGE SUPPORT POST WITH CADWELD CONNECTION WELD.
4. FENCE GROUNDING: IF FENCE IS WITHIN 6' OF GROUNDING RING, EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING TO FENCE CORNER POSTS AND EXOTHERMICALLY WELDED. BOND INTERMEDIATE POST IF REQUIRED TO MAINTAIN 25' MAX. SPACING.
5. TOWER GROUNDING BAR: EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING UP TO THE TOWER GROUND BAR AND MAKE A MECHANICAL CONNECTION. SECURE GROUND BAR DIRECTLY TO TOWER WITH ISOLATOR KIT USING STAINLESS STEEL MOUNTING MATERIAL.
6. MULTI TENANT UTILITY FRAME: BOND METER, TELCO BOX AND FRAME POST TO COMPOUND GROUND RING WITH MECHANICAL CONNECTION AT CABINET AND EXOTHERMIC WELD AT GROUND RING.
7. ANTENNA GROUND BAR: MOUNT GROUND BAR DIRECTLY TO THE TOWER AT TOP OF COAX RUNS. SECURE TO TOWER WITH ISOLATOR KIT USING STAINLESS STEEL MOUNTING MATERIAL.
8. FENCE/GATE: BOND ALL FENCE POSTS AND GATES TO COMPOUND GROUND RING WITH EXOTHERMIC WELDS.
9. EXTERIOR GFCI RECEPTACLE GROUNDING: EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING TO THE EXTERIOR GFCI RECEPTACLE AND MAKE A MECHANICAL CONNECTION.
10. SSC AND FCOA. SHALL BE MECHANICALLY LUGGED WITH EXOTHERMIC WELD TO THE GROUND RING (OR MECHANICALLY LUGGED TO A BUS BAR PLACED BETWEEN THEM ON THE PAD, WHICH IS THEN WELDED TO THE GROUND RING. UTILITY H-FRAME POSTS AND ICEBRIDGE SHALL BE WELDED.

GREENFIELD GROUNDING NOTES:

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GES'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 11000 AND 81) FOR GROUND ELECTRODE SYSTEMS, THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEXT RESULT OF 5 OHMS OR LESS.
3. THE SUBCONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
4. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
5. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.

6. EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER STRANDED GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, #6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS; 32 AWG SOLID TINNED COPPER FOR OUTDOOR BTS.
7. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 AWG SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
8. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
9. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
10. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
11. ALL GROUND CONNECTION ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
12. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
13. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
14. APPROVED ANTIOXIDANT COATINGS (I.E. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
15. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
16. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
17. BOND ALL METALLIC OBJECTS WITHIN 6 FT. OF MAIN GROUND WIRES WITH (1) #2 AWG TIN-PLATED COPPER GROUND CONDUCTOR.
18. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALL OR FLOORS, WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OF LOCAL CONDITIONS, NON-METALIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G. NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.



### PROJECT INFORMATION:

WIND RIVER DR / OH-0087  
A6C0552A  
610 N LANCASTER AVE  
REYNOLDSBURG, OH 43068

**CURRENT ISSUE DATE:**

**10/19/18**

## ISSUED FOR:

## ZONING

REV.: DATE: ISSUED FOR: BY:

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| A | 10/19/18 |  | GNF |
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## CONSULTANT



**FORTUNE  
WIRELESS INC.**

6402 CORPORATE DRIVE

(317) 532-1374

OHIO PE COA # 05341

DRAWN BY: CHK.: APV.:

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| GNP | DEK | DEK |
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**=LICENSER:**

**SHEET TITLE:**

## GENERAL NOTES

SHEET NUMBER: REVISION:

GN-2

**A**





500' RADIUS FROM  
CENTER OF TOWER

250' RADIUS FROM  
CENTER OF TOWER

1

OVERALL SITE PLAN  
SCALE: 1"=100'-0"

0

100

200

D.2.c

240 LEIGH FARM ROAD, SUITE 230  
DURHAM, NC 27707

PROJECT INFORMATION:

WIND RIVER DR / OH-0087  
A6C0552A  
610 N LANCASTER AVE  
REYNOLDSBURG, OH 43068

CURRENT ISSUE DATE:

10/19/18

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DATE:

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CONSULTANT:

**FORTUNE  
WIRELESS INC.**  
6402 CORPORATE DRIVE  
INDIANAPOLIS, IN 46278  
(317) 532-1374  
OHIO PE COA # 05341

DRAWN BY:

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APV.:

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SHEET TITLE:

OVERALL SITE PLAN  
(AERIAL)

SHEET NUMBER:

REVISION:

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Packet Pg. 92

Attachment: OH0087\_A6C0552A\_Zoning Application Package\_011419 (App# 2019-5023, 610 N. Lancaster Avenue, Daubenmire)



WIND RIVER DR / OH-0087  
A6C0552A  
610 N LANCASTER AVE  
REYNOLDSBURG, OH 43068

**10/19/18**

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**FORTUNE**  
**WIRELESS INC.**

6402 CORPORATE DRIVE  
INDIANAPOLIS, IN 46278  
(317) 532-1374  
OHIO PE COA # 0534

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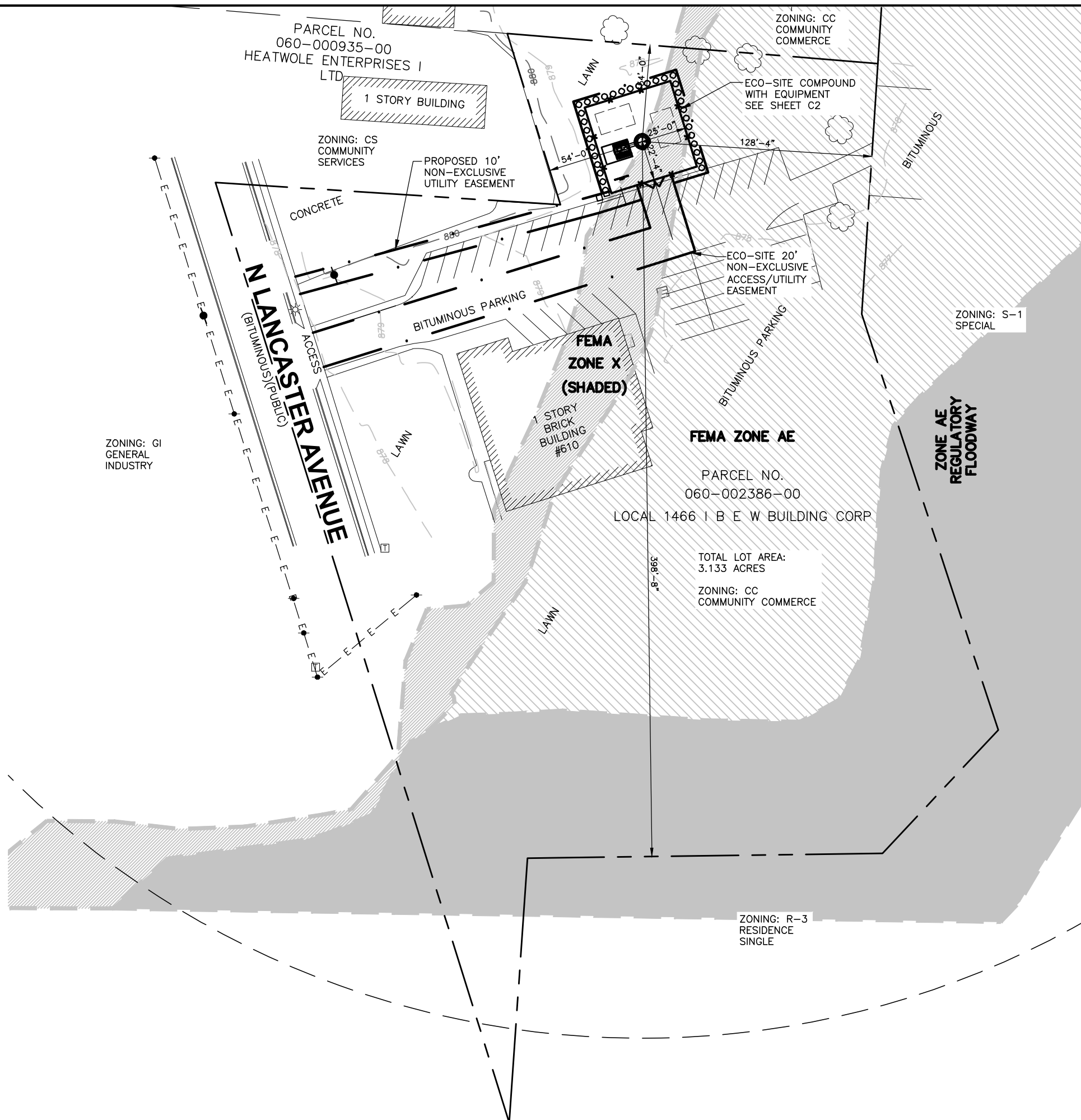
OVERALL PARCEL PLAN

SHEET NUMBER: == REVISION: ==

C-0B

**A**

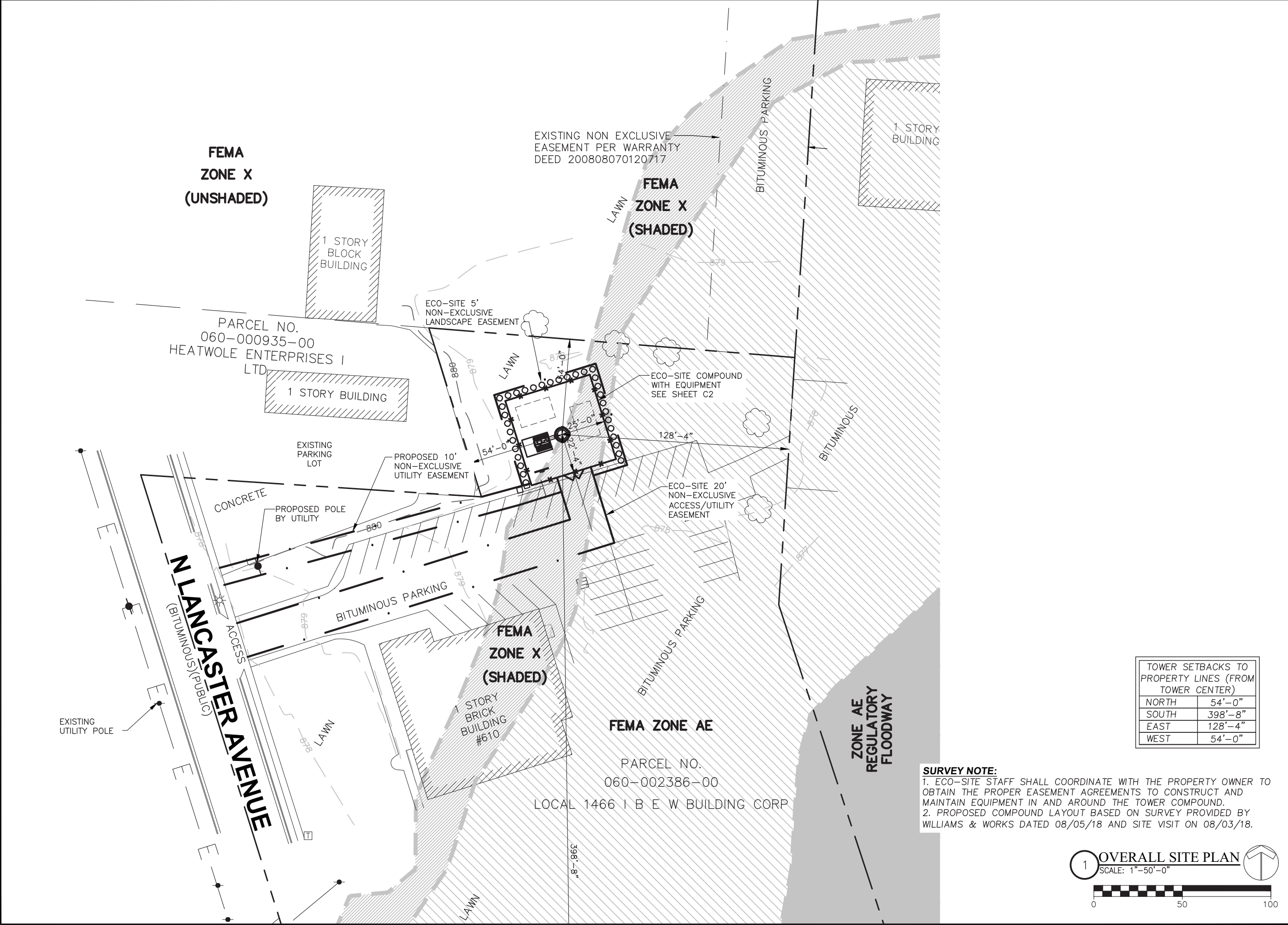
Packet Pg. 93



1 OVERALL SITE PLAN  
SCALE: 1"=60'-0"

SCALE: 1"=60'-0"





D.2.c



240 LEIGH FARM ROAD, SUITE 230  
DURHAM, NC 27707

PROJECT INFORMATION:

WIND RIVER DR / OH-0087  
A6C0552A  
610 N LANCASTER AVE  
REYNOLDSBURG, OH 43068

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CONSULTANT:



**FORTUNE  
WIRELESS INC.**  
6402 CORPORATE DRIVE  
INDIANAPOLIS, IN 46278  
(317) 532-1374  
OHIO PE COA # 05341

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| GNP | DEK | DEK |
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LICENSER:

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER: REVISION:

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Packet Pg. 94

Attachment: OH0087\_A6C0552A\_Zoning Application Package\_011419 (App# 2019-5023, 610 N. Lancaster Avenue, Daubenmire)



PROJECT INFORMATION:  
**WIND RIVER DR / OH-0087  
A6C0552A  
610 N LANCASTER AVE  
REYNOLDSBURG, OH 43068**

CURRENT ISSUE DATE:  
**10/19/18**

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CONSULTANT:



**FORTUNE  
WIRELESS INC.**  
6402 CORPORATE DRIVE  
INDIANAPOLIS, IN 46278  
(317) 532-1374  
OHIO PE COA # 05341

DRAWN BY: GNP CHK.: DEK APV.: DEK

LICENSER:

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER: C-2 REVISION: A

GENERAL NOTES:

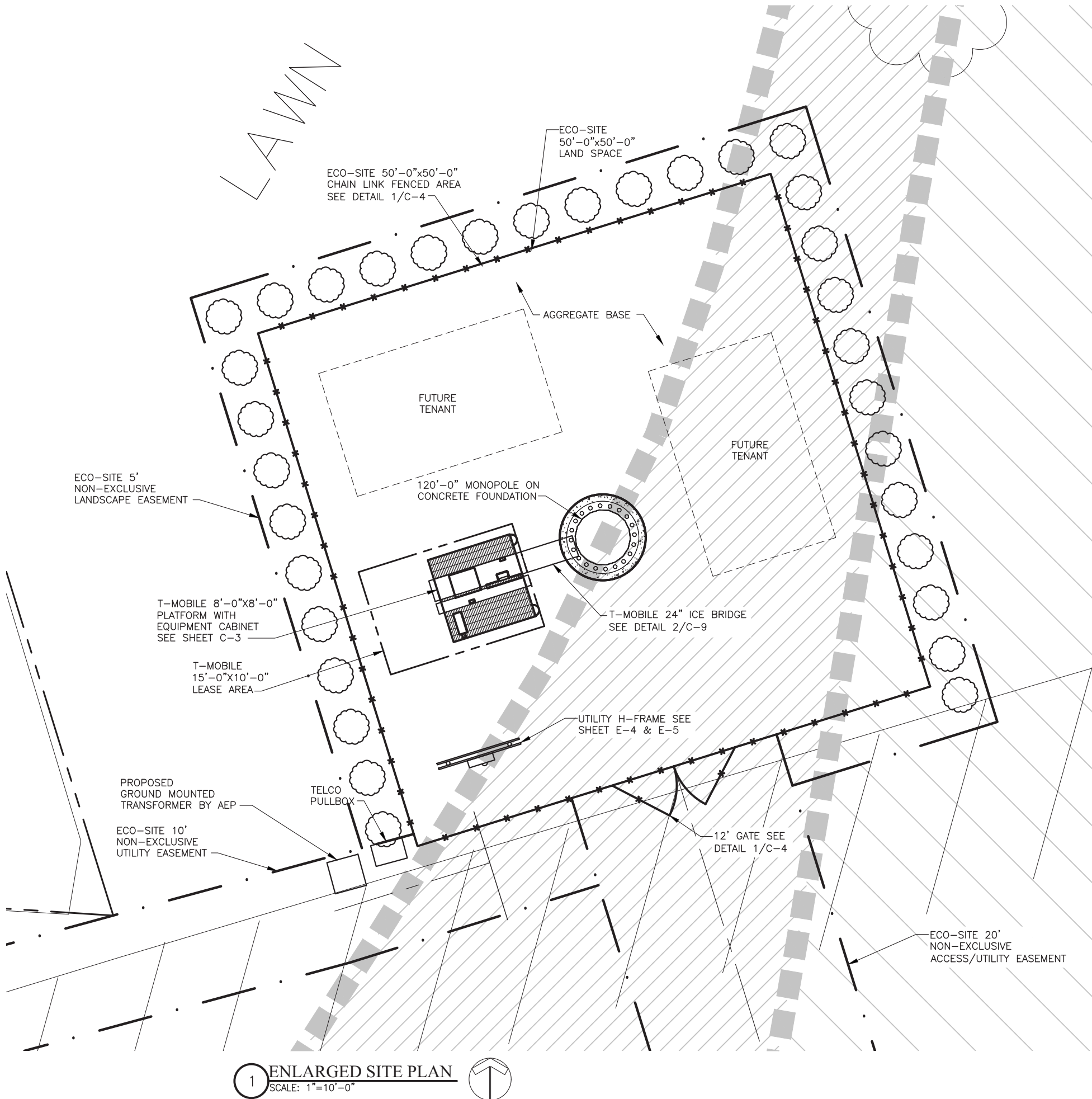
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ECO-SITE CONSTRUCTION MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND ECO-SITE SPECIFICATIONS, THE ECO-SITE CONSTRUCTION MANAGER SHOULD BE CONTACTED FOR CLARIFICATION.
- ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ECO-SITE CONSTRUCTION MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE CONSTRUCTION MANAGER AND/OR ENGINEER.
- CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
- ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
- THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. DO NOT SCALE. NOTIFY ENGINEER OR ECO-SITE CONSTRUCTION MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS FROM ECO-SITE CONSTRUCTION MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
- UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.
- THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY STATE 811 48 HOURS IN ADVANCE OF PERFORMING. ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
- CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
- CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY ECO-SITE CONSTRUCTION MANAGER.

SURVEY NOTE:

- ECO-SITE STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
- PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY WILLIAMS & WORKS DATED 08/05/18 AND SITE VISIT ON 08/03/18.

COAX NOTE:

- ROUTE COAX UP TOWER PER TOWER DESIGN DRAWINGS BY TOWER OWNER.



1 ENLARGED SITE PLAN  
SCALE: 1"=10'-0"



PROJECT INFORMATION:

WIND RIVER DR / OH-0087  
A6C0552A  
610 N LANCASTER AVE  
REYNOLDSBURG, OH 43068

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CONSULTANT:



**FORTUNE  
WIRELESS INC.**

6402 CORPORATE DRIVE  
INDIANAPOLIS, IN 46278  
(317) 532-1374

OHIO PE COA # 05341

DRAWN BY: CHK.: APV.:

GNP DEK DEK

LICENSER:

FOR T-MOBILE  
REFERENCE ONLY

SHEET TITLE:

FOUNDATION DETAILS

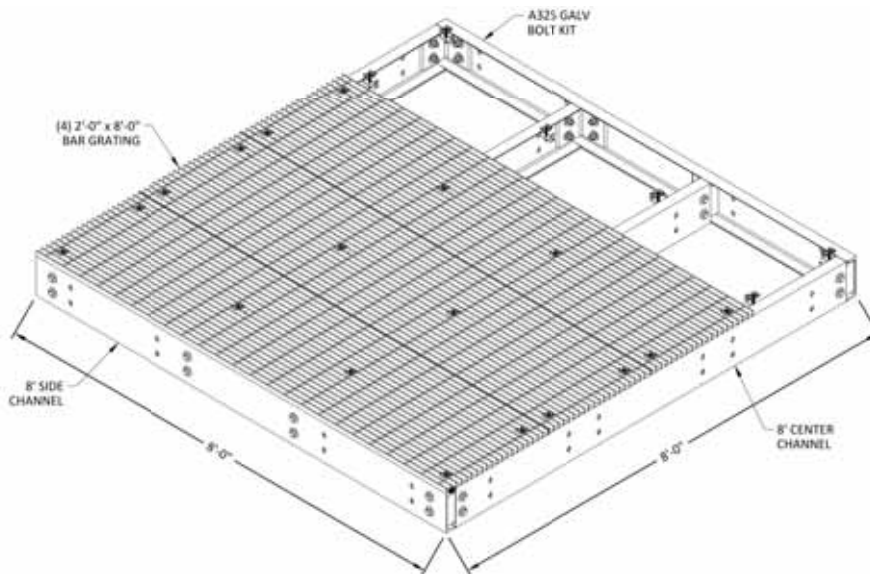
SHEET NUMBER: REVISION:

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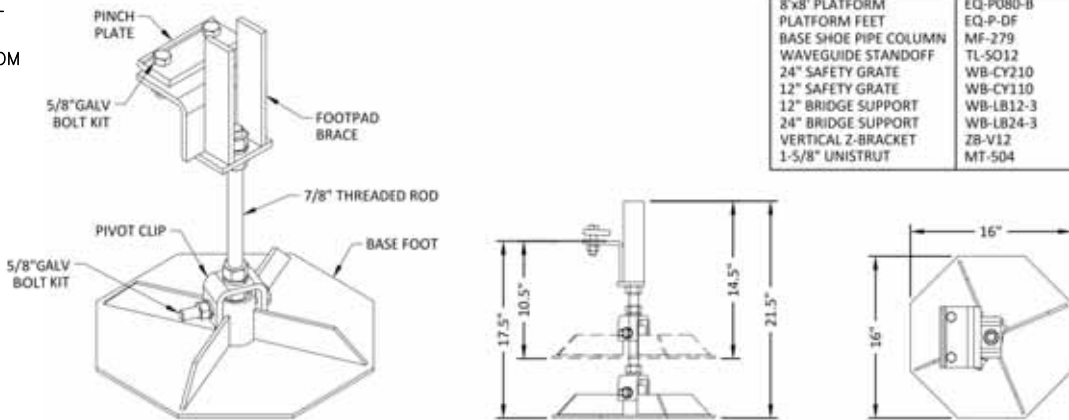
PLATFORM STRUCTURAL NOTES:

1. ALL WIDE FLANGE BEAMS, ANGLES, AND GRATING SHALL BE ASTM A36.
2. ALL STEEL SHALL BE HOT DUPPED GALVANIZED AS SPECIFIED IN ASTM A123, A153, AND A167. REPAIR GALVANIZING AFTER WELDING.
3. ALL GRATING SHALL BE 1"x3/16" STANDARD FLOWFORGE TYPE 19-4 MANUFACTURED BY FISHER & LUDLOW CLIPPED TO STEEL FRAME. SPAN AS SHOWN ON DRAWINGS.
4. ALL WELDING SHALL BE DONE USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC AND AWG D1.1. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDED THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION," 9TH EDITION. AT THE COMPLETION OF WELDING, ALL DAMAGE TO GALVANIZED COATING SHALL BE REPAIRED USING COLD GALVANIZER.
5. BOLTED CONNECTIONS SHALL USE BEARING TYPE GALVANIZED ASTM325 BOLTS (3/4") AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS OTHERWISE NOTED.
6. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. GALVANIZED A307 BOLTS UNLESS NOTED OTHERWISE.
7. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES WITH CONSTRUCTION DOCUMENTS.



COMMSCOPE PLATFORM EQ-P0808-B DETAIL

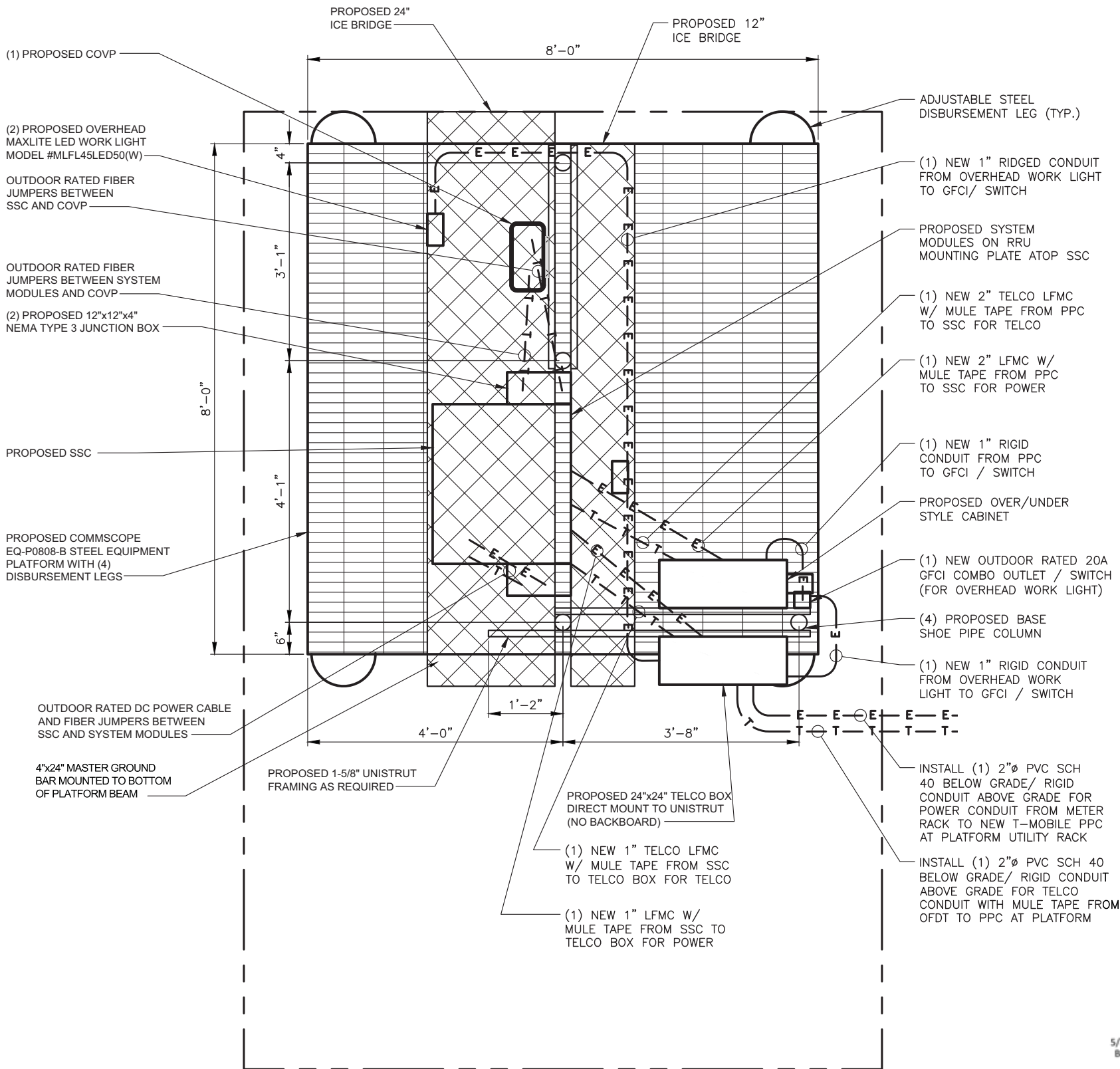
SCALE: NOT TO SCALE



COMMSCOPE ADJUSTABLE LEG KIT FOR EQ-P SERIES DETAILS

SCALE: NOT TO SCALE

| COMMSCOPE GROUP STEEL SPECIFICATION |               |
|-------------------------------------|---------------|
| DESCRIPTION                         | COMMSCOPE P/N |
| 8'x8' PLATFORM                      | EQ-P080-B     |
| PLATFORM FEET                       | EQ-P-DF       |
| BASE SHOE PIPE COLUMN               | MF-279        |
| WAVEGUIDE STANDOFF                  | TL-S012       |
| 24" SAFETY GRATE                    | WB-CY210      |
| 12" SAFETY GRATE                    | WB-CY110      |
| 12" BRIDGE SUPPORT                  | WB-LB12-3     |
| 24" BRIDGE SUPPORT                  | WB-LB24-3     |
| VERTICAL Z-BRACKET                  | ZB-V12        |
| 1-5/8" UNISTRUT                     | MT-504        |



1 TYPICAL PLATFORM PLAN

SCALE: N.T.S.



PROJECT INFORMATION:

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CONSULTANT:



**FORTUNE  
WIRELESS INC.**  
6402 CORPORATE DRIVE  
INDIANAPOLIS, IN 46278  
(317) 532-1374  
OHIO PE COA # 05341

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GNP DEK DEK

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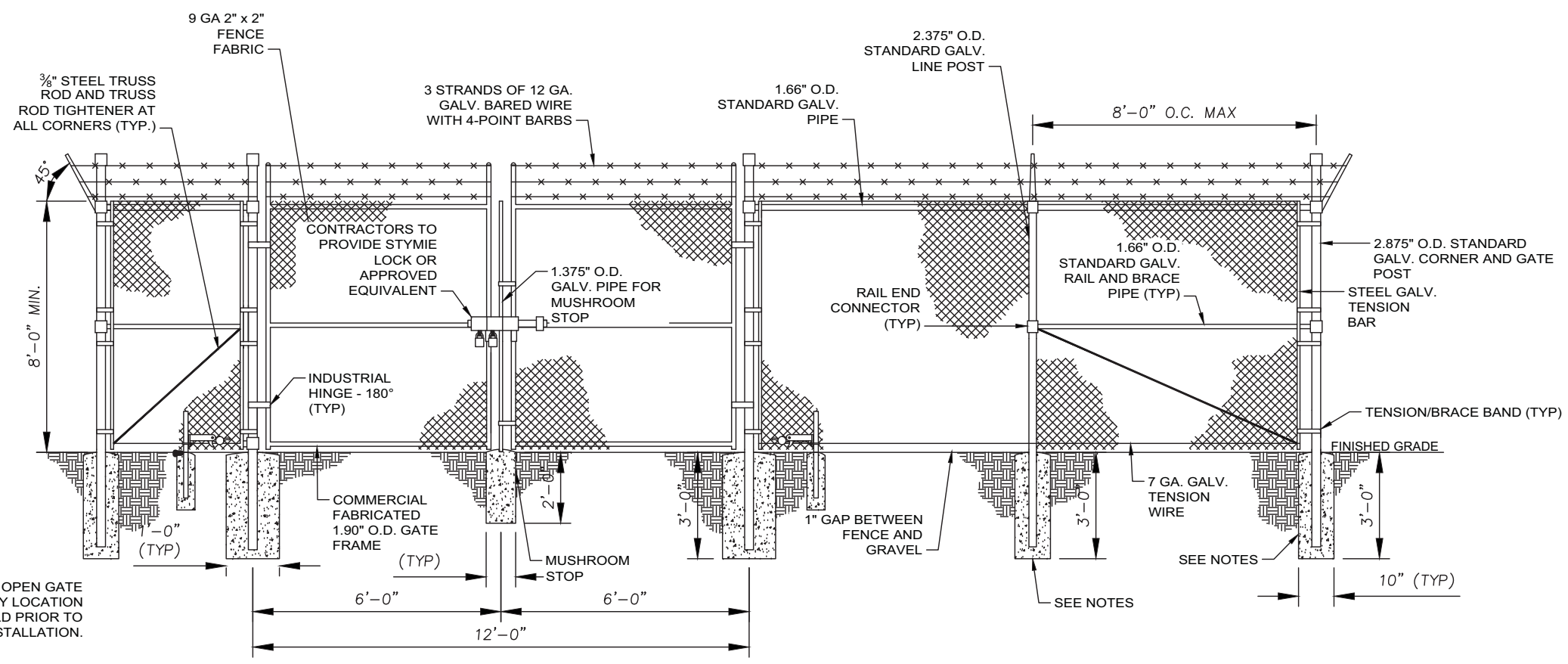
FENCE, GATE, & COUMPOUND  
DETAILS

SHEET NUMBER: REVISION:

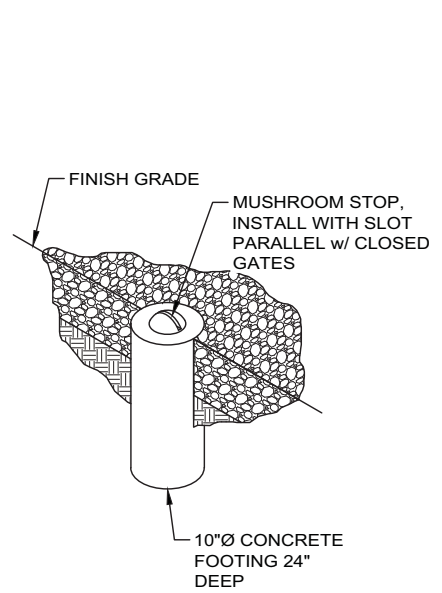
C-4 A

FENCE NOTES

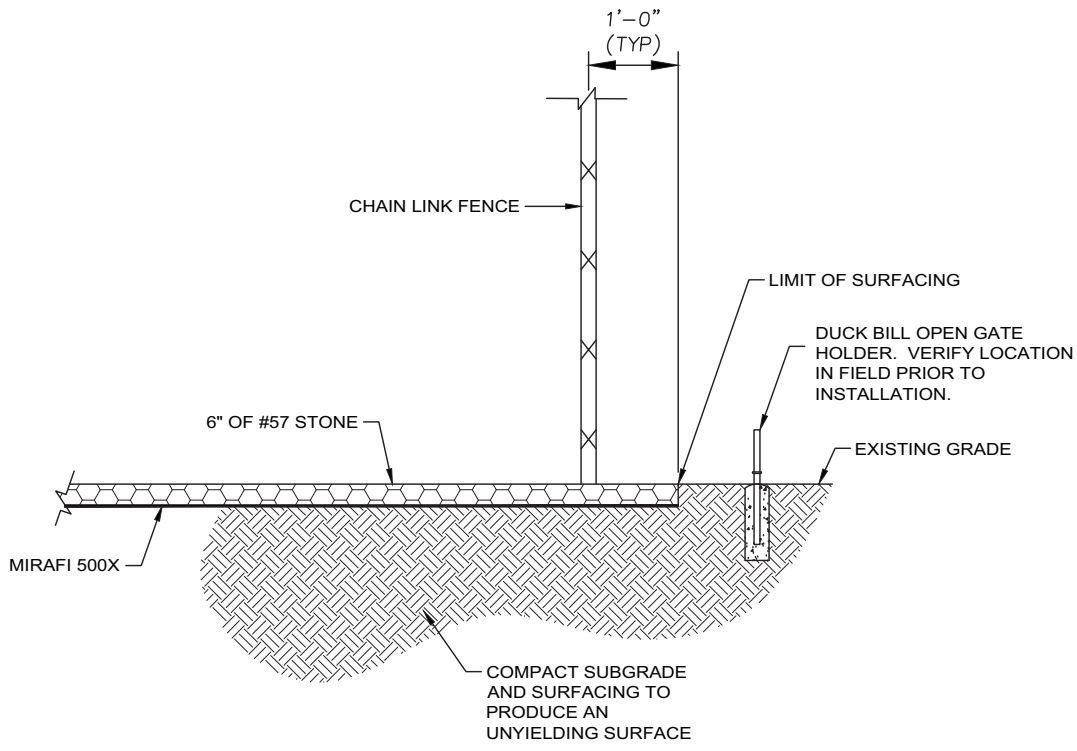
1. USE 3,000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON-SHRINK GROUT.
3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
4. CORNERS AND GATEPOSTS FOR CHAIN LINK FENCES SHALL EXTEND ABOVE THE TOP STRAND OF BARBED WIRE TO PROVIDE TENSIONING FOR THE BARBED WIRE.
5. PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
6. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 1" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
7. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS. DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.
8. CONTRACTOR SHALL ALSO PROVIDE A MUSHROOM TYPE RECEIVER AT THE CLOSE POSITION.



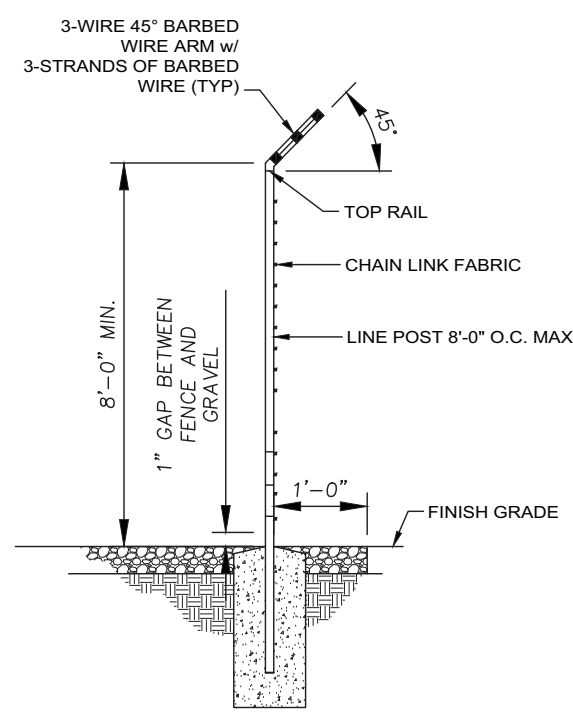
1 CHAIN LINK FENCE AND GATE ELEVATION  
C4 NOT TO SCALE



2 MUSHROOM STOP  
C4 NOT TO SCALE

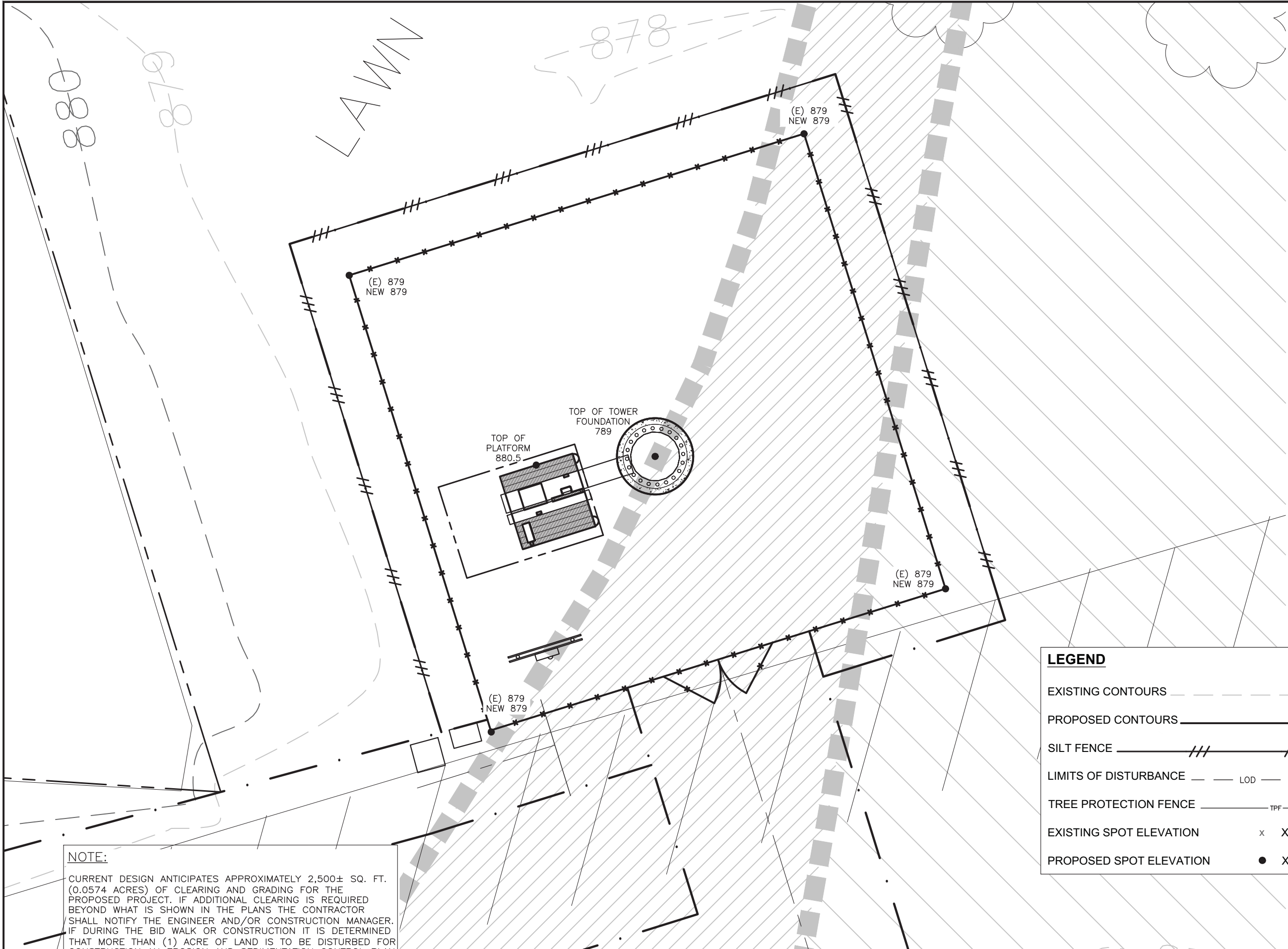


3 SITE COMPOUND SURFACE DETAIL  
C4 NOT TO SCALE



4 SECTION AT FENCE  
C4 NOT TO SCALE

Attachment: OH0087\_A6C0552A\_Zoning Application Package\_011419 (App# 2019-5023, 610 N. Lancaster Avenue, Daubenmire)



**NOTE:**  
CURRENT DESIGN ANTICIPATES APPROXIMATELY 2,500± SQ. FT. (0.0574 ACRES) OF CLEARING AND GRADING FOR THE PROPOSED PROJECT. IF ADDITIONAL CLEARING IS REQUIRED BEYOND WHAT IS SHOWN IN THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND/OR CONSTRUCTION MANAGER. IF DURING THE BID WALK OR CONSTRUCTION IT IS DETERMINED THAT MORE THAN (1) ACRE OF LAND IS TO BE DISTURBED FOR CONSTRUCTION AN EROSION AND SEDIMENTATION CONTROL PLAN MUST BE FILED 30 DAYS PRIOR TO CONSTRUCTION.

|                         |         |       |
|-------------------------|---------|-------|
| <b>LEGEND</b>           |         |       |
| EXISTING CONTOURS       | ---     |       |
| PROPOSED CONTOURS       | —       |       |
| SILT FENCE              | ===     | ===   |
| LIMITS OF DISTURBANCE   | — LOD — | LOD — |
| TREE PROTECTION FENCE   | — TPF — |       |
| EXISTING SPOT ELEVATION | x       | XXX   |
| PROPOSED SPOT ELEVATION | ●       | XXX   |

240 LEIGH FARM ROAD, SUITE 230  
DURHAM, NC 27707

PROJECT INFORMATION:

**WIND RIVER DR / OH-0087  
A6C0552A  
610 N LANCASTER AVE  
REYNOLDSBURG, OH 43068**

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CONSULTANT:

**FORTUNE  
WIRELESS INC.**  
6402 CORPORATE DRIVE  
INDIANAPOLIS, IN 46278  
(317) 532-1374  
OHIO PE COA # 05341

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LICENSER:

SHEET TITLE:

**GRADING & EROSION  
CONTROL PLAN**

SHEET NUMBER: REVISION:

|            |          |
|------------|----------|
| <b>C-5</b> | <b>A</b> |
|------------|----------|

Packet Pg. 98

Attachment: OH0087\_A6C0552A\_Zoning Application Package\_011419 (App# 2019-5023, 610 N. Lancaster Avenue, Daubenmire)

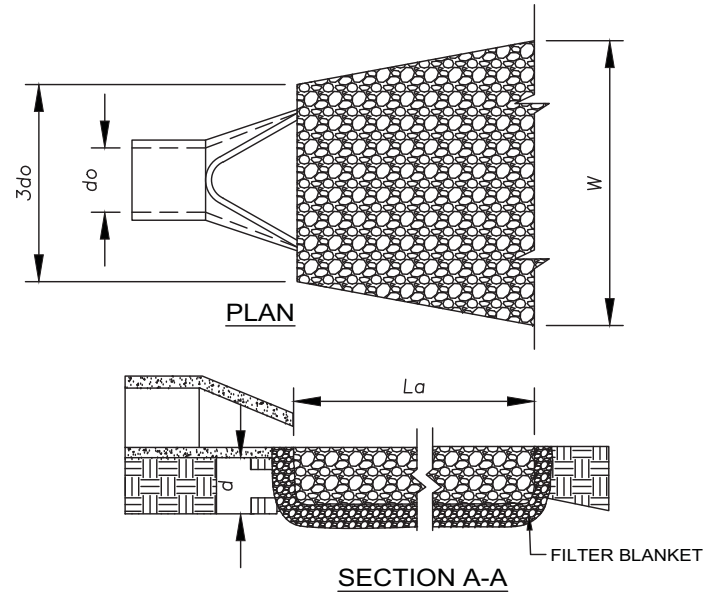


EROSION CONTROL NOTES:

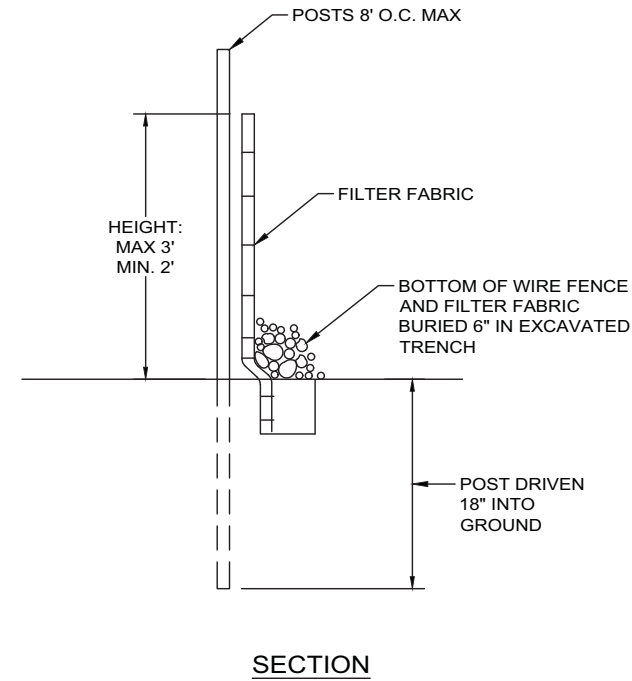
1. EROSION CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE.
2. ALL EXCAVATED SOILS NOT NEEDED ON SITE FOR BACKFILL OPERATIONS SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE TAKEN OFF SITE AND LEGALLY DISPOSED OF.
3. SOIL REMAINING ON SITE SHALL HAVE SILT FENCE TIGHTLY PLACED AROUND THE ENTIRE CIRCUMFERENCE OF THE PILE.
4. PROVIDE EROSION CONTROLS AS NECESSARY TO PREVENT EXISTING SOILS FROM DRAINING OFF SITE OR INTO EXISTING DRAINAGE STRUCTURES.
5. ERECTION OF EROSION CONTROLS SHALL BE IN ACCORDANCE WITH STATE AND LOCAL EROSION CONTROL REGULATIONS.

NOTES:

1. **L<sub>a</sub> IS THE LENGTH OF THE RIPRAP APRON.**
2. **d = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".**
3. **IN A WELL-DEFINED CHANNEL EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK, WHICHEVER IS LESS.**
4. **A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION.**



1 RIP-RAP VELOCITY DISSIPATOR PAD  
C6 NOT TO SCALE



2  
C6

SEDIMENT FENCE (SILT FENCE)

NOT TO SCALE

## SEEDING SCHEDULE FOR WINTER / SPRING CONSTRUCTION ACTIVITIES

### SEEDING MIXTURE

| SPECIES                                                                          | RATE (LB/ACRE) |
|----------------------------------------------------------------------------------|----------------|
| RYE (GRAIN)                                                                      | 120            |
| ANNUAL LESPEDEZA (KOBÉ IN<br>PIEDMONT AND COASTAL PLAIN,<br>KOREAN IN MOUNTAINS) | 50             |

OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXTEND BEYOND JUNE.

### SEEDING DATES

|                             |                  |
|-----------------------------|------------------|
| MOUNTAINS -- ABOVE 2500 FT: | FEB 15 - MAY 15  |
| BELOW 2500 FT.:             | FEB. 1 - MAY 1   |
| PIEDMONT --                 | JAN. 1 - MAY 1   |
| COASTAL PLAIN --            | DEC. 1 - APR. 15 |

## SOIL AMENDMENTS

FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.

MULCH

APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

## MAINTENANCE

REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

## SEEDING SCHEDULE FOR SUMMER CONSTRUCTION ACTIVITIES

### SEEDING MIXTURE

| SPECIES             | RATE (LB/ACRE)               |
|---------------------|------------------------------|
| COMMON BERMUDAGRASS | 40-80 (1-2 LB/1,000 SQ. FT.) |

### SEEDING DATES

COASTAL PLAIN -- APR. 1 - JULY  
PIEDMONT -- APR. 15 - JUNE 30

## SOIL AMENDMENTS

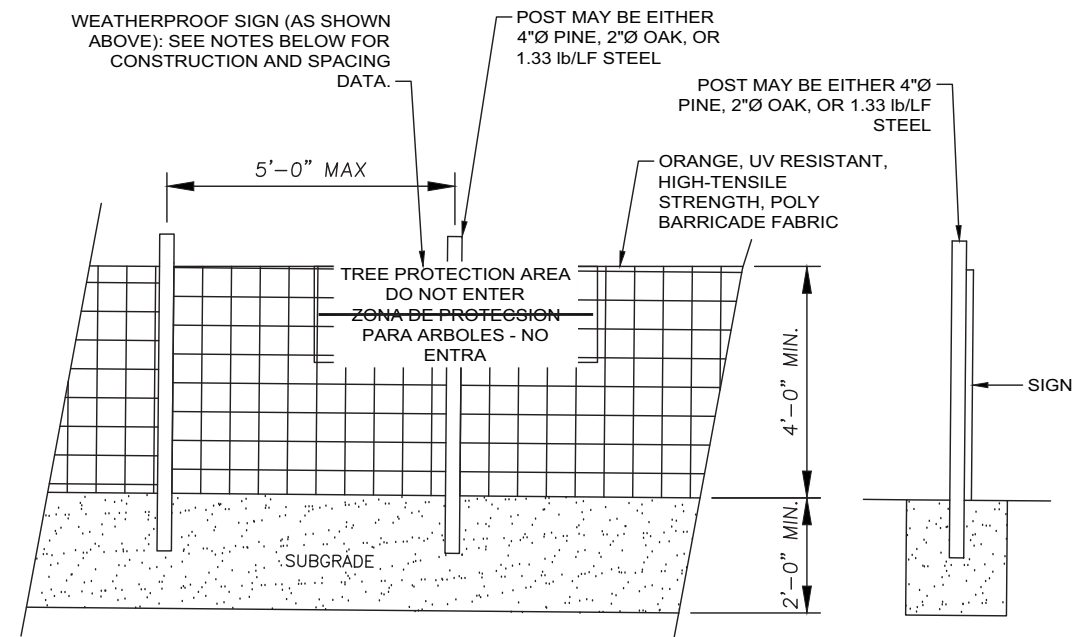
**APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS, OR  
APPLY 3,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND  
500 LB/ACRE 10-10-10 FERTILIZER.**

MULCH

USE JUTE, EXCELSIOR MATTING, OR OTHER EFFECTIVE CHANNEL LINING MATERIAL TO COVER THE BOTTOM OF CHANNELS AND DITCHES. THE LINING SHOULD EXTEND ABOVE THE HIGHEST CALCULATED DEPTH OF FLOW. ON CHANNEL SIDE SLOPES ABOVE THIS HEIGHT, AND IN DRAINAGES NOT REQUIRING TEMPORARY LINING, APPLY 4,000 LB/ACRE GRAIN STRAW AND ANCHOR STRAW BY STAPLING NETTING OVER THE TOP.

## MAINTENANCE

A MINIMUM OF 3 WEEKS IS REQUIRED FOR ESTABLISHMENT. INSPECT AND REPAIR MULCH FREQUENTLY. REFERTILIZE THE FOLLOWING APR. WITH 50 LB/ACRE NITROGEN.



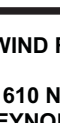
NOTE:

INSTALL TREE PROTECTION FENCE AND SIGNAGE PRIOR TO CALLING FOR SITE INSPECTION. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT. ADDITIONAL SIGNS MAY BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS.

3  
C6

TREE PROTECTION FENCE

NOT TO SCALE

|                                                                                                                                                                                                                                                                                                             |                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <br>240 LEIGH FARM ROAD, SUITE 230<br>DURHAM, NC 27707                                                                                                                                                                   |                  |
| <b>PROJECT INFORMATION:</b>                                                                                                                                                                                                                                                                                 |                  |
| <b>WIND RIVER DR / OH-0087</b><br><b>A6C0552A</b><br><b>610 N LANCASTER AVE</b><br><b>REYNOLDSBURG, OH 43068</b>                                                                                                                                                                                            |                  |
| <b>CURRENT ISSUE DATE:</b>                                                                                                                                                                                                                                                                                  |                  |
| <b>10/19/18</b>                                                                                                                                                                                                                                                                                             |                  |
| <b>ISSUED FOR:</b>                                                                                                                                                                                                                                                                                          |                  |
| <b>ZONING</b>                                                                                                                                                                                                                                                                                               |                  |
| <b>REV.:</b>                                                                                                                                                                                                                                                                                                | <b>DATE:</b>     |
| A                                                                                                                                                                                                                                                                                                           | 10/19/18         |
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|                                                                                                                                                                                                                                                                                                             |                  |
|                                                                                                                                                                                                                                                                                                             |                  |
|                                                                                                                                                                                                                                                                                                             |                  |
|                                                                                                                                                                                                                                                                                                             | GNP              |
| <b>CONSULTANT:</b>                                                                                                                                                                                                                                                                                          |                  |
| <div style="text-align: center;">  <p><b>FORTUNE WIRELESS INC.</b><br/>           6402 CORPORATE DRIVE<br/>           INDIANAPOLIS, IN 46278<br/>           (317) 532-1374<br/>           OHIO PE COA # 05341</p> </div> |                  |
| <b>DRAWN BY:</b>                                                                                                                                                                                                                                                                                            | <b>CHK.:</b>     |
| GNP                                                                                                                                                                                                                                                                                                         | DEK              |
| <b>APV.:</b>                                                                                                                                                                                                                                                                                                |                  |
| DEK                                                                                                                                                                                                                                                                                                         |                  |
| <b>LICENSER:</b>                                                                                                                                                                                                                                                                                            |                  |
|                                                                                                                                                                                                                                                                                                             |                  |
| <b>SHEET TITLE:</b>                                                                                                                                                                                                                                                                                         |                  |
| <b>EROSION CONTROL DETAIL</b>                                                                                                                                                                                                                                                                               |                  |
| <b>SHEET NUMBER:</b>                                                                                                                                                                                                                                                                                        | <b>REVISION:</b> |
| <b>C-6</b>                                                                                                                                                                                                                                                                                                  | <b>A</b>         |

PROJECT INFORMATION:

WIND RIVER DR / OH-0087  
A6C0552A  
610 N LANCASTER AVE  
REYNOLDSBURG, OH 43068

CURRENT ISSUE DATE:

10/19/18

ISSUED FOR:

ZONING

REV.: DATE: ISSUED FOR: BY:

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CONSULTANT:



**FORTUNE  
WIRELESS INC.**  
6402 CORPORATE DRIVE  
INDIANAPOLIS, IN 46278  
(317) 532-1374  
OHIO PE COA # 05341

DRAWN BY: CHK.: APV.:

GNP DEK DEK

LICENSER:

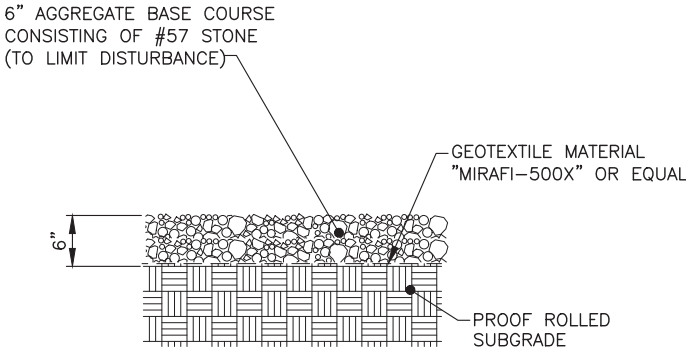
SHEET TITLE:

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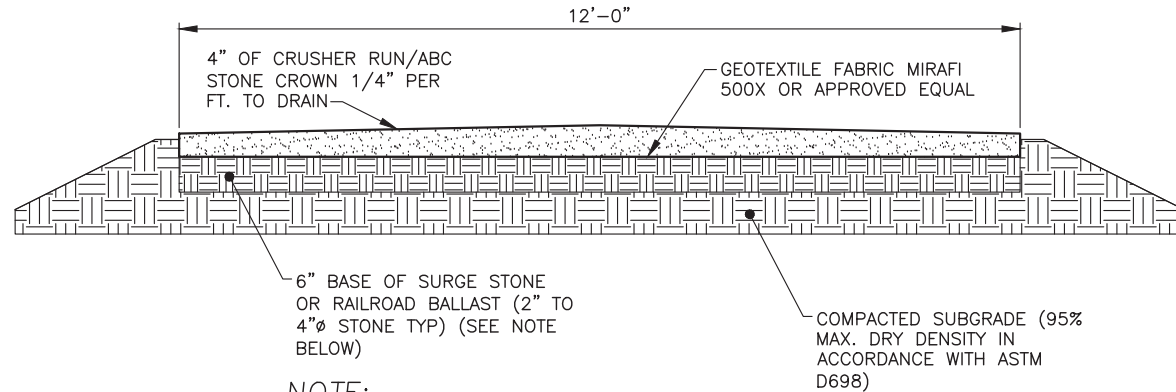
SHEET NUMBER: REVISION:

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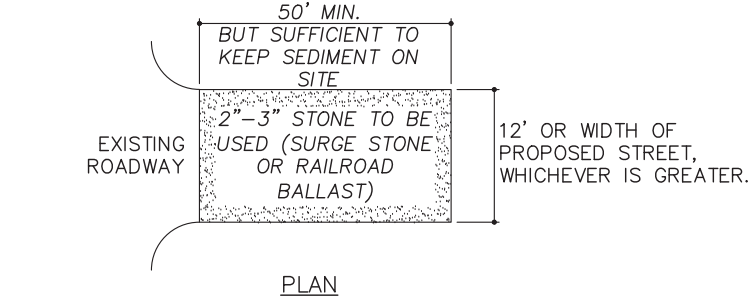


1 SITE SURFACING DETAIL  
SCALE: N.T.S.

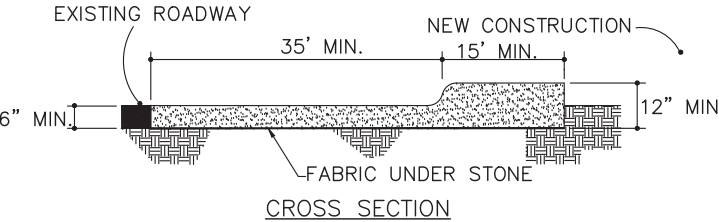


NOTE:  
IF DETERMINED NECESSARY DURING GRADING AND CONSTRUCTION OF THE ACCESS ROAD BY THE ECO-SITE PROJECT MANAGER, THE CONTRACTOR SHALL INSTALL 6' BASE OF SURGE STONE OR RAILROAD BALLAST (2" TO 4"Ø STONE TYP.)

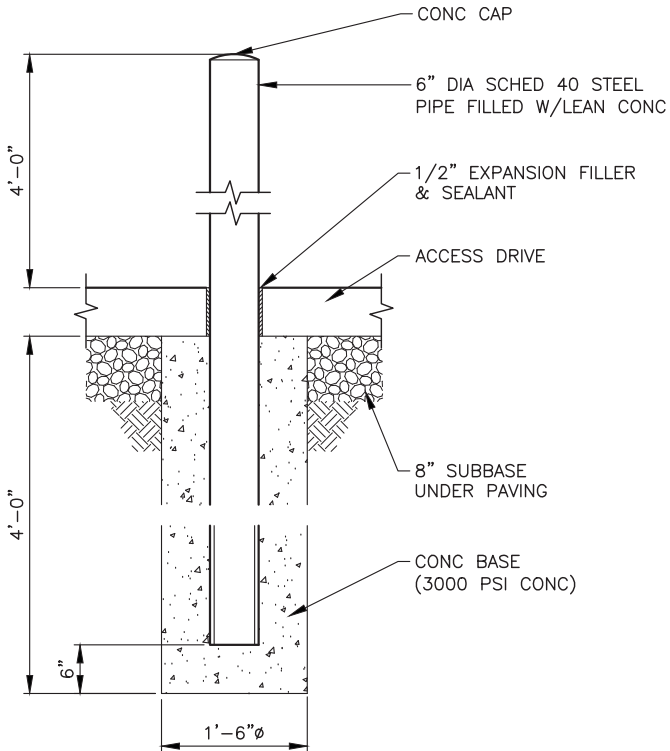
2 ACCESS DRIVE DETAIL  
SCALE: N.T.S.



- NOTES:
1. PUT SILT FENCE OR TREE PROTECTION FENCE UP TO ENSURE CONSTRUCTION ENTRANCE IS USED.
  2. IF CONSTRUCTION ON THE SITES ARE SUCH THAT THE MUD IS NOT REMOVED BY THE VEHICLE TRAVELING OVER THE STONE, THEN THE TIRES OF THE VEHICLES MUST BE WASHED BEFORE ENTERING THE PUBLIC ROAD.
  3. IF A PROJECT CONTINUES TO PULL MUD AND DEBRIS ON TO THE PUBLIC ROAD, THE GOVERNING AUTHORITY WILL CLEAN THE AREA AND INVOICE THE FINANCIALLY RESPONSIBLE PERSON AS INDICATED ON THE FINANCIAL RESPONSIBILITY FORM.



3 CONSTRUCTION ENTRANCE  
SCALE: N.T.S.



4 BOLLARD DETAIL  
SCALE: N.T.S.

Eco-Site  
240 LEIGH FARM ROAD, SUITE 230  
DURHAM, NC 27707

PROJECT INFORMATION:

WIND RIVER DR / OH-0087  
A6C0552A  
610 N LANCASTER AVE  
REYNOLDSBURG, OH 43068

CURRENT ISSUE DATE:

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CONSULTANT:



**FORTUNE  
WIRELESS INC.**

6402 CORPORATE DRIVE  
INDIANAPOLIS, IN 46278  
(317) 532-1374  
OHIO PE COA # 05341

DRAWN BY: CHK.: APV.:

GNP DEK DEK

LICENSER:

SHEET TITLE:

SITE SIGNAGE DETAILS

SHEET NUMBER: REVISION:

C-8

A



1 NOTICE - RF SIGN (BLUE)  
12"x18" DIGITAL PRINT MOUNTED TO 0.40 THICK ALUMINUM (OPERATIONS PROVIDED)



2 WARNING - RF SIGN  
12"x18" DIGITAL PRINT MOUNTED TO 0.40 THICK ALUMINUM (OPERATIONS PROVIDED)



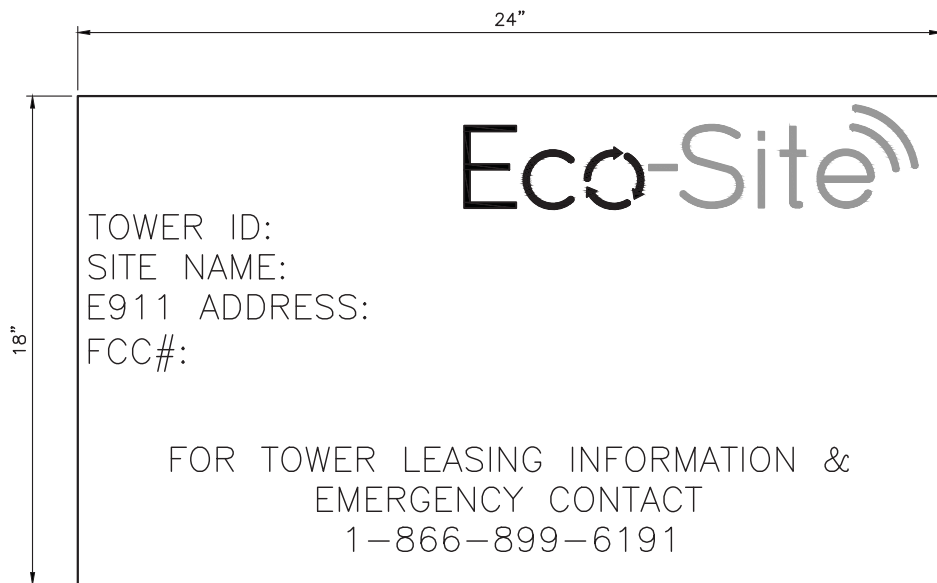
3 CAUTION - RF SIGN (YELLOW)  
12"x18" DIGITAL PRINT MOUNTED TO 0.40 THICK ALUMINUM (OPERATIONS PROVIDED)



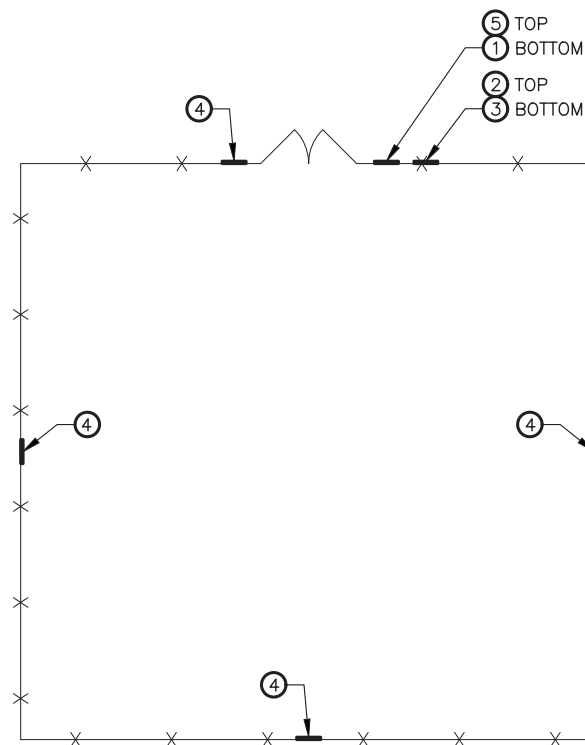
4 NO TRESPASSING SIGN  
12"x18" DIGITAL PRINT MOUNTED TO 0.40 THICK ALUMINUM (OPERATIONS PROVIDED)

SIGNAGE NOTES:

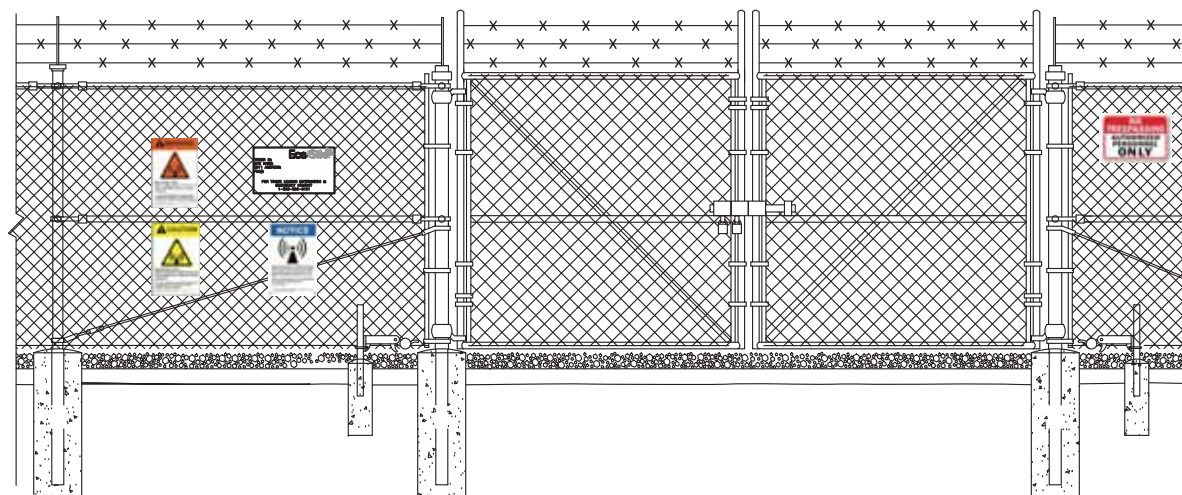
1. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE, AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.



5 ECO-SITE ID SIGN  
18"x24" DIGITAL PRINT MOUNTED TO 0.40 THICK ALUMINUM (OPERATIONS PROVIDED)



6 SIGN LAYOUT  
SCALE: N.T.S.



7 SITE SIGNAGE FRONT GATE VIEW  
SCALE: N.T.S.



PROJECT INFORMATION:

WIND RIVER DR / OH-0087  
A6C0552A  
610 N LANCASTER AVE  
REYNOLDSBURG, OH 43068

CURRENT ISSUE DATE:

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CONSULTANT:



**FORTUNE WIRELESS INC.**  
6402 CORPORATE DRIVE  
INDIANAPOLIS, IN 46278  
(317) 532-1374  
OHIO PE COA # 05341

DRAWN BY: CHK.: APV.:

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LICENSER:

FOR T-MOBILE  
REFERENCE ONLY

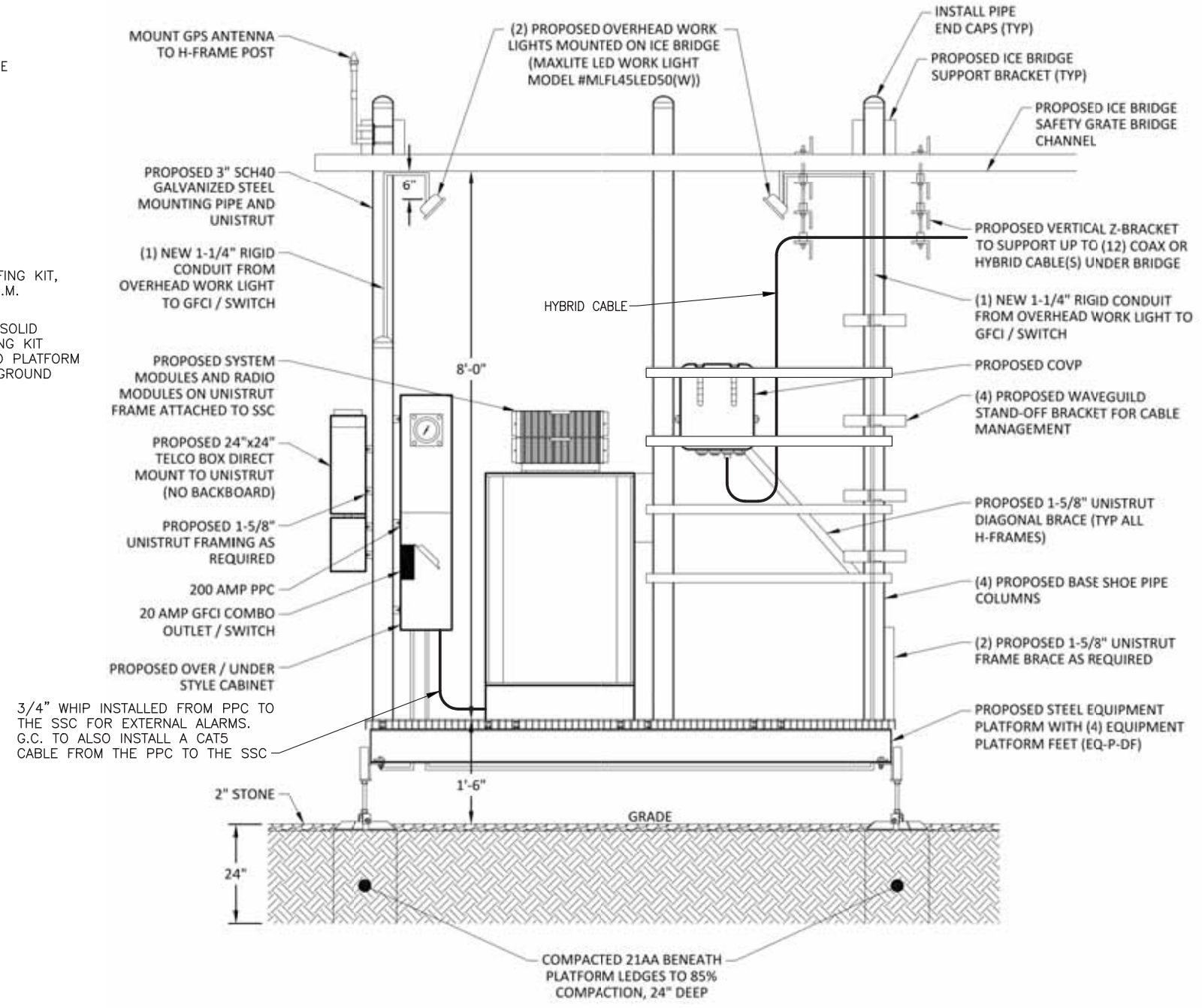
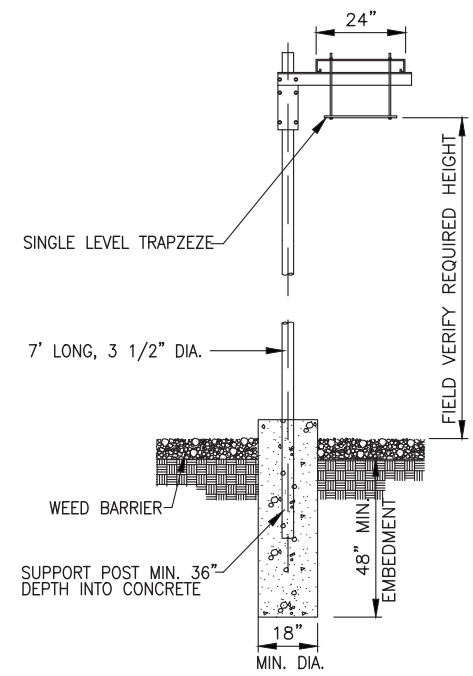
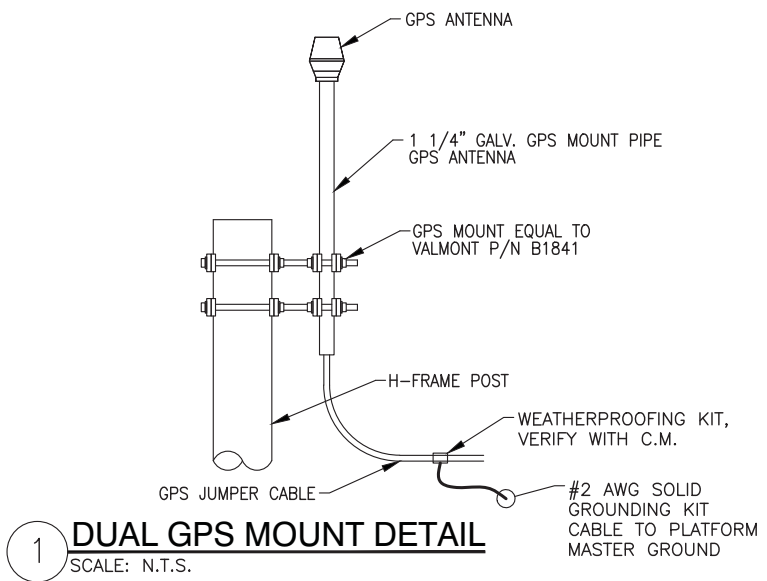
SHEET TITLE:

WAVEGUIDE BRIDGE DETAILS

SHEET NUMBER: REVISION:

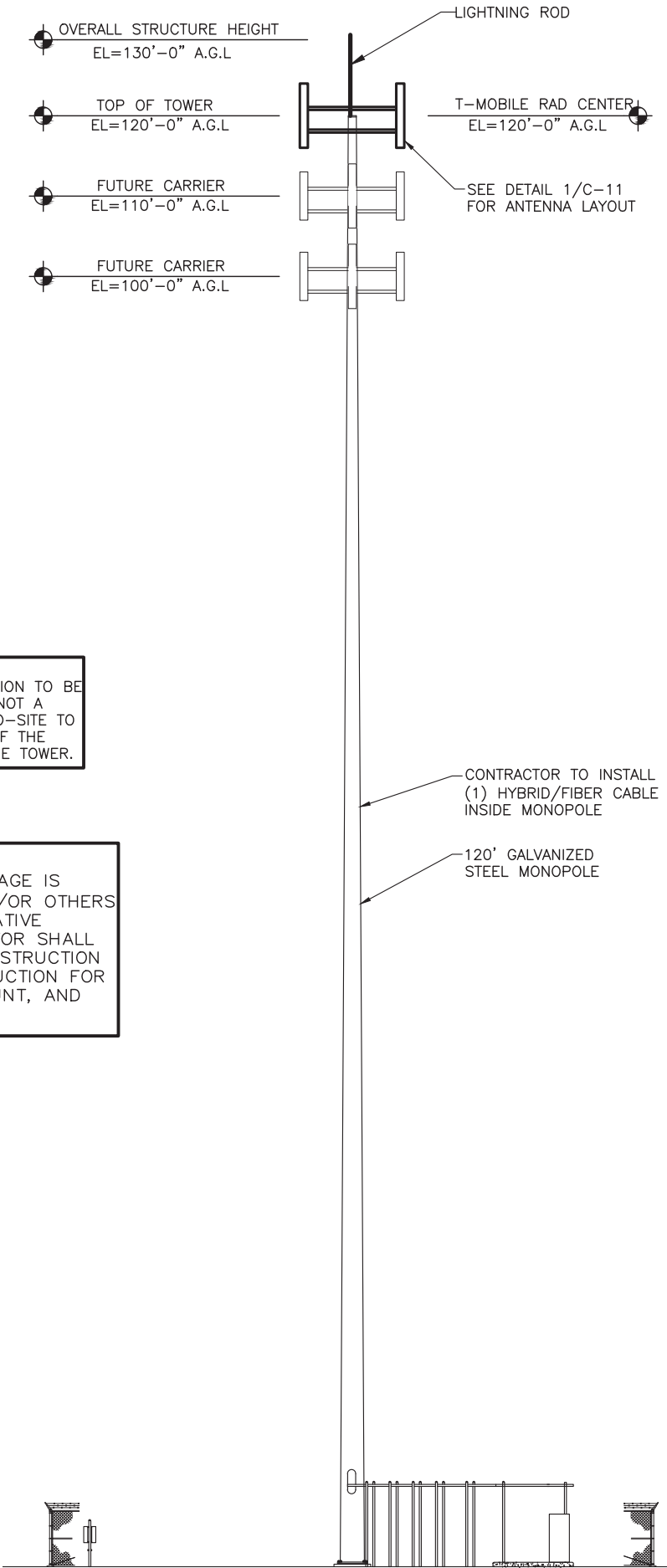
C-9

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EQUIPMENT PLATFORM ELEVATION  
SCALE: NOT TO SCALE

Attachment: OH0087\_A6C0552A\_Zoning Application Package\_011419 (App# 2019-5023, 610 N. Lancaster Avenue, Daubenmire)



STRUCTURAL NOTE:  
TOWER, MOUNTS, AND FOUNDATION TO BE  
DESIGNED BY OTHERS AND IS NOT A  
PART OF THESE DRAWINGS. ECO-SITE TO  
VERIFY STRUCTURAL LOADING OF THE  
PROPOSED INSTALLATION ON THE TOWER.

NOTE:  
ALL INFORMATION ON THIS PAGE IS  
PROVIDED BY ECO-SITE AND/OR OTHERS  
AND IS SHOWN FOR ILLUSTRATIVE  
PURPOSES ONLY. CONTRACTOR SHALL  
CONTACT THE ECO-SITE CONSTRUCTION  
MANAGER PRIOR TO CONSTRUCTION FOR  
ALL DETAILED ANTENNA, MOUNT, AND  
COAX CABLE INFORMATION.

1 NEW TOWER ELEVATION  
SCALE: N.T.S.

D.2.c

Eco-Site

240 LEIGH FARM ROAD, SUITE 230  
DURHAM, NC 27707

PROJECT INFORMATION:

WIND RIVER DR / OH-0087  
A6C0552A  
610 N LANCASTER AVE  
REYNOLDSBURG, OH 43068

CURRENT ISSUE DATE:

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CONSULTANT:



FORTUNE  
WIRELESS INC.

6402 CORPORATE DRIVE  
INDIANAPOLIS, IN 46278  
(317) 532-1374  
OHIO PE COA # 05341

DRAWN BY: CHK.: APV.:

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| GNP | DEK | DEK |
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LICENSER:

SHEET TITLE:

ANTENNA & TOWER  
ELEVATION DETAIL

SHEET NUMBER: REVISION:

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Packet Pg. 103

Attachment: OH0087\_A6C0552A\_Zoning Application Package\_011419 (App# 2019-5023, 610 N. Lancaster Avenue, Daubenmire)

NOTES:

1. CONTRACTOR SHALL PERFORM SWEEP TEST AND SUPPLY THE RESULTS TO T-MOBILE AFTER INSTALLATION.
2. CONTRACTOR SHALL CONFIRM EQUIPMENT CONFIGURATION WITH THE FINAL T-MOBILE RFDS PRIOR TO INSTALLATION.
3. CABLE LENGTH TO BE VERIFIED BY CONTRACTOR.
4. CONTRACTOR SHALL COLOR CODE EXISTING AND NEW ANTENNA CABLES PER T-MOBILE INSTRUCTIONS.
5. CONTRACTOR SHALL INSTALL ALL EQUIPMENT ACCORDING TO T-MOBILE INSTALLATION STANDARDS

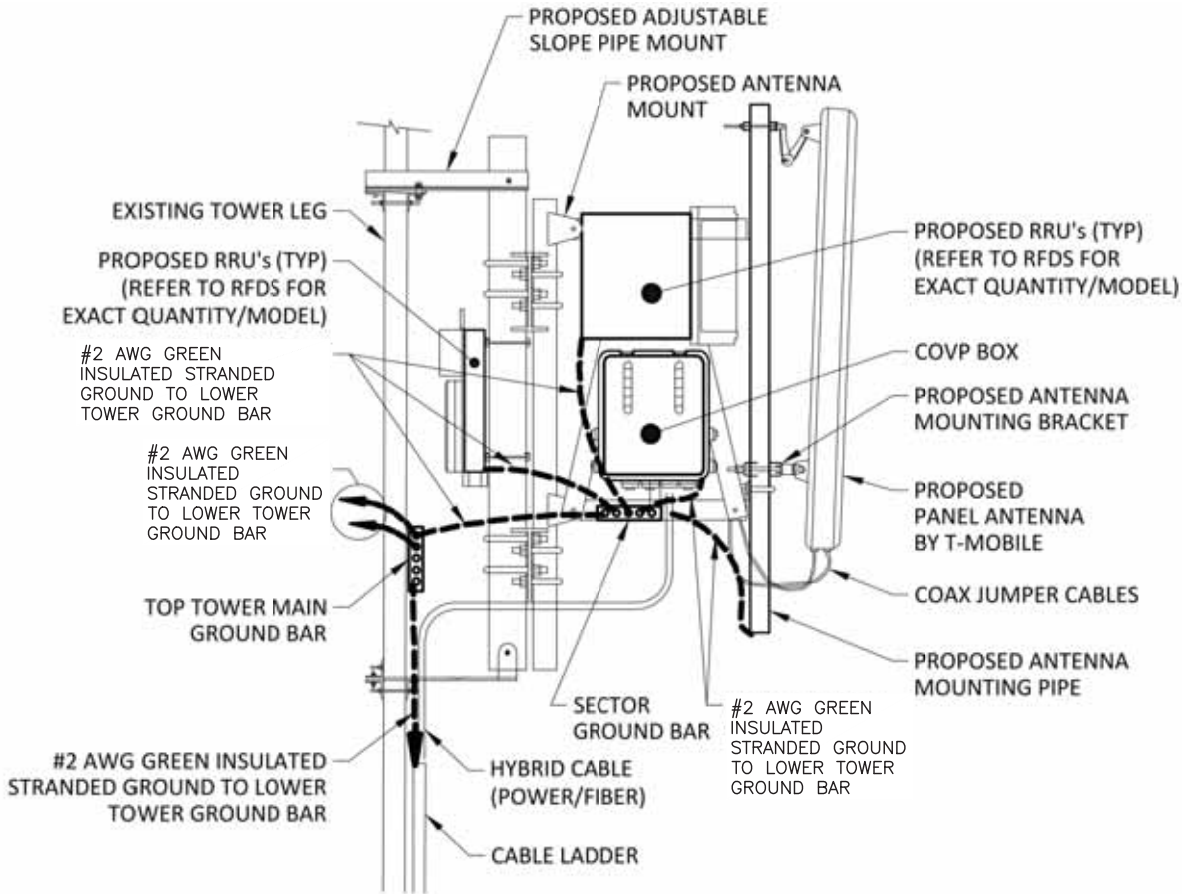
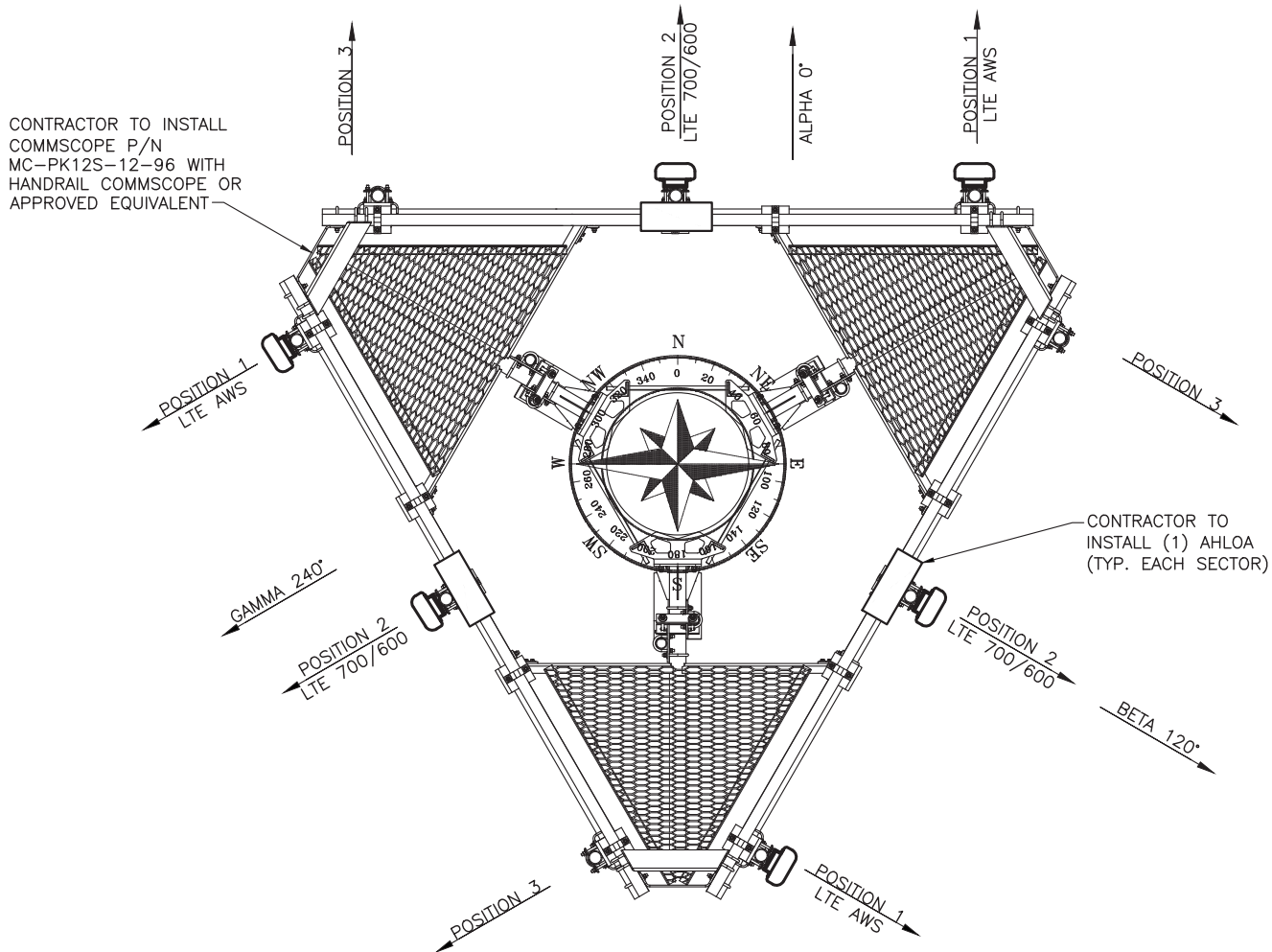
CONFIGURATION TO BE CONFIRMED BY OBTAINING THE LATEST RFDS FROM T-MOBILE PRIOR TO BEGINNING CONSTRUCTION.

TOWER TOP EQUIPMENT SCHEDULE

| ANTENNA SECTOR | ANTENNA MARK | ANTENNA MAKE/MODEL NUMBER    | AZIMUTH (0° = NORTH) | RAD CENTER | RRU MODEL NUMBER | TOWER TOP COVP MODEL | ANTENNA CABLE DESCRIPTION                  |
|----------------|--------------|------------------------------|----------------------|------------|------------------|----------------------|--------------------------------------------|
| ALPHA          | A1           | AAFIA (MASSIVE MIMO)         | 0°                   | 120'-0"    | -                | (1) (NEW)            | (1) 1.58" HIGH CAPACITY HYBRID CABLE (NEW) |
|                | A2           | COMMSCOPE FFHH-65C-R3 (OCTO) | 0°                   | 120'-0"    | (1) AHLOA (NEW)  |                      |                                            |
|                | A3           | -                            | -                    | -          | -                |                      |                                            |
| BETA           | B1           | AAFIA (MASSIVE MIMO)         | 120°                 | 120'-0"    | -                | -                    |                                            |
|                | B2           | COMMSCOPE FFHH-65C-R3 (OCTO) | 120°                 | 120'-0"    | (1) AHLOA (NEW)  |                      |                                            |
|                | B3           | -                            | -                    | -          | -                |                      |                                            |
| GAMMA          | G1           | AAFIA (MASSIVE MIMO)         | 240°                 | 120'-0"    | -                | -                    |                                            |
|                | G2           | COMMSCOPE FFHH-65C-R3 (OCTO) | 240°                 | 120'-0"    | (1) AHLOA (NEW)  |                      |                                            |
|                | G3           | -                            | -                    | -          | -                |                      |                                            |

TOWER LOADING SUMMARY

| EXISTING QUANTITY | REMOVED QUANTITY | EQUIPMENT TYPE | ADD QUANTITY | TOTAL QUANTITY |
|-------------------|------------------|----------------|--------------|----------------|
| -                 | -                | PANEL ANTENNA  | 6            | 6              |
|                   |                  | HYBRID CABLE   | 1            | 1              |
|                   |                  | COVP           | 1            | 1              |
|                   |                  | AHLOA          | 3            | 3              |



SCALE: NOT TO SCALE

10/19/18

ZONING

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**FORTUNE  
WIRELESS INC.**  
6402 CORPORATE DRIVE  
INDIANAPOLIS, IN 46278  
(317) 532-1374  
OHIO PE COA # 05341

FOR T-MOBILE  
REFERENCE ONLY

ANTENNA PLAN  
120' LEVEL

C-11

A



PROJECT INFORMATION:

WIND RIVER DR / OH-0087  
A6C0552A  
610 N LANCASTER AVE  
REYNOLDSBURG, OH 43068

CURRENT ISSUE DATE:

10/19/18

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CONSULTANT:



**FORTUNE  
WIRELESS INC.**

6402 CORPORATE DRIVE  
INDIANAPOLIS, IN 46278  
(317) 532-1374

OHIO PE COA # 05341

DRAWN BY: CHK.: APV.:

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| GNP | DEK | DEK |
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LICENSER:

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REFERENCE ONLY

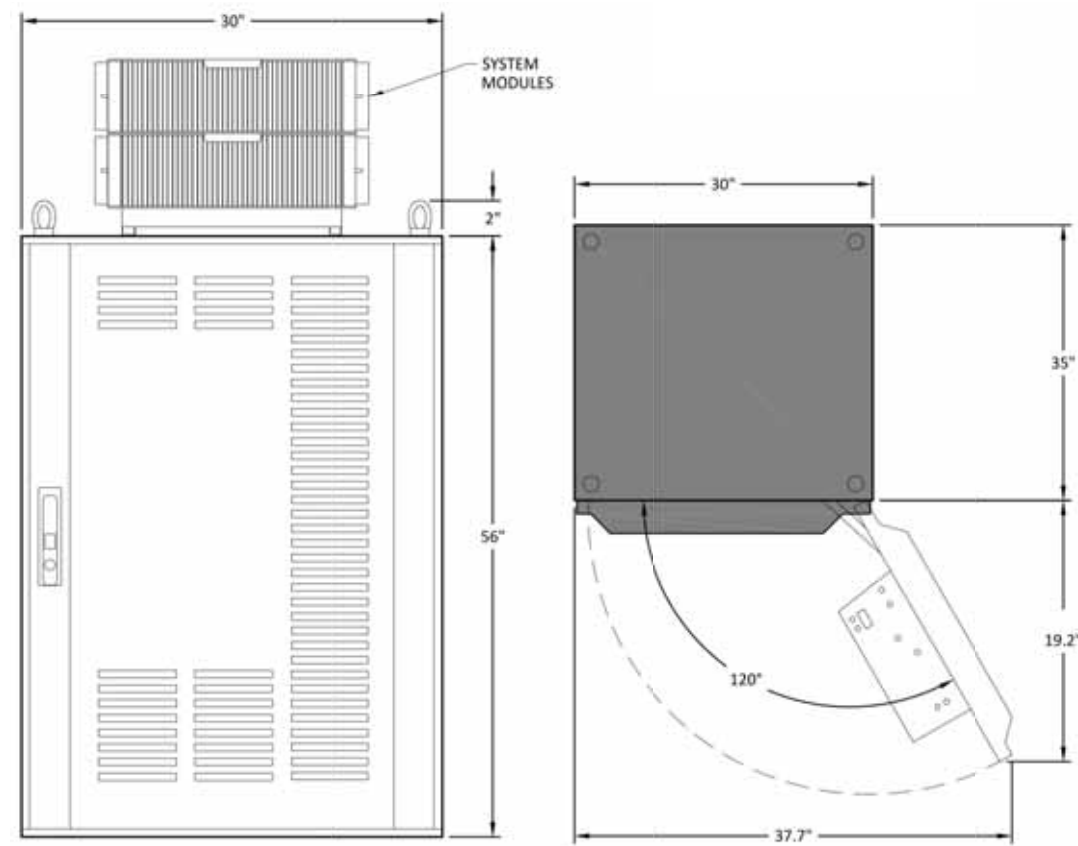
SHEET TITLE:

CABINET DETAILS

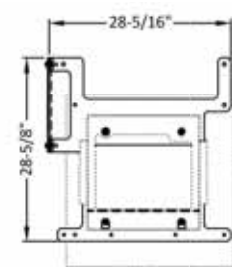
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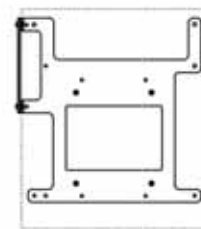
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DELTA MEDIUM SUPPORT CABINET  
SCALE: NOT TO SCALE

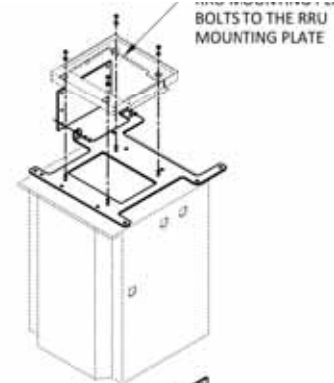


TOP VIEW



TOP VIEW

RRU MOUNT DETAIL  
SCALE: NOT TO SCALE



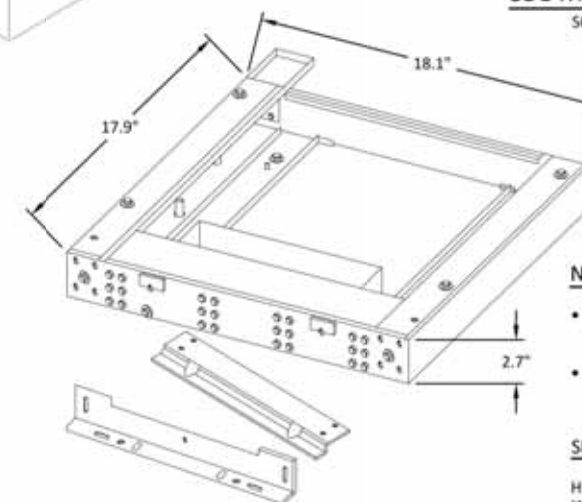
MODULES PER  
DETAIL THIS SHEET

MOUNT SYSTEM MODULE  
TO MOUNT PLATE PER  
PLINTH DETAIL THIS  
SHEET

PROPOSED MOUNTING  
PLATE FOR SYSTEM  
MODULES MOUNTING TO  
SSC CABINET

SSC CABINET

SSC MOUNTING DETAIL  
SCALE: NOT TO SCALE



NOKIA FMFA PLINTH:

- (2) MODULES MAX MOUNTED TO PLINTH FOR POLE / H-FRAME MOUNTING
- (9) MODULES MAX MOUNTED TO PLINTH FOR HORIZONTAL STACKING

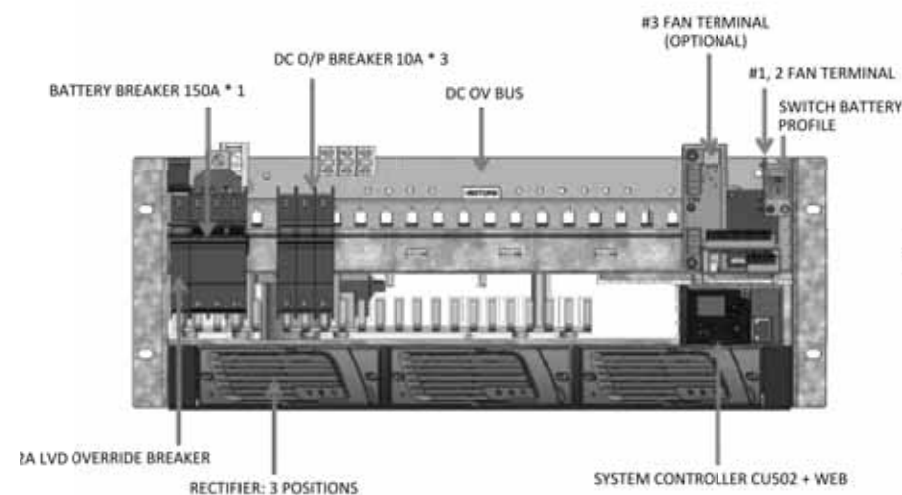
SPECIFICATIONS:

|         |       |          |
|---------|-------|----------|
| HEIGHT: | 69mm  | 2.7"     |
| WIDTH:  | 455mm | 17.9"    |
| DEPTH:  | 459mm | 18.1"    |
| WEIGHT: | 7kg   | 15.5 lbs |

PLINTH MATERIAL: 1.5mm (0.06")  
SHEET METAL

NOKIA FMFA PLINTH DETAIL  
SCALE: NOT TO SCALE

| DELTA SMALL SUPPORT CABINET SPECS |                                           |                         |                         |                       |                                 |
|-----------------------------------|-------------------------------------------|-------------------------|-------------------------|-----------------------|---------------------------------|
| GENERAL                           |                                           | ELECTRICAL REQUIREMENTS |                         | ENVIRONMENT           |                                 |
| CONSTRUCTION                      | SINGLE LAYER ALUMINUM ENCLOSURE, TYPE 3R  | AC INPUT VOLTAGE        | 110 - 120V / 200 - 240V | OPERATING TEMPERATURE | -40°C TO +50°C (-40°F TO 122°F) |
| DIMENSIONS (W x H x D)            | 30 x 56 x 35 INCH                         | AC INPUT CURRENT        | 60A                     | STORAGE TEMPERATURE   | -40°C TO +80°C (-40°F TO 176°F) |
| WEIGHT                            | VARIES DEPENDANT UPON EQUIPMENT INSTALLED | DC OUTPUT CURRENT       | 150A                    | HUMIDITY (RELATIVE)   | 95%, NON-CONDENSING (MAX)       |
| FINISH                            | POLYESTER POWDER PAINT                    | DC OUTPUT VOLTAGE       | 42 - 56 DC              | ALTITUDE              | -100 - 10,000 ft                |
| DOOR LATCH                        | 3-POINT LATCHING, PAD LOCKABLE            |                         |                         |                       |                                 |



SSC POWER SYSTEM DETAIL  
SCALE: NOT TO SCALE



SSC INTERIOR DETAIL  
SCALE: NOT TO SCALE

POWER SYSTEM FEATURES:

- THREE (3) RECTIFIER SLOTS
- AN LVD MANUAL OVERRIDE
- ONE (1) BATTERY BREAKER PROTECTED BY AN LCD (LOW VOLTAGE DISCONNECT)
- SEVENTEEN (17) SINGLE-POLE LOAD BREAKER POSITIONS
- DRY CONTACT ALARMS
- CSU502 POWER SYSTEM CONTROLLER
- BATTERY SELECT SWITCH

PROJECT INFORMATION:

WIND RIVER DR / OH-0087  
A6C0552A  
610 N LANCASTER AVE  
REYNOLDSBURG, OH 43068

CURRENT ISSUE DATE:

10/19/18

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| A | 10/19/18 |  | GNP |
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CONSULTANT:



**FORTUNE  
WIRELESS INC.**  
6402 CORPORATE DRIVE  
INDIANAPOLIS, IN 46278  
(317) 532-1374  
OHIO PE COA # 05341

DRAWN BY: CHK.: APV.:

GNP DEK DEK

LICENSER:

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REFERENCE ONLY

SHEET TITLE:

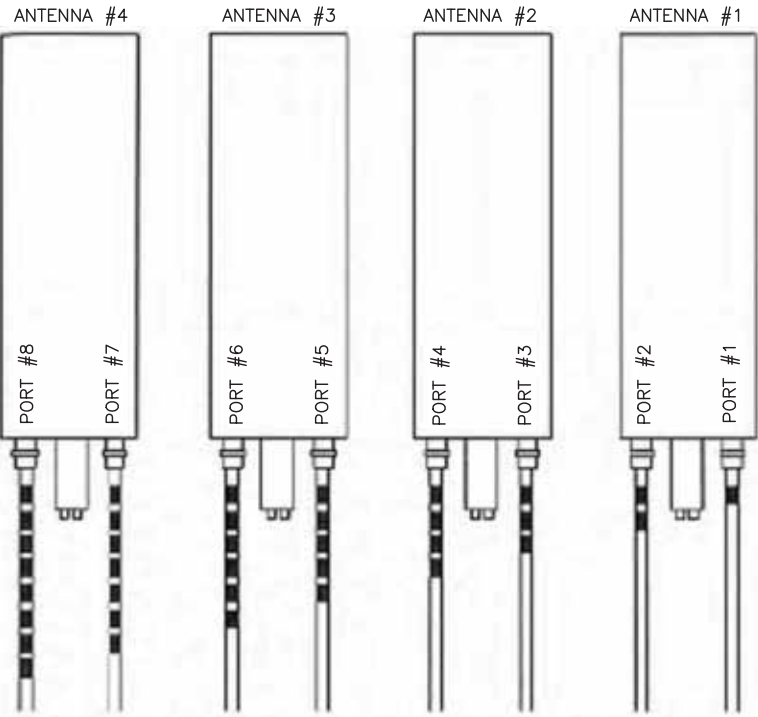
RFDS & COLOR  
CODE DETAILS

SHEET NUMBER: REVISION:

RF

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EXAMPLE SECTOR COLOR CODING  
(ANTENNAS VIEWED FROM BACK)

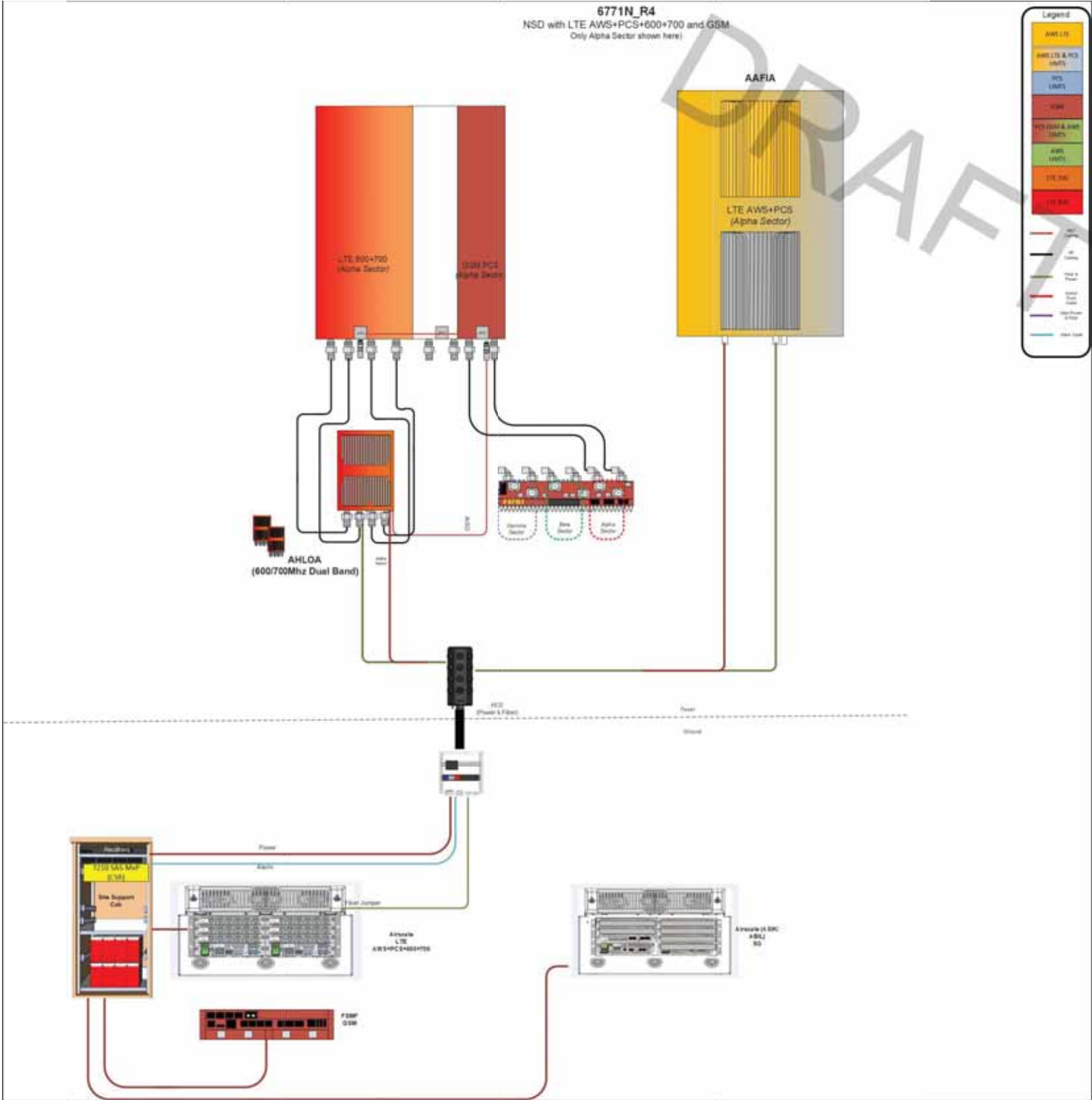


COLOR CHART

| DESIGNATION | COLOR                |
|-------------|----------------------|
| SECTOR A    | RED                  |
| SECTOR B    | GREEN                |
| SECTOR C    | BLUE                 |
| SECTOR D    | YELLOW               |
| SECTOR E    | WHITE                |
| SECTOR F    | PURPLE               |
| LMU         | BROWN + SECTOR COLOR |
| FIBER ID    | GRAY                 |

NOTES:

1. ANTENNA PORT NUMBERS/RET NUMBERS SHALL START FROM RIGHT TO LEFT WHEN LOOKING AT THE BACK OF THE ANTENNAS (FROM LEFT WHEN LOOKING AT THE FRONT OF THE ANTENNAS)
2. REFER TO TABLE ON COLOR CODING DIAGRAM FOR SECTOR COLOR. NUMBER OF COLOR BANDS SHALL MATCH THE PORT NUMBER AS DETERMINED BY NOTE #1.
3. CONTRACTOR SHALL REQUEST A SITE SPECIFIC FABER AND ANTENNA MATRIX FROM THE T-MOBILE CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION.
4. UPON COMPLETION OF SITE WORK, CONTRACTOR SHALL CHECK COLOR CODES PER THE SITE SPECIFIC FIBER AND ANTENNA MATRIX AND LEAVE THE FINAL BUILD COPY ON SITE IN THE SSC CABINET.
5. ALL CABLES SHALL BE MARKED AT THE TOP AND BOTTOM WITH 2" COLORED TAPE OR STENCIL TAG. COLORED TAPE SHALL BE OBTAINED FROM GRAYBAR ELECTRIC (OR EQUAL).
6. THE FIRST RING SHALL BE CLOSEST TO THE END OF THE CABLE AND SPACED APPROX. 2" FROM AN END CONNECTOR. WEATHERPROOFING, OR BREAK-OUT CYLINDER WITH 1" SPACE BETWEEN EACH RING.
7. THE 2" COLORED TAPE(S) SHALL EACH BE WRAPPED A MINIMUM OF 3 TIMES AROUND THE CABLE AND THE TAPE SHALL BE KEPT IN THE SAME LOCATION AS MUCH AS POSSIBLE.







PROJECT INFORMATION:

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REYNOLDSBURG, OH 43068

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CONSULTANT:



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(317) 532-1374  
OHIO PE COA # 05341

DRAWN BY: CHK.: APV.:

GNP DEK DEK

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SHEET TITLE:

LANDSCAPE PLAN

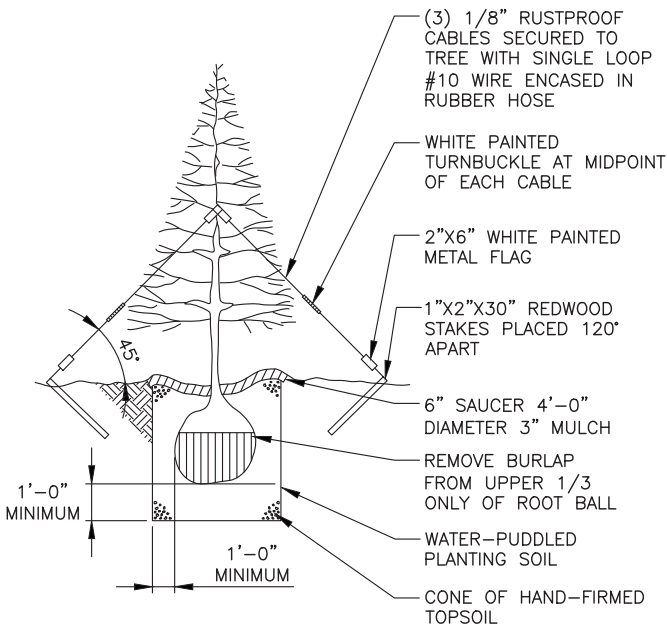
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LANDSCAPE NOTES

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
3. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE ENGINEER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN.
6. ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE ENGINEER'S REPRESENTATIVE.
9. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
10. THE ENGINEER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
11. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
12. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.

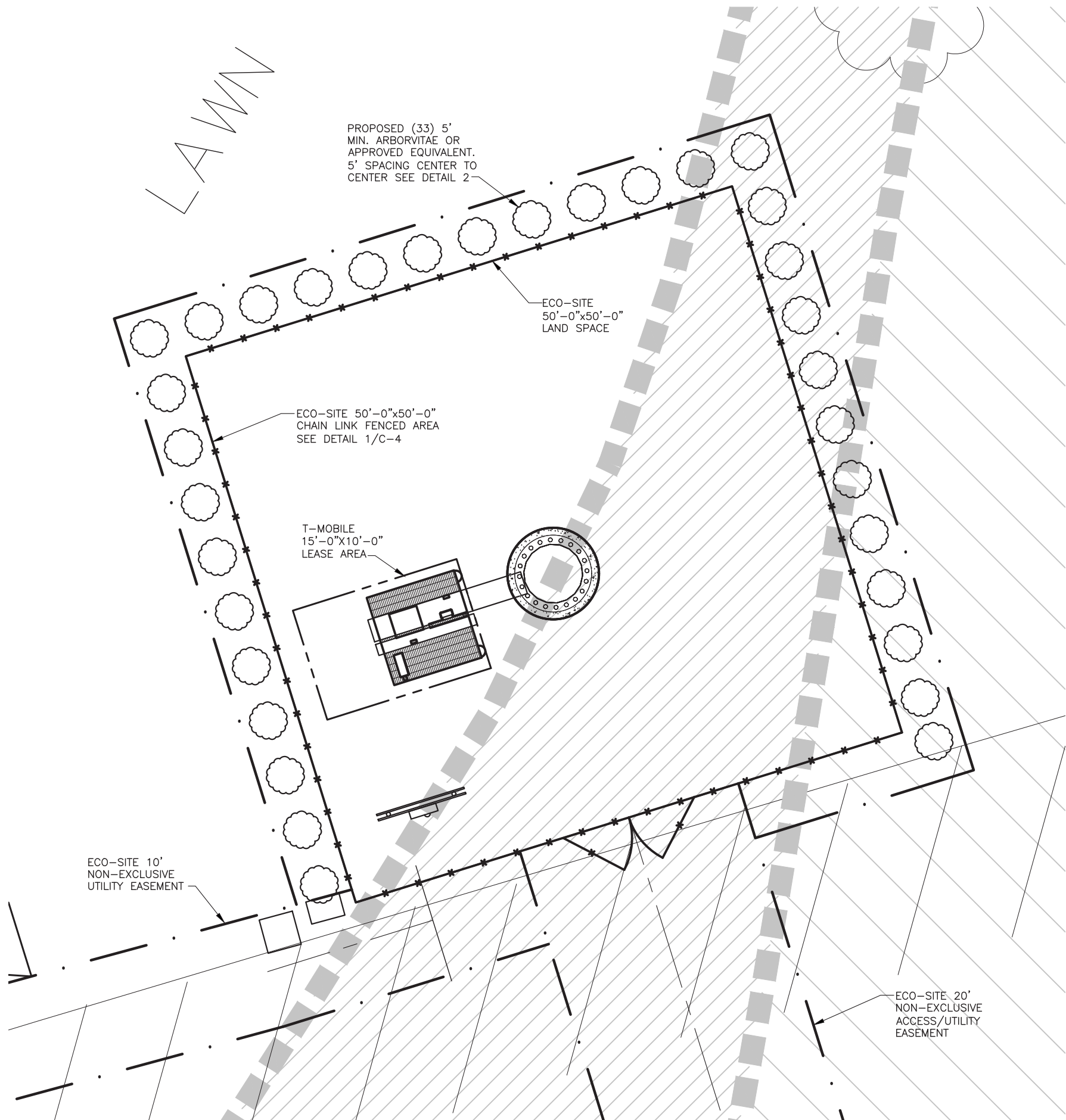


NOTE:  
SUBCONTRACTOR SHALL COORDINATE WITH TREE  
SUPPLIER AND PLANT PER NURSERY SPECIFICATIONS.  
EVERGREEN TREES SHOULD BE A MINIMUM 5' TALL  
AT TIME OF INSTALLATION.

WARRANTY: CONTRACTOR SHALL WARRANT ALL TREES AND SHRUBS FOR A PERIOD OF ONE YEAR AFTER DATE OF SUBSTANTIAL COMPLETION, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH AND EXCEPT FOR DEFECTS RESULTING FROM NEGLIGENCE BY OWNER, ABUSE BY OTHERS OR NATURAL PHENOMENA. REPLACE UNSATISFACTORY PLANT MATERIAL AT THE END OF THE WARRANTY PERIOD AT NO ADDITIONAL EXPENSE TO THE OWNER. ONE REPLACEMENT IS REQUIRED. ANY PRECEDING AGREEMENT BY CONTRACTOR WITH OWNER SHALL SUPERSEDE THIS WARRANTY.

2 TREE PLANTING DETAIL

SCALE: N.T.S.



1 LANDSCAPE PLAN

SCALE: 1\"/>



AEP NOTES:

1. ECO SITE GC TO RUN (2) 4" CONDUITS WITH WIRE FOR SECONDARY POWER AND (1) 4" WITH PULL STRING FOR FIBER FROM UTILITY FRAME TO EXISTING POLE # 663883. SWEEP THE (2) 4" FOR POWER (UP ±10') AND PROVIDE ENOUGH SCH 80 CONDUIT TO REACH NEW TRANSFORMER ON POLE SUPPLIED BY AEP. THE FIBER CONDUIT WILL SWEEP UP AT BASE OF THE POLE AND BE CAPPED FOR FUTURE.

VIKPRISES I

1 STORY BUILDING

E.C. TO INSTALL UNDERGROUND 200A SERVICE 2"C, 3-#3/0+4 GRD: SCHED. 40 PVC CONDUIT 42" BELOW GRADE. APPROX 25' FROM H-FRAME TO PPC.

E.C. TO INSTALL UNDERGROUND 2"C SCH 40 PVC CONDUIT 24" BELOW GRADE. APPROX 25' FROM H-FRAME TO TELCO BOX.

TELCO TO BE RUN FROM H-FRAME, FIELD VERIFY. CONTRACTOR TO INSTALL (1) 4" CONDUIT, WITH (2) 1-1/2" INNER DUCTS. 48" DEPTH IN FIELD. SEE ROUTING NOTE 2

UNDERGROUND SECONDARY POWER TO BE RUN FROM NEW TRANSFORMER TO H-FRAME BY UTILITY COMPANY. CONTRACTOR TO INSTALL (2) 4" CONDUITS, WITH PULL STRING. 48" DEPTH IN FIELD APPROX 20'

PROPOSED 10' NON-EXCLUSIVE UTILITY EASEMENT

UNDERGROUND PRIMARY POWER TO BE RUN FROM NEW TRANSFORMER TO POLE BY UTILITY COMPANY. 48" DEPTH IN FIELD APPROX 160'

PROPOSED UTILITY POLE

PROPOSED OVERHEAD PRIMARY BY UTILITY

PROPOSED UTILITY POLE

MAIN AC POWER/ DISCONNECT

TELCO PULLBOX

PROPOSED GROUND MOUNTED TRANSFORMER BY AEP

BITUMINOUS PARKING

FEMA ZONE X (SHADED)

1 STORY BRICK BUILDING

N LANCASTER (BITUMINOUS) (PUBLIC)

ACCESS

1 UTILITY SITE PLAN SCALE: N.T.S.

ELECTRICAL NOTES AND SPECIFICATIONS:

- ALL ELECTRICAL WORK SHALL COMPLY WITH NEC, STATE, AND LOCAL CODES.
- CONTRACTOR SHALL OBTAIN OWNER/TENANT SPECIFICATIONS AND REVIEW FOR ADDITIONAL DETAILS AND REQUIREMENTS THAT MAY NOT BE SHOWN IN THESE DRAWINGS. CONTRACTOR SHALL COMPLY WITH ANY ADDITIONAL OWNER/TENANT SPECIFICATIONS AND REQUIREMENTS.
- CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL UTILITY FOR THE EXACT TRANSFORMER LOCATION, METERING REQUIREMENTS, AND SERVICE ROUTING. CONTRACTOR SHALL COORDINATE WITH THE TELEPHONE UTILITY FOR THE EXACT TELEPHONE REQUIREMENTS AND SERVICE ROUTING.
- PRIOR TO PURCHASING EQUIPMENT, THE CONTRACTORS SHALL CONTACT THE ELECTRIC UTILITY AND LOCATION IN WRITING THE MAXIMUM AVAILABLE FAULT CURRENT AT THE UTILITY SERVICE POINT. PROVIDE MAX AFC SIGNAGE AS REQUIRED PER NEC 110.24. THE CONTRACTOR SHALL ENSURE ALL ELECTRICAL EQUIPMENT, CIRCUIT BREAKERS, DISCONNECTS, FUSES, AND PANEL BOARDS HAVE A FAULT CURRENT INTERRUPTING RATING GREATER THAN THE AVAILABLE FAULT CURRENT. IN NO CASE SHALL THE FAULT CURRENT INTERRUPTING RATING BE LESS THAN 10,000 AMPS.
- CONTRACTOR TO PROVIDE 2-200 LB TEST POLYETHYLENE PULL CORDS SECURELY FASTENED AT EACH END OF POWER AND TELCO CONDUIT. PROVIDE CAPS ON ENDS OF UNUSED CONDUIT.
- CONTRACTOR TO PROVIDE A REBAR MARKER WITH AT LEAST 2 FEET EXPOSED ABOVE GRADE AND PAINTED BRIGHT ORANGE TO INDICATE LOCATION OF CONDUIT CAPPED BELOW GRADE.
- PRIOR TO TRENCHING, CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL REPAIR AT CONTRACTOR'S EXPENSE ANY DAMAGE TO EXISTING UTILITIES.
- CONTRACTOR TO VERIFY EXACT ROUTING OF POWER AND TELCO CONDUIT WITH LOCAL UTILITIES AND OWENR/TENANT. ENSURE ALL CONDUIT STUB-UPS ACCOMMODATE EQUIPMENT REQUIREMENTS.
- UNDERGROUND CONDUITS SHALL BE SCHEDULE 40 PVC UNLESS NOTED OTHERWISE. USE SCHEDULE 80 PVC UNDER ROADS. USE LONG-SWEP RIGID GALVANIZED STEEL (RGS) FOR ELBOWS. USE RGS FOR RISERS TO EQUIPMENT. MANUFACTURED BENDS SHALL HAVE A MINIMUM RADIUS OF 36" FOR CONDUIT.
- CONDUIT RUNS SHALL HAVE A CONTINUOUS SLOPE DOWNWARD AND AWAY FROM THE EQUIPMENT TO ALLOW WATER TO FLOW AWAY FROM THE EQUIPMENT AND SHELTER. EXCAVATE TRENCHES ALONG STRAIGHT LINES PRIOR TO INSTALLING CONDUIT TO ACCOMMODATE ADJUSTING THE ELEVATION, AS NEEDED.
- CONDUIT ENTERING EQUIPMENT SHALL BE SEALED WITH A SEALANT THAT IS IDENTIFIED FOR USE WITH THE CABLE. CONDUCTOR INSULATION, SHIELDING, ETC.
- THE OWNER SHALL FURNISH AND THE CONTRACTOR SHALL INSTALL ADDITIONAL SIGNAGE TO BE LOCATED AT THE COMPOUND FENCE. CONTRACTOR SHALL COORDINATE WITH OWNER/TENANT ECO-SITE CONSTRUCTION MANAGER FOR PLACEMENT OF SIGNAGE.
- UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE LANDSCAPING AREA.
- IF GENERATOR/FUEL CELL IS INSTALLED, CONTRACTOR SHALL PROVIDE A LABEL TO READ: "OPENING THE DISCONNECT WILL CAUSE THE GENERATOR TO START. TO REMOVE POWER ENTIRELY FROM THE EQUIPMENT, THE GENERATOR MUST BE TURNED OFF AND THE GENERATOR BREAKER MUST BE OPENED."
- CONTRACTORS SHALL ENSURE A MINIMUM 3' CLEARANCE IN FRONT OF ELECTRICAL PANELS PER NEC.
- ALL ELECTRICAL MATERIALS, DEVISES, APPLIANCES AND EQUIPMENT SHALL BE LABEL LISTED BY AN APPROVED THIRD PARTY TESTING AGENCY.
- FLEX CONDUIT RUNS NOT TO EXCEED 36" WITHOUT PRIOR TMO APPROVAL.

CONDUIT ROUTING NOTE:

- CONTRACTOR TO PROVIDE PULL BOXES AS NEEDED TO ENSURE NO GREATER THAN 360 DEGREES OF BENDS BETWEEN PULL POINTS IN CONDUIT RUNS.
- CONTRACTOR COORDINATE WITH LOCAL UTILITY COMPANY FOR SERVICE TO THIS POINT.
- ALL CONDUIT TO BE RUN WITHIN 2' UTILITY BUFFER AS SHOWN ON CIVIL PLANS. CONDUIT SHOWN OUTSIDE OF 2' UTILITY BUFFER FOR CLARITY PURPOSES ONLY.

D.2.c

Eco-Site

240 LEIGH FARM ROAD, SUITE 230  
DURHAM, NC 27707

PROJECT INFORMATION:

WIND RIVER DR / OH-0087  
A6C0552A  
610 N LANCASTER AVE  
REYNOLDSBURG, OH 43068

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10/19/18

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CONSULTANT:



FORTUNE  
WIRELESS INC.

6402 CORPORATE DRIVE  
INDIANAPOLIS, IN 46278  
(317) 532-1374  
OHIO PE COA # 05341

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UTILITY SITE PLAN

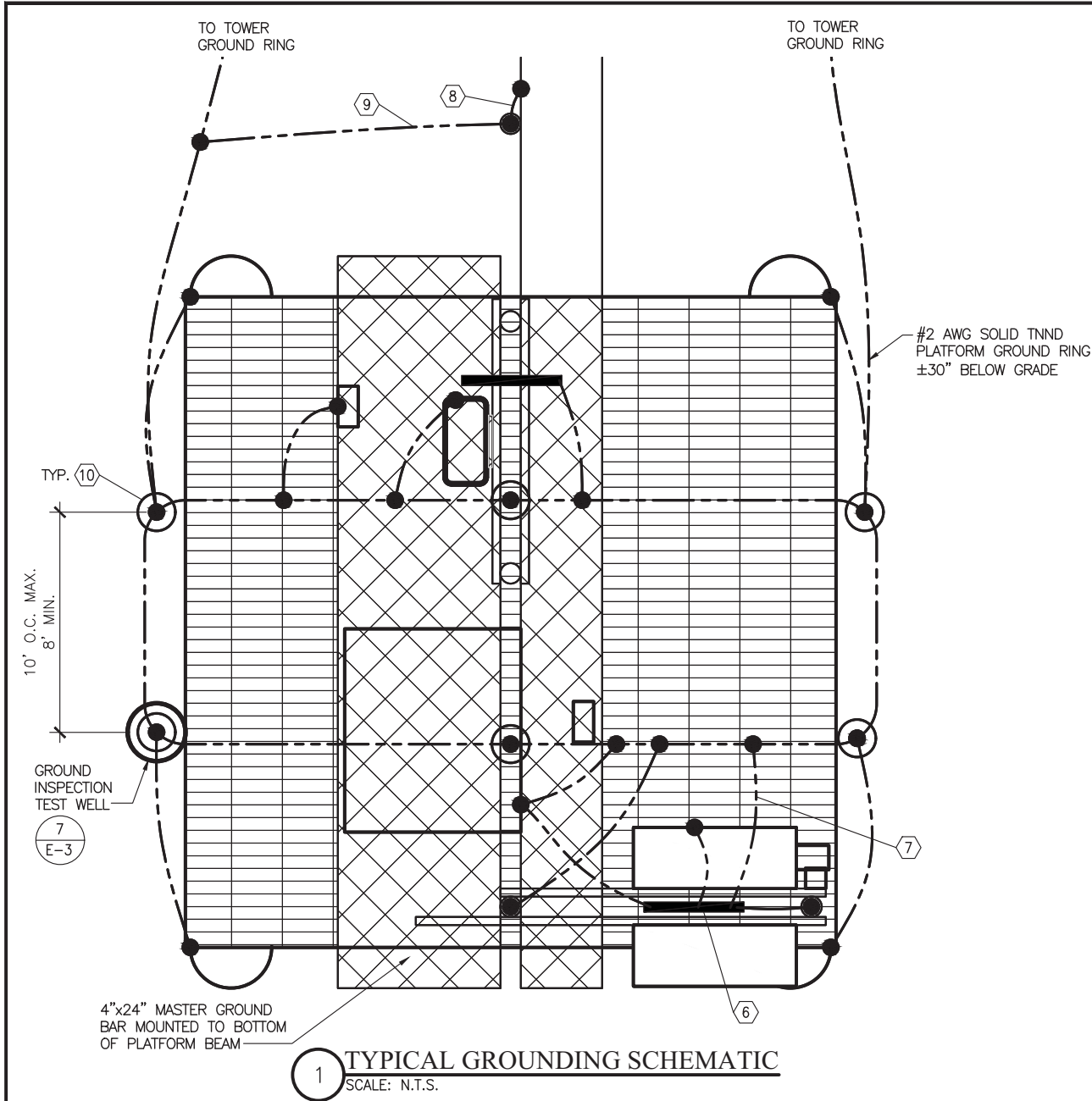
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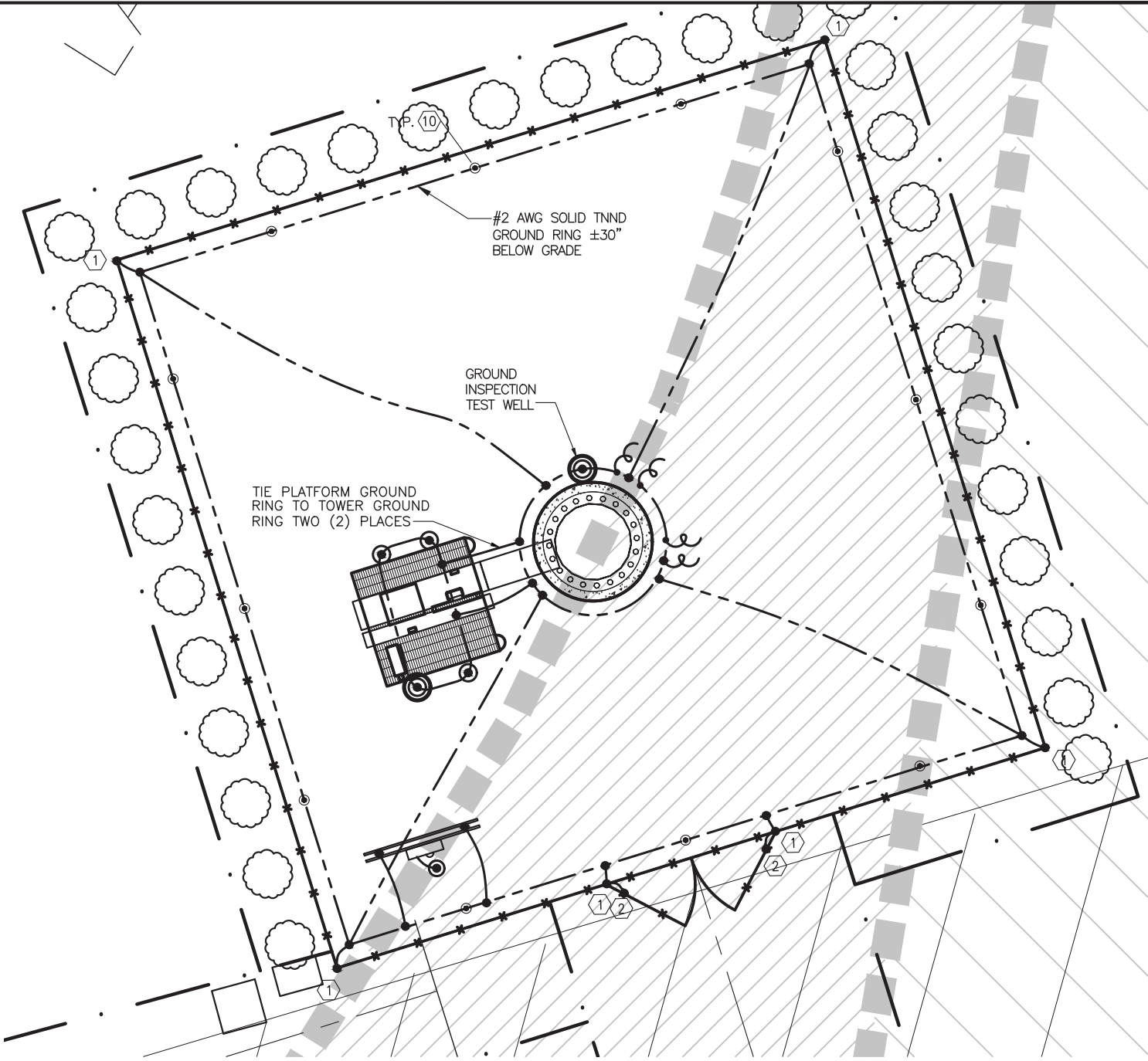
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Packet Pg. 108

Attachment: OH0087\_A6C0552A\_Zoning Application Package\_011419 (App# 2019-5023, 610 N. Lancaster Avenue, Daubenmire)



- 1 FENCE GROUND: E.C. TO FURNISH AND INSTALL #2 AWG BARE SOLID TNNND COPPER GROUND WIRE AT FENCE POST. GROUND WIRE TO BE ROUTED ALONG FENCE POST AND CADWELDED FOUR (4) PLACES, TOP RAIL, TOP AND BOTTOM OF CORNER POST, AND GROUND RING.
- 2 GATE GROUND: SIMILAR TO FENCE GROUND (FG), E.C. SHALL ALSO FURNISH AND INSTALL #2 BRAIDED GATE JUMPER WIRE BETWEEN THE GATE FRAME AND THE GATE POST. CONNECTIONS AT GATE FRAME AND GATE POST TO BE CADWELD.
- 3 TOWER GROUND: E.C. TO FURNISH AND INSTALL TWO (2) #2 AWG BARE SOLID TNNND COPPER GROUND WIRES FROM BASE OF TOWER OR TOWER LEGS TO TOWER GROUND RING. ALL CONNECTIONS TO BE CADWELD.
- 4 TOWER GROUND BAR: E.C. TO FURNISH AND INSTALL TWO (2) 20"x4"x1/4" TNNND COPPER GROUND BARS ON THE TOWER. ONE TO BE LOCATED AT ANTENNA MOUNT ELEVATION (ATTACHED TO TOWER STEEL), THE OTHER AT THE BASE OF THE TOWER ADJACENT TO THE ICE BRIDGE (ISOLATED FROM TOWER STEEL).
- 5 TOWER COAX GROUND: E.C. TO FURNISH AND INSTALL TWO (2) #2 AWG BARE SOLID TNNND COPPER GROUND WIRES FROM TOWER GROUND BAR (TGB) TO GROUND RING. ALL CONNECTIONS TO BE CADWELD.
- 6 PLATFORM MASTER GROUND BAR: G.C. FURNISHED AND INSTALLED 24"x4"x1/4" TNNND COPPER GROUND BAR ON PLATFORM.
- 7 PLATFORM MASTER GROUND BAR GROUND: E.C. TO EXTEND TWO (2) MANUFACTURER FURNISHED AND INSTALLED #2 AWG BARE SOLID TNNND COPPER GROUND WIRES FROM THE MASTER GROUND BAR (MGB) TO GROUND RING. ALL CONNECTIONS TO BE CADWELD.
- 8 ICE BRIDGE CHANNEL GROUND: E.C. TO FURNISH AND INSTALL ONE (1) #2 AWG BARE SOLID TNNND COPPER GROUND JUMPER WIRE FROM ICE BRIDGE CHANNEL TO ICE BRIDGE SUPPORT POST. ALL CONNECTIONS TO BE CADWELD.
- 9 ICE BRIDGE SUPPORT GROUND: E.C. TO FURNISH AND INSTALL ONE (1) #2 AWG BARE SOLID TNNND COPPER GROUND WIRE FROM ICE BRIDGE SUPPORT POST TO GROUND RING. ALL CONNECTIONS TO BE CADWELD.
- 10 5/8" DIA. x 10' LONG TNNND COPPER CLAD STEEL GROUND ROD DRIVEN VERTICAL TOP OF ROD 30" MIN. BELOW GRADE. SPACING OF GROUND RODS 10' MAX. ALL CONNECTIONS TO BE CADWELD.



1 **GROUNDING SITE PLAN**  
SCALE: N.T.S.

- LEGEND:**
- GROUND ROD EXOTHERMICALLY WELDED TO GROUND RING
  - GROUND RING
  - EXOTHERMIC WELD
  - GROUND ROD TEST WELL

**GROUNDING NOTES AND SPECIFICATIONS:**

1. THE GROUND RING SHALL CONSIST OF 2 AWG TINNED SOLID BARE COPPER CONDUCTOR, UNLESS NOTED OTHERWISE, BURIED AT 24" BELOW FINISHED GRADE ( OR 6" BELOW FROSTLINE). ALL CONNECTIONS SHALL BE MADE USING AN EXOTHERMIC WELD, UNLESS NOTED OTHERWISE.
2. GROUND CONDUCTOR BEND RADIUS SHALL NOT BE LESS THAN 12"
3. GROUND RODS SHOULD BE SPACED 2X HEIGHT APART AROUND COMPOUND GROUND RING. (EX. 10' ROD SHOULD BE SPACED 20' APART). MINIMUM SPACING BETWEEN GROUND RODS IS 10' UNLESS NOTED OTHERWISE.
4. GATES SHALL BE BONDED TO GATE POSTS USING FLEXIBLE JUMPER STRAP (BELDEN 8662 FLAT BRAID TINNED COPPER OR EQUAL) WITH EXOTHERMIC WELDS.
5. ALL GROUNDING/BONDING CONDUCTORS LOCATED ABOVE FINISHED GRADE SHALL BE RUN IN 1/2" FLEX CONDUIT.
6. CONTRACTOR SHALL NOTIFY THE OWNER/TENANT ECO-SITE CONSTRUCTION MANAGER TO INSPECT THE GROUNDING SYSTEM PRIOR TO BACKFILLING.

D.2.c

Eco-Site

240 LEIGH FARM ROAD, SUITE 230  
DURHAM, NC 27707

PROJECT INFORMATION:

WIND RIVER DR / OH-0087  
A6C0552A  
610 N LANCASTER AVE  
REYNOLDSBURG, OH 43068

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FORTUNE  
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6402 CORPORATE DRIVE  
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(317) 532-1374  
OHIO PE COA # 05341

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SHEET TITLE:

GROUNDING PLAN & NOTES

SHEET NUMBER: REVISION:

E-1

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Packet Pg. 109

Attachment: OH0087\_A6C0552A\_Zoning Application Package\_011419 (App# 2019-5023, 610 N. Lancaster Avenue, Daubenmire)

WIND RIVER DR / OH-0087  
A6C0552A  
610 N LANCASTER AVE  
REYNOLDSBURG, OH 43068

**10/19/18**

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6402 CORPORATE DRIVE  
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OHIO PE COA # 0534

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| GNP | DEK | DEK |
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SINGLE LINE  
DIAGRAM & NOTES

E-2

**A**

Packet Pg. 110

1. ELECTRIC UTILITY WILL PROVIDE METER AND INCOMING SERVICE LATERAL CONDUCTORS.
2. ALL ELECTRICAL WORK SHALL COMPLY WITH NEC, STATE, AND LOCAL CODES.

3. CONTRACTOR SHALL OBTAIN OWNER/TENANT EQUIPMENT SHELTER DRAWINGS AND REVIEW FOR ADDITIONAL DETAILS AND REQUIREMENTS THAT MAY NOT BE SHOWN IN THESE DRAWINGS. CONTRACTOR SHALL COMPLY WITH ANY ADDITIONAL OWNER/TENANT SPECIFICATIONS AND REQUIREMENTS THAT MAY BE ADDRESSED IN THE EQUIPMENT DRAWINGS.

4. PRIOR TO PURCHASING EQUIPMENT, THE CONTRACTOR SHALL CONTACT THE ELECTRIC UTILITY AND OBTAIN IN WRITING THE MAXIMUM AVAILABLE FAULT CURRENT AT THE UTILITY SERVICE POINT. PROVIDE MAX AFC SIGNAGE AS REQUIRED PER NEC 110.24. THE CONTRACTOR SHALL ENSURE ALL ELECTRICAL EQUIPMENT, CIRCUIT BREAKERS, DISCONNECTS, FUSES, AND PANELBOARDS HAVE A FAULT CURRENT INTERRUPTING RATING GREATER THAN THE AVAILABLE FAULT CURRENT. IN NO CASE SHALL THE FAULT CURRENT INTERRUPTING RATING BE LESS THAN 10,000 AMPS.

5. THE GROUNDED SERVICE CONDUCTOR (NEUTRAL CONDUCTOR) SHALL BE GROUNDED AT THE SERVICE DISCONNECT ONLY.

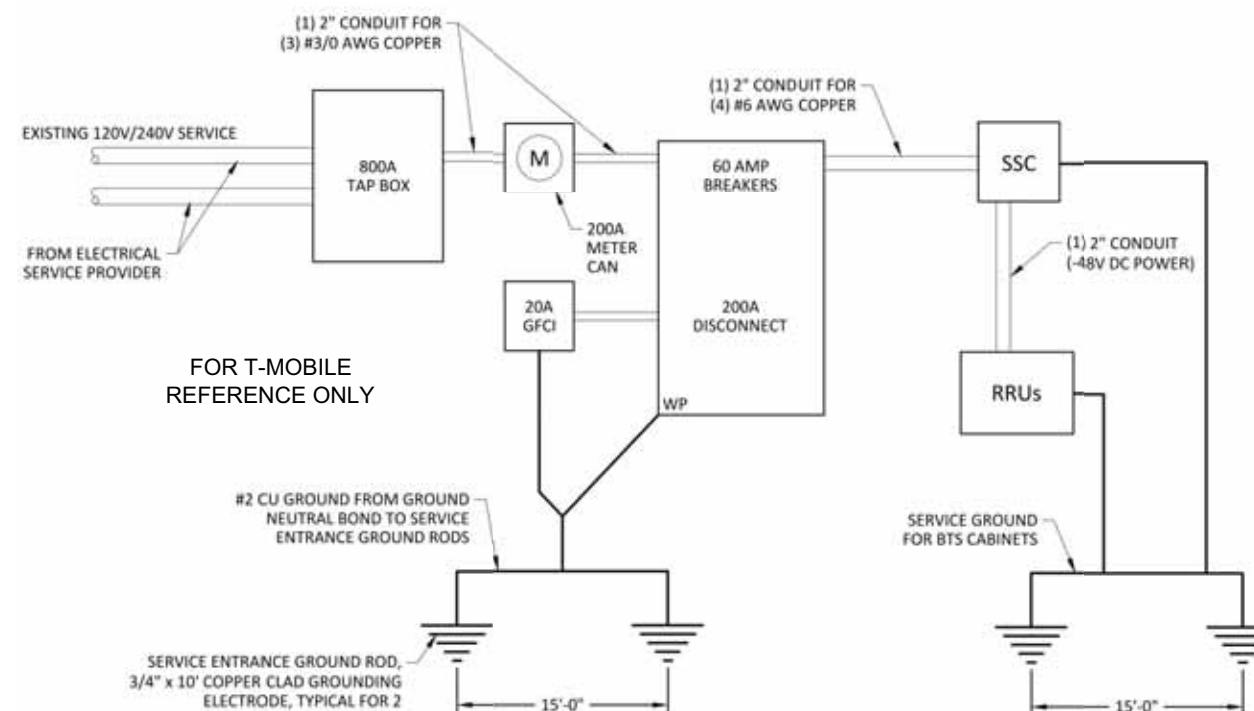
6. ALL POWER CIRCUITS SHALL USE COPPER CONDUCTORS WITH THHN/THWN INSULATION. ALL TERMINATIONS SHALL BE RATED FOR AT LEAST 75 DEGREES C.

7. CONTRACTOR SHALL PROVIDE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) TYPE RECEPTACLES FOR ALL UTILITY RECEPTACLES.

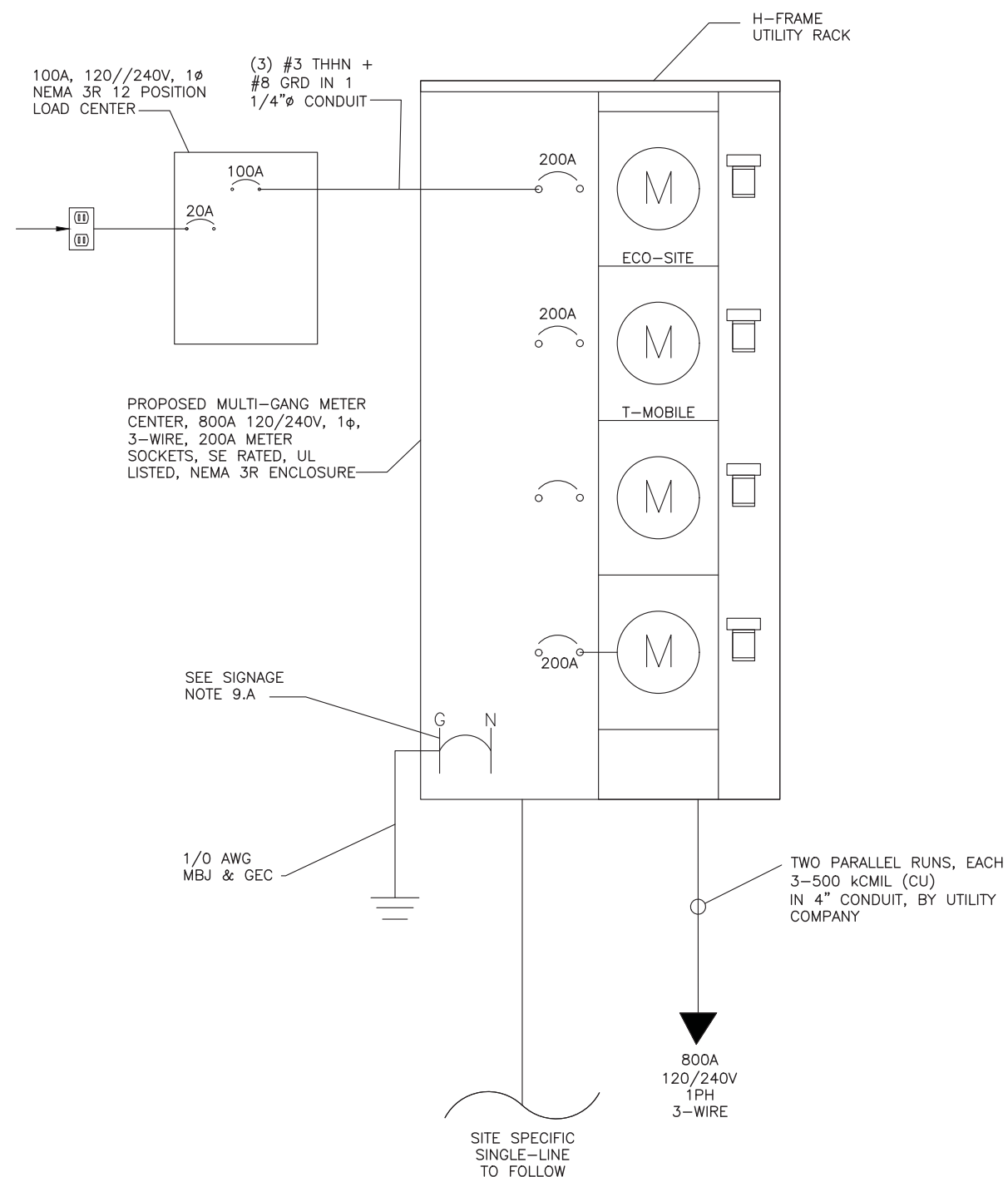
8. CONTRACTOR SHALL ENSURE ALL NEUTRAL CONDUCTORS HAVE WHITE INSULATION AND EQUIPMENT GROUND CONDUCTORS HAVE GREEN INSULATION. COLOR TAPE IDENTIFICATION OF THESE CONDUCTORS IS NOT ALLOWED.

9. PER NEC ART 702 PROVIDE SIGNAGE AS FOLLOWS:  
A) AT SERVICE DISCONNECT

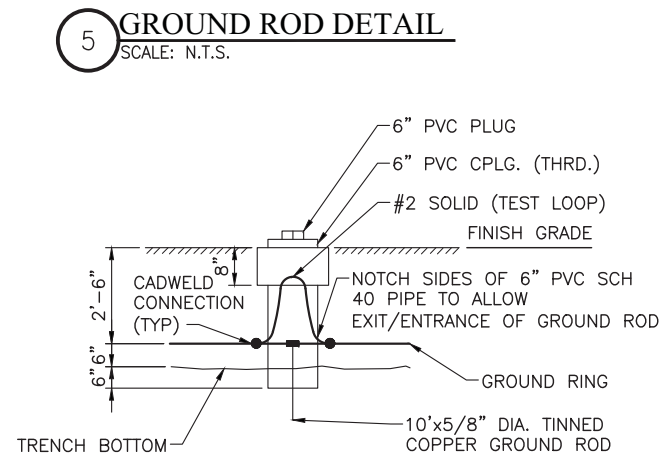
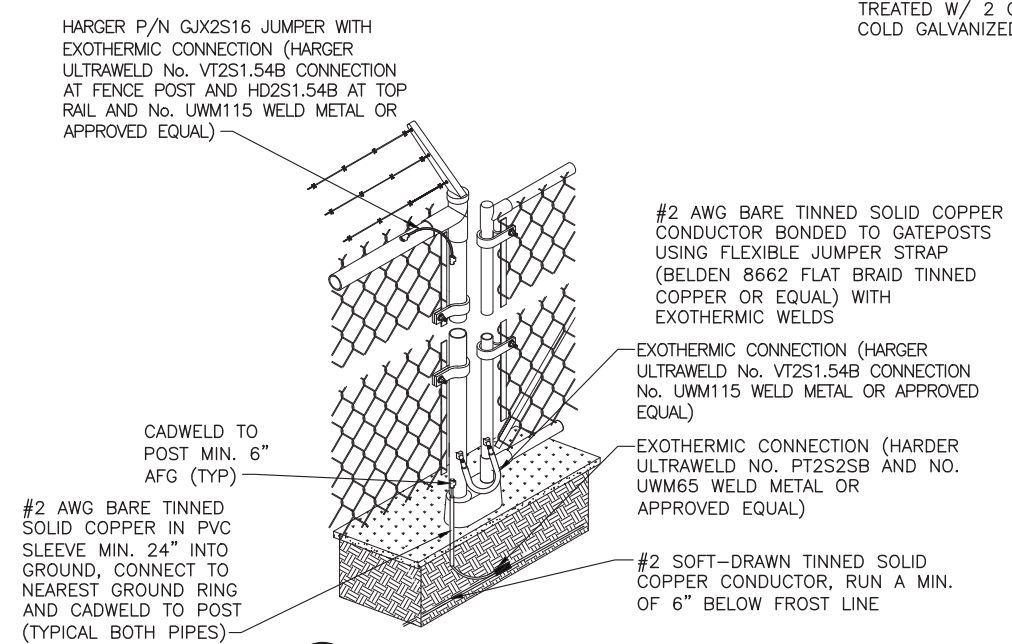
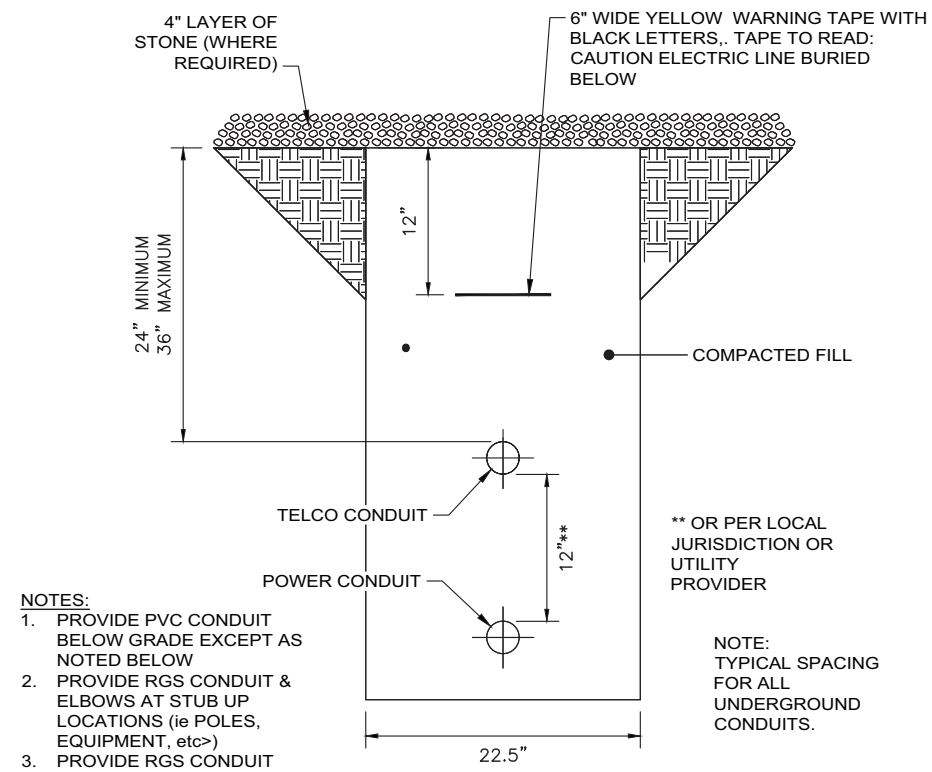
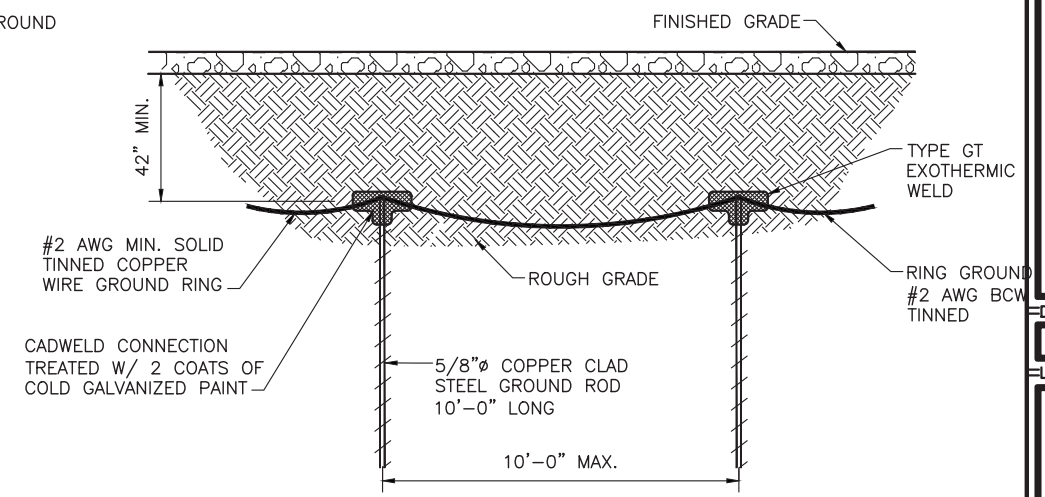
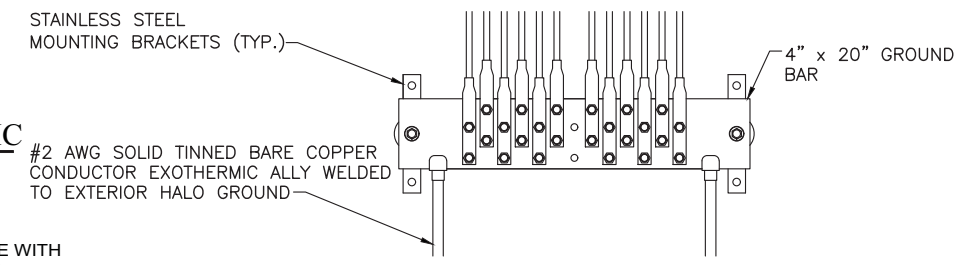
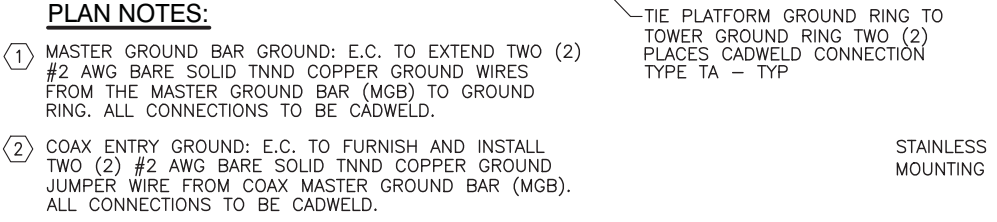
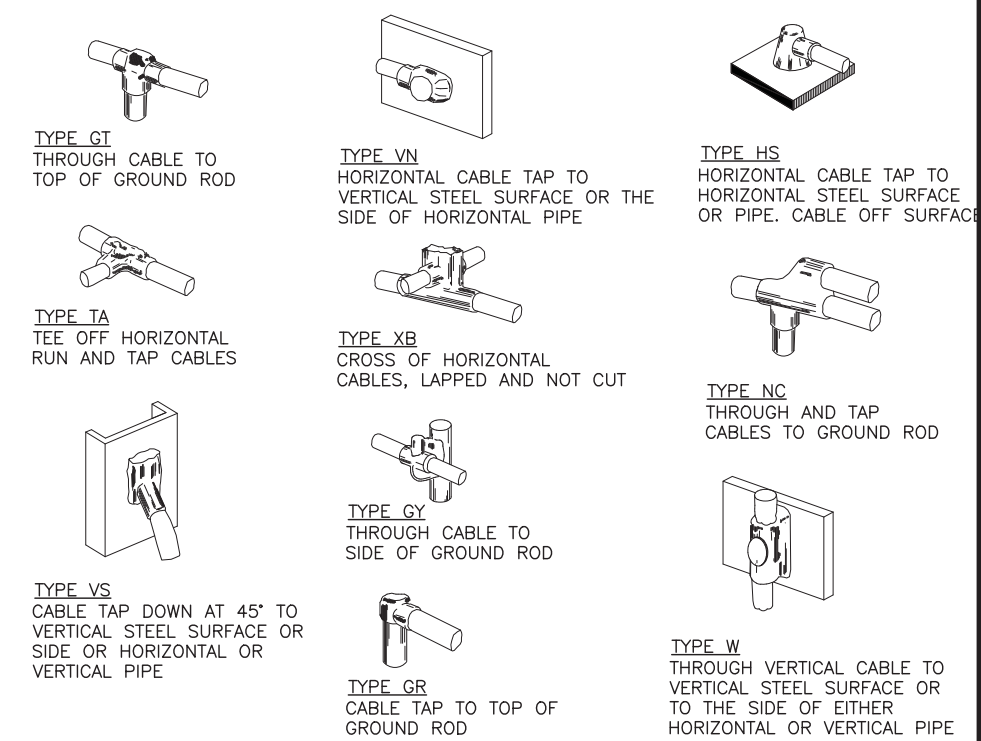
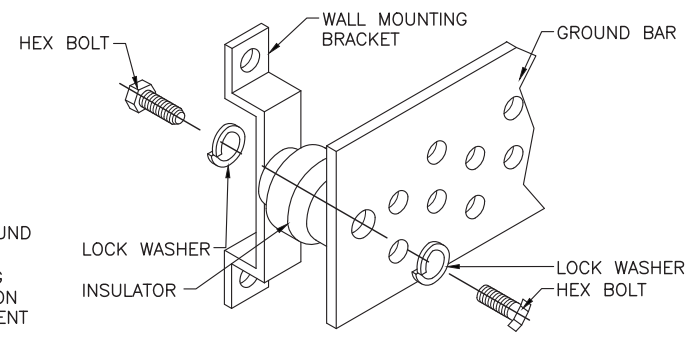
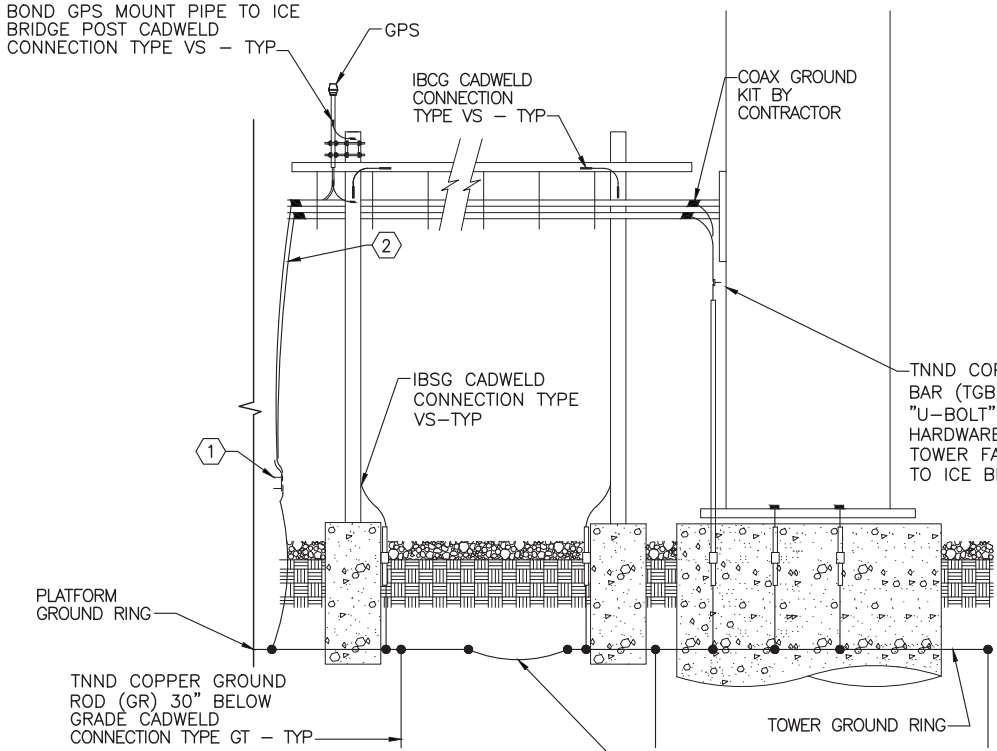
WARNING – SHOCK HAZARD EXISTS IF GROUNDING ELECTRODE CONDUCTOR OR BONDING JUMPER CONNECTION IN THIS EQUIPMENT IS REMOVED WHILE ALTERNATE SOURCE(S) IS ENERGIZED.



**TYPICAL ELECTRICAL ONE-LINE DIAGRAM**  
SCALE: NOT TO SCALE







|                                                                                      |          |             |     |
|--------------------------------------------------------------------------------------|----------|-------------|-----|
| PROJECT INFORMATION:                                                                 |          |             |     |
| WIND RIVER DR / OH-0087<br>A6C0552A<br>610 N LANCASTER AVE<br>REYNOLDSBURG, OH 43068 |          |             |     |
| CURRENT ISSUE DATE:                                                                  |          |             |     |
| 10/19/18                                                                             |          |             |     |
| ISSUED FOR:                                                                          |          |             |     |
| ZONING                                                                               |          |             |     |
| REV.:                                                                                | DATE:    | ISSUED FOR: | BY: |
| A                                                                                    | 10/19/18 |             | GNP |
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| CONSULTANT:                                                                          |          |             |     |

  
**FORTUNE WIRELESS INC.**  
6402 CORPORATE DRIVE  
INDIANAPOLIS, IN 46278  
(317) 532-1374  
OHIO PE COA # 05341  
DRAWN BY: CHK.: APV.:  
GNP DEK DEK  
LICENSER:

Attachment: OH0087\_A6C0552A\_Zoning Application Package\_011419 (App# 2019-5023, 610 N. Lancaster Avenue, Daubenmire)

## PROJECT INFORMATION:

**WIND RIVER DR / OH-0087**  
**A6C0552A**  
**610 N LANCASTER AVE**  
**REYNOLDSBURG, OH 43068**

## CURRENT ISSUE DATE:

10/19/18

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## ZONING

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| REV. | DATE     | ISSUED FOR | BY  |
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| A    | 10/19/18 |            | GNP |
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## CONSULTANT:



**FORTUNE**  
**WIRELESS INC.**

6402 CORPORATE DRIVE  
INDIANAPOLIS, IN 46278  
(317) 532-1374  
OHIO PE COA # 05341

## DRAWN BY: CHK.: APV.:

GNP DEK DEK

## LICENSER:

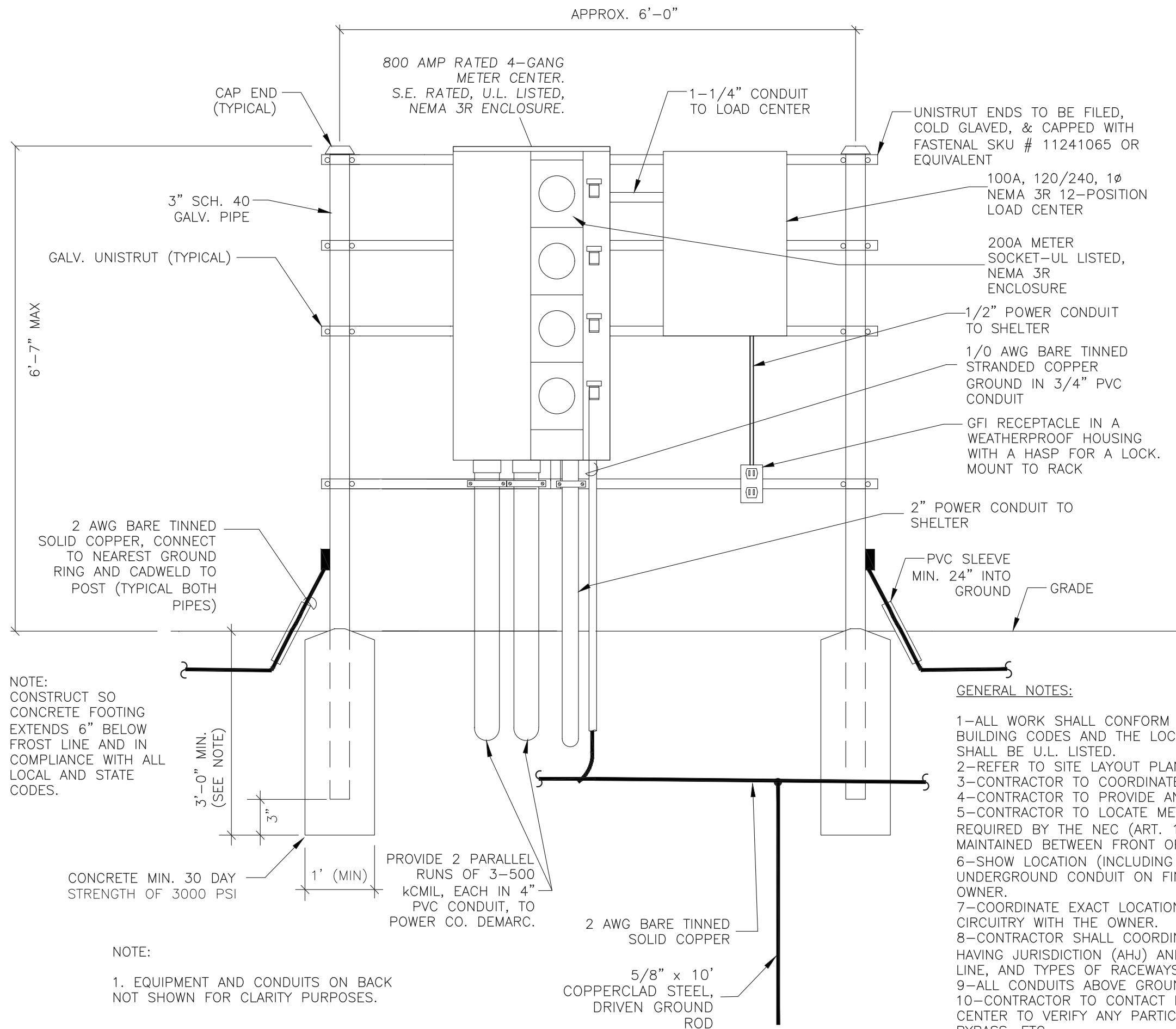
## SHEET TITLE:

H-FRAME DETAILS

## SHEET NUMBER: REVISION:

E-4

A



## GENERAL NOTES:

- 1-ALL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE, STATE BUILDING CODES AND THE LOCAL BUILDING CODES. ALL COMPONENTS SHALL BE U.L. LISTED.
- 2-REFER TO SITE LAYOUT PLAN FOR THE EXACT LOCATION OF H-FRAME.
- 3-CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANY FOR METER.
- 4-CONTRACTOR TO PROVIDE AND INSTALL METER SOCKET.
- 5-CONTRACTOR TO LOCATE METER RACK TO ENSURE WORKING SPACES REQUIRED BY THE NEC (ART. 110.26), STATE, OR LOCAL CODES ARE MAINTAINED BETWEEN FRONT OF ENCLOSURES AND THE CHAIN LINK FENCE.
- 6-SHOW LOCATION (INCLUDING DIMENSIONS) OF ALL CAPPED UNDERGROUND CONDUIT ON FINAL AS-BUILT DRAWINGS SUBMITTED TO OWNER.
- 7-COORDINATE EXACT LOCATION OF UNDERGROUND FEEDERS AND CIRCUITRY WITH THE OWNER.
- 8-CONTRACTOR SHALL COORDINATE WITH LOCAL ELECTRICAL AUTHORITY HAVING JURISDICTION (AHJ) AND OTHER TRADES TO DETERMINE "FROST" LINE, AND TYPES OF RACEWAYS REQUIRED FOR INSTALLATION.
- 9-ALL CONDUITS ABOVE GROUND SHALL BE GALVANIZED CONDUIT.
- 10-CONTRACTOR TO CONTACT LOCAL UTILITY PRIOR TO PURCHASING METER CENTER TO VERIFY ANY PARTICULAR REQUIREMENTS, SUCH AS LEVER BYPASS, ETC.

## NOTE:

1. EQUIPMENT AND CONDUITS ON BACK NOT SHOWN FOR CLARITY PURPOSES.



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INDIANAPOLIS, IN 46278  
(317) 532-1374  
OHIO PE COA # 05341

DRAWN BY: CHK.: APV.:

GNP DEK DEK

LICENSER:

SHEET TITLE:

H-FRAME DETAILS

SHEET NUMBER: REVISION:

E-5

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48X48X12 NEMA 3R ENCLOSURE W/  
BACKPLATE (HOFFMAN OR APPROVED  
EQUAL), SURGE SUPPRESSION, AND  
2"x12"x1/4" COPPER TINPLATED BUSS BAR,  
USE DOUBLE LOCKING RINGS W/ WASHERS  
& RUBBER GROMMETS ON BOTH SIDES OF  
ALL CONDUIT PENETRATIONS INTO THE BOX

4" TELCO CONDUIT  
W/(2) 1-1/2"  
INNER DUCTS TO  
UTILITY DEMARC

TELCO EQUIPMENT  
CABINET

TECG

3/4" PVC TELCO  
CONDUIT

2" TELCO CONDUIT TO  
PLATFORM FROM H-FRAME

2" TELCO CONDUIT TO  
CARRIER EQUIPMENT  
FROM H-FRAME

FINISHED  
GRADE LEVEL

2 AWG BARE  
TINNED SOLID COPPER.  
CONTRACTOR TO BOND TO  
COMPOUND GROUNDING  
RING

CONCRETE MIN. 30  
DAY STRENGTH OF  
3000 PSI

2 AWG BARE TINNED  
SOLID COPPER

NOTE:

1. EQUIPMENT AND CONDUITS ON FRONT  
SIDE NOT SHOWN FOR CLARITY PURPOSES.



GENERAL NOTES:

1.

ALL WORK IS TO COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE (NEC) AND ANY LOCAL ORDINANCES, CODES AND ALL OTHER ADMINISTRATIVE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL PERMITS AND RELATED FEES.
2.

ALL EQUIPMENT AND MATERIAL FURNISHED AND INSTALLED UNDER THIS CONTRACT SHALL BE UNDERWRITERS LABORATORIES (U.L.) LISTED, NEW, FREE FROM DEFECTS AND SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE BY OWNER OR HIS REPRESENTATIVE. SHOULD ANY TROUBLE DEVELOP DURING THIS PERIOD DUE TO FAULTY WORKMANSHIP, MATERIAL OR EQUIPMENT, THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS AND LABOR TO CORRECT THE TROUBLE WITHOUT THE COST.
3.

ALL WORK SHALL BE EXECUTED IN A WORKMAN LIKE MANNER AND SHALL PRESENT A NEAT MECHANICAL APPEARANCE WHEN COMPLETED. CONTRACTOR SHOULD AVOID DAMAGE TO EXISTING UTILITIES WHEREVER POSSIBLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING RELATED TO ELECTRICAL WORK, AND SHALL RESTORE ALL EXISTING LANDSCAPING, SPRINKLER SYSTEMS, CONDUITS, WIRING, PIPING, ETC. DAMAGED BY THE ELECTRICAL WORK TO MATCH CONDITIONS.
4.

ELECTRICAL WORK SHALL INCLUDE, BUT NOT LIMITED TO, ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE ELECTRICAL POWER AND LIGHTING SYSTEMS, TELEPHONE AND COMMUNICATION SYSTEMS, PANEL BOARDS, CONDUIT, CONTROL WIRING, GROUNDING, ETC. AS INDICATED ON ELECTRICAL DRAWINGS AND/OR AS REQUIRED BY GOVERNING CODES.
5.

PRIOR TO INSTALLING ANY ELECTRICAL WORK, THE CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY EXISTING SITE LOCATIONS AND CONDITIONS AND UTILITY SERVICE REQUIREMENTS OF THE JOB, AND BY REFERENCE TO ENGINEERING AND EQUIPMENT SUPPLIERS DRAWINGS. SHOULD THERE BE ANY QUESTION OR PROBLEM CONCERNING THE NECESSARY PROVISIONS TO BE MADE, PROPER DIRECTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH ANY WORK.
6.

PROVIDE POWER AND TELEPHONE SERVICE POINTS PER UTILITY COMPANY REQUIREMENTS. CONTRACTOR SHALL CONTACT UTILITY SERVICE PLANNERS AND OBTAIN ALL SERVICE REQUIREMENTS AND INCLUDE COSTS SUCH IN THEIR BID.
7.

SERVICE EQUIPMENT SHALL HAVE A SHORT CIRCUIT WITHSTAND RATING EQUAL TO OR EXCEEDING THE MAXIMUM AVAILABLE FAULT CURRENT AT THE SUPPLY TERMINAL ON THE UTILITY TRANSFORMER. SECONDARY, THE INSULATION SHALL BE FREE FROM ANY SHORT CIRCUITS AND GROUNDS.
8.

WHERE APPLICABLE, CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY REGARDING REQUIREMENTS AND INSTALLATION OF A CT CABINET.

ELECTRICAL NOTES:

1.

ALL WIRES SHALL BE STRANDED COPPER WITH THHN/THWN AND 600 VOLTS INSULATION. ALL GROUND CONDUCTORS TO BE PROPERLY SIZED COPPER (STRANDED OR SOLID).
2.

IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN ITEMS SHOWN ON THE PLANS AND/OR SPECIFICATIONS, THE NOTE, SPECIFICATION OR CODE WHICH PRESCRIBES AND ESTABLISHED THE HIGHEST STANDARD OF PERFORMANCE SHALL PREVAIL.
3.

SERVICE CONDUITS SHALL HAVE NO MORE THAN 4, 90° BENDS IN ANY SINGLE RUN. THE CONTRACTOR SHALL PROVIDE PULL BOXES AS NEEDED WHERE CONDUIT REQUIREMENTS EXCEED THESE CONDITIONS. PULL WIRES AND CAPS SHALL BE PROVIDED AT ALL SPARE CONDUITS FOR FUTURE USE.
4.

ALL COAX, POWER AND TELEPHONE SYSTEM CONDUITS SHALL HAVE A MINIMUM OF 24-SCH. 80 PVC RADIUS SWEEPS TO EQUIPMENT, PULL BOXES, MONOPOLE, ETC., UNLESS OTHERWISE NOTED, OR AS REQUIRED BY UTILITY COMPANIES.
5.

ALL CONDUIT AND NIPPLE ENTRIES TO CABINET AND METER BOXES WILL BE MADE WITH WEATHERPROOF HUBS, CONNECTORS OR LOCKNUTS LISTED FOR THE APPLICATIONS (NON-METALLIC BUSHINGS).
6.

ONLY ONE SERVICE IS ALLOWED PER LUG. ALL GROUNDING AND BONDING MUST COMPLY WITH NEC 250 REQUIRED.
7.

UPON COMPLETION OF THE JOB, THE CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS TO THE OWNER.

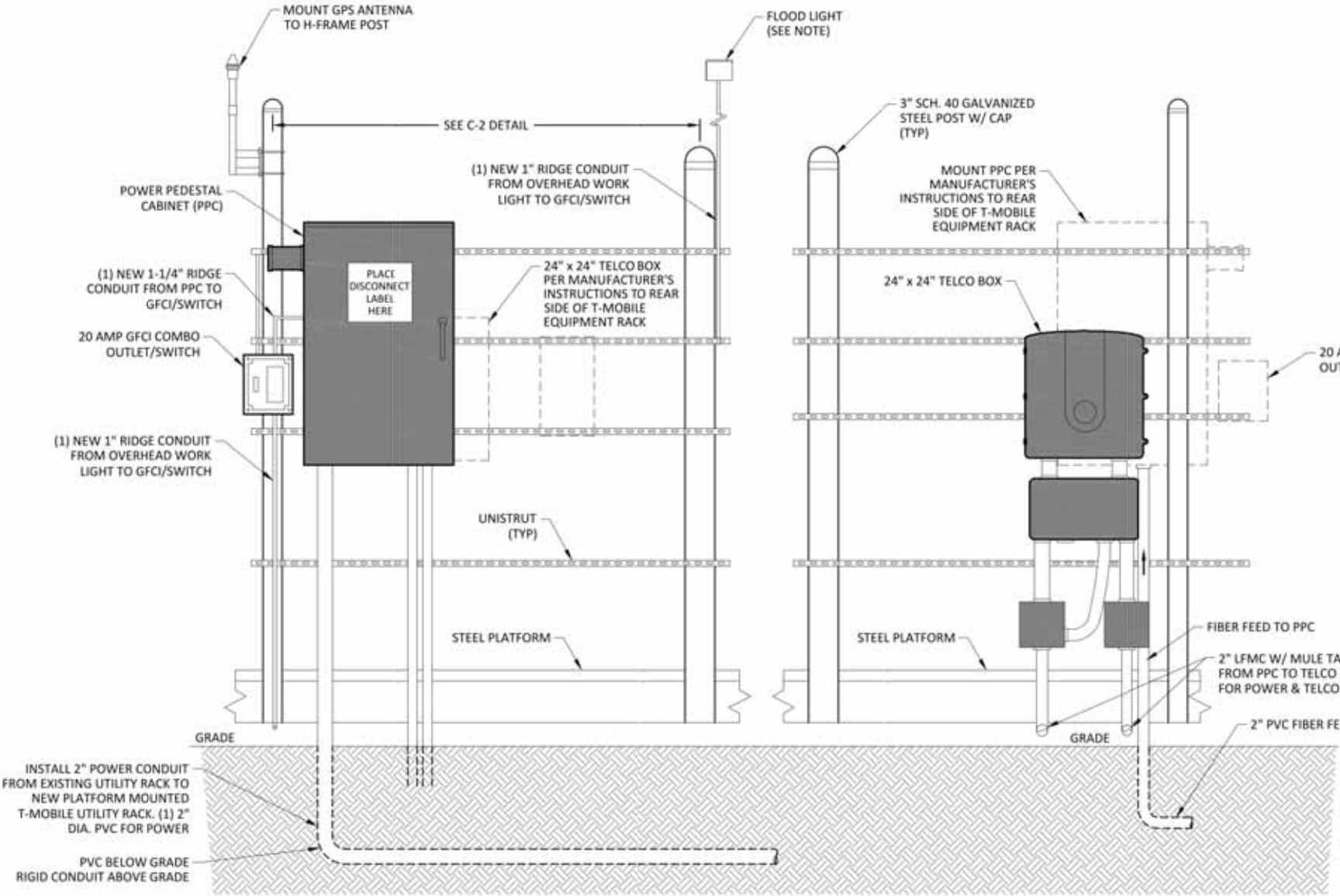
CONTRACTOR IS RESPONSIBLE TO COORDINATE INSTALL OF ELECTRICAL METER WITH UTILITY COMPANY AND VERIFY INSTALLATION WITH T-MOBILE.

ELECTRICAL CONTRACTOR NOTE:

THESE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC ONLY AND SHOW THE GENERAL INTENT OF THE FINAL ARRANGEMENT OF ELECTRICAL SYSTEMS, EQUIPMENT AND CONNECTIONS. IT IS THE INTENT OF THESE ELECTRICAL DRAWINGS TO REQUIRE APPROPRIATE ELECTRICAL WORK TO COMPLETELY FACILITATE THE ELECTRICAL REQUIREMENTS FOR THE NEW TENANT (T-MOBILE). SOME OF THE ELECTRICAL WORK SHOWN IS EXISTING AND SHALL REMAIN IN PLACE, AND NEW WORK ADDED TO ACCOMMODATE T-MOBILE ELECTRICAL REQUIREMENTS. IT IS NOT INTENDED TO SHOW EXISTING ELECTRICAL WORK EXACTLY AS IS, BUT TO SHOW THE INTENT ONLY. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY'S FOR ADDED LOAD (T-MOBILE). VERIFY ELECTRICAL AND TELEPHONE SERVICE SIZE AND CAP.

FLOOD LIGHT NOTE:

CONTRACTOR TO PROVED & INSTALL (2) MAXLITE LED WORK LIGHT, MODEL NO. MLFL45LED50(W). MOUNT FLOOD LIGHT ON ROUND, WEATHER-PROOF BOX WITH DIRECTIONAL SHIELDING SHROUD AND 3/4" HUBS. LIGHT SHIELDING SHALL BE FOCUSED ON EQUIPMENT CABINETS ONLY, AND SHALL ONLY BE TURNED ON WHILE EQUIPMENT TECHNICIANS VISIT SITE. BOLT FLOOD LIGHT ASSEMBLY TO OVERHEAD ICE BRIDGE. SEE SHEET C-2 FOR LOCATION.



20 AMP OUTDOOR GFCI AND SWITCH COMBO  
SCALE: NOT TO SCALE

MANUFACTURER: GENERAL ELECTRIC (OR EQUIV.)  
MODEL: U010S010GRP  
DEPTH: 5.2"  
HEIGHT: 7.1"  
WIDTH: 5.8"  
WEIGHT: 3.92 lbs  
UL LISTING: 1-UL LISTED  
MAX. AMPERAGE: 20 A  
VOLTAGE: 120v



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CONSULTANT:



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OHIO PE COA # 05341

DRAWN BY: CHK.: APV.:

GNP DEK DEK

LICENSER:

FOR T-MOBILE  
REFERENCE ONLY

SHEET TITLE:

T-MOBILE  
H-FRAME DETAILS

SHEET NUMBER: REVISION:

E-6

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WIND RIVER DR / OH-0087  
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10/19/18

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A stylized black and white illustration of a globe, focusing on the continents of North and South America. The landmasses are solid black, while the oceans are white. The globe is tilted slightly to the right.

**FORTUNE**  
**WIRELESS INC**  
6402 CORPORATE DR  
INDIANAPOLIS, IN 462  
(317) 532-1374  
OHIO PE COA # 05

|     |     |     |
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| GNP | DEK | DEK |
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FOR T-MOBILE  
REFERENCE ONLY

## T-MOBILE GROUNDING RISER

E-7

**A**

Packet Pg. 115

