Henry County
Board of Zoning Appeals

Henry County Office Building
1201 Race St., Suite 212
New Castle, IN 47362
Phone: (765) 529-7408

STAFF REPORT

Henry County Board of Zoning Appeals
(November 5th, 2020 Meeting)

Docket # / Project Title:	C: 2328 Verizon Wireless, 300 foot wireless communication tower
Staff:	Darrin Jacobs, Zoning Administrator
Applicant:	Verizon Wireless, Represented by Clark, Quinn, Moses, Scott & Grahn
Property Size:	Parent Parcel 20.267 Acres, Leased area 6,400 Sq. Ft.
Current Zoning:	Rural Residential (RR)
Location:	Near 1376 S Co Rd 275 W, New Castle, IN 47362
Parcel #:	007-83521-00
Staff Recommendation:	To **APRROVE** the variance requests

Background Summary:
Due to a recent change to the Henry County Development Code a wireless communication tower is now a permitted use and structure on this parcel provided it is less than 199 feet tall, a monopole design, and that there are no other towers that are capable of co-location within 1 mile. There is a tower less than half a mile from the proposed site, the applicant has proved information that states the existing tower cannot structurally handle additional equipment. The applicant is requesting a variance to allow the tower to be constructed with a lattice design and reach 300 feet tall.

Key Issue Summary:
The following key issue(s) should be resolved through the consideration of this application: Will the applicant be allowed to construct a tower larger than 199 feet and can that tower be a lattice design instead of a mono pole design.

Decision Criteria:
When considering a request for a variance special consideration should be taken to: 1.) Insure that the request will not be contrary to the public interest, health, safety, and general welfare or materially injurious to the enjoyment, use development or value of property or improvements permitted in the vicinity. 2.) That the variance is needed due to special conditions that are not self-created, and that a literal enforcement of the provisions of the Code would result in hardship and deny the owner of substantial rights.

Options:
In reviewing a request for a variance the Board of Zoning appeals may (1) approve the request, (2) deny the request, (3) continue the request to the next meeting, (4) grant variances less than or different from those requested, or (5) impose such specific conditions and limitations concerning use, construction, character, location, landscaping, screening and other matters relating to the purposes and objectives of this Code upon any lot or property benefitted by a variance.

Current Property Information:	
Zoning and Land Use:	Rural Residential (RR) used for row crop farming
Site Features:	Parent Parcel 20.267 Acres, Leased area 6,400 Sq. Ft.5.58 acres. Located along S 275 W. A pole barn is located approximately 110 feet north of the proposed site. A single family home is located approximately 210 feet north of the proposed site. Both structures are owned by someone other than the lease signer.
Flood Hazards or County Tiles/Open Drains:	None
Special Circumstances: **(Airport Hazard Area, Wellhead Protection Area, etc.)**	The proposed site is near the Westwood Lake and Park. High tension power lines are near the proposed site.
Vehicle Access:	None at this time
Septic or Sewer:	None
Subdivision Restrictions:	N/A

Surrounding Zoning and Land Use:		
	Zoning:	**Land Use:**
North:	Rural Residential (RR)	Single family residential Muse property
South:	Rural Residential (RR)	Row crop B & A Farm property
East:	Rural Residential (RR)	Park and Lake Big Blue River Conservancy District
West:	Rural Residential (RR)	Row crop B & A Farm property

History of this Location:

The relevant history of this property includes the following:

1. 06-27-1991 Case B:1312, Florida Metro Inc., dba Cellular One, (now SBA Communications) received a CAU to construct a 285 foot tall wireless communication tower approximately 2,400 feet (.45 miles) north of the proposed site.
2. 08-26-2020 Verizon Wireless filed an application for a variance.

Comprehensive Plan Consideration(s):

1. Page 27; The county currently lacks enough shopping, dining, or entertainment options to amount to an "experience," and the type of broadband connectivity or reliable cell service necessary to improve the local economy, or adequately provide emergency response services.
2. Page 78; At the time of this study, there were numerous broadband providers for both residential and business. However, broadband access, speed and reliability continues to be an issue for the most rural parts of the Henry County community.
3. Page 81; Remove local barriers to the installation, expansion or upgrading of broadband throughout the county.
4. Page 92; Increase the access and speed of broadband throughout the community to unlock the employment potential of the less densely populated or developed areas of the county.
5. Page 106; Determine which local laws, policies, standards and incentives need to be updated to maximize the benefits of broadband in governmental sectors, such as public education, health care and government operations.
6. Page 122; Communication Open and transparent government processes (literal); and increased broadband coverage and reliable cell service (physical)

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. Rural areas suffer from a lack of reliable and affordable internet access. Increased wireless communication coverage and capacity could benefit rural residents.
2. Wireless communication towers are low traffic generators.
3. Fall protection should be considered for larger towers.
4. Co-location on towers help to limit the number of required towers.
5. There are no proven health effect to living near a wireless communication tower
6. A tower greater than 199 feet requires a blinking light per FAA regulations.

Preliminary Staff Recommendation & Comments:

Staff recommendation is to **approve** the requested amendment to the current variance for the following reasons:

1. The request can be answered in the affirmative in the findings of fact questions:
    a. *"The approval will not be injurious to the public health, safety and general welfare of the community;"*
        i. There are no proven negative health effects to living near a wireless communication tower.
        ii. The tower designed has been approved by a Professional Engineer who stated that the

tower is rated for over 100 mph wind speeds and that if the tower were to fail at higher wind speeds it is designed to "fold over" rather than completely collapse.

iii. Additional access to reliable high speed cellular service and possible wireless broadband could benefit the public's safety and general welfare.

iv. The additional height or lattice design pose no greater risks to the public's health, safety and general welfare, than a 199 foot tall monopole tower, which is already a permitted use.

b. *"The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner;"*

i. The use of neighboring properties would not be effected by the increased height or lattice design of the tower.

ii. There are only two dwellings within 2,000 feet of the proposed tower.

iii. The majority of the property around the proposed tower is used for agricultural or park land.

iv. A letter from the FAA states that the increased height will not affect flight patterns or the New Castle Airport.

c. *"The need for the variance arises from some condition peculiar to the property involved;"*

i. The Applicant states that the increased height is needed to effectively serve their customers and decrease the need for additional towers.

ii. The Applicant states that the lattice design is for structural strength and a smaller foot print without the need for guyed wires.

d. *"The strict application of the terms of the Zoning Ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought;"*

i. The Applicant states that the increased height is needed to effectively serve their customers and decrease the need for additional towers.

ii. The Applicant states that the lattice design is for structural strength and a smaller foot print without the need for guyed wires.

e. *"The approval does not interfere substantially with the Comprehensive Plan;"*

i. The Comprehensive Plan supports increased availability to wireless communication and broadband in rural Henry County.

ii. The Comprehensive Plan seeks to remove local barriers to the installation, expansion or upgrading of broadband throughout the county.

f. *"The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property."*

i. The application of the code will not allow the applicant to effectively service their customers.

ii. With a shorter tower the applicant may be forced to construct additional towers.

iii. A monopole tower at 300 feet may pose greater safety risks and require a larger foot print.

This report was compiled by the staff with the best available data at the time. Any errors or omissions are unintended. If errors are discovered please inform staff as soon as possible.

HENRY COUNTY PLANNING COMMISSION
1201 RACE STREET, SUITE 214
NEW CASTLE, INDIANA 47362

Darrin Jacobs
Zoning Administrator

Phone 765-529-7408
Fax 765-521-7072

APPLICATION FOR BOARD OF ZONING APPEALS HEARING

DATE	August 26, 2020
APPLICANT	Verizon Wireless, By, Clark, Quinn, Moses, Scott & Grahn
ADDRESS	320 Meridian Street, Ste 1100 Indianapolis, IN 46204
PHONE	317-637-1321
VARIANCE DESCRIPTION	To permit a Wireless Communication Facility (Sec 8.3,C, 3) with a 290' tower height, with 10 lightning rod for a total height of 300' and a free standing lattice design
VARIANCE LOCATION ADDRESS	0 S. County Road 275 W., New Castle, IN

Materials Required: _x_ Up-to-date Survey and Legal Description
_x_ Site Plan
_N/A_ Copy of approval for Septic Permit or Utility Hook-Up
_N/A_ Storm Water Drainage & Erosion Control

Hearing Fee: $500.00 check made to **Henry County Planning Commission**
Legal Ad Fee: $95.00 check made to **Courier Times**

Hearing Date: _____ **Time: 7:00 pm**
Hearing Location: Old Circuit Courtroom
Henry County Courthouse
101 S. Main Street
New Castle, IN 47362

NOTE: APPLICANT OR REPRESENTATIVE IS REQUIRED TO BE PRESENT AT HEARING.

APPLICANT'S SIGNATURE: Elizabeth Bentz Williams **DATE: August 26, 2020**
Elizabeth Bentz Williams, AICP, Agent

verizon

Tuesday, February 4, 2020

RE: Proposed Verizon Wireless Communications Facility
Site Name: **WS Westwood Park.**
Type of Tower: 290' self-support Tower.
Location: 0 SR 275 W, NEW CASTLE, IN 47362.

To Whom It May Concern:

As a radio frequency engineer for Verizon Wireless, I am providing this letter to state the need for a Verizon Wireless site called **WS Westwood Park.**

The **WS Westwood Park** site is proposed with the below objectives:

1. Offload 4G traffic from busy site.
2. Improve 4G throughput to existing heavy data users.
3. Improve 4G network reliability by increasing the amount of time our customers operate on 4G instead of 3G.

Currently the area is experiencing high demand for wireless high-speed data. Growth forecasts have triggered the need for an additional site in the area. The tower is needed to provide all Verizon customers in the area with the best experience on their 4G wireless devices.

Raw Land – Design plans for a new tower would provide tower height of **290'**. The new structure height was decided upon to best cover the offload area and interact with the existing Verizon sites. If we are limited to building a structure less than the proposed height, another tower would be needed in the vicinity in the near future. In addition, building a structure that is too short can cause existing taller sites to shoot over the proposed site and building a site that is too tall can cause the proposed site to shoot over existing sites. Both situations create a poor experience from a user perspective. The new structure will be placed near the center of the area with high traffic demand and offload the surrounding sites greatly. The new tower design meets stated objectives.

Verizon Wireless cares about the communities as well as the environment and prefers to collocate on existing structures when available. It can be noticed from any map that Verizon Wireless is currently collocated on many existing structures in the area. We prefer collocation due to reduced construction costs, faster deployment, and environment protection. However, Verizon Wireless was unable to find a suitable structure within the center of demand area to collocate the proposed **WS Westwood Park** site.

verizon

Verizon Wireless design engineers establish search area criteria in order to effectively meet coverage objectives as well as offload existing Verizon cell sites. When met, the criterion also reduces the need for a new site to cover the area in the immediate future. Each cellular site covers a limited area, depending on site configuration and the surrounding terrain. Cell sites are built in an interconnected network; which means each cell site must be located so that their respective coverage areas are contiguous. This provides uninterrupted communications throughout the coverage area.

Since collocation is generally the most cost-effective means for prompt deployment of new facilities, Verizon Wireless makes every effort to investigate the feasibility for using existing towers or other tall structures for collocation when designing a new site or system expansion. However, collocation on an existing tower or tall structure is not always feasible due to location of existing cell sites. Cell sites are placed in a way so they provide smooth hand off to each other and are placed at some distance from each other to eliminate too much overlap. Too much overlap may result in a waste of resources and raise a system capacity overload concern.

This cell site has been designed, and shall be constructed and operated in a manner that satisfies regulations and requirements of all applicable governmental agencies that have been charged with regulating tower specifications, operation, construction, and placement, including the FAA and FCC.

Sincerely,

Michael Fahim.

RF Engineer, Verizon Wireless

Michael

Sabre Industries™
INNOVATION DELIVERED

September 2, 2020

RE: Proposed 290' Sabre Self-Supporting Tower for WS Westwood Park, IN

To Whom it May Concern,

Upon receipt of order, we propose to design a tower for the above referenced project for a Basic Wind Speed of 106 mph and 40 mph with 1.5" radial ice, Structure Class II, Exposure C, Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower members in the upper portion. This would result in a buckling failure mode, where the loaded member would bend beyond its elastic limit (beyond the point where the member would return to its original shape upon removal of the wind load).

Therefore, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section. Assuming that the wind pressure profile is similar to that used to design the tower, the tower is most likely to buckle at the location of the highest combined stress ratio in the upper portion of the tower. This would result in the portion of the tower above the failure location "folding over" onto the portion of the tower below the failure location. *Please note that this letter only applies to the above referenced tower designed and manufactured by Sabre Towers & Poles.* In the unlikely event of total separation, this would result in "zero" fall radius at ground level.

Sincerely,

ROBERT E. BEACOM
REGISTERED
No.
PE11100427
STATE OF
INDIANA
PROFESSIONAL ENGINEER

9/2/20

Robert E. Beacom, P.E., S.E.
Engineering Supervisor

Sabre Industries, Inc. • 7101 Southbridge Drive • Sioux City, IA 51111
P: 712-258-6690 F: 712-279-0814 W: www.SabreIndustries.com

verizon

Tuesday, February 4, 2020

RE: Henry County Zoning Plots

Site Name: **WS Westwood Park.**

To Whom It May Concern:

This map is not a guarantee of coverage and may contain areas with no service. This map reflects a depiction of predicted and approximate wireless coverage of the network and is intended to provide a relative comparison of coverage. The depictions of coverage do not guarantee service availability as there are many factors that can influence coverage and service availability. These factors vary from location to location and change over time. The coverage areas may include locations with limited or no coverage. Even within a coverage area shown, there are many factors, including but not limited to, usage volumes, service, outage, and customer's equipment, and terrain, proximity to buildings, foliage, and weather that may impact service.

The proposed site is needed to offload capacity from existing sites. This map reflects the predicted coverage area that will be offloaded from existing sites and transferred to the proposed site.

Michael Fahim.

RF Engineer, Verizon Wireless

Michael

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2020-AGL-1109-OE

Issued Date: 03/10/2020

Network Regulatory
GTE Mobilnet of Indiana RSA #6 Limited Partnership
5055 North Point Pkwy
NP2NE Network Engineering
Alpharetta, GA 30022

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower WS Westwood Park - C (2120476)
Location:	NEW CASTLE, IN
Latitude:	39-54-38.44N NAD 83
Longitude:	85-26-14.72W
Heights:	1059 feet site elevation (SE)
	300 feet above ground level (AGL)
	1359 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 L Change 2, Obstruction Marking and Lighting, a med-dual system - Chapters 4,8(M-Dual),&12.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

This determination expires on 09/10/2021 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.

(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (404) 305-6337, or nick.goodly@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2020-AGL-1109-OE.

Signature Control No: 428451118-433153110 (DNE)
Nick Goodly
Technician

Attachment(s)
Case Description
Frequency Data
Map(s)

cc: FCC

verizon

GTE MOBILENET OF INDIANA LIMITED
PARTNERSHIP D/B/A VERIZON WIRELESS
250 E. 96TH STREET
INDIANAPOLIS, IN 46240

WS WESTWOOD PARK

LOC # 466339

0 S. 275 W
NEW CASTLE, IN 47362
HENRY COUNTY
TENANT: GTE MOBILENET OF INDIANA LIMITED
d/b/a VERIZON WIRELESS
"WS WESTWOOD PARK"

JOHN J. ZIMMERMANN REGISTERED No. 19500154 STATE OF INDIANA PROFESSIONAL ENGINEER
2/5/2020

NEW 290' SELF-SUPPORT TOWER
w/10' LIGHTNING ROD TOTAL TOWER HEIGHT 300'

PROJECT SUMMARY

VERIZON WIRELESS SITE
WESTWOOD PARK
PROJECT#: 20171641683
MARKET ID: WS
LOCATION CODE: 466339

SITE ADDRESS
0 S. 275 W
NEW CASTLE, IN 47362
HENRY COUNTY
E911 ADDRESS: TBD

TOWER OWNER
VERIZON WIRELESS
2421 HOLLOWAY RD
LOUISVILLE, KY 40299
CONTACT: MIKE RERECICH
PHONE: 502-439-8827

PROPERTY OWNER
B&A FARMS LLC C/O RANDY KAY GOFF
682 CORAL CT
CICERO, IN 46034
CONTACT: GREG GOFF
PHONE: 317-727-7259
E-MAIL: gregarygoff@gmail.com

POLICE
HENRY COUNTY SHERIFF
127 N 12TH ST
NEW CASTLE, IN 47362
PHONE: 765-529-5201

FIRE
DISTRICT 13A
1430 N. COUNTY ROAD 525 W
NEW CASTLE, IN 47362
PHONE: 317-508-3782

GENERAL INFORMATION
LATITUDE - 39° 54' 38.44" N
LONGITUDE - 85° 26' 14.72" W
1983 (NAD83)

ELEVATION - 1059 AMSL
1988 (NAVD88)

TOWER OWNER LEASE AREA
80'-0" x 80'-0"
(1600 SF)

PROJECT TOTAL DISTURBED AREA
COMPOUND: (6084 SF) = (.14 ACRE)
ACCESS DRIVE: (3492 SF) = (.08 ACRE)
GROSS AREA: (9576 SF) = (.22 ACRE)

PROJECT DESCRIPTION

PROJECT DESCRIPTION:
NOTE: ALL ITEMS WITHIN THESE CONSTRUCTION DOCUMENTS ARE BY TOWER OWNER'S GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS UNLESS NOTED AS (VZW GC) WHICH SHALL INCLUDE VERIZON WIRELESS GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS. GENERALLY DESCRIBED BELOW:

TOWER OWNER SCOPE:
- INSTALL A NEW 290' SST TOWER w/ 10' LIGHTNING ROD (TOTAL 300')
- INSTALL A NEW TOWER FOUNDATION SYSTEM
- INSTALL A NEW 70'X70' FENCED GRAVEL COMPOUND
- INSTALL A NEW ELECTRICAL SERVICE RUN TO SITE H-FRAME
- INSTALL A NEW GRAVEL ACCESS DRIVE
- NO WATER OR SEWAGE SERVICES RUN TO SITE
- INSTALL NEW TOWER & SITE GROUNDING SYSTEM
- INSTALL NEW VZW SUBSURFACE GROUNDING SYSTEM
- INSTALL A NEW 11'-6"x19'-6" CONCRETE EQUIPMENT PAD
- INSTALL ELECTRICAL SERVICE CONDUIT WITH PULL TAPES FROM ILC ENCLOSURE STUB-UP WITHIN VZW EQUIPMENT PAD TO UTILITY H-FRAME
- INSTALL NEW CONDUITS WITH PULL TAPES FROM VZW ILC ENCLOSURE STUB-UPS TO EQUIPMENT ENCLOSURE STUB-UPS WITHIN VZW EQUIPMENT PAD
- INSTALL NEW CONDUITS WITH PULL TAPES FROM VZW ILC STUB-UP LOCATION TO THE EQUIPMENT ENCLOSURES STUB-UP WITHIN VZW EQUIPMENT PAD
- INSTALL NEW CONDUITS WITH PULL TAPES FROM RF CABINET TO OVP H-FRAME LIT FIBER LOCATION
- INSTALL (1) NEW "VERIZON WIRELESS ONLY" FIBER OPTIC CONDUIT WITH PULL TAPE AND TRACER WIRE FROM VZW EQUIPMENT TO NEW "VERIZON WIRELESS ONLY" HAND HOLE OUTSIDE COMPOUND THEN TO NEW "VERIZON WIRELESS ONLY" 36"X36" HAND HOLE AT R.O.W.
- INSTALL (1) NEW "VERIZON WIRELESS ONLY" FIBER OPTIC CONDUIT WITH PULL TAPE FROM NEW "VERIZON WIRELESS ONLY" HAND HOLE AND STUB UP AT FUTURE FIBER PEDESTAL LOCATION
- PERMANENT ELECTRIC POWER MUST BE AVAILABLE FOR VERIZON WIRELESS AT THE METER BASE PRIOR TO THE SITE BEING RELEASED AS TENANT READY.

VERIZON WIRELESS SCOPE (VZW GC):
- INSTALL A NEW 11'-6"x14'-9" PREFABRICATED CANOPY ON EXISTING CONCRETE PAD FOUNDATION
- INSTALL VZW ICE BRIDGE AND FOUNDATIONS
- INSTALL VZW ANTENNA MOUNTING SUPPORT STRUCTURE ON TOWER
- INSTALL VZW ANTENNAS, LINES, COAX, GPS ANTENNA AND RADIO EQUIPMENT
- INSTALL EXISTING SUBSURFACE GROUND LEADS TO VZW EQUIPMENT & FACILITIES
- INSTALL VZW ELECTRIC SERVICE CONDUCTORS FROM UTILITY H-FRAME TO VZW ILC ENCLOSURE
- INSTALL CIRCUITS FROM VZW ILC TO VZW EQUIPMENT ENCLOSURES
- INSTALL NEW OUTDOOR OVP AND CABLING H-FRAME SUPPORT
- INSTALL (2) 1-1/4" & (1) 1" INNERDUCTS WITH PULL TAPES AND TRACER WIRE WITHIN OWNER INSTALLED "VERIZON WIRELESS ONLY" FIBER OPTIC CONDUITS

APPLICABLE CODES

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

BUILDING CODE	2014 INDIANA BUILDING CODE (IBC 2012)
STRUCTURAL CODE	TIA/EIA-222 - REVISION G
MECHANICAL CODE	2014 INDIANA MECHANICAL CODE (IMC 2012)
PLUMBING CODE	2012 INDIANA PLUMBING CODE (IPC 2006)
ELECTRICAL CODE	2008 NATIONAL ELECTRICAL CODE (NEC) - NFPA 70
FIRE/LIFE SAFETY CODE	2014 INDIANA FIRE CODE (2012 IFC)
ENERGY CODE	2010 INDIANA ENERGY CODE ASHRAE 90.1-200 (COMMERCIAL)
GAS CODE	2014 INDIANA FUEL GAS CODE (IFGC 2012)

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

CONSULTANT TEAM

SURVEYOR
WILLIAMS & WORKS
549 OTTAWA AVE NW
GRAND RAPIDS, MI 49503
PHONE: 616-224-1500
FAX: 616-224-1501

ENGINEERING
TERRA CONSULTING GROUP, LTD
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PHONE: 847-696-6400

ELECTRICAL
POWER COMPANY
ADDRESS: STREET ADDRESS
CITY, ST ZIP CODE
CONTACT: NAME
PHONE: 000-000-0000
EMAIL: name@powercompany.com

ELECTRICAL UTILITY COORDINATION IS NOT FINALIZED. DO NOT PROCEED WITH CONSTRUCTION.

VICINITY MAP

LOCATION MAP

AERIAL

SHEET NUMBER	DESCRIPTION
T-1	PROJECT INFORMATION, SITE MAPS, SHEET INDEX
1-X	SURVEY
R-1	REVISION LOG
TOWER ELEVATION	
TE-1	TOWER ELEVATION
CIVIL	
C-1	OVERALL SITE PLAN w/AERIAL OVERLAY
C-1A	OVERALL SITE PLAN w/DISTANCE TO PROPERTY LINES
C-1B	TOWER DISTANCE TO RESIDENTIAL STRUCTURES
C-2	GRADING AND PLAN
C-3	DETAILED SITE PLAN
C-4	DIMENSIONED SITE PLAN
C-5	DETAILED EQUIPMENT PAD PLAN
C-6	GENERAL SITE CONSTRUCTION NOTES
C-7	BEST MANAGEMENT PRACTICES & EROSION CONTROL DETAILS AND NOTES
SITE DETAILS	
D-1	FENCE DETAILS AND NOTES
D-2	SITE DETAILS
D-3	EQUIPMENT PAD & CANOPY ELEVATIONS
D-4	SITE FENCE SIGNAGE (REFERENCE ONLY)
L-1	LANDSCAPE PLAN, DETAILS AND NOTES
STRUCTURAL	
S-1	FOUNDATION PLAN AND STRUCTURAL NOTES
S-2	FOUNDATION DETAILS
S-3	FOUNDATION CONDUIT PENETRATION PLAN
S-4	ICE BRIDGE DETAILS
ELECTRICAL	
E-1	SITE UTILITY PLAN
E-2	EQUIPMENT PAD UTILITY PLAN & EQUIPMENT PAD TRENCH SECTIONS
E-3	PANEL SCHEDULE, ONE LINE DIAGRAM, ELECTRICAL NOTES AND DETAILS
E-4	ELECTRICAL DETAILS
E-5	OVP & INTEGRATED LOAD CENTER H-FRAME ELEVATIONS AND DETAILS
E-6	EQUIPMENT CABINET ELEVATIONS
E-7	EQUIPMENT PAD LIGHTING PLAN
GROUNDING	
G-1	GROUNDING SITE PLAN
G-2	GROUNDING NOTES
G-3	VERIZON WIRELESS GROUNDING PLAN AND NOTES
G-4	GROUNDING DETAILS
G-5	GROUNDING DETAILS
G-6	GROUNDING DETAILS
REFERENCE DRAWINGS	
RF-1	ANTENNA PLAN AND DETAILS (REFERENCE ONLY)

verizon
GTE MOBILENET OF INDIANA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS
250 E. 96TH STREET
INDIANAPOLIS, IN 46240

TERRA
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-696-6400
FAX: 847-696-6401

REVISIONS

NO.	DESCRIPTION	DATE	BY
A	ISSUED FOR 90% REVIEW	11/19/19	JTM

LOC. # 466339

WS WESTWOOD PARK

0 S. 275 W
NEW CASTLE, IN 47362

DRAWN BY:	JTM
CHECKED BY:	JTM
DATE:	11/19/19
PROJECT #:	67-130

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

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 NOVEMBER 12, 2019.

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

UNDERGROUND UTILITY MARKING WAS REQUESTED BY DIGSTART TICKET NUMBER 1911063369 DATED 11/8/2019.

ELEVATION DATUM

ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM.

CONTOURS ARE ILLUSTRATED AT 1.0' INTERVALS.

BM#1) ELEV. 1065.96
DESCRIPTION: R.R. SPIKE IN THE SOUTH SIDE OF POWER POLE 542-108.

FLOOD PLAIN INFORMATION

WE HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE MAP AS PREPARED FOR HENRY TOWNSHIP, HENRY COUNTY, INDIANA, COMMUNITY PANEL NUMBERS 18065C0214OD DATED 3/2/2015 AND 18065C0145D DATED 3/2/2015, AND FIND THAT THE PROJECT SITE IS IN ZONE X (UNSHADED).

ZONING DATA

THIS SITE IS ZONED: RR

HEIGHT RESTRICTIONS: 199'
SETBACKS:
FRONT: 85'
REAR: 35'
SIDE: 25'

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 INDIANA STATE PLANE, IN EAST 1301 TO ORIENT DRAWING TO TRUE NORTH, ROTATE CLOCKWISE 00°08'47.97".

PROPRIETOR

B AND A FARM LLC
C/O RANDY KAY GOFF
11128 MCDOWELL DR
FISHERS, IN 46038

EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS

THE TITLE COMMITMENT ISSUED BY NEAR NORTH TITLE GROUP AN ISSUING AGENT FOR CHICAGO TITLE INSURANCE COMPANY AS COMMITMENT NO. IN1910538, DATED OCTOBER 17, 2019 LISTS THE FOLLOWING EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS, THAT ARE MATTERS OF SURVEY, AFFECTING THE PARENT PARCEL UNDER "SCHEDULE B":

3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. NO DOCUMENT PROVIDED.

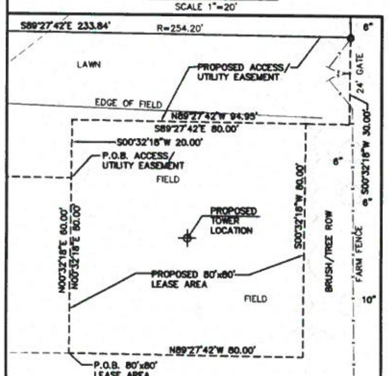
14. POSSIBLE EASEMENTS FOR DRAINAGE DITCHES, FEEDERS, LATERALS AND TILE DRAINS. NO DOCUMENT PROVIDED.

15. RIGHTS OF THE PUBLIC, THE STATE OF INDIANA, AND COUNTY OF HENRY AND THE MUNICIPALITY IN AND TO THAT PART OF THE PREMISES TAKEN OR USED FOR ROAD PURPOSES AFFECTS SUBJECT PROPERTY AS SHOWN PER SURVEY BY KENNETH E. BUCKLEY (NO S0023).

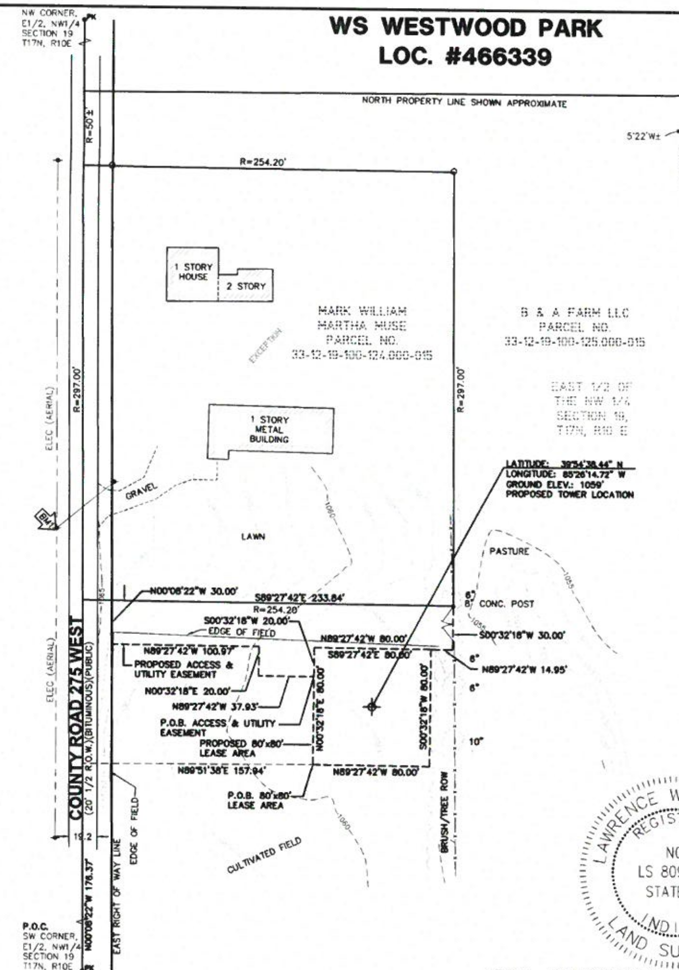
15. EXISTING UNRECORDED LEASES AND THE RIGHTS OF THE LESSEES AND OF ALL PARTIES CLAIMING BY, THROUGH OR UNDER THE LESSEES. NO DOCUMENT PROVIDED.

LEASE AREA DETAIL

SCALE 1"=20'



WS WESTWOOD PARK
LOC. #466339

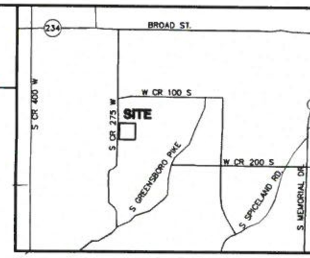


5°22'W±
MAGNETIC
TRUE
TRUE NORTH
SCALE IN FEET 0 40 80

UNDERGROUND UTILITIES
BEFORE YOU DIG

NOTE:
THE ORIGINAL SCALE (1"=40') OF THIS DRAWING WAS PREPARED AS A 24"X36" DRAWING ANY OTHER SIZE DRAWING IS AT A REDUCED SCALE.

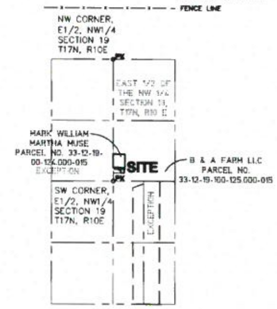
All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.



VICINITY MAP
N.T.S.

LEGEND

- TRAVERSE POINT
- WELL
- HIGHWAY
- MONUMENT
- MONUMENT BOX
- RIGHT OF WAY MARKER
- SET WOODSTAKE
- XCUT
- PK NAIL
- FOUND IRON STAKE
- SET IRON STAKE
- SIGN
- RR SIGN
- GUY POLE
- GUY ANCHOR
- UTILITY POLE
- LIGHT POLE
- ORNAMENTAL LIGHT POLE
- POST
- U.G. UTILITY MARKER
- SOIL BORING
- MAILBOX
- SATELLITE DISH
- HAND HOLE
- AC UNIT
- U.G. UTILITY MARKER
- FIRE HYDRANT
- POST INDICATOR VALVE
- WATER VALVE
- GAS VALVE
- UST FILL PORT
- GAS PUMP
- GAS METER
- 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
- WATER UTILITY LINE
- GAS UTILITY LINE
- STEAM UTILITY LINE
- STORM UTILITY LINE
- SANITARY UTILITY LINE
- FIBER OPTIC UTILITY LINE
- OVERHEAD UTILITY LINE
- FENCE LINE



PROPERTY DETAIL
NTS

LEGAL DESCRIPTION

PARENT PARCEL (PER TITLE COMMITMENT)

FIFTY ACRES OFF THE SOUTH END OF THE FOLLOWING DESCRIBED TRACTS, TAKEN AS ONE TRACT, TO WIT:
THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 10 EAST, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, TOWNSHIP AND RANGE, AFORESAID, EXCEPT 10 ACRES OFF THE EAST SIDE THEREOF, BEING ALL OF THE SECOND TRACT AND SO MUCH OF THE SOUTH PART OF THE FIRST TRACT AS IS NECESSARY TO MAKE 450 ACRES IN ALL, IN HENRY TOWNSHIP, HENRY COUNTY, INDIANA.

EXCEPT: A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 10 EAST, IN HENRY TOWNSHIP, HENRY COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT A STONE AT THE SOUTHWEST CORNER OF SAID EAST HALF, THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 288.25 FEET ALONG THE WEST LINE OF SAID EAST HALF TO A P.K. NAIL AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 297.00 FEET ALONG THE WEST LINE OF SAID EAST HALF TO A P.K. NAIL ; THENCE SOUTH 89 DEGREES 19 MINUTES 20 SECONDS EAST A DISTANCE OF 254.20 FEET TO A 1/2 INCH REBAR; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 297.00 FEET TO THE CENTER OF AN 8 INCH DIAMETER CONCRETE FENCE POST; THENCE NORTH 89 DEGREES 19 MINUTES 20 SECONDS WEST, A DISTANCE OF 254.20 FEET ALONG AN EXISTING FENCE AND THE EXTENSION THEREOF, TO THE POINT OF BEGINNING, CONTAINING 1.733 ACRES, MORE OR LESS.

ALSO EXCEPT: A PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 10 EAST, IN HENRY TOWNSHIP, HENRY COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE AT THE NORTHEAST CORNER OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 10 EAST, SAID CORNER BEING NORTH 89 DEGREES 51 MINUTES 37 SECONDS WEST 327.77 FEET (ASSUMED BEARING) FROM A STONE AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 06 MINUTES 51 SECONDS WEST 2,856.18 FEET TO THE SOUTHEAST CORNER OF SAID HALF-HALF-QUARTER SECTION; THENCE SOUTH 89 DEGREES 32 MINUTES 59 SECONDS WEST 566.00 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 10 MINUTES 28 SECONDS WEST 2,514.31 FEET TO AN IRON PIN; THENCE NORTH 69 DEGREES 01 MINUTES 33 SECONDS EAST 406.65 FEET TO A POINT ON THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 51 MINUTES 37 SECONDS EAST 188.64 FEET TO THE POINT OF BEGINNING, CONTAINING 33.98 ACRES, MORE OR LESS.

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.

LEGAL DESCRIPTION

PROPOSED 80'x80' LEASE AREA

All that part of the East 1/2 of the Northwest 1/4 of Section 19, Township 17 North, Range 10 East, Township of Henry, County of Henry, State of Indiana, described as; Commencing at the Southwest Corner of the East 1/2 of the Northwest 1/4 of said Section 19; thence North 00°08'22" West 176.37 feet along the west line of the East 1/2 of the Northwest 1/4 of said Section 19, said line that runs between the Northwest corner of the East 1/2 of the Northwest 1/4 and the Southwest corner of the East 1/2 of the Northwest 1/4; thence North 89°51'38" East 157.94 feet TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; thence North 00°32'18" East 80.00 feet; thence South 89°27'42" East 80.00 feet; thence South 00°32'18" West 80.00 feet; thence North 89°27'42" West 80.00 feet to the place of beginning of this description.
Containing 6,400 square feet more or less.

LEGAL DESCRIPTION

PROPOSED ACCESS & UTILITY EASEMENT

All that part of the East 1/2 of the Northwest 1/4 of Section 19, Township 17 North, Range 10 East, Township of Henry, County of Henry, State of Indiana, described as; Commencing at the Southwest Corner of the East 1/2 of the Northwest 1/4 of said Section 19; thence North 00°08'22" West 176.37 feet along the west line of the East 1/2 of the Northwest 1/4 of said Section 19; said line that runs between the Northwest corner of the East 1/2 of the Northwest 1/4 and the Southwest corner of the East 1/2 of the Northwest 1/4; thence North 89°51'38" East 157.94 feet to the southwest corner of a 80.00 foot by 80.00 foot Lease Area; thence North 00°32'18" East 60.00 feet TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; thence North 89°27'42" West 37.93 feet; thence North 00°32'18" East 20.00 feet; thence North 89°27'42" West 100.97 feet to the easterly right of way line of County Road 275 West (20 feet 1/2 Right of Way); thence North 00°08'22" West 30.00 feet along said easterly right of way line; thence South 89°27'42" East 233.84 feet; thence South 00°32'18" West 30.00 feet; thence North 89°27'42" West 14.95 feet to the northeast corner of said lease area; thence continuing North 89°27'42" West 80.00 feet along the north line of said 80 foot by 80.00 foot lease area; thence South 00°32'18" West 20.00 feet along the west line of said lease area to the place of beginning of this description.

LAWRENCE W. ALBAUGH REGISTERED NO. LS 80910002 STATE OF INDIANA LAND SURVEYOR

I, Lawrence W. Albaugh, do hereby certify that the drawing shown hereon is a correct representation of a survey performed at and under my direction.

All dimensions shown are in feet and decimal parts thereof.

Given under my hand and seal this 5th day of December, 2019.

Indiana Registered Land Surveyor No. 80910002
Expires July 31, 2020

Note: This certification only applies to improvements within the lease site and easements as shown hereon.

CHICAGO SMSA
limited partnership
d/b/a VERIZON WIRELESS

WS WESTWOOD PARK
LOC. #466339

Survey Prepared for:
TERRA
600 Busse Highway, Park Ridge, IL 60068
Ph: 847/698-6400
Fax: 847/698-6401
Project Manager: Tom Zimmermann

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISED TOWER, LEASE AREA AND ACCESS & UTILITY EASEMENT LOCATION	11/18/19
2	FINALIZE	12/04/19

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

NW	NE
SW	SE

19-17-10

DATE: 11/12/19	DWG. BY: A.G.G.
SCALE: 1"=40'	SURVEYED: D.S.
UPDATE: AGG120419	CHKD BY: L.W.A.

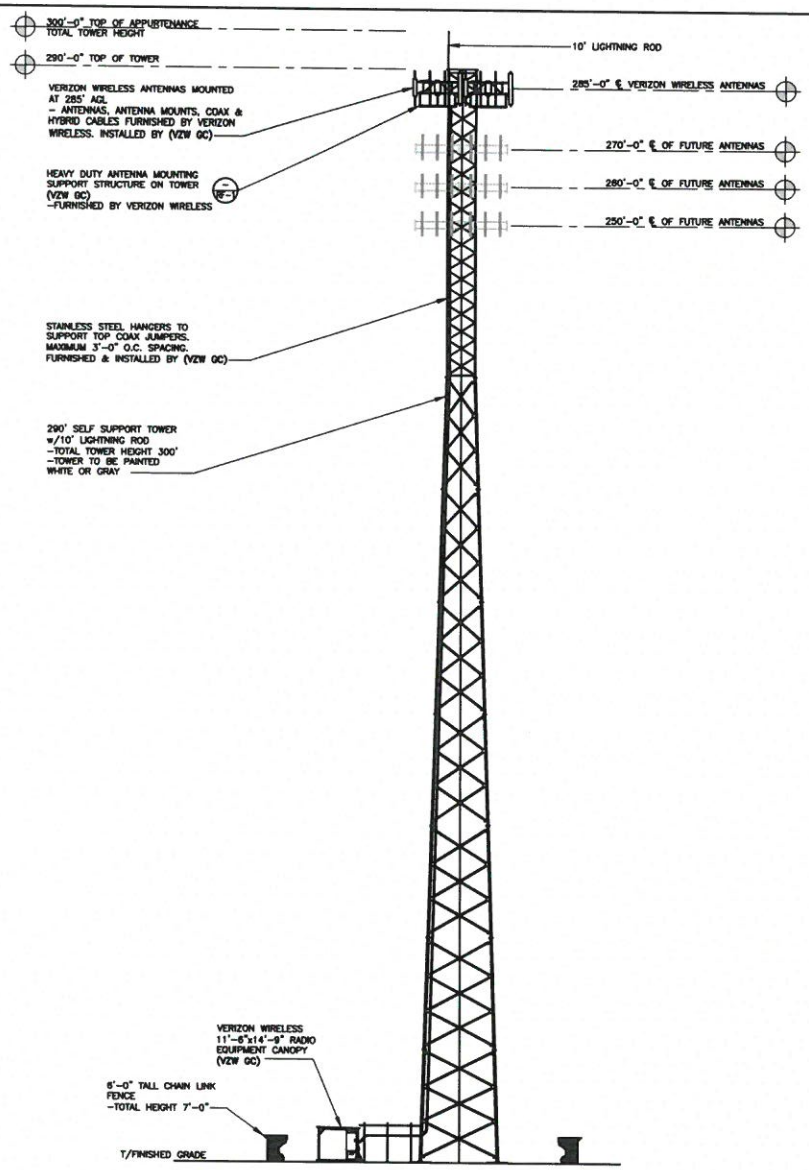
PROJECT NO.: 211005.856

SITE NAME
WS WESTWOOD PARK

LOCATION NUMBER
LOC. #466339

SITE ADDRESS
COUNTY ROAD 275 WEST NEW CASTLE, INDIANA 47362

SHEET TITLE
PS-1



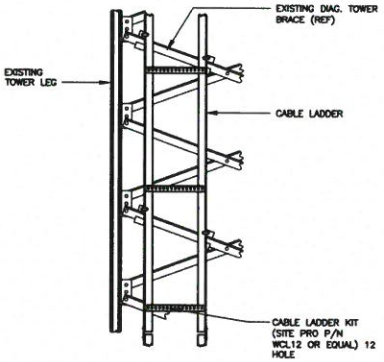
TOWER ELEVATION (1 / TE-1)

SCALE: N.T.S.

NOTE:

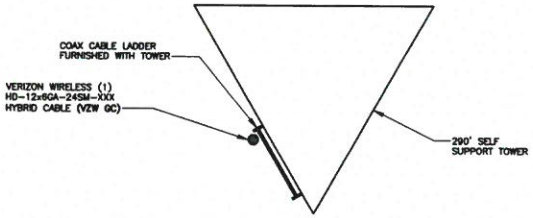
1. IT IS THE INSTALLING CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL ANTENNA INFORMATION AGAINST FINAL RADIO ENGINEERING PLAN PROVIDED BY GTE MOBILNET OF INDIANA LIMITED PARTNERSHIP d/b/a VERIZON WIRELESS (VZW GC)

2. ALL TOWER LIGHTING SHALL BE INSTALLED AS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION AND RECOMMENDED BY THE USFWS INTERIM GUIDELINES (2000) FOR LIGHTING OF TOWERS OVER 200' IN HEIGHT.



CABLE LADDER ATTACHMENT DETAIL (2 / TE-1)

SCALE: N.T.S.



COAX PLAN

SCALE: N.T.S.

NORTH

verizon
GTE MOBILNET OF INDIANA LIMITED PARTNERSHIP d/b/a VERIZON WIRELESS
250 E. 96TH STREET
INDIANAPOLIS, IN 46240

TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6627
FAX: 847-698-6401

REVISIONS

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LOC. # 466339

WS WESTWOOD PARK

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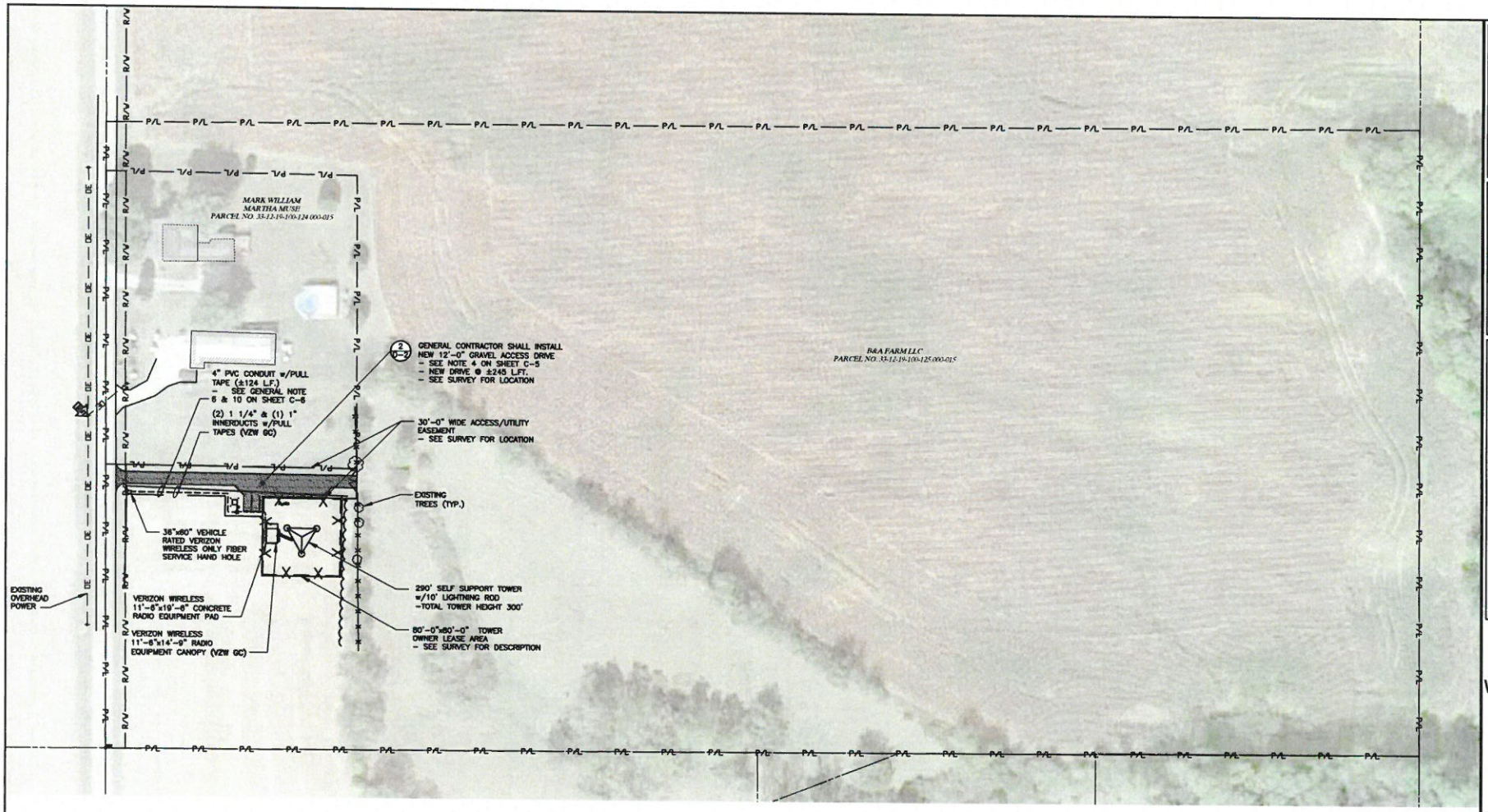
SHEET TITLE
TOWER ELEVATION

SHEET NUMBER
TE-1



Indiana 811
Know what's below. Call before you dig.

NOTICE TO CONTRACTOR

OVERALL SITE PLAN
w/AERIAL OVERLAY
SCALE: 1" = 50'

NORTH

verizon
OTE MORILENET OF INDIANA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS
250 E. 96TH STREET
INDIANAPOLIS, IN 46240

TERRA
600 BUSSE HIGHWAY
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DRAWN BY:	JTM
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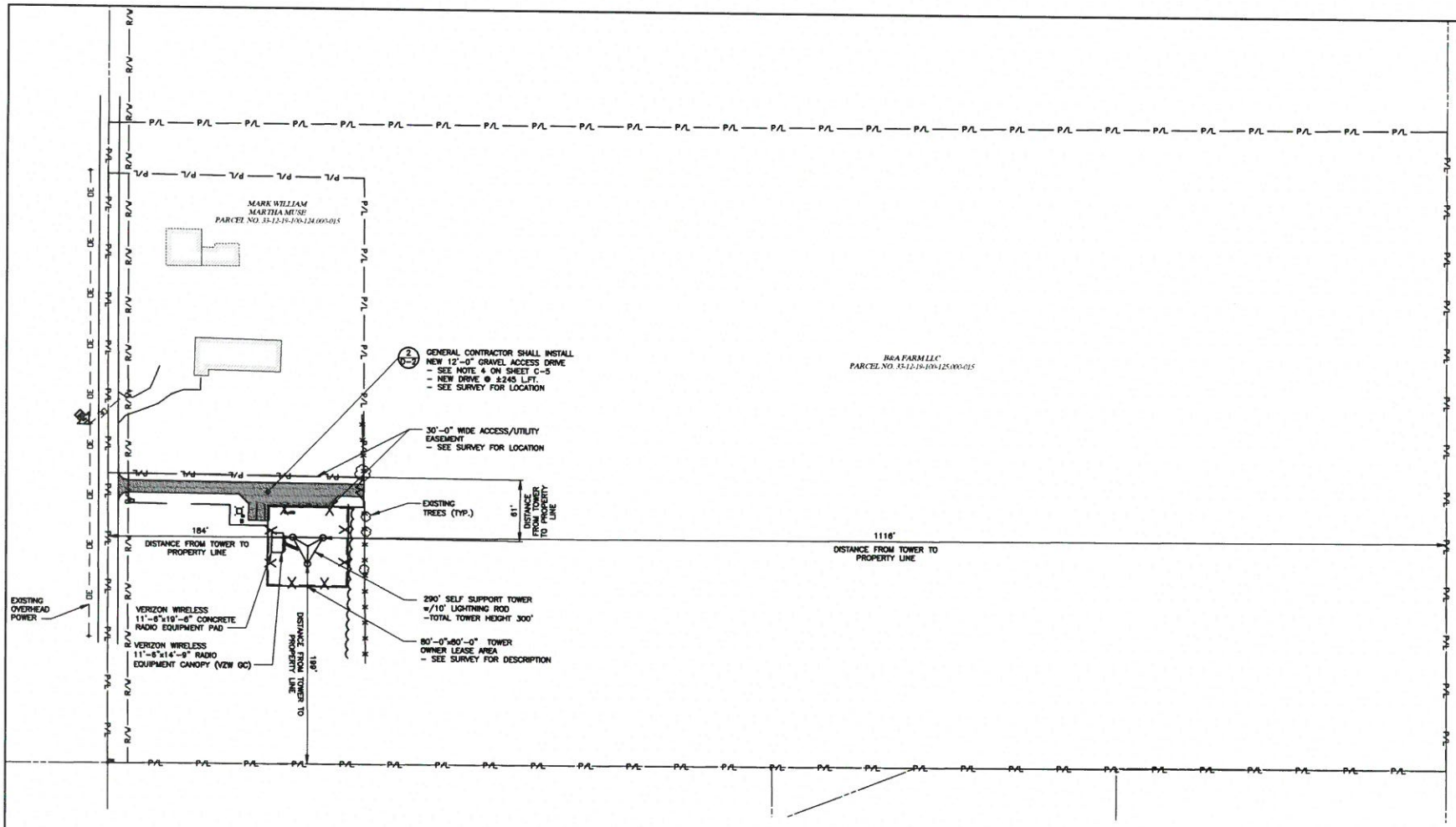
DATE:	11/19/19
PROJECT #:	67-130

SHEET TITLE
OVERALL SITE PLAN W/ AERIAL OVERLAY

SHEET NUMBER
C-1



Indiana 811
Know what's below. Call before you dig.

NOTICE TO CONTRACTOR
FOR INDIANA STATE LAW IC-8-1-30-16, IT IS ADVISED THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DATE BEFORE COMMENCING WORK.

OVERALL SITE PLAN w/TOWER DISTANCE TO PROPERTY LINES

SCALE: 1" = 50'

NORTH

verizon
GTE MOBILENET OF INDIANA LIMITED
PARTNERSHIP DB/A VERIZON WIRELESS
250 E. 96TH STREET
INDIANAPOLIS, IN 46240

TERRA
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
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REVISIONS

NO.	DESCRIPTION	DATE	BY
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NEW CASTLE, IN 47362

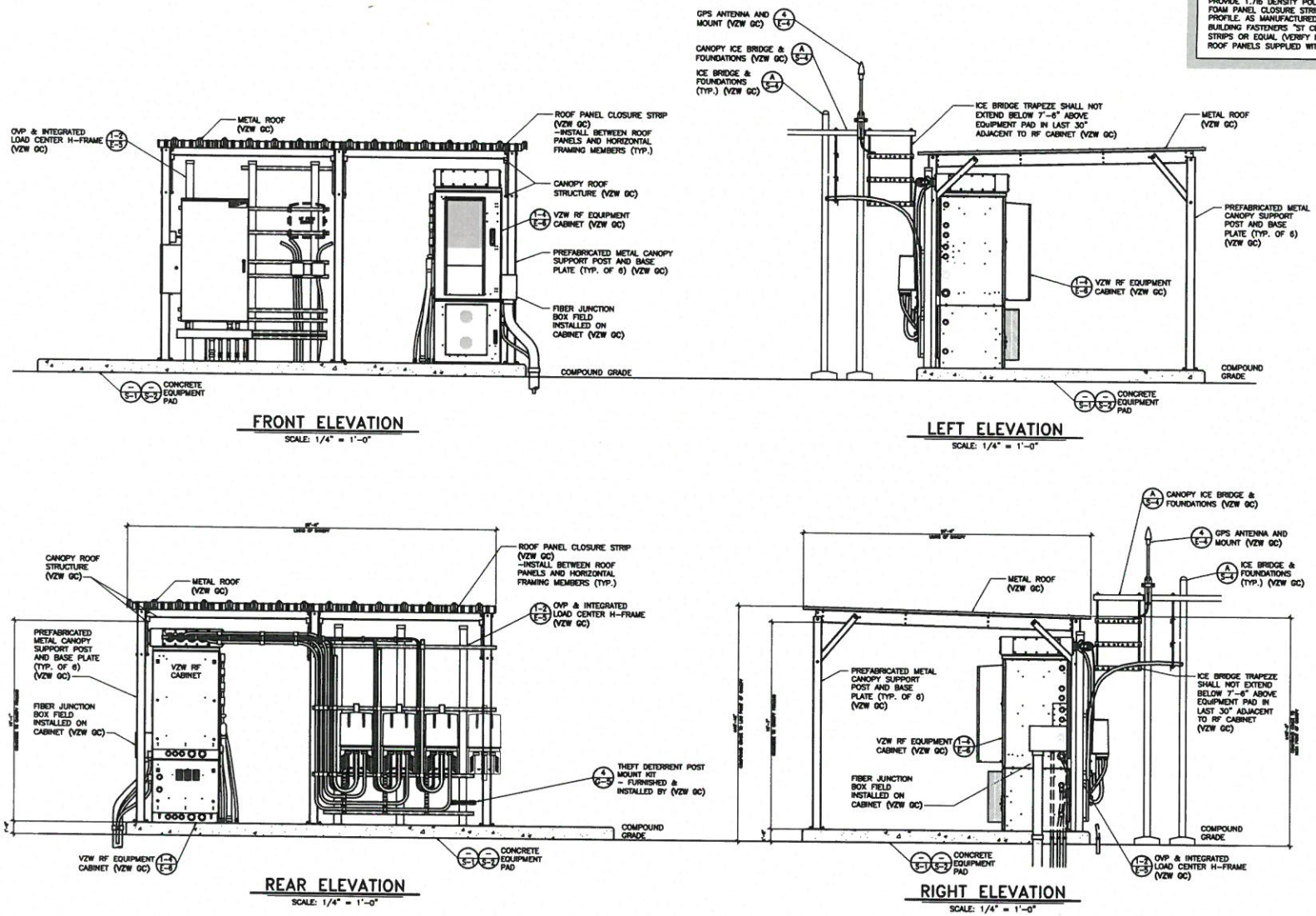
DRAWN BY:	JTM
CHECKED BY:	JTM
DATE:	11/19/19
PROJECT #:	67-130

SHEET TITLE
OVERALL SITE PLAN W/ DISTANCE TO PROPERTY LINES

SHEET NUMBER
C-1A

NOTE:

CANOPY ROOF PANELS PROFILE R/PBR. PROVIDE 1.7lb DENSITY POLYETHYLENE FOAM PANEL CLOSURE STRIPS TO MATCH PROFILE. AS MANUFACTURED BY: SEALTITE BUILDING FASTENERS "ST CLOSURE" STRIPS OR EQUAL (VERIFY PROFILE WITH ROOF PANELS SUPPLIED WITH CANOPY)



verizon

GTE MOBILENET OF INDIANA LIMITED
PARTNERSHIP DB/A VERIZON WIRELESS
250 E. 96TH STREET
INDIANAPOLIS, IN 46240

TERRA
CONSULTING ENGINEERS
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

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NEW CASTLE, IN 47362

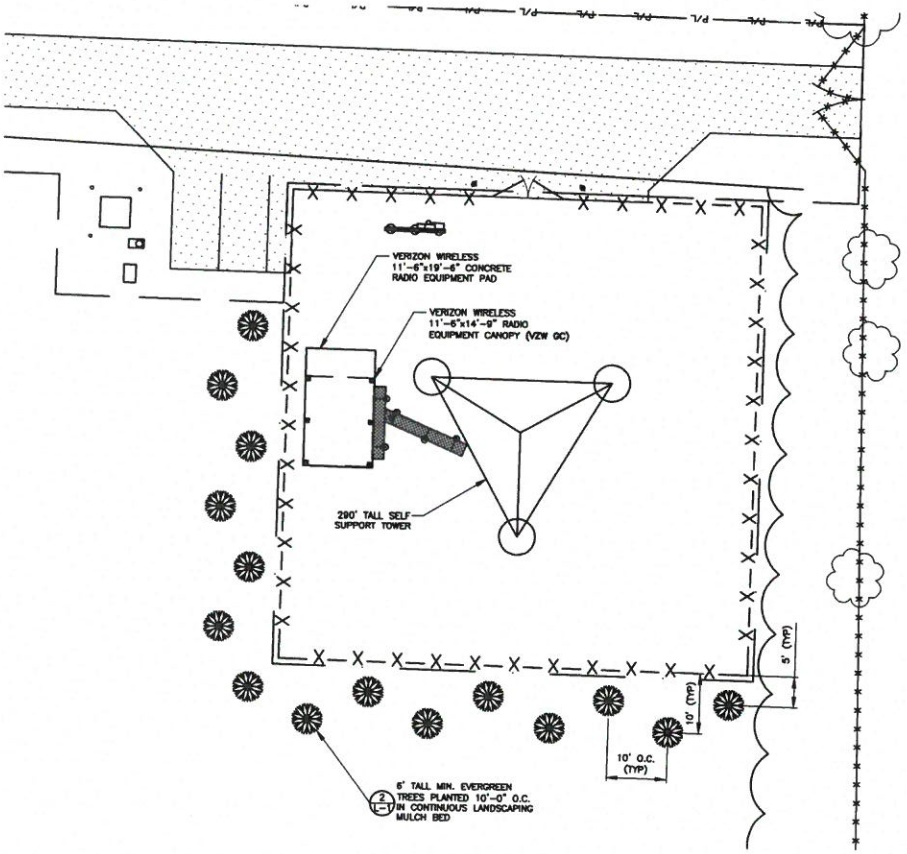
DRAWN BY:	JTM
CHECKED BY:	JTM
DATE:	11/19/19
PROJECT #:	67-130

SHEET TITLE

EQUIPMENT PAD & CANOPY ELEVATIONS

SHEET NUMBER

D-3



LANDSCAPE PLAN

SCALE: 1" = 10'

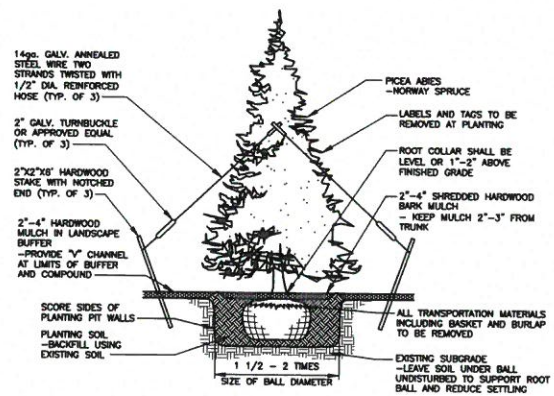
1
L-1

NORTH

LANDSCAPING CONTRACTOR NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE & BECOME COMPLETELY FAMILIAR WITH ALL EXISTING CONDITIONS AND EROSION CONTROL MEASURES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS COMPLETE IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL COMPLY WITH ALL BUILDING CODES, INSPECTIONS AND SAFETY REGULATIONS, AND PROVIDE ALL NECESSARY PERMITS. THE CONTRACTOR SHALL HAVE ALL NECESSARY LOCAL, STATE & FEDERAL LICENSE REQUIRED. UPON REQUEST, THE CONTRACTOR SHALL SHOW EVIDENCE OF WORKERS COMPENSATION COVERAGE AND LIABILITY POLICY.
4. THE CONTRACTOR SHALL GUARANTEE ALL PLANTS TO BE IN A HEALTHY, VIGOROUS CONDITION (INCLUDING WATERING AND UPKEEP) FOR A PERIOD OF ONE (1) YEAR FOLLOWING ACCEPTANCE BY OWNER AND/OR PROJECT REPRESENTATIVE. THE CONTRACTOR SHALL REPLACE WITHOUT COST TO OWNER, ANY DEAD OR UNACCEPTABLE PLANTS.
5. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE; HAND EXCAVATE AS REQUIRED.
6. ALL LANDSCAPE/PLANTING AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESS WATER FROM STANDING AROUND TREES AND SHRUBS. IT IS INTENDED THAT THIS SITE WILL MATCH EXISTING GROUND ELEVATIONS AND WILL MAINTAIN EXISTING DRAINAGE PATTERNS WHERE APPLICABLE.
7. THE CONTRACTOR SHALL PROVIDE PLANT MATERIAL OF THE SIZE & TYPE SPECIFIED, IF SUBSTITUTIONS ARE PROPOSED, THEY MUST BE APPROVED BY TOWER OWNER. ALL PLANT MATERIAL SHALL BE FREE OF DISEASE, INSECTS AND DEFECTS SUCH AS BUT NOT LIMITED TO KNOTS, SUN-SCALD, INJURIES, ABRASIONS AND DISFIGUREMENT. APPROVAL OF PLANT MATERIAL AT THE SOURCE DOES NOT ALTER THE RIGHT OF REJECTION AT PROJECT. ALL PLANT MATERIAL SHALL COMPLY WITH THE CURRENT ISSUE OF "ASSOCIATION OF AMERICAN STANDARD" FOR NURSERY STOCK PUBLISHED BY THE "AMERICAN ASSOCIATION OF NURSERYMEN".
8. THE CONTRACTOR SHALL PROVIDE A FINISHED GRADE THAT SHALL BE REASONABLY SMOOTH, COMPACTED AND FREE OF ANY IRREGULAR SURFACE CHANGE. THE CONTRACTOR SHALL SLOPE ALL PLANTING BEDS AND LAWN AREAS TO CAUSE RUN-OFF TO FLOW AWAY FROM BUILDING AND PAVING.
9. THE CONTRACTOR SHALL BACKFILL ALL PLANT MATERIAL WITH SHREDDED TOPSOIL AND THE SPECIFIED AMOUNT OF PEAT MOSS AS REQUIRED FOR THE BED PREPARATION.
10. THE LANDSCAPING CONTRACTOR SHALL USE SOME TYPE OF HARDWOOD MULCH.
    - THE FINISHED DEPTH OF MULCH MUST BE AT LEAST 2" AND NO MORE THAN 4".
    - PRIOR TO MULCHING THE CONTRACTOR SHALL APPLY A PRE-EMERGENT HERBICIDE TO AID IN WEED CONTROL. READ WARNING LABEL BEFORE APPLYING. WATER ALL TREES IMMEDIATELY OR WITHIN 18 HOURS AFTER INSTALLATION
    - THE CONTRACTOR SHALL INSTALL GEOTEXTILE FABRIC AFTER APPLICATION OF PRE-EMERGENT HERBICIDE AND PRIOR TO MULCH INSTALLATION. SEE NOTE #7 ON SHEET C-5 FOR GEOTEXTILE FABRIC.

SYMBOL	QUANTITY	PLANT NAME	BOTANICAL NAME	COMMENTS/SPECIFICATIONS
	15	NORWAY SPRUCE EVERGREEN TREE	PICEA ABIES	6 FEET HEIGHT MINIMUM (BALLED & BURLAPPED)



NOTE:
CONTRACTOR SHALL GUARANTEE ALL NEWLY PLANTED AND RELOCATED TREES FOR A MINIMUM OF 1 YEAR AFTER COMPLETION OF PROJECT. GUARANTEE SHALL BE FOR FULL REPLACEMENT OF LOST PLANTS.

EVERGREEN TREE PLANTING

SCALE: N.T.S.

2
L-1

verizon
CITE MOBILENET OF INDIANA LIMITED
PARTNERSHIP D/B/A VERIZON WIRELESS
250 E. 96TH STREET
INDIANAPOLIS, IN 46240

TERRA
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH. 847-698-6627
FAX. 847-698-6481

REVISIONS

NO.	DESCRIPTION	DATE	BY
A	ISSUED FOR 90% REVIEW	11/19/19	JTM

LOC. # 466339

WS WESTWOOD PARK

0 S. 275 W
NEW CASTLE, IN 47362

DRAWN BY:	JTM
CHECKED BY:	JTM
DATE:	11/19/19
PROJECT #:	67-130

SHEET TITLE
LANDSCAPE PLAN, DETAILS AND NOTES

SHEET NUMBER
L-1

Gmail by Google

MARILYN KLEIST <mkleist@vertexacquisition.com>

RE: [External] Re: WS Westwood Park - SBA IN20473-A - Verizon New SARF

1 message

Stephen Spencer <SSpencer@sbasite.com> Mon, Jun 17, 2019 at 3:06 AM
To: MARILYN KLEIST <mkleist@vertexacquisition.com>

Good morning Marilyn,

I have an update for you. We now have a structural analysis on file, which updates the current loading to the following:

- Foundation: 61.0%
- Structure: 104.3%.

The loading limit remains at 105%.

Best regards,

Stephen Spencer

Regl Site Mgr - Ops

317.531.3806 + T

From: MARILYN KLEIST [mailto:mkleist@vertexacquisition.com]
Sent: Sunday, June 16, 2019 7:04 PM
To: Stephen Spencer <SSpencer@sbasite.com>
Subject: [External] Re: WS Westwood Park - SBA IN20473-A - Verizon New SARF

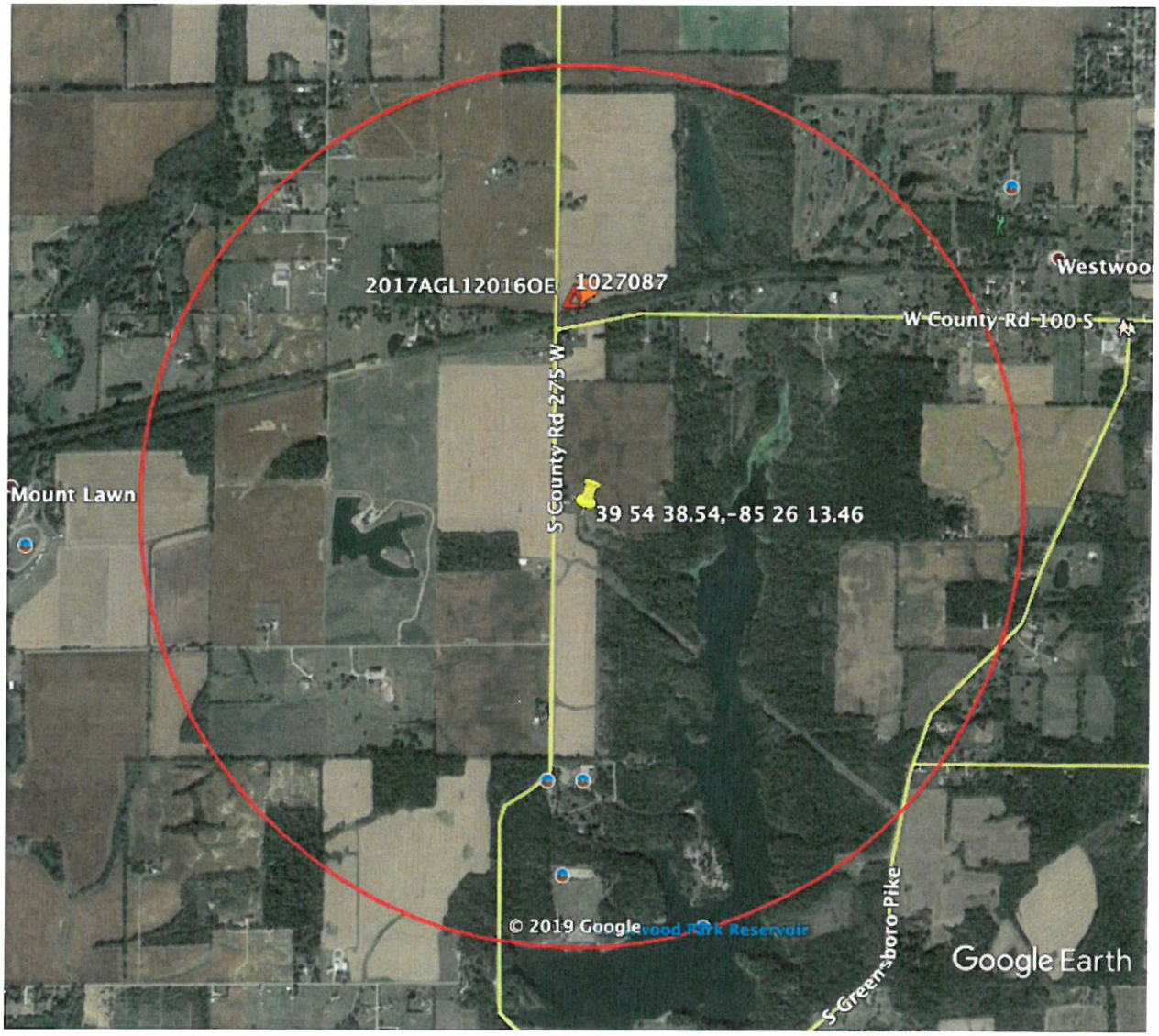
Good Evening Stephen,

Previously you provided the below info, please let me know if anything has changed.

- Foundation: 59.0%

One tower site within one mile radius. Located .49 miles North of proposed tower site.

SBA:

Per SBA as of SA 6/16/19 reflects: SBA TOWER Foundation: 61.0%, Structure: 104.3%. The loading limit remains at 105%.

Study Number: 2017AGL12016OE
Obstacle Type: TOWER
Location: NEW CASTLE, IN
Latitude: 39° 55' 2.36"
Longitude: 85° 26' 14.61"
AGL Height: 299'
AMSL Height: 1362'