

PERSONAL WIRELESS SERVICE FACILITIES APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: Olde Ridenour Rd., Gahanna, OH 43230		Project Name/Business Name (if applicable): McCutcheon - Tower Co., / Verizon Wireless	
Parcel ID No.(s): 025-00004341-00 025-004341	Current Zoning: SF-3	Total Acreage: 23.03	
Describe location & siting information: Proposed Site Location is adjacent to the east of the existing Soccer Field at McCorkel Park east of Olde Ridenour Rd.			
Select Type of Entity & Provide: name, state where formed, & date formed			
<input type="checkbox"/> Corporation:	<input checked="" type="checkbox"/> Limited Liability Company: TowerCo., LLC 5000 Valleystone Dr. STE 200	<input type="checkbox"/> Partnership:	<input type="checkbox"/> Other:
APPLICANT Name (primary contact) -do not use a business name: Robert M. Ferguson		Applicant Address: PO Box 6323, Columbus, OH 43206	
Applicant E-mail: rferguson@uas.biz		Applicant Phone No.: 614-309-2904	
BUSINESS Name (if applicable): UAS Inc., Agent for TowerCo., / Verizon Wireless			
ATTORNEY/AGENT Name: Robert M. Ferguson / UAS Inc.		Attorney/Agent Address: PO Box 6323, Columbus, OH 43206	
Attorney/Agent E-Mail: rferguson@uas.biz		Attorney/Agent Phone No.: 614-309-2904	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Contractor TBD		Jason Woodward, jwoodward@towerco.com	
Developer Tower Co.		248-361-6936	
Architect Burgess & Niple		Scott Holliday / 614-459-2050	
PROPERTY OWNER Name: (if different from Applicant) City of Gahanna		Property Owner Contact Information (phone no./email):	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature:  Date: 10/8/18
THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

INTERNAL USE	Zoning File No. <u>PWFS-02542018</u>	RECEIVED: <u>KAW</u>	PAID: <u>\$2000.00</u>
	PC Meeting Date: _____	DATE: <u>10-11-18</u>	DATE: <u>10-11-18</u>
	PC File No. _____		CHECK#: <u>2070</u>

PERSONAL WIRELESS SERVICE FACILITIES APPLICATION – SUBMISSION REQUIREMENTS

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

STAFF USE – INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code Section 1181 (visit www.municode.com)	✓			
	2. Pre-application conference with staff	✓			
	3. A scaled & dimensioned site plan (not less than one inch equals 50 feet) clearly indicating the following:	✓			
	- Location, type & height of the proposed wireless communications facility	✓			
	- The existing or proposed lease area and parcel boundaries for the site	✓			
	- On-site land uses and zoning, and adjacent land uses and zoning (including land in other municipalities)	✓			
	- Adjacent roadways & rights-of-way;	✓			
	- Any buildings within 100 feet of the property boundaries	✓			
	- Proposed means of pedestrian and/or vehicular access as applicable to the type of facility	✓			
	- The setback distance between the proposed wireless communications facility, equipment shelters and/or cabinets, and the nearest property line	✓			
	- Elevation drawings of the proposed wireless communications facilities, including material specifications for all associated site improvements	✓			
	- Any other proposed improvements, including but not limited to structures, grading, tree removals and replacement, topography, parking, and other information necessary to determine compliance with Chapter 1181	✓			
	4. Legal description and/or property survey of the parent tract & leased parcel (if applicable) – 11"x17" copy	✓			
	5. For all new towers and/or new alternative tower structures - the separation distance from other existing & planned wireless communications facilities shall be shown on a map, & shall include latitudinal & longitudinal location coordinates	✓			
	6. For all new towers and/or new alternative tower structures - a written description of how the proposed facility fits into the Applicant's telecommunications network	✓			
	7. For all new towers and/or new alternative tower structures - identify the type of construction of the existing wireless communications facilities & the owner/operators of the existing facilities, if known	✓			
	8. A landscape plan showing proposed landscape materials & quantities, locations, installation sizes, & other information necessary to determine compliance with the landscape requirements of Gahanna Code, Part 9	✓			
	9. Location & method of screening structures, if any, including height, material, style, & color; and, if applicable, the method of camouflage & illumination. Specification sheets shall be required for all prefabricated site elements	✓			
	10. A statement of compliance with the requirements of Gahanna Code, Chapter 1181 & all applicable federal, state or local laws, including those of the FCC and FAA that certifies that Applicant agrees to bring Tower and Equipment Shelters into compliance with any new federal, state, or local laws or regulations concerning electromagnetic radiation and other electronic emissions applicable to the Tower and Equipment Shelter within 120 days of the effective date of the regulations	✓			
	11. 24 hour emergency contact information & contact information for the entities providing the backhaul network for the wireless communications facilities described in the application and other wireless communications sites owned or operated by the applicant in the municipality. <i>Note: Contact information for the tower owner, operator, & emergency contact shall be kept current & on file with the City at all times</i>	✓			

CONTINUE TO PAGE 3

	12. For all new towers and/or new alternative tower structures - a statement by the applicant and/or a structural analysis sealed by a Professional Engineer affirming that the construction of the wireless communications facility will accommodate co-location of additional antennas for future users as applicable	✓			
	13. For all new towers and/or new alternative tower structures - a statement from a Professional Engineer of the ability or inability to use existing towers, other structures, or alternative technology not requiring the use of towers or structures, to provide the services planned for the use of the proposed wireless communications facility	✓			
	14. For all new towers and/or new alternative tower structures, or as otherwise required by the required reviewing body, an inventory of existing and approved towers, antennas, alternative tower structures, and antenna support structures that are either within the jurisdiction or within two miles of the border of the City, with latitudinal and longitudinal location coordinates. The City may share this information with other applicants under this chapter or other organizations seeking to locate towers or antennas within the jurisdiction of Gahanna or other communities. However, the City is not, by sharing this information, in any way representing or warranting that the sites are available or suitable. The inventory of each tower and antenna shall include:	✓			
	- A map showing each location, by address and/or parcel identification number, including straight-line distances between each facility	✓			
	- Facility height and design	✓			
	- Facility owner(s)/operator(s)	✓			
	- Co-location capability of each facility, including alternative tower structures & antenna support structures	✓			
	15. Structures located on property owned by the City, including rights-of-way – approval by the Director of Public Service	✓			
	16. Compliance with all requirements in the Codified Ordinances of the City of Gahanna, specifically Chapter 1181	✓			
	17. Application fee (in accordance with the Building & Zoning Fee Schedule)	✓			
	18. Application & all supporting documents submitted in digital format	✓			
	19. Application & all supporting documents submitted in hardcopy format	✓			
	20. Authorization Consent Form Complete & Notarized (see page 4)	✓			

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

APPLICATION ACCEPTANCE

INTERNAL USE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be:

- Forwarded with an application request for a Conditional Use to the City of Gahanna Planning Commission for consideration.
- Considered for review by Administrative Review Team (ART).

Planning & Zoning Administrator Signature: _____

Date: 1/14/19

APPROVAL BY THE ADMINISTRATIVE REVIEW TEAM (ART)

In accordance with Section 1181 of the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was approved by the Administrative Review Team on _____. The applicant shall comply with any conditions approved by the Planning & Zoning Administrator and shall comply with all regulations of the City of Gahanna.

Administrative Review Team Chair Name/Title: _____

Administrative Review Team Chair Signature: _____ Date: _____

This application will be forwarded to Planning Commission to be read by title at the first regular meeting following approval by the ART.

AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S) *If the applicant is not the property owner, this section must be completed & notarized.*

I, Jeffrey BARR, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize TowerCo to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: [Signature] Date: 10/9/2018

AUTHORIZATION TO VISIT THE PROPERTY

I, Jeffrey BARR, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: [Signature] Date: 10/9/2018

Subscribed and sworn to before me on this 9th day of October, 2018.
State of Ohio County of Franklin
Notary Public Signature: Gina K. Sheppard



Gina K. Sheppard
Notary Public, State of Ohio
My Commission Expires 07-08-2020

AGREEMENT TO COMPLY AS APPROVED

I, Robert M. Ferguson, the applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Applicant Signature: [Signature] Date: 10/5/18

Subscribed and sworn to before me on this 5th day of October, 2018.
State of Ohio County of Franklin
Notary Public Signature: [Signature]



JORDAN PRORISE
Notary Public, State of Ohio
My Comm. Expires Nov. 23, 2019



UAS Inc.
PO BOX 6323
Columbus, OH 43206
614.309-2904

United Acquisition Services

October 8, 2018

Michael Blackford
Director – Planning & Zoning
City of Gahanna Planning Commission
Gahanna City Hall
200 S Hamilton Rd
Gahanna, OH 43230

Re: Zoning Application for a 128' TowerCo., Cell Tower – McCorkle Park Soccer Field, City of Gahanna

Dear Director Blackford:

Enclosed please find Zoning Application materials in support of the Administrative Review for the TowerCo., owned telecommunication cell tower located on City of Gahanna Property, Parcel No. 02500434100, in the woods directly adjacent to the east of the McCorkle Soccer Field, See Exhibits for clarification on physical location.

This facility will be comprised of a 45' x 80' fenced compound located at the base of a 120' monopole tower, with an 8' Lightning Rod for an overall height of 128'. Verizon Wireless will collocate at the 120' RAD Center of this tower and locate its radio equipment in the south west corner of the proposed compound. The compound is surrounded on three (3) sides with existing mature trees and vegetation. The fourth (west) side will be aligned with plantings to soften the view from the soccer field and Olde Ridenour Road. The tower will be designed to support three (3) additional carriers for a total of four (4) wireless carriers per city code collocation requirements.

The proposed site solution is designed to cure problems with data capacity on the contiguous Macro Cell Sites as follows:

- VZW Site Name - Gahanna North – 961 E. Johnstown Rd., Gahanna, OH 43230
- VZW Site Name - Ridenour Park Site – Gahanna Lanes, 215 W. Johnstown Road, Columbus, OH 43230
- VZW Site Name - Easton Way @ Hilton 3900 Chagrin Dr., Columbus, OH 43219
- VZW Site Name – Mifflin - 4011 Appian Way, Columbus, OH 43230

Following 2007 zoning denial of the original Ridenour Park Site proposed at the Mifflin Cemetery – Verizon planned a three-site cure as follows:

- collocating on an existing ATT Site at 961 Johnstown Road
- added its own tower on the Gahanna Lanes Property at 215 Johnstown Rd.

- the proposed McCutcheon Site is third Macro cell site to cure the capacity problem in the largely residential area bordered by Granville Street / SR 62 to the south, Stygler Road / McCutcheon Roads to the west, E. Johnstown Road and Cherry Bottom to the east.

The enclosed materials address the following code requirement criteria in support of this Administrative Zoning Application:

- Chapter 1181.05 – General Requirements Wireless Communication Facilities
- Chapter 1181.06 – Administrative Review
- Chapter 1181.07 – Conditional Use Review

TowerCo., is submitting this application as proposed, to be reviewed on an Administrative Review Basis. In support of this request, please find the outlined code criteria for the above referenced Chapters of City of Gahanna Zoning Code as they relate to Wireless Communication Facilities. TowerCo.'s response to said criteria are noted in *yellow highlighted italics, most of the responses are in the affirmative, exceptions noted*:

(d) General requirements. The following requirements shall apply to all wireless communications facilities in any zoning district including all City rights-of-way. These requirements shall be in addition to the regulations of the specific zoning districts in § 1181.05(C).

- (1) Application. The following information must be submitted for all applications required by this chapter unless deemed unnecessary by the Director. An application is not considered complete until all materials required by this chapter have been submitted and accepted by the City in accordance with this chapter. If an application is determined to be incomplete, the Director shall promptly notify the applicant of the information necessary to complete the application. The Director or the ART may request additional information if deemed reasonably relevant to the consideration of the application.*
 - A. Completed application form and application fee. (Acknowledged – attached)*
 - B. A scaled and dimensioned site plan (not less than one inch equals 50 feet) clearly indicating the following:*
 - 1. Location, type and height of the proposed wireless communications facility; (Acknowledged – attached)*
 - 2. The existing or proposed lease area and parcel boundaries for the site; (Acknowledged – attached)*
 - 3. On-site land uses and zoning, and adjacent land uses and zoning (including land in other municipalities); (Acknowledged – attached)*
 - 4. Adjacent roadways and rights-of-way; (Acknowledged – attached)*
 - 5. Any buildings within 100 feet of the property boundaries; (Acknowledged – attached)*
 - 6. Proposed means of pedestrian and/or vehicular access as applicable to the type of facility; (Acknowledged – attached)*
 - 7. The setback distance between the proposed wireless communications facility, equipment shelters and/or cabinets, and the nearest property line; (Acknowledged – attached)*

8. Elevation drawings of the proposed wireless communications facilities, including material specifications for all associated site improvements; and (Acknowledged – attached)
 9. Any other proposed improvements, including but not limited to structures, grading, tree removals and replacement, topography, parking, and other information necessary to determine compliance with this chapter. (Acknowledged – attached)
- C. Legal description and/or property survey of the parent tract and leased parcel (if applicable). (Acknowledged – attached)
 - D. For all new towers and/or new alternative tower structures, or as otherwise required by the required reviewing body, the separation distance from other existing and planned wireless communications facilities shall be shown on a map, and shall include latitudinal and longitudinal location coordinates. There must be a written description of how the proposed facility fits into the Applicant's telecommunications network. The applicant shall also identify the type of construction of the existing wireless communications facilities and the owner/operators of the existing facilities, if known. (Acknowledged – See RF Site Justification Ltr accompanied by Exhibits 1G-1H-PL/P#S)
 - E. A landscape plan showing proposed landscape materials and quantities, locations, installation sizes, and other information necessary to determine compliance with the landscape requirements of Part Nine of this Code of Ordinances. (Acknowledged - See Zoning Drawings Sheet C-5 attached)
 - F. Location and method of screening structures, if any, including height, material, style, and color; and, if applicable, the method of camouflage and illumination. Specification sheets shall be required for all prefabricated site elements. (Acknowledged, attached Zoning Drawings, Sheet C-5 attached.)
 - G. A statement of compliance with the requirements of this chapter and all applicable federal, state or local laws, including those of the FCC and FAA that certifies that Applicant agrees to bring Tower and Equipment Shelters into compliance with any new federal, state, or local laws or regulations concerning electromagnetic radiation and other electronic emissions applicable to the Tower and Equipment Shelter within 120 days of the effective date of the regulations. (Acknowledged.)
 - H. Twenty-four hour emergency contact information and contact information for the entities providing the backhaul network for the wireless communications facilities described in the application and other wireless communications sites owned or operated by the applicant in the municipality. Contact information for the tower owner, operator, and emergency contact shall be kept current and on file with the City at all times. (Acknowledged Exhibit 1D)
 - I. For all new towers and/or new alternative tower structures, or as otherwise required by the required reviewing body, a statement by the applicant and/or a structural analysis sealed by an engineer affirming that the construction of the wireless communications facility will accommodate co-location of additional antennas for future users as applicable. (Acknowledged, tower designed to accommodate three (3) carriers in addition to the original for a total of four (4).)

- J. For all new towers and/or new alternative tower structures, or as otherwise required by the required reviewing body, a statement from an engineer of the ability or inability to use existing towers, other structures, or alternative technology not requiring the use of towers or structures, to provide the services planned for the use of the proposed wireless communications facility. (Acknowledged - see RF Justification Exhibit 1A).
- K. For all new towers and/or new alternative tower structures, or as otherwise required by the required reviewing body, an inventory of existing and approved towers, antennas, alternative tower structures, and antenna support structures that are either within the jurisdiction or within two miles of the border of the City, with latitudinal and longitudinal location coordinates. The City may share this information with other applicants under this chapter or other organizations seeking to locate towers or antennas within the jurisdiction of Gahanna or other communities. However, the City is not, by sharing this information, in any way representing or warranting that the sites are available or suitable. The inventory of each tower and antenna shall include:
1. A map showing each location, by address and/or parcel identification number, including straight-line distances between each facility; Acknowledged See Attached Exhibit 1G.
 2. Facility height and design; (Acknowledged - See Attached Exhibit 1H-PL/P#S Photo Log).
 3. Facility owner(s)/operator(s); and (Acknowledged - See Attached Exhibit 1H-PL/P#S Parcel Summary).
 4. Co-location capability of each facility, including alternative tower structures and antenna support structures. Disagree – Request Waiver, assessing collocation capability is next to impossible without applying for an actual collocation or running a structural at each tower which would be a significant expense.
- (2) Application procedures.
- A. Applications for all wireless communications facilities shall be submitted in accordance with §§ 1181.06 or 1181.07, as applicable. Acknowledged.
 - B. The applicant shall pay a non-refundable fee as established by the City. Acknowledged, attached.
 - C. When practicable, application for approval of multiple towers and/or antenna sites by a single owner of towers and antennas shall be submitted as a single application or multiple applications submitted at the same time. N/A – this is not a Small Cell Application.
 - D. Public property. Approval by the Director shall be required for any applications involving structures to be located on property owned by the City, including rights-of-way. Acknowledged - Site on City of Gahanna Park Property.
- (3) Wireless communications facility support structures. Towers, antennas, antenna support structures, and all other improvements associated with a wireless communications facility shall meet the following requirements:
- A. Design. All wireless communication facility support structures shall have a monopole, or similar non-lattice/guyed single vertical structure design and

shall be further designed to accommodate at least two wireless communication arrays of antennas or panels, unless otherwise required by the required reviewing body. The applicant shall submit an affidavit by an engineer licensed in the State of Ohio attesting that these requirements are met. – Acknowledged, Site is designed for four (4) carriers, see attached tower manufacturer's drawings Exhibit 1C.

- B. *Color and finish.* Towers, antennas, other wireless communications facility support structures, and supporting electrical and mechanical equipment shall either maintain a non-contrasting gray or similar color or have a galvanized steel finish and is stealth in nature, unless otherwise required by the required reviewing body or any applicable standards of the FAA and/or the Ohio Department of Transportation. Alternative tower structures may maintain another color or finish if determined by the required reviewing body to be necessary to establish a stealth appearance and be aesthetically and architecturally compatible with the surrounding environment. – Acknowledged, entire tower will be painted brown, including antennas and antenna platforms - "Sherman Williams Color Wheel" provided at the Overview mtg., - Friday January 26, 2018 - as agreed to as part of site negotiations with City of Gahanna so as to qualify this site as a "Stealth" site.
- C. *Compatible design.* The design of buildings and related structures for the wireless communications facility shall use materials, colors, textures, and screening so as to be aesthetically and architecturally compatible with the surrounding environment, as approved by the required reviewing body and is stealth in nature. – Acknowledged, see Zoning Drawings sheet C-6 fencing material is cedar wood.
- D. *Antenna color.* If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as practicable, as determined by the required reviewing body and is stealth in nature. N/A – Request Waiver - Antennas are located atop the proposed tower for this application.
- E. *Lighting.* Facilities shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the lighting fixtures and installation must cause the least disturbance to views from surrounding properties. Alternative tower structures may be lighted if determined by the required reviewing body to be necessary to establish a stealth appearance and to be aesthetically and architecturally compatible with the surrounding environment. Acknowledged, however, Total Tower is 128' including Lighting Rod, 120' to top of steel. Verizon's antenna centerline is 120' and top of antennas will be at 124'. The Tower is not required to be lit, as it is well below the minimum 200' threshold for tower lighting requirements.
- F. *Maximum height.* Wireless communications facilities shall meet the following height requirements:
1. In Estate Residential 1,2; Single-Family 1,2,3; R-4 Single-Family; Planned Residential District; Two-Family; Multiple Family; Olde Gahanna Single-Family; and Olde Gahanna Mixed Use Neighborhood districts, up to 80 feet. If the WCF is in the right-of-way then a maximum height of 50 feet. Per city consultant this site will be

considered "stealth" due to painting of tower and location, as a result city consultant decided that this application would follow an administrative process based on the City's Zoning Code. The tower / top of Steel will be 120', Verizon's antennas will have a 120' RAD Center and top of antennas will be 124'. An eight-foot (8') lightning rod will bring the overall height including appurtenances to 128'. The tower will also be designed to extend to 140' should a future carrier require a height extension. Tower Co. proposes that should a future collocation carrier request the extension option, that additional 20' would have to back thru a City of Gahanna zoning approval process.

2. In Restricted Institutional Districts, up to 100 feet, provided that the facility is designed to be co-locatable for more than one additional carrier. In no case shall a wireless communications facility, including antenna, exceed 100 feet, as measured from grade at the base of the tower. N/A.
3. In all other zoning districts, up to 120 feet, provided that the facility is designed to be co-locatable for more than one additional carrier. In no case shall a wireless communications facility, including antenna, exceed 120 feet, as measured from grade at the base of the tower. N/A.
4. For wireless communications facilities locating on a structure or building, antenna shall not extend more than 20 feet above the highest point of the main roof deck or supporting structure if the antenna is located on a structure other than a roofed building. Acknowledged, proposed Site is a 120 Monopole Tower. The tower / top of Steel will be 120', Verizon's antennas will have a 120' RAD Center and top of antennas will be 124'. An eight-foot (8') lightning rod will bring the overall height including appurtenances to 128'. The tower will also be designed to extend to 140' should a future carrier require a height extension. Tower Co. proposes that should a future collocation carrier request the extension option, that additional 20' would have to back thru a City of Gahanna zoning approval process.
5. Unless otherwise required herein, alternative tower structures may exceed 120 feet if determined by the required reviewing body to be necessary to establish a stealth or camouflaged appearance that is aesthetically and architecturally compatible with the surrounding environment. Acknowledged, entire tower will be painted brown, including antennas and antenna platforms - "Sherman Williams Color Wheel" provided at the Overview mtg., - Friday January 26, 2018 - as agreed to as part of site negotiations with City of Gahanna so as to qualify this site as a "Stealth" site.
6. Unless otherwise specified, maximum height exceeding the provisions of division (d)(3)F.1-4 of this section shall require conditional use review under the provisions of § 1181.07. Acknowledged, Per city consultant this site will be considered "stealth" due to painting of tower and location, as a result city consultant decided that this application would follow an administrative process based on the City's Zoning Code. The tower / top of Steel will be 120', Verizon's antennas will have a 120' RAD Center and top of antennas will be 124'. An eight-foot (8') lightning rod will bring the overall height including appurtenances to

128'. The tower will also be designed to extend to 140' should a future carrier require a height extension. Tower Co. proposes that should a future collocation carrier request the extension option, that additional 20' would have to back thru a City of Gahanna zoning approval process.

7. As an exception to division (d)(3)F.1-5 of this section, users locating on a City water tank are exempt from the height requirements of this chapter, but facilities shall be no taller than functionally necessary. N/A.
- G. Co-location. Unless physically or technically infeasible, all wireless communications facilities shall be constructed or reconstructed to accommodate two or more users. Acknowledged – Site will be designed for a total of four (4) wireless telecom carriers.
1. In connection with any application for certificate of zoning plan approval, in order to encourage co-location, an existing tower meeting co-location requirements that are lower than the height permitted above may be reconstructed to meet the maximum heights permitted after receiving approval from the required reviewing body. Additionally, reconstructed towers may be required to be brought into conformance in whole or in part if the existing tower is determined by the Director to be nonconforming. Per city consultant this site will be considered "stealth" due to painting of tower and location, as a result city consultant decided that this application would follow an administrative process based on the City's Zoning Code. The tower / top of Steel will be 120', Verizon's antennas will have a 120' RAD Center and top of antennas will be 124'. An eight-foot (8') lightning rod will bring the overall height including appurtenances to 128'. The tower will also be designed to extend to 140' should a future carrier require a height extension. Tower Co. proposes that should a future collocation carrier request the extension option, that additional 20' would have to back thru a City of Gahanna zoning approval process.
 2. A wireless communications facility which is being rebuilt to accommodate the location of additional antennas may be relocated on the same site, after receiving approval from the required reviewing body, provided it meets the setback requirements of this chapter. – Acknowledged.
 3. Co-location requirements may be waived if the required reviewing body determines that the fees, costs, or contractual provisions required by the owner in order to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable. Costs that would exceed new tower development are an example of what may be determined to be unreasonable. Satisfactory and substantial information must be submitted by the applicant demonstrating that the costs are unreasonable. – Acknowledged.
- (4) Site requirements. Wireless Communications Facilities and associated site improvements shall be sited and developed in accordance with the following requirements:
- A. Setback and siting requirements.

1. The setback requirements shall be met for all elements of the wireless communications facility, supporting structure, and equipment. – Acknowledged - see Zoning Drawings, sheet C-2.
 2. Proposed towers located within Restricted Institutional Districts must provide a minimum setback of 300 feet for all elements of the wireless communications facility, supporting structures, and equipment from the property lines of properties zoned residential as defined in section 1181.05(c). Setbacks from commercial property lines as defined in section 1181.05(c) shall provide a minimum setback equal to the height of the tower. – Acknowledged, condition met, see Zoning Drawings sheet C-2.
 3. For all remaining zoning districts, a minimum setback of the height of the proposed tower in feet from all property lines, and principal structures shall apply to new towers and/or alternative tower structures unless a greater setback for principal structures is required by the zoning district in which the tower is to be located, or the proposed installation is in the right-of-way. In determining the required setbacks and lot area, the entire site, including all lots or parcels used for the tower, supporting structures, and equipment, shall be considered, even though the antennas or towers may be located on leased portions within the prescribed lot area. (Setback wording clarification). – Acknowledged, condition met, see Zoning Drawings sheet C-2.
 4. Refer to division (d)(5) of this section for regulations pertaining to the siting of equipment associated with wireless communications facilities.
- B. Screening. Screening shall comply with applicable requirements of Part Eleven of this Code of Ordinances. Fencing or other materials used for screening of wireless communications facilities or associated equipment shall be at least one foot higher than the structure(s) it is intended to screen, but shall not exceed 12 feet. – Acknowledged.
- C. Landscaping. Buffer plantings shall be located on the site to screen adjacent properties and the base of the wireless communications facility and associated equipment from adjacent properties and rights-of-way in accordance with the landscape requirements of this chapter and Part Eleven of this Code of Ordinances. – Acknowledged, Site is screened naturally on north, east and south sides of compound, decorative plantings will align east side of compound, see Zoning Drawings – sheet C-5 .
- D. Sign. One sign shall be posted in a visible location on the tower, alternative tower structure, fence, equipment shelter, or other associated equipment indicating the owner of the facility, and an emergency contact and phone number. The sign shall not exceed two square feet and shall be approved as part of the building permit or certificate of zoning plan approval. All other signs shall comply with the requirements of Part Eleven of this Code of Ordinances. – Acknowledged, see sign detail on Supplemental Materials Exhibit 1G.
- (5) Equipment shelters and cabinets.
- (a) Use, Design and Screening.
1. Accessory Equipment, including any buildings, cabinets or shelters, shall be used only to house equipment and other supplies in support of the operation of the Wireless Communication Facility or Antenna

Support Structure. Any equipment not used in direct support of such operation shall not be stored on the site. – Acknowledged.

2. *Equipment cabinets or structures used in association with antennas shall be designed and/or painted to minimize visual impact. – Acknowledged - all radio and support equipment will be located behind cedar wood fencing within site compound.*
 3. *Evergreen plant material shall be used for screening and shall be planted to ensure that the equipment will be screened to its full height within three years of planting. – Acknowledged - Site is screened naturally on north, east and south sides of compound, decorative plantings will align east side of compound, see Zoning Drawings sheet C-5.*
 4. *Existing mature tree growth and natural land forms on the site shall be preserved to the maximum extent possible. In some cases, such as towers sited on large, wooded lots, the required reviewing body may determine that natural growth around the property may be a sufficient buffer. – Acknowledged.*
 5. *At the required reviewing body's determination, alternative screening materials may be used in cases where plant material is not appropriate. – Acknowledged, west side of compound, is only side effected. See list of proposed plantings on sheet C-5 of Zoning Drawings.*
- B. *Underground equipment shelters. Underground equipment shelters are always preferred but will be mandated by the required reviewing body where equipment shelters are located on properties that are readily visible from adjacent streets and lots and where landscape screening is not effective. N/A.*
- C. *Roof- and/or structure-mounted antennas. The equipment cabinet or structure used in association with antennas shall comply with applicable building codes. Additionally, equipment shall be sited, designed, and/or painted to minimize visual impact and be screened so that it is not visible from ground level. N/A.*
- D. *Utility or light pole-mounted antennas. The equipment cabinet or structure used in association with antennas shall be located in accordance with the following:*
1. *In all zoning districts, the equipment cabinet or structure shall comply with all applicable setbacks required by the zoning district in which it is located, unless located in the right-of-way. N/A – this is not a Small Cell Application.*
 2. *If the proposed antenna mounted on a utility or light pole is located within an existing City easement, the applicant shall obtain a separate easement encroachment agreement as required by the City Engineer. N/A – this is not a Small Cell Application.*
 3. *If the proposed antenna mounted on a utility or light pole is located within the City's right-of-way, the applicant shall obtain a right-of-way permit as required by the City Engineer. N/A – this is not a Small Cell Application.*

E. *Tower-mounted antennas. As an exception to division (d)(5)D of this section, where the required reviewing body determines that underground equipment shelters are not feasible due to site conditions or other considerations, equipment shelters designed using materials permitted for principal structures within the zoning district shall be provided where applicable. The unmanned equipment structure shall not exceed the maximum height for principal structures and comply with setbacks required by the zoning district in which the shelter is located. - Acknowledged.*

(6) *Code compliance and permit requirements.*

A. *Construction permits. The installation of any wireless communications facility shall require compliance with all applicable federal, state, and local regulations and the securing of all applicable zoning and building permits and inspections. All towers and wireless communications facilities require a certificate of zoning plan approval and applicable building permits prior to installation. - Acknowledged.*

B. *State or federal requirements:*

1. *All wireless communications facilities shall meet or exceed current standards and regulations of the National Electrical Safety Code, National Electrical Code, FAA, the FCC, and any other agency of the state or federal government with the authority to regulate towers and antennas. - Acknowledged, TowerCo will comply.*

2. *If state or federal standards and regulations are amended, the owners of the wireless communications facilities governed by this chapter shall bring any facilities into compliance with the revised standards and regulations within six months of the effective date of the standards and regulations, unless a different compliance schedule is mandated by the regulating agency. Failure to bring wireless communications facilities into compliance with any revised standards and regulations shall constitute grounds for removal at the owner's expense. - Acknowledged, Tower Co., will comply.*

C. *Building codes and safety standard:*

1. *To ensure the structural integrity of towers, the owner of a tower and/or antenna support structure shall ensure that it is designed, constructed, and maintained in compliance with requirements contained in applicable state or local building codes and the applicable requirements for towers and antenna support structures that are published by the Electronics Industries Association, as amended from time to time. - Acknowledged .*

2. *If, upon inspection, the City concludes that a wireless communications facility fails to comply with any applicable codes and requirements and constitutes a danger to persons or property, after written notice to the owner, the owner shall have not more than 30 days to bring the facility into compliance with those requirements. Failure to bring the facility into compliance within the required time shall be grounds for removal at the owner's expense.- Acknowledged.*

D. *License to operate. Owners and/or operators of wireless communications facilities shall maintain and submit copies of all approved franchises, certifications, licenses, and permits required by law for the design, construction, location, and operation of wireless communications facilities*

in Gahanna. Evidence of renewal or extensions shall be promptly provided to the Director. – Acknowledged, Tower Co., will comply.

E. Certification. Any information of an engineering nature required by this chapter, whether civil, mechanical, or electrical, shall be certified by a licensed engineer. – Acknowledged, Tower Co., will comply.

(7) Wireless Communication Facilities (WCFs) in the public right-of-way:

A. The Director may impose impact minimizing conditions on any WCF's to mitigate potential noise or aesthetic impact. – Acknowledged.

B. WCF's permits shall be reviewed every ten years to determine whether the equipment is no longer needed or useful, or whether new means exist to further reduce noise and or aesthetic impacts that are materially greater than those that would have existed when the WCF was installed as originally permitted. The Director may require facility upgrades and/or additional mitigations to reduce impact of such facilities unless the Applicant demonstrates that the mitigations are not feasible. – Acknowledged.

C. When the right-of-way abuts or is adjacent to a residential zone, the Director, in granting an Application must find that:

1. The WCF is necessary to address a significant gap in coverage. – Acknowledged.

2. The WCF is necessary because no feasible less intrusive alternate is available. – Acknowledged.

D. These requirements are in addition the others contained in this Chapter.

(8) Timing for decisions of Applications:

A. 90 days for Applications for collocations. – N/A, application is not for a collocation.

B. 150 days for all other applications. – Acknowledged.

C. The City reserves the right to negotiate alternative timelines with Applicants on a case by case basis. – Acknowledged.

D. If the City notifies an Applicant within 30 days of filing that the Application is incomplete, the time taken by the Applicant to respond does not count towards the 90 and 150 day timelines and the City may restart the process. – Acknowledged.

E. Any denial will be in writing and based on substantial evidence contained in a written record. – Acknowledged.

F. The specific reasons for any denial which constitute the substantial evidence will be accompanied with the actual denial. – Acknowledged.

(9) City's responsibilities when evaluating Applications:

A. The City will not:

1. Unreasonably discriminate among providers of functionally equivalent services. – Acknowledged.

2. Prohibit or have the effect of prohibiting the provisions of wireless services. – Acknowledged.

3. *Prohibit or have the effect of prohibiting the ability of an entity to provide telecommunications service. – Acknowledged.*
4. *Regulate or deny an Application for the placement, construction, and modification of Wireless Communications Facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the FCC's regulations governing such emissions. – Acknowledged.*
5. *Deny an application solely because one or more carriers serve the geographic market. – Acknowledged.*

1181.06 - ADMINISTRATIVE REVIEW.

(a) General provisions.

(1) Administrative Review Team (ART).

A. *The purpose of the Administrative Review Team is to provide for review and approval authority for certain wireless communications facilities as required by this chapter. The Administrative Review Team is responsible for the comprehensive review of each application, and making recommendations to the Planning Commission, or Board of Zoning and Building Appeals where required. – Acknowledged.*

B. *The Administrative Review Team shall consist of the Director (Chair) or designee, and any other members appointed by the Mayor as deemed necessary, either as permanent or temporary members. – Acknowledged.*

C. *The Administrative Review Team may use the services of other professionals, such as architectural, engineering, and other consultants as they deem necessary, to advise the ART on the application of the provisions of this chapter. Any fees from said services will be passed on to the Applicant. – Acknowledged.*

(2) *An application for administrative review shall be made in accordance with the requirements of § 1181.05. – Acknowledged.*

(3) Time extensions.

A. *Where the provisions of this chapter require that an action be taken by the City within a stated period of time, that time may be extended with the written consent of both the applicant and the Director prior to expiration of the required time period. - Acknowledged.*

B. *If the applicant submits a revised application during any required review period, and the Director determines that the revised application differs substantially from the previous application, a new review period shall begin and additional meetings of the required reviewing body may be scheduled if deemed necessary by the Director. – Acknowledged*

(4) Duration of approvals. *Approvals of requests for administrative review made in accordance with this chapter shall be valid for a period of one year. If an initial building permit for the approved facility has not been issued within that one-year period, the applicant shall be required to submit a new request for administrative review, as applicable, pursuant to this chapter before obtaining a building permit. – Acknowledged.*

(5) Resubmission. *No application for administrative review which has been denied by the required reviewing body shall be resubmitted for a period of one year from the date of the decision, unless permitted by the Director after a demonstration by the applicant of a change of*

circumstances from the previous application that may reasonably result in a different decision. – Acknowledged

(b) Pre-application review.

(1) Purpose and applicability.

A. A pre-application review may be scheduled prior to filing a formal application for administrative review. The pre-application review is not part of the formal application review process or the required review period. The purpose of the pre-application review is to provide non-binding feedback to applicants to assist in expediting the administrative review process. Any materials submitted to the City for the purposes of the pre-application review shall become part of the public record. – Acknowledged.

B. Pre-application reviews do not result in a development decision or permit and shall not obligate the City or the applicant to take any action on the proposal. – Acknowledged.

(2) Pre-application review procedure.

A. A request for a pre-application review shall be made in accordance with the provisions of this division (B). As an exception to the application requirements listed in § 1181.05(d)(1), potential applicants may submit conceptual information based on the amount of information known about the project at the time a request for pre-application review is made. The request shall include, at a minimum, two 24x36 hardcopies and one digital of the following information:

1. A general description of the proposal including a description of conformance to this chapter; - Acknowledged (included above)

2. A site plan generally demonstrating the nature of the proposed wireless communications facility and associated site improvements - Acknowledged (See Zoning Drawings Exhibit 1B);

3. Conceptual facility elevations; and – Acknowledged (See Zoning Drawings Exhibit 1B, sheets C-3, 4).

4. Any other materials for which the potential applicant would like to receive feedback. – Acknowledged, See Zoning Drawings and all Supplemental Exhibits.

(b) The City shall notify the applicant in writing at least five days prior to the pre-application review. – Acknowledged.

C. The Administrative Review Team and other applicable departments shall be promptly notified of the Administrative Review Team pre-application review. Prior to the meeting the Director shall distribute the submitted materials to the Administrative Review Team and other applicable City departments for input and recommendations. – Acknowledged.

D. The Administrative Review Team shall review the submitted materials and provide non-binding input and recommendations to the applicant. The ART shall complete its review of the application not more than 14 days from the date the request was submitted. – Acknowledged.

(c) Administrative review.

(1) Purpose and applicability.

A. The purpose of the administrative review is to ensure that wireless communications facilities meet the applicable requirements of this chapter. – Acknowledged;

B. Administrative review is required for all new wireless facilities, co-locations, and all modifications to existing facilities as required by § 1181.05(d). Cable microcell networks and distributed antenna systems shall also be subject to administrative review. – Acknowledged;

C. Temporary wireless facilities shall meet all application and approval requirements of § 1181.10. – N/A proposed site is not temporary;

(2) Administrative review considerations. The Administrative Review Team shall render a decision on an application for administrative review based on the following considerations:

A. Antennas locating on an existing building or other antenna support structure other than a tower may be approved as a use accessory to any commercial, industrial, professional, office, institutional, or similar structure, provided: - N/A;

1. The antenna is designed to be as unobtrusive as possible and is stealth in nature; - N/A proposed site is not on a rooftop;

2. The antenna does not extend more than 20 feet above the highest point of the main roof deck or supporting structure if the antenna is located on a structure other than a roofed building; and – N/A proposed site is not on a rooftop;

3. The antenna complies with the applicable provisions of § 1181.05. –

Acknowledged;

B. Co-located antennas on existing or reconstructed towers may be approved provided the color and design of the antenna is consistent with the existing tower and is designed to be as unobtrusive as possible and is stealth in nature. The Administrative Review Team shall approve co-located antennas on a tower in instances where proposed co-location does not substantially change the physical dimensions of the tower and meets the requirements of this chapter. -N/A,

proposed site is not a collocation;

C. Alternative tower structures may be approved in accordance with the following:

1. The required reviewing body may approve the location of an alternative tower structure provided the site meets the purpose, objectives and applicable requirements of this chapter. – Acknowledged, review attached materials, Tower Co., and Verizon have found no suitable alternative solution acceptable site to the City of Gahanna and met the coverage objectives required by Verizon Wireless;

2. The objective of administrative review for alternative tower structures is to encourage ingenuity and the use of innovative methods to camouflage these facilities. If the application is denied by the Administrative Review Team following a finding that the proposed facilities have not been reasonably disguised or camouflaged, the applicant may file an application for conditional use review in accordance with § 1181.07. – Acknowledged;

D. Cable microcell network or distributed antenna systems using multiple low-powered transmitters/receivers attached to existing wireline systems, such as conventional cable wires, telephone wires, utilities poles, street lights, or similar technologies/mechanisms may be approved provided that the use of towers is not required and all other applicable provisions of this chapter have been satisfied. – N/A proposed site is not a Small Cell;

(3) Decisions.

A. Any application required by this chapter to be reviewed under the provisions of this section shall be approved, approved with conditions, or denied by the Administrative Review Team based on the applicable review standards as provided in § 1181.05(d)(8). The Administrative Review Team shall state the reasons for their decisions in the minutes and provide a written record of the decision to the applicant. – Acknowledged.

B. Prior to reaching a decision, if the Administrative Review Team determines that an application does not meet the applicable review standards as provided in this chapter, but determines that the application could meet those criteria with

modifications that could not be reasonably conditioned, the applicant may request that the application be tabled to provide the opportunity to make those modifications. If the request for tabling is granted, a new review period shall begin on the date the applicant submits a complete application with revised materials and shall be subject to the timeframe for rendering a decision as provided in § 1181.05(d)(8). – Acknowledged;

C. Following the approval of an application for administrative review, the applicant may proceed with the process for obtaining a certificate of zoning plan approval and building permit, consistent with the approval as granted. All construction and development under any building permit shall comply with the approval, as applicable. – Acknowledged;

(4) Certificate of zoning plan approval. A certificate of zoning plan approval issued by the Director verifying compliance with all applicable zoning requirements is required prior to modification, extension, or alteration of wireless facilities. – Acknowledged;

(d) Variances. N/A;

(1) Purpose and applicability. The intent of this division (D) is to provide an administrative process to allow minor deviations from the strict application of requirements of this chapter caused by unusual site or development conditions or other similar conditions that require reasonable adjustments, but remain consistent with the intent of this chapter. Examples include, but are not limited to, adjustments to wireless communications facility setbacks, landscaping and screening, or other similar features or elements. - Acknowledged and appreciated.

(2) Review procedure.

A. An application for administrative departure may be submitted with an application for administrative review, or at any time after an application has been submitted and before a decision or recommendation by the Administrative Review Team has been made. If an application for administrative departure is made after an application for administrative review has been filed, the Director may require that the time period for administrative review start over on the day the request for administrative departure is received.

B. An application for an administrative departure may be processed simultaneously with the application for administrative review to which it relates. The Administrative Review Team shall determine whether each requested administrative departure is approved, approved with conditions, or denied.

C. Should the Administrative Review Team find that the request does not meet the criteria for an administrative departure, the applicant may file for a variance in accordance with Part Eleven of this Code of Ordinances, or submit a new application for administrative review.

(3) Criteria for administrative departure approval. The Administrative Review Team shall make its decision on an administrative departure based on the following criteria:

A. The need for the administrative departure is caused by unique site conditions, conditions on surrounding properties, and is not being requested simply to reduce cost or as a matter of general convenience;

B. The administrative departure does not have the effect of authorizing any wireless communications facility type that is not otherwise permitted in that zoning district;

C. The administrative departure does not modify any numerical development standard by more than ten percent of the requirement; and

D. The administrative departure, if approved, will ensure that the wireless communications facility is of equal or greater development quality with respect to design, material, and other features than without the administrative departure.

(e) Appeals. The determination rendered by the Administrative Review Team may be appealed to the Planning Commission within 20 days of the decision by any person aggrieved by the decision. The Appeal shall be filed with the City, specifying the grounds, in conformance with Part Eleven of this Code of Ordinances.

(1) An appeal shall stay all proceedings in furtherance of the action appealed from unless the Director certifies to the Planning Commission, after notice of appeal has been filed, that, by reason of the facts stated in the record of determination, a stay would cause imminent peril to life or property. In this case, the proceedings shall not be stayed other than by a restraining order, which may be granted by a court of record.

(2) In deciding the appeal, the Planning Commission shall determine, in conformance with Part Eleven of this Code of Ordinances, whether the decision was made using the proper requirements and standards of this chapter. The decision of the Planning Commission is limited to the information that was available to the Administrative Review Team for the initial decision, including any materials included as part of the written record of the decision. Additional testimony is not appropriate.

(3) If the Planning Commission determines that the Administrative Review Team made an improper decision the Commission may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from, and may make an order, requirement, decision, or determination as ought to be made, and to that end shall have all the powers of the Administrative Review Team.

(4) The findings of the Planning Commission shall be based on and supported by substantial evidence contained in the decision. After action by the Planning Commission on the application, the Clerk of Council shall mail to the applicant a Record of Action taken which shall contain the motion as carried by the Planning Commission to include any conditions. . A final determination of the Planning Commission may be appealed to the Board of Zoning and Building Appeals. The decision of the Board of Zoning and Building Appeals shall be final.

(f) Concurrent application review.

(1) Applications for building permits, electrical permits, other applicable permits, and certificates of zoning plan approval associated with the building permit application process may be submitted with the application for administrative review and may be processed and reviewed concurrently with the administrative review application if desired by the applicant.

(2) Review of the building permit applications and zoning approvals described in division (f)(1) of this section shall be subject to the statutory timing requirements that apply to building permit application reviews. Accordingly, the applicant should consider the nature and complexity of the request prior to submitting for concurrent review.

(3) *Requests for certificates of zoning plan approval and building permits for wireless facilities cannot be approved for zoning compliance until an affirmative record of determination of the Administrative Review Team and all other zoning approvals are obtained and attached to the appropriate building permit documents.*
(g) *Prior to commencing regular operation of the Tower or Equipment Shelter, all Tower and Equipment Shelter owners and operators must submit a certificate of compliance with all current Federal Communications Commission regulations concerning electromagnetic radiation and other electronic emissions applicable to the Tower and Equipment Shelter. (Ord. No. 0068-2016 , § 1(Exh. A), 8-15-16)*

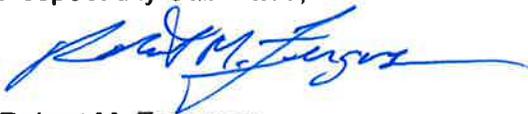
- (END CODE CRITERIA SECTION – SEE BELOW FOR SUPPLEMENTAL MATERIALS)

Additional materials in support of this zoning application are enclosed and referenced as follows:

- | | |
|---------------------------------|--------------------|
| ➤ RF Site Justification: | Exhibit 1A |
| ➤ Zoning Drawings: | Exhibit 1B |
| ➤ Tower Manufactures Dwgs. | Exhibit 1C |
| ➤ Tower Emergency Contact Ltr. | Exhibit 1D |
| ➤ Tower FCC Emissions Ltr. | Exhibit 1E |
| ➤ Tower Removal Bond Ltr. | Exhibit 1F |
| ➤ Aerial Map Tower Inventory | Exhibit 1G |
| ➤ Verizon Macro Tower Inventory | Exhibit 1H- PL/P#S |
| ○ Photo Log | |
| ○ Parcel # Summary | |

Please review package in its entirety and let us know of any questions or items which need to be clarified. Thank you.

Respectfully Submitted,



Robert M. Ferguson
Principal
UAS Inc.
rferguson@uas.biz
614-309-2904

Agent Tower Co., / Verizon Wireless

Enclosures



27 Sept 2018

To: Gahanna Zoning

Re: Radio Frequency Need Report for New Communications Facility
Wireless Telecommunications Facility Application
Applicant: New Par, d/b/a Verizon Wireless
Verizon Wireless Site Name: McCutcheon

Dear Planning Commission:

Verizon Wireless appreciates this opportunity to elaborate on the need for a wireless communications facility in Gahanna and explain why the proposed site was chosen to remedy a significant service capacity gap in this area. The Verizon Wireless name given to this project McCutcheon.

Verizon Wireless was issued a Certificate of Public Convenience and Necessity from the Public Utilities Commission of Ohio on December 31, 1996. As a public utility, Verizon Wireless provides an essential service to individuals and businesses within Gahanna, subject to the jurisdiction of the Federal Communications Commission (FCC). Verizon Wireless is licensed by the FCC to build and operate a wireless communications network in Gahanna. Our licenses include, among others, the 700 MHz band, and the 2100 MHz or AWS band. The different performance characteristics of these two frequency bands are important to an understanding of what it is that Verizon Wireless is seeking to accomplish with this site, and are discussed below.

National statistics compiled by the FCC indicate that more than 70% of E-911 calls to police and fire departments are now made using wireless phones. That percentage grows each year. For many Americans, the ability to call E-911 for help in an emergency is one of the main reasons they own a wireless phone. Other wireless E-911 calls come from "Good Samaritans" reporting traffic accidents, crimes or other emergencies. The prompt delivery of wireless E-911 calls to public safety organizations benefits the public by promoting safety of life and property. The public relies on wireless communications for emergency access to law enforcement and public safety services. Many police departments also rely on wireless data services between patrol cars and law enforcement databases. Wireless data services helps police departments utilize their limited resources more effectively to better protect the public. It is in public's interest to ensure that robust and reliable emergency voice and data services remain available to everyone in our service areas. 700, 1900 and 2100 MHz frequencies

right now are data and voice-over-LTE (VoLTE). 850 MHz is our CDMA E911 voice service.

A U.S. Government Semi-Annual Report on Wireless Substitution shows that as of December 2012, at least 38.2% of all American homes have abandoned the older wireline service entirely, and instead rely exclusively on wireless phones to make emergency 911 and other calls. This demonstrates that the Applicant provides essential services to individuals and businesses within Gahanna. The public requires reliable and state-of-the-art communications infrastructure to deliver expected service. This empirical data demonstrates that large numbers of people have “cut the cord” on traditional wireline service and now rely exclusively on wireless services to connect to the national telephone system. The U.S. Government report confirms that wireless communication is the primary communications channel for more than one third of the general population. This dependence upon the availability of wireless service by a significant proportion of the population clearly demonstrates a public need for ensuring the availability of reliable wireless communications services for all, including visitors, travelers and the residents of Gahanna.

Background - The Verizon Wireless’ communication system, and indeed all carriers’ wireless communications systems, rely on an overlapping and interconnected network of individual antenna sites. Individual sites, like the one under consideration here, consist of antennas mounted on a support structure. The radios and other electronic equipment that are needed to make wireless communications work are typically located at the base of the antenna support structure. These antenna sites transmit and receive wireless communications signals to and from mobile wireless handsets or similar devices.

Individually, these communications facilities have a limited coverage area. The extent of the coverage depends on several factors, including antenna height, local topography, proximity and height of other adjacent antenna installations, and localized customer usage demands. When linked electronically to form a network however, individual antenna sites operate to deliver a seamless wireless communications service to individuals, businesses, and government. The “seamless” part is important, even crucial, to understanding the need for this site. Without overlapping coverage, calls can’t get through, or be completed. The locations of antenna sites are therefore carefully thought out, and selected to be located as far apart as is consistent with the number of customers in the service area, while still being close enough to “hand off” a motorist’s call from one tower to the next, without dropping the call.

To be effective, any new antenna facility must first be integrated into the existing network, so that it can transmit, receive, and offload calls to and from its siblings without interference. The requirement that any new site must be able to perform a call “handoff”, as when a motorist drives from one coverage area into another,

is absolutely essential. If a call cannot be handed off, the site is useless as a network component.

This brings us to consideration of the proposed McCutcheon site. This facility is intended to address two pressing service problems, problems that cannot be solved merely by re-engineering our existing antenna sites: the 700 capacity problem and the 2100 AWS coverage problem.

The need for AWS Service in highly populated areas:

700 MHz Capacity Problem - The first problem is one of capacity. Briefly put, although other existing antenna sites were in the past able to serve this area, they can no longer do so efficiently because the number of customers has grown enormously over the past few years. As problems go, a large and growing customer base is a good one to have, but it also means that local demand for wireless services is starting to exceed the capacity of our existing sites in this area to handle. Customers from this area are now reporting that during peak use times they can't connect to the network, or reflexively that calls to customers within this service area are not getting through. This means that this geographic area is no longer being served effectively.

Call Blocking. When a wireless network reaches the maximum number of connections it can handle at one time, the service area is saturated, and new calls can't get through. This is known as "Call Blocking". Call blocking most often occurs during high demand periods, such as emergencies and social events, but as the customer base in a given area grows, call blocking starts to occur more often, even daily, especially during high-demand periods. The logical solution to cure call blocking is to add capacity by adding more carriers or call channels. In this case, the existing cells surrounding this area have already had the maximum number of radios added; however this has not kept up with demand. The demand for wireless service continues to increase, and adding more radios is no longer possible. Simply put, the cell sites surrounding this area have become saturated. Adding capacity to relieve call blocking in areas where the existing sell sites are at their maximum capacity requires more extensive measures, such as cell splitting, or band hopping.

Cell Split. A cell split does exactly what the phrase implies: it splits an existing coverage area in half, so that the network can redirect calls away from existing, overloaded sites, to the new cell site instead. By dividing the call volume among a larger number of sites, the call volume processed by each individual antenna site is reduced to a level that the equipment can effectively manage during peak call periods, thereby enabling everyone's calls to be completed, without blocking or interruption.

Band Hopping - The second capacity enhancement measure is band hopping. When a site reaches its capacity limit on an existing band (in this case 700MHz),

it may be possible to redirect new calls to a different band, provided an alternate frequency band is available, and provided sufficient reserve capacity exists in that alternate frequency band. In this case, Verizon Wireless has another licensed frequency band available (this is the AWS band centered at 2100 MHz). Although this band is available in this area, the reserve capacity of this 2100 MHz band is limited, making "frequency hopping" of limited use to relieve the call blocking. (The 2100 MHz band is particularly limited in its ability to provide in-building penetration, and its effective range at any given power level is half that of the 700 MHz frequencies.)

2100 MHz AWS Coverage Problem - The huge increase in demand for wireless services, in particular the exponential increase in demand for mobile data services, requires the use of all of the applicant's licensed frequencies in this area, which in this instance means both the 700 MHz and 2100 MHz frequency bands. The problem is that the 2100 MHz or "AWS" band has less "propagation power" compared to the 700 MHz band. The 2100 MHz wavelength is physically shorter than the 700 MHz wavelength. In practice, shorter wavelength frequencies provide much less coverage (about 40%) than the older 700 MHz bands. In many cases, the 2100 MHz band is so limited in terms of propagation power that only persons who are in a direct line-of-site to the antennas will be able to connect to the national telephone system. In order to create a network using the 2100 MHz frequency band, the antenna sites must therefore be physically closer to each other than sites in the 700 MHz network in order to perform call hand-offs between cells. Because this frequency band has to be able to "see" its service area, the coverage area for each 2100 MHz cell must be physically smaller for the network to interconnect, and to provide the same level of reliability that lower frequency bands provide.

The 2100 MHz frequencies can have a performance disadvantage, in that these frequencies could have a limited ability to provide in-building penetration. Depending on building construction (whether wood, or brick, or steel), 2100 MHz frequencies typically experience more signal degradation compared to in-building penetration by 700 MHz frequencies. The in-building penetration problem is a critical design and performance issue.

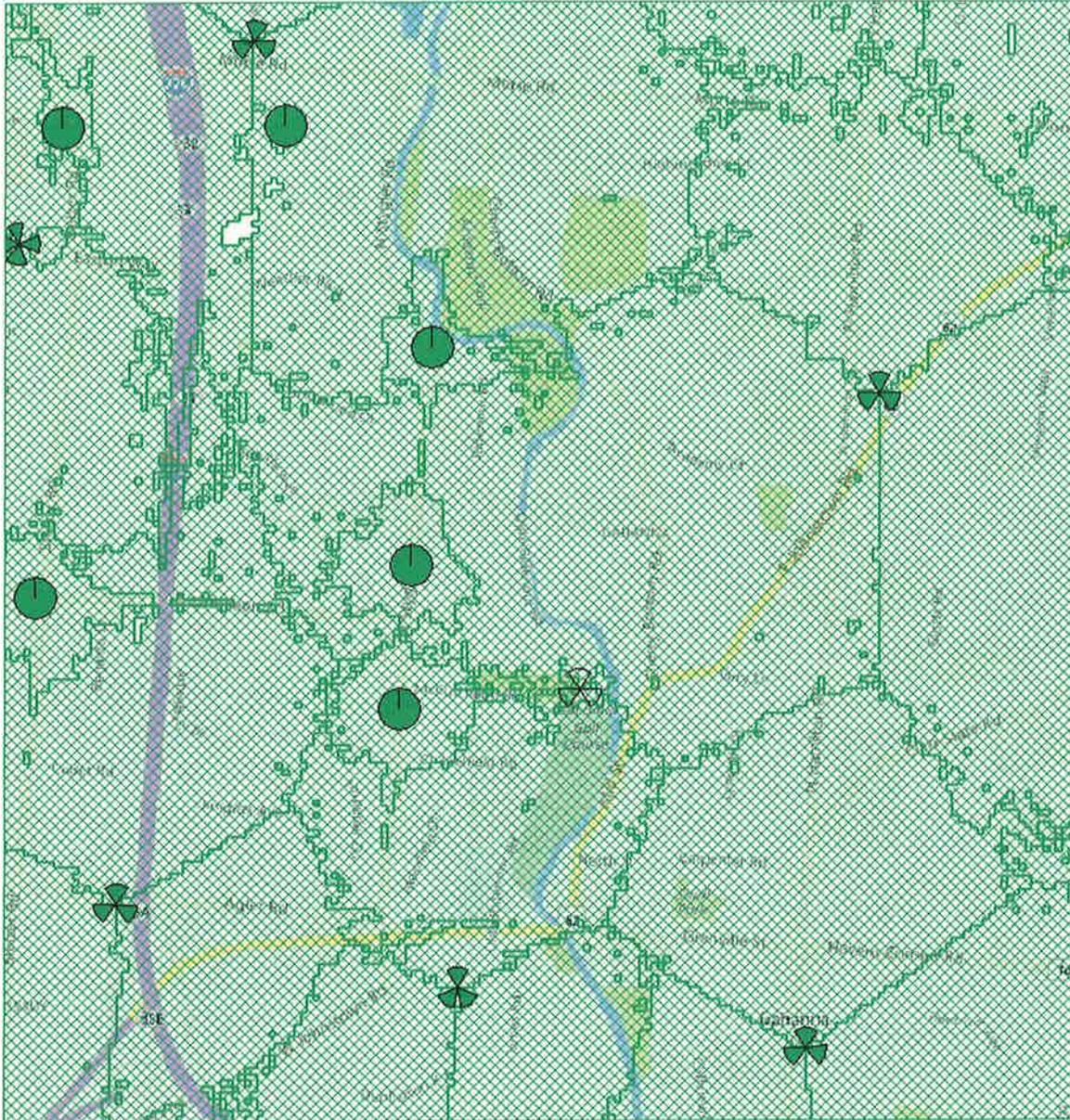
In the case of Gahanna the existing Verizon Wireless network was originally designed for 700 MHz, and the cell sites in this area are therefore too far away from one another to implement an effective 2100 MHz network by just adding 2100 MHz antennas to these sites. In this case, overlaying 2100 MHz antennas to allow "band hopping" simply won't work.

Finally, one final – indeed critical – system performance limitation must be kept clearly in mind in any discussion of cell site location. The relative coverage limits of signals sent by the cell sites in different frequency bands are important design criteria. These signals however are only one-half of the communications link. The thing that must be kept in mind is the extremely weak signals from cell phones

and other mobile data devices, which provide the return link in the signal path. The power levels of these return signals are limited by federal law to a maximum of 0.6 watts for the older "feature" phones (i.e. – dumb phones), and to 0.25 watts of power for today's LTE smart phones. These weak return signals must also penetrate whatever materials a vehicle or buildings are made of, in order to communicate with the network. This as much as any other reason is why cell sites must be located within the area proposed to be served.

The inherent limitations in the physics of electromagnetic signal propagation and absorption in these frequency bands are unalterable facts. In the case of Gahanna these limitations and the implementation of the technical solutions discussed above will require construction of a new antenna site. To accomplish this, the applicant is proposing the McCutcheon site. This new site is critical to our efforts to relieve call blocking by closing the growing service capacity gap in this area, and to restoring reliable wireless communication service to the people living, working, and traveling through this area.

The Proposed McCutcheon site - A significant wireless network service gap exists in Gahanna which negatively affects substantial numbers of wireless users throughout the area. Shown below is a coverage plot demonstrating the current gap in coverage (Green is 2100 MHz existing coverage):

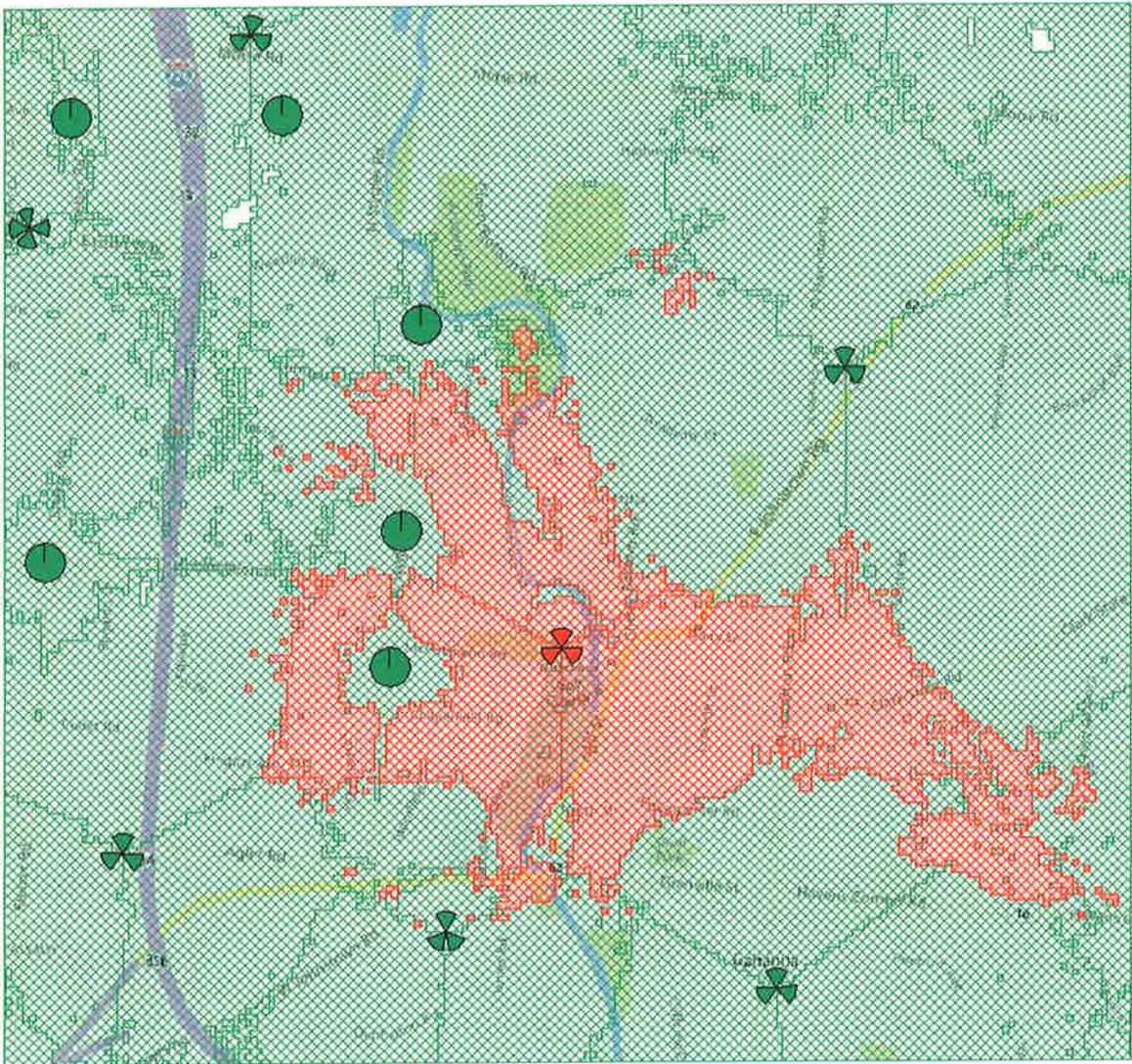


Verizon Wireless radio frequency engineers have worked to identify the optimum location and height at which antennas should be placed to connect with the existing network in order to accommodate growing customer demand, to avoid interference with other wireless communications sites, and to close this growing service capacity gap.

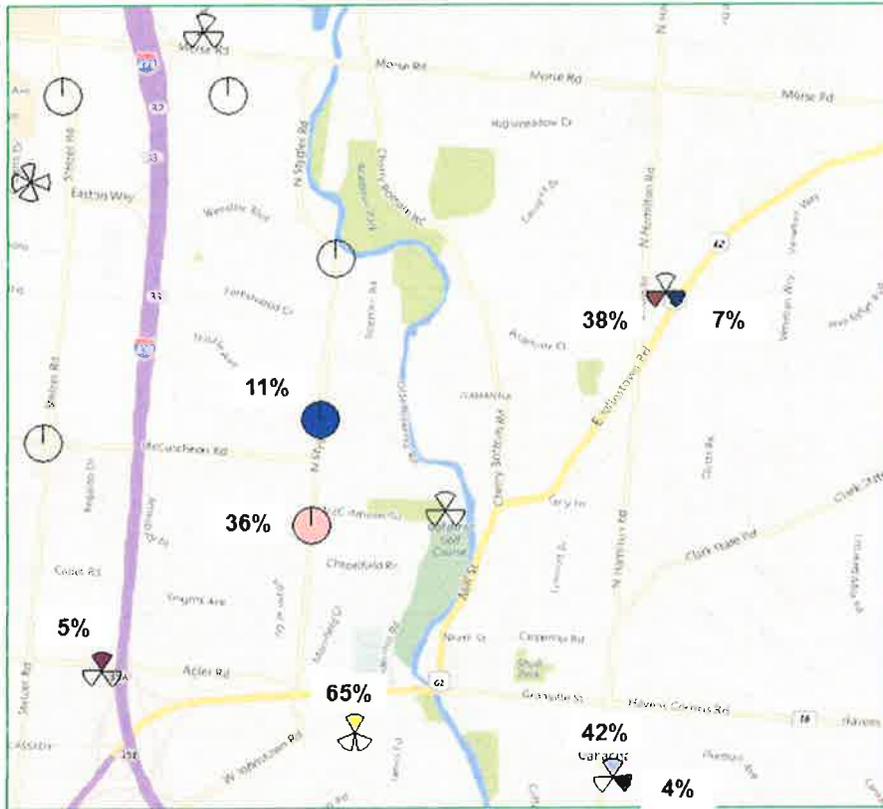
The Search for Existing Tall Structures - Before proposing this new tower site, Verizon Wireless first evaluated whether any existing towers or other tall structures might be technically feasible for coverage purposes, and suitable for collocation. Verizon Wireless is committed to collocation and regularly locates its equipment on existing towers and buildings. Collocation on existing tall structures

saves time and money compared to building a new tower. Reciprocally, Verizon Wireless encourages in-bound collocation on its towers by third-party applicants, offering tower space on a first come, first served basis, at competitive, non-discriminatory rents, so long as such shared use does not interfere with any other tower tenant's equipment or operations, and provided the applicant's equipment is installed in accordance with the requirements of the Ohio Building Code, and maintained in accordance with the requirements of the Federal Communications Commission.

The coverage plot shown below depicts the improvement in coverage that will result from a new communications facility at the proposed location at 115' (Green is 2100 MHz existing coverage; red is 2100 MHz coverage from the new site):



The figure shown below depicts the coverage offload (in percent) of the adjacent sites as a result from a new communications facility at the proposed location at 115':



Optimum Location

The proposed tower will allow the applicant to close the service gap in Gahanna. The proposed tower will provide the best solution to serve the requirements of the area. Without the proposed site, people in this area of Gahanna will continue to experience call blocking and poor signal coverage, preventing them from wirelessly connecting to the national telephone system.

Confirmation of Continued Regulatory Compliance - The applicant affirms that the wireless communications facility proposed at this site has been designed and will be constructed and operated in accordance with all federal, state and local regulations applicable to such facilities. Verizon Wireless affirms it and its licensed operating units will operate exclusively within the frequencies and service areas licensed to it by the Federal Communications Commission. Verizon Wireless further affirms that it will operate its facility in conformance with all applicable federal requirements for controlling public and worker exposure to radiofrequency energy.

The proposed facility is needed to provide an essential public service to wireless communication users in Gahanna that cannot be established in any other manner. The construction and integration of this site into Verizon Wireless' existing network will provide or improve access to mobile voice and wireless data services previously degraded or unavailable, and support Homeland Security through enhanced 911 services. Finally, it will allow the service gap in this area to be closed.

Sincerely,

Curt Bolain
Radio Frequency Engineer
Verizon Wireless

SW6069 – French Roast



Color Name: French Roast RGB Value:

Color Number: SW 6069 R: 81

G: 58

B: 45

Collection(s):

Violet

Hex Value:

513a2d

Color Information:

Color Family: Warm Neutral

Store Strip Location: 10





MTU onsite energy

Structural Design Report
120' Extendible to 140' Monopole
Site: McCutcheon, OH
Site Number: OH0376

Prepared for: TOWERCO LLC
by: Sabre Towers & Poles™

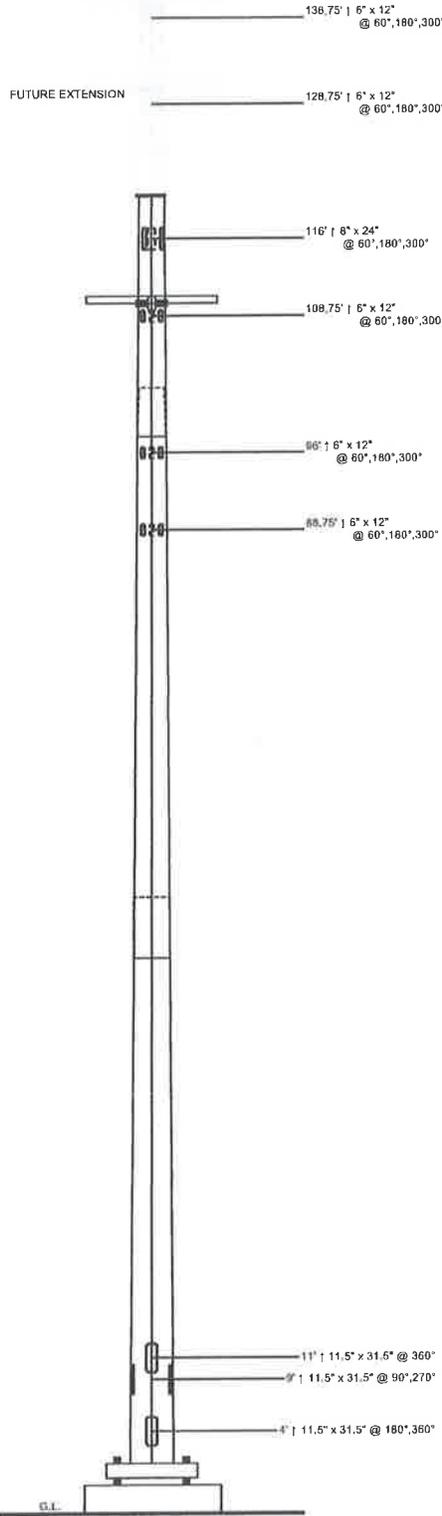
Job Number: 19-2213-JDS

August 28, 2018

Monopole Profile.....	1
Pole Calculations.....	2-13



Length (ft)	53'-3"	53'-6"	22'-6"	20'-0"
Number Of Sides	18	18	18	18
Thickness (in)	1/2"	7/16"	1/4"	1/4"
Lap Splice (ft)	5'-9"	30.2'	27.05'	23'
Top Diameter (in)	48.78"	41.04"	31.61"	27.05"
Bottom Diameter (in)	15408	9690	2429	1863
Taper (in/ft)	0.2026	AS72-65		20 (Extension)
Grade				
Weight (lbs)				
Overall Steel Height (ft)	119			



Designed Appurtenance Loading

Elev	Description	Tx-Line
140/100**	(1) 200 sq. ft. EPA, 4,500 lb Weight	(12) 1 5/8"
139/98**	Platform - 12' w/ Enhanced Support Rail	
130/90**	Platform - 12' w/ Enhanced Support Rail	
130/90**	(1) 145 sq.ft. EPA	(12) 1 5/8"
120	(1) 208 sq. ft. EPA 4000# (no ice)	(18) 1 5/8"
110	Platform - 12' w/ Enhanced Support Rail	
110	(1) 200 sq. ft. EPA, 4,500 lb Weight	(12) 1 5/8"

Load Case Reactions

Description	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
3s Gusted Wind	64.17	48.52	5783.23	12.51	9.58
3s Gusted Wind 0.9 Dead	48.07	48.47	5664.65	12.19	9.32
3s Gusted Wind&Ice	103.94	11.13	1418.03	3.19	2.41
Service Loads	53.36	12.08	1433.54	3.16	2.39

Base Plate Dimensions

Shape	Width	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Square	58.75"	2.75"	58.75"	20	2.25"

Anchor Bolt Dimensions

Length	Diameter	Hole Diameter	Weight	Type	Finish
64"	2.25"	2.625"	2422	A615-75	Galv

Notes

- 1) Antenna Feed Lines Run Inside Pole
 - 2) All dimensions are above ground level, unless otherwise specified.
 - 3) Weights shown are estimates. Final weights may vary.
 - 4) The Monopole was designed for a basic wind speed of 90 mph with 0" of radial ice, and 40 mph with 3/4" of radial ice, in accordance with ANSI/TIA-222-G, Structure Class II, Exposure Category C, Topographic Category 1.
 - 5) Full Height Step Bolts
 - 6) The tower design meets the requirements for an Ultimate Wind Speed of 115 mph (Risk Category II), in accordance with the 2015 International Building Code.
 - 7) Tower Rating: 99.5%
- ** These Appurtenances cannot be installed at the higher elevation until the Monopole has been extended.

	Sabre Communications Corporation 7101 Southbridge Drive P.O. Box 658 Sioux City, IA 51102-0658 Phone: (712) 256-6500 Fax: (712) 279-0814	Job: 19-2213-JDS Customer: TOWERCO LLC Site Name: McCutcheon, OH OH0376 Description: 120' ext. 140' Monopole Date: 8/28/2018 By: REB
	<small>Information contained herein is the sole property of Sabre Communications Corporation, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Communications Corporation.</small>	

19-2213-JDS - Extension

(USA 222-G) - Monopole Spatial Analysis (c)2015 Guymast Inc.
 Tel:(416)736-7453 Fax:(416)736-4372 Web:www.guymast.com

Processed under license at:

Sabre Towers and Poles on: 28 aug 2018 at: 8:40:42

120' ext. 140' Monopole / McCutcheon, OH

* All pole diameters shown on the following pages are across corners.
 See profile drawing for widths across flats.

POLE GEOMETRY

=====

ELEV ft	SECTION NAME	No. SIDE	OUTSIDE DIAM in	THICK -NESS in	RESISTANCES ♦*Pn kip	♦*Mn ft-kip	SPLICE TYPE	...OVERLAP... LENGTH ft	RATIO	w/t
139.0	A	18	23.35	0.250	1341.2	625.7				14.5
119.0	B	18	27.47	0.250	1551.0	853.8				17.3
101.0	B/C	18	31.17	0.250	1696.0	1061.6	SLIP	4.50	1.74	
96.5	C	18	31.60	0.438	3165.2	1985.1				10.8
53.2	C/D	18	40.47	0.438	4067.1	3287.6	SLIP	5.75	1.72	
47.5	D	18	40.80	0.500	4678.0	3800.3				12.4
0.0			50.55	0.500	5811.1	5878.0				

POLE ASSEMBLY

=====

SECTION NAME	BASE ELEV ft	BOLTS NUMBER	AT BASE TYPE	OF SECTION DIAM in	STRENGTH ksi	THREADS IN SHEAR PLANE	CALC BASE ELEV ft
A	119.000	0	A325	0.00	92.0	0	119.000
B	96.500	0	A325	0.00	92.0	0	96.500
C	47.500	0	A325	0.00	92.0	0	47.500
D	0.000	0	A325	0.00	92.0	0	0.000

POLE SECTIONS

=====

SECTION NAME	No. of SIDES	LENGTH ft	OUTSIDE DIAMETER BOT * in	DIAMETER TOP * in	BEND RAD in	MAT- ERIAL ID	FLANGE ID BOT	FLANGE ID TOP	FLANGE WELD GROUP ID.. BOT	FLANGE WELD GROUP ID.. TOP
A	18	20.00	27.47	23.35	0.250	1	0	0	0	0
B	18	22.50	32.10	27.47	0.250	2	0	0	0	0
C	18	53.50	41.67	30.67	0.438	3	0	0	0	0
D	18	53.25	50.55	39.60	0.500	4	0	0	0	0

* - Diameter of circumscribed circle

19-2213-JDS - Extension

MATERIAL TYPES

TYPE OF SHAPE	TYPE NO	NO OF ELEM.	ORIENT	HEIGHT	WIDTH	.THICKNESS.		IRREGULARITY .PROJECTION.	
			& deg	in	in	WEB	FLANGE	% OF AREA	ORIENT deg
PL	1	1	0.0	27.47	0.25	0.250	0.250	0.00	0.0
PL	2	1	0.0	32.10	0.25	0.250	0.250	0.00	0.0
PL	3	1	0.0	41.67	0.44	0.438	0.438	0.00	0.0
PL	4	1	0.0	50.55	0.50	0.500	0.500	0.00	0.0

& - with respect to vertical

MATERIAL PROPERTIES

MATERIAL TYPE NO.	ELASTIC MODULUS ksi	UNIT WEIGHT pcf	.. STRENGTH ..		THERMAL COEFFICIENT /deg
			Fu ksi	Fy ksi	
1	29000.0	490.0	80.0	65.0	0.00001170
2	29000.0	490.0	80.0	65.0	0.00001170
3	29000.0	490.0	80.0	65.0	0.00001170
4	29000.0	490.0	80.0	65.0	0.00001170

* Only 3 condition(s) shown in full

LOADING CONDITION A

90 mph wind with no ice. Wind Azimuth: 0♦

LOADS ON POLE

LOAD TYPE	ELEV ft	APPLY..RADIUS ft	LOAD..AT AZI	LOAD AZI	.....FORCES.....		.....MOMENTS.....	
					HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip
C	139.000	0.00	0.0	0.0	9.5660	5.5177	0.0000	0.0000
C	137.000	0.00	0.0	0.0	0.0000	2.0517	0.0000	0.0000
C	137.000	0.00	0.0	0.0	0.9439	2.1504	0.0000	0.0000
C	129.000	0.00	0.0	0.0	0.0000	1.9319	0.0000	0.0000
C	129.000	0.00	0.0	0.0	7.7708	6.1081	0.0000	0.0000
C	119.000	0.00	0.0	0.0	9.4841	4.8000	0.0000	0.0000
C	117.000	0.00	0.0	0.0	0.0000	2.6283	0.0000	0.0000
C	109.000	0.00	0.0	0.0	0.0000	1.6324	0.0000	0.0000
C	109.000	0.00	0.0	0.0	9.9646	7.6681	0.0000	0.0000
D	139.000	0.00	180.0	0.0	0.0609	0.0755	0.0000	0.0000
D	101.000	0.00	180.0	0.0	0.0737	0.0969	0.0000	0.0000
D	101.000	0.00	180.0	0.0	0.0752	0.2718	0.0000	0.0000
D	96.500	0.00	180.0	0.0	0.0752	0.2718	0.0000	0.0000
D	96.500	0.00	180.0	0.0	0.0769	0.1824	0.0000	0.0000
D	82.083	0.00	180.0	0.0	0.0769	0.1824	0.0000	0.0000
D	82.083	0.00	180.0	0.0	0.0808	0.1988	0.0000	0.0000
D	67.667	0.00	180.0	0.0	0.0808	0.1988	0.0000	0.0000
D	67.667	0.00	180.0	0.0	0.0837	0.2152	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0837	0.2152	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0849	0.4802	0.0000	0.0000
D	47.500	0.00	180.0	0.0	0.0849	0.4802	0.0000	0.0000
D	47.500	0.00	180.0	0.0	0.0834	0.2651	0.0000	0.0000
D	35.625	0.00	180.0	0.0	0.0834	0.2651	0.0000	0.0000
D	35.625	0.00	180.0	0.0	0.0824	0.2805	0.0000	0.0000
D	23.750	0.00	180.0	0.0	0.0824	0.2805	0.0000	0.0000
D	23.750	0.00	180.0	0.0	0.0784	0.2959	0.0000	0.0000
D	11.875	0.00	180.0	0.0	0.0784	0.2959	0.0000	0.0000
D	11.875	0.00	180.0	0.0	0.0787	0.3113	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0787	0.3113	0.0000	0.0000

19-2213-JDS - Extension

LOADING CONDITION M

90 mph wind with no ice. Wind Azimuth: 0°

LOADS ON POLE

LOAD TYPE	ELEV ft	APPLY. RADIUS ft	LOAD. AT AZI	LOAD AZI	.....FORCES.....		.....MOMENTS.....	
					HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip
C	139.000	0.00	0.0	0.0	9.5660	4.1383	0.0000	0.0000
C	137.000	0.00	0.0	0.0	0.0000	1.5388	0.0000	0.0000
C	137.000	0.00	0.0	0.0	0.9439	1.6128	0.0000	0.0000
C	129.000	0.00	0.0	0.0	0.0000	1.4489	0.0000	0.0000
C	129.000	0.00	0.0	0.0	7.7708	4.5811	0.0000	0.0000
C	119.000	0.00	0.0	0.0	9.4841	3.6000	0.0000	0.0000
C	117.000	0.00	0.0	0.0	0.0000	1.9712	0.0000	0.0000
C	109.000	0.00	0.0	0.0	0.0000	1.2243	0.0000	0.0000
C	109.000	0.00	0.0	0.0	9.9646	5.7511	0.0000	0.0000
D	139.000	0.00	180.0	0.0	0.0609	0.0567	0.0000	0.0000
D	101.000	0.00	180.0	0.0	0.0737	0.0726	0.0000	0.0000
D	101.000	0.00	180.0	0.0	0.0752	0.2039	0.0000	0.0000
D	96.500	0.00	180.0	0.0	0.0752	0.2039	0.0000	0.0000
D	96.500	0.00	180.0	0.0	0.0769	0.1368	0.0000	0.0000
D	82.083	0.00	180.0	0.0	0.0769	0.1368	0.0000	0.0000
D	82.083	0.00	180.0	0.0	0.0808	0.1491	0.0000	0.0000
D	67.667	0.00	180.0	0.0	0.0808	0.1491	0.0000	0.0000
D	67.667	0.00	180.0	0.0	0.0837	0.1614	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0837	0.1614	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0849	0.3602	0.0000	0.0000
D	47.500	0.00	180.0	0.0	0.0849	0.3602	0.0000	0.0000
D	47.500	0.00	180.0	0.0	0.0834	0.1988	0.0000	0.0000
D	35.625	0.00	180.0	0.0	0.0834	0.1988	0.0000	0.0000
D	35.625	0.00	180.0	0.0	0.0824	0.2104	0.0000	0.0000
D	23.750	0.00	180.0	0.0	0.0824	0.2104	0.0000	0.0000
D	23.750	0.00	180.0	0.0	0.0784	0.2219	0.0000	0.0000
D	11.875	0.00	180.0	0.0	0.0784	0.2219	0.0000	0.0000
D	11.875	0.00	180.0	0.0	0.0787	0.2335	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0787	0.2335	0.0000	0.0000

LOADING CONDITION Y

40 mph wind with 0.75 ice. Wind Azimuth: 0°

LOADS ON POLE

LOAD TYPE	ELEV ft	APPLY. RADIUS ft	LOAD. AT AZI	LOAD AZI	.....FORCES.....		.....MOMENTS.....	
					HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip
C	139.000	0.00	0.0	0.0	1.6240	13.3172	0.0000	0.0000
C	137.000	0.00	0.0	0.0	0.0000	2.0517	0.0000	0.0000
C	137.000	0.00	0.0	0.0	0.2378	2.7016	0.0000	0.0000
C	129.000	0.00	0.0	0.0	0.0000	1.9319	0.0000	0.0000
C	129.000	0.00	0.0	0.0	1.6603	12.4702	0.0000	0.0000
C	119.000	0.00	0.0	0.0	3.1692	11.6268	0.0000	0.0000
C	117.000	0.00	0.0	0.0	0.0000	2.6283	0.0000	0.0000
C	109.000	0.00	0.0	0.0	0.0000	1.6324	0.0000	0.0000
C	109.000	0.00	0.0	0.0	1.7461	15.8198	0.0000	0.0000
D	139.000	0.00	180.0	0.0	0.0159	0.1298	0.0000	0.0000
D	101.000	0.00	180.0	0.0	0.0186	0.1634	0.0000	0.0000
D	101.000	0.00	180.0	0.0	0.0189	0.3400	0.0000	0.0000
D	96.500	0.00	180.0	0.0	0.0189	0.3400	0.0000	0.0000
D	96.500	0.00	180.0	0.0	0.0193	0.2528	0.0000	0.0000
D	82.083	0.00	180.0	0.0	0.0193	0.2528	0.0000	0.0000
D	82.083	0.00	180.0	0.0	0.0201	0.2738	0.0000	0.0000
D	67.667	0.00	180.0	0.0	0.0201	0.2738	0.0000	0.0000
D	67.667	0.00	180.0	0.0	0.0206	0.2943	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0206	0.2943	0.0000	0.0000

	19-2213-JDS - Extension							
D	53.250	0.00	180.0	0.0	0.0208	0.5619	0.0000	0.0000
D	47.500	0.00	180.0	0.0	0.0208	0.5619	0.0000	0.0000
D	47.500	0.00	180.0	0.0	0.0203	0.3484	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0188	0.3923	0.0000	0.0000

(USA 222-G) - Monopole Spatial Analysis (c)2015 Guymast Inc.

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Sabre Towers and Poles on: 28 aug 2018 at: 8:40:42

120' ext. 140' Monopole / McCutcheon, OH

MAXIMUM POLE DEFORMATIONS CALCULATED(w.r.t. wind direction)

MAST ELEV ft	DEFLECTIONS (ft)			ROTATIONS (deg)		
	HORIZONTAL ALONG	ACROSS	DOWN	TILT ALONG	ACROSS	TWIST
139.0	12.51F	-0.04R	1.52E	9.58H	-0.03R	-0.01X
134.0	11.69F	-0.04R	1.38E	9.55H	-0.03R	-0.01X
129.0	10.89F	-0.04R	1.25E	9.46H	-0.03R	-0.01X
124.0	10.09F	-0.04R	1.12E	9.32H	-0.03R	-0.01X
119.0	9.30F	-0.03R	0.99E	9.10H	-0.03R	-0.01X
113.0	8.39F	-0.03R	0.85E	8.75H	-0.03R	-0.01X
107.0	7.52F	-0.03R	0.72E	8.29H	-0.03R	-0.01X
101.0	6.69F	-0.02R	0.61H	7.73F	-0.03R	-0.01X
96.5	6.11F	-0.02R	0.53H	7.45F	-0.03R	-0.01X
82.1	4.39F	-0.02R	0.32H	6.38F	-0.02R	0.00X
67.7	2.95F	-0.01R	0.17H	5.19F	-0.02R	0.00X
53.2	1.80F	-0.01R	0.08H	3.96F	-0.01R	0.00X
47.5	1.43F	-0.01R	0.06H	3.54F	-0.01R	0.00X
35.6	0.79F	0.00R	0.02H	2.61F	-0.01R	0.00X
23.7	0.35F	0.00R	0.01E	1.70F	-0.01R	0.00X
11.9	0.09F	0.00R	0.00E	0.83F	0.00R	0.00X
0.0	0.00A	0.00A	0.00A	0.00A	0.00A	0.00A

MAXIMUM POLE FORCES CALCULATED(w.r.t. to wind direction)

MAST ELEV ft	TOTAL AXIAL kip	SHEAR.w.r.t.WIND.DIR		MOMENT.w.r.t.WIND.DIR		TORSION ft-kip
		ALONG kip	ACROSS kip	ALONG ft-kip	ACROSS ft-kip	
139.0	13.32 AC	9.60 E	-0.02 N	-0.06 T	-0.05 N	0.01 N
134.0	18.73 AC	10.85 E	-0.02 N	-56.77 C	0.04 N	0.03 Q
	18.73 AB	10.91 X	0.07 Q	-56.82 I	0.10 Q	-0.03 N
	19.42 AB	11.22 X	0.07 Q	-118.75 B	-0.31 B	-0.09 O

19-2213-JDS - Extension

129.0	33.82 AA	19.00 F	0.09 B	-118.78 B	-0.28 T	-0.10 O
	34.52 AA	19.32 F	0.09 B	-226.97 K	-0.68 B	-0.18 O
124.0	34.53 AA	19.51 K	-0.10 R	-226.86 K	-0.69 B	0.19 Q
	35.25 AA	19.84 K	-0.10 R	-337.61 K	-0.78 B	-0.29 O
119.0	46.88 AA	29.19 X	-0.15 R	-337.49 K	0.75 O	-0.29 O
	50.41 AA	29.60 X	-0.15 R	-532.70 K	1.32 R	-0.47 O
113.0	50.42 AA	29.63 X	-0.17 R	-532.72 K	1.32 R	-0.47 O
	68.80 AA	40.01 X	-0.17 R	-753.33 K	2.30 R	-0.65 O
107.0	68.80 AA	39.99 X	-0.15 R	-753.38 K	2.26 R	-0.65 O
	69.76 AA	40.42 X	-0.15 R	-1020.43 K	3.09 R	-0.82 O
101.0	69.76 AA	40.44 X	-0.21 X	-1020.29 K	3.04 R	-0.79 O
	71.29 AA	40.78 X	-0.21 X	-1221.91 K	3.67 R	-0.93 X
96.5	71.29 AA	40.76 F	0.19 L	-1221.77 K	3.69 R	-0.93 X
	74.94 AA	41.86 F	0.19 L	-1876.46 K	5.59 R	-1.47 X
82.1	74.94 AA	41.87 U	0.22 L	-1876.46 K	5.61 R	-1.47 X
	78.88 AA	43.03 U	0.22 L	-2543.33 H	8.31 R	-1.84 X
67.7	78.88 AA	43.03 U	0.22 L	-2543.32 H	8.33 R	-1.84 X
	83.12 AA	44.24 U	0.22 L	-3220.50 H	-11.48 L	-2.14 X
53.2	83.12 AA	44.22 F	0.20 L	-3220.52 H	-11.47 L	-2.14 X
	86.35 AA	44.71 F	0.20 L	-3493.25 F	-12.67 L	-2.25 X
47.5	86.35 AA	44.70 F	-0.22 R	-3493.24 F	-12.70 L	-2.25 X
	90.56 AA	45.69 F	-0.22 R	-4061.14 F	-14.74 L	-2.44 X
35.6	90.56 AA	45.65 F	-0.24 R	-4061.15 F	-14.75 L	-2.44 X
	94.89 AA	46.63 F	-0.24 R	-4632.70 F	17.53 R	-2.58 X
23.7	94.89 AA	46.66 F	-0.23 R	-4632.69 F	17.53 R	-2.58 X
	99.35 AA	47.59 F	-0.23 R	-5207.33 F	20.26 R	-2.66 X
11.9	99.35 AA	47.59 F	-0.23 R	-5207.32 F	20.25 R	-2.66 X
	103.94 AA	48.52 F	-0.23 R	-5783.23 F	22.97 R	-2.69 X
base	103.94 AA	-48.52 F	0.23 R	5783.23 F	-22.97 R	2.69 X
reaction						

COMPLIANCE WITH 4.8.2 & 4.5.4

ELEV ft	AXIAL	BENDING	SHEAR + TORSIONAL	TOTAL	SATISFIED	D/t(w/t)	MAX ALLOWED
139.00	0.01AC	0.00N	0.01E	0.01AB	YES	14.46A	45.2
	0.01AC	0.08C	0.02E	0.09C	YES	15.17A	45.2
134.00	0.01AB	0.08I	0.02X	0.09I	YES	15.17A	45.2
	0.01AB	0.16B	0.02X	0.17B	YES	15.89A	45.2
129.00	0.02AA	0.16B	0.03F	0.17B	YES	15.89A	45.2

19-2213-JDS - Extension

120' ext. 140' Monopole / McCutcheon, OH

 ***** Service Load Condition *****

* Only 1 condition(s) shown in full

LOADING CONDITION A

60 mph wind with no ice. Wind Azimuth: 0

LOADS ON POLE

LOAD TYPE	ELEV ft	APPLY. RADIUS ft	LOAD. AZI	AT AZI	LOAD AZI	.....FORCES.....		.....MOMENTS.....	
						HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip
C	139.000	0.00	0.0	0.0	0.0	2.3775	4.5981	0.0000	0.0000
C	137.000	0.00	0.0	0.0	0.0	0.0000	1.7098	0.0000	0.0000
C	137.000	0.00	0.0	0.0	0.0	0.2346	1.7920	0.0000	0.0000
C	129.000	0.00	0.0	0.0	0.0	0.0000	1.6099	0.0000	0.0000
C	129.000	0.00	0.0	0.0	0.0	1.9313	5.0901	0.0000	0.0000
C	119.000	0.00	0.0	0.0	0.0	2.3572	4.0000	0.0000	0.0000
C	117.000	0.00	0.0	0.0	0.0	0.0000	2.1902	0.0000	0.0000
C	109.000	0.00	0.0	0.0	0.0	0.0000	1.3603	0.0000	0.0000
C	109.000	0.00	0.0	0.0	0.0	2.4766	6.3901	0.0000	0.0000
D	139.000	0.00	180.0	0.0	0.0	0.0151	0.0630	0.0000	0.0000
D	101.000	0.00	180.0	0.0	0.0	0.0183	0.0807	0.0000	0.0000
D	101.000	0.00	180.0	0.0	0.0	0.0187	0.2265	0.0000	0.0000
D	96.500	0.00	180.0	0.0	0.0	0.0187	0.2265	0.0000	0.0000
D	96.500	0.00	180.0	0.0	0.0	0.0191	0.1520	0.0000	0.0000
D	82.083	0.00	180.0	0.0	0.0	0.0191	0.1520	0.0000	0.0000
D	82.083	0.00	180.0	0.0	0.0	0.0201	0.1657	0.0000	0.0000
D	67.667	0.00	180.0	0.0	0.0	0.0201	0.1657	0.0000	0.0000
D	67.667	0.00	180.0	0.0	0.0	0.0208	0.1793	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0	0.0208	0.1793	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0	0.0211	0.4002	0.0000	0.0000
D	47.500	0.00	180.0	0.0	0.0	0.0211	0.4002	0.0000	0.0000
D	47.500	0.00	180.0	0.0	0.0	0.0207	0.2209	0.0000	0.0000
D	35.625	0.00	180.0	0.0	0.0	0.0207	0.2209	0.0000	0.0000
D	35.625	0.00	180.0	0.0	0.0	0.0205	0.2337	0.0000	0.0000
D	23.750	0.00	180.0	0.0	0.0	0.0205	0.2337	0.0000	0.0000
D	23.750	0.00	180.0	0.0	0.0	0.0195	0.2466	0.0000	0.0000
D	11.875	0.00	180.0	0.0	0.0	0.0195	0.2466	0.0000	0.0000
D	11.875	0.00	180.0	0.0	0.0	0.0196	0.2594	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0	0.0196	0.2594	0.0000	0.0000

MAXIMUM POLE DEFORMATIONS CALCULATED(w.r.t. wind direction)

MAST ELEV ft	.....DEFLECTIONS (ft).....			.....ROTATIONS (deg).....		
	HORIZONTAL ALONG	ACROSS	DOWN	TILT ALONG	ACROSS	TWIST
139.0	3.16B	0.01F	0.10D	2.39B	0.01F	0.00C
134.0	2.95B	0.01F	0.09D	2.38B	0.01F	0.00C
129.0	2.74B	0.01F	0.08D	2.36B	0.01F	0.00C
124.0	2.54B	0.01F	0.07D	2.32B	0.01F	0.00C
119.0	2.34B	0.01F	0.07D	2.27B	0.01F	0.00C
113.0	2.11B	0.01F	0.06D	2.18B	0.01F	0.00C
107.0	1.89B	0.01F	0.05D	2.07B	0.01F	0.00C
101.0	1.68B	0.00F	0.04D	1.92B	0.01F	0.00C

19-2213-JDS - Extension

96.5	1.53B	0.00F	0.04D	1.85B	0.01F	0.00C
82.1	1.09B	0.00F	0.02D	1.58B	0.00F	0.00C
67.7	0.73B	0.00F	0.01D	1.29B	0.00F	0.00C
53.2	0.45B	0.00F	0.01D	0.98B	0.00F	0.00C
47.5	0.35B	0.00F	0.00D	0.88B	0.00F	0.00C
35.6	0.20B	0.00F	0.00D	0.65B	0.00F	0.00C
23.7	0.09B	0.00F	0.00F	0.42B	0.00F	0.00C
11.9	0.02B	0.00F	0.00D	0.21B	0.00F	0.00C
0.0	0.00A	0.00A	0.00A	0.00A	0.00A	0.00A

MAXIMUM POLE FORCES CALCULATED(w.r.t. to wind direction)

MAST ELEV ft	TOTAL AXIAL kip	SHEAR.w.r.t. ALONG kip	WIND.DIR ACROSS kip	MOMENT.w.r.t. ALONG ft-kip	WIND.DIR ACROSS ft-kip	TORSION ft-kip
139.0	4.60 F	2.39 F	0.01 L	-0.03 H	-0.02 H	0.00 E
	8.43 F	2.70 F	0.01 L	-14.20 F	-0.02 L	0.00 B
134.0	8.43 A	2.71 H	0.01 B	-14.22 E	0.04 H	0.00 K
	8.76 A	2.79 H	0.01 B	-29.60 E	-0.05 B	0.01 B
129.0	15.46 B	4.71 B	0.02 B	-29.61 K	-0.02 L	0.00 B
	15.81 B	4.79 B	0.02 B	-56.48 B	-0.12 B	0.01 B
124.0	15.80 A	4.79 I	-0.02 E	-56.52 B	-0.13 B	0.01 B
	16.16 A	4.87 I	-0.02 E	-83.71 B	-0.16 B	0.02 B
119.0	20.16 B	7.24 D	0.02 F	-83.71 B	-0.16 B	0.02 B
	22.79 B	7.35 D	0.02 F	-132.44 B	-0.26 F	0.02 B
113.0	22.79 B	7.35 L	-0.02 C	-132.43 B	-0.26 F	0.02 B
	31.00 B	9.93 L	-0.02 C	-187.36 B	-0.33 F	-0.03 C
107.0	31.00 B	9.93 L	-0.02 H	-187.35 B	-0.34 F	-0.03 C
	31.48 B	10.04 L	-0.02 H	-253.65 B	0.42 H	-0.04 C
101.0	31.48 B	10.06 B	0.04 F	-253.62 B	0.42 H	-0.04 C
	32.49 B	10.15 B	0.04 F	-303.74 B	-0.55 F	-0.05 C
96.5	32.49 B	10.13 B	0.04 F	-303.75 B	-0.54 F	-0.05 C
	34.68 B	10.40 B	0.04 F	-466.12 B	-1.09 F	-0.08 C
82.1	34.68 D	10.42 B	0.04 F	-466.11 B	-1.09 F	-0.08 C
	37.07 D	10.71 B	0.04 F	-631.30 B	-1.71 F	-0.10 C
67.7	37.07 D	10.71 B	0.04 F	-631.30 B	-1.70 F	-0.10 C
	39.66 D	11.01 B	0.04 F	-798.78 B	-2.33 F	-0.12 C
53.2	39.66 D	11.01 B	0.04 F	-798.78 B	-2.34 F	-0.12 C
	41.96 D	11.13 B	0.04 F	-866.17 B	-2.55 F	-0.13 C
47.5	41.96 D	11.13 I	0.04 F	-866.18 B	-2.55 F	-0.13 C
	44.58 D	11.37 I	0.04 F	-1006.47 B	-2.98 F	-0.14 C

19-2213-JDS - Extension

35.6	44.58 D	11.37 F	0.03 F	-1006.47 B	-2.98 F	-0.14 C
	47.35 D	11.61 F	0.03 F	-1147.96 B	-3.37 F	-0.15 C
23.7	47.35 D	11.62 B	0.04 F	-1147.96 B	-3.37 F	-0.15 C
	50.28 D	11.85 B	0.04 F	-1290.41 B	-3.81 F	-0.15 C
11.9	50.28 D	11.84 B	0.04 F	-1290.41 B	-3.81 F	-0.15 C
	53.36 D	12.08 B	0.04 F	-1433.54 B	-4.29 F	-0.15 C
base reaction	53.36 D	-12.08 B	-0.04 F	1433.54 B	4.29 F	0.15 C

COMPLIANCE WITH 4.8.2 & 4.5.4

ELEV ft	AXIAL	BENDING	SHEAR + TORSIONAL	TOTAL	SATISFIED	D/t(w/t)	MAX ALLOWED
139.00	0.00F	0.00H	0.00F	0.00F	YES	14.46A	45.2
	0.01F	0.02F	0.00F	0.03F	YES	15.17A	45.2
134.00	0.01A	0.02E	0.00H	0.03E	YES	15.17A	45.2
	0.01A	0.04E	0.00H	0.05E	YES	15.89A	45.2
129.00	0.01B	0.04K	0.01B	0.05I	YES	15.89A	45.2
	0.01B	0.07B	0.01B	0.08B	YES	16.60A	45.2
124.00	0.01A	0.07B	0.01I	0.08B	YES	16.60A	45.2
	0.01A	0.10B	0.01I	0.11B	YES	17.32A	45.2
119.00	0.01B	0.10B	0.01D	0.11B	YES	17.32A	45.2
	0.01B	0.14B	0.01D	0.16B	YES	18.17A	45.2
113.00	0.01B	0.14B	0.01L	0.16B	YES	18.17A	45.2
	0.02B	0.19B	0.01L	0.21B	YES	19.03A	45.2
107.00	0.02B	0.19B	0.01L	0.21B	YES	19.03A	45.2
	0.02B	0.24B	0.01L	0.26B	YES	19.89A	45.2
101.00	0.01B	0.13B	0.01B	0.14B	YES	10.61A	45.2
	0.01B	0.15B	0.01B	0.16B	YES	10.98A	45.2
96.50	0.01B	0.15B	0.01B	0.16B	YES	10.78A	45.2
	0.01B	0.20B	0.01B	0.21B	YES	11.95A	45.2
82.08	0.01D	0.20B	0.01B	0.21B	YES	11.95A	45.2
	0.01D	0.22B	0.01B	0.23B	YES	13.13A	45.2
67.67	0.01D	0.22B	0.01B	0.23B	YES	13.13A	45.2
	0.01D	0.24B	0.01B	0.25B	YES	14.31A	45.2
53.25	0.01D	0.21B	0.00B	0.22B	YES	12.30A	45.2
	0.01D	0.22B	0.00B	0.23B	YES	12.71A	45.2
47.50	0.01D	0.23B	0.00I	0.24B	YES	12.40A	45.2
	0.01D	0.24B	0.00I	0.24B	YES	13.25A	45.2
35.62	0.01D	0.24B	0.00F	0.24B	YES	13.25A	45.2

19-2213-JDS - Extension							
23.75	0.01D	0.24B	0.00F	0.25B	YES	14.10A	45.2
	0.01D	0.24B	0.00B	0.25B	YES	14.10A	45.2
11.87	0.01D	0.24B	0.00B	0.25B	YES	14.95A	45.2
	0.01D	0.24B	0.00B	0.25B	YES	14.95A	45.2
0.00	0.01D	0.24B	0.00B	0.25B	YES	15.79A	45.2

MAXIMUM LOADS ONTO FOUNDATION(w.r.t. wind direction)

DOWN	SHEAR.w.r.t.WIND.DIR ALONG	WIND.DIR ACROSS	MOMENT.w.r.t.WIND.DIR ALONG	WIND.DIR ACROSS	TORSION
kip	kip	kip	ft-kip	ft-kip	ft-kip
53.36 D	12.08 B	0.04 F	-1433.54 B	-4.29 F	-0.15 C

Round Flange Plate and Bolts per ANSI/TIA 222-G
Elevation = 119 feet

Pole Data

Diameter: 27.05 in
Thickness: 0.25 in
Yield (Fy): 65 ksi
of Sides: 18 "0" IF Round
Strength (Fu): 80 ksi

Reactions

Moment, Mu: 337.61 ft-kips
Axial, Pu: 24.23 kips
Shear, Vu: 29.15 kips

Bolt Data

Quantity: 10
Diameter: 1 in
Bolt Material: A325
Strength (Fu): 120 ksi
Yield (Fy): 92 ksi
BC Diam. (in): 30.5 BC Override:

Flange Bolt Results

Allowable Φ *Rnt: 54.54 kips
Adjusted Φ *Rnt (due to shear): 54.39 kips
Maximum Bolt Tension: 50.71 kips
Bolt Interaction Ratio: **93.2% Pass**

Plate Data

Diameter (in): 33 Dia. Override:
Thickness: 1.5 in
Center Hole Diam.: 18 in
Yield (Fy): 50 ksi
Single-Rod B-eff: 7.90 in
Drain Hole: 1 in. diameter
Drain Location: 12.5 in. center of pole to center of drain hole

Flange Plate Results

Compression Side Plate (Mu/Z): 13.1 ksi
Allowable Φ *Fy: 45.0 ksi
Compr. Plate Interaction Ratio: **29.1% Pass**

Square Base Plate and Anchor Rods per ANSI/TIA 222-G

Pole Data

Diameter: 49.790 in (flat to flat)
Thickness: 0.5 in
Yield (Fy): 65 ksi
of Sides: 18 "0" IF Round
Strength (Fu): 80 ksi

Reactions

Moment, Mu: 5783.23 ft-kips
Axial, Pu: 64.17 kips
Shear, Vu: 48.52 kips

Anchor Rod Data

Quantity: 20 (multiple of 4)
Diameter: 2.25 in
Rod Material: A615
Strength (Fu): 100 ksi
Yield (Fy): 75 ksi
BC Diam. (in): 56.75 BC Override:
Rod Spacing: 6 in

Anchor Rod Results

Maximum Rod (Pu+ Vu/η): 252.6 Kips
Allowable $\Phi \cdot R_{nt}$: 260.0 Kips (per 4.9.9)
Anchor Rod Interaction Ratio: **97.2% Pass**

Plate Data

Width (in): 58.75 Width Override:
Thickness: 2.75 in
Yield (Fy): 50 ksi
Eff. Width: 33.30 in
Corner Clip: 14.00 in
Drain Hole: 2.625 in. diameter
Drain Location: 22.5 in. center of pole to center of drain hole
Center Hole: 37 in. diameter

Base Plate Results

Base Plate (Mu/Z): 42.6 ksi
Allowable $\Phi \cdot F_y$: 45 ksi (per AISC)
Base Plate Interaction Ratio: **94.6% Pass**

August 15, 2018

City of Gahanna
Planning Division
200 S. Hamilton Road
Gahanna, OH 43230

Re: Proposed Wireless Communication Facility
Old Ridenour Road, Gahanna

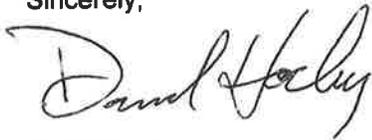
To Whom It May Concern,

Per the requirement of Chapter 1181.05(d)(H) for any emergency, TowerCo's network operations center can be contacted 24/7 at (855) 653-5700

Currently, TowerCo does not own any other facilities within the city of Gahanna.

Should you have any questions, feel free to contact me at (843) 452-6242

Sincerely,



David Hockey
Director of Zoning



TowerCo

August 15, 2018

City of Gahanna
Planning Division
200 S. Hamilton Road
Gahanna, OH 43230

Re: Proposed Wireless Communication Facility
Old Ridenour Road, Gahanna

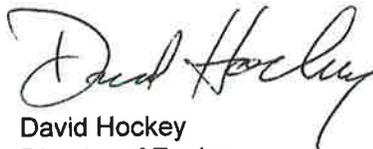
To Whom It May Concern,

Per the requirement of Chapter 1181.05(d)(G) for any emergency, TowerCo's proposed facility will remain in compliance with FCC and FAA, including all federal and state or local laws.

TowerCo also agrees to bring the facility into compliance with any new federal, state or local laws or regulations concerning electromagnetic radiation and other electronic emissions applicable to the tower and equipment shelter within 120 days of the effective date of the regulations. This will only be applicable to regulations that do not allow for grandfathering of previous regulations or standards.

Should you have any questions, feel free to contact me at (843) 452-6242

Sincerely,



David Hockey
Director of Zoning



TowerCo

August 15, 2018

City of Gahanna
Planning Division
200 S. Hamilton Road
Gahanna, OH 43230

Re: Proposed Wireless Communication Facility
Old Ridenour Road, Gahanna

To Whom It May Concern,

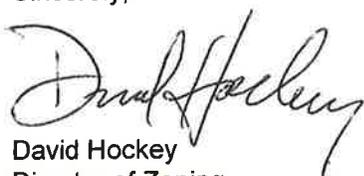
I am providing this letter as confirmation that TowerCo, in its application for a wireless communication facility, agrees to the conditions of Chapter 1181.08(a)(1) "Abandonment" and Chapter 1182.12(c) "Performance Bond".

TowerCo shall provide an executed performance bond as condition of approval for the proposed wireless communication facility. Included with this letter is a standard removal bond used by TowerCo throughout the country. We respectfully request that the City of Gahanna review the language and confirm that it is acceptable.

TowerCo will also provide the city, prior to applying for a building permit, with an estimated cost of tower construction and base the bond amount on no less than 10% of that cost. Thus it will be in conformance with section 1182.12(c)(1).

Should you have any questions, feel free to contact me at (843) 452-6242

Sincerely,



David Hockey
Director of Zoning



TowerCo

**TOWER / EQUIPMENT /STRUCTURE
REMOVAL BOND**

Bond # [REDACTED]

Site Location: [REDACTED]

Site ID#: [REDACTED]

KNOW ALL MEN BY THESE PRESENTS, THAT, TowerCo 2013 LLC, as Principal, and RLI Insurance Company, a corporation duly organized under the laws of the State of Illinois, as Surety, are held and firmly bound unto Board of County Commissioners [REDACTED] as Obligee, in the sum of [REDACTED] lawful money of the United States, for the payment of which, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents, the liability of the Surety being limited to the penal sum of this bond regardless of the number of years the bond is in effect.

WHEREAS the Principal has entered into a written agreement with the property owner for the placement of a tower or structure furnishing telephone, television or other electronic media service, which agreement sets forth the terms and conditions which govern the use of such tower(s), equipment or structure(s) and which agreement requires that the property be returned to its prior condition upon removal of any structures and is hereby specifically referred to and made part hereof, and

WHEREAS, the Obligee requires the submission of a bond guaranteeing the maintenance, replacement, removal or relocation of said tower(s), equipment or structure(s).

NOW THEREFORE, the condition of this obligation is such, that if the above bounden Principal shall perform in accordance with the aforesaid ordinance and/or agreement, and indemnify the Obligee against all loss caused by Principal's breach of any ordinance or agreement relating to maintenance, replacement, removal or relocations of a tower(s), equipment or structure(s), then this obligation shall be void, otherwise to remain in full force and effect unless cancelled as set forth below.

THIS BOND may be cancelled by Surety by giving thirty (30) days written notice to the Obligee by registered mail. Such cancellation shall not affect any liability the Surety may have or incurred under this bond prior to the effective date of the termination. Provided that no action, suit or proceeding shall be maintained against the Surety on this bond unless action is brought within twelve (12) months of the cancellation date of this bond.

THIS BOND signed, sealed, dated on the 6th day of March, 2017.

TowerCo 2013 LLC

By: Dan Hunt Principal

RLI Insurance Company

By: Heidi A. Notheisen Surety

Heidi A. Notheisen, Attorney-in-Fact

FL License #P040504

ACKNOWLEDGMENT BY SURETY

STATE OF Missouri }
City of St. Louis } ss.

On this 6th day of March, 2017, before me personally appeared Heidi A. Notheisen, known to me to be the Attorney-in-Fact of RLI Insurance Company

_____, the corporation that executed the within instrument, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the aforesaid County, the day and year in this certificate first above written.

My Commission Expires: September 16, 2019

(Seal)



Brittany D. Clavin
Notary Public in the State of Missouri
County of St. Louis
Commission # 15638336



RLI Surety
 9025 N. Lindbergh Dr. | Peoria, IL 61615
 Phone: (800)645-2402 | Fax: (309)689-2036
 www.rlicorp.com

POWER OF ATTORNEY

RLI Insurance Company

Know All Men by These Presents:

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes executed, but may be detached by the approving officer if desired.

That **RLI Insurance Company**, an Illinois corporation, does hereby make, constitute and appoint:

Pamela A. Beelman, Cynthia L. Choren, Heidi A. Notheisen, Debra C. Schneider, JoAnn R. Frank, Karen L. Roider, Sandra L. Ham, Brittany D. Clavin, jointly or severally

in the City of Saint Louis, State of Missouri its true and lawful Agent and Attorney in Fact, with full power and authority hereby conferred, to sign, execute, acknowledge and deliver for and on its behalf as Surety, the following described bond.

Any and all bonds provided the bond penalty does not exceed Twenty Five Million Dollars (\$25,000,000.00).

The acknowledgment and execution of such bond by the said Attorney in Fact shall be as binding upon this Company as if such bond had been executed and acknowledged by the regularly elected officers of this Company.

The **RLI Insurance Company** further certifies that the following is a true and exact copy of the Resolution adopted by the Board of Directors of **RLI Insurance Company**, and now in force to-wit:

"All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

IN WITNESS WHEREOF, the **RLI Insurance Company** has caused these presents to be executed by its Vice President with its corporate seal affixed this 30th day of December, 2016.



RLI Insurance Company

By: B. W. Davis
 Barton W. Davis Vice President

State of Illinois }
 County of Peoria } SS

CERTIFICATE

On this 30th day of December, 2016, before me, a Notary Public, personally appeared Barton W. Davis, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of the **RLI Insurance Company** and acknowledged said instrument to be the voluntary act and deed of said corporation.

I, the undersigned officer of **RLI Insurance Company**, a stock corporation of the State of Illinois, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the **RLI Insurance Company** this 6th day of March, 2017.

By: Jacqueline M. Bockler
 Jacqueline M. Bockler Notary Public

RLI Insurance Company

By: B. W. Davis
 Barton W. Davis Vice President



Supplement Zoning Materials

City of Gahanna McCorkle Park Soccer Field

Proposed TowerCo., Site OH 0376.

120' with 8' Lightning Rod, designed for four
(4) carriers.

Proposed Tower CO., Site OH 0376

Tower is a Four Carrier 128' Tall Monopole located at McCorkle Park Soccer Field, City of Gahanna.

Legend

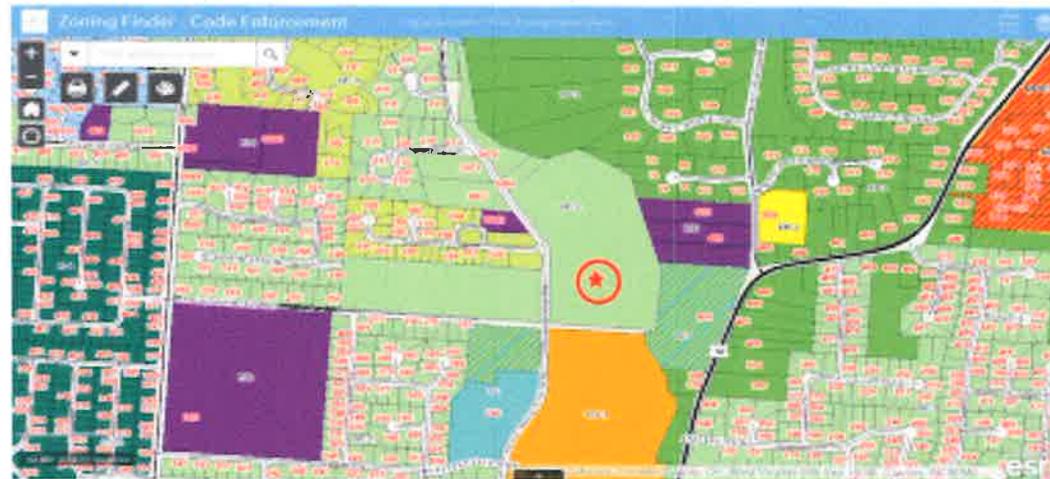
- Chapelfield Elementary School
- Feature 1
- Feature 2
- Feature 3
- Gahanna Municipal Golf Course
- Proposed TwrCo**



CITY OF GAHANNA ZONING MAP

ZONING MAP

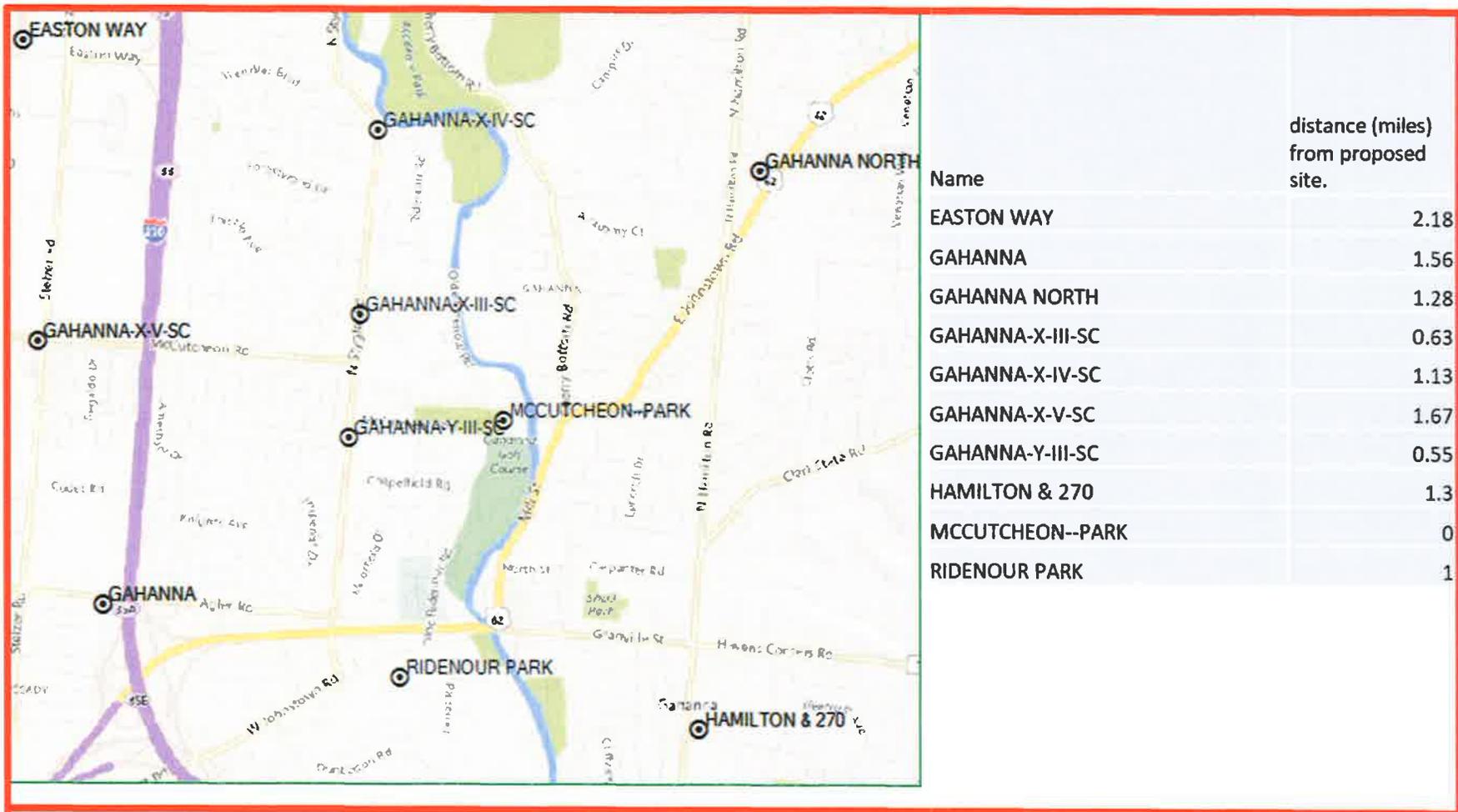
To find the zoning designation and codes for a particular parcel simply type in an address into the search bar or zoom into an area of the map. Click on the parcel to get a pop up with the zoning classification and a direct link to the codes. In addition, you can expand the legend to see all of the color classifications per zone.



Red Star marks approximate location of Proposed Tower Site.

Type here to search





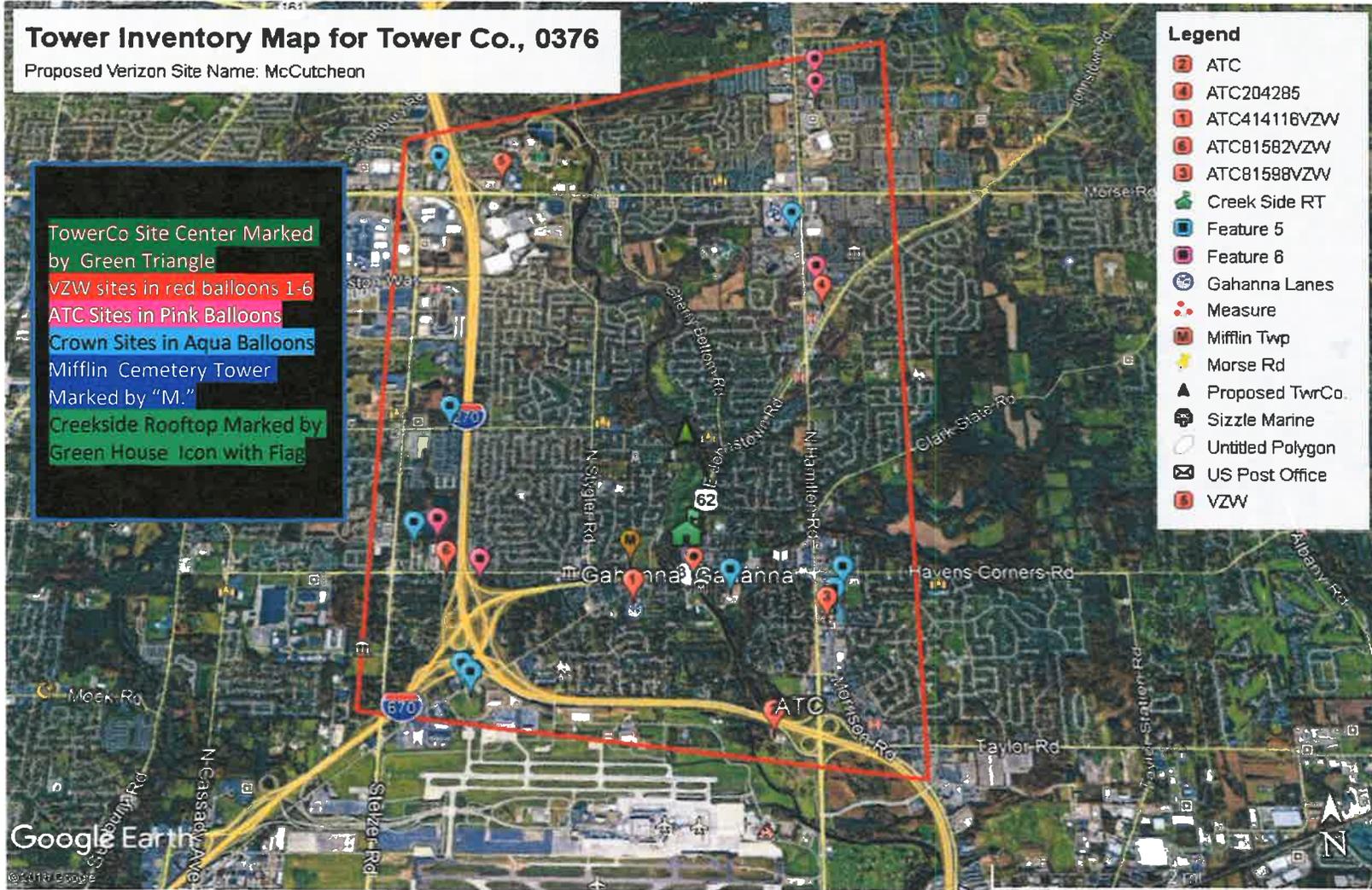
This Slide accounts for Macro and Small Cell sites contiguous to Proposed Site called McCutcheon. Distances from the proposed sites are called out to the right in the table. Small Cells – have the designation “SC” at the end of their name in table above, three (3) small cells are located on Styler Rd, and one (1) is located at Stelzer and McCutcheon Roads.

Tower Inventory Map for Tower Co., 0376

Proposed Verizon Site Name: McCutcheon

TowerCo Site Center Marked by Green Triangle
VZW sites in red balloons 1-6
ATC Sites in Pink Balloons
Crown Sites in Aqua Balloons
Mifflin Cemetery Tower Marked by "M."
Creekside Rooftop Marked by Green House Icon with Flag

- ### Legend
- ATC
 - ATC204285
 - ATC414118VZW
 - ATC81582VZW
 - ATC81598VZW
 - Creek Side RT
 - Feature 5
 - Feature 6
 - Gahanna Lanes
 - Measure
 - Mifflin Twp
 - Morse Rd
 - Proposed TwrCo.
 - Sizzle Marine
 - Untitled Polygon
 - US Post Office
 - VZW



Typical Sign Placard TowerCo.



EXHIBIT 1H PL/P#S

Site Parcel #'s

Tower Owner Name / Number

Tower Coordinates

Tower Heights

ATC # 414116 40.016292/-82.885992 @ 120'

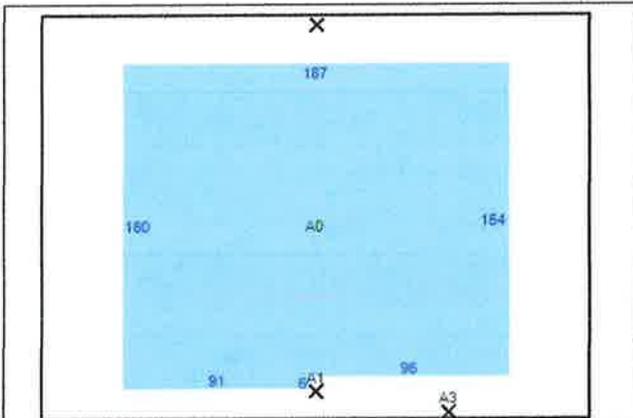
Franklin County Auditor - Clarence E. Mingo

025-000909-00

Owner Name BOWL FOR FUN INC
Site Address 215 JOHNSTOWN RD
GAHANNA, OH 43230-2737
Legal Descriptions 215 JOHNSTOWN RD
 1.71 R17 T1 1-4 T4
Mailing Address 4589 E BROAD ST
 COLUMBUS OH 43213
Transfer Date 02/03/2015
Transfer Price 900,000.00
Instrument Type GW

Prop. Class C - Commercial
Land Use 464 - BOWLING ALLEY
Tax District 025 - CITY OF GAHANNA-GAHANNA JEFF
Sch. District 2506 - GAHANNA JEFFERSON CSD
App Nbrhd X5200
Tax Lein No
CAUV Property No
Owner Occ. Credit 2017: No 2018: No
Homestead Credit 2017: No 2018: No
Rental Registration No
Board of Revision No
Zip Code 43230
Annual Taxes 22,596.16
Taxes Paid 22,596.16
Calculated Acreage 1.74
Legal Acreage .00

	Current Market Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
Base	\$92,400	\$447,100	\$539,500	\$32,340	\$156,490	\$188,830
TIF	\$51,700	\$172,500	\$224,200	\$18,100	\$60,380	\$78,480
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$144,100	\$619,600	\$763,700	\$50,440	\$216,870	\$267,310
CAUV	\$0					

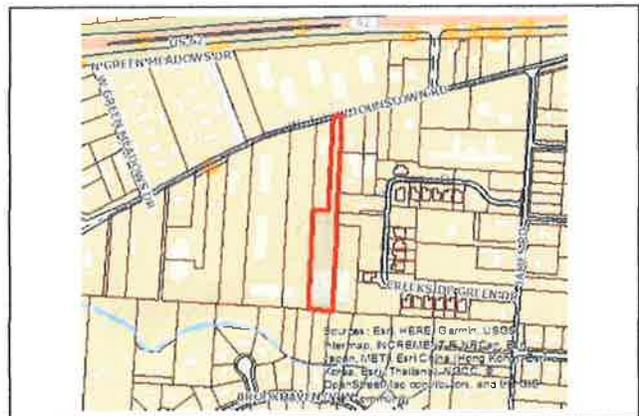


Building Data

Land Use 464-BOWLING ALLEY
Year Built 1965
Total Sq Ft 29344
Stories 01
Grade AVERAGE QUALITY

Sketch Legend

- 1 A0 - 083: MULTI-USE RETAIL 29344 Sq. Ft.
- 1 A1 - CP4: CANOPY-AVERAGE 304 Sq. Ft.
- 2 A2 - BA1: BLDG ADDN CB UNF 240 Sq. Ft.
- 3 A3 - CBW: CONCRETE BLOCK WALL/SF 35 Sq. Ft.
- 1 PAVING ASP - PA1: PAVING ASPHALT 66000 Sq. Ft.
- 4 - CBW: CONCRETE BLOCK WALL/SF 25 Sq. Ft.
- 2 TBV - TBV: TOTAL BLDG VALUE 619600 Sq. Ft.
- 3 TX PRT - TXP: TAXABLE PART 447100 Sq. Ft.
- 4 TIF PRT - TIF: TIF PART 172500 Sq. Ft.



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ATC #393353 40.005414/32.872687 @ 120' ATT, SPRINT, CLR, VIEW

Franklin County Auditor - Clarence E. Mingo

520-164553-00

Owner Name ATLAS CONSTRUCTION CO

Site Address 4672 FRIENDSHIP DR

Legal Descriptions BRUSH RD
5.935 ACRES
R17 T1 1/4T4

Mailing Address

Transfer Date 03/31/1992

Transfer Price 293,640.00

Instrument Type

Prop. Class I - Industrial
Land Use 352 - WAREHOUSE: 16% TO 25% OFC
Tax District 520 - COLUMBUS-GAHANNA JEFFERSON
Sch. District 2506 - GAHANNA JEFFERSON CSD
App Nbrhd X5300
Tax Lein No
CAUV Property No
Owner Occ. Credit 2017: No 2018: No
Homestead Credit 2017: No 2018: No
Rental Registration No
Board of Revision No
Zip Code 43230
Annual Taxes 15,212.20
Taxes Paid 15,212.20
Calculated Acreage 6.31
Legal Acreage .00

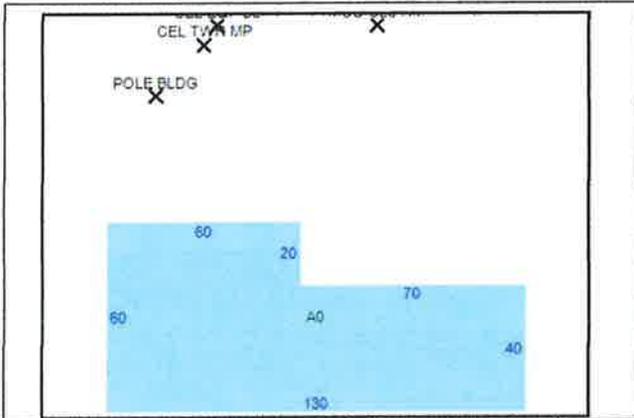
	Current Market Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
Base	\$301,500	\$298,500	\$600,000	\$105,530	\$104,480	\$210,010
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$301,500	\$298,500	\$600,000	\$105,530	\$104,480	\$210,010
CAUV	\$0					

Building Data

Land Use 352-WAREHOUSE: 16% TO 25% OFC
Year Built 1978
Total Sq Ft 6400
Stories 01
Grade AVERAGE - -

Sketch Legend

- 1 A0 - 047:AUTO PARTS/SERVICE 5184 Sq. Ft.
- 3 POLE BLDG - PB3:FR/MTL POLE BLDG 16 5760 Sq. Ft.
- 4 CEL TWR MP - CT1:CELL TWR FDN MP 1 Sq. Ft.
- 5 CEL EQP BL - CT5:CELL EQUIP BLDG 230 Sq. Ft.
- 7 MOD CLS RM - MB2:MODULAR CLASS RM 1040 Sq. Ft.
- 2 - 082:MULTI-USE OFFICE 1216 Sq. Ft.
- 1 PAVING CON - PC1:PAVING CONCRETE 20000 Sq. Ft.
- 1 - SKE:SKETCH ONLY
- 2 FENCE CL 6 - FN1:FENCE CHAIN LINK LF -6 1200 Sq. Ft.
- 6 CELL FEN - CT4:CELL FENCING 240 Sq. Ft.



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875278
 Crown # ~~157624~~ 40.016681/87.0007 875703 @ 130'

Franklin County Auditor – Clarence E. Mingo

025-000280-00

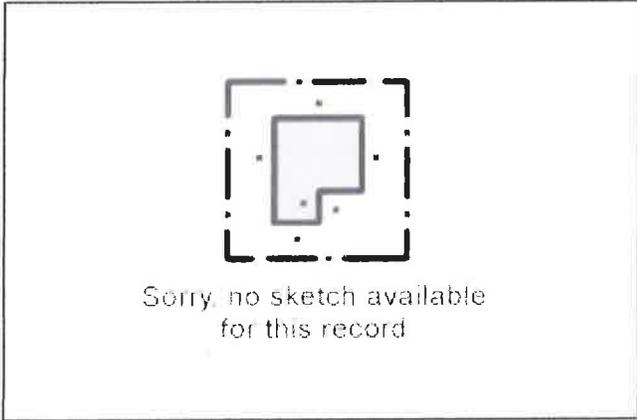
Owner Name	VILLAGE OF GAHANNA	Prop. Class	E - Exempt
Site Address	0 CLARK ST <i>1156 OKLAHOMA AVE. GAHANNA, OH</i>	Land Use	640 - EXEMPT PROPERTY OWNED BY CI
Legal Descriptions	00000 CLARK ST R17 T1 1/4 T4 4.232 ACRES	Tax District	025 - CITY OF GAHANNA-GAHANNA JEFF
Mailing Address		Sch. District	2506 - GAHANNA JEFFERSON CSD
Transfer Date	05/27/1970	App Nbrhd	X5202
Transfer Price	.00	Tax Lein	No
Instrument Type		CAUV Property	No
		Owner Occ. Credit	2017: No 2018: No
		Homestead Credit	2017: No 2018: No
		Rental Registration	No
		Board of Revision	No
		Zip Code	43230
		Annual Taxes	.00
		Taxes Paid	.00
		Calculated Acreage	4.37
		Legal Acreage	.00

	Current Market Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
Base	\$0	\$0	\$0	\$0	\$0	\$0
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$232,700	\$0	\$232,700	\$81,450	\$0	\$81,450
Total	\$232,700	\$0	\$232,700	\$81,450	\$0	\$81,450
CAUV	\$0					

Building Data

N/A

Sketch Legend



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Call 1-888-859-1400 for
FCC License Information

FCC Antenna Structure
Registration Number
1039624



CrownCastle.com

For Lease
Information

877-486-9377

For 24 Hour Service
Questions or
Emergencies Call

800-788-7011

Crown Castle
Business Unit
Number

875278

Site Address

156 Oklahoma Ave
Gahanna, OH

Site Name

Gahanna

FCC Tower
Reg. No.

1039624

NOTICE



NOTICE

RADIO FREQUENCY ENVIRONMENT AREA
AUTHORIZED PERSONNEL ONLY BEYOND THIS POINT
Unauthorized personnel entering this area may cause
equipment to malfunction. Property owners are notified of this
restriction and are responsible for enforcing it.

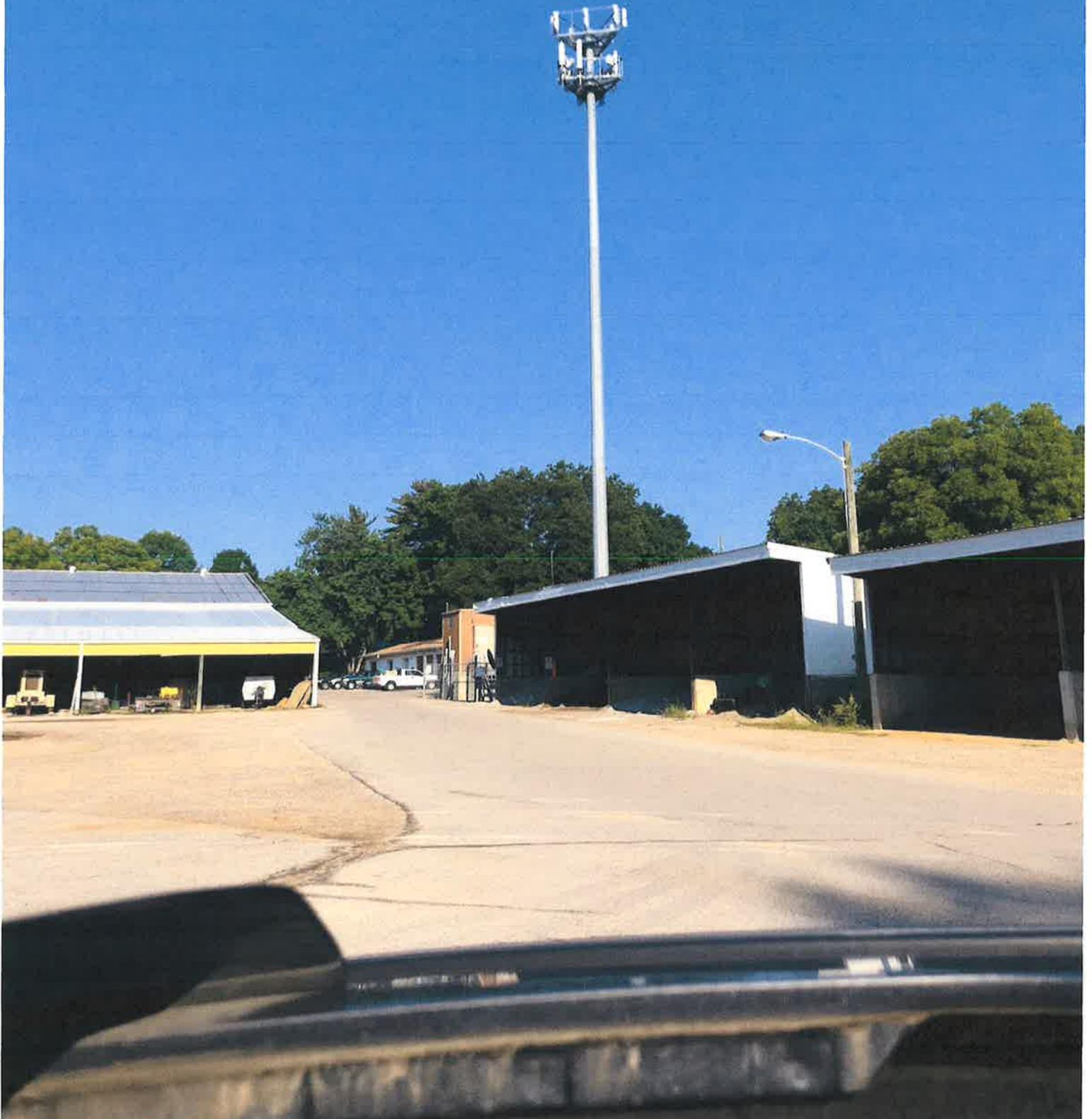
**PRIVATE
PROPERTY**

**NO
TRESPASSING**

**VIOLATORS WILL
BE PROSECUTED**

Parcel
025-000280-00

Parcel 025-000280-00



ATC # 81598 40.013744/32.866000 @ 120'

Franklin County Auditor – Clarence E. Mingo

025-003932-00

Owner Name VILLAGE OF GAHANNA

Site Address 200 N HAMILTON RD
COL. RT 43230-

Legal Descriptions N TAYLOR RD
R16 T1 1/4T3 LOTS 1-4
CELL TOWER

Mailing Address

Transfer Date 02/20/1968
Transfer Price .00
Instrument Type

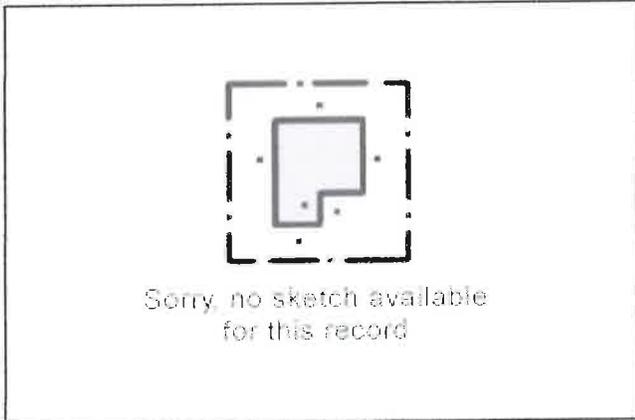
Prop. Class C - Commercial
Land Use 499 - OTHER COMMERCIAL STRUCTURE
Tax District 025 - CITY OF GAHANNA-GAHANNA JEFF
Sch. District 2506 - GAHANNA JEFFERSON CSD
App Nbrhd X5201
Tax Lein No
CAUV Property No
Owner Occ. Credit 2017: No 2018: No
Homestead Credit 2017: No 2018: No
Rental Registration No
Board of Revision No
Zip Code 43230
Annual Taxes 1,739.66
Taxes Paid 1,739.66
Calculated Acreage 5.46
Legal Acreage 5.48

	Current Market Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
Base	\$58,800	\$0	\$58,800	\$20,580	\$0	\$20,580
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$1,085,000	\$5,056,200	\$6,141,200	\$379,750	\$1,769,670	\$2,149,420
Total	\$1,143,800	\$5,056,200	\$6,200,000	\$400,330	\$1,769,670	\$2,170,000
CAUV	\$0					

Building Data

Land Use 640-EX PROPERTY OWNED BY CITIES
Year Built 1965
Total Sq Ft 39508
Stories 02
Grade AVERAGE QUALITY

Sketch Legend



Disclaimer: The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

Parcel 025-003932-00





Parcel 025-003932-00

Crown # 824188 40.014633/-82.264928 @ 126.5"

Franklin County Auditor – Clarence E. Mingo

025-004265-00

Owner Name JEFFERSON LOCAL BOARD OF EDUCATION

Site Address 160 S HAMILTON RD
GAHANNA, OH

Legal Descriptions 00000 N HAMILTON RD
R16 T1 1/4T3
4.3881 ACRES

Mailing Address

Transfer Date 06/22/1967

Transfer Price .00

Instrument Type

Prop. Class E - Exempt
Land Use 650 - EXEMPT PROPERTY OWNED BY BC
Tax District 025 - CITY OF GAHANNA-GAHANNA JEFF
Sch. District 2506 - GAHANNA JEFFERSON CSD
App Nbrhd X5201
Tax Lein No
CAUV Property No
Owner Occ. Credit 2017: No 2018: No
Homestead Credit 2017: No 2018: No
Rental Registration No
Board of Revision No
Zip Code 43230
Annual Taxes .00
Taxes Paid .00
Calculated Acreage 4.36
Legal Acreage .00

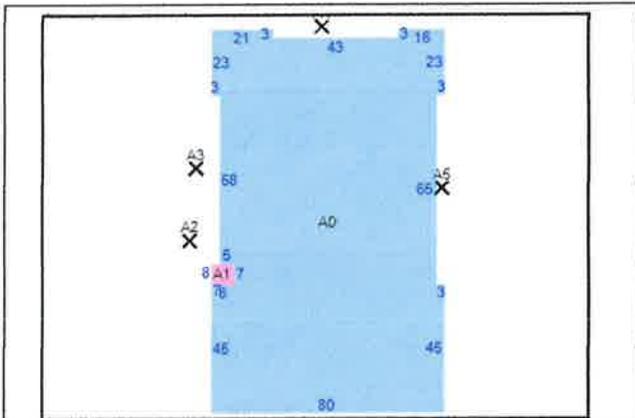
	Current Market Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
Base	\$0	\$0	\$0	\$0	\$0	\$0
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$1,030,400	\$821,800	\$1,852,200	\$360,640	\$287,630	\$648,270
Total	\$1,030,400	\$821,800	\$1,852,200	\$360,640	\$287,630	\$648,270
CAUV	\$0					

Building Data

Land Use 650-EX PROP OWNED BY BD OF ED
Year Built 1965
Total Sq Ft 10119
Stories 01
Grade AVERAGE QUALITY

Sketch Legend

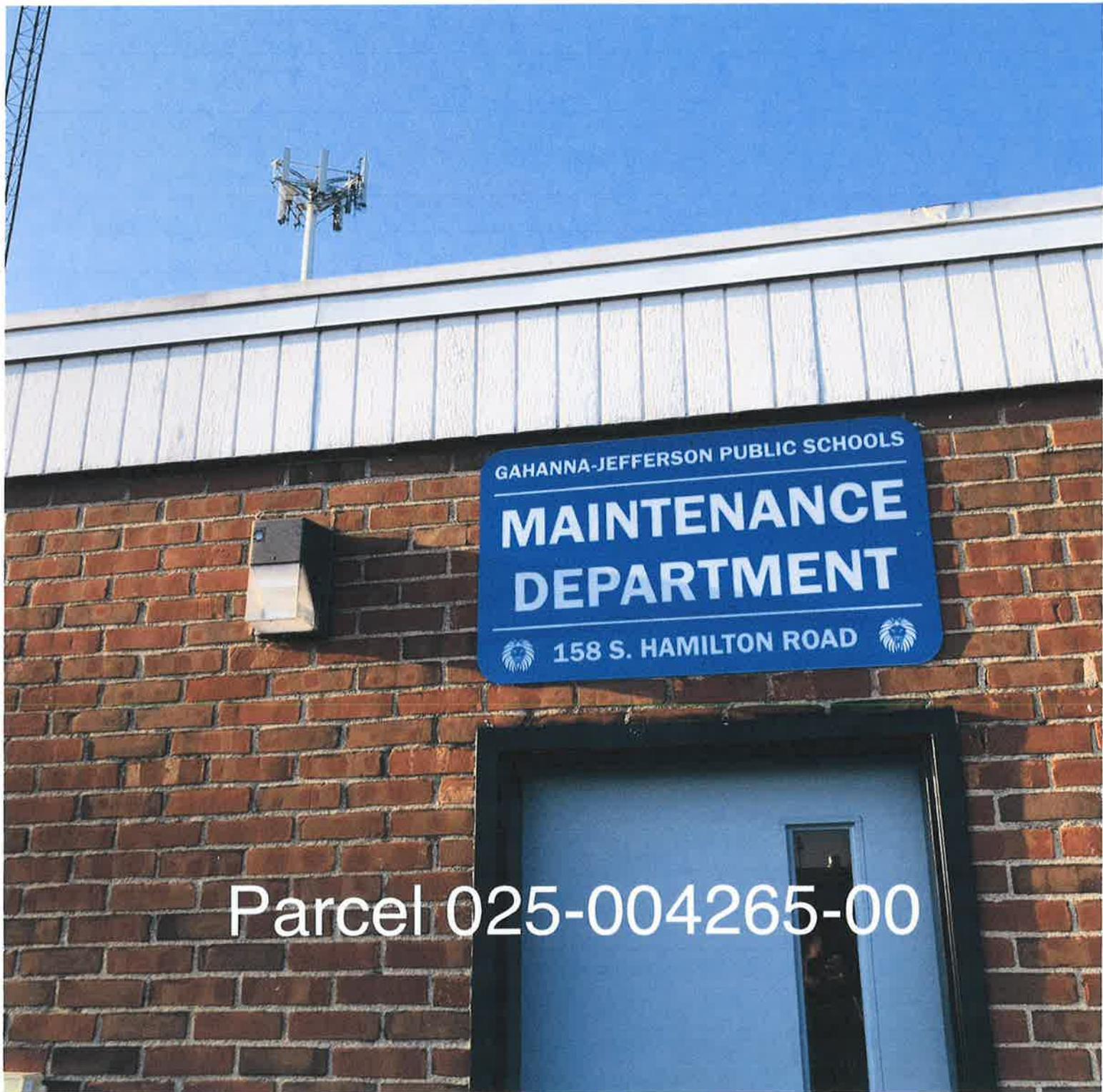
- 1 A1 - OFP: OPEN FRAME PORCH 56 Sq. Ft.
- 2 A2 - CP3: CANOPY-ECONOMY 174 Sq. Ft.
- 3 A3 - BA4: BLDG ADDN BR FIN 48 Sq. Ft.
- 4 A4 - CP3: CANOPY-ECONOMY 129 Sq. Ft.
- 5 A5 - CP3: CANOPY-ECONOMY 195 Sq. Ft.
- 6 A0 - SKE: SKETCH ONLY 10086 Sq. Ft.
- 1 - 053: OFFICES 10119 Sq. Ft.
- 1 PAVING ASP - PA1: PAVING ASPHALT 25000 Sq. Ft.
- 2 FENCE CL 6 - FN1: FENCE CHAIN LINK LF -6 500 Sq. Ft.
- 3 TENNIS CRT - TC1: ASPHALT TENNIS COURT 1 Sq. Ft.
- 4 CEL TWR MP - CT1: CELL TWR FDN MP 1 Sq. Ft.



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Parcel 025-004265-00



GAHANNA-JEFFERSON PUBLIC SCHOOLS
**MAINTENANCE
DEPARTMENT**
158 S. HAMILTON ROAD

Parcel 025-004265-00

CROWN# 840290 40.016473/82.863758 @ 130'

Franklin County Auditor – Clarence E. Mingo

025-004257-00

Owner Name BOARD OF EDUCATION

Site Address 515 HAVENS CORNERS RD
GAHANNA OH 43025

Legal Descriptions HAVENS CORNERS RD
R16 T1 1/4T3
5.3513 ACRES

Mailing Address

Transfer Date 11/05/1953

Transfer Price .00

Instrument Type

Prop. Class E - Exempt
Land Use 650 - EXEMPT PROPERTY OWNED BY BC
Tax District 025 - CITY OF GAHANNA-GAHANNA JEFF
Sch. District 2506 - GAHANNA JEFFERSON CSD
App Nbrhd X5201
Tax Lein No
CAUV Property No
Owner Occ. Credit 2017: No 2018: No
Homestead Credit 2017: No 2018: No
Rental Registration No
Board of Revision No
Zip Code 43230
Annual Taxes .00
Taxes Paid .00
Calculated Acreage 5.21
Legal Acreage .00

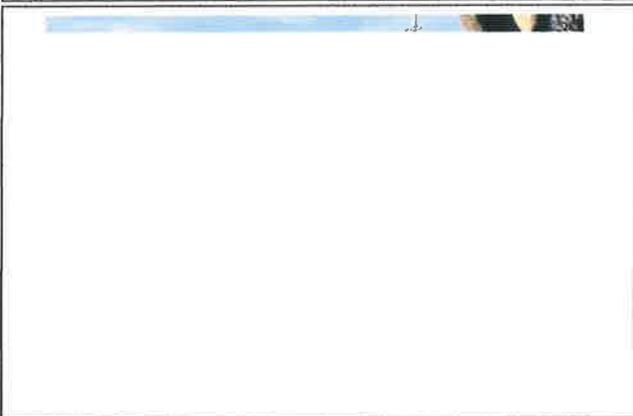
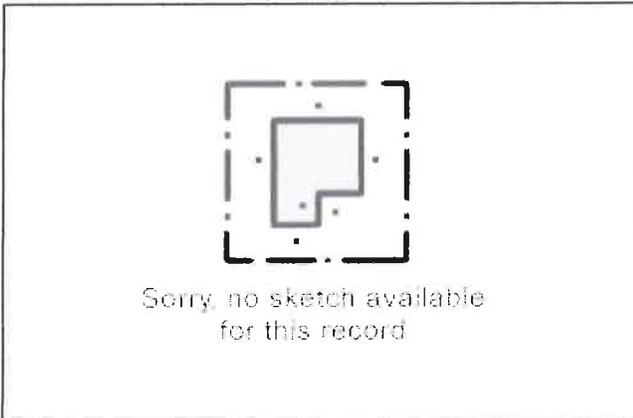
	Current Market Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
Base	\$0	\$0	\$0	\$0	\$0	\$0
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$1,168,600	\$25,500	\$1,194,100	\$409,010	\$8,930	\$417,940
Total	\$1,168,600	\$25,500	\$1,194,100	\$409,010	\$8,930	\$417,940
CAUV	\$0					

Building Data

N/A

Sketch Legend

- 1 CEL TWR MP - CT1:CELL TWR FDN MP 1 Sq. Ft.
- 2 CEL EQP BL - CT5:CELL EQUIP BLDG 312 Sq. Ft.



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**PRIVATE
PROPERTY**

NO
TRESPASSING

**VIOLATORS WILL
BE PROSECUTED**

NOTICE

NOTICE
RADIO FREQUENCY ENVIRONMENT AREA
CAUTION: EXPOSURE TO RADIO FREQUENCY ENERGY FROM THIS POINT
SOURCE MAY BE HARMFUL TO YOUR HEALTH. IF YOU ARE PREGNANT, YOU
SHOULD AVOID THIS AREA. IF YOU ARE NOT PREGNANT, YOU SHOULD
LIMIT YOUR TIME IN THIS AREA.
* Environmental Health Perspectives
at risk chemical releases

**CC CROWN
CASTLE** CrownCastle.com
**For Lease
Information** 877-486-9377
**For 24 Hour Service
Questions or
Emergencies Call** 800-788-7011
**Crown Castle
Business Unit
Number** 840290
Site Address 511 Havens Corners Road
Gahanna, OH 43230
Site Name GAHANNA HIGH SCHOOL
**FCC Tower
Reg. No.** 1211595

**CC ID#
1211595**

Parcel 025-004257-00



Parcel 025-004257-00

ATC # 204205 40.043022/B2. 362667 @ 160'

Franklin County Auditor – Clarence E. Mingo

025-013445-00

Owner Name	FORUM CENTER LLC	Prop. Class	C - Commercial
Site Address	961 979 JOHNSTOWN RD	Land Use	426 - COMMUNITY SHOPPING CENTER
Legal Descriptions	JOHNSTOWN RD R16 T1 S2 2.264 ACRES	Tax District	025 - CITY OF GAHANNA-GAHANNA JEFF
Mailing Address	PO BOX 495 MARION OH 43302-0495	Sch. District	2506 - GAHANNA JEFFERSON CSD
Transfer Date	12/15/2006	App Nbrhd	X5204
Transfer Price	2,000,000.00	Tax Lein	No
Instrument Type	LW	CAUV Property	No
		Owner Occ. Credit	2017: No 2018: No
		Homestead Credit	2017: No 2018: No
		Rental Registration	No
		Board of Revision	No
		Zip Code	43230
		Annual Taxes	62,130.78
		Taxes Paid	62,130.78
		Calculated Acreage	2.27
		Legal Acreage	2.26

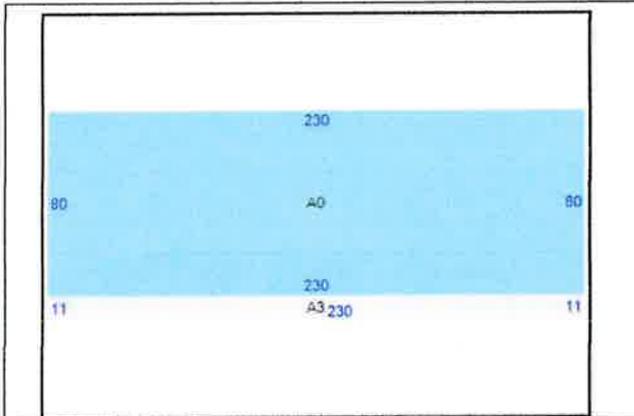
	Current Market Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
Base	\$624,400	\$1,475,600	\$2,100,000	\$218,540	\$516,460	\$735,000
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$624,400	\$1,475,600	\$2,100,000	\$218,540	\$516,460	\$735,000
CAUV	\$0					

Building Data

Land Use 426-COMMUNITY SHOPPING CENTER
Year Built 2000
Total Sq Ft 18400
Stories 01
Grade GOOD QUALITY

Sketch Legend

- 1 A0 - 034:RETAIL STORE 18400 Sq. Ft.
- 3 A3 - CP5:CANOPY-GOOD 2530 Sq. Ft.
- 1 - DDW:DEMISING WALL DW 5760 Sq. Ft.
- 1 PAVING ASP - PA1:PAVING ASPHALT 41700 Sq. Ft.
- 2 CEL TWR MP - CT1:CELL TWR FDN MP 1 Sq. Ft.



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Parcel 025-013445-00

Parcel
025-013445-00



ATCA# 307703 40.045739 / -82.863100 @ 150'

Franklin County Auditor – Clarence E. Mingo

027-000140-00

Owner Name JAMES JUDITH N

Site Address ⁴³²⁸ N HAMILTON RD

COL, OH 43230-1710

Legal Descriptions N HAMILTON RD
R16 T1 1/4T2
0.065 ACRE

Mailing Address 5251 COPPERTREE LN
COLUMBUS OH 43232

Transfer Date 06/18/2014

Transfer Price .00

Instrument Type QE

Prop. Class C - Commercial
Land Use 495 - CELL SITE AND IMPROVEMENTS
Tax District 027 - CITY OF GAHANNA-JEFF TWP-GAH/
Sch. District 2506 - GAHANNA JEFFERSON CSD
App Nbrhd X5204
Tax Lein No
CAUV Property No
Owner Occ. Credit 2017: No 2018: No
Homestead Credit 2017: No 2018: No
Rental Registration No
Board of Revision No
Zip Code 43230
Annual Taxes 1,699.48
Taxes Paid 1,699.48
Calculated Acreage .07
Legal Acreage .07

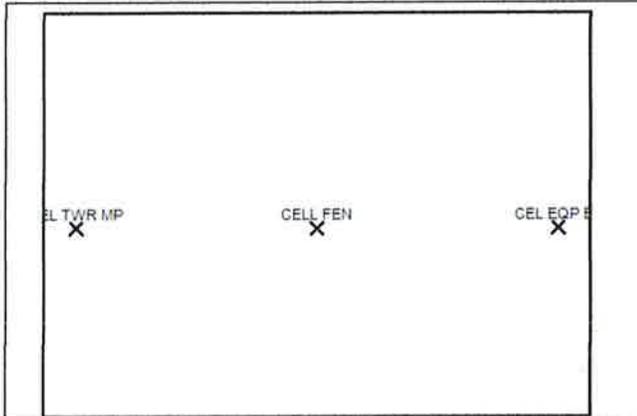
	Current Market Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
Base	\$58,800	\$0	\$58,800	\$20,580	\$0	\$20,580
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$58,800	\$0	\$58,800	\$20,580	\$0	\$20,580
CAUV	\$0					

Building Data

N/A

Sketch Legend

- 1 CEL TWR MP - CT1:CELL TWR FDN MP 1 Sq. Ft.
- 2 CELL FEN - CT4:CELL FENCING 180 Sq. Ft.
- 3 CEL EQP BL - CT5:CELL EQUIP BLDG 1 Sq. Ft.



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AMERICAN TOWER™
CORPORATION

SITE NAME: **Gahanna North**

SITE NUMBER: **OH-307703**

FCC REGISTRATION NUMBER: **1218722**

FOR LEASING INFORMATION:

877-282-7483

877-ATC-SITE

IN CASE OF EMERGENCY:

877-518-6937

877-51-TOWER

NO TRESPASSING

www.americantower.com

POSTING OF THIS SIGN REQUIRED BY LAW

Parcel 027-000140-00



Parcel 027-000140-00

CROWN# 875279 40.051052/-82.865361 @ 120'

Franklin County Auditor – Clarence E. Mingo

025-004314-00

Owner Name 1245 RUNNERS LLC
Site Address 1245 N HAMILTON RD
Legal Descriptions 1245 & 1245A N HAMILTON RD 1.894 ACRES R17 T1 1/4T1
Mailing Address 755 BOARDMAN CANFIELD RD YOUNGSTOWN OH 44512
Transfer Date 04/22/2011
Transfer Price 1,880,000.00
Instrument Type GW

Prop. Class C - Commercial
Land Use 429 - OTHER RETAIL STRUCTURE
Tax District 025 - CITY OF GAHANNA-GAHANNA JEFF
Sch. District 2506 - GAHANNA JEFFERSON CSD
App Nbrhd X5203
Tax Lein No
CAUV Property No
Owner Occ. Credit 2017: No 2018: No
Homestead Credit 2017: No 2018: No
Rental Registration No
Board of Revision No
Zip Code 43230
Annual Taxes 54,143.38
Taxes Paid .00
Calculated Acreage 1.91
Legal Acreage .00

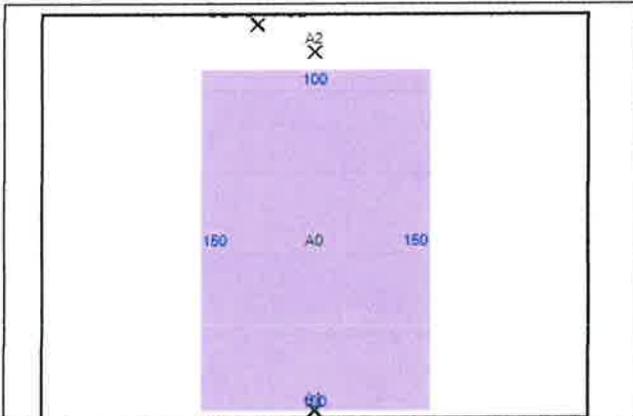
	Current Market Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
Base	\$807,300	\$1,022,700	\$1,830,000	\$282,560	\$357,950	\$640,510
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$807,300	\$1,022,700	\$1,830,000	\$282,560	\$357,950	\$640,510
CAUV	\$0					

Building Data

Land Use 429-OTHER RETAIL STRUCTURE
Year Built 1987
Total Sq Ft 15000
Stories 01
Grade AVERAGE - -

Sketch Legend

- 1 A1 - EEY: ENCLOSED ENTRY 80 Sq. Ft.
- 3 A0 - SKE: SKETCH ONLY 15000 Sq. Ft.
- 2 A2 - LD4: TRUCK WELL 540 Sq. Ft.
- 2 DET GARAGE - RG1: FRAME DETACHED GARAGE 2000 Sq. Ft.
- 1 - 034: RETAIL STORE 10050 Sq. Ft.
- 2 - 034: RETAIL STORE 4950 Sq. Ft.
- 1 PAVING ASP - PA1: PAVING ASPHALT 49600 Sq. Ft.
- 3 CEL TWR MP - CT1: CELL TWR FDN MP 1 Sq. Ft.
- 4 CELL FEN - CT4: CELL FENCING 92 Sq. Ft.



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**PRIVATE
PROPERTY**
NO
TRESPASSING
**VIOLATORS WILL
BE PROSECUTED**

NOTICE

NOTICE
RADIO FREQUENCY ENVIRONMENT AREA
AUTHORIZED PERSONNEL ONLY BEYOND THE BOUNDARY
OF THIS AREA. ALL OTHERS SHOULD AVOID THIS AREA.
Unauthorized entry into this area may result in a fine or other penalty.

www.crowncastle.com
FOR LEASE INFORMATION: **877-486-9377**
FOR EMERGENCY 24 HOUR SERVICE: **800-788-7011**
CROWN BUSINESS UNIT NUMBER: **875279**
SITE ADDRESS: 1243 N. Hamilton Road
Gahanna, OH 43230
SITE NAME: Gahanna North
FCC TOWER REGISTRATION NO: **1043572**

Call 1-888-859-3400 for
FCC License Information
FCC Antenna Structure
Registration Number
1043572

Parcel
025-004314-00

PARCEL# 025-004314-00



ATC # 81752 40.065342/-82.860733 @ 175' 53L

Franklin County Auditor – Clarence E. Mingo

010-289028-00

Owner Name	ROWE GARRY L ROWE PAMELA S	Prop. Class	C - Commercial
Site Address	4898 THOMPSON RD <i>COL. OH 43054-8157</i>	Land Use	499 - OTHER COMMERCIAL STRUCTURE
Legal Descriptions	WM BEECHAM RD ACRES 3.R16 T2 S3 LOT 3	Tax District	010 - CITY OF COLUMBUS
Mailing Address	6650 EVENING ST WORTHINGTON OH 43085	Sch. District	2503 - COLUMBUS CSD
Transfer Date	10/27/2000	App Nbrhd	X5103
Transfer Price	126,200.00	Tax Lein	No
Instrument Type	ED	CAUV Property	No
		Owner Occ. Credit	2017: No 2018: No
		Homestead Credit	2017: No 2018: No
		Rental Registration	Yes
		Board of Revision	No
		Zip Code	43054
		Annual Taxes	8,062.08
		Taxes Paid	8,062.08
		Calculated Acreage	3.02
		Legal Acreage	.00

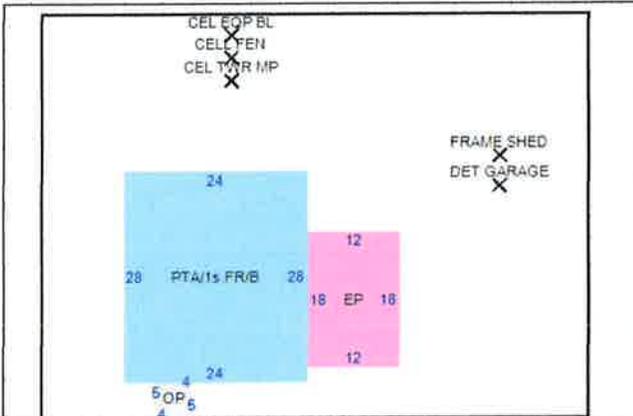
	Current Market Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
Base	\$186,400	\$93,600	\$280,000	\$65,240	\$32,760	\$98,000
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$186,400	\$93,600	\$280,000	\$65,240	\$32,760	\$98,000
CAUV	\$0					

Building Data

Year Built	1949	Full Baths	1
Finished Area	914	Half Bath	
Rooms	5	Heat/AC	2
Bedrms	3	Wood Fire	/
Dining Rooms	0	Stories	1

Sketch Legend

- 0 PTA/1s FR/B 672 Sq. Ft.
- 1 EP - 14: ENCLOSED FRAME PORCH 216 Sq. Ft.
- 2 OP - 13: OPEN FRAME PORCH 20 Sq. Ft.
- 1 DET GARAGE - RG1: FRAME DETACHED GARAGE 320 Sq. Ft.
- 2 CEL EQP BL - CT5: CELL EQUIP BLDG 330 Sq. Ft.
- 3 CELL FEN - CT4: CELL FENCING 320 Sq. Ft.
- 4 CEL TWR MP - CT1: CELL TWR FDN MP 1 Sq. Ft.
- 5 FRAME SHED - RS1: FRAME UTILITY SHED 80 Sq. Ft.
- 6 1S LEAN TO - AB2: 1S LEAN TO 100 Sq. Ft.



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Parcel 010-289028-00

Parcel 010-289028-00



ATC #307534 40.067861°N - 82.8605°W @ 305' SSL

Franklin County Auditor – Clarence E. Mingo

220-000869-00

Owner Name GATES APRIL L
Site Address 5470 N HAMILTON RD
Legal Descriptions BEECHAM RD
 ACRES 2.0
 R 16 T 2 1-4 T 3 L 3
Mailing Address
Transfer Date 10/24/1991
Transfer Price .00
Instrument Type

Prop. Class C - Commercial
Land Use 470 - DWELLING CONVERTED TO OFFICE
Tax District 220 - PLAIN TOWNSHIP
Sch. District 2508 - NEW ALBANY-PLAIN LSD
App Nbrhd X5103
Tax Lein No
CAUV Property No
Owner Occ. Credit 2017: No 2018: No
Homestead Credit 2017: No 2018: No
Rental Registration No
Board of Revision No
Zip Code 43230
Annual Taxes 21,285.28
Taxes Paid 21,285.28
Calculated Acreage 2.03
Legal Acreage .00

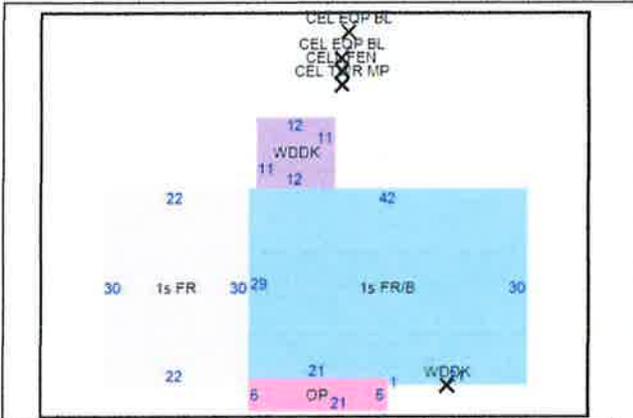
	Current Market Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
Base	\$522,300	\$142,700	\$665,000	\$182,810	\$49,950	\$232,760
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$522,300	\$142,700	\$665,000	\$182,810	\$49,950	\$232,760
CAUV	\$0					

Building Data

Year Built	1960	Full Baths	1
Finished Area	1899	Half Bath	1
Rooms	6	Heat/AC	2
Bedrms	3	Wood Fire	1 / 1
Dining Rooms	1	Stories	1

Sketch Legend

- 0 1s FR/B 1239 Sq. Ft.
- 1 OP - 13: OPEN FRAME PORCH 105 Sq. Ft.
- 2 1s FR - 10: ONE STORY FRAME 660 Sq. Ft.
- 3 WDDK - 38: WOOD DECK 172 Sq. Ft.
- 4 WDDK - 38: WOOD DECK 132 Sq. Ft.
- 1 CEL EQP BL - CT5: CELL EQUIP BLDG 336 Sq. Ft.
- 2 CELL FEN - CT4: CELL FENCING 330 Sq. Ft.
- 3 CEL TWR MP - CT1: CELL TWR FDN MP 1 Sq. Ft.
- 5 CEL EQP BL - CT5: CELL EQUIP BLDG 240 Sq. Ft.
- 4 PAVING ASP - PA1: PAVING ASPHALT 5000 Sq. Ft.



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FCC ID#
1014979



SITE NAME: **Gahanna OH**
SITE NUMBER: **307534**
FCC REGISTRATION NUMBER: **1014979**

FOR LEASING INFORMATION:
877-282-7483
877-ATC-SITE

IN CASE OF EMERGENCY:
877-518-6937
877-51-TOWER

NO TRESPASSING

www.americantower.com
POSTING OF THIS SIGN REQUIRED BY LAW

NOTICE
GUIDELINES FOR WORKING IN
RADIOFREQUENCY ENVIRONMENTS

- All personnel should have electromagnetic energy (EME) awareness training.
- All personnel entering this site must be authorized.
- Obey all posted signs.
- Assume all antennas are active.
- Before working on antennas, notify owners and disable appropriate transmitters.
- Maintain minimum 3 feet clearance from all antennas.
- Do not stop in front of antennas.
- Use personal RF monitors while working near antennas.
- Never operate transmitters without shields during normal operation.
- Do not operate base station antennas in equipment room.

Parcel 220-000869-00

FCC TOWER REGISTRATION #

FCC # 1014979

POSTING OF THIS SIGN



Parcel 220-000869-00

VERIZON OWNED 40.058132/82.898976 @ 150' w/ 9' LR

Franklin County Auditor – Clarence E. Mingo

600-113625-00

Owner Name	BOARD OF EDUCATION	Prop. Class	E - Exempt
Site Address	4001 APPIAN WY	Land Use	650 - EXEMPT PROPERTY OWNED BY BC
Legal Descriptions	MORSE RD R17 T2 1/4T4-3 LOT 5-6-7-8-11	Tax District	600 - COLUMBUS-WESTERVILLE CSD
Mailing Address		Sch. District	2514 - WESTERVILLE CSD
Transfer Date	04/29/1981	App Nbrhd	X5500
Transfer Price	.00	Tax Lein	No
Instrument Type		CAUV Property	No
		Owner Occ. Credit	2017: No 2018: No
		Homestead Credit	2017: No 2018: No
		Rental Registration	No
		Board of Revision	No
		Zip Code	43230
		Annual Taxes	.00
		Taxes Paid	.00
		Calculated Acreage	8.24
		Legal Acreage	8.33

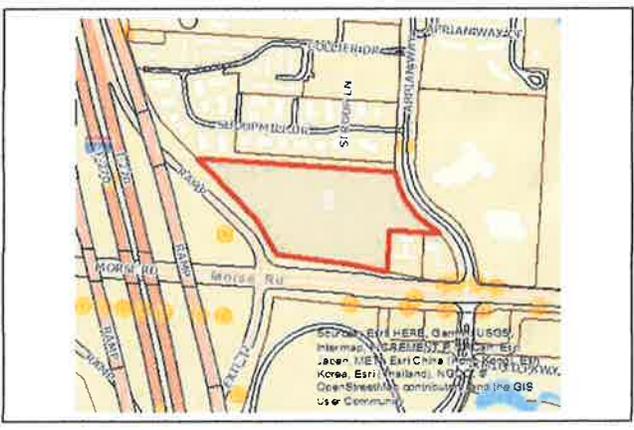
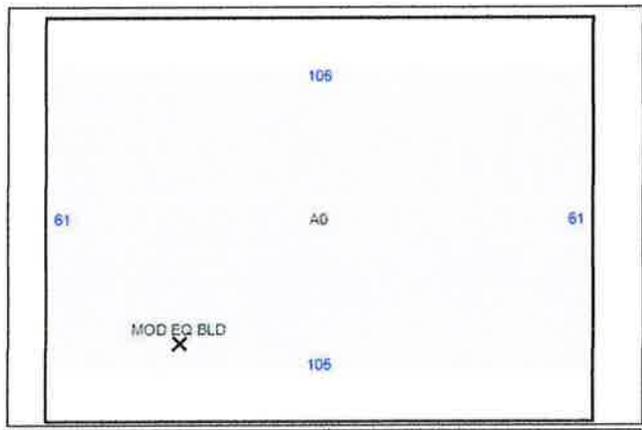
	Current Market Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
Base	\$0	\$0	\$0	\$0	\$0	\$0
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$758,400	\$567,000	\$1,325,400	\$265,440	\$198,450	\$463,890
Total	\$758,400	\$567,000	\$1,325,400	\$265,440	\$198,450	\$463,890
CAUV	\$0					

Building Data

Land Use 650-EX PROP OWNED BY BD OF ED
Year Built 1981
Total Sq Ft 6406
Stories 01
Grade AVERAGE - -

Sketch Legend

- 1 A0 - SKE:SKETCH ONLY 6405 Sq. Ft.
- 3 MOD EQ BLD - MB3:MODULAR EQUIP BLDG 360 Sq. Ft.
- 1 - 044:UTILITY SHOP 4484 Sq. Ft.
- 2 - 082:MULTI-USE OFFICE 1922 Sq. Ft.
- 1 PAVING ASP - PA1:PAVING ASPHALT 236000 Sq. Ft.
- 2 FENCE CL 8 - FN2:FENCE CHAIN LINK LF -8 2100 Sq. Ft.
- 4 CELL FEN - CT4:CELL FENCING 70 Sq. Ft.
- 5 CEL TWR MP - CT1:CELL TWR FDN MP 1 Sq. Ft.
- 6 SHED SKID - SHP:SHED ON SKIDS



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Crown # 842846 40.059097 / 82.906233 @ 152.08"

Franklin County Auditor – Clarence E. Mingo

600-150025-00

Owner Name	129 MARION STREET LLC	Prop. Class	C - Commercial
Site Address	4066 MORSE RD <i>COL. DT. 43230</i>	Land Use	420 - SMALL RETAIL STRUCT<10000 SF
Legal Descriptions	MORSE RD .722 ACRE R17 T2 1/4T4	Tax District	600 - COLUMBUS-WESTERVILLE CSD
Mailing Address	7969 SILVER LAKE CT WESTERVILLE OH 43082	Sch. District	2514 - WESTERVILLE CSD
Transfer Date	11/20/2012	App Nbrhd	X4801
Transfer Price	275,000.00	Tax Lein	No
Instrument Type	GW	CAUV Property	No
		Owner Occ. Credit	2017: No 2018: No
		Homestead Credit	2017: No 2018: No
		Rental Registration	No
		Board of Revision	No
		Zip Code	43230
		Annual Taxes	8,061.68
		Taxes Paid	8,263.22
		Calculated Acreage	.72
		Legal Acreage	.00

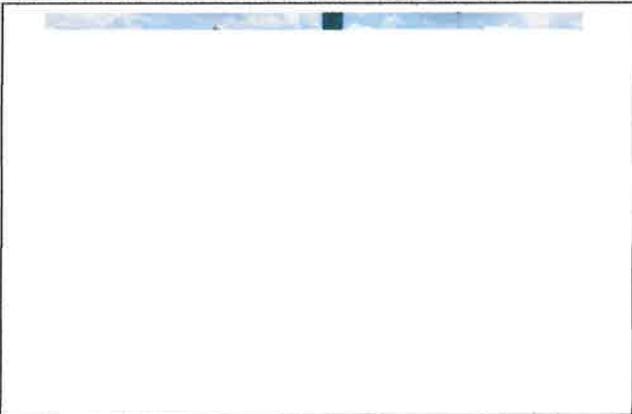
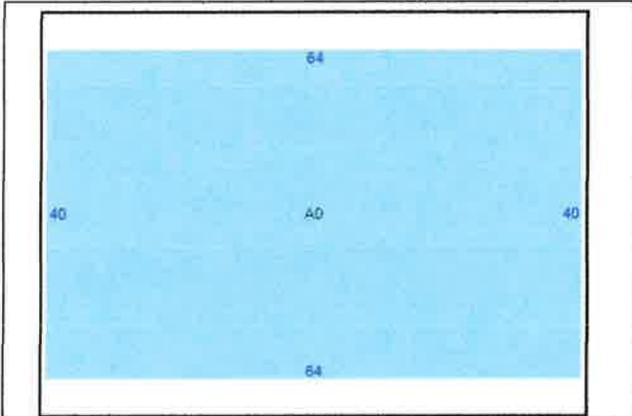
	Current Market Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
Base	\$255,200	\$31,700	\$286,900	\$89,320	\$11,100	\$100,420
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$255,200	\$31,700	\$286,900	\$89,320	\$11,100	\$100,420
CAUV	\$0					

Building Data

Land Use 420-SMALL RETAIL STRUCT<10000 SF
Year Built 1978
Total Sq Ft 1280
Stories 01
Grade AVERAGE QUALITY

Sketch Legend

- 1 A0 - 034:RETAIL STORE 1280 Sq. Ft.
- 1 PAVING ASP - PA2:PAVING ASPHALT/CONCRETE 8000 Sq. Ft.
- 2 CEL TWR MP - CT1:CELL TWR FDN MP 1 Sq. Ft.
- 3 CELL FEN - CT4:CELL FENCING 134 Sq. Ft.



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Parcel 600-150025-00



Parcel 600-150025-00

**PRIVATE
PROPERTY**

**NO
TRESPASSING**

**VIOLATORS WILL
BE PROSECUTED**

NOTICE



NOTICE

RADIO FREQUENCY ELECTROMAGNETIC AREA
AUTHORIZED PERSONNEL ONLY. NO TRESPASSING.
Unauthorized entry into this area may result in
serious injury or death. For more information, contact
the FCC or the manufacturer of the equipment.

**CC CROWN
CASTLE**

For Lease Information: **877-486-9377**
For 24 Hour Service
Outages or
Emergency Call: **800-788-7011**

Crown Castle
Equipment Unit
Number: **842846**

Site Address: 4056 Morse Road
Columbus, OH 43230

Site Name: EASTON ONE TTE GALLERY

FCC Permit
Reg. No. [REDACTED]

ODOT SITE – Located in ROW, thus has no Franklin CO., Parcel #.

Crown Site #842742

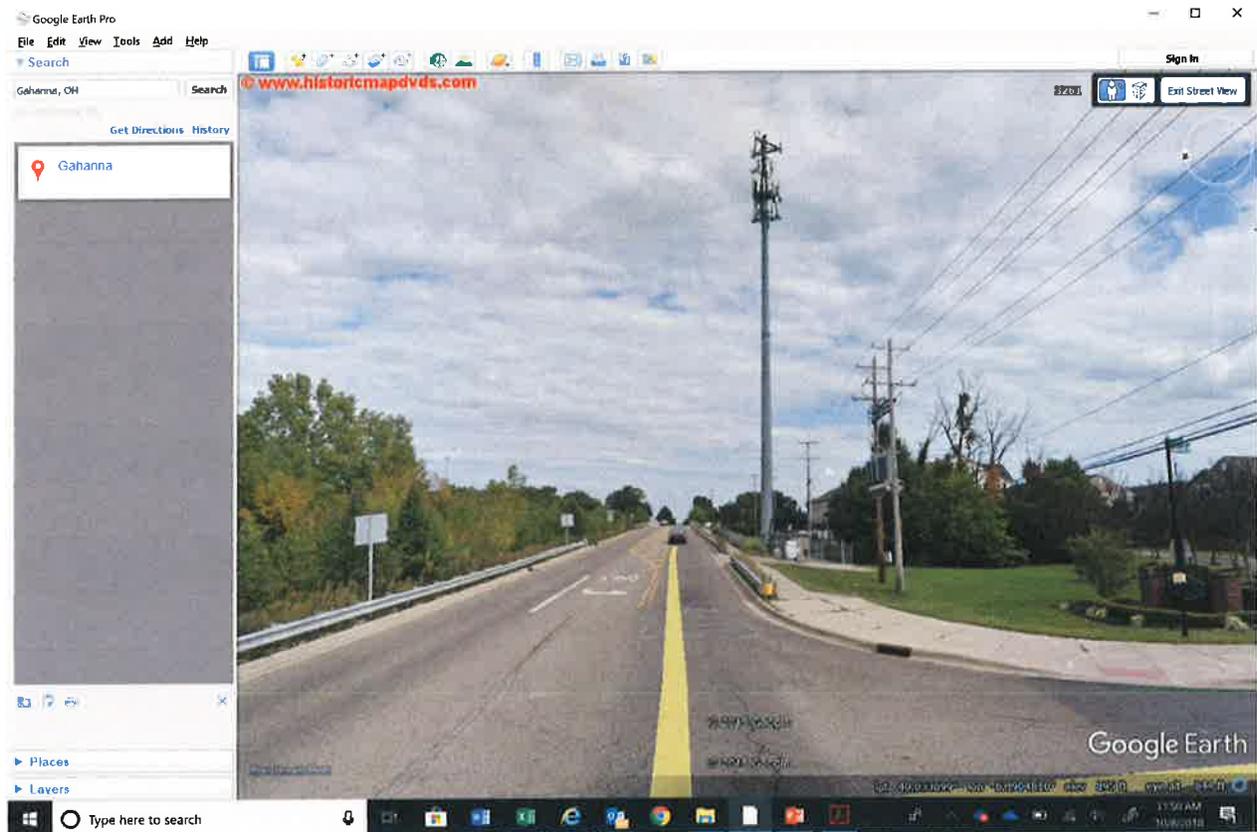
3282 McCutcheon Ave.

Columbus, OH 43230

40.033081 / -82.905044

Tower Height: 174'.58'

ATT, Sprint, T-Mobile and Clearwire



ODOT SITE, no parcel #





ODOT NO
PARCEL #.

ODOT NO PARCEL#



Clarence #895267 40.022583/82.909472 @ 120'

Franklin County Auditor – Clarence E. Mingo

191-002727-00

Owner Name AGLER PROPERTIES LLC
Site Address 0 AGLER RD
Legal Descriptions AGLER RD
 R17 T1 1/4T1 URP
 LOTS 25 & 26=3.889 ACRES
Mailing Address 3756 AGLER RD
 COLUMBUS OH 43219
Transfer Date 12/20/2016
Transfer Price .00
Instrument Type CB

Prop. Class C - Commercial
Land Use 480 - COMMERCIAL WAREHOUSE
Tax District 191 - MIFFLIN TWP-GAHANNA JEFFERSO
Sch. District 2506 - GAHANNA JEFFERSON CSD
App Nbrhd X4901
Tax Lein No
CAUV Property No
Owner Occ. Credit 2017: No 2018: No
Homestead Credit 2017: No 2018: No
Rental Registration No
Board of Revision No
Zip Code 43219
Annual Taxes 19,351.12
Taxes Paid 19,351.12
Calculated Acreage 3.80
Legal Acreage 3.89

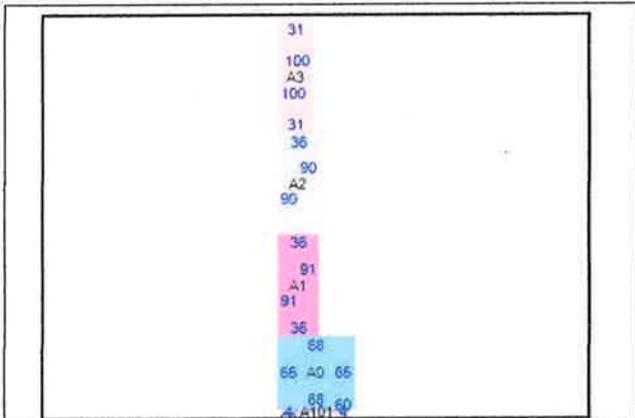
	Current Market Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
Base	\$200,900	\$349,100	\$550,000	\$70,320	\$122,190	\$192,510
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$200,900	\$349,100	\$550,000	\$70,320	\$122,190	\$192,510
CAUV	\$0					

Building Data

Land Use 480-COMMERCIAL WAREHOUSE
Year Built 1978
Total Sq Ft 14036
Stories 01
Grade BELOW AVERAGE QUALITY

Sketch Legend

- 1 A0 - 053:OFFICES 4420 Sq. Ft.
- 2 A1 - 084:MULTI USE STORAGE 3276 Sq. Ft.
- 3 A2 - 084:MULTI USE STORAGE 3240 Sq. Ft.
- 4 A3 - 084:MULTI USE STORAGE 3100 Sq. Ft.
- 1 A101 - CP1:CANOPY- WD ONLY 240 Sq. Ft.
- 1 FENCE CL 6 - FN1:FENCE CHAIN LINK LF -6 800 Sq. Ft.
- 2 PAVING ASP - PA1:PAVING ASPHALT 6400 Sq. Ft.
- 3 CEL TWR MP - CT1:CELL TWR FDN MP 1 Sq. Ft.
- 4 CELL FEN - CT4:CELL FENCING 160 Sq. Ft.

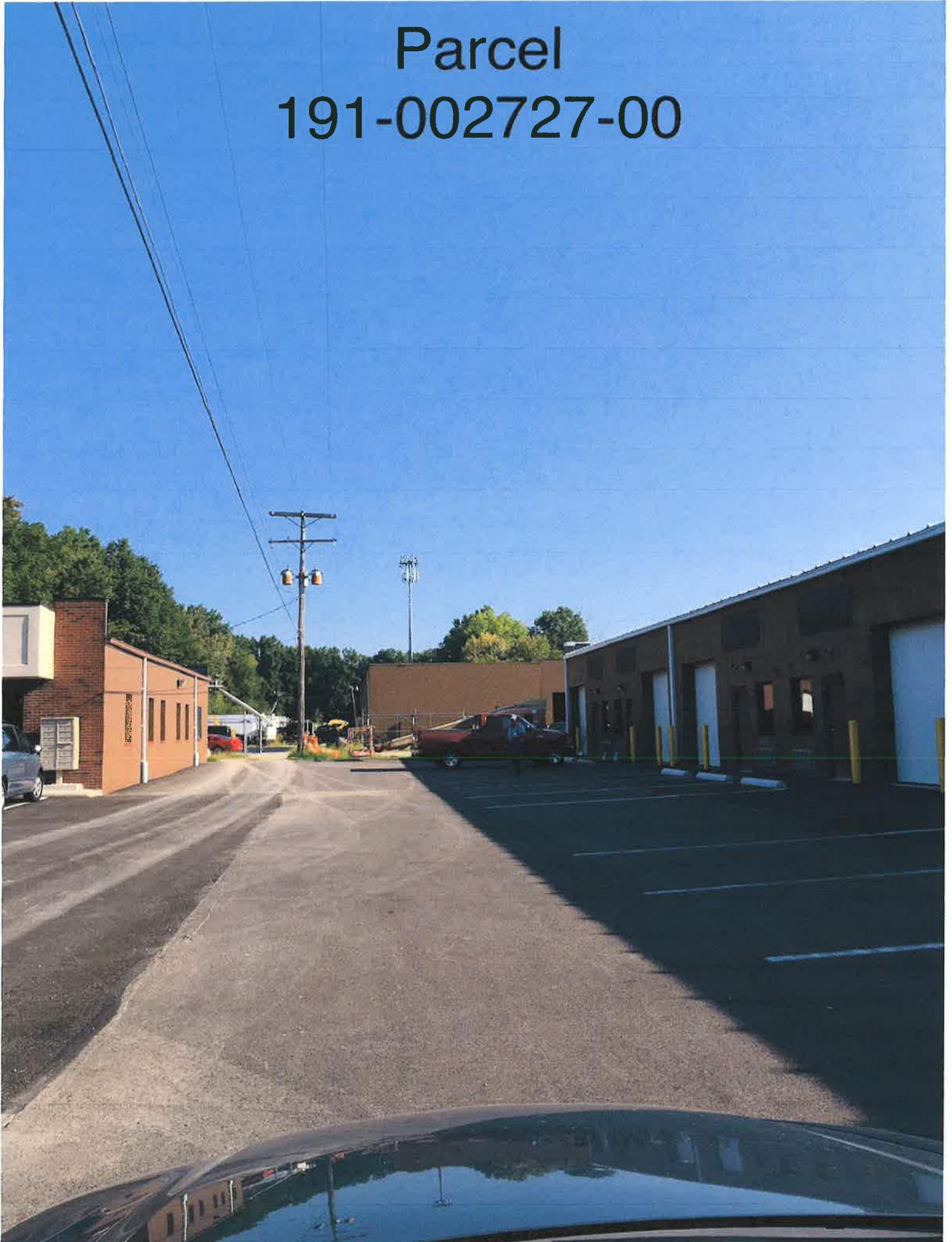


191-002727 03/22/2017



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Parcel
191-002727-00



#207754

ATC 40.02277/82.9067 @ 117' ANT. TOP 122.5'

Franklin County Auditor - Clarence E. Mingo

445-290474-00

Owner Name GEP PROPERTIES TOO LLC

Site Address 3882 AGLER RD 43219-3606

Legal Descriptions AGLER RD
1.912 ACRE
R17 T1 1/4T1

Mailing Address 904 WOODLEY RD
DAYTON OH 45403

Transfer Date 11/19/2012

Transfer Price 1,150,000.00

Instrument Type LW

Prop. Class C - Commercial

Land Use 480 - COMMERCIAL WAREHOUSE

Tax District 445 - COLUMBUS-MIFFLIN TWP-COLS CS

Sch. District 2503 - COLUMBUS CSD

App Nbrhd X4901

Tax Lein No

CAUV Property No

Owner Occ. Credit 2017: No 2018: No

Homestead Credit 2017: No 2018: No

Rental Registration No

Board of Revision No

Zip Code 43219

Annual Taxes 33,024.70

Taxes Paid 33,024.70

Calculated Acreage 1.91

Legal Acreage .00

	Current Market Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
Base	\$194,600	\$804,900	\$999,500	\$68,110	\$281,720	\$349,830
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$194,600	\$804,900	\$999,500	\$68,110	\$281,720	\$349,830
CAUV	\$0					

Building Data

Land Use 480-COMMERCIAL WAREHOUSE

Year Built 1999

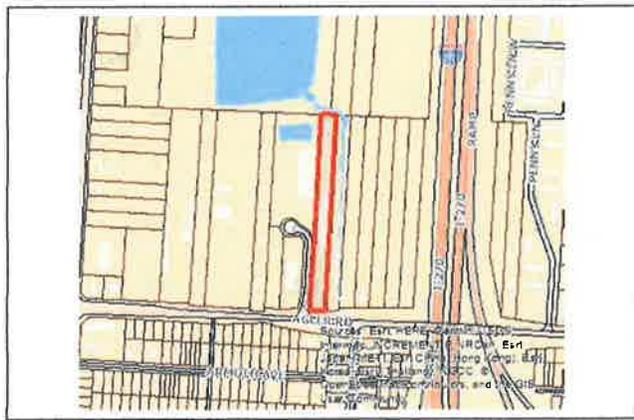
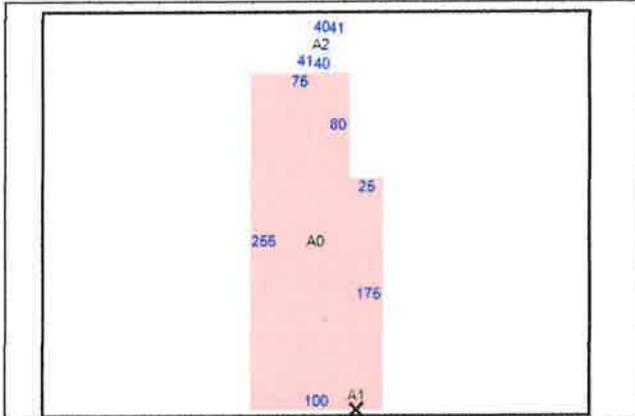
Total Sq Ft 25140

Stories 01

Grade AVERAGE QUALITY

Sketch Legend

- 1 A1 - LD7: CONC RAMP
- 2 A2 - SKE: SKETCH ONLY 1640 Sq. Ft.
- 9 A0 - SKE: SKETCH ONLY 23500 Sq. Ft.
- 1 - 045: WAREHOUSE 25140 Sq. Ft.
- 8 - EN2: ENCLOSURE FO OFC 15009 Sq. Ft.
- 1 PAVING ASP - PA1: PAVING ASPHALT 20000 Sq. Ft.
- 2 CEL TWR MP - CT1: CELL TWR FDN MP 1 Sq. Ft.
- 3 CEL EQP BL - CT5: CELL EQUIP BLDG 200 Sq. Ft.
- 7 - EN1: ENCLOSURE FD OFC 2300 Sq. Ft.
- 4 CELL FEN - CT4: CELL FENCING 220 Sq. Ft.



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ATL #81582 40.019772/-82.905833 @ 120'

Franklin County Auditor – Clarence E. Mingo

191-001291-00

Owner Name MYERS ALICE F

Site Address 2250 MIFFLIN BL

Legal Descriptions MIFFLIN AVE
LEONARD PARK EXT
3 BLK W & PT VAC AL

Mailing Address 3910 AGLER RD
COLUMBUS OH 43219

Transfer Date 11/24/2010

Transfer Price .00

Instrument Type OV

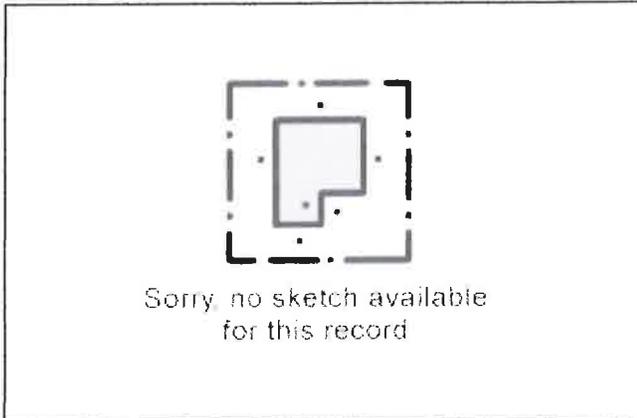
Prop. Class C - Commercial
Land Use 495 - CELL SITE AND IMPROVEMENTS
Tax District 191 - MIFFLIN TWP-GAHAUNNA JEFFERSON
Sch. District 2506 - GAHANNA JEFFERSON CSD
App Nbrhd X4901
Tax Lein No
CAUV Property No
Owner Occ. Credit 2017: No 2018: No
Homestead Credit 2017: No 2018: No
Rental Registration No
Board of Revision No
Zip Code 43219
Annual Taxes 2,150.12
Taxes Paid 2,150.12
Calculated Acreage .13
Legal Acreage .00

	Current Market Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
Base	\$61,100	\$0	\$61,100	\$21,390	\$0	\$21,390
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$61,100	\$0	\$61,100	\$21,390	\$0	\$21,390
CAUV	\$0					

Building Data

N/A

Sketch Legend



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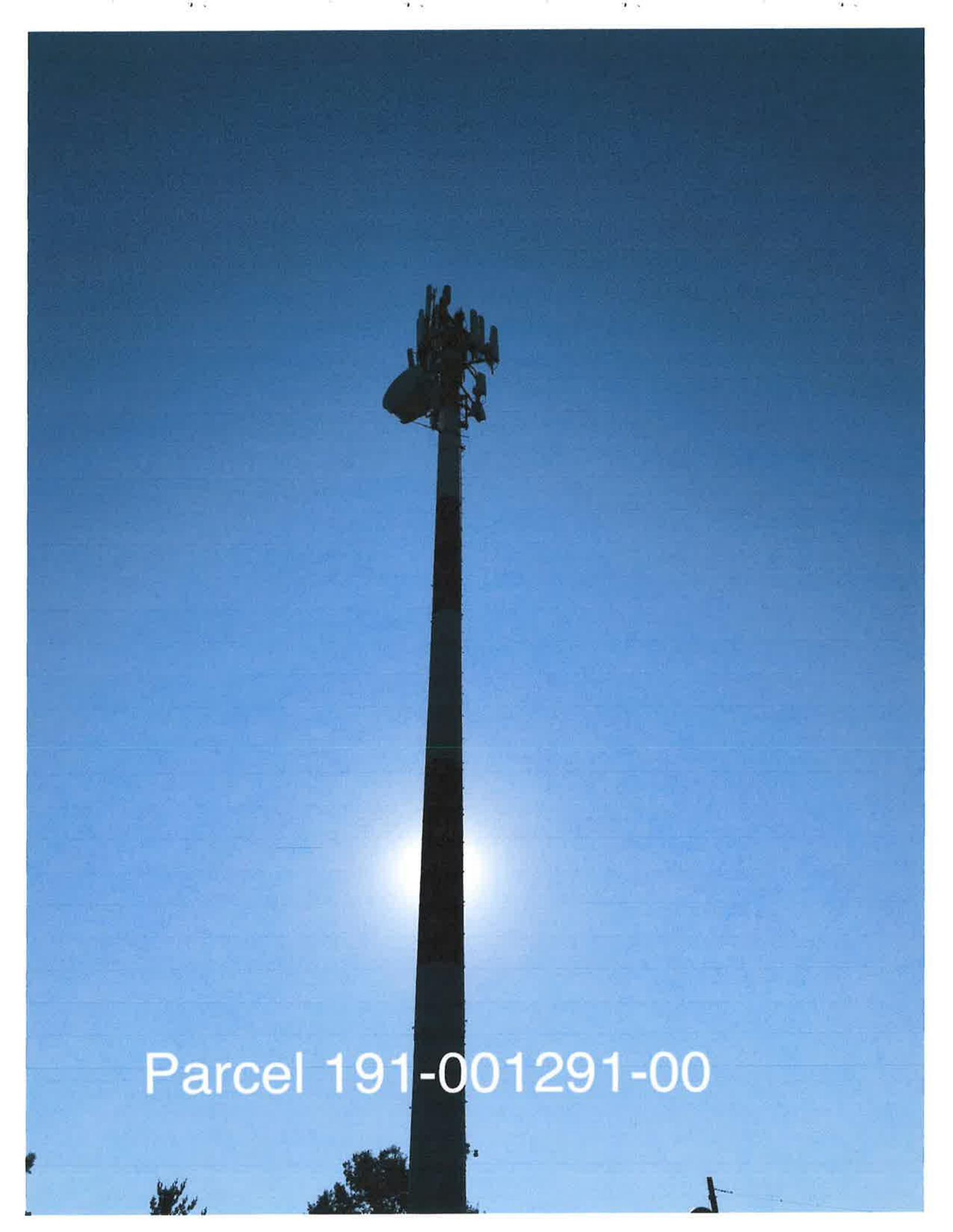
NOTICE: A WARNING SIGNIFICANT HAZARD IS LOCATED ON THIS PROPERTY. **ABSOLUTELY NO WORK** IS ALLOWED ON THIS PROPERTY WITHOUT THE APPROVAL OF THE PROPERTY MANAGER. CONTACT THE PROPERTY MANAGER AT 877-ATC-SITE.

MANAGED BY
AMERICAN POWER
SITE NAME: CAUMBA
SITE NUMBER: 0102
877-367-2462
877-432-6418

NOTICE: A WARNING SIGNIFICANT HAZARD IS LOCATED ON THIS PROPERTY. **ABSOLUTELY NO WORK** IS ALLOWED ON THIS PROPERTY WITHOUT THE APPROVAL OF THE PROPERTY MANAGER. CONTACT THE PROPERTY MANAGER AT 877-ATC-SITE.

VERIZON
WIRELESS
CLM8025

Parcel
191-001291-00



Parcel 191-001291-00

ATC # 307563 40.018778/82.902000 @ 122'

Franklin County Auditor – Clarence E. Mingo

191-003294-00

Owner Name OHIO CAPITAL DEVELOPMENTS LLC
Site Address 4047 ARMUTH AV
COL. 43219-3647
Legal Descriptions ARMUTH AVE
 LOT 24
 117.5'EL X 82.5'WL
Mailing Address 424 SANDBURR DR
 GAHANNA OH 43230
Transfer Date 11/26/2013
Transfer Price 125,000.00
Instrument Type WD

Prop. Class C - Commercial
Land Use 495 - CELL SITE AND IMPROVEMENTS
Tax District 191 - MIFFLIN TWP-GAHANNA JEFFERSO
Sch. District 2506 - GAHANNA JEFFERSON CSD
App Nbrhd X5200
Tax Lein No
CAUV Property No
Owner Occ. Credit 2017: No 2018: No
Homestead Credit 2017: No 2018: No
Rental Registration No
Board of Revision No
Zip Code 43219
Annual Taxes 4,397.76
Taxes Paid 4,496.08
Calculated Acreage .11
Legal Acreage .00

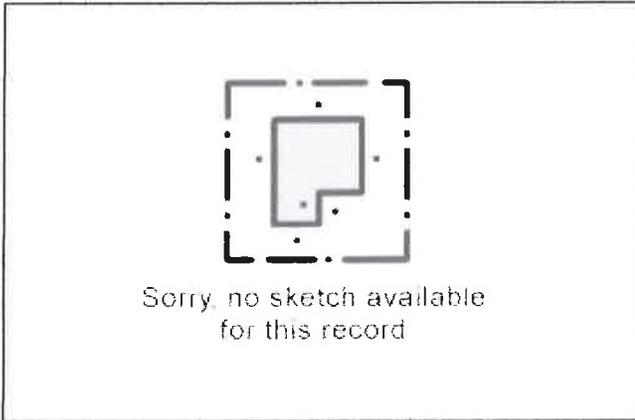
	Current Market Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
Base	\$125,000	\$0	\$125,000	\$43,750	\$0	\$43,750
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$125,000	\$0	\$125,000	\$43,750	\$0	\$43,750
CAUV	\$0					

Building Data

N/A

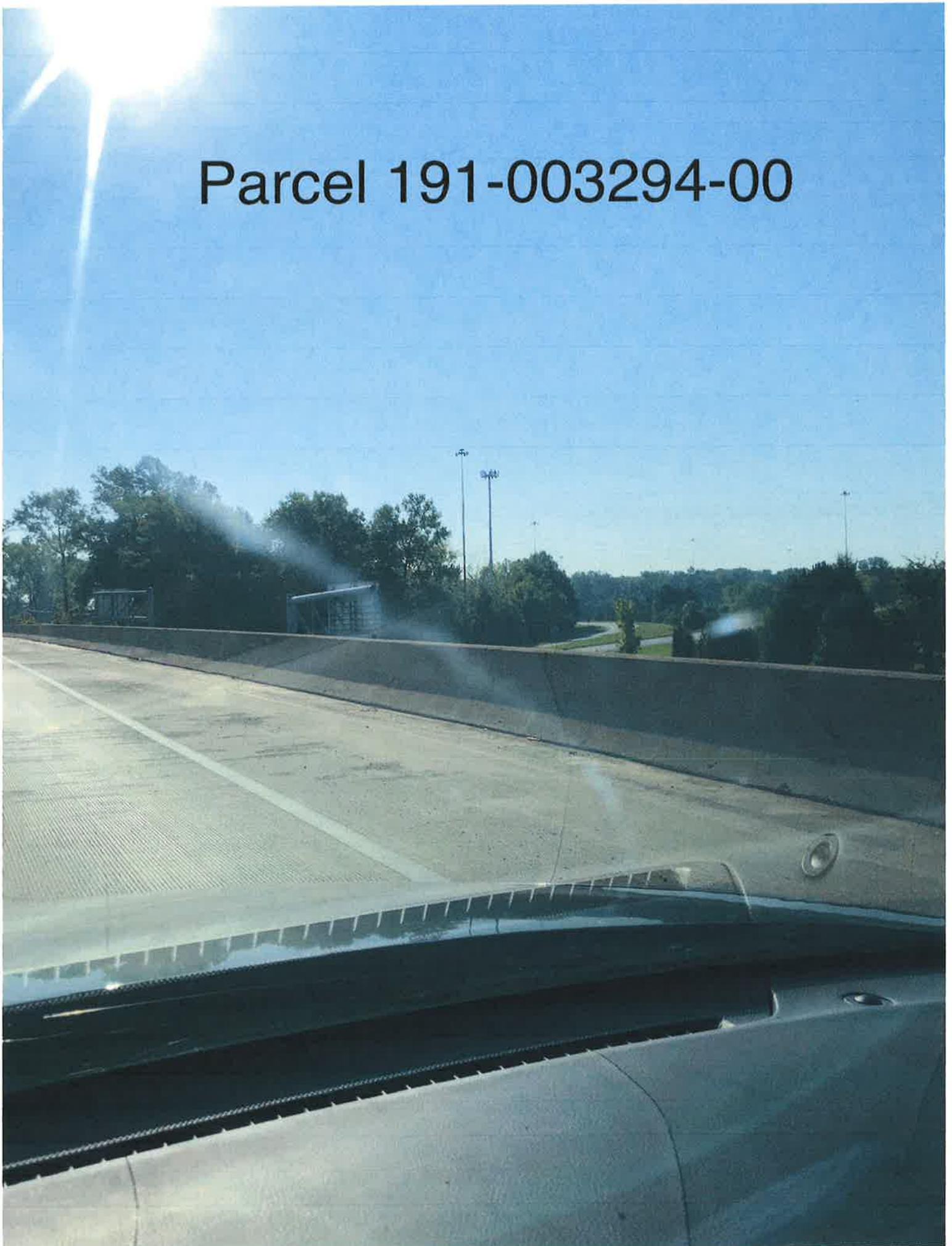
Sketch Legend

- 1 CEL EQP BL - CT5:CELL EQUIP BLDG 360 Sq. Ft.
- 2 CELL FEN - CT4:CELL FENCING 160 Sq. Ft.
- 3 CEL TWR MP - CT1:CELL TWR FDN MP 1 Sq. Ft.



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Parcel 191-003294-00



Parcel 191-003294-00



Parcel 191-003294-00

MANAGED BY:



AMERICAN TOWER™
CORPORATION

SITE NAME: Agler (blendon)

SITE NUMBER: 307563

FOR LEASING INFORMATION:

877-282-7483

877-ATC-SITE

FOR OPERATIONS & ACCESS:

877-518-6937

877-51-TOWER

NO TRESPASSING

www.americantower.com

9.3
cingular
800-848-6622

NOTICE

**GUIDELINES FOR WORKING IN
RADIOFREQUENCY ENVIRONMENTS**

- ⚠ All personnel should have electromagnetic energy (EME) awareness training.
- ⚠ All personnel entering this site must be authorized.
- ⚠ Obey all posted signs.
- ⚠ Assume all antennas are active.
- ⚠ Before working on antennas, notify owners and disable appropriate transmitters.
- ⚠ Maintain minimum 3 feet clearance from all antennas.
- ⚠ Do not stop in front of antennas.
- ⚠ Use personal RF monitors while working near antennas.
- ⚠ Never operate transmitters without shields during normal operation.
- ⚠ Do not operate base station antennas in equipment room.

FCC TOWER REGISTRATION #

FCC# 1014978

CROWN# B29786 40.009694/-82.905258 @ 145'

Franklin County Auditor – Clarence E. Mingo

191-000811-00

Owner Name KILLILEA HEATH B
Site Address 0 E LEONARD AV
Legal Descriptions LEONARD AVE
 LEONARD PARK
 103.25'NS LOT 9 BLK N
Mailing Address 88 KEENE DR
 WESTERVILLE OH 43081
Transfer Date 11/16/2017
Transfer Price .00
Instrument Type CB

Prop. Class C - Commercial
Land Use 400 - VACANT COMMERCIAL LAND
Tax District 191 - MIFFLIN TWP-GAHANNA JEFFERSO
Sch. District 2506 - GAHANNA JEFFERSON CSD
App Nbrhd X5300
Tax Lein No
CAUV Property No
Owner Occ. Credit 2017: No 2018: No
Homestead Credit 2017: No 2018: No
Rental Registration No
Board of Revision No
Zip Code 43219
Annual Taxes 179.94
Taxes Paid 179.94
Calculated Acreage .24
Legal Acreage .00

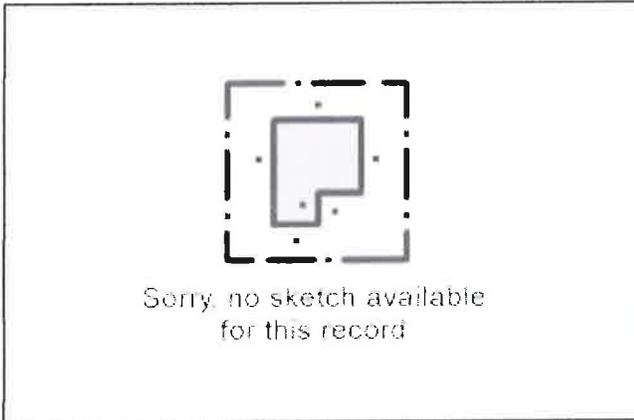
	Current Market Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
Base	\$5,100	\$0	\$5,100	\$1,790	\$0	\$1,790
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$5,100	\$0	\$5,100	\$1,790	\$0	\$1,790
CAUV	\$0					

Building Data

N/A

Sketch Legend

- 1 CEL TWR MP - CT1:CELL TWR FDN MP 1 Sq. Ft.
- 2 CELL FEN - CT4:CELL FENCING 318 Sq. Ft.





Parcel 191-000811-00



Parcel 191-000811-00

CRONN # 37536D 40.009-17 / 82.903114 C98'

Franklin County Auditor – Clarence E. Mingo

191-002422-00

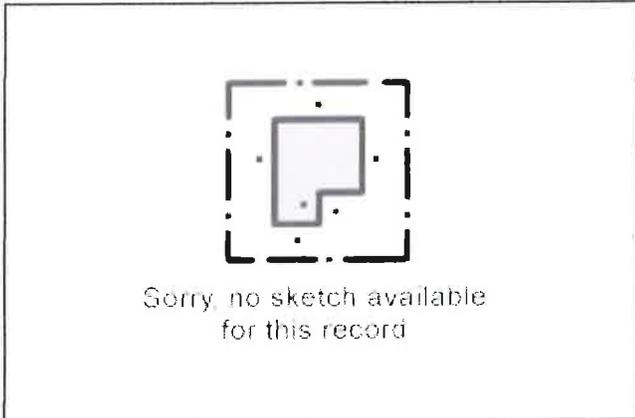
Owner Name KILLILEA TERRENCE J
Site Address 2934 GAYLE DR
Legal Descriptions PRUSHING AVE
 ENGLEWOOD HEIGHTS
 22
Mailing Address 2923 JOHNSTOWN RD
 COLUMBUS OH 43219
Transfer Date 01/18/2002
Transfer Price .00
Instrument Type QE

Prop. Class C - Commercial
Land Use 495 - CELL SITE AND IMPROVEMENTS
Tax District 191 - MIFFLIN TWP-GAHANNA JEFFERSON
Sch. District 2506 - GAHANNA JEFFERSON CSD
App Nbrhd X5300
Tax Lein No
CAUV Property No
Owner Occ. Credit 2017: No 2018: No
Homestead Credit 2017: No 2018: No
Rental Registration No
Board of Revision No
Zip Code 43219
Annual Taxes 2,139.06
Taxes Paid 2,139.06
Calculated Acreage .14
Legal Acreage .00

	Current Market Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
Base	\$60,800	\$0	\$60,800	\$21,280	\$0	\$21,280
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$60,800	\$0	\$60,800	\$21,280	\$0	\$21,280
CAUV	\$0					

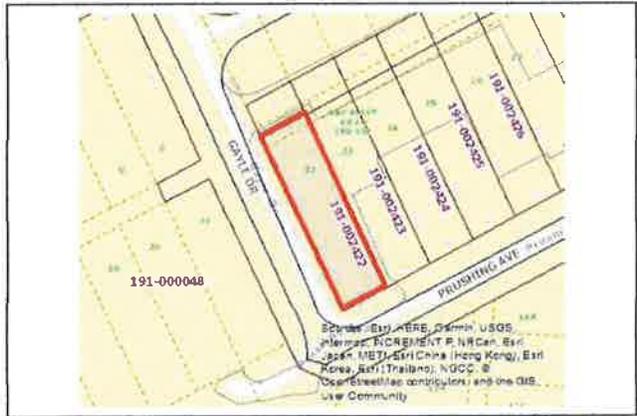
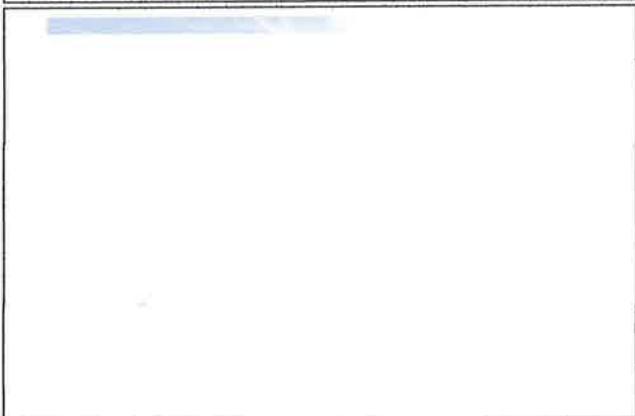
Building Data

N/A



Sketch Legend

- 1 CELL FEN - CT4:CELL FENCING 112 Sq. Ft.
- 2 CEL TWR MP - CT1:CELL TWR FDN MP 1 Sq. Ft.



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Parcel 191-002422-00



CC CROWN CASTLE CrownCastle.com
For Lease Information **877-486-9377**
For 24 Hour Service Questions or Emergencies Call **800-788-7011**
Crown Castle Business Unit Number **875360**
Site Address 2926 Gayle Dr Columbus, OH
Site Name Killbuck
FCC Tower Reg. No. **1211843**

PRIVATE PROPERTY
NO TRESPASSING
VIOLATORS WILL BE PROSECUTED

NOTICE

NOTICE
RADIO FREQUENCY ENVIRONMENT AREA
AUTHORIZED PERSONNEL ONLY BEYOND THIS POINT

Parcel
191-002422-00

Parcel
191-002422-00



MIFFLIN TWP. 40.01972/-82.086033 @ 170' EST.

Franklin County Auditor – Clarence E. Mingo

025-002022-00

Owner Name TRUSTEES OF MIFFLIN TOWNS

Site Address 218 AGLER RD

Legal Descriptions 218 AGLER RD
12.75 ACRES
R17 T1 1/4T1

Mailing Address

Transfer Date 04/11/1920
Transfer Price .00

Instrument Type

Prop. Class E - Exempt
Land Use 690 - EXEMPT PROPERTY OWNED BY CE
Tax District 025 - CITY OF GAHANNA-GAHANNA JEFF
Sch. District 2506 - GAHANNA JEFFERSON CSD
App Nbrhd X5200
Tax Lein No
CAUV Property No
Owner Occ. Credit 2017: No 2018: No
Homestead Credit 2017: No 2018: No
Rental Registration No
Board of Revision No
Zip Code 43230
Annual Taxes .00
Taxes Paid .00
Calculated Acreage 12.37
Legal Acreage .00

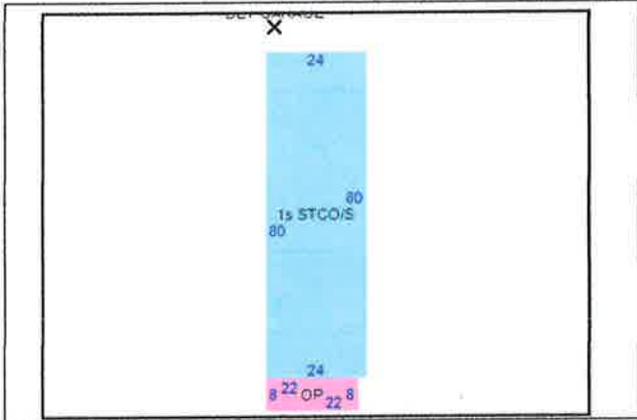
	Current Market Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
Base	\$0	\$0	\$0	\$0	\$0	\$0
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$492,200	\$198,600	\$690,800	\$172,270	\$69,510	\$241,780
Total	\$492,200	\$198,600	\$690,800	\$172,270	\$69,510	\$241,780
CAUV	\$0					

Building Data

Year Built	1950	Full Baths	1
Finished Area	1920	Half Bath	
Rooms	2	Heat/AC	2
Bedrms		Wood Fire	/
Dining Rooms	0	Stories	1

Sketch Legend

- 0 1s STCO/S 1920 Sq. Ft.
- 1 OP - 13: OPEN FRAME PORCH 176 Sq. Ft.
- 1 DET GARAGE - RG1: FRAME DETACHED GARAGE 1296 Sq. Ft.
- 2 PAVING ASP - PA1: PAVING ASPHALT 5000 Sq. Ft.



025-002022 03/22/2017



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Parcel 025-002022-00 Mifflin
Twp.



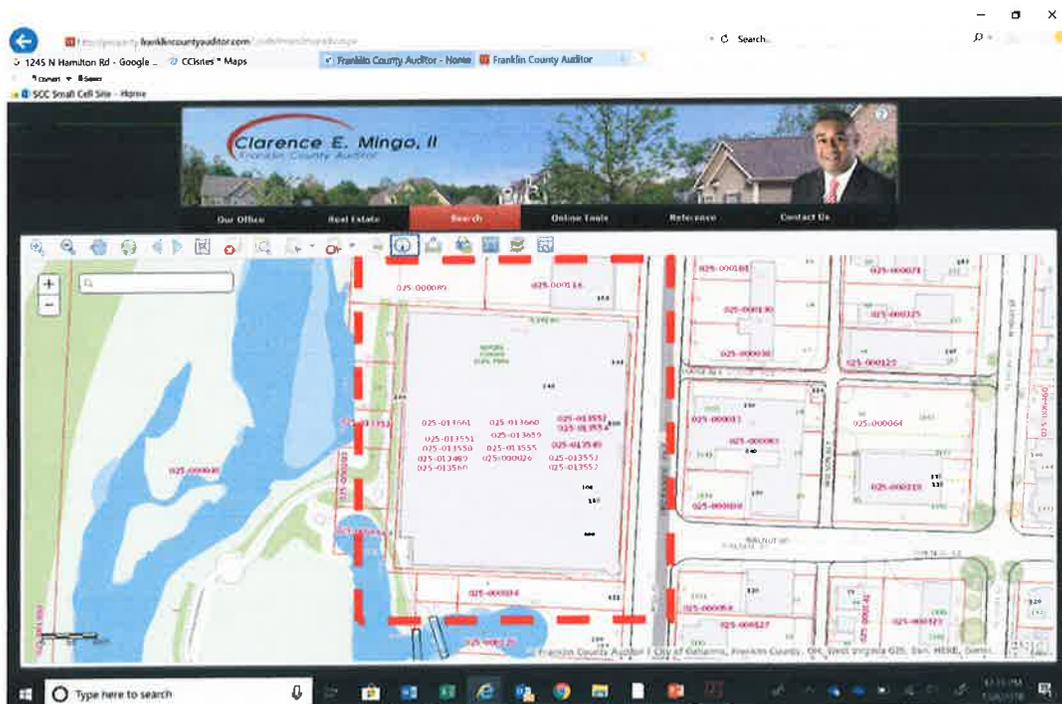
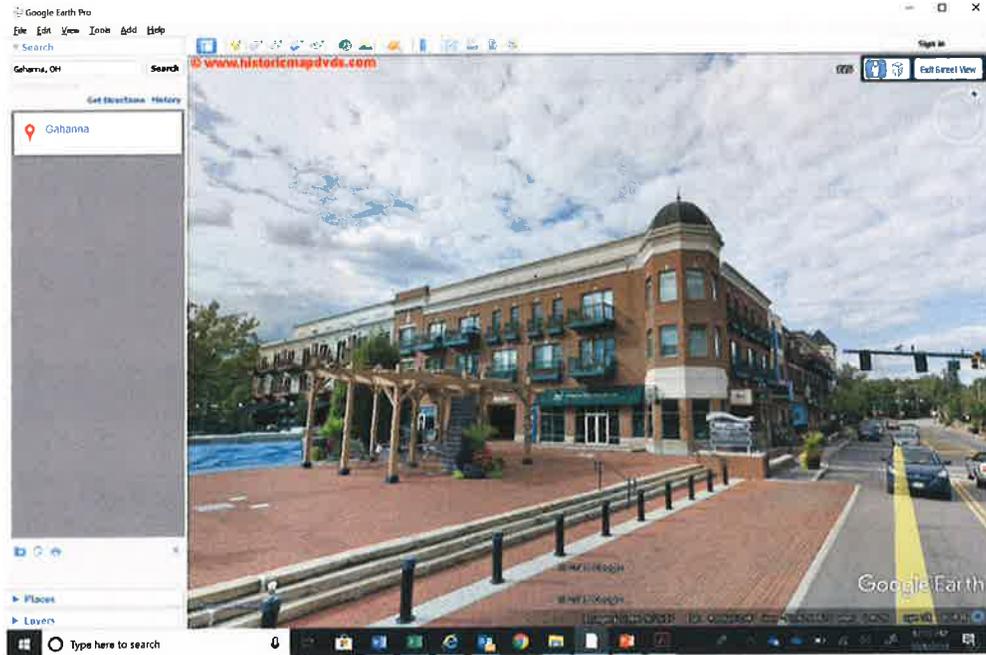
Parcel

025-002022-00 Mifflin

Twp.

Creekside Development Potential Rooftop / Alternative Structure:

Creekside Development
121 Mill Street
Gahanna, OH 43230
Parcel #: noted below



- SHEET 1
- LAND SPACE
 - LEGAL DESCRIPTIONS
 - TITLE NOTES
 - LEGAL DESCRIPTIONS (PARENT TRACT)
 - FLOOD ZONE DATA
 - VICINITY MAP

GRID NORTH
TRUE NORTH
-00° 14' 58"

NORTH IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE AND WAS DETERMINED BY COMPARISON FROM G.P.S. OBSERVATION ON JUNE 28, 2017.

COORDINATE POINT LOCATION
 NAD 1983
 LATITUDE: 40° 01' 46.80"
 LONGITUDE: 82° 52' 43.88"
 MHD 1288
 ELEVATION: 795.95'
 STATE PLANE COORDINATE NORTH ZONE
 NORTHING: 132453.84
 EASTING: 189228.81

POWER & TEL SOURCE
 UTILITY COMPANY: AEP
 IDENTIFICATION #: N/A
 TELEPHONE COMPANY: AT&T
 IDENTIFICATION #: N/A

PROJECT BENCHMARK
 NORTH: 132278.01
 EAST: 1881860.24
 ELEVATION: 798.52'
 LOCATION: BEING A RAILROAD SPIKE 24" SOUTHWEST OF THE SOUTHWEST CORNER OF THE SOCCER FIELD.

UNDERGROUND UTILITIES
 Call 811 before you dig
 800-4-A-DIG
 800-4-A-DIG
 800-4-A-DIG
 800-4-A-DIG
 800-4-A-DIG

SYMBOL LEGEND

- WOOD POWER POLE
- CONCRETE POWER POLE
- METAL TRAFFIC POLE
- LIGHT POLE
- GUY POLE
- TELEPHONE PEDESTAL
- GUY ANCHOR
- MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- CONCRETE
- CORRUGATED METAL PIPE
- SUBJECT PROPERTY LINE
- TOP OF CURB
- BOTTOM OF CURB
- POINT OF BEGINNING
- IRON PIN CAPPED

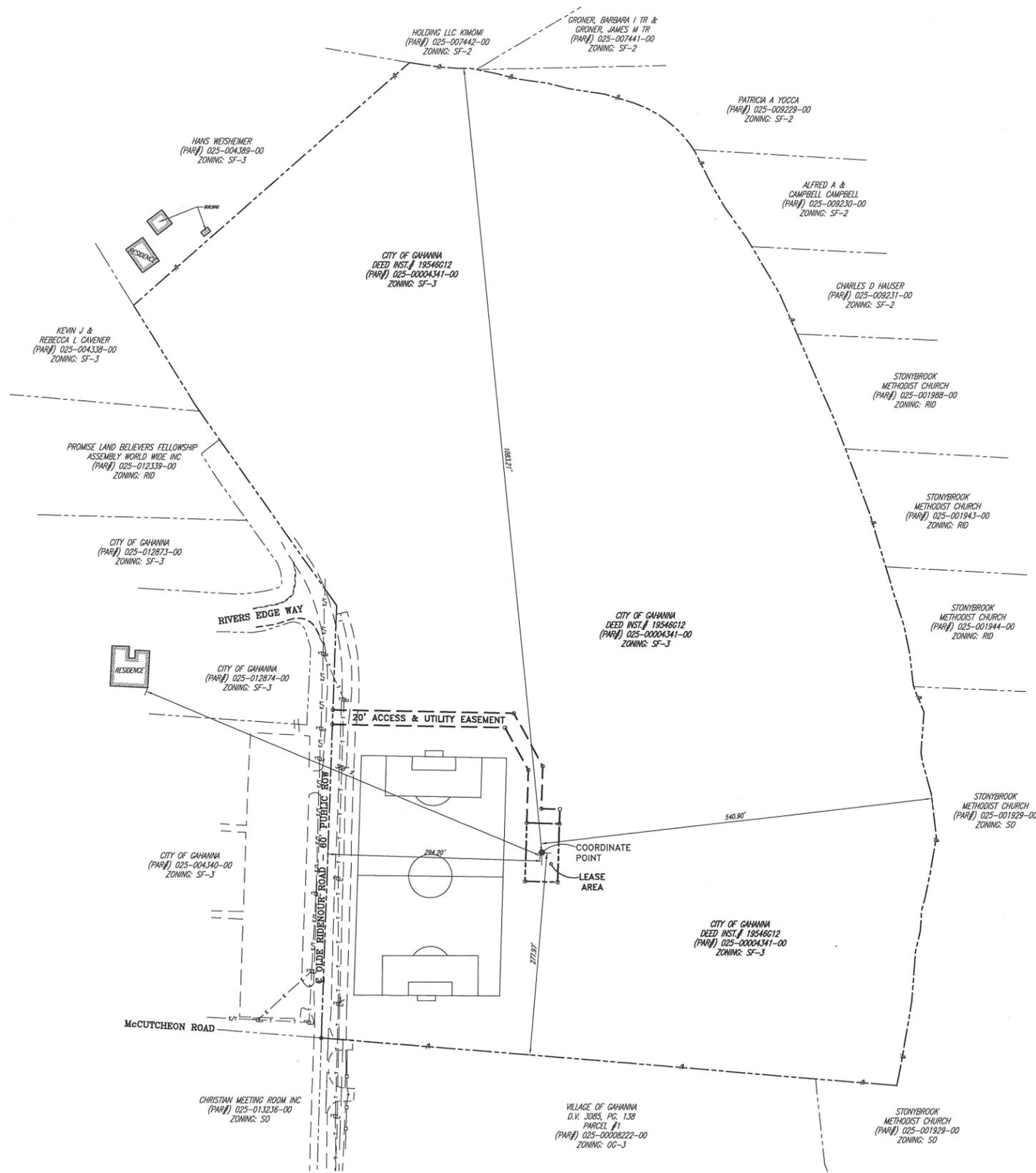
ABBREVIATIONS

- ES: EDGE OF DRIVEWAY
- EP: EDGE OF PAVEMENT
- ROW: RIGHT OF WAY
- C: CENTERLINE
- RCP: REINFORCED CONCRETE PIPE
- CONC: CONCRETE
- CMP: CORRUGATED METAL PIPE
- IR: SUBJECT PROPERTY LINE
- TC: TOP OF CURB
- BC: BOTTOM OF CURB
- PGB: POINT OF BEGINNING
- IPC: IRON PIN CAPPED

LINE LEGEND

- OVERHEAD ELECTRIC
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- OVERHEAD ELECTRIC & TELEPHONE LINE
- OVERHEAD TELEPHONE LINE
- DRAINAGE/STORM SEWER LINE
- EXISTING FENCE
- PROPOSED FENCE
- SUBJECT PROPERTY BOUNDARY
- RIGHT OF WAY CENTERLINE

NOTE: SYMBOLS, ABBREVIATIONS, OR LINESTYLES DO NOT NECESSARILY APPEAR ON DRAWINGS. USE ONLY AS APPLICABLE.



SURVEYORS NOTES

SOURCE OF BEARING AND ELEVATION IS A G.P.S. OBSERVATION ON JUNE 28, 2017, FROM A GPS CONTINUOUSLY OPERATING REFERENCE STATION DESIGNATION - COLUMBUS CORS APP. CORS_ID - COLR PID - A118A.

SITE SHOWN SUBJECT TO RIGHT OF WAYS AND EASEMENTS SHOWN HEREON OR NOT.

SOURCE OF ROTATION BASED ON THE CENTERLINE OLDE RIDENOUR ROAD WHICH HAS THE BEARING OF N 00°50'00" E PER PLAT BOOK 18, PAGE 34, AND THE CALCULATED BEARING OF N 01°47'22" E.

NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE PARENT TRACT.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY. EXISTING CONTIGUOUS ARE AT ONE FOOT INTERVALS. TREES SHOWN NEAR LEASE AREA ARE TYPICALLY 20" IN DIAMETER.



LAND SURVEYOR'S CERTIFICATE

TYPE "X" SURVEY: UNADJUSTED TRANSVERSE CLOSURE BETTER THAN 1 IN 10,000.

I HEREBY CERTIFY THAT THIS PLAN AND SURVEY WERE MADE UNDER MY SUPERVISION, AND THAT THE ANGULAR AND LINEAR MEASUREMENTS, AS WITNESSED BY MONUMENTS SHOWN HEREON, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

This survey and plot meets or exceeds the minimum standards of the governing authorities.

This property is subject to any recorded easements or right of ways not shown hereon.

Frank L. Sellinger, Sr. OH. Reg. No. 8229

"WIRELESS COMMUNICATION SITE SURVEY"

OWNER APPROVAL: _____ DATE: _____

TENANT APPROVAL: _____ DATE: _____

I HAVE REVIEWED THE FLOOD INSURANCE RATE MAPS (FIRM) MAP NO. 3804802184W DATED 08-17-2008 AND THE LAND SPACE DOES APPEAR TO BE IN A FLOOD PRONE AREA. THE LAND SPACE AREA IS LOCATED IN ZONE AE WITH A BASE FLOOD ELEVATION OF 799'

PREPARED FOR:

TowerCo

FRANK L. SELLINGER SR.
 PREPARED FOR:

FS
 Land Surveyors
 500 Lilly Avenue
 Louisville, KY 40217
 Phone: (502) 635-5866
 (502) 636-5111
 Fax: (502) 636-5263

SITE NUMBER: OH0376

SITE NAME: MCCUTCHEON (CLMB-247)

SITE ADDRESS: OLDE RIDENOUR RD
 GAHANNA OH, 43230

LAND SPACE: (5,625.0 SQ.FT.)

PROPERTY OWNER: VILLAGE OF GAHANNA
 200 S HAMILTON RD
 GAHANNA OH, 43230

PARCEL NUMBER: 025-004341-00

SOURCE OF TITLE: INSTR.# 19546G12

DWG BY: SNS CHKD BY: FSSR DATE: 06.28.17

PROJECT NO.: 17-10019

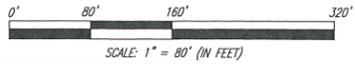
SHEET 2 OF 2

REVISIONS:

LAND SPACE 75X75 - 3.08.18
 LAND SPACE (PROP)-4.27.18 (101.32)
 DESCRIPTIONS - 5.23.18 (101.32)
 ADD TITLE - 6.04.18 (101.32)
 OLC NOTES - 6.13.18 (101.32)
 ZONING NOTES - 7.30.18 (101.32)

ZONING EXHIBIT

MCCUTCHEON (CLMB-247)
 OH0376
 SITE ADDRESS: OLDE RIDENOUR RD
 GAHANNA, OH 43230
 OWNER ADDRESS: 200 S HAMILTON RD
 GAHANNA OH, 43230



January 3, 2019

City of Gahanna
Department of Planning & Development
Attn: Michael Blackford, Deputy Director
200 South Hamilton
Gahanna, OH 43230

Re: Project McCorkle Park Cell Tower, City of Gahanna Comments Letter

Dear Mr. Blackford,

Please accept this letter addressing comments provided by the City of Gahanna in a letter dated November 9th 2018.

More specifically, see below addressing by City Departments

Public Safety

No comments to address

Fire District

No comments to address

Community Development

- 1) TowerCo acknowledges that request must be considered by Planning Commission and processed as a condition use. The applicant's materials should be sufficient (with the exception of the updated documents noted below) to process this.
- 2) TowerCo acknowledges the requirement for both a use variance and tower height variance. Please find enclosed the following items
 - a. Completed Variance application form addressing use and height variances
 - b. Completed variance narrative addressing the three ordinance criteria for both the use and height variance
 - c. \$150 check for variance application fee
 - d. List of adjoining property owners, corresponding address labels and backup info pulled from Franklin County auditor's mapping website
 - e. Updated set of zoning drawings which includes the survey (per variance application submittal requirements)
 - f. Electronic copy of all submittal materials (on memory stick attached to cover page)
- 3) TowerCo has included additional information regarding the equipment storage buildings. Please refer to Sheets C-7 and C-8 of the updated drawings which confirm height, materials and colors of the equipment cabinets. I have also included a photo of a similar existing Verizon installation in the OH market. Verizon's proposed facility will mirror this in color and materials.
- 4) TowerCo submits the enclosed Sherwin Williams color sheet labeled SW6069 "French Roast" as the proposed color for the tower. We have also labeled this on the zoning drawings (see Note #2 on Sheet C-4)



Parks

No comments to address

Public Service & Engineering

TowerCo agrees to pave the access drive per the City of Gahanna's development code. Please see labels of sheet C-1 on the zoning drawings which confirms the driveway shall be asphalt.

Building

TowerCo acknowledges that building permits will be required if project receives zoning approval

Soil & Water Conservation District

TowerCo acknowledges that project shall require consultation with the floodplain coordinator. This shall be done prior to applying for a building permit should the project receive zoning approval.

Should you have any questions, please feel free to reach me on my cell at (843)-452-6242.

Sincerely,


David Hockey
Director of Zoning



TowerCo

5000 Valleystone Dr.
Suite 200
Cary, NC 27519

address

919.469.5559

main

919.469.5530

fax

info@towerco.com

email

towerco.com

website



January 16, 2019

Robert Ferguson
PO Box 6323
Columbus, OH 43206

RE: Project McCorkle Park PWSF Comment Letter

Dear Robert Ferguson:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

Public Safety

1. No comments or concerns from the police department.

Fire District

2. The fire division has no comment on the cell tower since they are not covered in the 2017 Ohio Fire Code.

Building

3. Building permits will be required for the project.

Soil & Water Conservation District

4. As indicated, this project does occur in the floodplain and very near the active floodway. It should be coordinated with the area floodplain coordinator.
There are significant tree resources in this location and the tree code and replacement policy should be applied to the site.

Parks

5. I have a comment regarding the tree species chosen to provide screening. The plan currently proposes the use of 4 *Thuja occidentalis* and 4 *Picea* spp. to the west of the new cell tower. Both of these species require well-drained soil. The proposed project will be located in the floodplain of Big Walnut Creek which means that the soil in this area floods easily and is not well-drained. Because of the wet soil in this area, I have reason to believe that the proposed species will not fare well over time. I believe that flood-tolerant species should be selected to provide a natural barrier between the cell tower and the soccer field. Most evergreen trees are adapted for drier soils, so deciduous species may need to be substituted. Appropriate species may include bald cypress, sycamore, swamp white oak, burr oak, silver maple, river birch, or black walnut. The shrub species bladdernut may also be appropriate for this site.

Page 2 of 2
January 16, 2019
Re: Project McCorkle Park
McCorkle Park

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Administrative Assistant



PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

This is a request to construct a 120' tall monopole tower with an 8' tall lightning rod for an overall tower height of 128' on City owned land (McCorkle Park). The personal wireless service facilities portion of the zoning code was rewritten in 2016. This the first request to be submitted since the code was revised.

The property where the tower is to be located is zoned Single Family (SF-3). While the zoning is residential, the use is a City park. The area where the tower is to be located is adjacent to a soccer field. The applicant has worked with the City for approximately two years to find a piece of property that meets the technical needs for tower siting while minimizing impacts to residential neighborhoods. Even though the tower is located in a residential area, the tower is over 550' from the closest residential structure.

The purpose of the personal wireless service facilities code is to regulate the placement and construction of towers to protect the health, safety, and welfare of the public, while not unreasonably interfering with the development of a competitive wireless communications marketplace in the City. The code does not permit new towers in single family zoned areas, therefore a variance has been requested to this provision. It cannot be overstated that the City worked very closely with the applicant to identify a site that minimizes impacts to residents while meeting their siting requirements. Although new towers are not normally permissible in SF-3 zoned property, allowing the tower to be built at McCorkle Park would provide for more natural screening and greater separation than other properties in the area as these properties are mostly located on developed land in close proximity to neighborhoods.

Allowing the tower at 128' also requires a variance as the code limits tower height to 80' in SF-3. The applicant provides that the tower height is necessary to provide adequate coverage. The tower height would also meet the zoning code's objective of ensuring new towers are designed for co-location.

Conditional Use

All new towers are required to be reviewed and approved consistent with the criteria of Chapter 1169, Conditional Uses. As such, Planning Commission shall approve an application for conditional use if the following four conditions are met:

- (1) The proposed use is a conditional use of the zoning district and the applicable development standards established in this Zoning Ordinance are met.
- (2) The proposed development is in accord with appropriate plans for the area.
- (3) The proposed development will not have undesirable effects on the surrounding area.
- (4) The proposed development will be in keeping with the existing land use character and physical development potential of the area.



Variance

Two variances are necessary to permit the request. Chapter 1181.05(c) does not permit new towers in residential zonings. While the code does not anticipate new towers in residential zonings, the subject property is not used for residential purposes, rather it is used for a park. Several objectives of the code support the tower on this City owned property:

- To work proactively with wireless communications providers to ensure rapid and reliable deployment of their services/technologies, while minimizing negative effects on the City.
- To ensure that the location of towers and wireless communications facilities in the City provide appropriate wireless coverage consistent with these objectives.
- To allow, under certain conditions, appropriate City-owned property and structures to be used for wireless communications facilities.
- To minimize adverse visual impacts of towers and wireless communications facilities through careful design, siting, landscaping, and innovative camouflaging techniques.

The second variance is to Chapter 1181.05(d)(3)(F) which limits the height of a tower in SF-3 to 80'. 128' is being requested as this includes a 120' for the tower and 8' for the lighting rod. The code exempts lighting rods from the height of the tower. The applicant's materials state that the tower is 120' but the top of antennas will be at 124', therefore, the requested variance should be to allow for an overall tower height of 124' or an increase of 44' over what the zoning would normally permit.

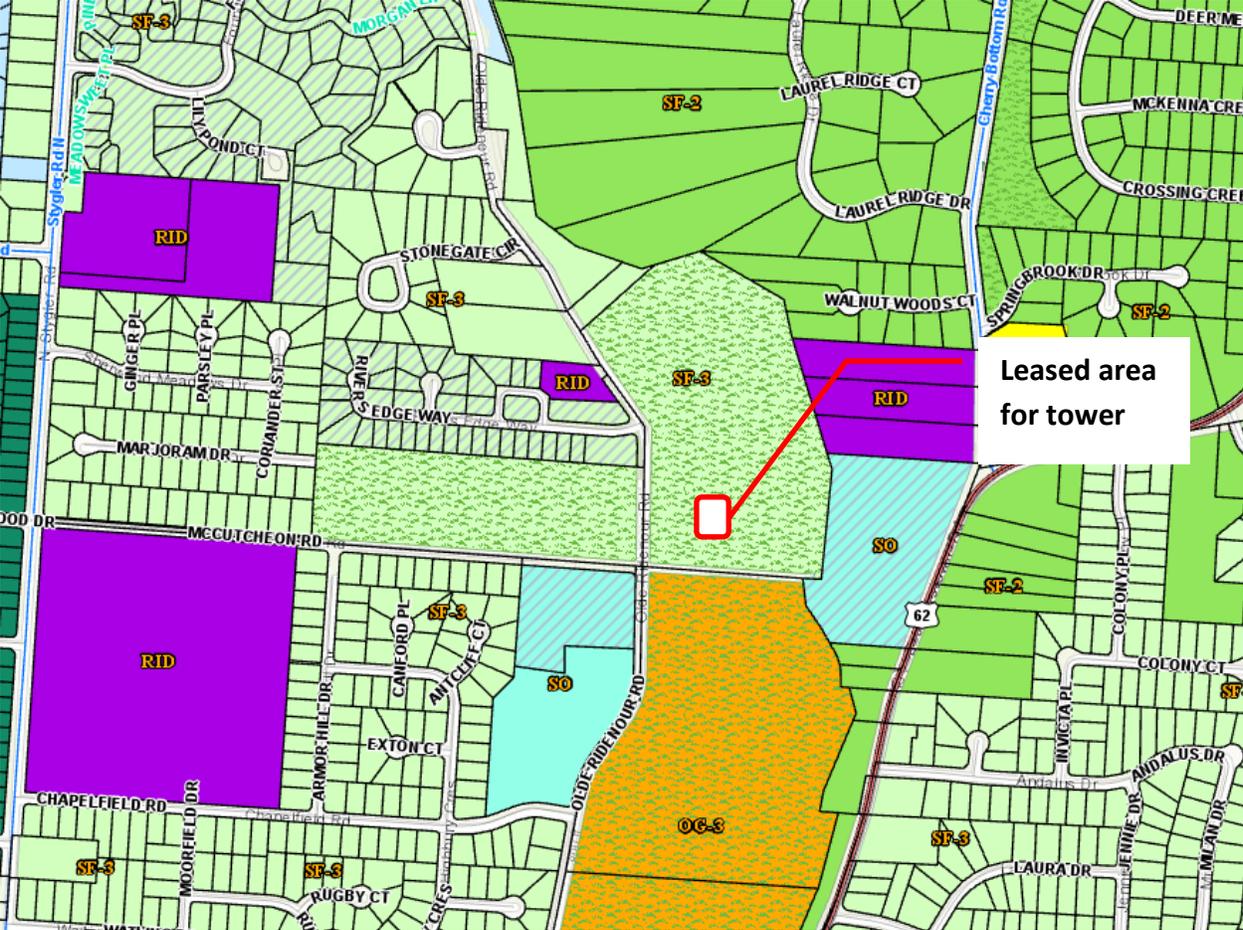
Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in question:

- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Recommendation

It is Planning and Development staff's opinion that the requested application is consistent with the overarching objectives of the zoning code to encourage new towers to be constructed in areas that protect residential areas and land uses from potential adverse impacts. In fact, the separation of the tower from residential is over twice the distance (~550') as the separation provided by the last tower approved (~211').

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director

Area Commission Feedback

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

ACCU - 001 - 2017
TOWER @ ACADEMY PARK

Meeting date:

7-20-17

Project type:

- Annexation
 Conditional Use
 Zoning Change (rezoning)
 Other _____

Reviewer name:

DON JENSEN

Reviewer status:

- Commission Member
 General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

NOT SURE THERE IS THE NEED BUT THIS LOWERS THE RUSTIC NATURE FEEL, Generally OK with LI

How would you improve the proposal as submitted?

I WOULD APPROVE

What do you see as some of the outcomes of the proposal?

LOSS OF TREES, DAMAGE TO ROAD?

What are your overall comments or suggestions?

We have the NEED but concerned about location AT ACADEMY PARK - damage, traffic

- MUST REPAIR PATH AFTER THE CONSTRUCTION

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate or desirable

Very appropriate and desirable

N/A

←

→

1

2

3

4

5

Pedestrian friendliness

X

Scale

X

Compatibility with surrounding uses

X

Vehicular circulation

X

Traffic impact on neighboring streets

X

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

ACCV-002-2017
TOWER @ GAHANNA GOLF COURSE

Meeting date:

7-20-17

Project type:

- Annexation
- Conditional Use
- Zoning Change (rezoning)
- Other

Reviewer name:

DON JENSEN

Reviewer status:

- Commission Member
- General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

ON GOLF COURSE, SO OK?

How would you improve the proposal as submitted?

LOOKS GOOD NOW -
PAINT GRAY!

I'd approve?!
←

What do you see as some of the outcomes of the proposal?

UNHAPPY ~~WITH~~ NEIGHBORS?

What are your overall comments or suggestions?

CONCERNED ABOUT COLOR(S) - WHITE?

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate or desirable

Very appropriate and desirable

N/A

← 1 2 3 4 5 →

	1	2	3	4	5	N/A
Pedestrian friendliness						X
Scale			X			
Compatibility with surrounding uses			X			
Vehicular circulation						X
Traffic impact on neighboring streets						X

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

GOLF COURSE CELL TOWER

Meeting date:

7/20/17

Project type:

- Annexation
- Conditional Use
- Zoning Change (rezoning)
- Other

Reviewer name:

JAMIE MCKENNA

Reviewer status:

- Commission Member
- General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

Yes.

How would you improve the proposal as submitted?

MAKE SURE IT IS BUILT AS LARGE AS NEEDED SINCE IT IS HIDDEN BY THE "SILO"

What do you see as some of the outcomes of the proposal?

What are your overall comments or suggestions?

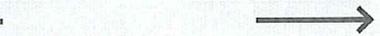
GOOD USE OF PUBLIC LAND WHILE HIDING WHAT COULD BE AN EYESORE.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate or desirable

Very appropriate and desirable

N/A



1

2

3

4

5

Pedestrian friendliness

Scale

Compatibility with surrounding uses

Vehicular circulation

Traffic impact on neighboring streets

X

X

X

X

X

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:
Academy Park Cell Tower

Meeting date:
7/20/17

Project type:

- Annexation
- Conditional Use
- Zoning Change (rezoning)
- Other _____

Reviewer name:
JAMIE MCKENNA

- Reviewer status:
- Commission Member
 - General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?
Yes.

How would you improve the proposal as submitted?
None

What do you see as some of the outcomes of the proposal?
-

What are your overall comments or suggestions?
GOOD USE + LOCATION

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:	Not appropriate or desirable		Very appropriate and desirable			N/A
	←			→		
	1	2	3	4	5	
Pedestrian friendliness					X	
Scale					X	
Compatibility with surrounding uses					X	
Vehicular circulation						X
Traffic impact on neighboring streets						X

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

ACCU-061-2017 Proposed Tower at

Gahanna Municipal
Golf Course

Meeting date:

7-20-17

Project type:

- Annexation
 Conditional Use
 Zoning Change (rezoning)
 Other _____

Reviewer name:

Paul Benson

Reviewer status:

- Commission Member
 General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

Yes.

How would you improve the proposal as submitted?

I like the proposal as is.

What do you see as some of the outcomes of the proposal?

I feel the barn and silo structure will beautify what is currently an eyesore at the golf course.

What are your overall comments or suggestions?

This structure will enhance the visual ~~quality~~ aesthetics of the golf course area.

Both sites are highly preferred over the New Life Church location.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:	Not appropriate or desirable		Very appropriate and desirable			N/A
	←			→		
	1	2	3	4	5	
Pedestrian friendliness						X
Scale				X		
Compatibility with surrounding uses					X	
Vehicular circulation						X
Traffic impact on neighboring streets						X

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:
ACCU-001-2017 Proposed Tower at Academy Park

Meeting date:
7-20-17

Project type:
 Annexation
 Conditional Use
 Zoning Change (rezoning)
 Other _____

Reviewer name:
Paul Bensch

Reviewer status:
 Commission Member
 General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?
Yes, I prefer the location of the tower in the meadow over in the park.

How would you improve the proposal as submitted?
The proposal is solid as is.

What do you see as some of the outcomes of the proposal?
This will be a slight exposure for the walking path.

What are your overall comments or suggestions?
The expanded multi-use path should not look too much different than the current path.
 Both sites are highly preferred over the New Life Church site

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:	Not appropriate or desirable		Very appropriate and desirable		N/A	
	←			→		
	1	2	3	4	5	
Pedestrian friendliness						X
Scale				X		
Compatibility with surrounding uses				X		
Vehicular circulation						X
Traffic impact on neighboring streets						X