5. **APPLICATION:** Z16-006 (RECONSIDERATION)

**Location:** 3647 GENDER ROAD (43110), being 3.96± acres located on the west side of Gender Road, 202± feet south of Upperridge Drive (530-225024; Greater South East Area Commission).

**Existing Zoning:** CPD, Commercial Planner Development District.

**Request:** CPD, Commercial Planner Development District.

**Proposed Use:** Monopole telecommunications antenna.

**Applicant(s):** SBA Towers IX, LLC; c/o Stephen V. Cheatham, Atty.; Buckley King; 600 Superior Avenue East; Suite 1400; Cleveland, OH 44114.

**Property Owner(s):** T&R Development, Inc.; 3895 Stoneridge Lane; Dublin, OH 43017.

**Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
Shannon Pine; 614-645-2208; spine@columbus.gov

**BACKGROUND:**

- This request was recommended for disapproval by the Development Commission at the May 2016 meeting. The revised proposal places the monopole telecommunications antenna to the north of the adjacent fire station, increasing the distance from the base of the antenna to the nearest residentially zoned property to 140 feet. The 3.96± acre site consists of a single undeveloped parcel zoned CPD, Commercial Planned Development District. The requested CPD, Commercial Planned Development District will permit the applicant to construct a monopole telecommunications antenna that is not shown on the current CPD site plan.

- North of the site is a bank zoned in the CPD, Commercial Planned Development District, and a single-unit subdivision zoned in the SR, Suburban Residential District across Upperridge Drive. To the south and west are apartment buildings zoned in the L-AR-12, Apartment Residential District, and a fire station zoned in the CPD, Commercial Planned Development District. To the east across Gender Road is a commercial shopping center zoned in the CPD, Commercial Planned Development District.

- The site is located within the planning area of the *Brice-Tussing Area Plan (1990)*, which recommends commercial and parks/open space land uses at this location. The requested land use is compatible to the Plan’s commercial land use recommendation.

- The CPD text includes permitted uses in Chapters 3356, 3357, and 3361 of the Zoning Code with prohibited uses that are remaining from the current CPD district. The site plan depicts the proposed antenna location and landscaping. A variance to reduce the setback requirements for the proposed monopole telecommunications antenna is
included in the request.

- The site is located within the boundaries of the Greater South East Area Commission whose recommendation is for approval of the requested zoning district.

- The *Columbus Thoroughfare Plan* identifies Gender Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District will permit the construction of a monopole telecommunications antenna. Staff is sympathetic to the possibilities of future commercial development at this site, and also recognizes that placement of the antenna almost anywhere on this property will require a setback variance. Staff believes that the placement of the monopole telecommunications antenna to the north side of the fire station, therefore reducing the required setback from 270 feet to 140 feet, to be a reasonable and supportable request.
Z16-006
3647 Gender Road
Approximately 3.96 acres
CPD to CPD
COMMERCIAL PLANNED DEVELOPMENT TEXT

Proposed Zoning District: CPD, Commercial Planned Development District
Property Address: 3647 Gender Road (43110)
Property Owner: T&R Development, Inc.
Applicant: SBA Towers IX, LLC
Application Number: Z16-006
Date: June 1, 2016

INTRODUCTION: Applicant SBA Towers IX, LLC seeks to rezone 3647 Gender Road, Canal Winchester, for those uses permitted below. The proposed CPD text herein provides applicable limitations for 3647 Gender Road. The purpose of this rezoning and development is the construction of a wireless communications facility, as permitted in a CPD district and meeting a public necessity. Please see the Property Owner’s October 12, 2015, letter attached hereto as Exhibit 1, the content of which is incorporated herein. The Property Owner has contracted with Applicant SBA Towers IX, LLC to develop a cell phone tower on the property that is the subject of this Gender-Refuge Rezoning Application. The Property Owner owns the multifamily apartments adjacent to the site known as the Moors Apartments as well as the retail center directly east of Gender Road known as the Gender Towne Center. Both Applicant SBA Towers IX, LLC and the Property Owner believe the ideal location for the erection of a cell phone tower in the area is the southeast corner of the property as shown on Exhibit 2 referred to below. This location provides the least proximity impact to the residences. Moreover, the residential buildings closest in proximity to the site of this wireless communications facility are owned by a related entity to the Property Owner. Additionally, by locating this wireless communications facility where proposed herein, the free space available on the remaining balance of the site is maximized. Although the future use of the remaining balance of the site is undetermined at this point, the property is zoned for commercial use so any future use would not conflict with a cell phone tower.

PERMITTED USES. Those uses contained in Sections 3351, 3353, 3355, 3357 (a drive-thru carryout is the only C-5 use permitted under this Columbus City Code provision) and 3361 of the Columbus City Code, with the following prohibitions: Garage Repair; Poultry Shop; Facilities that utilize gasoline sales or pumps; Car Wash; Sale of Mobile Homes; Automobiles Sales; Freestanding Fast Food; Sale, maintenance, and servicing of motor vehicles, off-premise graphics, and billboards.

A. Density, Height, Lot and/or Setback Commitments:

SETBACKS: Front setbacks shall be in accordance with the C-4 District. Side and rear setbacks, however, shall be ten feet (10').

B. Access, Loading, Parking and/or Other Traffic-Related Commitment: Applicant SBA Towers IX, LLC shall maintain for this site one full-service access point to Gender Road which is a right-in/right-out access point.

Further, in compliance with the Columbus City Code Section 4309.17, Applicant SBA Towers IX, LLC shall maintain a right-of-way dedication of sixty feet (60') from centerline along Gender Road.

C. Buffering, Landscaping, Open Space and/or Screening Commitments:

Applicant SBA Towers IX, LLC proposes that the entire site as shown on Exhibit 2, which is attached hereto as a Lease Survey, shall be landscaped in accordance with the following standards applicable:

1. A buffer on the west side of the property line will be maintained with arborvitaes.

2. When any development occurs, except for the erection of a monopole telecommunications antenna, the west buffer shall be extended along the south property line.
D. Building Design and/or Interior-Exterior Treatment Commitments:

Buildings shall be constructed with a combination of the following materials: glass and associated metal work, brick and brick paving, split-faced concrete block, wood siding, asphalt shingles, wood shingles, stone, asphalt parking lot, stucco, metal canopies, precast concrete, fabric awnings, concrete paving and curbs, ceramic tile and porcelain tile, as accent points.

The materials which are not approved and shall not be used in the construction of this development are as follows: concrete block (facing streets), aluminum siding, gravel parking lots and plywood on vertical surfaces.

E. Dumpster, Lighting, Outdoor Display Areas and/or Other Environmental Commitments:

N/A

F. Graphic and Signage Commitments:

All signage and graphics shall conform to Article 15 of the City of Columbus Graphics Code as it applies to C-4, Commercial District.

G. Miscellaneous:

The development of a wireless telecommunications facility shall be permitted, including a monopole tower of a height not to exceed 135 feet and associated support structures and facilities as depicted on Exhibit 3 attached hereto and titled “Location Plan,” “Enlarged Site Plan,” “Fence Details,” and “Site Elevation.” Collectively, the “Location Plan,” “Enlarged Site Plan,” “Fence Details,” and “Site Elevation” are the Site Plan, and the distance of the base of the monopole tower will be approximately 140 feet from the boundary of the nearest residentially-zoned district.

The wireless telecommunications facility shall be developed in accordance with the Site Plan. The Site Plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the Site Plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his or her designee upon submission of the appropriate data regarding the proposed adjustment. Applicant SBA Towers IX, LLC requests that a variance to the following apply to it:

1. Under City of Columbus Zoning Code 3353.05-C-2 (D)(4), “[t]he base of all monopole telecommunication antenna sites and associated support structures shall be set back 200 percent of the total height of the antenna from all residentially zoned districts. All support structures shall meet district setbacks.”

The sufficient ground for this request for a variance to the foregoing City of Columbus Zoning Code provision is that (i) the owner of the commercial property affected by the erection of the cell tower is also the owner of the residential property located on the southwest side of the property line.

2. CPD CRITERIA:

1. Natural Environment:

The property is not flat (significant grade elevation changes currently exist) with no natural features and no vegetation other than grass in some areas. The Developer (previous Applicant) intended to regrade site so that grade elevation changes were minimized and the site became functional. That proposed development added landscaping in the form of trees and low shrubs to meet city standards and to improve the curb appeal of the property. The site disposed of rain through absorption into the soil and through runoff to the adjacent streets. Drainage was installed.
2. Existing Land Use:

The existing land use is presently zoned CPD, Commercial Planned Development. To the north is a single family residential development. To the west and to the southwest are AR-12 developments. The Developer (previous Applicant)/Owner is the developer for both the single family residential and the AR-12 developments, as well as the development immediately across the street at 3550 Gender Road.

3. Transportation and Circulation:

Curb cuts and the internal circulation patterns are shown on the Site Plan.

4. View and Visibility:

The development of the subject site and the location of the building and access point considerations will not adversely impact on the visibility and safety of the motorists and pedestrians.

5. Emissions:

No adverse effect from the proposed development.

6. Behavior Patterns:

The proposed development will enhance the commercial and residential development which already exists in this area.

7. Fencing:

Applicant SBA Towers IX, LLC intends to use a six feet chain link fence (inclusive of a 5 feet fence with 1 foot barbed wire at the top) to enclose the monopole telecommunications antenna.

Applicant SBA Towers IX, LLC agrees for itself, successors, and assigns to abide by the above restrictions, conditions, and commitments regarding the development of the subject property and for such purpose states that it fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provisions of the Columbus City Code.

SBA Towers IX, LLC

By: _______________________
    Kevin Gallagher
    Title: VP, Newtower Development
    Date: June 1, 2016
THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL INVESTIGATION WORK, PROMPTLY NOTIFY THE OWNER VERBALLY AND IN WRITING, AS TO THE NATURE OF THE DIFFERING CONDITIONS. NO CLAIM BY THE CONTRACTOR FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLANS AND SPECIFICATIONS AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING, AS REQUIRED ABOVE, OF SUCH DIFFERING SUBSURFACE CONDITIONS.

CONTRACTOR TO PROVIDE APPROXIMATE 50'x50' STAGING AREA AND TEMPORARY ROAD. CONTRACTOR SHALL COORDINATE WITH ANTENNA CONTRACTOR, A STAGING AREA AND TEMPORARY ROAD THAT IS ACCEPTABLE TO THE OWNER. STAGING AREA AND TEMPORARY ROAD SHALL BE RESTORED TO EXISTING CONDITIONS AS NECESSARY UPON COMPLETION OF THE PROJECT.

CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT. CONTRACTOR SHALL PHOTOGRAPH AND VIDEOTAPE EXISTING PAVEMENT PRIOR TO CONSTRUCTION. ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPLACED TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST.

BEFORE AND DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL AS NECESSARY IN THE FORM OF SILT FENCES FOR THE SITE AND BALES AROUND ANY EXISTING MANHOLES, INLETS, OR CATCHBASINS SUSCEPTIBLE TO EROSION. EROSION CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED TO ENSURE PROPER FUNCTION. EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF WORK.

LEASE SITE

PROPOSED MULTI-GANG METER AND TELCO H-FRAME, MINIMUM 4' CLEARANCE TO FENCE. H-FRAME NOT TO EXCEED A HEIGHT OF 6'.

CALL BEFORE YOU DIG 1-800-362-2764 AT LEAST 48 HOURS PRIOR TO EXCAVATING

SERVICES

PROPOSED TENANT CUBE & HOFFMAN BOX MOUNTED TO H-FRAME

PROPOSED 130' HIGH MONOPOLE TOWER WITH 5' LIGHTNING ROD (135' TO TIP OF LIGHTNING ROD)

PROPOSED 5' HIGH CHAIN LINK FENCE W/ 1' OF BARBED WIRE (6' TOTAL HEIGHT). FENCE TO BE A LIMITED HEIGHT OF 6'.

10' CLEAR ZONE TO POSSIBLE IGNITION SOURCE

PROPOSED TENANT 5' X 9' CONCRETE SLAB FOR 500 GALLON LP TANK

PROPOSED 6' HIGH ARBORVITAE @ 8' O.C., TYP. OF 27.

PROPOSED WAVE GUIDE & ICE BRIDGE FROM PAD TO ANTENNA TOWER

PROPOSED TENANT CABINETS ON (20'-0" X 12'-0") CONCRETE PAD WITH STEEL CANOPY

PROPOSED VZW 200A ILC & FIBER PULL BOX MOUNTED TO H-FRAME

PROPOSED VZW RRH's/OVP's MOUNTED TO UNI-STRUT FRAME

PROPOSED 20' WIDE ASPHALT ACCESS DRIVE

PROPOSED 30' x 90' LAND SPACE SEE SURVEY FOR DESCRIPTION

PROPOSED 14' WIDE DOUBLE SWING GATE WITH SECURITY LATCH

FUTURE CARRIER LAND SPACE

SCALE 1" = 5'

EXISTING UTILITY POLE W/ TRANSFORMER

EXISTING FIBER PEDESTAL

PROPOSED 20' WIDE ASPHALT ACCESS DRIVE

EXISTING ROOF GEOMETRICALLY ACCURATE

PROPOSED WATER METER & FIRE HYDRANT ON SURFACE BASE

PROPOSED 20' WIDE ASPHALT ACCESS DRIVE

SBA TOWERS IX, LLC
8051 CONGRESS AVE
BOCA RATON, FL 33487
PHONE: 1-800-487-7483

TOOL ROAD (ACCESS)

Utilities Protection
OH-16-258

REFERENCES

PAVEMENT MATERIAL

PROPOSED 6' HIGH ARBORVITAE @ 8' O.C., TYP. OF 27.

CALL BEFORE YOU DIG 1-800-362-2764 AT LEAST 48 HOURS PRIOR TO EXCAVATING

SERVICES

PROPOSED TENANT CUBE & HOFFMAN BOX MOUNTED TO H-FRAME

PROPOSED 130' HIGH MONOPOLE TOWER WITH 5' LIGHTNING ROD (135' TO TIP OF LIGHTNING ROD)

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PROPOSED 20' WIDE ASPHALT ACCESS DRIVE

SBA TOWERS IX, LLC
8051 CONGRESS AVE
BOCA RATON, FL 33487
PHONE: 1-800-487-7483

TOOL ROAD (ACCESS)

Utilities Protection
OH-16-258
DESCRIPTION

1. ISSUED FOR REVIEW; UPDATE TO CABINET DESIGN
   
2. ISSUED FOR FINAL UPDATE LANGUAGE

3. RELOCATE TOWER & EQUIPMENT

4. RELOCATE LAND SPACE

5. CLIENT COMMENTS

6. ISSUE FOR FINAL

DATE

- 11/24/15
- 11/25/15
- 12/1/15
- 1/22/16
- 4/19/16
- 5/26/16

CHECKED BY

- JAY
- JAY
- JAY
- JAY
- JAY
- JAY

DRAWN BY

- JAY
- JAY
- JAY
- JAY
- JAY
- JAY

SHEET NUMBER

- OH-16-258

SHEET TITLE

- GENDER
- GENDER ROAD

PROJECT #:

- 21530

ISSUING AGENCY

- SBA TOWERS IX, LLC
- 8051 CONGRESS AVE
- BOCA RATON, FL 33487
- PHONE: 1-800-487-7483

FENCING DETAILS

1. PROPOSED CHAIN LINK FENCE TO BE LIMITED TO & NOT TO EXCEED A HEIGHT OF 6'.

2. FENCE DETAILS
   - 14'-0" DOUBLE SWING GATE
   - 2" (MIN)
   - 3" (MAX)
   - 1'-2"
   - 6" BELOW FROST LINE
   - 1'-2"
   - 2'-0"
   - 10'-0" MAX SPACING
   - 15'-0" 5'-0" 1'-0" 7'-0" 1'-0" 10" 1" MAX
   - 26
   - 13
   - 14
   - 16
   - 16
   - 9
   - 17
   - 15

3. MUSHROOM TYPE
   - CONCRETE POST
   - PLUNGER ANCHOR
   - GATE PLUNGER ROD

4. INSTALL FENCING PER ASTM F-567
   - INSTALL SWING GATES PER ASTM F-900
   - LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.

5. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE GALVANIZED (HOT DIP, ASTM A120 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL).

6. ALL OPEN POSTS SHALL HAVE END-CAPS.

7. USE GALVANIZED HOG-RING WIRE TO MOUNT ALL SIGNS.

8. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.

9. MUSHROOM ANCHOR & PLUNGER REQUIRED FOR GATE.

10. GENERAL NOTES:
    - VERIFY WITH SITE PLAN
    - INSTALL FENCING PER ASTM F-567
    - INSTALL SWING GATES PER ASTM F-900
    - LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.

11. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE GALVANIZED (HOT DIP, ASTM A120 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL).

12. ALL OPEN POSTS SHALL HAVE END-CAPS.

13. USE GALVANIZED HOG-RING WIRE TO MOUNT ALL SIGNS.

14. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.

15. MUSHROOM ANCHOR & PLUNGER REQUIRED FOR GATE.

16. GENERAL NOTES:
    - VERIFY WITH SITE PLAN
    - INSTALL FENCING PER ASTM F-567
    - INSTALL SWING GATES PER ASTM F-900
    - LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.

17. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE GALVANIZED (HOT DIP, ASTM A120 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL).

18. ALL OPEN POSTS SHALL HAVE END-CAPS.

19. USE GALVANIZED HOG-RING WIRE TO MOUNT ALL SIGNS.

20. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.

21. MUSHROOM ANCHOR & PLUNGER REQUIRED FOR GATE.

22. GENERAL NOTES:
    - VERIFY WITH SITE PLAN
    - INSTALL FENCING PER ASTM F-567
    - INSTALL SWING GATES PER ASTM F-900
    - LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.

23. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE GALVANIZED (HOT DIP, ASTM A120 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL).

24. ALL OPEN POSTS SHALL HAVE END-CAPS.

25. USE GALVANIZED HOG-RING WIRE TO MOUNT ALL SIGNS.

26. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.

27. MUSHROOM ANCHOR & PLUNGER REQUIRED FOR GATE.

28. GENERAL NOTES:
    - VERIFY WITH SITE PLAN
    - INSTALL FENCING PER ASTM F-567
    - INSTALL SWING GATES PER ASTM F-900
    - LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.

29. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE GALVANIZED (HOT DIP, ASTM A120 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL).

30. ALL OPEN POSTS SHALL HAVE END-CAPS.

31. USE GALVANIZED HOG-RING WIRE TO MOUNT ALL SIGNS.

32. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.

33. MUSHROOM ANCHOR & PLUNGER REQUIRED FOR GATE.

34. GENERAL NOTES:
    - VERIFY WITH SITE PLAN
    - INSTALL FENCING PER ASTM F-567
    - INSTALL SWING GATES PER ASTM F-900
    - LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.

35. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE GALVANIZED (HOT DIP, ASTM A120 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL).

36. ALL OPEN POSTS SHALL HAVE END-CAPS.

37. USE GALVANIZED HOG-RING WIRE TO MOUNT ALL SIGNS.

38. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.

39. MUSHROOM ANCHOR & PLUNGER REQUIRED FOR GATE.
1. VERIFY EACH COAXIAL CABLE LENGTH, ROUTING AND ALL MOUNTING APPURTENANCES WITH OWNER PRIOR TO ORDERING.
2. ACTUAL ANTENNA CABLE LENGTHS MAY VARY FROM ESTIMATED CABLE LENGTH AND MUST BE VERIFIED.
3. TAG ALL MAIN CABLES (LABELED 1-12 TYPICAL, VERIFY WITH TENANT PROJECT MANAGER) AT (3) LOCATIONS:
   A. TOP OF TOWER ANTENNAS
   B. INSIDE EQUIPMENT SHELTER NEAR ENTRY PORT
   C. OUTSIDE EQUIPMENT SHELTER NEAR ENTRY PORT
4. EACH COAX SHALL BE GROUNDED AT THREE (3) LOCATIONS:
   A. TOWER PLATFORM OR T-FRAME
   B. TOWER BASE
   C. AT EQUIPMENT SHELTER ENTRY PORT
5. COAXIAL CABLES TO BE SUPPORTED EVERY 3'-0" ON PLATFORM OR T-FRAME WITH STAINLESS STEEL HANGER.
6. COAXIAL CABLES TO BE SUPPORTED EVERY 18" WITH STAINLESS STEEL HANGERS.

NEW UTILITY H-FRAME
FURNISHED & INSTALLED BY CONTRACTOR SEE SHEET E-3 FOR DETAILS

NEW CHAIN LINK FENCE WITH BARBED WIRE EXTENSION
FURNISHED & INSTALLED BY CONTRACTOR SEE SHEET C-4 FOR DETAILS

PROPOSED TENANT ANTENNAS & MOUNTING PLATFORM WITH HANDRAIL

PROPOSED LIGHTNING ROD

PROPOSED 130' HIGH MONOPOLE TOWER

DISTANCE TO CENTER OF PROPOSED TENANT ANTENNAS = 130' A.G.L.
DISTANCE TO TOP OF PROPOSED MONOPOLE TOWER = 130' A.G.L.
OVERALL STRUCTURE HEIGHT = 135' A.G.L.
THE GREATER SOUTHEAST AREA COMMISSION

ZONING RECOMMENDATION AND VOTE

Application # 216-004

Address 3647 Gender Rd. Canal Winchester

Description

Zoning Committee Recommendation

☑ APPROVE  ❌ DISAPPROVE

Commission vote

Commissioner Johnson

☑ YES  ❌ NO  ❌ ABSTAIN

Commissioner Brown

☐ YES  ☑ NO  ❌ ABSTAIN

Commissioner Bunting

☐ YES  ☑ NO  ❌ ABSTAIN

Commissioner Chambers

☑ YES  ☐ NO  ❌ ABSTAIN

Commissioner Harris

☑ YES  ☑ NO  ❌ ABSTAIN

Commissioner E. Kempner  absent

☐ YES  ☐ NO  ❌ ABSTAIN

Commissioner M.M. Kempner  absent

☐ YES  ☐ NO  ❌ ABSTAIN

Commissioner Palmer

☐ YES  ☐ NO  ❌ ABSTAIN

Commissioner Schacht

☑ YES  ☐ NO  ❌ ABSTAIN

GSEAC Chair

Date 4/26/16

GSEAC Secretary Marian Harris  5 - 13

Date 4/26/16