

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: CV17-070 Date Received: 9/29/2017
Application Accepted by: SP & MM Fee: \$1600
Assigned Planner: Michael Maret; 614-645-2749; mijmaret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes): 482 E. 11TH AVE COLUMBUS, OH Zip: 43211

Is this application being annexed into the City of Columbus? Select one: ☐ YES ☒ NO

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-067015-00

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): RURAL RESIDENTIAL (R)

Area Commission or Civic Association: NONE, ALTHOUGH WILL CONTACT MILD GROGAN AS REQUESTED

Proposed Use or reason for Council Variance request:

120' MONADLE COMMUNICATIONS TOWER STEALTH FLAG POLE W/RADIO EQUIPMENT COMPAND.

Acreage: LEASE AREA 0.072 ACRES

APPLICANT: NEW PAR 4/6/4 VERIZON WIRELESS

Name: DAN NOBLE, REAL ESTATE IN CENTRAL OHIO Phone Number: 614-570-8544 Ext.: N/A

Address: 7575 COMMENCE COURT City/State: LEWIS CENTER, OH Zip: 43015

Email Address: DAN.NOBLE@VERIZONWIRELESS.COM Fax Number: N/A

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: OHIO D.A.S. COMM. REAL ESTATE DIV. Phone Number: 614-387-6049 Ext.: N/A

Address: 4700 SURFACE DRIVE City/State: COLUMBUS, OH Zip: 43228

Email Address: REALSTATEANDPLANNING@DAS.OHIO.GOV Fax Number: N/A

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☒ Agent

Name: ROBERTA M. FERGUSON, UAS INC. Phone Number: 614-309-2904 Ext.: N/A

Address: PO BOX 6323 City/State: COLUMBUS, OH Zip: 43206

Email Address: R.FERGUSON@UAS.BIZ Fax Number: N/A

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE [Signature]

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

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STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.

B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare

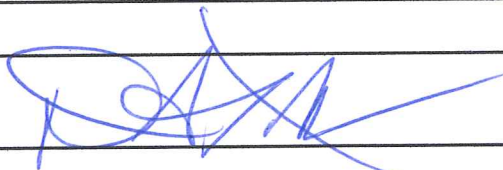
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

SEE ATTACHED.

Signature of Applicant



Date

9/25/2017

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CU 17-070



Executive Summary & Statement of Hardship.

Proposed Flag Pole (Stealth) Wireless Communications Facility (monopole telecommunication antenna) at:

482 E. 11th Avenue (City of Columbus assigned certified address) Columbus, OH 43211 (Franklin Co.). The land is owned by Ohio Department of Agriculture according to the deed reference. The parcel # is 010-067015-00. The Land is managed by Ohio DAS (Department of Administrative Services) Commercial Real Estate Division, 4200 Surface Drive, Columbus, OH 43228

Within the municipal boundaries of the City of Columbus, Verizon Wireless is experiencing significant gaps in service and data capacity in their existing wireless telecommunications network.

Because of the significant increases in customer demand for services, the company's existing call coverage and data carrying capacity has been exceeded, and its existing sites are no longer able to provide uninterrupted service within this area.

To aid this gap in capacity and restore this service, Verizon Wireless is proposing to develop a new wireless communications facility in the service area, specifically a 120' Flag Pole monopole telecommunication antenna including a radio equipment compound positioned at the base of the tower. At the request of the State of Ohio, a flag will not be flown at this location.

There are five (5) variance requests which Verizon is requesting relief from associated with this Council Variance Application as follows:

- 3332.02 – R-rural district use, to permit a monopole telecommunication antenna as a permitted use. Variance Relief Request: Locating a communications facility at this location will cure the gaps in service and data capacity.
- 3332.21(B)(2) – Fence Setback. The Existing Fence is 7' tall. Variance Relief Request: Proposal is to match existing black wrought iron fence starting at the southwest corner - west fence line, north fence line and east fence line and fences enclosing the access. All fences will match the existing style and color.
- 3332.29 – The R- district is designated to be in the 35- foot height district. No building or structure therein shall exceed a height of 35 feet. Variance Relief Request: Macro Towers cannot effectively perform as intended at a 35' height level. The proposed tower is designed to perform at 120'.
- 3353.05(C)(2): The base of all monopole telecommunication antenna sites and associated support structures shall be screened and buffered and may be

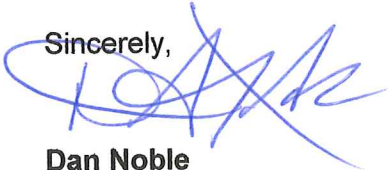
enclosed by a security fence. The buffer shall contain hedges or other plants that provide a five-foot high, 75 percent opaque screen. Existing vegetation and topography can be used as part of this screening. Variance Relief Request: Verizon proposing wrought iron fencing to matching existing environment on all sides and Spartan Juniper trees on north, west and south sides.

- 3353.05 (D)4: The 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. Variance Relief Request: Verizon is proposing a 120' tower structure on land owned and operated by the OEC (Ohio Exposition Center). Although zoned R, Rural District, the use and uses on the property are not Rural or residential in nature. The closest structure on the property is 178' NE (the Martin Janis Senior Citizens Center). Manufacturing zoning district borders to the south, train track viaduct to the west and additional State Exposition Center facility to the north and east (OEC property all zoned R, Rural District).
- (4), C-2 District development limitations, of the Columbus City Codes; for the property located at 482 East Eleventh Ave., Columbus, OH 43211.

Verizon Wireless presents evidence in its application and exhibits that show the proposed 120' foot wireless communications facility can be established at this site without compromising public safety and that this practical adjustment is a necessary accommodation under the provisions of the federal *Telecommunications Act of 1996* (47 USC §332).

The proposed facility will allow the applicant to close the service and capacity gaps in this portion of its wireless network in the City of Columbus and will operate to restore reliable connections to the national telephone network in this centrally located area within the Columbus area, east of The Ohio State University Campus and west of Interstate I-71.

Sincerely,



Dan Noble
Verizon Wireless
614-570-8544
dan.noble@verizonwireless.com

Application Number: CU17-070

AFFIDAVIT (See instruction sheet)

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME John W. Evers
of (1) MAILING ADDRESS 9055 S.R. 56 S.E., MOUNT STERLING, OH 43143

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the
name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 800 EAST SEVENTEENTH AVE. COLUMBUS, OH 43221
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and
Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) STATE OF OHIO
4200 SURFACE DRIVE
COLUMBUS, OHIO 43228

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

DAN NOBLE 614 570 8544

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) NOT APPLICABLE

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on
the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property
within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property
within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to
the subject property (7)

☒ Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT

John W. Evers

Sworn to before me and signed in my presence this 27 day of Sept, in the year 2017

(8) SIGNATURE OF NOTARY PUBLIC

Notary Seal Here



1-12-2022
My Commission Expires
SCOTT GAMMELL
Notary Public, State of Ohio
My Comm. Expires 1-12-2022
Recorded in the County of Madison

This Affidavit expires six (6) months after the date of notarization.

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LITTERAL DONNA
LITTERAL ROCH
8177 FLINT RD
COLUMBUS OH 43235

LONG CHRISTOPHER
2205 ATWOOD TERRACE
COLUMBUS OH 43211

LOWES HOME CENTERS INC
PO BOX 1111
NORTH WILKESBORO NC 28656

MADISON CARL
643 N JAMES RD
COLUMBUS OH 43219

MILLIAN RAY, MILLIAM MARION
CAMPOSAGRADO JOEL
200 LINDEN AVE
JERSEY CITY NJ 07305

MOSER WILLIAM
2187 GRASMERE AVE
COLUMBUS OH 43211

NNEMAP INC
PO BPX 10614
COLUMBUS OH 43201

OHIO HEATING & AIR
CONDITIONING INC
PO BOX 91203
COLUMBUS OH 43209

PEARSON WILLIAM E
3078 NORTH STAR RD
COLUMBUS OH 43221

PECK DALE H
2211 HOWEY RD
COLUMBUS OH 43211

PLOTNICK MARC
2204 ATWOOD TERRACE
COLUMBUS OH 43211

POILLUCCI PATRICK
2019 GRASMERE AVE
COLUMBUS OH 43211

PURDY WILLARD
3046 ELIM ESTATES DR
COLUMBUS OH 43232

REESE INVESTMENTS LTD
1605 SHAUNEE AVE
COLUMBUS OH 43211

REI PROPERTIES LLC
5999 HARBOUR TOWN CR
WESTERVILLE OH 43082

RICKMAN WARNER E
2203 GRASMERE AVE
COLUMBUS OH 43211-2142

RREALM LLC
2815 MONTEVISTA DR
BOISE ID 83706

SBORGIA ALMERINDA
1201 REDFIELD DR
COLUMBUS OH 43229

SCHLEMBACH GERARD
625 E 11TH AVE
COLUMBUS OH 43211

SHULER PAUL
267 CHATTERLY LN
COLUMBUS OH 43207

STATE OF OHIO OEC
717 E 17TH AVE
COLUMBUS OH 43211

MCDONALDS CORP
PO BOX 182571
COLUMBUS OH 43218

TROY MOTEL ASSOC INC
1700 CLARA ST
COLUMBUS OH 43211

TIGER BOAR ENTERPRISES LLC
205 WATER STREET APT 3 N
BROOKLYN NY 11201

WILLIAMS RALPH R, JUDITH E
3950 BLUE WATER LOOP
POWELL OH 43065

WILLIAMS STEVEN D
688 S OHIO AVE
COLUMBUS OH 43205

WOOD MATTHEW J
861 E 11TH AVE
COLUMBUS OH 43211

WASHER KELLI J
2210 HOWEY RD
COLUMBUS OH 43211

WHALEY MARTIN L,
LAMARR MARY WHALEY
2193 GRASMERE AVE
COLUMBUS OH 43211

WHITE DOROTHY J
960 DUXBERRY AVE
COLUMBUS OH 43211

CU17-070

1465 CLARA LLC
PO BOX 91203
COLUMBUS OH 43209

1543 CLARA LTD
1543 CLARA ST
COLUMBUS OH 43211

1556 CLARA ST LLC
1556 CLARA ST
COLUMBUS OH 43211

43211 PROPERTIES LLC
2212 HIAWATH PARK DR
COLUMBUS OH 43211

ADEDAPO SAMSON
6158 BRENTHURST AVE
COLUMBUS OH 43230

ARMBRUST DAVID W
2209 ATWOOD TERRACE
COLUMBUS OH 43211

BAILEY ROBERT TODD SU TR
6565 BAYBROOK CT
MIDDLETOWN OH 45044

BLISS PROPERTIES
481 E 11TH AVE
COLUMBUS OH 43211

BROWN EVELYN I
2129 GRASMERE AVE
COLUMBUS OH 43211

CAPITOL SQUARE
REVIEW ADVISORY BOARD
STATEHOUSE
COLUMBUS OH 43215

CAREY DONALD
2204 HOWEY RD
COLUMBUS OH 43211

COHEN ERWIN, S. ANNETTE L.
PO BOX 11399
COLUMBUS OH 43211

COMPDRUG
547 E 11TH AVE
COLUMBUS OH 43211

COMPTON DONALD J
COMPTON ANNA B
1100 URLIN AVE
COLUMBUS OH 43212

CROWN GROUP LTD
101 JEGS PL
DELAWARE OH 43015

DUKES ROBYNN Y
2195 HOWEY AVE
COLUMBUS OH 43211

ELEVENTH AVENUE
INVESTMENT LLC
519 E 11TH AVE
COLUMBUS OH 43221

ENGLE CRYSTAL
2215 ATWOOD TERRACE
COLUMBUS OH 43211

EQUITY TRUST COMPANY
CST. FBO MARY CRAWFORD IRA
3318 BEACH DR SW #102
SEATTLE WA 98116

EXPLORE THE OPPORTUNITY LLC
1621 CENTRAL AVE
CHEYENNE WY 82001

FULTZ THERESA J
2123 GRASMERE AVE
COLUMBUS OH 43211

GALLI PROPERTIES LLC
3600 DELAMERE AVE
COLUMBUS OH 43220

GALLI STEPHEN F TR
548 OVERBROOK DR
COLUMBUS OH 43214

GESLER LYNN
2184 GRASMERE AVE
COLUMBUS OH 43211

WASHER KELLI J
2210 HOWEY RD
COLUMBUS OH 43211

WHALEY MARTIN L,
LAMARR MARY WHALEY
2193 GRASMERE AVE
COLUMBUS OH 43211

WHITE DOROTHY J
960 DUXBERRY AVE
COLUMBUS OH 43211

JOE WES PROPERTIES I LLC
7128 BRYEMAR DR
REYNOLDSBURG OH 43068

JU YI
120 W 105TH ST APT 3A
NEW YORK NY 10025

KOZY HOME RENTALS LLC
PO BOX 1
SHARON CENTER OH 44274

CU17-070

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # CU17-070

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)
of (COMPLETE ADDRESS)

DAN NOBLE, VERIZON WIRELESS, REAL ESTATE PROJ. MAN.
7575 COMMERCE COURT, LEWIS CENTER, OH 43035
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. <u>DAN NOBLE, VERIZON WIRELESS</u> <u>CENTRAL OHIO REAL ESTATE PM</u> <u>7575 COMMERCE COURT</u> <u>LEWIS CENTER, OH 43035</u>	2. <u>OHIO D.A.S. OFFICE OF REAL ESTATE</u> <u>AND PLANNING</u> <u>4200 SURFACE DRIVE</u> <u>COLUMBUS, OH 43228</u>
3. <u>N/A</u>	4. <u>N/A</u>

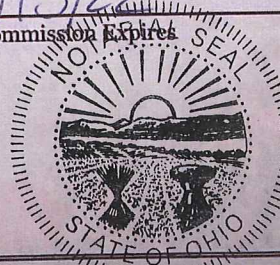
☐ Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 25th day of September, in the year 2017

Meghan Kemerer
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
My Commission Expires 4/13/22



MEGHAN KEMERER
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
04-13-2022

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DESCRIPTION OF 0.072 ACRE LAND SPACE
FOR NEW PAR, DBA VERIZON WIRELESS
FROM LANDS OWNED BY OHIO STATE BOARD OF AGRICULTURE
FRANKLIN COUNTY, OHIO

This is a description for New Par, dba Verizon Wireless, of a 0.072 acre Land Space, all out of that 5.55 acre tract of land owned by Ohio State Board of Agriculture, of record in Deed Book 166, Page 538, recorded May 17, 1884, all references to records being on file in the Office of the Recorder, Franklin County, Ohio.

Situate in Section 4, Township 1, Range 18, United States Military Lands, being a part of Lot 7 of George Stevenson's Heirs Subdivision, of record in Plat Book 1, Page 322 and which has been destroyed by fire, and re-recorded in Chancery Records Book 2, Page 322, City of Columbus, County of Franklin, State of Ohio, and being a 0.072 acre Land Space, all out of that 5.55 acre tract of land owned by Ohio State Board of Agriculture, of record in Deed Book 166, Page 538, recorded May 17, 1884, said 0.072 acre Land Space being more particularly described as follows:

The **Point of Reference** being an iron pin found at the intersection of the south right of way line of said 11th Avenue, with the westerly right of way line of Daugherty Avenue, and being the northwest corner of Lot 11 of Benjamin Monett's State Fair Park Addition, of record in Plat Book 5, Page 486; The **Secondary Point of Reference** being an iron pin found at the intersection of said westerly right of way line of Daugherty Avenue, with the northerly right of way line of Bonham Avenue, being the southwesterly corner of Lot 36 of said Benjamin Monett's State Fair Park Addition which bears South 03°04'33" West, at a distance of 276.70 feet; Thence from said **Point of Reference** North 03°04'33" West, into the right of way of 11th Avenue, a distance of 30.00 feet to a point on the centerline of said 11th Avenue, and being in the southerly line of said 5.55 acre tract; Thence North 86°54'54" West, along the centerline of said 11th Avenue, being the south line of said 5.55 acre tract, a distance of 280.18 feet to a point; Thence North 03°05'06" East, into said 5.55 acre tract, a distance of 34.07 feet to an iron pin set and being the **True Place of Beginning** of the herein described 0.072 acre Land Space, passing the northerly right of way of said 11th Avenue at a distance of 30.00 feet;

Thence North 03°05'06" East, a distance of 35.00 feet to an iron pin set;

Thence South 86°54'54" East, a distance of 50.00 feet to an iron pin set;

Thence South 70°55'33" East, a distance of 64.92 feet to an iron pin set;

Thence South 86°54'54" East, a distance of 11.34 feet to an iron pin set;

Thence South 22°26'29" West, a distance of 2.89 feet to an iron pin set at a point of non tangent curvature;

CU 17-070

Thence 10.78 feet along the arc of a curve to the right, having a radius of 10.00 feet, a central angle of $61^{\circ}45'25''$, the chord of which bears South $53^{\circ}19'11''$ West, a chord distance of 10.26 feet to an iron pin set at a point of tangency;

Thence South $84^{\circ}11'54''$ West, a distance of 10.09 feet to an iron pin set;

Thence North $05^{\circ}48'06''$ West, a distance of 3.13 feet to an iron pin set;

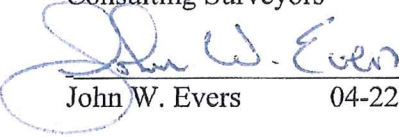
Thence South $84^{\circ}11'54''$ West, a distance of 60.55 feet to an iron pin set;

Thence North $86^{\circ}54'54''$ West, a distance of 44.63 feet to the True Place of Beginning, containing 0.072 acre (3,124 square feet).

For the purpose of this description, a bearing of North $86^{\circ}54'54''$ West was used on a portion of the centerline of 11th Avenue, being the southerly line of that 5.55 acre tract of land owned by Ohio State Board of Agriculture, of record in Deed Book 166, Page 538, recorded May 17, 1884, on file in the Office of the Recorder, Franklin County, Ohio. Said bearing based upon the Ohio South Zone - State Plane Coordinates.

PRECISION SURVEYING SERVICES, LLC
Consulting Surveyors




John W. Evers

04-22-2016

CU 17-070



City of Columbus Address Plat



CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 010-067015

Project Name: VERIZON CELL TOWER

House Number: 482

Street Name: E 11TH AVE

Lot Number: N/A

Subdivision: N/A

Work Done: **NEW**

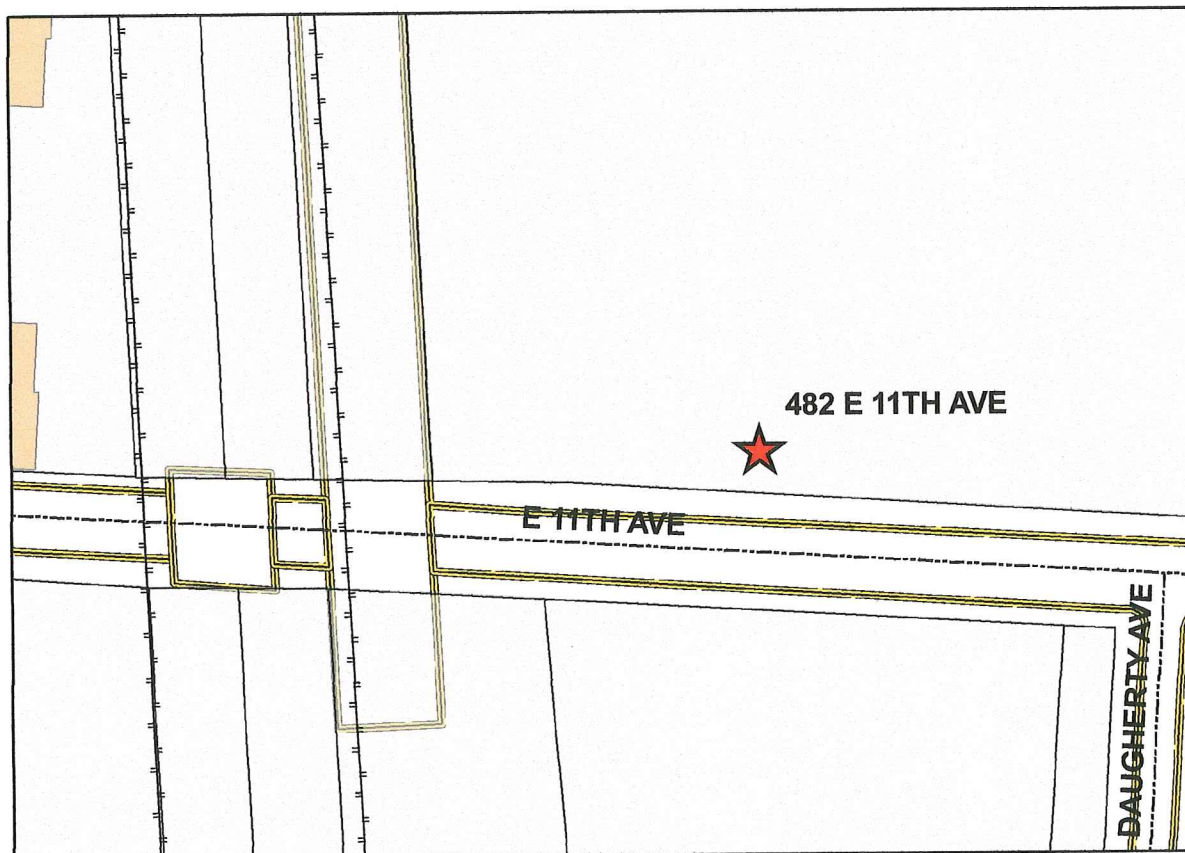
Complex: STATE OF OHIO FAIR GROUND

Owner: STATE OF OHIO OEC

Requested By: UNITED ACQUISITION SERVIUCES, INC(ROBERT FERGUSON)

Printed By: *Edyana Amarian*

Date: 2/13/2017



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 1642534

CU 17-070

BURGESS & NIPLE
Engineers ■ Architects ■ Planners

5085 REED ROAD
COLUMBUS, OH 43220
614-436-2030
FAX 614-431-1585

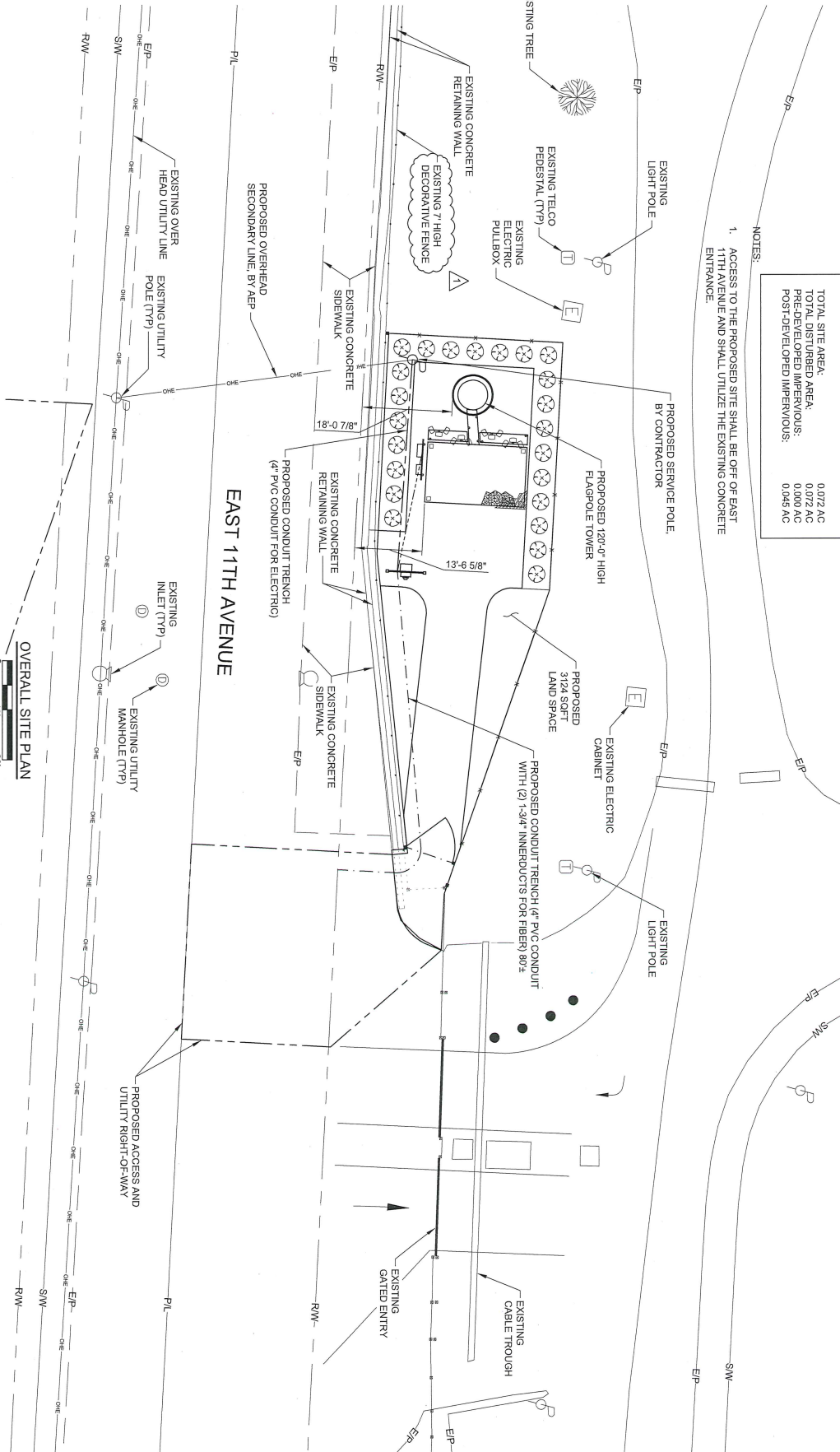
SITE NAME: FAIRGROUNDS SW
SITE NUMBER: CLMB-296
482 EAST 11TH AVENUE
COLUMBUS, OHIO 43211



REV	DATE	DESCRIPTION	SCALE
1	9/27	FENCE HEIGHT	
DESIGNED BY:	DRAWN BY:	DATE:	SCALE:
GSH	MWC	09/29/2017	AS SHOWN



SHEET TITLE
OVERALL SITE PLAN
SHEET NUMBER
C-1



SITE DATA TABLE

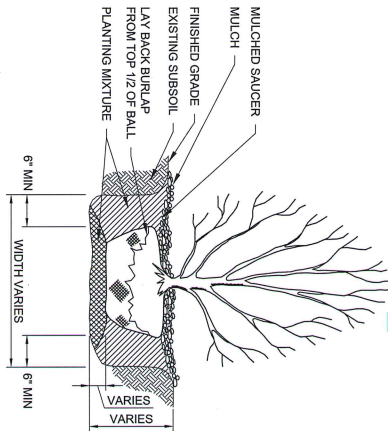
TOTAL SITE AREA:	0.072 AC
TOTAL DISTURBED AREA:	0.072 AC
PRE-DEVELOPED IMPERVIOUS:	0.000 AC
POST-DEVELOPED IMPERVIOUS:	0.045 AC

- NOTES:**
- ACCESS TO THE PROPOSED SITE SHALL BE OFF OF EAST 11TH AVENUE AND SHALL UTILIZE THE EXISTING CONCRETE ENTRANCE.

CODED NOTES:

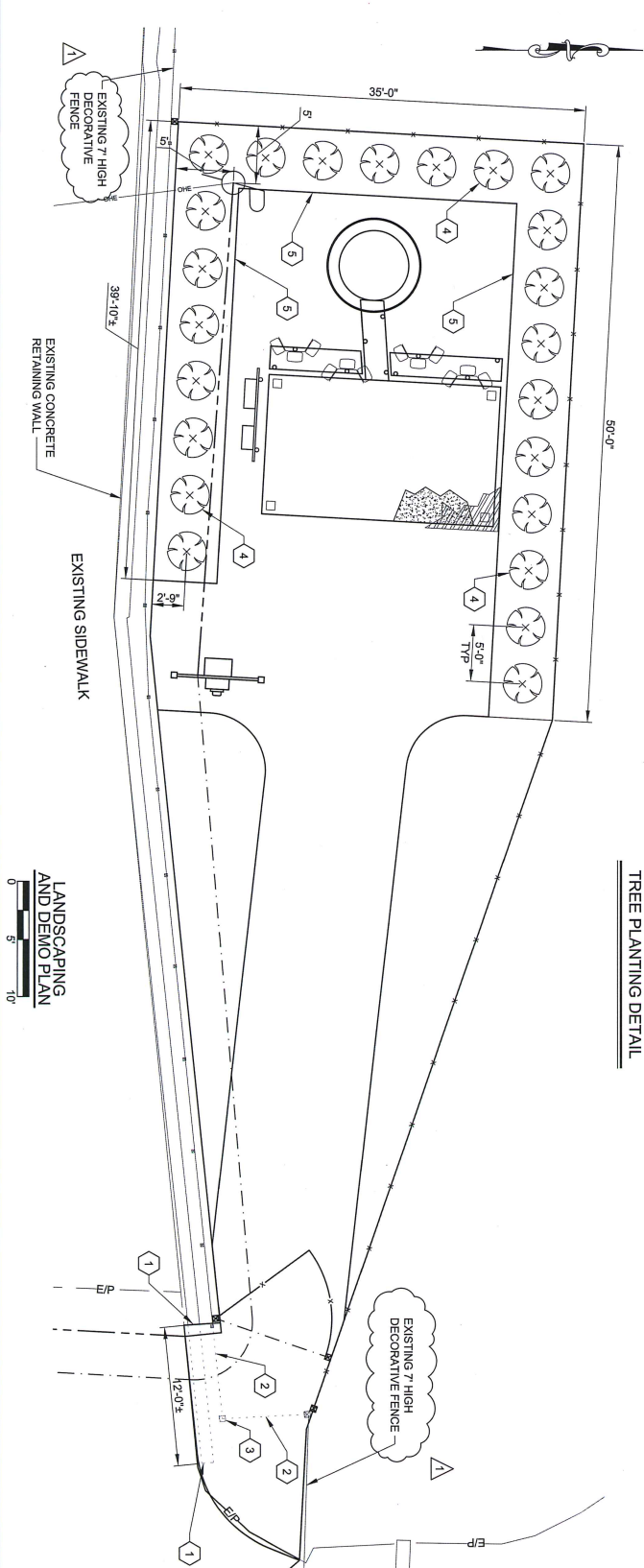
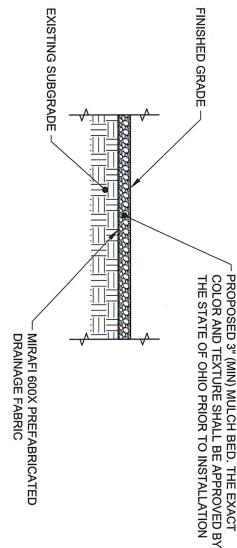
- 1 SAWCUT THE EXISTING CONCRETE RETAINING WALL AT THE LIMITS SHOWN BELOW AND 8" BELOW GRADE. PORTIONS OF THE WALL REMOVED SHALL BE DISPOSED OF OFF SITE
- 2 REMOVE EXISTING FENCE PANEL/SECTION AS INDICATED AND TURN OVER TO THE STATE OF OHIO. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION TO DELIVER THE MATERIAL WITH THE CONSTRUCTION FIELD REPRESENTATIVES AND/OR OWNER
- 3 REMOVE EXISTING FENCE POST AND FOUNDATION AS INDICATED AND DISPOSE OF OFF SITE
- 4 (23) PROPOSED 5" HIGH ARBORVITAE TREES SET 2'-9" OFF THE PROPOSED LAND SPACE AND SPACED A MAXIMUM OF 5' C/C (SEE TREE PLANTING DETAIL THIS SHEET)
- 5 PROPOSED 5'-6" WIDE MULCH BED (SEE MULCH BED DETAIL THIS SHEET)

TREE PLANTING DETAIL



MULCH BED DETAIL

NOT TO SCALE



LANDSCAPING AND DEMO PLAN

0 5 10'

1 9/27 FENCE HEIGHT

REV	DATE	DESCRIPTION	SCALE
DESIGNED BY:	DRAWN BY:	DATE:	AS SHOWN
GSH	MWC	09/29/2017	



SHEET TITLE

LANDSCAPING AND DEMO PLAN

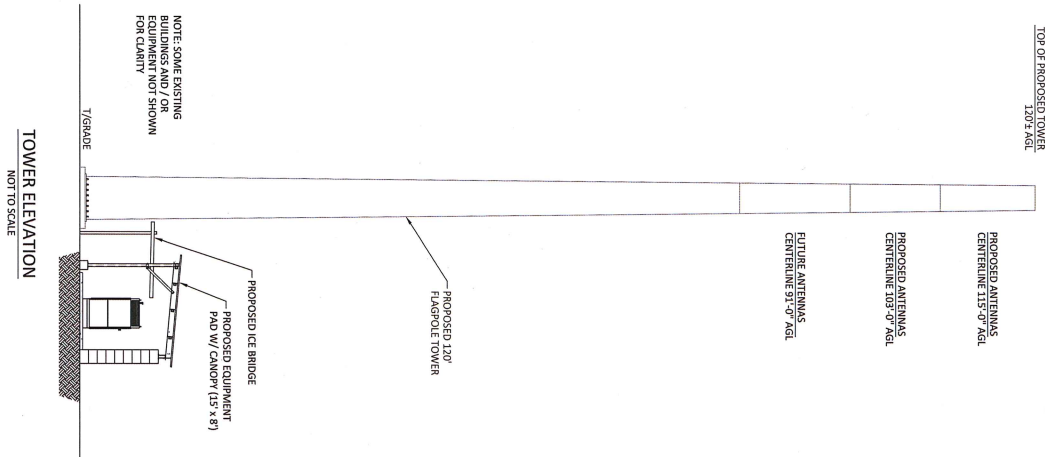
SHEET NUMBER

C-3

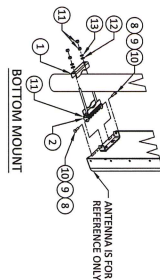
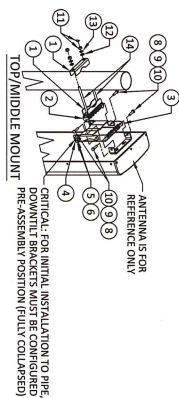
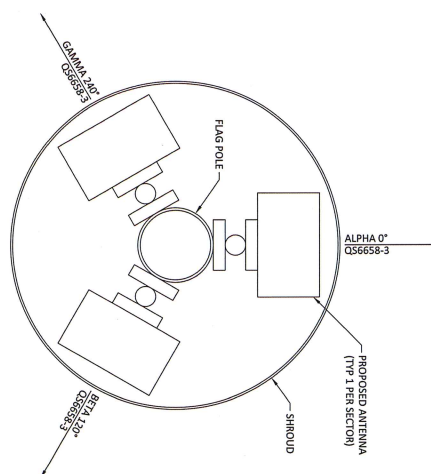
BURGESS & NIPLE
Engineers ■ Architects ■ Planners

5086 REED ROAD
COLUMBUS, OH 43220
614-459-2030
FAX 614-451-1585

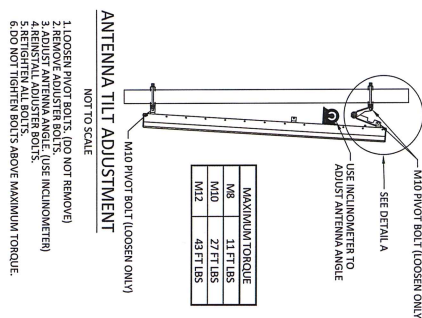
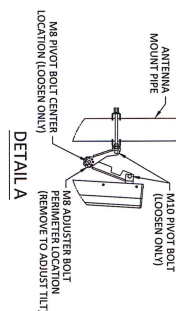
SITE NAME: FAIRGROUNDS SW
SITE NUMBER: CLMB-296
482 EAST 11TH AVENUE
COLUMBUS, OHIO 43211



PROPOSED ANTENNA MOUNT AND ORIENTATION
NOT TO SCALE



- TOWER NOTES:
1. THE PROPOSED ANTENNA MOUNTS, AND ANTENNAS TO BE DESIGNED BY OTHERS.
 2. THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.
 3. SEE STRUCTURAL ANALYSIS FOR FINAL HYBRID CABLE / COAX ROUTING.
 4. CONTRACTOR TO CONTACT VERIZON WIRELESS CONSTRUCTION MANAGER PRIOR TO INSTALLING ANTENNA MOUNT AND OTHER RE RELATED WORK TO ENSURE IT IS BUILT TO THE LATEST RE DESIGN AND ORIENTATION.



ANTENNA MOUNT INSTALLATION
NOT TO SCALE

Item #	Description	Qty	U/M
1	PIPE CLAMP BRACKET, NO FLANGE	4	EA
2	BRACKET, PIPE CLAMP INTERFACE	2	EA
3	NOTCHED BRACKET	1	EA
4	BRACKET	1	EA
5	M8 BOLT	4	EA
6	M8 WASHER	4	EA
7	M10 NUT	12	EA
8	M10 LOCK WASHER	6	EA
9	M10 BOLT	6	EA
10	M12 NUT	12	EA
11	M12 WASHER	4	EA
12	M12 LOCK WASHER	4	EA
13	M12 CARTRIDGE BOLT	4	EA

BURGESS & NIPLE
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5085 REED ROAD
COLUMBUS, OH 43220
614-459-2430
FAX 614-457-1385

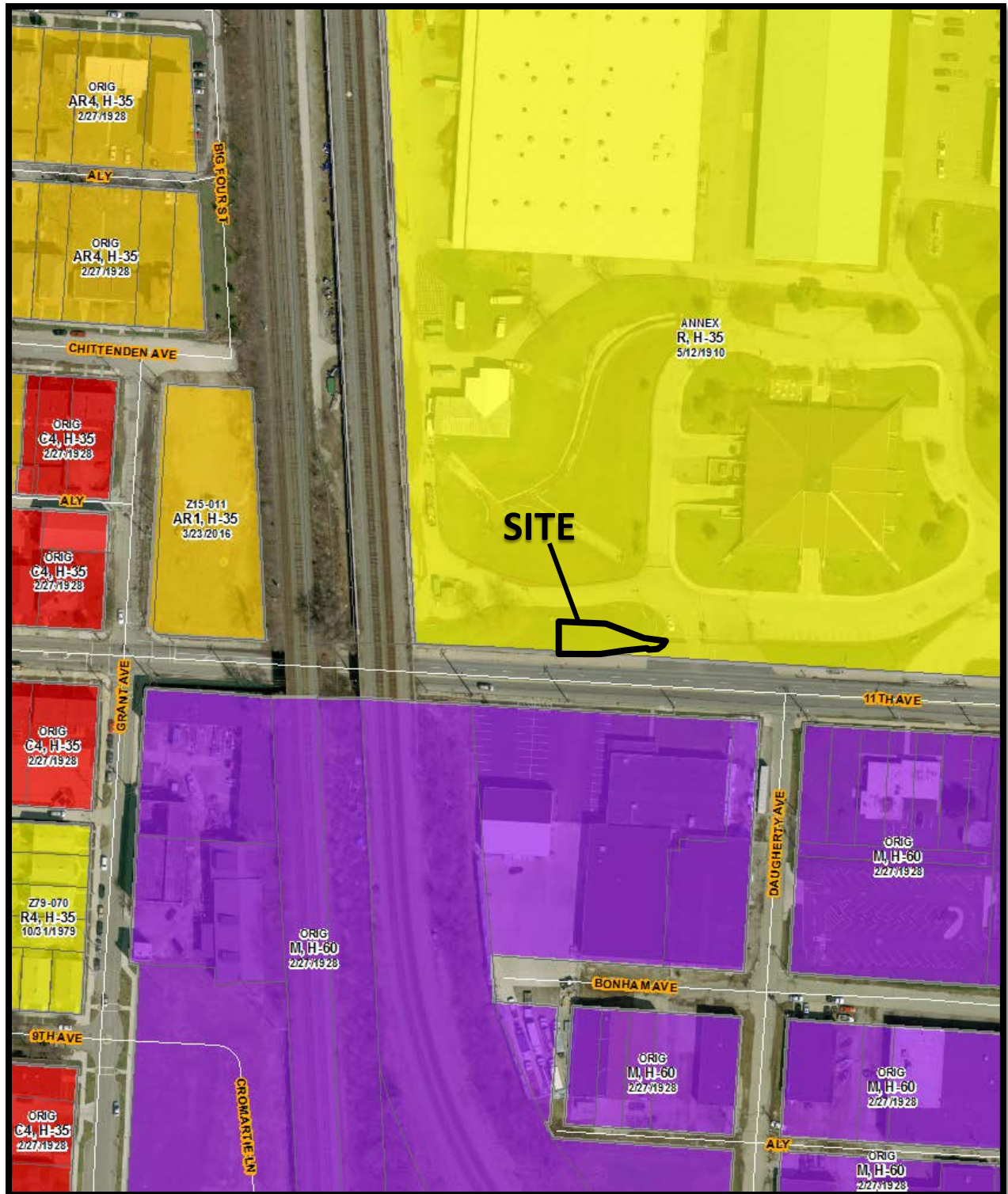
SITE NAME: FAIRGROUNDS SW
SITE NUMBER: CLMB-296
482 EAST 11TH AVENUE
COLUMBUS, OHIO 43211

verizon

REV	DATE	DESCRIPTION	SCALE
DESIGNED BY:	DATE:	DESCRIPTION	SCALE:
GSH	MHC	09/25/2017	AS SHOWN



SHEET TITLE
TOWER
ELEVATION &
ANTENNA DETAILS
SHEET NUMBER
A-3



CV17-070
482 East Eleventh Avenue
Approximately 0.07 acres



CV17-070
482 East Eleventh Avenue
Approximately 0.07 acres