PETITION NUMBER:	0810-SE-02
SUBJECT SITE ADDRESS:	4909 Sheridan Road
APPELLANT:	New Cingular Wireless PCS, LLC. AT&T Mobility
REQUEST:	The Appellant is requesting a Special Exception to the Westfield-Washington Zoning Ordinance (WC 16.04.125, B1) to allow a wireless communication tower and facility in the AG-SF1 District.
CURRENT ZONING:	AG-SF1
CURRENT LAND USE:	Commercial
APPROXIMATE ACREAGE:	3.46
RELATED CASES:	0607-SE-001 (Special Exception to allow cell tower; Withdrawn)
EXHIBITS:	1. Staff Report, 10/14/08
	2. Aerial Location Map, 10/14/08
	3. Property Card, 10/14/08
	4. Appellant's Application and Plans, 10/03/08
	5. Hamilton County Surveyor's Office Letter, 9/25/08
	6. Email from Hamilton County Surveyor's Office, 10/03/08
	7. Westfield/Washington Township; Westfield Fire Department Commitment Form, 10/14/08
	8. Westfield Public Works Letter, 09/19/08
STAFF REVIEWER:	JCM

PROCEDURAL
This item requires a public hearing.

PETITION HISTORY
The October 14, 2008 Board of Zoning Appeals meeting represents the first hearing of this petition before the Board. Prior to this hearing, a similar case filed in July of 2006 and was continued until October of 2006. At the October 2006 BZA meeting, the case was withdrawn.

The Westfield Technical Advisory Committee reviewed this petition at the September 23, 2008 TAC meeting.

PROPERTY HISTORY
According to Hamilton County records, a residential structure was constructed on the subject property in 1988. Aerial photos from 2001 show the construction of two additional structures measuring approximately 10,550 sq. ft. total. An aerial from 2004 shows the outside storage of boats and the addition of a gravel driveway for access to the additional structures.

The site is located in the northeast section of Washington Township which is predominately agricultural and single family residential, with some business operations on State Road 38. The site is currently used as retail and repair facility for boats and other aquatic equipment.

There are no pending code enforcement cases for the subject property. There are no previous special exceptions, subdivision plats, development plan, site plan, or rezoning cases for the subject property.

ANALYSIS

The appellant is requesting a Special Exception to construct a 150' cell tower with an 11'5" by 20' equipment building. "Radio, facsimile, TV and microwave towers" are listed as a Special Exception in the AG-SF1 district. Submitted plans indicate an area for future expansion onto the building to the west and a chain link fence to be installed around the cell tower equipment building with landscape screening on the east, north and west sides of the equipment building.

The property has an existing gravel drive to access the structures onsite. Submitted plans show extending the gravel drive to the south and widening the drive to 20' for access to the proposed equipment building. A 20' wide access drive turnaround is proposed for fire safety equipment access and maneuverability.

The Hamilton County Surveyor's Office identified that the property falls in the unincorporated area and MS4 jurisdiction of Hamilton County and does not fall within the Westfield Wellhead Protection Zone. The proposed equipment building falls within the Cox Regulated Drain Watershed. The appellant submitted new plans indicating the location of the 75' Regulated Drain easement from the top of bank of the Beals and Cox Regulated Drain and the relationship of the proposed project to the existing easement. The Hamilton County Surveyor's Office has sent an email stating that the Hamilton County Surveyor's Office will give positive recommendation to a non-enforcement permit (encroachment permit) for the cell tower equipment building. The final decision on the encroachment permit could be made by the Drainage Board on 10-27-2008.

Maps supplied by the appellant show that a T-Mobile tower and a City of Westfield water tank currently exist near the proposed cell tower site. Co-locating on the T-Mobile and City of Westfield water tank would appear to have the same results as constructing the proposed tower. It does not appear that the co-locating options have been explored fully.

The Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan recommends that this area be developed in a manner consistent with the "New Suburban" recommendations (p. 23). Cell Towers are not specifically mentioned in the "New Suburban" section of the current Comprehensive Plan, therefore the plan is silent as to cell towers.

TECHNICAL ADVISORY COMMITTEE

Staff has started sending variances of use, special exceptions, and other complex BZA cases to the Technical Advisory Committee for review and feedback, at the Director's discretion. The

input from the various agencies on matters before the BZA will assist in staff's analysis and review of a project.

Comments from the September 23, 2008 TAC meeting are as follows:

- Westfield Public Works Department provided a comment letter;
- Westfield Fire Department requested a written commitment from the owner of the property stating that boats and other items will not be stored in the access drive. WFD also informed the petitioner that a 20' access drive would be required. WFD also requested an information sheet listing all chemicals, including batteries, that would be stored on-site;
- Hamilton County Surveyor's Office informed the applicant that the location of the tower and structure was likely in a regulated drain easement. HCSO requested additional information to verify. HCSO also informed the petitioner of erosion control requirements during construction;
- Citizens Gas of Westfield informed the applicant that they serve the site;
- Duke Energy informed the applicant that an underground transformer is nearby;
- INDOT asked about traffic generation and had no further comment.

CRITERIA FOR SPECIAL EXCEPTION REQUEST

A Board of Zoning Appeals shall approve or deny special exceptions from the terms of the zoning ordinance. The board may impose reasonable conditions as a part of its approval. A variance may be approved under IC 36-7-4-918.4 only upon a determination in writing that:

1. The establishment, maintenance, or operation of the special exception will not be detrimental to or endanger the public health, safety, morals, or general welfare:

Finding: It is unlikely that granting a special exception for a cell tower could be injurious to the public health, safety, morals, and general welfare of the community. Emergency access concerns have been addressed and encroachment into the adjacent regulated drain has support from the Hamilton County Surveyor's Office.

2. The special exception will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property value within the neighborhood:

Finding: It is likely that the value of adjacent property will be affected in an adverse manner. The neighbor to the west is two hundred feet (200') from the proposed cell tower. The parcels surrounding the subject parcel are mainly used for residential, commercial and agricultural uses. The Wireless Communication Service Facilities will be injurious to area land uses or diminish the property values as this type of land use is inappropriate in residential areas. Co-locating on a nearby T-Mobile tower and City of Westfield water tank could have a similar result in coverage without constructing a new tower.

3. The establishment of the special exception will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district:

Finding: The establishment of the proposed cell tower could impede the normal and orderly development and improvement of the surrounding properties. This type of development could deter future development and negatively impact the State Road 38 corridor.

4. Adequate utilities, streets, drainage, and other necessary facilities have been or are being provided:

Finding: Adequate utilities, streets, drainage and other necessary facilities will be provided. The appellant is addressing drainage concerns with the Hamilton County Surveyor's Office and is submitting for an encroachment permit to the Drainage Board.

5. Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion:

Finding: Adequate measures have been taken to provide ingress and egress for acceptable traffic and parking patterns.

6. The special exception will be located in a district where such use is permitted and that all other requirements set forth, applicable to such special exception, will be met:

Finding: The site is zoned AG-SF1 which by special exception does allow for "Radio, facsimile, TV and microwave towers". All other requirements set forth could be met.

ADDITIONAL COMMENTS
None.

RECOMMENDATIONS
Deny this request based on the findings of this report.

If the Board sees fit to approve, approve with the applicable condition(s) listed below.

APPLICABLE CONDITIONS of APPROVAL

1. Obtain approval from the Drainage Board for encroachment;
2. Obtain approval for an encroachment permit for the cell tower equipment building;
3. Increase landscape buffer on northeast side to 6 trees and northwest side to 6 trees.

****

JCM

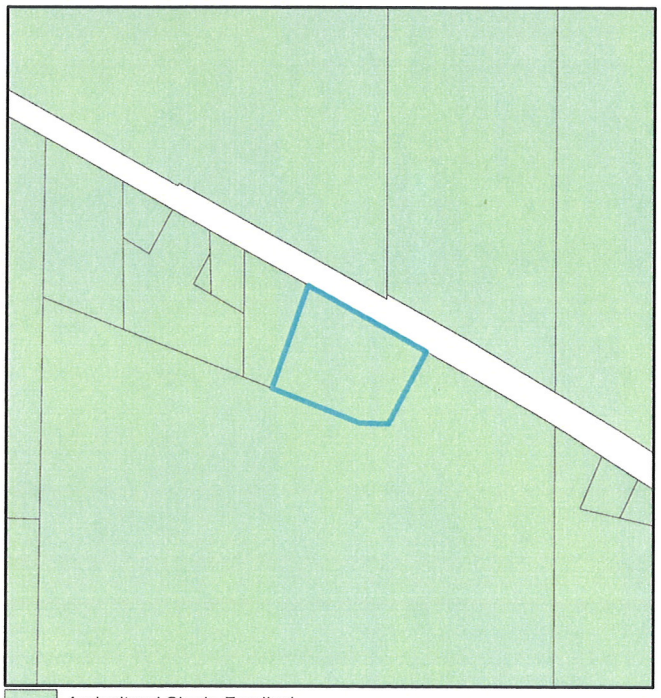
0810-SE-02
08-06-20-00-00-008.000
4909 Sheridan Road
Exhibit 2

N
W E
S
Not To Scale

Aerial Location Map

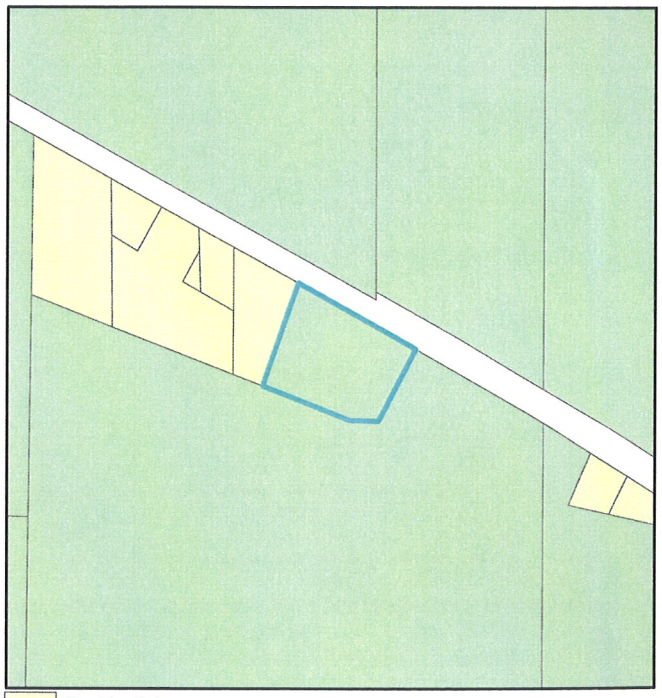
Site

Zoning Map



Agricultural Single Family 1

Existing Land Use Map



Residential

Agriculture

L:\West_GIS\Planning\Petitions\BZA\0810-SE-02.mxd (October 7, 2008)

EXHIBIT 3

co.HAMILTON.in.us
Official government site of Hamilton County, Indiana

Online Services

Property Card Report

1. report type: Reset
2. property search: new search
3. view reports: general parcel info. | spring tax statement | tax payments | property card | fall tax statement

Disclaimer:
This program allows you to view and print certain public records. **Each report reflects information as of a specific date**; so the information provided by different reports may not match. All information has been derived from public records that are constantly undergoing change and is not warranted for content or accuracy. It may not reflect the current information pertaining to the property of interest.

The information located on this web site is provided by Hamilton County, Indiana. Continued use of this web site is conditional upon your explicit acceptance of the terms and conditions set forth in this disclaimer document. The data provided herein may be inaccurate or out of date. Any person or entity who relies on said information for any purpose whatsoever does so solely at their own risk. Neither Hamilton County, Indiana, or any agency, offices, or employee of any other information provider warrants the accuracy, reliability, or timeliness of any of the data provided herein. This data is provided "as is" without warranty of any kind.

Any, and all information contained on this web site report is the result of assessment data extracted on the most recent taxable year - **March 1, 2007**. Improvement characteristics may differ from those used to determine the total assessed value listed.

Summary Information - Parcel Number: 08-06-20-00-00-008.000

Property Data	
Parcel Location	5005 SHERIDAN RD,NOBLESVILLE
Taxing Unit	Washington
Legal Description	273-90 AUD 1/14/
Section/Township/Range	S20 T19 R04
Subdivision Name	NULL
Lot and Block	Lot Block
Acres	3.465
Effective Frontage	
Effective Depth	
Property Class	Commercial Other structure
Exterior Features and Out Buildings	
1 Small Shop, 1 Lean-To, 1 No structure, 1 Barn, 1 Barn, 1 Mobile Home, 1 Utility Shed, 2 Open Frame Porch,	

Property Owner as of April 30, 2007	
Campbell, Charles P	
Most Recent Valuation as of March 1, 2007	
Assessed Value: Land	109300
Assessed Value: Improvements	145500
Total Assessed Value:	254800

Building 1, Card ID R02

Physical Characteristics	
Story Height	1.0
Attic	none
Basement	none
Crawl	none
Year Built	1988
Floor Construction	
Floor Finish	
Exterior Cover	
Interior Finish	

Accomodations	
Finished Rooms	0
Bedrooms	0
Heating and Air Conditioning	
Primary Heat	YES
Air Conditioning	YES
Plumbing	
Full Baths	1
Partial Baths	0
Fireplace	
Fireplace Stacks	NO
Basement Rec Room	
Rec Room Type	
Rec Room Square Footage	0
Area/Square Footage (based on exterior eave to eave area)	

Building Level	Base Area	Approx. Finished Area
Garage		
Garage Type		
Garage Square Footage	0	

This application is developed and maintained by the Information System Services Department. If you have any questions or comments, please contact the Webmaster.
© 2005 Hamilton Co.

© 2006, Hamilton County, Indiana - all rights reserved.

EXHIBIT 4

TOWN OF WESTFIELD, INDIANA

RECEIVED
SEP 16 2008
DEVELOPMENT

Petition Number: 08 10 SE 02
Date of Filing: 9-16-08

Application for SPECIAL EXCEPTION
Westfield – Washington Township
Board of Zoning Appeals (BZA)

This application must be completed and filed with the Community Services Department of the Town of Westfield, Indiana in accordance with the meeting schedule.

1. Applicant's Name: New Cingular Wireless PCS, LLC. AT&T Mobility
   Attn.: Jeffery W. Kellerman
   Address: 900 E. 96th Street Suite 500
   Indianapolis, Indiana 46280
   Telephone Number: _____

2. Landowner's Name: Charles P. Campbell, AMF Powerboats, Inc.
   Address: 4909 Sheridan Road (State Road 38)
   Noblesville, Indiana 46062
   Telephone Number: _____

3. *Representative: Jason Riggs, Fortune Wireless, Inc.
   *Address: 6402 Corporate Drive
   Indianapolis, Indiana 46278
   *Telephone Number: _____

*If the applicant is not presenting a petition, please provide contact information for the party representing the applicant.

4. Common description of property (address, location, etc.)
   4909 Sheridan Road (State Road 38), Hamilton County, Westfield Township, AMF Powerboat Storage and Repair; property on all 4 sides are zoned as AG-SF1 (Agricultural – Single Family); Elevation: 895'

5. Legal description of property (list below or attach)
   See attached Exhibit A

6. Complete description of the nature of the special exception applied for:

   Wireless Communications Zoning Ordinance 16.04.125 B 1 Wireless Communications Service Facilities and pursuant Westfield Zoning Ordinance 16.04.030 (B)(2) requiring a Special Exception for communication towers in districts zoned as AG-SF1 (Agricultural – Single Family), 150' Monopole, plus additional 10' Lightning rod; 11'-5"X 20' "unstaffed" communication equipment building; Elevation AGL – 1045' [*see attached* more detailed description of nature of the special exception]

7. **ALL SITE PLANS SHALL BE LEGIBLE AND DRAWN TO SCALE.** Site plans must accompany this application and must depict at a minimum:

a. Lot(s) shape and dimensions;

b. Location and dimensions of existing and proposed structures;

c. Location and dimensions of existing and proposed points of ingress and egress; and

d. All topographic and natural features and/or other unusual characteristics associated with the property.

8. The Applicant must address the following criteria and establish at the public hearing that each of the following is true in order to obtain a favorable determination from the BZA.

No special exception shall be granted unless the BZA finds all of the following to be true:

a. The establishment, maintenance, or operation of the special exception will not be detrimental to or endanger the public health, safety, morals, or general welfare:

Because the proposed construction of a wireless communications monopole antenna structure to a height of 150' (plus additional 10' lighting rod) and 11'5" X 20' "unstaffed", automated equipment building will not create air, water, or noise pollution, unsanitary conditions, surface drainage problems, environmental nuisances, threats to morality or public safety, or other objectionable characteristics offensive to the community. No local water areas are located in the site area pursuant to WC 160.04.125 2 D. The proposed wireless communication facility will permit reliable wireless telecommunication service, which can be used in emergencies, including the use of E-911.

b. The special exception will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property value within the neighborhood:

Because the surrounding site area, as well as the site itself, is zoned as AG-SF1. This zone is described as Agricultural – Single Family, meaning large-lot single homes. The proposed site is the least objectionable site available which still meets system engineering requirements. The site has been placed in such a way that it is more than the called for setbacks away from any surrounding properties. Only a visual impact will be assessed with construction of the wireless communications tower and building. This tower will be used for the sole purpose of providing greater wireless coverage and service to ifs consumers in the surrounding area. Also the proposed tower will comply with ANSI structural standards, which will make the tower structurally stable. The proposed wireless communication facility will permit reliable wireless telecommunication service, which can be used in emergencies, including the use of E-911. The proposed site will not create air, water, or noise pollution, unsanitary conditions, surface drainage problems, environmental nuisances, threats to morality or public safety, or other objectionable characteristics offensive to the community.

c. The establishment of the special exception will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district:

Because this wireless communications facility will provide a valuable resource to the community. It will be placed on a site location within required setbacks limits to allow for normal development and improvement of the surrounding area under the current ordinance.

d. Adequate utilities, streets, drainage, and other necessary facilities have been or are being provided:

Both electric and telecommunications are adequate at the site area as both utilities are currently located on the property. Water/sewage will not need to be used for the proposed use. Site does not need daily manned service.

e. Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion:

The entrance to AMF Powerboats, Inc. will be used as an existing access (12' X 200') to the site with provided consent of owner. Site will only need to be accessed from time to time for periodic maintenance and emergency purposes once site is constructed.

f. The special exception will be located in a district where such use is permitted and that all other requirements set forth, applicable to such special exception, will be met:

The current AG-SF1 zoning classification permits special exception for wireless communication facilities such as proposed.

The Applicant hereby certifies that the information contained in and accompanying this application is true and correct.

Applicant

SUBSCRIBED AND SWORN TO ME THIS 16th DAY OF September, 2008.

Lena Diana Long
Notary Public

LENA DIANA LONG
NOTARY PUBLIC
SEAL
STATE OF INDIANA
MY COMMISSION EXPIRES April 07, 2016

My commission expires: April 7, 2016

EXHIBIT A

Part of the Northwest Quarter of Section 20, Township 19 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the Northwest Quarter of Section 20, Township 19 North, Range 4 East; thence Westerly on and along the South line thereof 1080.6 feet; thence Northerly on a forward deflection angle of 89 degrees 21 minutes right (89 degrees 18 minutes measured) 1583.4 feet over found iron pipes to the centerline of State Road 38 as now located; thence Southeasterly on and along said centerline on a forward deflection angle of 118 degrees 54 minutes right (118 degrees 36 minutes measured) 264 feet to the Beginning point of this description; thence Southeasterly on and along a continuation of the last described course and said centerline 460.5 feet (481.1 feet measured); thence Southwesterly on a forward deflection angle of 91 degrees 47 minutes right (88 degrees 02 minutes measured) on and along an existing fence line 312.2 feet; thence Westerly on a forward deflection angle of 55 degrees 28 minutes right (61 degrees 01 minutes measured) 102.0 feet (103.2 feet measured) to an existing corner post; thence Northwesterly on a forward deflection angle of 24 degrees 48 minutes right (23 degrees 22 minutes measured) 330.5 feet; thence Northeasterly on a forward deflection angle of 87 degrees 09 minutes right 415.65 feet to the beginning point; containing 3.91 acres, more or less.

Except:

A part of the Northwest Quarter of Section 20, Township 19 North, Range 4 East, Hamilton County, Indiana, and being that part of the Grantor's land lying within the right of way lines described as follows:

Commencing at the Southeast corner of said Quarter Section; thence Westerly 1080.6 feet along the South line of said Quarter Section; thence Northerly on a forward deflection angle of 89 degrees 21 minutes right (89 degrees 18 minutes measured) 1583.4 feet to the center line of State Road 38; thence Southeasterly on and along said center line on a forward deflection angle of 118 degrees 54 minutes right (118 degrees 36 minutes measured) 264 feet to the point of Beginning of this description (angles and distances quoted from Instrument No. 9031113); thence South 61 degrees 15 minutes 33 seconds East 479.26 feet (481.1 feet by Instrument No. 9031113) along the center line of said State Road 38 to the Northeast corner of the Grantor's land; thence South 26 degrees 48 minutes 41 seconds West 40.14 feet along the Eastern line of the Grantor's land to the Southwestern boundary of said State Road 38; thence North 61 degrees 11 minutes 21 seconds West 473.33 feet along the boundary of said State Road 38 to the Western line of the Grantor's land; thence North 18 degrees 18 minutes 39 seconds East 40.20 feet along said Western line to the point of beginning and containing 0.435 acres, more or less, inclusive of the presently existing right of way which contains 0.435 acres, more or less. The portion of the above described real estate, which is not already embraced within

present existing right of way, contains 0.000 acres, more or less. All bearings in this description which are not quoted from previous instruments are based on the bearing system for State Highway Project STP-5229(008).

For information purposes Only:

Common Address:	5005 Sheridan Road a/k/a 4909 Sheridan Road, Noblesville, Indiana 46062
Tax Parcel Number:	08-06-20-00-00-008.000
TSLLC File #:	05100212

4909 Sheridan Road, Noblesville, IN 46062

DETAILED DESCRIPTION OF THE PROPOSED SPECIAL EXCEPTION VARIANCE

New Cingular Wireless PCS, LLC, Petitioner, is a public utility licensed by the Federal Communications Commission (FCC), and certified by the Indiana Utility Regulatory Commission (IURC) pursuant to Indiana Code § 8-1-2-88, to provide commercial mobile radio communication public utility (cellular) service in the Noblesville and Westfield, Indiana community. As a public utility, Petitioner is required by law to provide adequate and reliable cellular mobile radio telecommunications service to the public which, in turn, requires the construction and operation of communications transmitting and receiving antennas throughout its service area at locations dictated by customer use and cellular system engineering requirements. By this petition, Petitioner proposes to build a 150' "monopole" self-supporting cellular telephone, (plus additional 10' lightning rod), and install and maintain an adjacent fully automated 11'-5" X 20' "unstaffed" prefabricated communications equipment building on a 25' x 70' site.

A special exception is necessary as site location is currently zoned as AG-SF1 (Agricultural – Single Family) and appropriate to allow Petitioner to build the proposed wireless communications antenna for the sole purpose of bringing service of wireless communications consistent with the intent and purpose of the Wireless Communications Zoning Ordinance of Westfield, Indiana rules, WC §16.04.125 (B)(1) and WC §16.04.030 (B)(2) regarding AG-SF1 zones. Zone AG-SF1 is described as an Agricultural land use area with large-lot single family homes This site location meets required 40' from property line on all sides by Westfield Wireless Communication Ordinance, WC 16.04.125 §2 (B) and meets the standard development requirements under the Westfield Zoning Ordinance for AG-SF1 zones WC §16.04.030 (B)(4-6). Currently, the site is occupied by a commercial enterprise (boat repair) as a legally existing, nonconforming use (grandfather).

Due to site zoned as AG-SF1 a special exception variance is required for construction of a wireless communications antenna at 4909 Sheridan Road (State Road 38), Noblesville, Indiana 46062. Petitioner seeks to build a wireless telecommunications tower and adjacent equipment building. The proposal will not change the general characteristics of this site or surrounding sites.

188220

WESTFIELD / WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

CONSENT FORM

The undersigned, Charles P. Campbell, being the owner of the property commonly known as 4909 Sheridan Road (State Road 38), Noblesville, Indiana 46062 herby authorizes New Cingular Wireless PCS, LLC/AT&T Mobility and Jason Riggs, Fortune Wireless to file a land development petitions necessary for the aforementioned address.

This consent shall remain in effect until revoked by a written statement filed with the Westfield / Washington Township Board of Zoning Appeals.

Chas. P. Campbell

Charles P. Campbell
Property Owner

Jason Riggs

Witness

9\15\08

Date

9/15/08

Date

EXHIBIT 5

SURVEYOR'S OFFICE

Hamilton County

Kenton C. Ward, CFM
Surveyor of Hamilton County
Phone (317) 776-8495
Fax (317) 776-9628

Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

September 25, 2008

Fortune Wireless, Inc.
ATTN: Jason Riggs
6402 Corporate Drive
Indianapolis, IN. 46278
VIA E-MAIL: jriggs@ffi.net

RE: 4909 Sheridan Road – Proposed Wireless Communications Tower

Dear Mr. Riggs:

We have reviewed the BZA variance request submitted to the Hamilton County Surveyor's Office on September 18, 2008, for this project and have the following comments:

1. The proposed project falls in the unincorporated area and MS4 jurisdiction of Hamilton County.

2. The proposed project DOES NOT fall in a Westfield Wellhead Protection Zone.

3. The proposed project falls in the Beals and Cox Regulated Drain Watershed.

4. Hamilton County Surveyor's Office can not determine if the proposed location for the wireless communications tower falls in the Beals and Cox Regulated Drain easement based on the provided information. Please provide a stamped survey of the site that shows the statutory 75 foot easement from the top of bank of the Beals and Cox Regulated Drain and the relationship of this project to that existing easement. Until this is provided, Hamilton County Surveyor's Office can not provide any type of recommendation to the City of Westfield Community Development Department or allow the tower to be placed in our easement.

5. If your leased area and tower are found to be in the Beals and Cox Regulated Drain easement and you wish to move forward with this proposed plan, please contact me immediately be begin the non-enforcement (encroachment) permit process. This would fall under Indiana Code 36-9-27-33 and will require written consent of the Hamilton County Drainage Board.

6. Please note that further comments may be necessary at a later date.

Should you have any questions, I can be reached at 317-776-8495.

Sincerely,

Greg Hoyes

Greg Hoyes, AC, CFM
Plan Reviewer

CC: Donna Luley – Westfield Public Works
Al Salzman – City of Westfield
Kevin Todd – City of Westfield
Sandy Landrum - INDOT
Dave Lucas – HCHD

Exhibit C

Kevin M. Todd, AICP

From: Greg Hoyes [grh@co.hamilton.in.us]
Sent: Monday, October 06, 2008 1:30 PM
To: Jason Riggs
Cc: Jeremy Miller; Kevin M. Todd, AICP
Subject: Re: Fw: IN0318

Jason

I talked to the County Surveyor this morning and our office will give a positive recommendation to a non-enforcement permit (encroachment) for the cell tower. Here is a link to the permit you will need to file: http://www.co.hamilton.in.us/upload/contents/308/nonenftract.pdf. We will grant an encroachment for approximately 30 feet into the easement, so the information for the middle of the page is "The Board.....distance of 45 feet from the north side of the top of bank....." Also, under other conditions, put "For encroachment of wireless communications tower and all accessories including utilities, foundation, equipment buildings, fencing, and landscaping" or something similar. We will not allow landscaping on the south side of the fence (increased encroachment) but the other three sides are fine. An authorized representative of your company will need to sign as the applicant, and the PROPERTY OWNER will need to sign as the co-applicant, as this is binding upon the parcel. The fee will need to be submitted along with the request and the will be passed along to our Permits Inspector for presentation to the Drainage Board. This does not guarantee approval, as the final decision is made by the Drainage Board. If you have this submitted to me in proper form by 10-20-08, it will be presented at the Drainage Board meeting on 10-27-08. If you have any questions, please let me know.

Greg Hoyes
HCSO Plan Reviewer

>>> "Jason Riggs" <jason.riggs@pdhinc.com> 12:58 PM Friday, October 03,
>>> 2008 >>>
Greg,

Please find attached the revised drawings and survey. It looks like we are within the 75' drainage easement. I would like to know what the next step in the process would be to get an encroachment permit.

Please let me know at your earliest convenience.

Thanks,

Jason Riggs
317-281-9451

----- Original Message -----
From: Jason Riggs
To: ktodd@westfield.in.gov <ktodd@westfield.in.gov>
Sent: Fri Oct 03 10:52:58 2008
Subject: FW: IN0318

Here are the drawings, I will be dropping them off today along with the LO signed commitment that the Fire Chief requested.

Thanks,

Jason Riggs
Project Manager
Site Development Services
Fortune Wireless, Inc.
A Subsidiary of Fortune Industries, Inc.
6402 Corporate Drive
Indianapolis, IN 46278
Cell: 317-281-9451
Fax: 317-471-1234
Email: jriggs@ffi.net

-----Original Message-----
From: Vikki Malbone [mailto:vmalbone@gpdgroup.com]
Sent: Friday, October 03, 2008 10:45 AM
To: Jason Riggs
Cc: Traci Preble; Lee Barker

EXHIBIT 7

WESTFIELD / WASHINGTON TOWNSHIP
WESTFIELD FIRE DEPARTMENT

COMMITMENT FORM

I, Charles P. Campbell, being the owner of the property commonly known as 4909 Sheridan Road (State Road 38), Noblesville, Indiana 46062 herby commit to keep the 20' access to the Wireless Communication facility clear at all times including after business hours.

Chas. P. Campbell

Charles P. Campbell
Property Owner

Jason Riggs

Witness

10\3\08

Date

10-3-08

Date

EXHIBIT 8

WESTFIELD PUBLIC WORKS

BOARD OF PUBLIC WORKS
J. ANDREW COOK, MAYOR
JOHN B. HART, BOARD MEMBER
MARK HEIRBRANDT, BOARD MEMBER

CHIEF ADMINISTRATIVE OFFICER
BRUCE A. HAUK

DIRECTOR OF PUBLIC WORKS
KURT J. WANNINGER

September 19, 2008

GPD Associates.
Attn: Mr. David Granger, P.E.
8275 Allison Pointe Trail, Ste 220
Indianapolis, IN 46250

RE: AT & T 4904 Sheridan Road Rezone Review

Dear Mr. Granger:

The Westfield Public Works Department has reviewed the proposed rezone plans for the above project and offers the following comments:

1. Please recognize that all infrastructures shall be installed in accordance with the Town of Westfield's Utility and Infrastructure Construction Standards, which can be found on our website at www.westfield.in.gov under Development/Construction.

2. 110% performance bonds for all public infrastructures will be required before any construction commences. All easements shall be recorded before approval of construction plans.

3. The estimated water and sanitary availability/connection fees will be calculated according to the Project Information Sheet. This does not include fire or irrigation fees.

4. It is the developer's responsibility to notify IDEM if there are any wetlands on the project site.

5. Please show all telephone poles, pedestal/utility boxes and trees or other obstructions that are located in the right of way. Right of way width will match the current thoroughfare plan which is 75' ½ right of way and should be dedicated to the City.

These review comments, submitted plans, and TAC meeting do not constitute approval for construction by the Westfield Public Works Department.

I thank you in advance for your cooperation and efforts to move this development along successfully. If you should have any questions or concerns regarding my comments or the above information, please call me at the below listed number.

Sincerely,

Donna Luley
Plan Review Coordinator
Development/Construction
dluley@westfield.in.gov

Fortune Wireless, Inc.
A Subsidiary of
Fortune Industries, Inc.

AT&T Mobility Presentation Booklet

Site #: IN0318
Site Name: SR 38 & Hinkle Rd
Presented To: Town of Westfield, IN
Presented By: Jason Riggs/Fortune Wireless

RECEIVED
SEP 16 2008

TABLE OF CONTENTS

1. Application for Special Exception.

2. Street Map & Topo Map showing proposed site location.

3. FEMA Map showing proposed site location.

4. Tax Map showing proposed site location.

5. Zoning Map showing proposed site location.

6. Aerial Maps (3) Proposed Site, Parcel of Proposed Site, & Aerial Site Sketch (Not to Scale).

7. Directional Photos of the proposed site.

8. Existing structures synopsis & photos.

   I. T-Mobile

   II. Westfield Water Tower

   III. Electrical Towers.

9. RF Propagation Maps.

10. Site Plan.

Petition Number: _____
Date of Filing: _____

Application for SPECIAL EXCEPTION
Westfield – Washington Township
Board of Zoning Appeals (BZA)

This application must be completed and filed with the Community Services Department of the Town of Westfield, Indiana in accordance with the meeting schedule.

1. Applicant's Name: New Cingular Wireless PCS, LLC. AT&T Mobility
   Attn.: Jeffery W. Kellerman
   Address: 900 E. 96th Street Suite 500
   Indianapolis, Indiana 46280
   Telephone Number: (317) 581-2507

2. Landowner's Name: Charles P. Campbell, AMF Powerboats, Inc.
   Address: 4909 Sheridan Road (State Road 38)
   Noblesville, Indiana 46062
   Telephone Number: (317) 877-0802

3. *Representative: Jason Riggs, Fortune Wireless, Inc.
   *Address: 6402 Corporate Drive
   Indianapolis, Indiana 46278
   *Telephone Number: (317) 281-9451

*If the applicant is not presenting a petition, please provide contact information for the party representing the applicant.

4. Common description of property (address, location, etc.)
   4909 Sheridan Road (State Road 38), Hamilton County, Westfield Township, AMF Powerboat Storage and Repair; property on all 4 sides are zoned as AG-SF1 (Agricultural – Single Family); Elevation: 895'

5. Legal description of property (list below or attach)
   See attached Exhibit A

6. Complete description of the nature of the special exception applied for:

   Wireless Communications Zoning Ordinance 16.04.125 B 1 Wireless Communications Service Facilities and pursuant Westfield Zoning Ordinance 16.04.030 (B)(2) requiring a Special Exception for communication towers in districts zoned as AG-SF1 (Agricultural – Single Family), 150' Monopole, plus additional 10' Lightning rod; 11'-5"X 20' "unstaffed" communication equipment building; Elevation AGL – 1045' [*see attached* more detailed description of nature of the special exception]

7. **ALL SITE PLANS SHALL BE LEGIBLE AND DRAWN TO SCALE.** Site plans must accompany this application and must depict at a minimum:

a. Lot(s) shape and dimensions;

b. Location and dimensions of existing and proposed structures;

c. Location and dimensions of existing and proposed points of ingress and egress; and

d. All topographic and natural features and/or other unusual characteristics associated with the property.

8. The Applicant must address the following criteria and establish at the public hearing that each of the following is true in order to obtain a favorable determination from the BZA.

No special exception shall be granted unless the BZA finds all of the following to be true:

a. The establishment, maintenance, or operation of the special exception will not be detrimental to or endanger the public health, safety, morals, or general welfare:

Because the proposed construction of a wireless communications monopole antenna structure to a height of 150' (plus additional 10' lighting rod) and 11'5" X 20' "unstaffed", automated equipment building will not create air, water, or noise pollution, unsanitary conditions, surface drainage problems, environmental nuisances, threats to morality or public safety, or other objectionable characteristics offensive to the community. No local water areas are located in the site area pursuant to WC 160.04.125 2 D. The proposed wireless communication facility will permit reliable wireless telecommunication service, which can be used in emergencies, including the use of E-911.

b. The special exception will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property value within the neighborhood:

Because the surrounding site area, as well as the site itself, is zoned as AG-SF1. This zone is described as Agricultural – Single Family, meaning large-lot single homes. The proposed site is the least objectionable site available which still meets system engineering requirements. The site has been placed in such a way that it is more than the called for setbacks away from any surrounding properties. Only a visual impact will be assessed with construction of the wireless communications tower and building. This tower will be used for the sole purpose of providing greater wireless coverage and service to ifs consumers in the surrounding area. Also the proposed tower will comply with ANSI structural standards, which will make the tower structurally stable. The proposed wireless communication facility will permit reliable wireless telecommunication service, which can be used in emergencies, including the use of E-911. The proposed site will not create air, water, or noise pollution, unsanitary conditions, surface drainage problems, environmental nuisances, threats to morality or public safety, or other objectionable characteristics offensive to the community.

c. The establishment of the special exception will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district:

Because this wireless communications facility will provide a valuable resource to the community. It will be placed on a site location within required setbacks limits to allow for normal development and improvement of the surrounding area under the current ordinance.

d. Adequate utilities, streets, drainage, and other necessary facilities have been or are being provided:

Both electric and telecommunications are adequate at the site area as both utilities are currently located on the property. Water/sewage will not need to be used for the proposed use. Site does not need daily manned service.

e. Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion:

The entrance to AMF Powerboats, Inc. will be used as an existing access (12' X 200') to the site with provided consent of owner. Site will only need to be accessed from time to time for periodic maintenance and emergency purposes once site is constructed.

f. The special exception will be located in a district where such use is permitted and that all other requirements set forth, applicable to such special exception, will be met:

The current AG-SF1 zoning classification permits special exception for wireless communication facilities such as proposed.

The Applicant hereby certifies that the information contained in and accompanying this application is true and correct.

Applicant

SUBSCRIBED AND SWORN TO ME THIS 16th DAY OF September, 2008.

Lena Diana Long
Notary Public

LENA DIANA LONG
NOTARY PUBLIC
SEAL
STATE OF INDIANA
MY COMMISSION EXPIRES April 07, 2016

My commission expires: April 7, 2016

EXHIBIT A

Part of the Northwest Quarter of Section 20, Township 19 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the Northwest Quarter of Section 20, Township 19 North, Range 4 East; thence Westerly on and along the South line thereof 1080.6 feet; thence Northerly on a forward deflection angle of 89 degrees 21 minutes right (89 degrees 18 minutes measured) 1583.4 feet over found iron pipes to the centerline of State Road 38 as now located; thence Southeasterly on and along said centerline on a forward deflection angle of 118 degrees 54 minutes right (118 degrees 36 minutes measured) 264 feet to the Beginning point of this description; thence Southeasterly on and along a continuation of the last described course and said centerline 460.5 feet (481.1 feet measured); thence Southwesterly on a forward deflection angle of 91 degrees 47 minutes right (88 degrees 02 minutes measured) on and along an existing fence line 312.2 feet; thence Westerly on a forward deflection angle of 55 degrees 28 minutes right (61 degrees 01 minutes measured) 102.0 feet (103.2 feet measured) to an existing corner post; thence Northwesterly on a forward deflection angle of 24 degrees 48 minutes right (23 degrees 22 minutes measured) 330.5 feet; thence Northeasterly on a forward deflection angle of 87 degrees 09 minutes right 415.65 feet to the beginning point; containing 3.91 acres, more or less.

Except:

A part of the Northwest Quarter of Section 20, Township 19 North, Range 4 East, Hamilton County, Indiana, and being that part of the Grantor's land lying within the right of way lines described as follows:

Commencing at the Southeast corner of said Quarter Section; thence Westerly 1080.6 feet along the South line of said Quarter Section; thence Northerly on a forward deflection angle of 89 degrees 21 minutes right (89 degrees 18 minutes measured) 1583.4 feet to the center line of State Road 38; thence Southeasterly on and along said center line on a forward deflection angle of 118 degrees 54 minutes right (118 degrees 36 minutes measured) 264 feet to the point of Beginning of this description (angles and distances quoted from Instrument No. 9031113); thence South 61 degrees 15 minutes 33 seconds East 479.26 feet (481.1 feet by Instrument No. 9031113) along the center line of said State Road 38 to the Northeast corner of the Grantor's land; thence South 26 degrees 48 minutes 41 seconds West 40.14 feet along the Eastern line of the Grantor's land to the Southwestern boundary of said State Road 38; thence North 61 degrees 11 minutes 21 seconds West 473.33 feet along the boundary of said State Road 38 to the Western line of the Grantor's land; thence North 18 degrees 18 minutes 39 seconds East 40.20 feet along said Western line to the point of beginning and containing 0.435 acres, more or less, inclusive of the presently existing right of way which contains 0.435 acres, more or less. The portion of the above described real estate, which is not already embraced within

present existing right of way, contains 0.000 acres, more or less. All bearings in this description which are not quoted from previous instruments are based on the bearing system for State Highway Project STP-5229(008).

For information purposes Only:

Common Address:	5005 Sheridan Road a/k/a 4909 Sheridan Road, Noblesville, Indiana 46062
Tax Parcel Number:	08-06-20-00-00-008.000
TSLLC File #:	05100212

4909 Sheridan Road, Noblesville, IN 46062

DETAILED DESCRIPTION OF THE PROPOSED SPECIAL EXCEPTION VARIANCE

New Cingular Wireless PCS, LLC, Petitioner, is a public utility licensed by the Federal Communications Commission (FCC), and certified by the Indiana Utility Regulatory Commission (IURC) pursuant to Indiana Code § 8-1-2-88, to provide commercial mobile radio communication public utility (cellular) service in the Noblesville and Westfield, Indiana community. As a public utility, Petitioner is required by law to provide adequate and reliable cellular mobile radio telecommunications service to the public which, in turn, requires the construction and operation of communications transmitting and receiving antennas throughout its service area at locations dictated by customer use and cellular system engineering requirements. By this petition, Petitioner proposes to build a 150' "monopole" self-supporting cellular telephone, (plus additional 10' lightning rod), and install and maintain an adjacent fully automated 11'-5" X 20' "unstaffed" prefabricated communications equipment building on a 25' x 70' site.

A special exception is necessary as site location is currently zoned as AG-SF1 (Agricultural – Single Family) and appropriate to allow Petitioner to build the proposed wireless communications antenna for the sole purpose of bringing service of wireless communications consistent with the intent and purpose of the Wireless Communications Zoning Ordinance of Westfield, Indiana rules, WC §16.04.125 (B)(1) and WC §16.04.030 (B)(2) regarding AG-SF1 zones. Zone AG-SF1 is described as an Agricultural land use area with large-lot single family homes This site location meets required 40' from property line on all sides by Westfield Wireless Communication Ordinance, WC 16.04.125 §2 (B) and meets the standard development requirements under the Westfield Zoning Ordinance for AG-SF1 zones WC §16.04.030 (B)(4-6). Currently, the site is occupied by a commercial enterprise (boat repair) as a legally existing, nonconforming use (grandfather).

Due to site zoned as AG-SF1 a special exception variance is required for construction of a wireless communications antenna at 4909 Sheridan Road (State Road 38), Noblesville, Indiana 46062. Petitioner seeks to build a wireless telecommunications tower and adjacent equipment building. The proposal will not change the general characteristics of this site or surrounding sites.

WESTFIELD / WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

CONSENT FORM

The undersigned, Charles P. Campbell, being the owner of the property commonly known as 4909 Sheridan Road (State Road 38), Noblesville, Indiana 46062 herby authorizes New Cingular Wireless PCS, LLC/AT&T Mobility and Jason Riggs, Fortune Wireless to file a land development petitions necessary for the aforementioned address.

This consent shall remain in effect until revoked by a written statement filed with the Westfield / Washington Township Board of Zoning Appeals.

Chas. P. Campbell

Charles P. Campbell
Property Owner

Jason Riggs

Witness

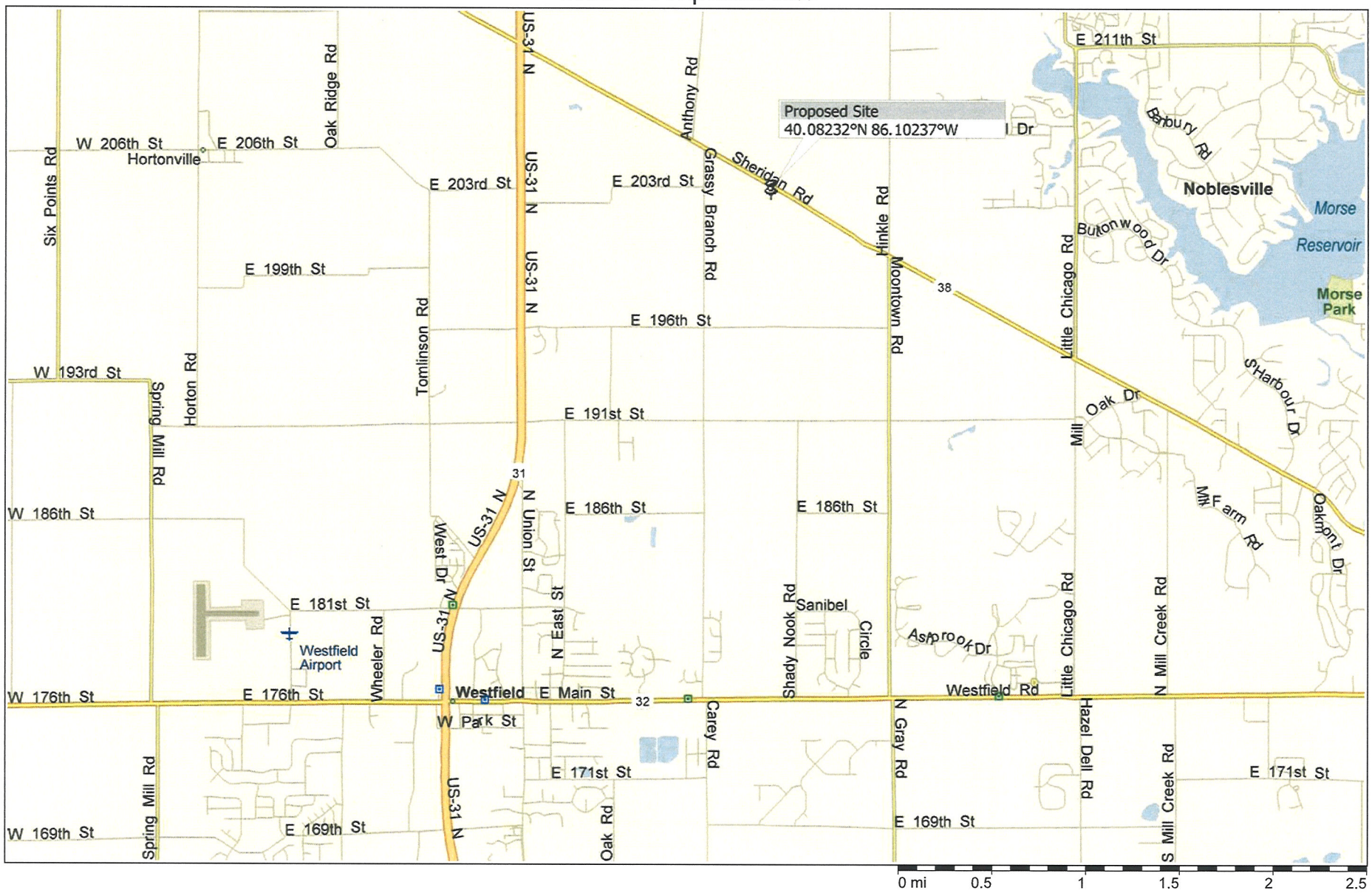
9\15\08

Date

9/15/08

Date

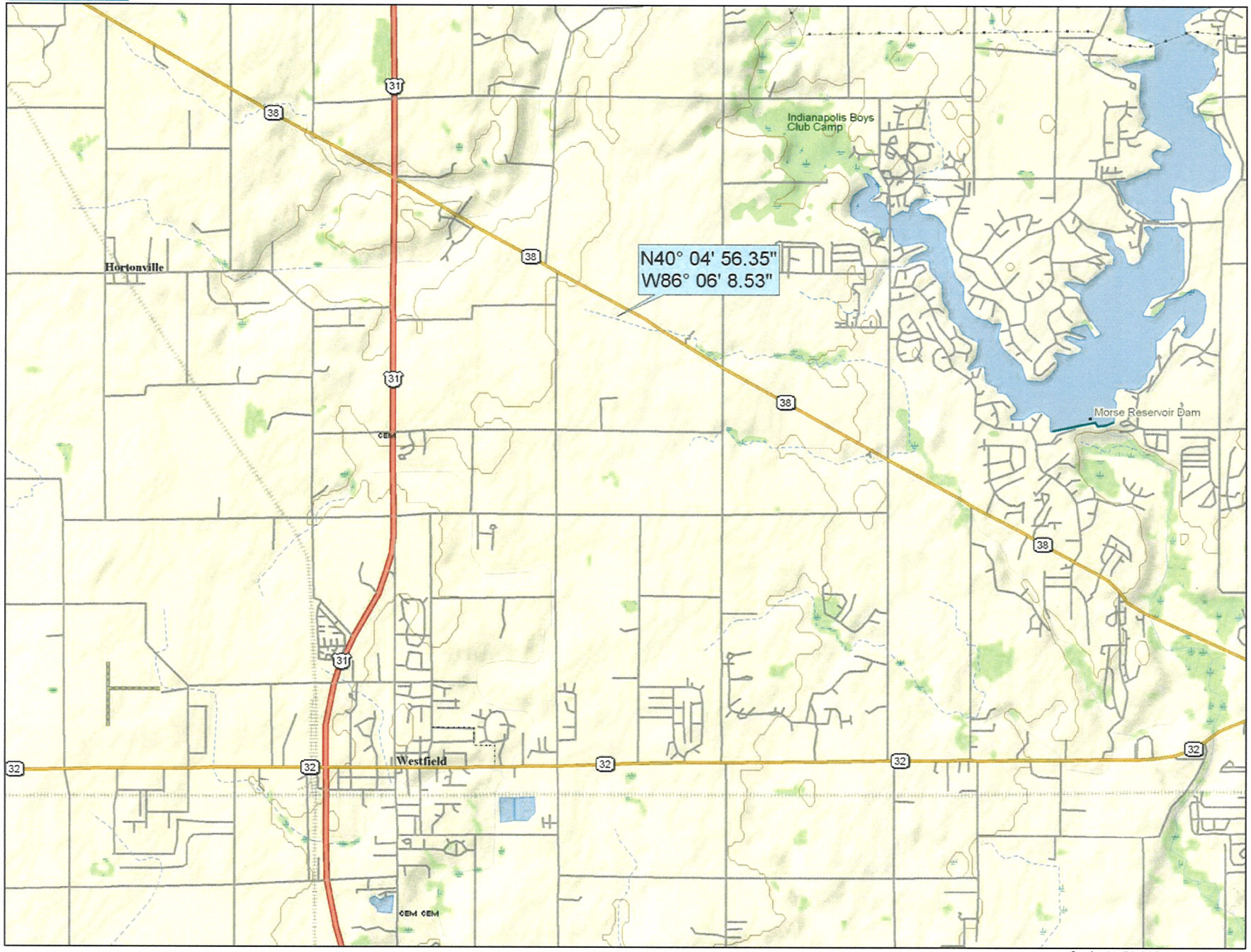
IN0318 Proposed Site



Copyright © 1988-2005 Microsoft Corp. and/or its suppliers. All rights reserved. http://www.microsoft.com/streets/
© 2004 NAVTEQ. All rights reserved. This data includes information taken with permission from Canadian authorities © Her Majesty the Queen in Right of Canada. © Copyright 2004 by TeleAtlas North America, Inc. All rights reserved.

DeLORME

Topo USA® 5.0



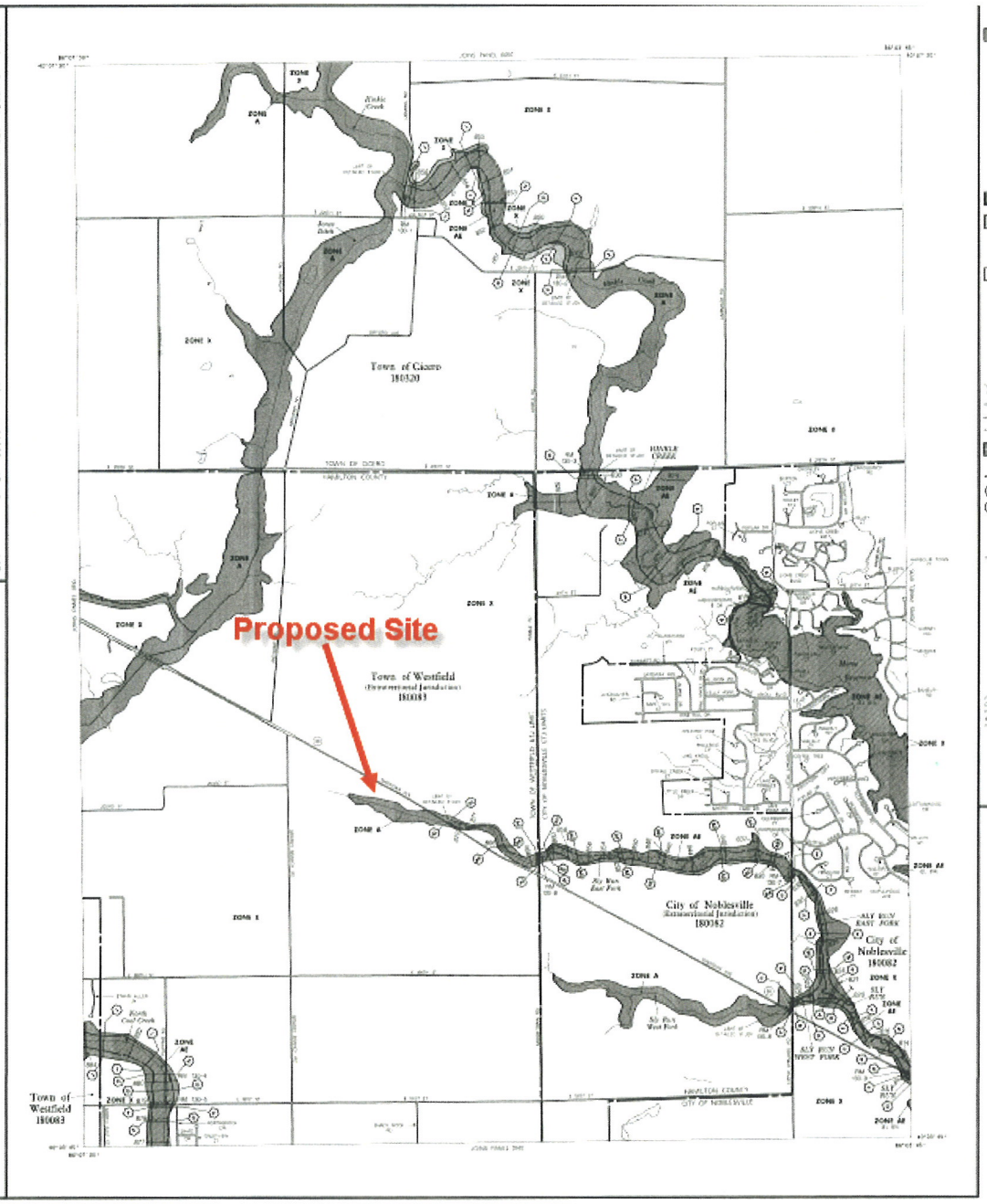
Data use subject to license.
© 2004 DeLorme. Topo USA® 5.0.
www.delorme.com

TN
MN (4.2°W)

Scale 1 : 50,000
1" = 4,166.7 ft
Data Zoom 12-0

NOTES TO USERS

ELEVATION REFERENCE MARKS



LEGEND

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

HAMILTON COUNTY, INDIANA

AND INCORPORATED AREAS

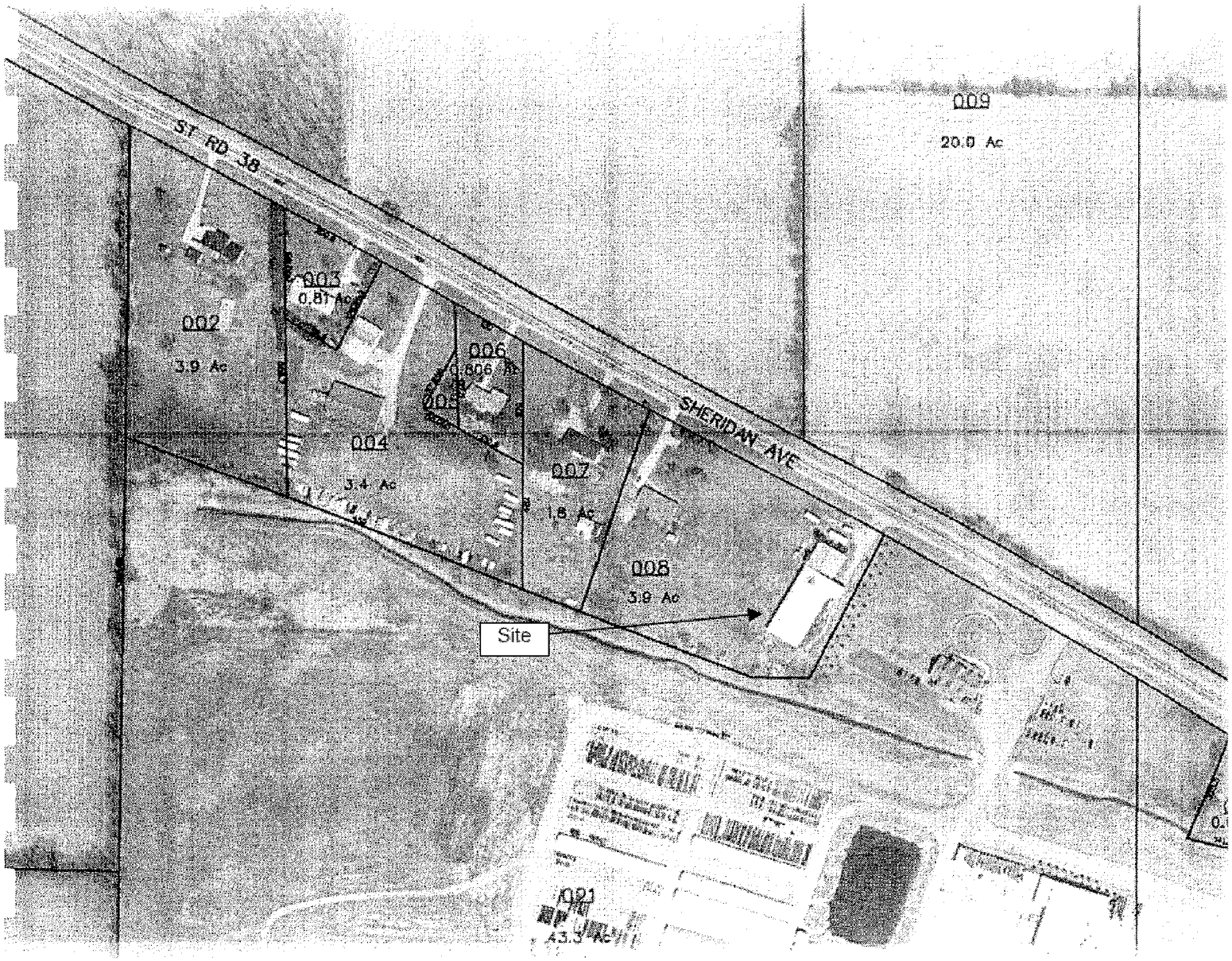
PANEL 130 OF 350

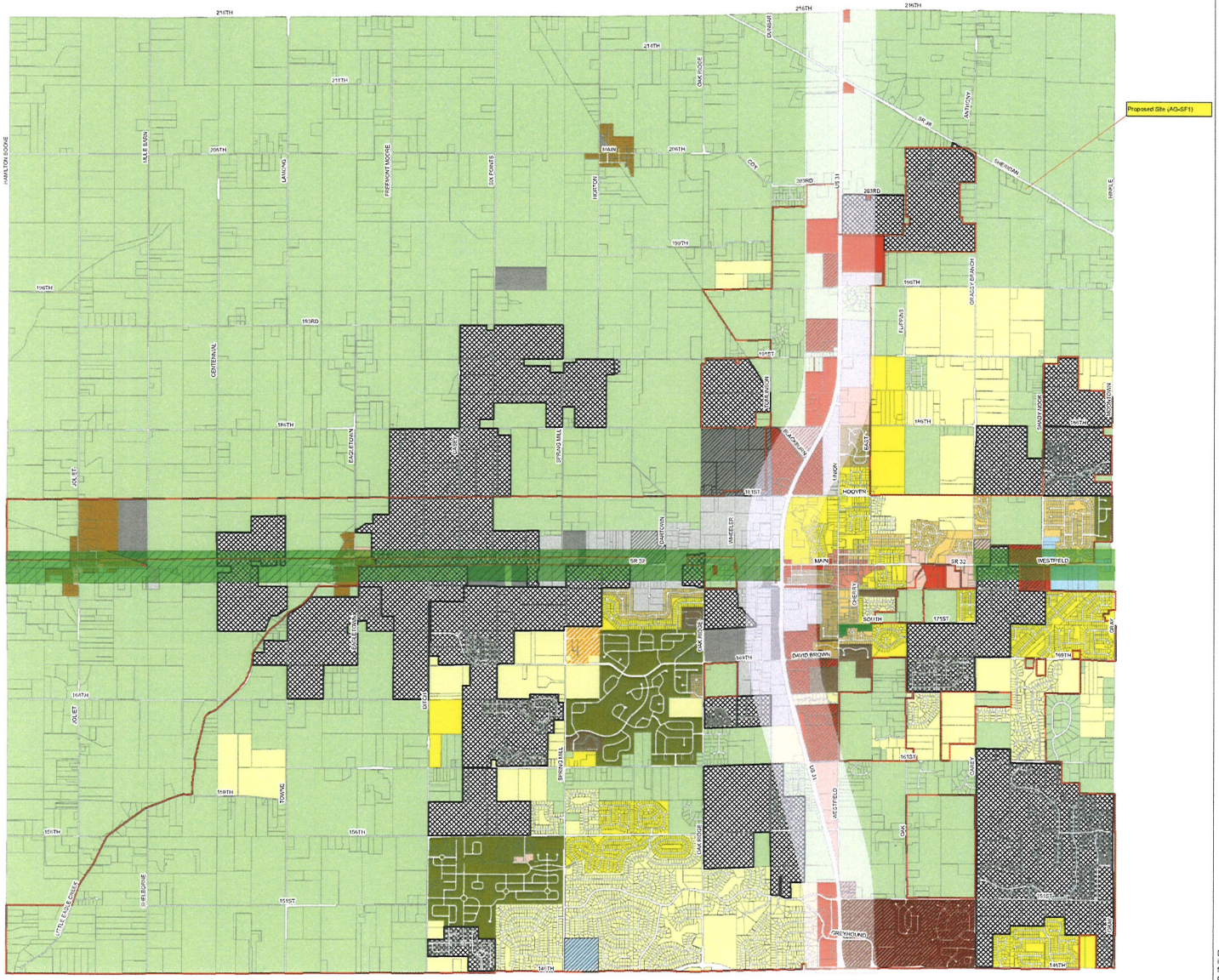
MAP NUMBER 18057C0130F

EFFECTIVE DATE: FEBRUARY 19, 2003

Federal Emergency Management Agency

TAX PARCEL MAP





City of Westfield and Washington Township Zoning Map

March 2008

Legend

- City Limits

Overlay Districts

- SR32 Overlay
- SR32 Landscape Overlay
- US31 Overlay

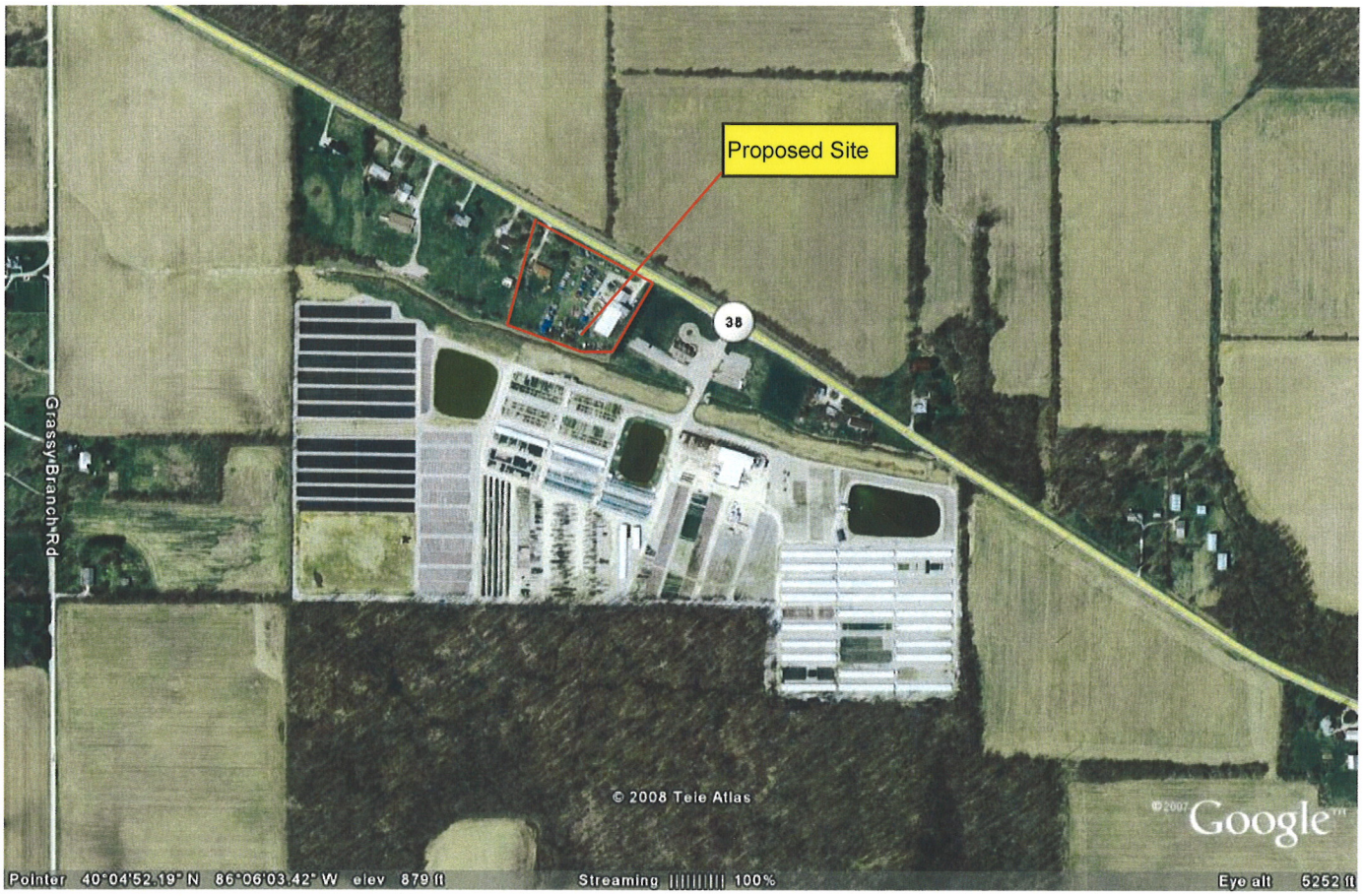
Zoning Districts

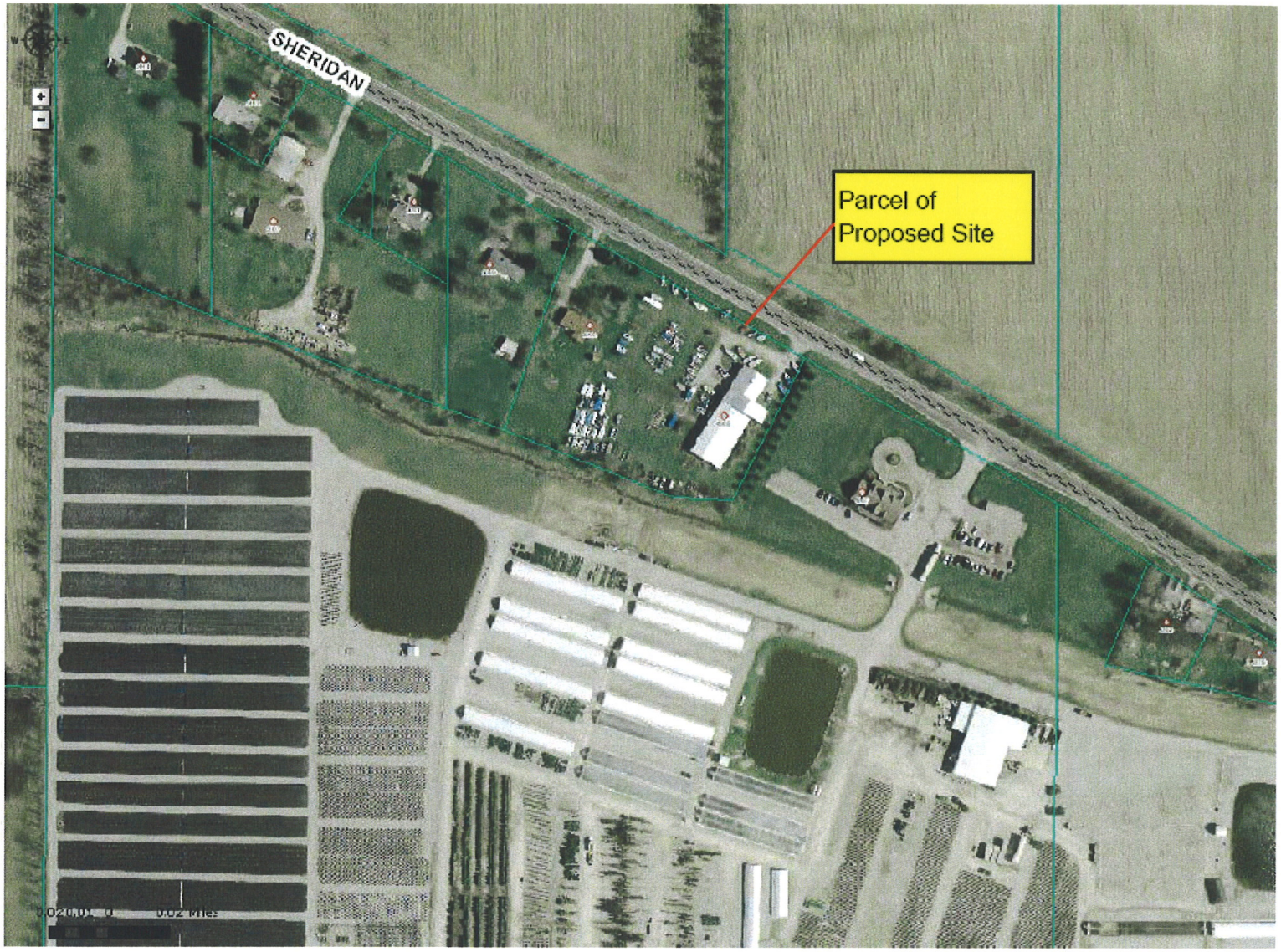
- AG-SF1 (Agriculture-Single Family 1)
- AG-SF1I (Agriculture-Single Family 1 In-town)
- SF-2 (Single Family-2)
- SF-3 (Single Family-3)
- SF-3 Cluster (Single Family-3 Cluster)
- SF-4 (Single Family-4)
- SF-4 Pre-1994 (Single Family 4 Pre-1994)
- SF-5 (Single Family-5)
- SF-A (Single Family-Attached)
- MF-1 (Multiple Family-1)
- MF-2 (Multiple Family-2)
- GO (General Office)
- GO-PD (General Office-Planned Development)
- LB (Local Business)
- LB-H (Local Business-Historical)
- LB-PD (Local Business-Planned Development)
- GB (General Business)
- GB-PD (General Business-Planned Development)
- SB-PD (Special Business-Planned Development)
- EI (Enclosed Industrial)
- EI-PD (Enclosed Industrial-Planned Development)
- OI (Open Industrial)
- OI-PD (Open Industrial-Planned Development)
- PUD (Planned Unit Development)

Map Is Not To Scale

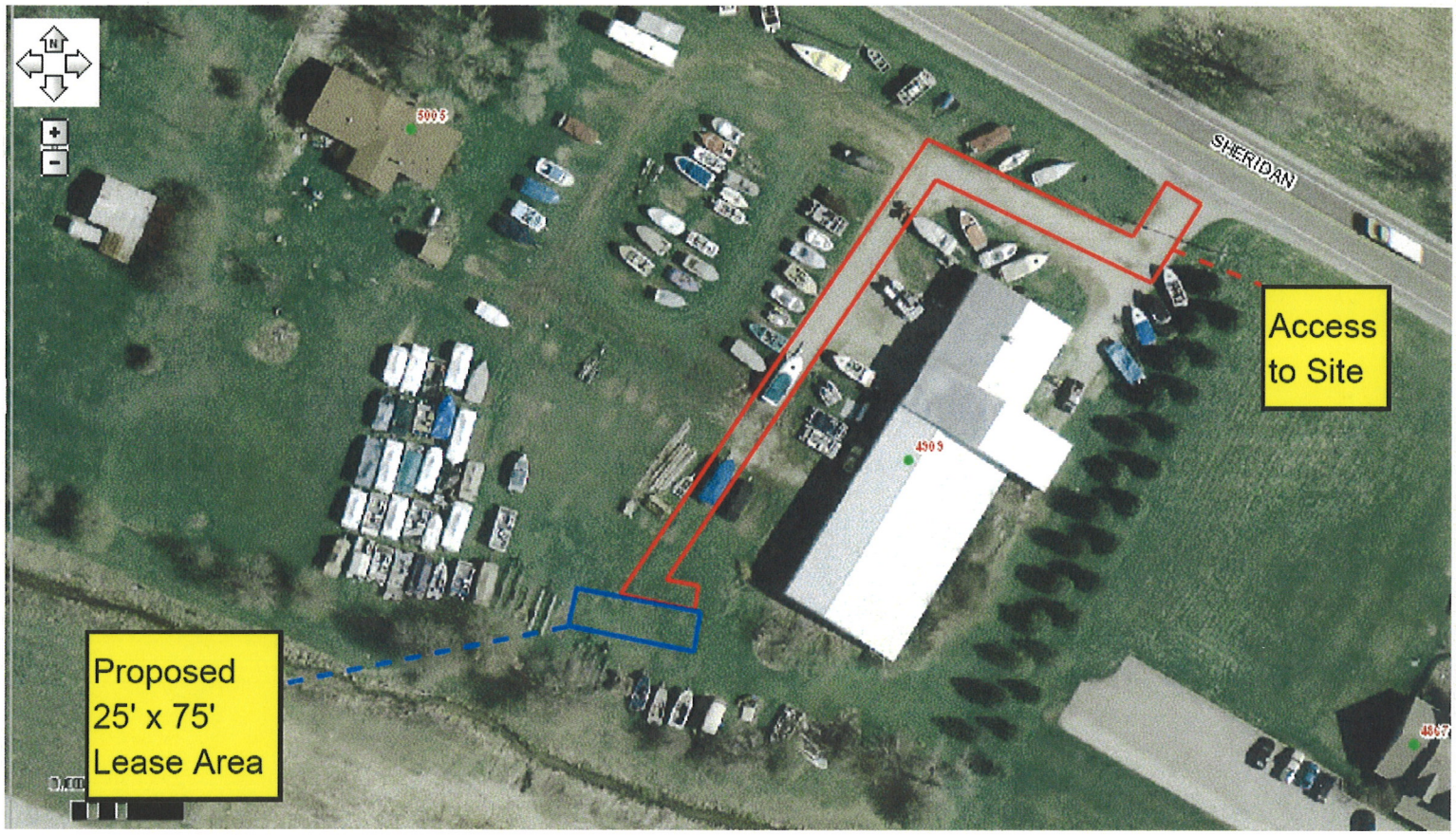
DISCLAIMER: The City of Westfield, Indiana has created this map in an attempt to increase the availability of public information and enhance public knowledge. The City is continually collecting, maintaining and updating data. Information for the map themes was obtained from existing, and many times historical documentation. Because of this, the information displayed on this map is not guaranteed to be completely accurate or all inclusive. The City of Westfield retains the right to change the content of this map without prior notice. The City of Westfield assumes no liability for any actions or occurrences that may result from persons viewing the information contained on this map. This map is not meant to take the place of any existing guidelines, rules, regulations or legal procedures. No information displayed on this map should be used in place of legal documentation. Field investigations are still necessary for locating underground facilities, and contact with appropriate departmental staff is still required for determining location-based fees/designations.

L:\West_GIS\Planning\Zoning\Zoning 2008\Zoning 031708.mxd (March 17, 2008)


Proposed Site
38
Grassy Branch Rd
© 2008 Tele Atlas
©2007 Google
Pointer 40°04'52.19" N 86°06'03.42" W elev 879 ft
Streaming 100%
Eye alt 5252 ft


SHERIDAN
Parcel of
Proposed Site

AERIAL SITE SKETCH



Overlaid lines on aerial are "Not to Scale" and shall not be represented in that manner. This is merely for the visual assistance of the approximate locations described in the above comments.

Looking South at Ingress

Looking South at Ingress
(Continuing to Proposed Site)

Looking North at Egress

Looking Northeast at Egress
(Continued to SR38)

Looking South Into Site

Looking Southeast Into Site

Looking East Into Site

Looking West Into Site
(From the Entrance of Brehob Nursery)

Looking North From Site

Looking South From Site

Looking East From Site

Looking West From Site

Existing Structures
T-Mobile monopole (approximately 185'), Westfield Utilities water tower (approximately 150'), Dual Line utility concrete monopole (approximately 90'), Dual line lattice transmission tower (approximately 130').

T-Mobile (Tab 1)

This structure has an available centerline that is approximately 175'. This site is too close to an existing site (IN0150), which would cause major overlapping in service and would not improve coverage on or around State Road 38 to US Highway 31 (as seen in section 9 page 3).

Westfield Utilities (Tab 2)

This water tower has existing antennas located at the top as seen in the following Tab 2. Before additional antennas could be placed on this tower, structural issues and designs would need to be considered. Additionally, the water tower would still leave coverage gaps on State Road 38 and poor coverage to the north of State Road 38. This site would also cause some overlapping in service with another site (as seen in section 9 page 4).

Utility Structures (Tab 3)

There are two utility structures close to this area. The closest structure to the proposed site is a Dual Line concrete monopole and is similar in nature to the desired site structure. This structure was considered as a possibility, but since it is a Dual Line (as seen in the following Tab 3), it is not acceptable for antenna placement as the power company would have to shut off the power to one side of the line resulting in an extended

power outage for numerous homeowners. The same situation also applies for the Dual Line lattice transmission tower that can also be seen in the following Tab 3.

Site Acquisition responsibilities for searching an area.

We are issued a search area to try and locate an Antenna System. The first step is to drive the area to determine if there are any **"Existing Structures"** in that area, which could be utilized as a possible collocation. If there are existing sites outside the search area, they are included in our original summary to the RF Engineer for review to determine if they could be acceptable locations. If they can not meet the coverage objectives, then we proceed with a raw land build.

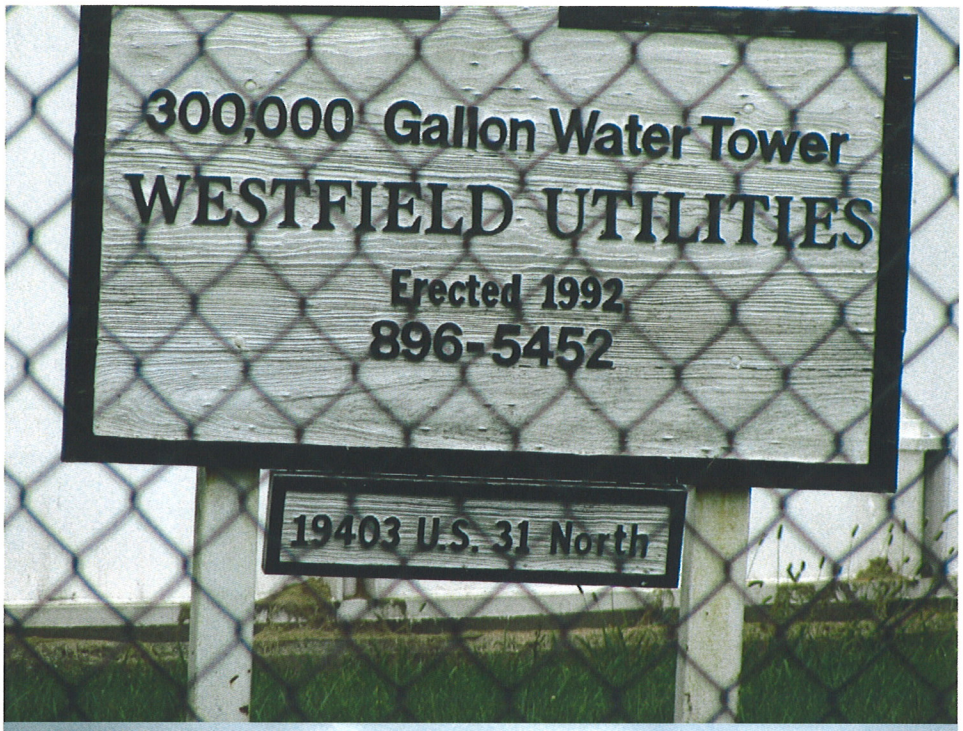
Types of collocations that have been established in and around the State of Indiana are as follows:

Government Authority Tower (ex: Hamilton County Sheriffs Tower)
Water Tanks
Other Cellular Carriers (ex: Sprint, Verizon, T-Mobile, etc.)
Tower Companies (ex: American Tower, SBA, Crown Castle, etc.)
Radio Stations
Power Companies
Independent Tower Owner

Coverage Objective:
It is to solidify coverage along State Road 38 between US Highway 31 and Noblesville. It would provide good to adequate coverage to Residential Area on the North side of Westfield. This site fills a gap in the current network's coverage, which will drastically reduce the dropped calls and/or no service along State Road 38 & US Highway 31.

This will also provide E911 service to the area.

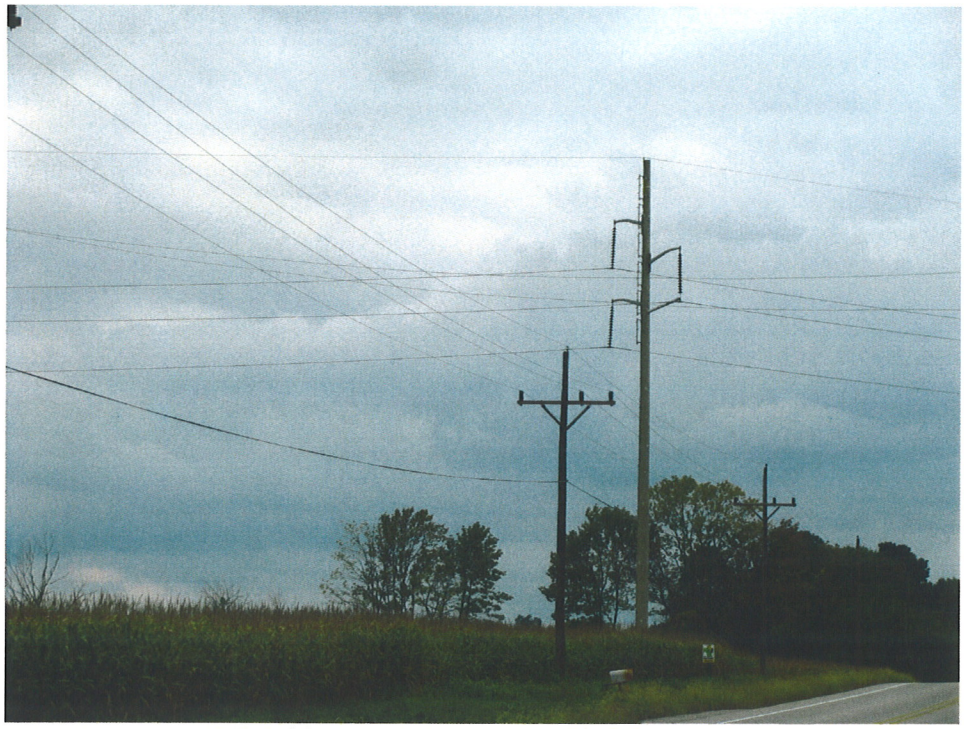
Looking Southwest at T-Mobile Tower
(From the Intersection of Lake Terrace Ct. & Myers Lake Dr.)



Looking at Westfield Water Tower

Looking at Existing Antennas Mounted on Water Tower

Looking East at Concrete Power Pole
(On SR 38 in between Hinkle Rd. and Proposed Site)

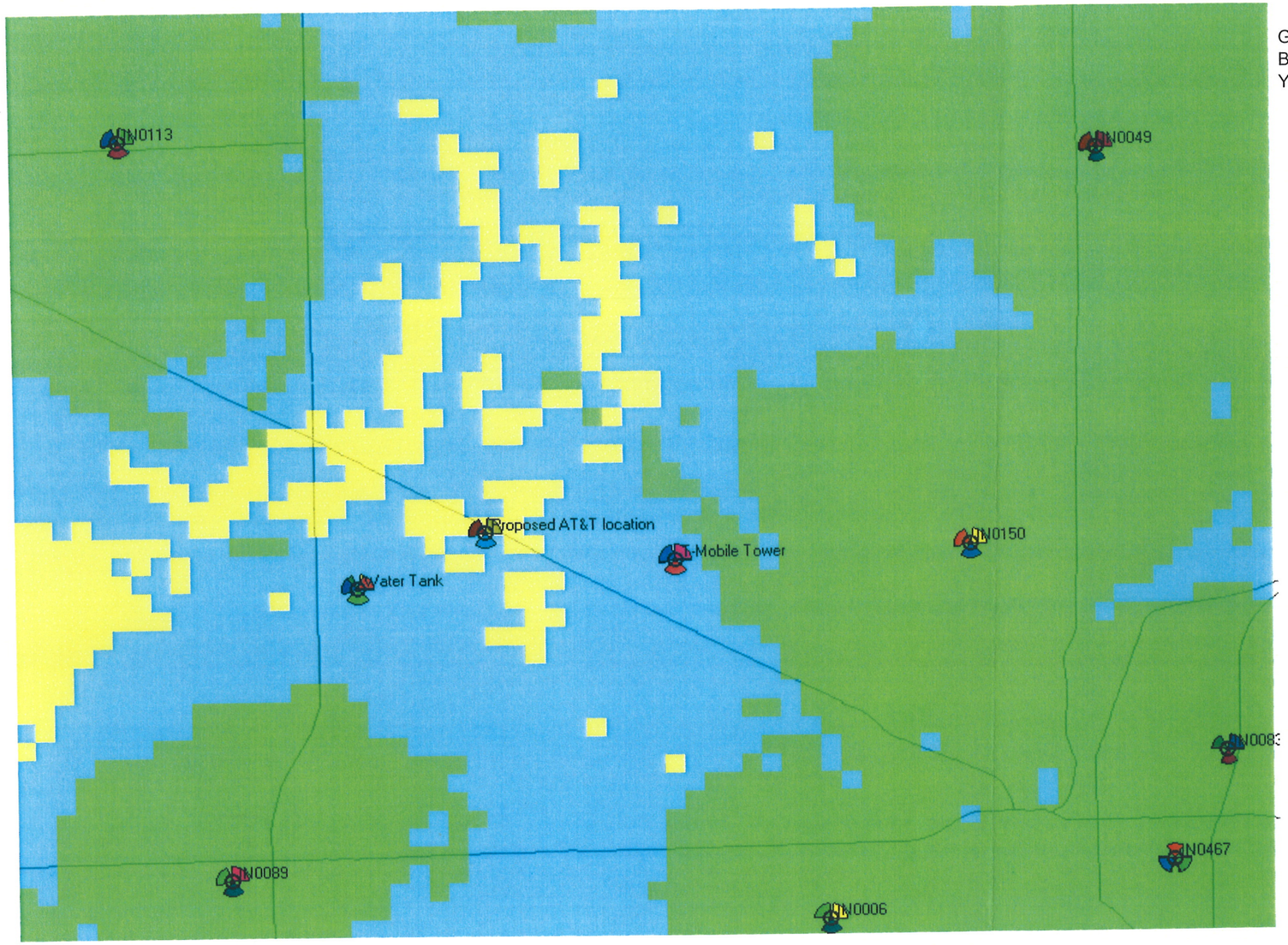


Looking West at Concrete Power Pole

Looking Southwest at Concrete Power Pole

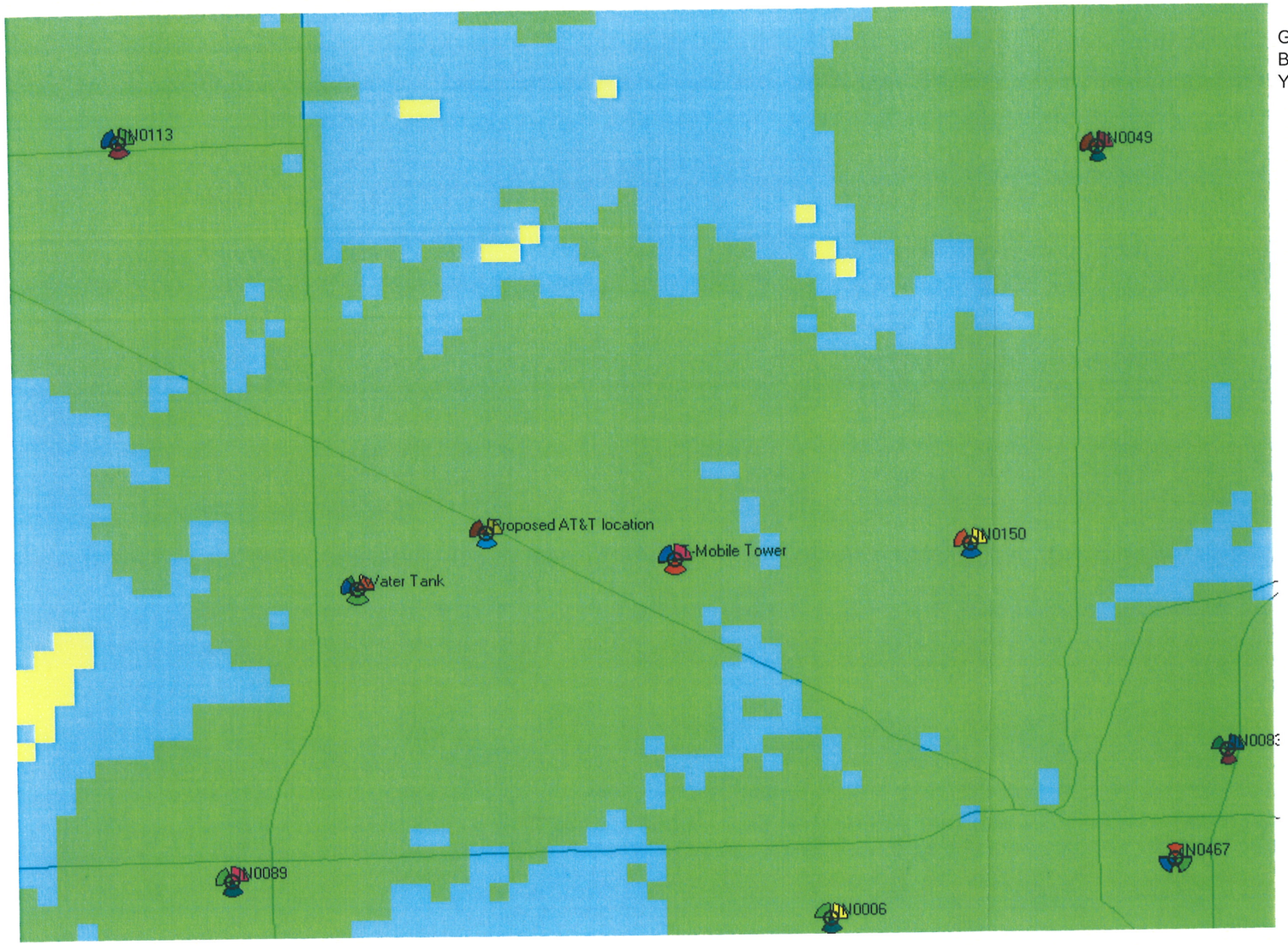
Dual Line Concrete Power Pole

Dual Line Lattice Transmission Tower (SR 38 & US 31)



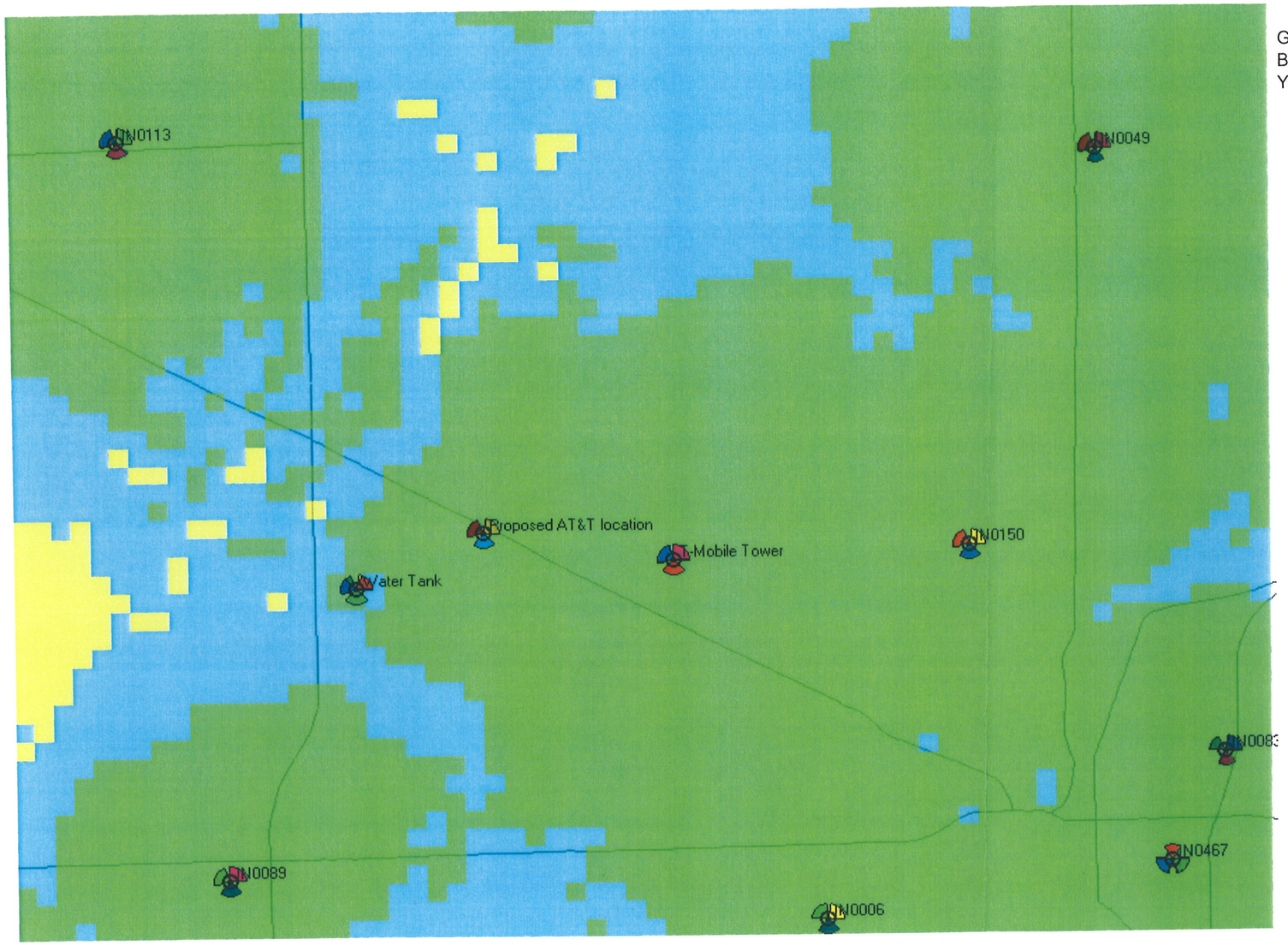
Green=Good Coverage
Blue=Marginal to Good Coverage
Yellow=Poor Coverage

Existing coverage



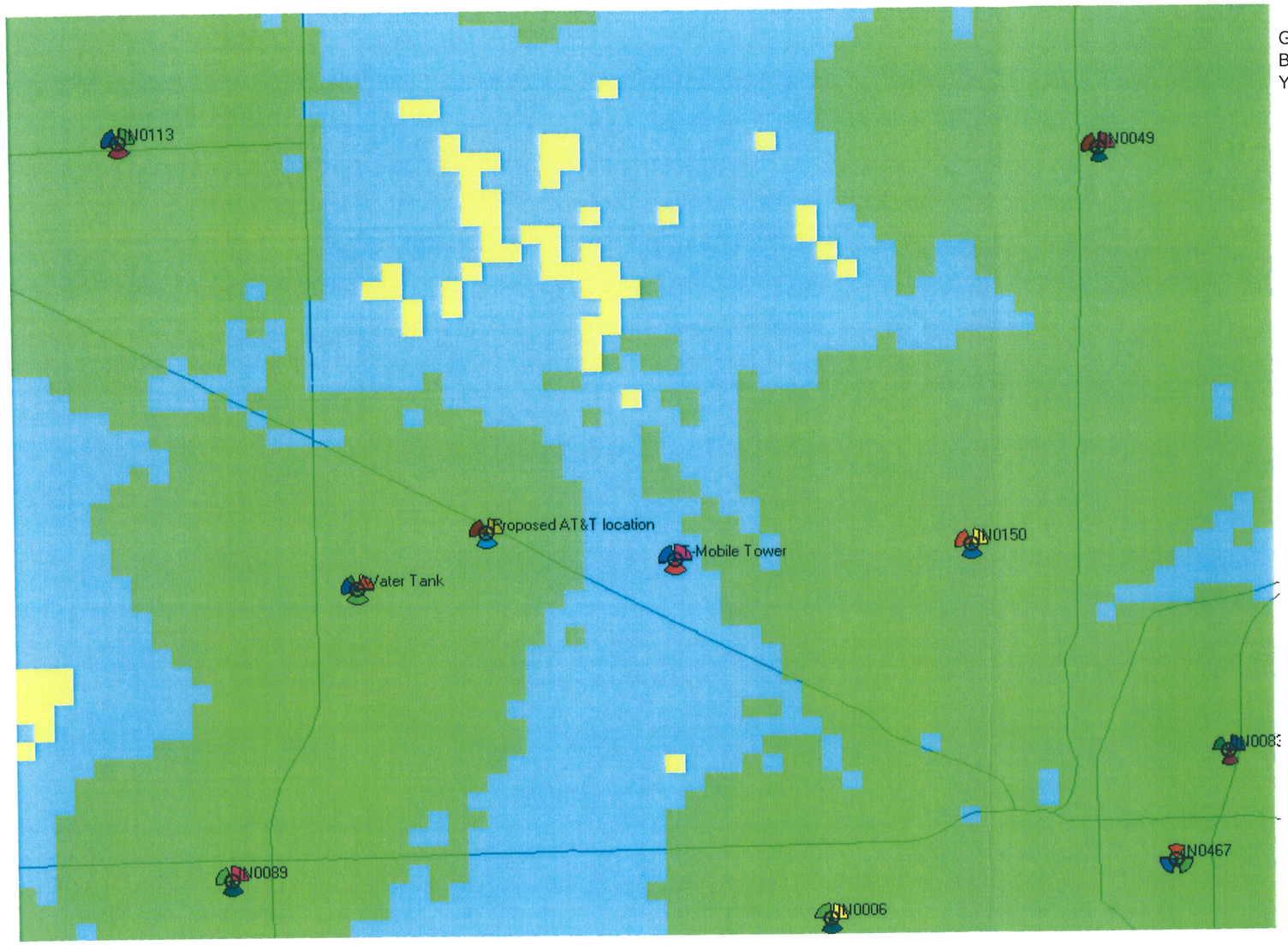
Green=Good Coverage
Blue=Marginal to Good Coverage
Yellow=Poor Coverage

Proposed coverage-Proposed Loc



Green=Good Coverage
Blue=Marginal to Good Coverage
Yellow=Poor Coverage

Proposed Coverage-T-Mobile Twr



Green=Good Coverage
Blue=Marginal to Good Coverage
Yellow=Poor Coverage

Proposed Coverage-Water Twr

PROJECT INFORMATION

SCOPE OF WORK:	THE PRINCIPAL SERVICES AND EQUIPMENT TO BE PROVIDED UNDER THIS PROJECT ARE THE INSTALLATION OF DRIVEWAY, FOUNDATIONS AND A PREFABRICATED EQUIPMENT SHELTER. SERVICES SHALL ALSO INCLUDE ERECTION OF A 150' MONOPLOE TOWER. THE INSTALLATION OF AN ANTENNA MOUNTING PLATFORM. THE CONTRACTOR SHALL INSTALL CELLULAR COAX, SUPPLY AND INSTALL COAX CABLE HARDWARE, INSTALL CELLULAR ANTENNAS, SUPPLY AND INSTALL CONDUITS FOR 200 AMP SINGLE PHASE ELECTRICAL SERVICE, SUPPLY AND INSTALL CONDUITS FOR T1 TELCO SERVICE, SUPPLY AND INSTALL EXTERIOR GROUNDING RING, INSTALL QUARTER-WAVE LIGHTING PROTECTION, PROVIDE FINAL GRADE AND REPAIR ANY DAMAGED AREAS AND PROVIDE ALL NECESSARY COORDINATION WITH TELCO AND COMMERCIAL POWER MUNICIPALITIES. CONTRACTOR SHALL ALSO PROVIDE AND INSTALL COMPOUND FENCING AS PER A&E DRAWINGS. AT&T MOBILITY WILL PROVIDE CELLULAR ANTENNAS AND QUARTER-WAVE LIGHTNING PROTECTION. ALL OF THE ABOVE DESCRIBED SERVICES SHALL BE COMPLETED IN STRICT ACCORDANCE WITH THE DRAWINGS FROM GPD ASSOCIATES AND ANY SUPPLEMENTAL DIRECTION FROM BECHTEL.
SITE ADDRESS:	5005 SHERIDAN ROAD NOBLESVILLE, IN 46062
LATITUDE:	N40° 04' 56.37"
LONGITUDE:	W86° 06' 08.52"
JURISDICTION:	WESTFIELD, IN
PROPOSED USE:	TELECOMMUNICATIONS FACILITY
BECHTEL ENGINEER CONTACT:	FAROOQ SOFI PHONE: (847) 273-1133
BECHTEL CONSTRUCTION COORDINATOR:	SCOTT GRESHAM PHONE: (317) 334-1015

at&t

SITE NUMBER: IN0318
SITE NAME: SR38 & HINKLE ROAD

DRAWING INDEX

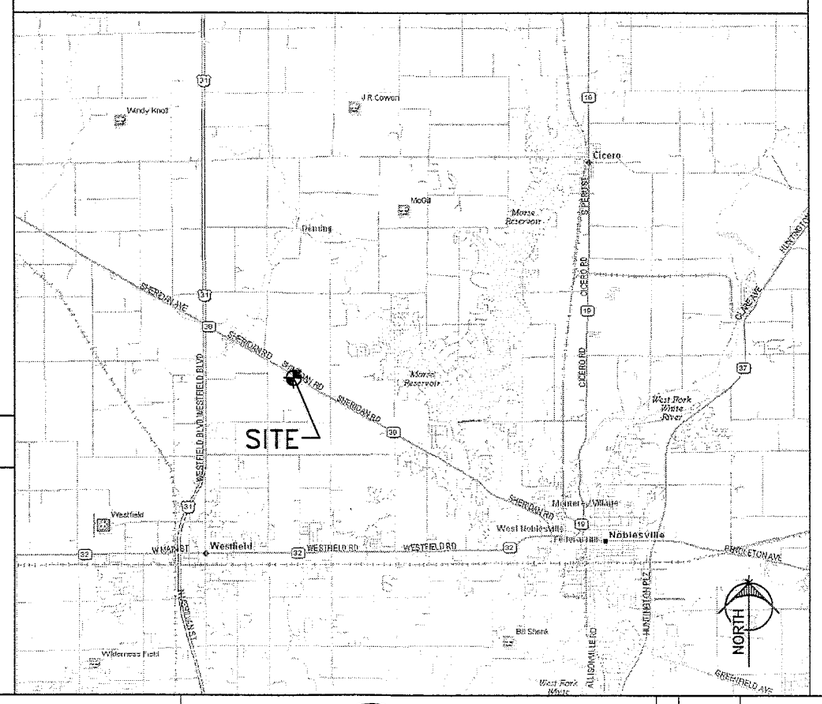
		REV
IN-0318-ZD-01	TITLE SHEET	A
	SURVEY (BY OTHERS)	A
IN-0318-ZD-02	PROPOSED OVERALL SITE PLAN	A
IN-0318-ZD-03	PROPOSED DETAILED COMPOUND PLAN	A
IN-0318-ZD-04	PROPOSED TOWER ELEVATION, ANTENNA PLAN AND SCHEDULE	A

NOTES

NOTE:
THIS PLAN SET IS A ONE HALF SCALE SET REPRODUCED FROM 22"x34" PRINTS.

VICINITY MAP

DIRECTIONS: FROM 8888 KEYSTONE AT THE CROSSONG. GO TOWARDS N KEYSTONE AVENUE. GO APPROXIMATELY 6 MILES TO US 31 NORTH. CONTINUE NORTH ON US 31 GO APPROXIMATELY 10 MILES TO STATE ROAD 38 (SHERIDAN AVENUE) TURN RIGHT ONTO SHERIDAN AVENUE. GO APPROXIMATELY 2 MILES ON SHERIDAN AVENUE. SITE IS ON THE SOUTH SIDE OF SHERIDAN AVENUE WEST OF HINKLE ROAD AT AMF BOAT STORAGE, 5005 SHERIDAN AVENUE.



APPLICABLE BUILDING CODES AND STANDARDS

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE:
[INTERNATIONAL BUILDING CODE (IBC), 2006 w/INDIANA AMENDMENTS]

ELECTRICAL CODE:
[NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70 – LATEST EDITION, NATIONAL ELECTRICAL CODE, AS ADOPTED BY THE STATE OF INDIANA]
LIGHTNING PROTECTION CODE:
[NFPA 780 – LATEST EDITION, LIGHTNING PROTECTION CODE]

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS.
AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-F, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM
IEEE 1100 (2005) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT

IEEE C62.41 (2002), RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

TELCORDIA GR-1275 – LATEST EDITION, GENERAL INSTALLATION REQUIREMENTS

TELCORDIA GR-1503 – LATEST EDITION, COAXIAL CABLE CONNECTIONS

ANSI T1.311 – LATEST EDITION, FOR TELECOM – DC POWER SYSTEMS – TELECOM, ENVIRONMENTAL PROTECTION

ANSI J-STD-607 – LATEST EDITION, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

GLAUS PYLE SCHOMER BURNS & DEHAVEN, INC.
GPD ASSOCIATES
8275 Allison Pointe Trail . Suite 220 Indianapolis, Indiana 46250
317-299-2996 , Fax 317-293-1331
GPD JOB# 2008042.02

SITE NAME: SR38 & HINKLE ROAD
SITE NUMBER: IN0318
5005 SHERIDAN ROAD
NOBLESVILLE, IN 46062
HAMILTON COUNTY

at&t
900 EAST 96TH. STREET
SUITE 500
INDIANAPOLIS, INDIANA 46240

NO.	DATE	REVISIONS	BY	CHK	APP'D
A	9/15/08	ISSUED FOR ZONING REVIEW	LJB	TTP	(INT)

SCALE: AS SHOWN | DESIGNED BY: LJB | DRAWN BY: LJB

DAVID B. GRANGER REGISTERED No 60800405 STATE OF INDIANA PROFESSIONAL ENGINEER

AT&T MOBILITY

TITLE

DRAWING NUMBER	REV
IN-0318-ZD-01	A

PROJECT BENCHMARKS

BENCHMARK #1
IRON PIN (CP#1)
NORTH: 1760994.234
EAST: 206178.366
ELEV: 878.95

BENCHMARK #2
IRON PIN (CP#3)
NORTH: 1760943.387
EAST: 206314.143
ELEV: 877.03

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT 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.

Ralph M. Wallem

RALPH M. WALLEM — PLS NO. 80040185

OWNER APPROVAL: — DATE

AT & T MOBILITY APPROVAL: — DATE

FLOOD DATA THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 18057C0130F WHICH HAS AN EFFECTIVE DATE OF 2/19/2003 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. THERE WAS NO FIELD SURVEY PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION FROM FEMA.

UTILITIES

TELEPHONE COMPANY:
GTE/VERIZON
19845 US 31 NORTH
WESTFIELD, IN 46074
888.571.3971

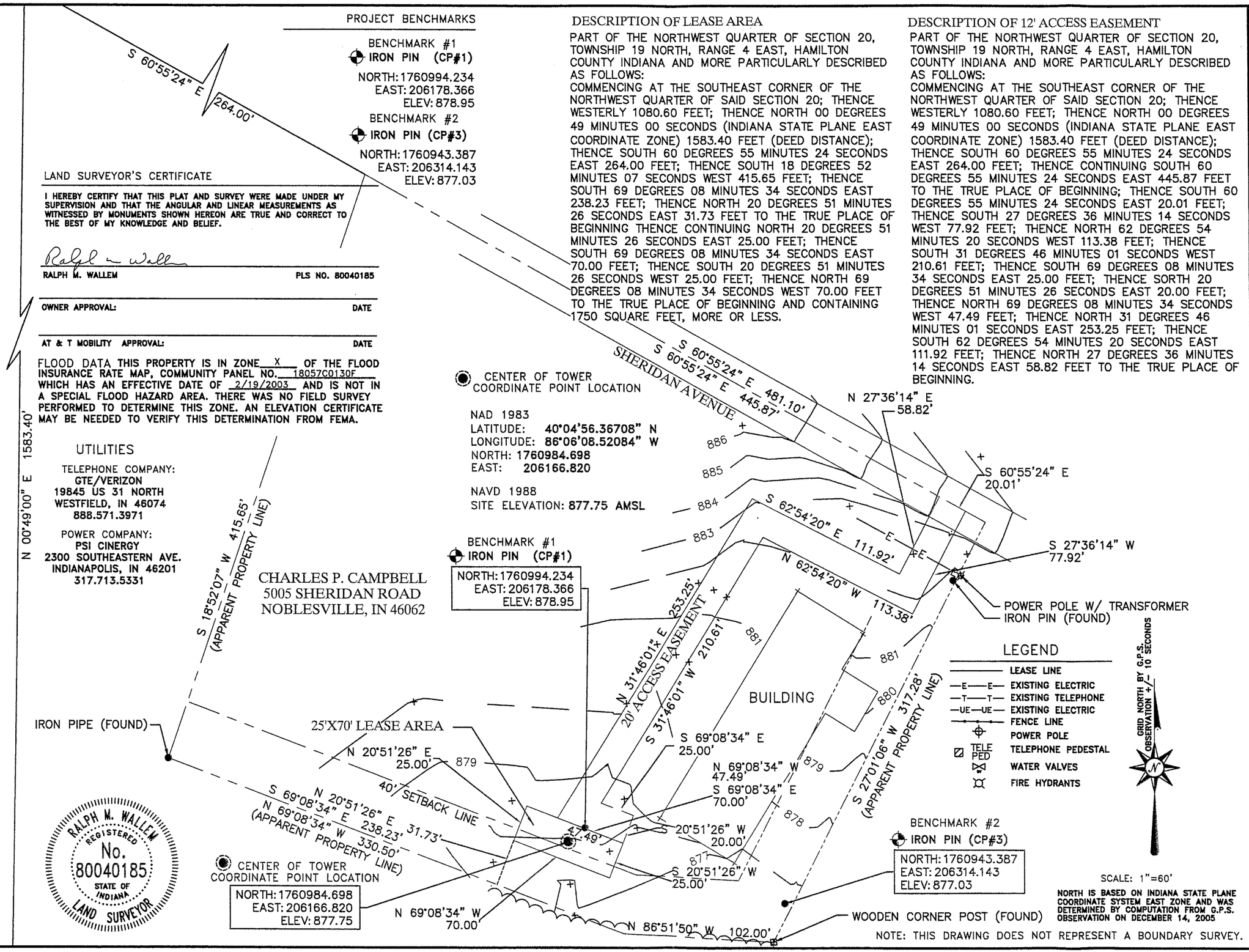
POWER COMPANY:
PSI CINERGY
2300 SOUTHEASTERN AVE.
INDIANAPOLIS, IN 46201
317.713.5331

DESCRIPTION OF LEASE AREA

PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 4 EAST, HAMILTON COUNTY INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE WESTERLY 1080.60 FEET; THENCE NORTH 00 DEGREES 49 MINUTES 00 SECONDS (INDIANA STATE PLANE EAST COORDINATE ZONE) 1583.40 FEET (DEED DISTANCE); THENCE SOUTH 60 DEGREES 55 MINUTES 24 SECONDS EAST 264.00 FEET; THENCE SOUTH 18 DEGREES 52 MINUTES 07 SECONDS WEST 415.65 FEET; THENCE SOUTH 69 DEGREES 08 MINUTES 34 SECONDS EAST 238.23 FEET; THENCE NORTH 20 DEGREES 51 MINUTES 26 SECONDS EAST 31.73 FEET TO THE TRUE PLACE OF BEGINNING THENCE CONTINUING NORTH 20 DEGREES 51 MINUTES 26 SECONDS EAST 25.00 FEET; THENCE SOUTH 69 DEGREES 08 MINUTES 34 SECONDS EAST 70.00 FEET; THENCE SOUTH 20 DEGREES 51 MINUTES 26 SECONDS WEST 25.00 FEET; THENCE NORTH 69 DEGREES 08 MINUTES 34 SECONDS WEST 70.00 FEET TO THE TRUE PLACE OF BEGINNING AND CONTAINING 1750 SQUARE FEET, MORE OR LESS.

DESCRIPTION OF 12' ACCESS EASEMENT

PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 4 EAST, HAMILTON COUNTY INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE WESTERLY 1080.60 FEET; THENCE NORTH 00 DEGREES 49 MINUTES 00 SECONDS (INDIANA STATE PLANE EAST COORDINATE ZONE) 1583.40 FEET (DEED DISTANCE); THENCE SOUTH 60 DEGREES 55 MINUTES 24 SECONDS EAST 264.00 FEET; THENCE CONTINUING SOUTH 60 DEGREES 55 MINUTES 24 SECONDS EAST 445.87 FEET TO THE TRUE PLACE OF BEGINNING; THENCE SOUTH 60 DEGREES 55 MINUTES 24 SECONDS EAST 20.01 FEET; THENCE SOUTH 27 DEGREES 36 MINUTES 14 SECONDS WEST 77.92 FEET; THENCE NORTH 62 DEGREES 54 MINUTES 20 SECONDS WEST 113.38 FEET; THENCE SOUTH 31 DEGREES 46 MINUTES 01 SECONDS WEST 210.61 FEET; THENCE SOUTH 69 DEGREES 08 MINUTES 34 SECONDS EAST 25.00 FEET; THENCE SORTH 20 DEGREES 51 MINUTES 26 SECONDS EAST 20.00 FEET; THENCE NORTH 69 DEGREES 08 MINUTES 34 SECONDS WEST 47.49 FEET; THENCE NORTH 31 DEGREES 46 MINUTES 01 SECONDS EAST 253.25 FEET; THENCE SOUTH 62 DEGREES 54 MINUTES 20 SECONDS EAST 111.92 FEET; THENCE NORTH 27 DEGREES 36 MINUTES 14 SECONDS EAST 58.82 FEET TO THE TRUE PLACE OF BEGINNING.



SCALE: 1"=60'

NORTH IS BASED ON INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE AND WAS DETERMINED BY COMPUTATION FROM G.P.S. OBSERVATION ON DECEMBER 14, 2005

NOTE: THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

at&t
AT&T Mobility LLC

GLAUS PYLE SCHOMER BURNS & DEHAVEN, INC.
GPD ASSOCIATES
8275 Allison Pointe Trail, Suite 220, Indianapolis, Indiana 46250
317-299-2996 , Fax 317-293-1331

BENCHMARK SERVICES, INC.
Consulting Engineers
Land Surveyors
318 North Main Street
P.O. Box 5
Huntingburg, Indiana 47542
Phone: (812) 683-3049
Fax: (812) 683-2040
e-mail: benchmark@insightbb.com

SITE NUMBER: IN-0318

SITE NAME: SR38 & HINKLE RD

SITE ADDRESS: 5005 SHERIDAN ROAD NOBLESVILLE, IN 46062

LEASE AREA: 1750 SQ. FT.

PROPERTY OWNER: CHARLES P. CAMPBELL 5005 SHERIDAN ROAD NOBLESVILLE, IN 46062

SECTION/TOWNSHIP/RANGE: 20-19-4

COUNTY: HAMILTON COUNTY

PARCEL NUMBER: 08-06-20-00-00-008.006

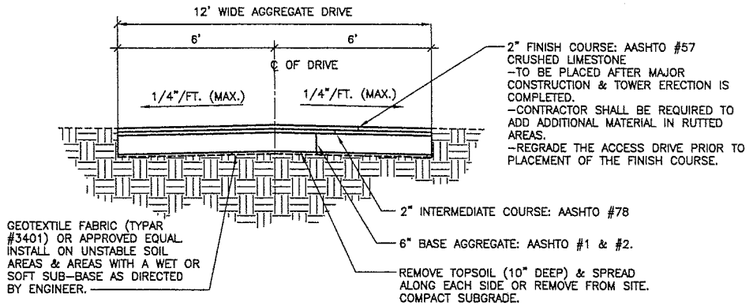
LATITUDE: 40°04'56.36708"
LONGITUDE: 86°06'08.52084"

DWG BY:	CHKD BY:	DATE:
GVW	RMW	12.19.05

NO.	REVISION/ISSUE	DATE:
1.	ACCESS	12.28.05
2.	ACCESS	9.12.08

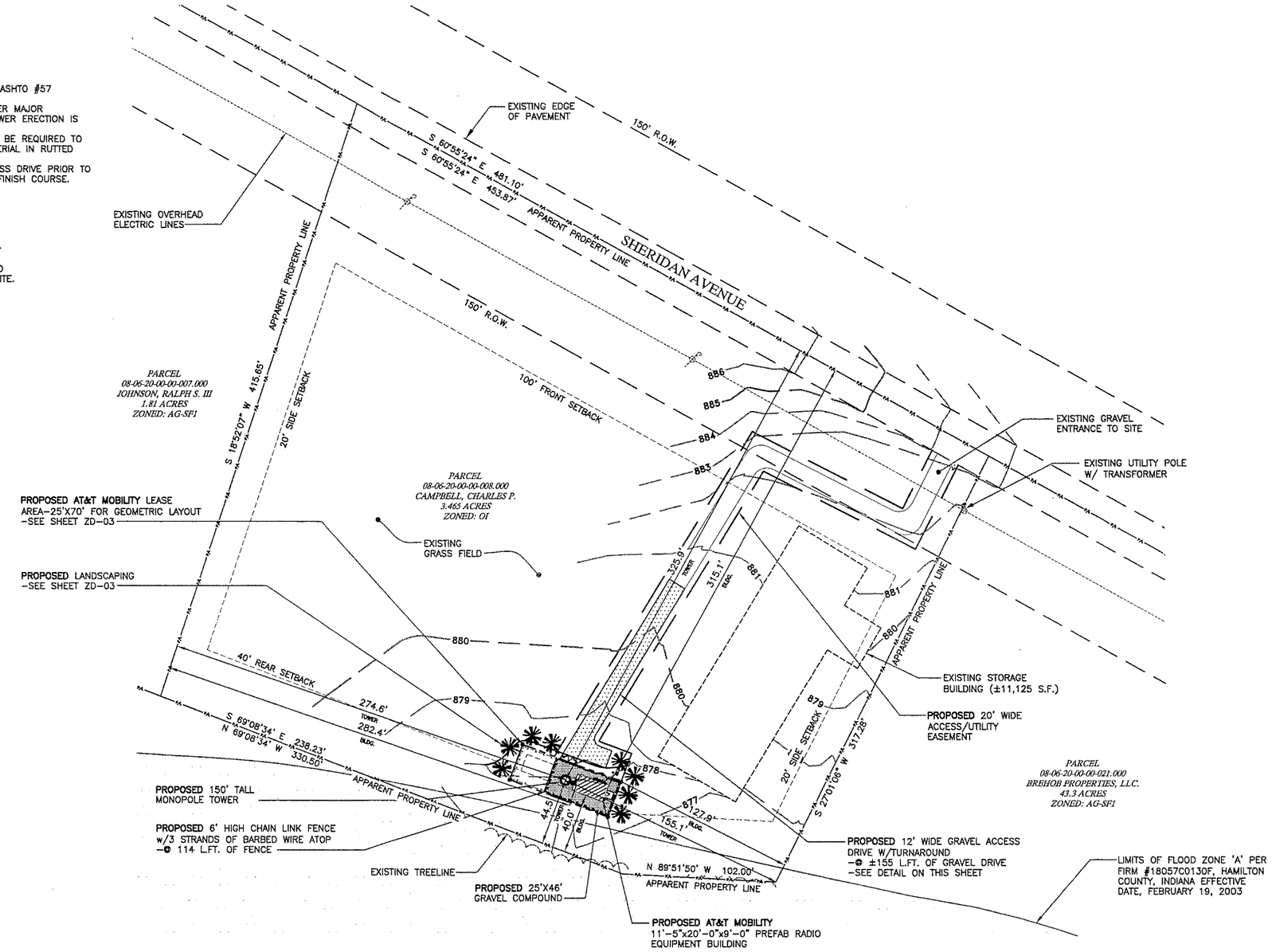
TITLE: SURVEY PLAN

SHEET: C-2



TYPICAL ACCESS DRIVE SECTION

SCALE: N. T. S.
LIMITS: FROM EXISTING ROAD TO SITE



PROPOSED OVERALL SITE PLAN

SCALE: 1" = 40'

GLAUS PYLE SCHOMER BURNS & DEHAVEN, INC.
GPD ASSOCIATES
8275 Allison Pointe Trail . Suite 220 Indianapolis, Indiana 46250
317-299-2996 , Fax 317-293-1331
GPD JOB# 2008042.02

SITE NAME: SR38 & HINKLE ROAD
SITE NUMBER: IN0318
5005 SHERIDAN ROAD
NOBLESVILLE, IN 46062
HAMILTON COUNTY

at&t
900 EAST 96TH. STREET
SUITE 500
INDIANAPOLIS, INDIANA 46240

NO.	DATE	REVISIONS	BY	CHK	APP'D
A	9/15/08	ISSUED FOR ZONING REVIEW	LJB	TTP	(INT)

SCALE: AS SHOWN | DESIGNED BY: LJB | DRAWN BY: LJB

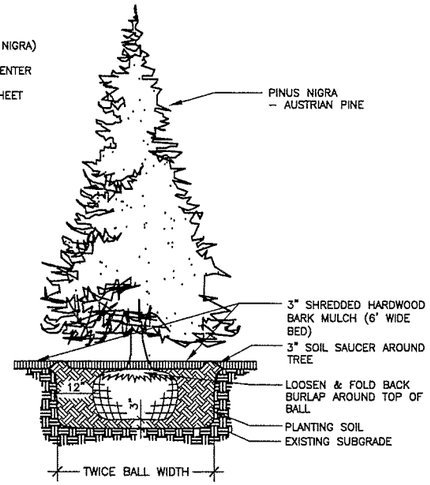
DAVID B. GRANGER REGISTERED NO 60880405 STATE OF INDIANA PROFESSIONAL ENGINEER

AT&T MOBILITY

PROPOSED OVERALL SITE PLAN

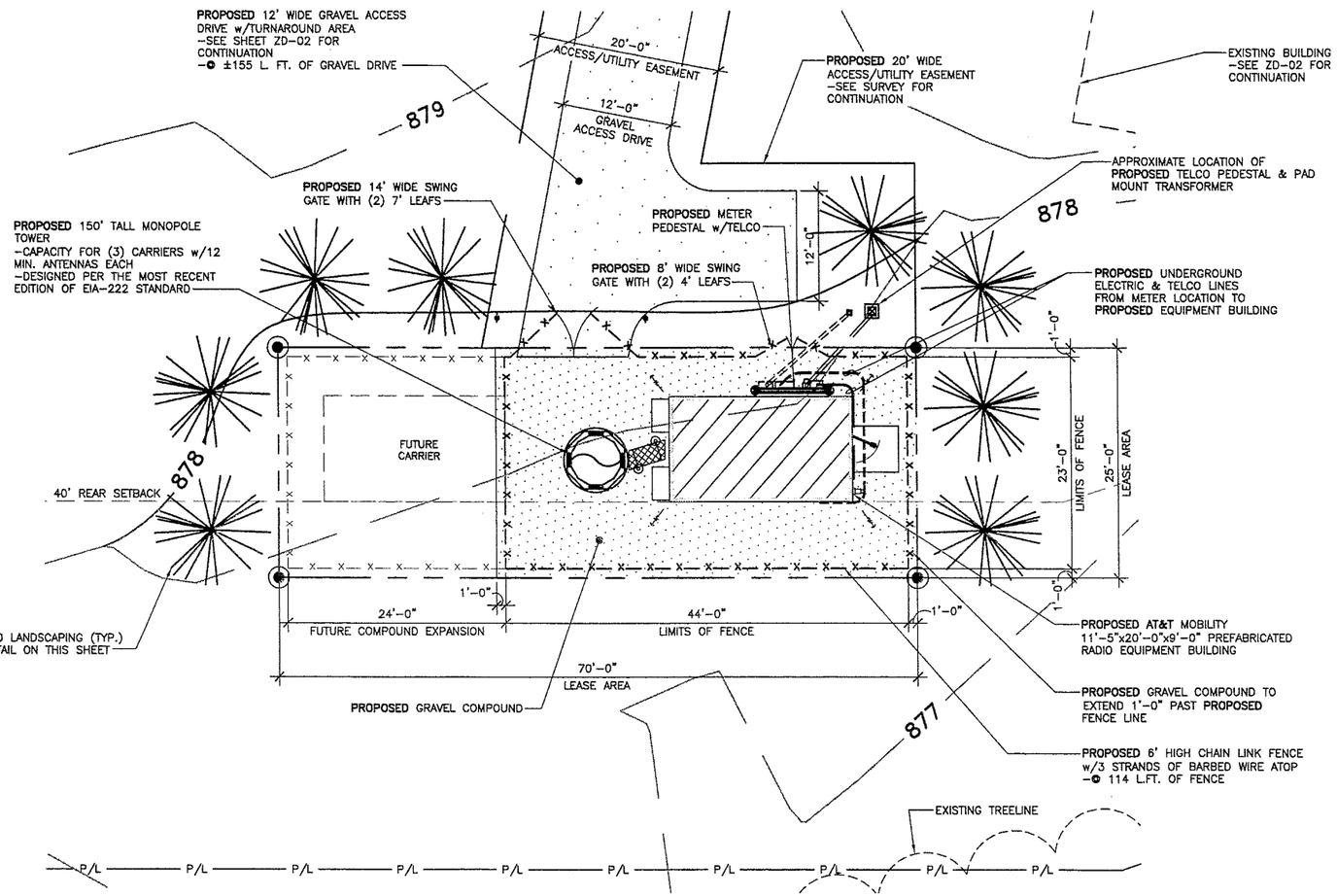
DRAWING NUMBER	REV
IN-0318-ZD-02	A

AUSTIAN PINE (PINUS NIGRA)
- BALL AND BURLAP
- PLANTED 15' ON CENTER
- MIN. 6'-0" HEIGHT
- SEE DETAIL THIS SHEET
- TYPICAL OF 8



TREE PLANTING

NO SCALE



PROPOSED DETAILED COMPOUND PLAN

SCALE: 1" = 5'-0"

NORTH

"DON'T DIG BLIND"

"HOLEY MOLEY" SEZ:

Call Monday thru Friday – 7 am. to 6 pm.
1-800-382-5544
TOLL FREE
1-800-428-5200
OUTSIDE INDIANA

NOTICE TO CONTRACTOR

PER INDIANA STATE LAW IS-69-1991, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

GLAUS PYLE SCHOMER BURNS & DEHAVEN, INC.
GPD ASSOCIATES
8275 Allison Pointe Trail . Suite 220 Indianapolis, Indiana 46250
317-299-2996 , Fax 317-293-1331
GPD JOB# 2008042.02

SITE NAME: SR38 & HINKLE ROAD
SITE NUMBER: IN0318
5005 SHERIDAN ROAD
NOBLESVILLE, IN 46062
HAMILTON COUNTY

at&t
900 EAST 96TH. STREET
SUITE 500
INDIANAPOLIS, INDIANA 46240

NO.	DATE	REVISIONS	BY	CHK	APP'D
A	9/15/08	ISSUED FOR ZONING REVIEW	LJB	TTP	(INT)

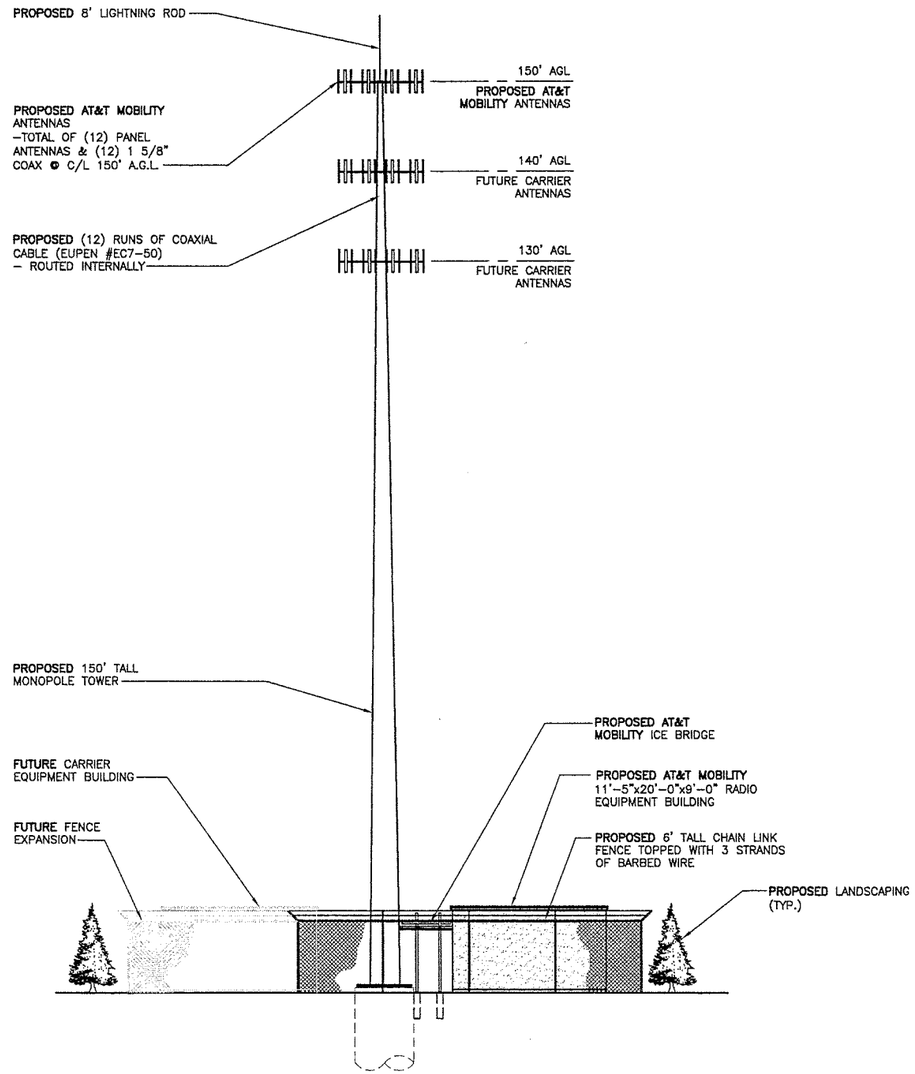
SCALE: AS SHOWN | DESIGNED BY: LJB | DRAWN BY: LJB

DAVID R. GRANGER
REGISTERED
Nº 60800405
STATE OF INDIANA
PROFESSIONAL ENGINEER

AT&T MOBILITY

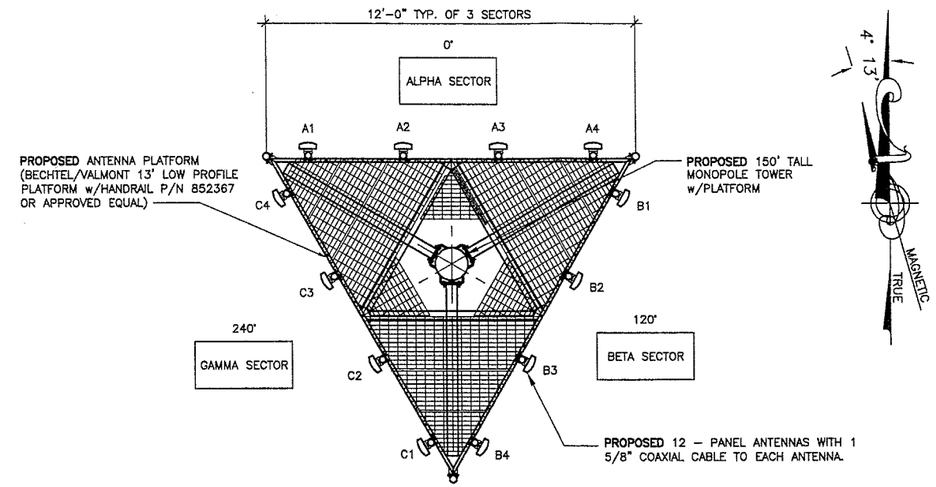
PROPOSED DETAILED COMPOUND PLAN

DRAWING NUMBER	REV
IN-0318-ZD-03	A



PROPOSED TOWER ELEVATION

SCALE: N.T.S.



PROPOSED ANTENNA PLAN

N. T. S.

PROPOSED ANTENNA SCHEDULE

ANTENNA TYPE	SECTOR	CABLE DATA EUPEN EC7-50 LENGTH	CABLE DATA EUPEN EC7-50 DIA.	ELECTRICAL DOWNTILT	MECHANICAL DOWNTILT
POWERWAVE 7750 (850/1900 MHz)	0°	170'	1 5/8"	0°	0°
POWERWAVE 7750 (850/1900 MHz)	0°	170'	1 5/8"	0°	0°
POWERWAVE 7750 (850/1900 MHz)	0°	170'	1 5/8"	0°	0°
POWERWAVE 7750 (850/1900 MHz)	0°	170'	1 5/8"	0°	0°
POWERWAVE 7750 (850/1900 MHz)	120°	170'	1 5/8"	0°	0°
POWERWAVE 7750 (850/1900 MHz)	120°	170'	1 5/8"	0°	0°
POWERWAVE 7750 (850/1900 MHz)	120°	170'	1 5/8"	0°	0°
POWERWAVE 7750 (850/1900 MHz)	120°	170'	1 5/8"	0°	0°
POWERWAVE 7750 (850/1900 MHz)	240°	170'	1 5/8"	0°	0°
POWERWAVE 7750 (850/1900 MHz)	240°	170'	1 5/8"	0°	0°
POWERWAVE 7750 (850/1900 MHz)	240°	170'	1 5/8"	0°	0°
POWERWAVE 7750 (850/1900 MHz)	240°	170'	1 5/8"	0°	0°

1. ANTENNA CABLE LENGTHS LISTED ARE APPROXIMATE AND ARE NOT INTENDED TO BE USED FOR FABRICATION. DUE TO FIELD CONDITIONS, ACTUAL ANTENNA CABLE LENGTHS REQUIRED MAY VARY FROM LENGTHS TABULATED. FIELD VERIFY ANTENNA CABLE LENGTHS PRIOR TO ORDER.
2. ALL ANTENNA CABLES SHALL UTILIZE GROUNDING KITS.
3. COAX SHALL BE TYPE ANDREW
4. CONTRACTOR SHALL RECEIVE FINAL APPROVAL OF ELECTRICAL AND MECHANICAL DOWNTILT AND RF DATA PRIOR TO COMPLETION OF CONSTRUCTION.

GLAUS PYLE SCHOMER BURNS & DEHAVEN, INC.
GPD ASSOCIATES
8275 Allison Pointe Trail . Suite 220 Indianapolis, Indiana 46250
317-299-2996 , Fax 317-293-1331
GPD JOB# 2008042.02

SITE NAME: SR38 & HINKLE ROAD
SITE NUMBER: IN0318
5005 SHERIDAN ROAD
NOBLESVILLE, IN 46062
HAMILTON COUNTY

at&t
900 EAST 96TH. STREET
SUITE 500
INDIANAPOLIS, INDIANA 46240

NO.	DATE	REVISIONS	BY	CHK	APP'D
A	9/15/08	ISSUED FOR ZONING REVIEW	LJB	TTP	(INT)

SCALE: AS SHOWN | DESIGNED BY: LJB | DRAWN BY: LJB

DAVID R. GRANGER REGISTERED № 60880405 STATE OF INDIANA PROFESSIONAL ENGINEER

AT&T MOBILITY

PROPOSED TOWER ELEVATION, ANTENNA PLAN & SCHEDULE

DRAWING NUMBER: IN-0318-ZD-04
REV: A