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RELATED CASES:	0607-SE-001 (Special Exception to allow cell tower; Withdrawn)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, 12/09/08
	2. Aerial Location Map, 10/14/08
	3. Property Card, 10/14/08
	4. Appellant's Application and Plans, 9/16/08
	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
	9. Site photos and cell tower exhibits, 10/31/08
	10. Appellant's updated plans, 10/3/08
	11. City of Westfield Wireless Communication Service Facilities Ordinance
	12. Appellant submitted aerial photos and points of discussion for the December BZA meeting, 11/26/08
STAFF REVIEWER:	JCM

PROCEDURAL

This item requires a public hearing.

PETITION HISTORY

The November 11, 2008 Board of Zoning Appeals meeting represents the first hearing of this petition before the Board. The case was originally scheduled for October, but was continued by the petitioner to have time to resolve issues and offer new information. Prior to this hearing, a similar case was filed in July of 2006. It was later withdrawn at the October 2006 BZA meeting.

The Westfield Technical Advisory Committee reviewed this petition at their September 23, 2008 meeting. The items discussed at that meeting can be found on page 2 of this report.

PROPERTY HISTORY

An aerial from 1974 shows a mobile home on property. Aerial photos from 1985 show the outside storage of boats and the construction of two additional structures measuring approximately 10,550 sq. ft. total on the property. In 1988, the mobile home was removed and a residential structure was constructed on the subject property (permit # 87-IP-128). An aerial from 2004 shows 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 a residence and the accessory buildings are used as retail and repair facilities for boats and other aquatic equipment.

The building inspection staff checked and found no permits for the two accessory structures. The two accessory structures render the site non-conforming and would require variances to bring the site into compliance. The buildings have not had the required inspections to ensure they are to code and are safe to use. From a site survey standpoint, the buildings are in violation of the front yard and side yard setbacks of the AG-SF1 zoning (WC 16.04.030 B 6 a. and b.)

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

TECHNICAL ADVISORY COMMITTEE

Staff sends 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 agencies assists with staff's analysis and review.

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

- Westfield Public Works Department provided a comment letter discussing infrastructure requirements, performance bonds, utility connection fees, IDEM notification and showing and labeling items in the right-of-way on submitted plans.
- 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-foot 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.

ANALYSIS

"Radio, facsimile, TV and microwave towers" are listed as a Special Exception in the AG-SF1 district. The towers are listed as a Special Exception due to concerns of decreasing surrounding property value, visual obstruction, public safety and the placement of the towers in the community.

The appellant is requesting a Special Exception to construct a 150-foot cell tower with an 11-foot 5 inches by 20-foot equipment building. 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-feet for access to the proposed equipment building. Westfield Fire Department requested a 20-foot wide access drive turnaround for fire safety equipment access and maneuverability.

The Hamilton County Surveyor's Office identified that the proposed equipment building falls within the Cox Regulated Drain Watershed. The appellant submitted new plans on October 3rd indicating the location of the 75-foot Beals and Cox 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 submitted plans confirm that the proposed building would be encroaching into the drainage easement. The Hamilton County Surveyor's Office has sent an email stating that the Hamilton County Surveyor's Office will give positive recommendation for a non-enforcement permit (encroachment permit) for the cell tower equipment building to the Drainage Board. The petitioner has not contacted the Hamilton County Surveyor's Office to obtain a non enforcement permit. The Hamilton County Surveyor's Office has also expressed that they would like to see options of moving the proposed tower outside of the easement entirely.

The final decision on if encroachment into the drainage easement will be permitted will be made by the Drainage Board. At the last BZA meeting, the BZA agreed that the appellant has until April 15th to get approval from the Drainage Board. Failure to gain approval from the Drainage Board would immediately render any special exceptions void.

Plans submitted by the appellant illustrate the effort to co-locate on an existing structure. Co-location cannot be obtained on the nearby Westfield water tower due to the current antenna mounting system. The current mounting system would not structurally hold any new equipment without covering an access hatch for the water tower. Information about co-locating on the nearby T-Mobile antenna was submitted and showed an improvement in the signal along State Road 38. Due to the improvement in the coverage by locating on the T-Mobile tower, the option of co-locating remains. Staff has not received information as to why this is not an option for the petitioner.

The proposed tower reaches 150 feet plus an 8 foot lightening rod. Current plans do not speak to the fall zone for the tower and how the tower would fall. The proposed cell tower is

surrounded by a commercial nursery to the south, the office for the nursery to the east, residential homes to the west and State Road 38 to the north. The fall zone for the tower needs to be considered for the health, safety and wellness of the surrounding neighbors, nearby workers and travelers utilizing State Road 38. Concerns about the structure attracting lightening to the area were brought up at the November BZA meeting. Information has not been submitted concerning structures like the proposed tower and if the structure would or would not attract lightening to the area.

The submitted plans do not mention the level of maintenance necessary to keep the proposed style of cell tower in good working condition. Maintenance for this structure is important to ensure that the structure is in ideal working condition and does not deteriorate.

The wireless communications service facilities (WC 16.04.125 Section 2: Development Standards) of the City of Westfield zoning ordinance mention that "all utility buildings and structures accessory to the antenna support must be architecturally designed to blend into the surrounding area." No options were submitted on blending the tower and buildings into the surroundings. Dillion Park, for example in Noblesville has camouflaged a cell tower into a large flag pole and located that structure into the center of the park.

The appellant has submitted aerials showing the locations of cell towers near different kinds of developments. The appellant has not submitted documentation about the impact on property values.

The plans submitted have not met all the requirements of the City of Westfield Zoning Ordinance WC 16.04.125. Sections that the applicant needs to address are section WC 16.04.125 Procedural Standards. The submitted plans need to explore options listed in the City of Westfield Zoning Ordinance section WC 16.04.125 Development Standards E and F as found in exhibit 11. Plans also show that the equipment building will be encroaching on the rear yard setback. The setback for the property is incorrect and should read 30-foot setback. Updated plans need to be submitted to ensure that the equipment building is not located in the rear yard.

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 mentioned in the "New Suburban" section of the current Comprehensive Plan.

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 special exception 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: Granting a special exception for a cell tower would be injurious to the public health, safety, morals, and general welfare of the community. Encroachment into the adjacent regulated drain has not been applied for from the Hamilton County Surveyor's Office. Drainage Board approval to locate the proposed tower and accessory structure has not been granted. Staff has not been provided with documentation demonstrating the fall zone of the tower and information concerning if a structure of this nature would attract lightening to this area.

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: Staff has not received any documentation to support that there is no threat to public safety and the enjoyment of immediate properties. No plans have been submitted to show the fall zone of the tower and how that could affect nearby properties. No written documentation has been submitted to show if erecting a tower near residential, commercial or undeveloped land has any adverse impact on the value of nearby properties.

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: Staff has not received any documentation in support of or in opposition to a case of a tower having an adverse affect on current or future development and property values. No documentation has been supplied to state that the erecting the proposed cell tower will not deter future development and negatively impact the State Road 38 corridor. Appellant did supply aerials showing development next to cell towers but did not provide information on the impact of the towers on future development.

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

Finding: Adequate utilities, streets, drainage and other necessary facilities are required. The appellant is in the process of addressing drainage concerns with the Hamilton County Surveyor's Office; however, they have not submitted for an encroachment permit. The Hamilton County Surveyors Office would like to have the appellant explore options that do not include locating inside the drainage easement. Permission from the Drainage Board has not been granted for encroachment into the drainage easement. The appellant has agreed to provide a 20-foot wide access drive turnaround as requested by the Westfield Fire Department.

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". The appellant has not met all the requirements and explored all the options set forth in the Wireless Communications Service Facilities section of the City of Westfield zoning ordinance.

RECOMMENDATION

Deny this request based on the findings 1, 2, 3, 4 and 6 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 Hamilton County Drainage Board for encroachment by April 15, 2009;
2. Obtain approval for an encroachment permit with the Hamilton County Surveyor's Office for the cell tower and equipment building;
3. Increase landscape buffer on northeast side to six (6) trees and northwest side to six (6) trees and provide six (6) evergreen trees on the south side of the equipment building.
4. No building permits will be issued until all encroachment and approvals are obtained from the Hamilton County Surveyors Office and the Drainage Board.
5. This Special Exception will be void if approval is not obtained from the Drainage Board and encroachment permit is not obtained from the Hamilton County Surveyors Office by April 15th, 2009.
6. Cell Tower shall use methods to camouflage the tower to be approved by staff.
7. Property owner will bring property and all structures into compliance within one year (December 9th 2009) failure to do so will void the special exception and no permits will be issued until the property is brought into compliance.

****

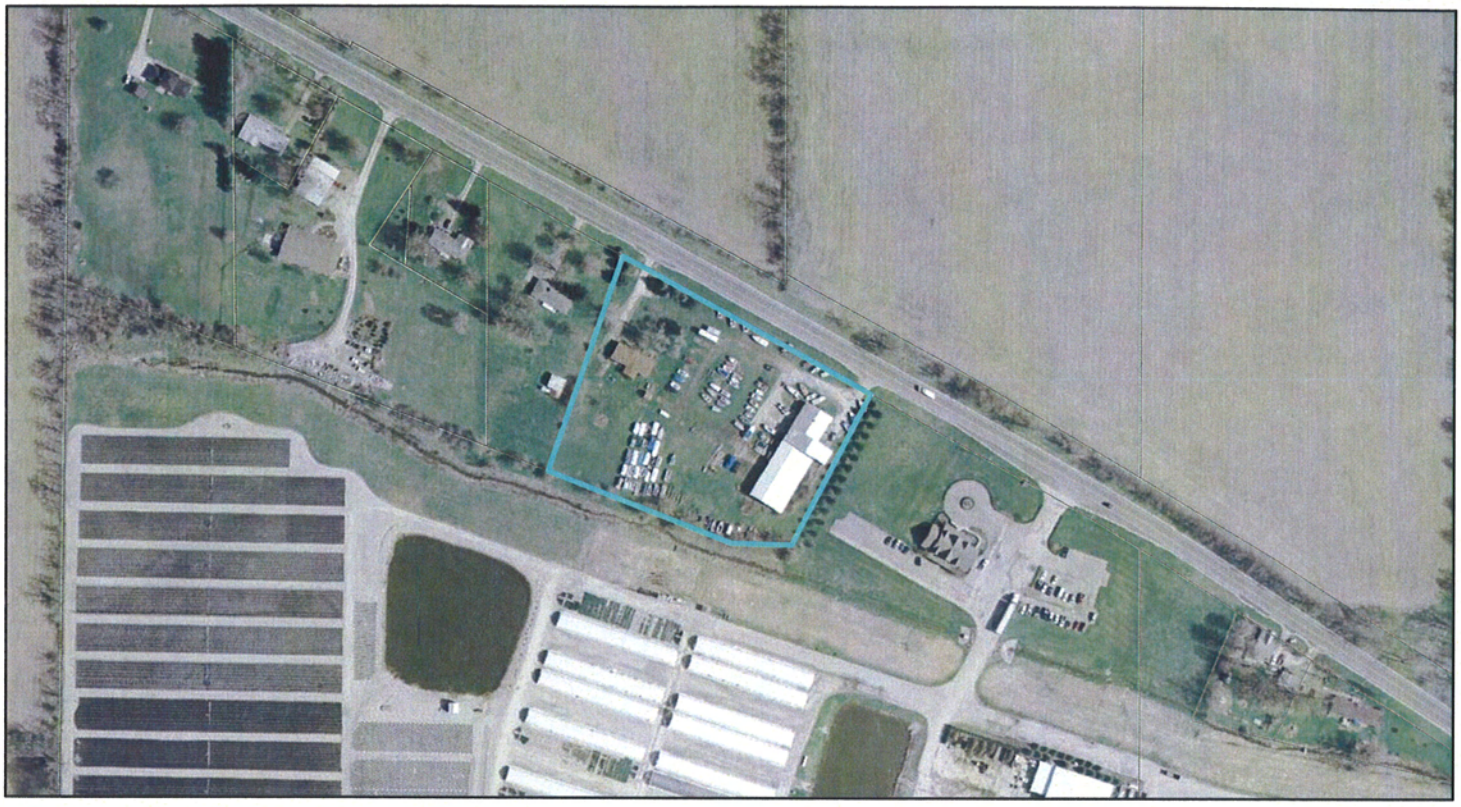
JCM

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

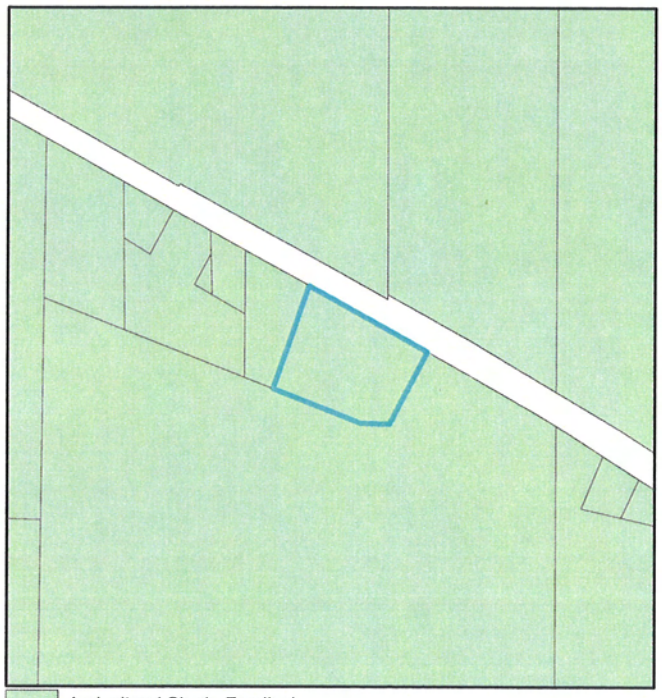
N
W E
S
Not To Scale

Aerial Location Map

Site

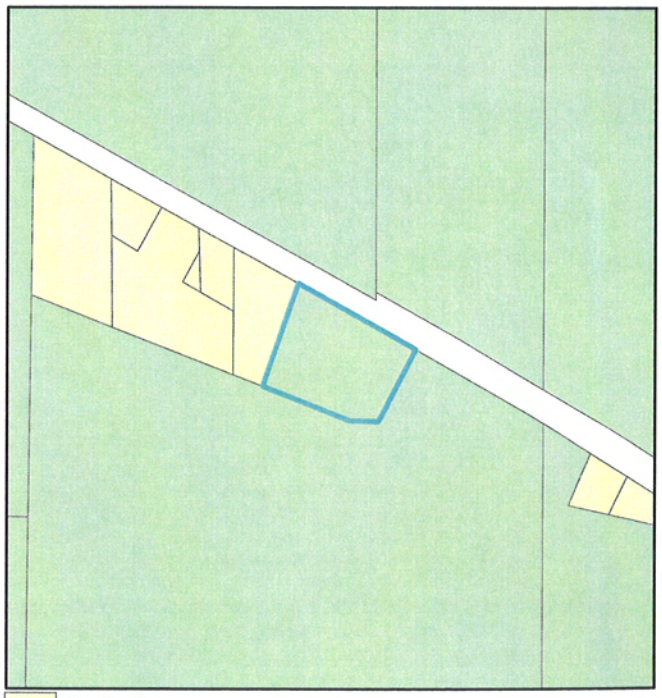


Zoning Map



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.

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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.
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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, 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.

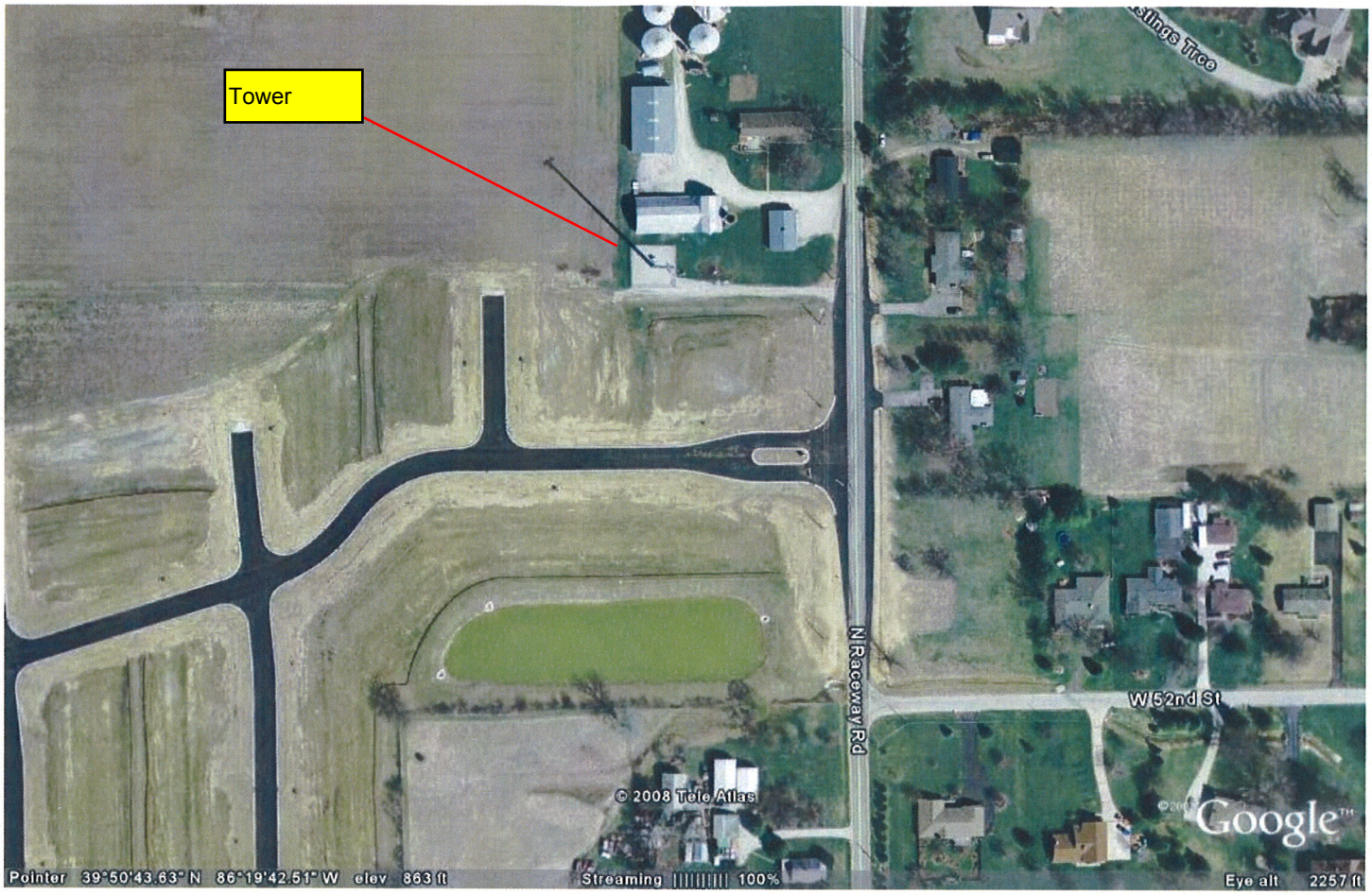
These review comments, submitted plans, and TAC meeting do not constitute approval for construction by the Westfield Public Works Department.

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

Exhibit 9


Tower
N Raceway Rd
W 52nd St
© 2008 Tele Atlas
Google™
Pointer 39°50'43.63" N 86°19'42.51" W elev 863 ft
Streaming 100%
Eye alt 2257 ft

155' from house
Tower
Plum Creek Blvd
Prelude Ln
Hazel Dell Pkwy
Opus Dr
Stanwich Pl
Honors Dr
Cerromar Ct
Sandalwood
E 126th St
Autumn Gate Way
Pebble Allaseam Dr
© 2008 Tele Atlas
Google
Pointer 39°58'20.01" N 86°04'07.58" W elev 751 ft
Streaming 100%
Eye alt 2891 ft

2 towers that were built on a old farm prior to the home additions going up.

Monticello Square Ln
Jamestown Square
Raceway Rd
Independence Ave
147' from house
Tower
© 2008 Tele Atlas
©2007 Google™
Pointer 39°50'54.31" N 86°19'46.68" W elev 860 ft
Streaming |||||||||| 100%
Eye alt 2257 ft

Pool
&

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

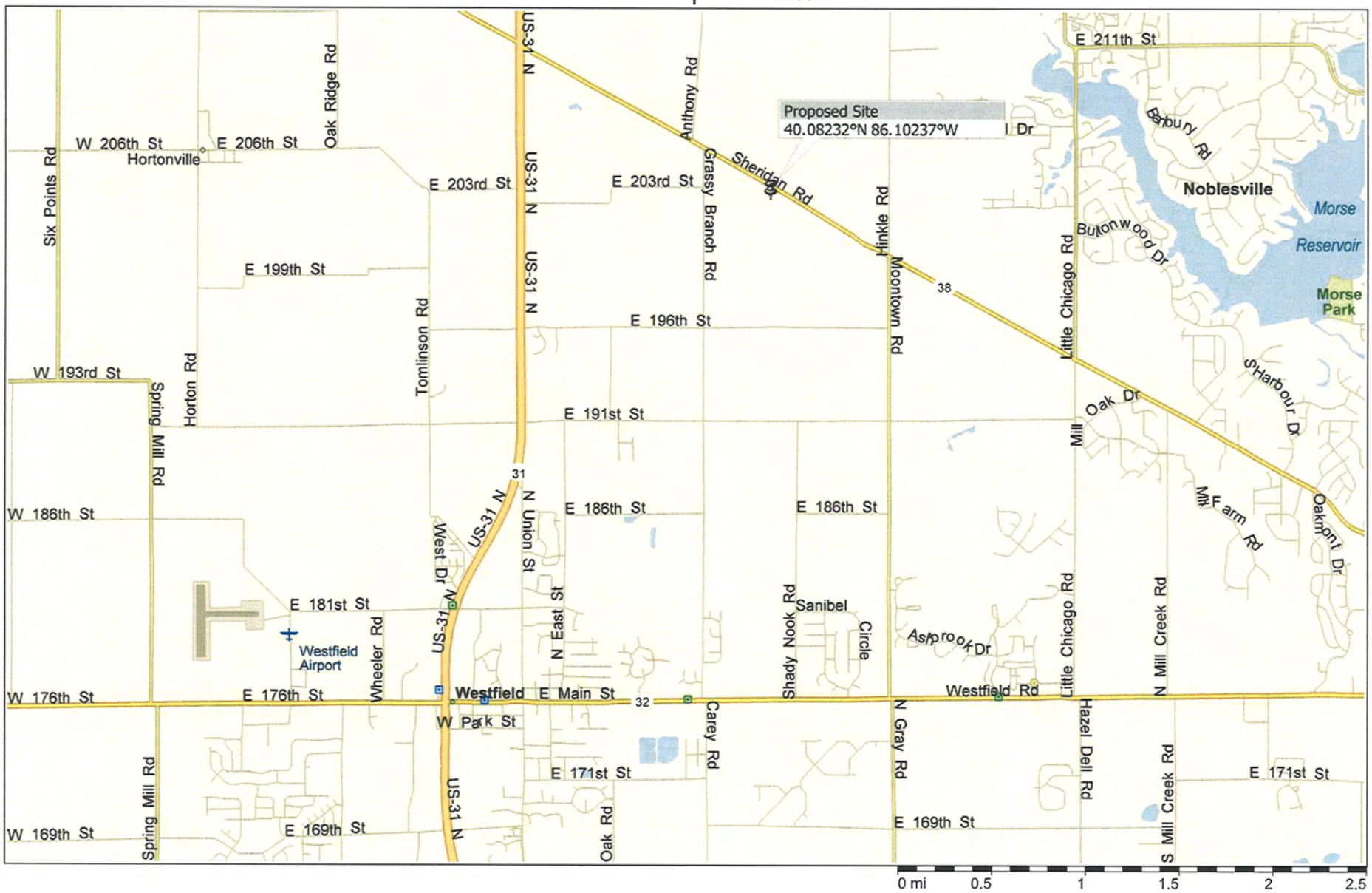
9\15\08

Date

9/15/08

Date

IN0318 Proposed Site



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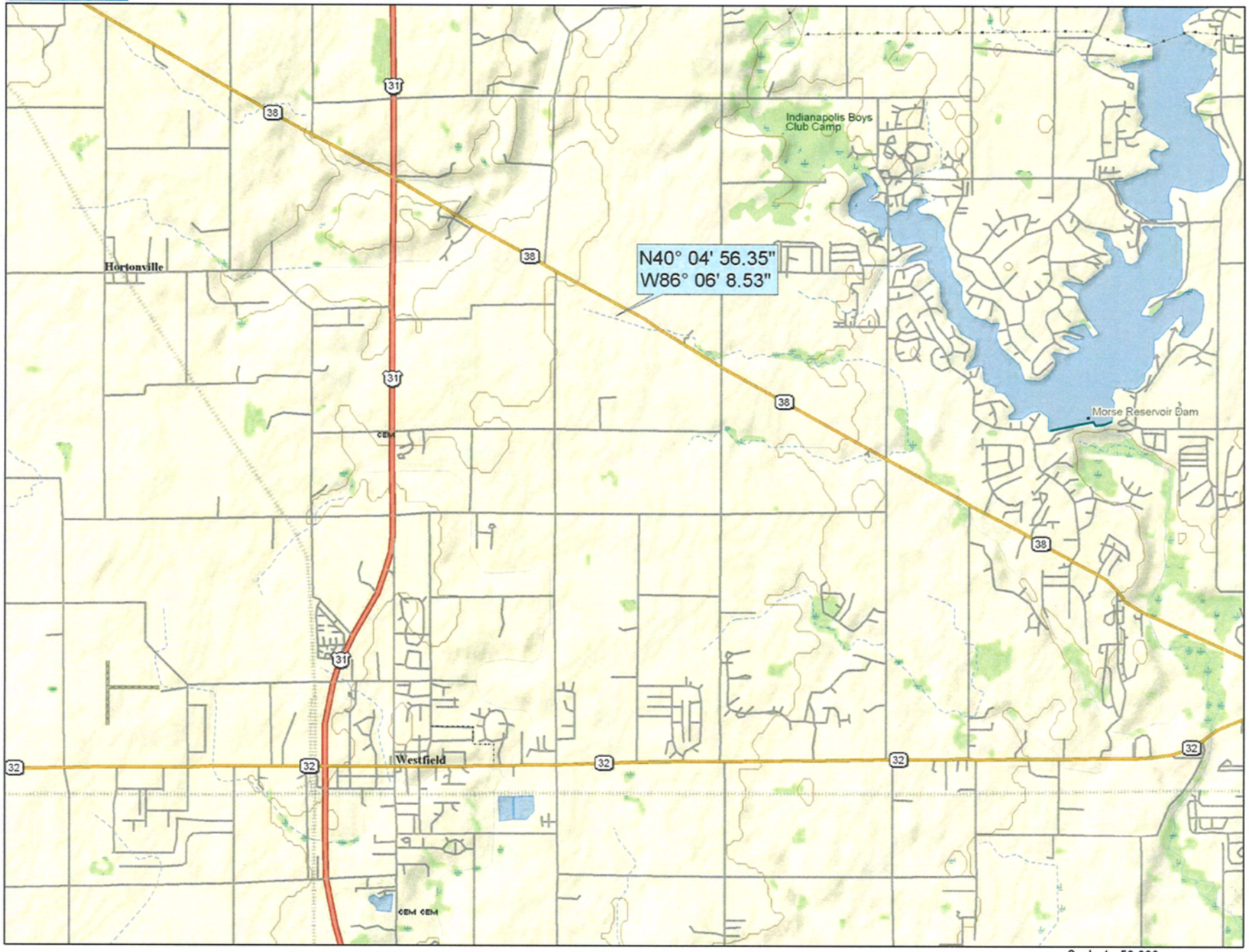
© 2004 NAVTEQ. All rights reserved. This data includes information taken with permission from Canadian authorities © Her Majesty the Queen in Right of Canada, © Copyright 2004 by TeleAtlas North America, Inc. All rights reserved.

DeLORME

Topo USA® 5.0



Data use subject to license.
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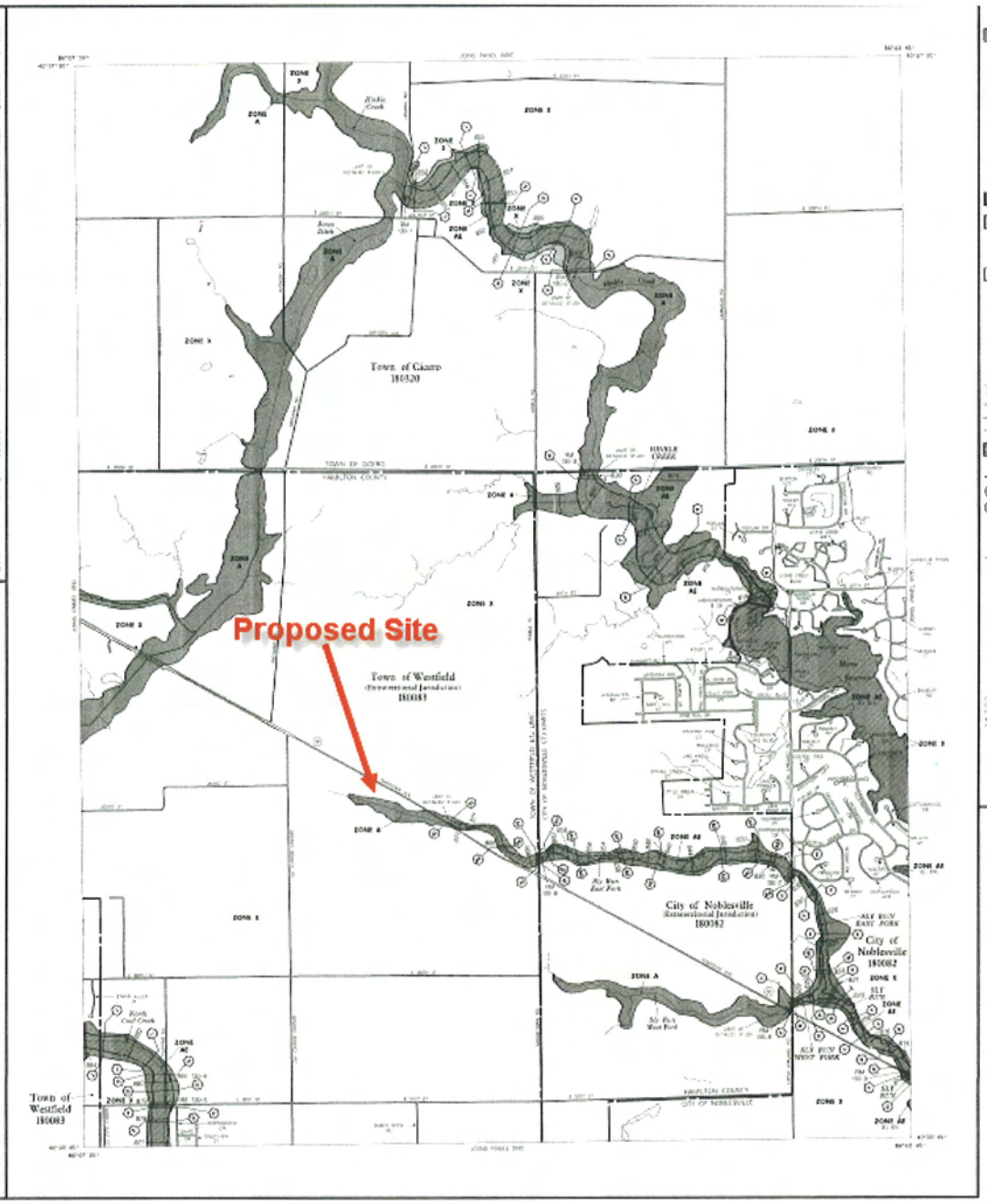
www.delorme.com

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

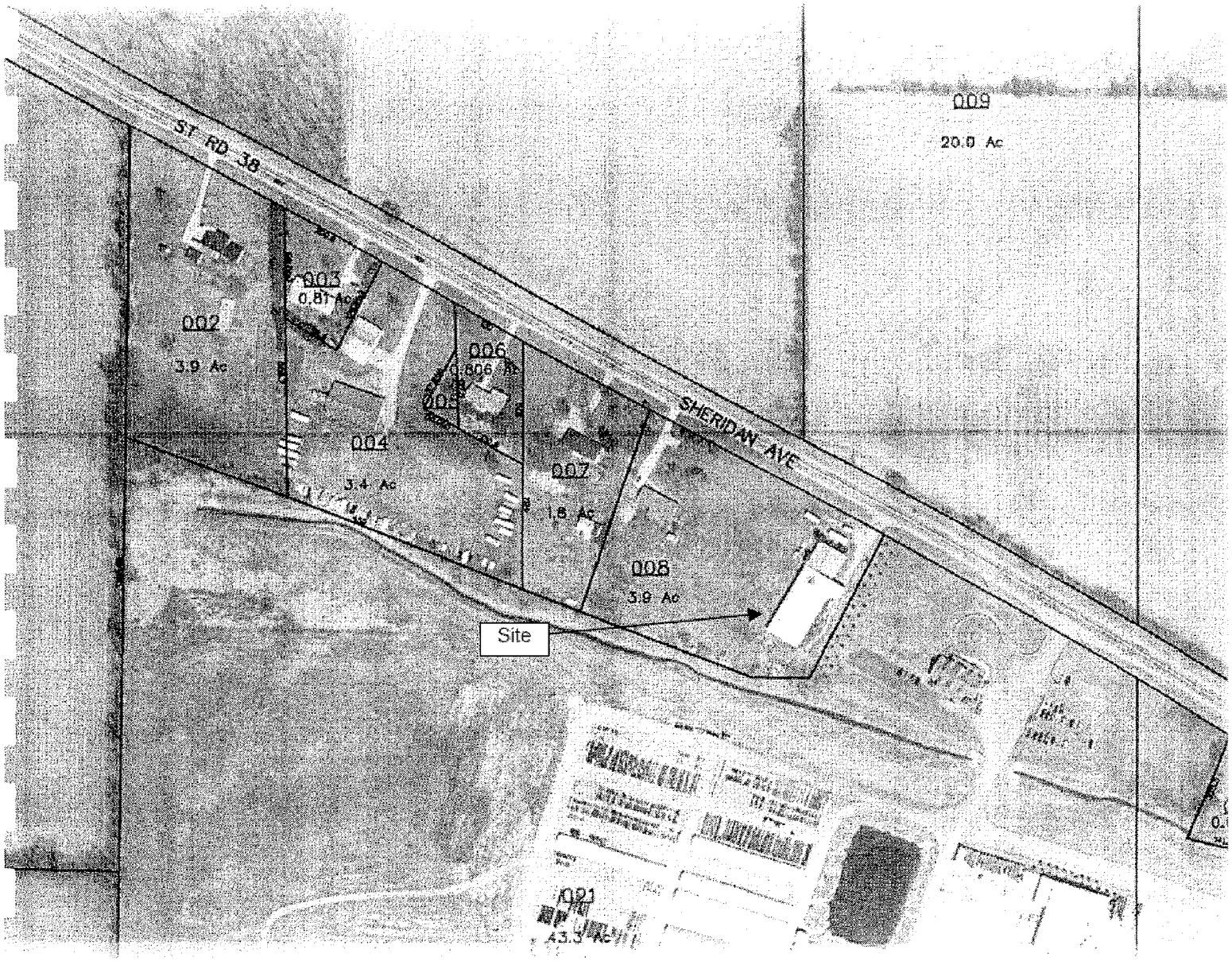
PANEL 150 OF 350

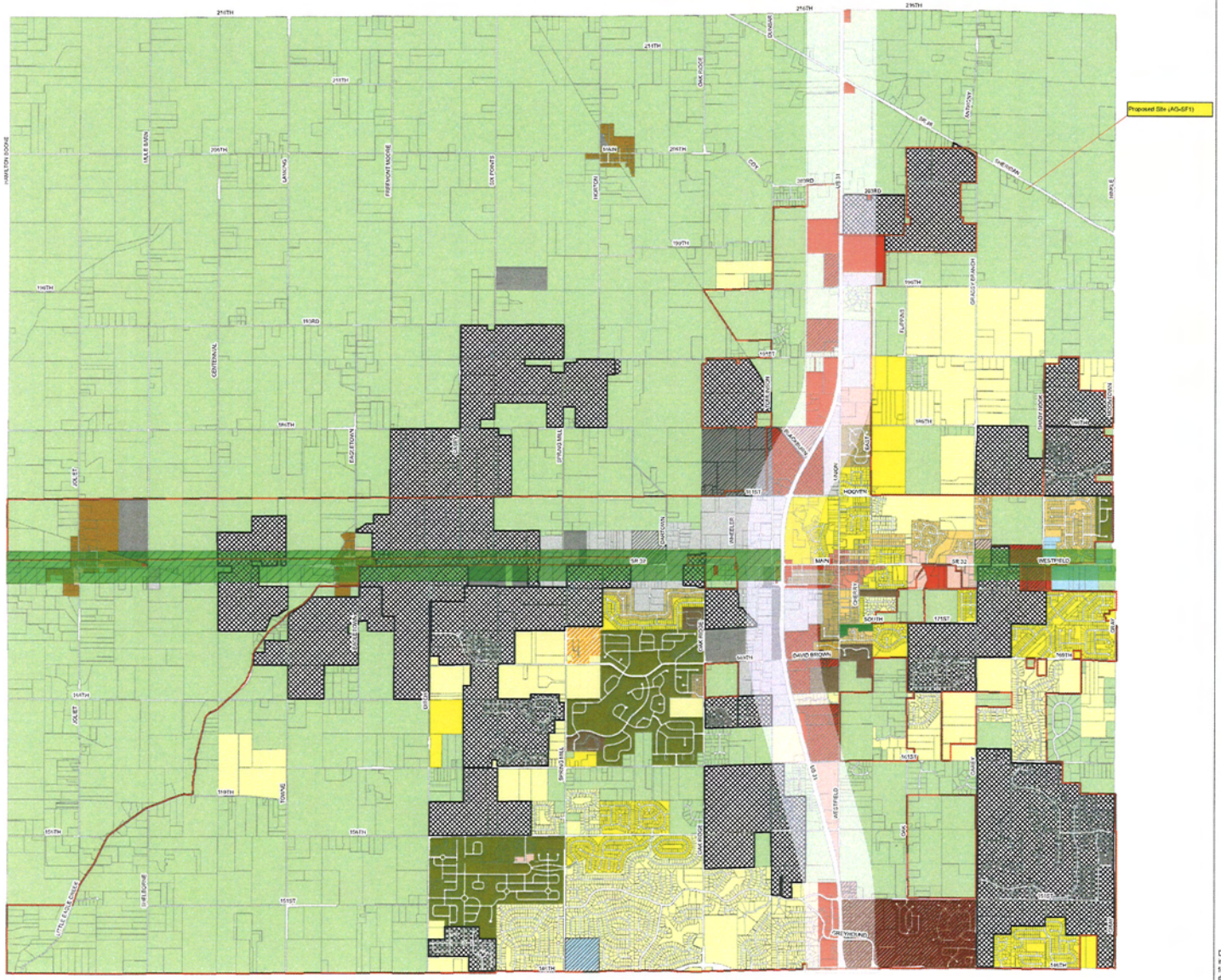
MAP NUMBER
180083C0150F

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

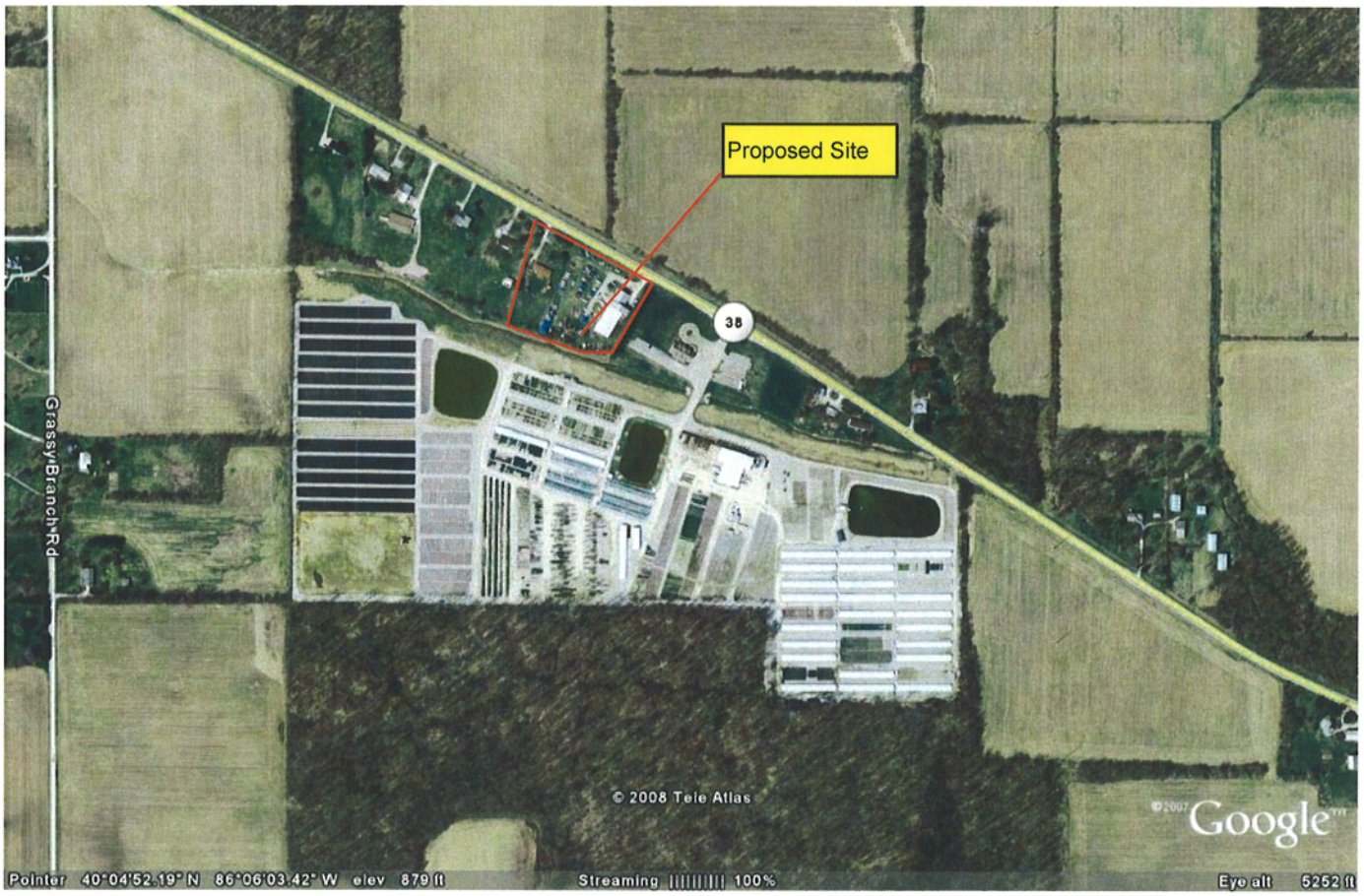
Zoning Districts

- 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
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Grassy Branch Rd
© 2008 Tele Atlas
©2007 Google
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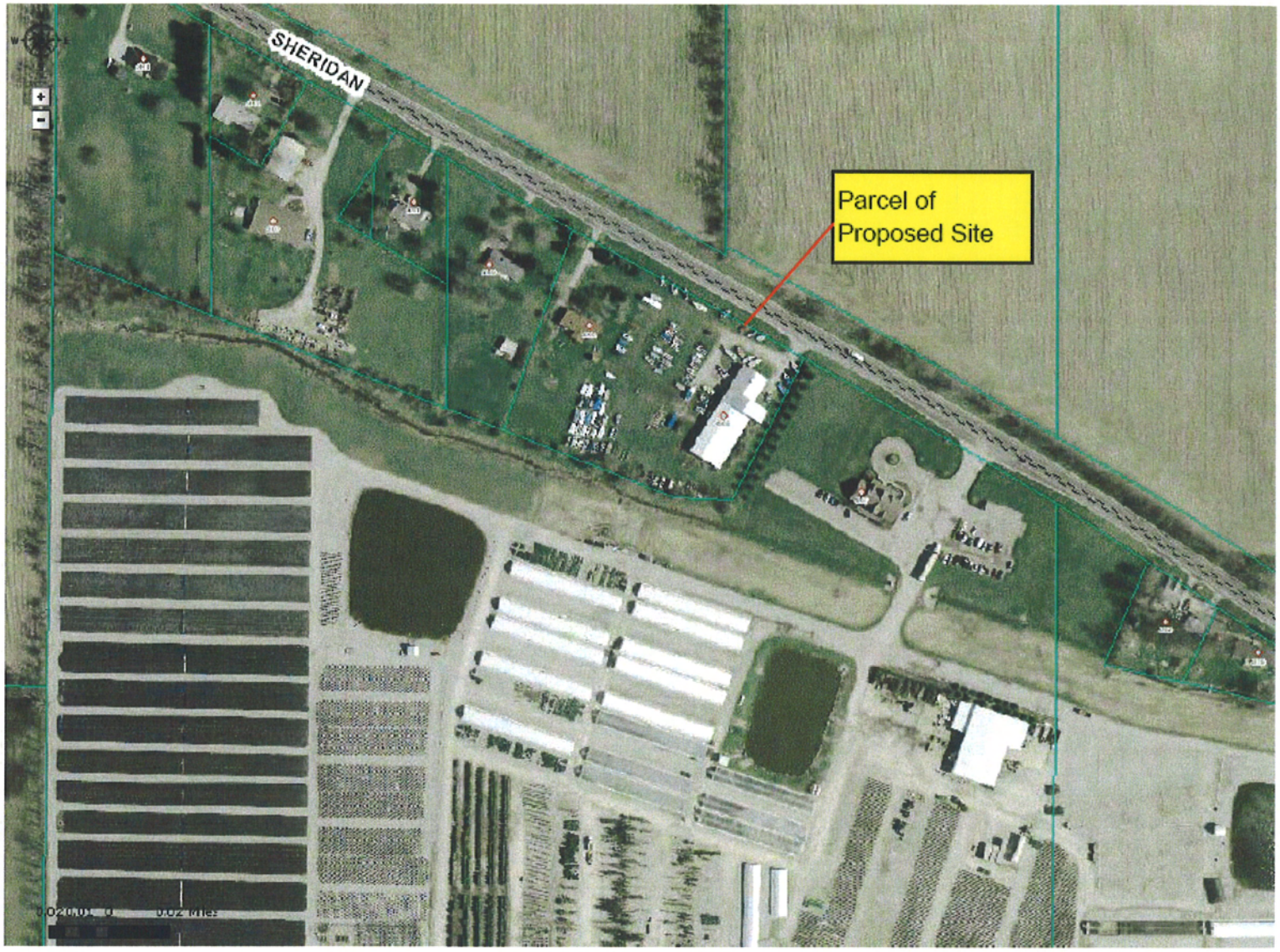
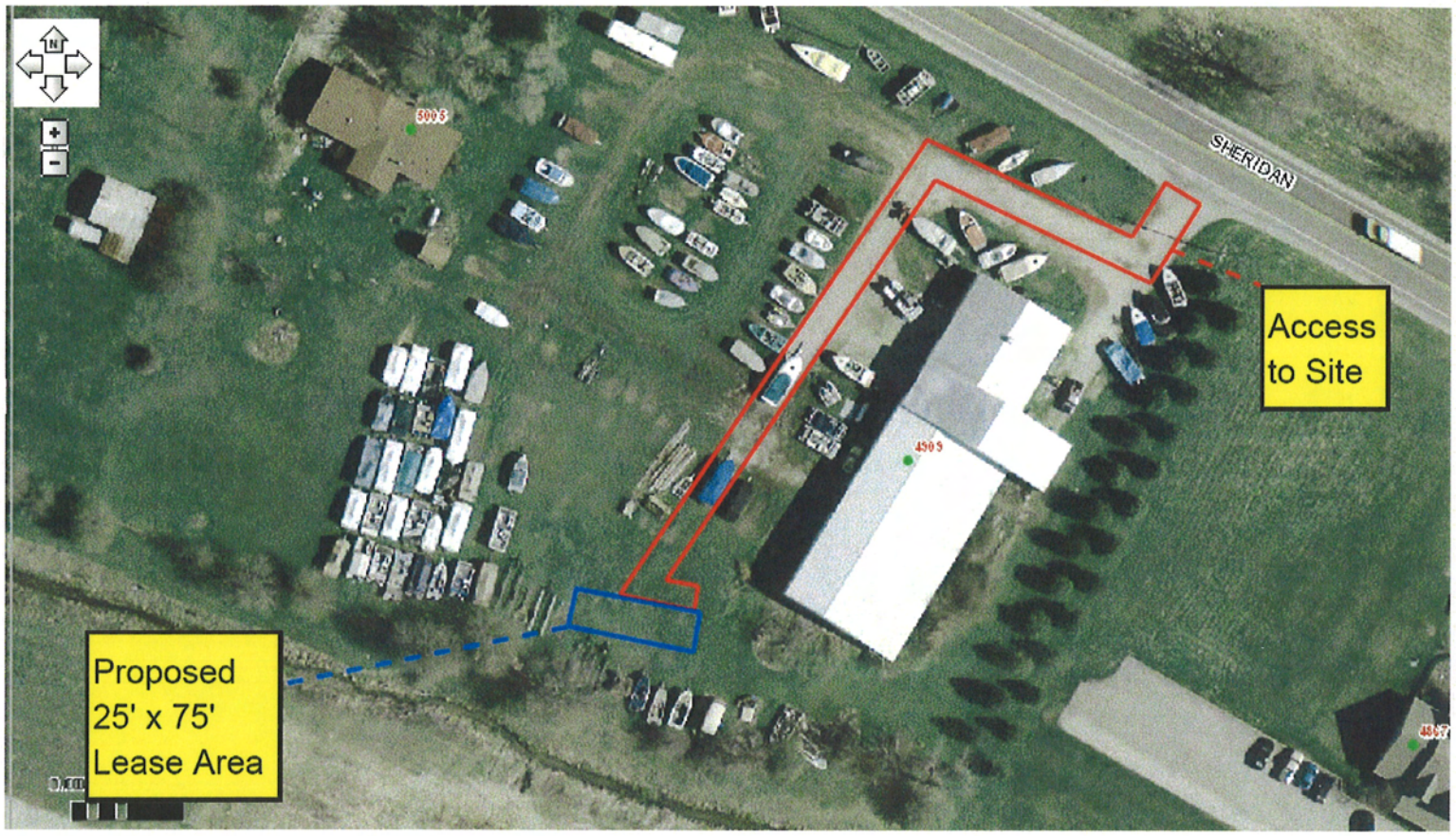
Streaming 100%
Eye alt 5252 ft


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.

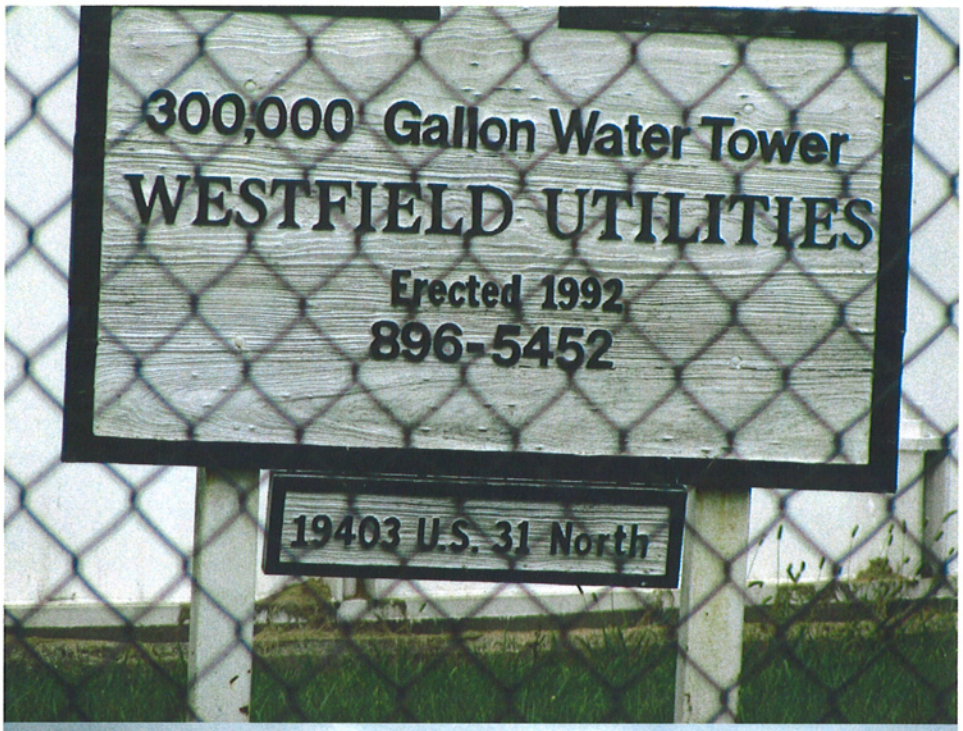
Types of collocations that have been established in and around the State of Indiana are as follows:

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

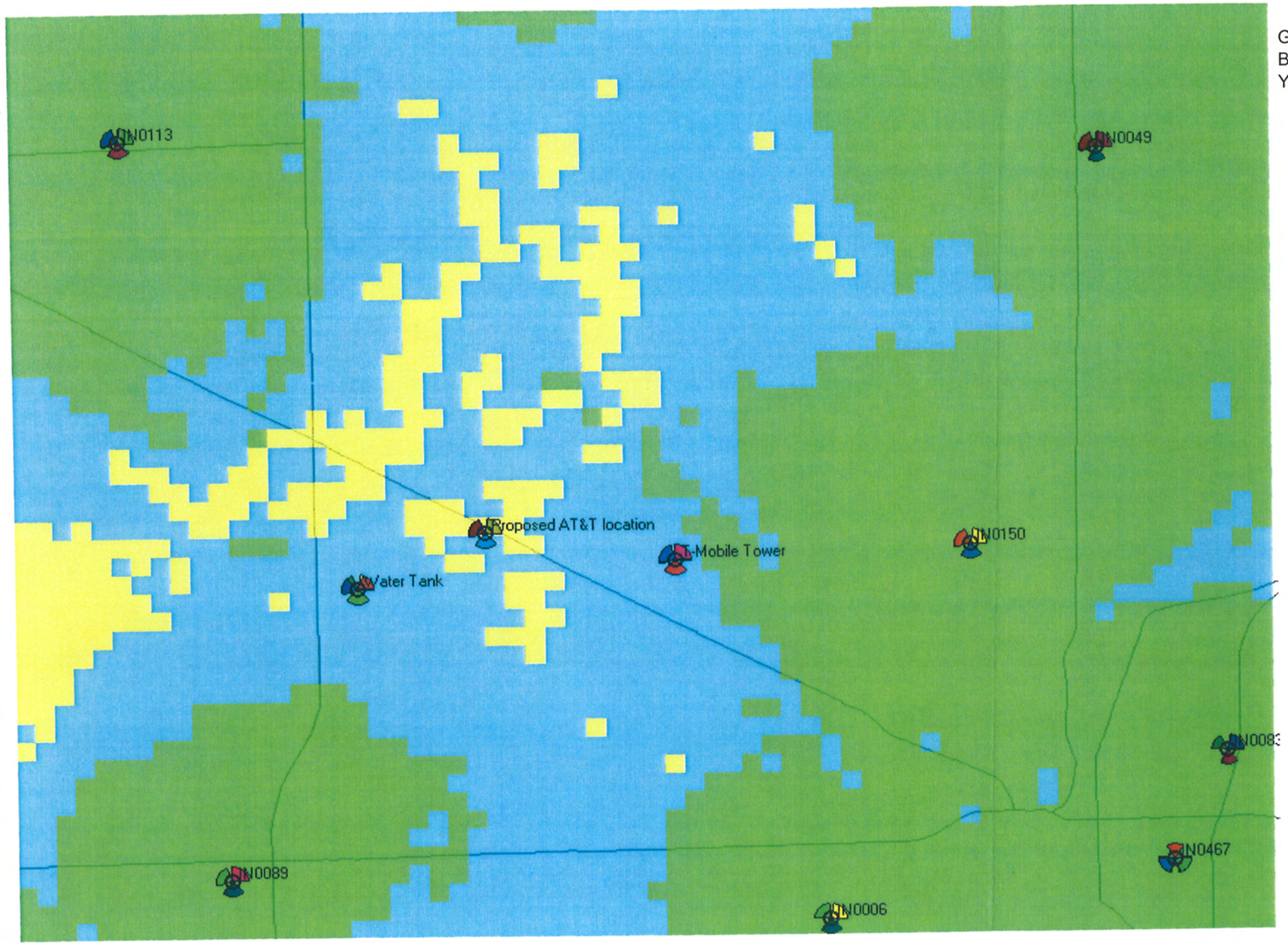
Looking East at Concrete Power Pole
(On SR 38 in between Hinkle Rd. and Proposed Site)

Looking West at Concrete Power Pole

Looking Southwest at Concrete Power Pole

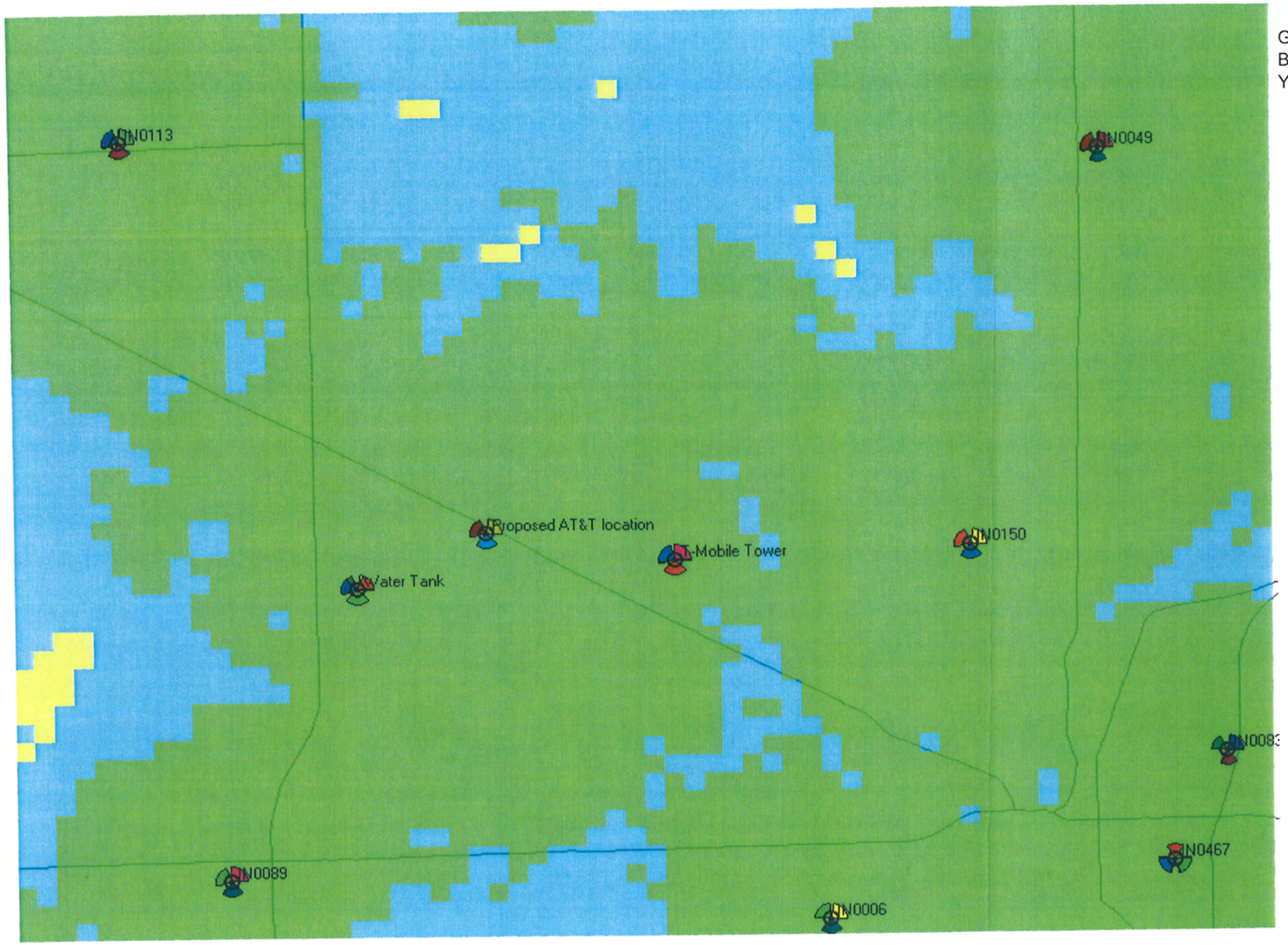
Dual Line Concrete Power Pole

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



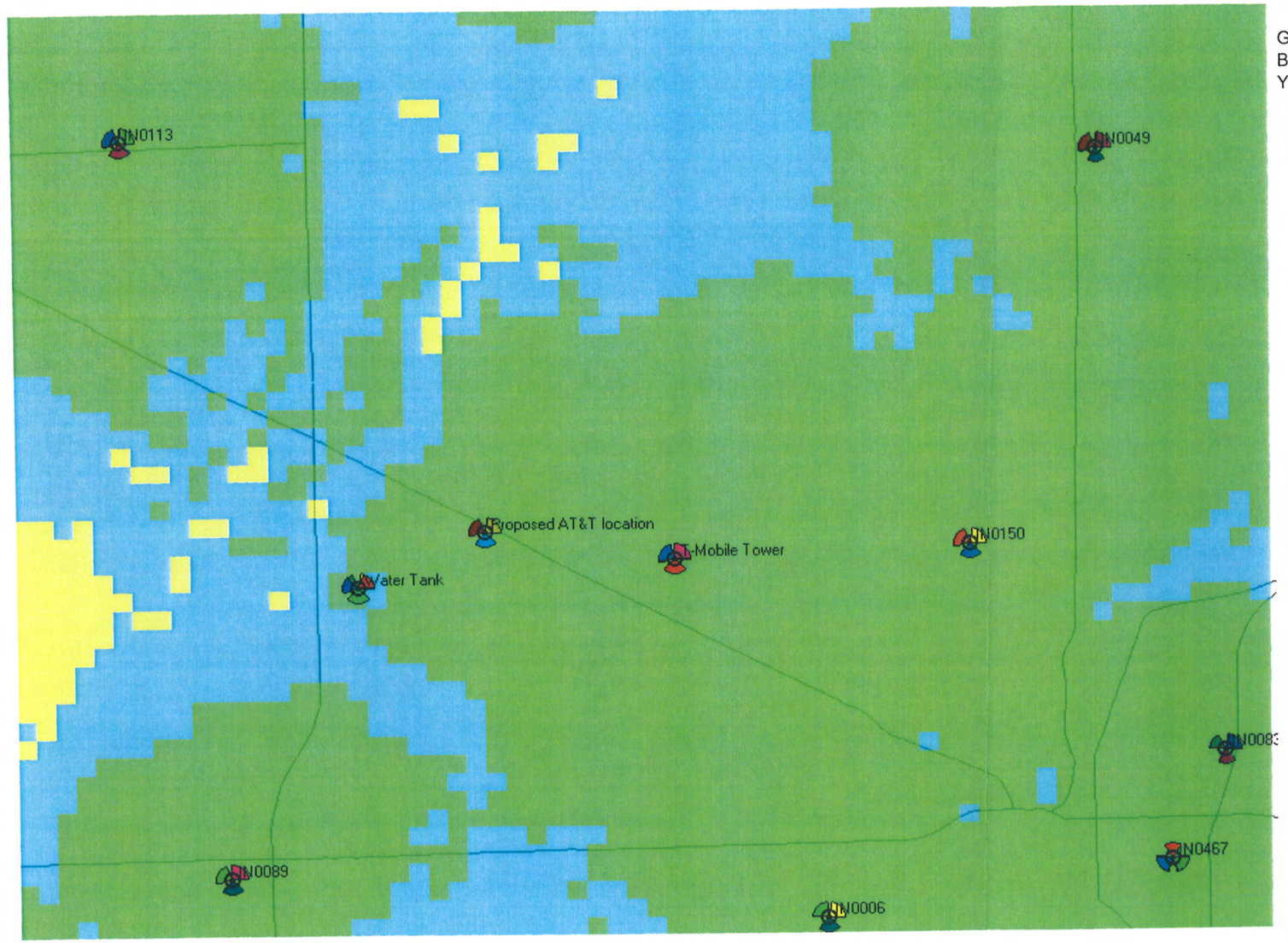
Green=Good Coverage
Blue=Marginal to Good Coverage
Yellow=Poor Coverage

Existing coverage



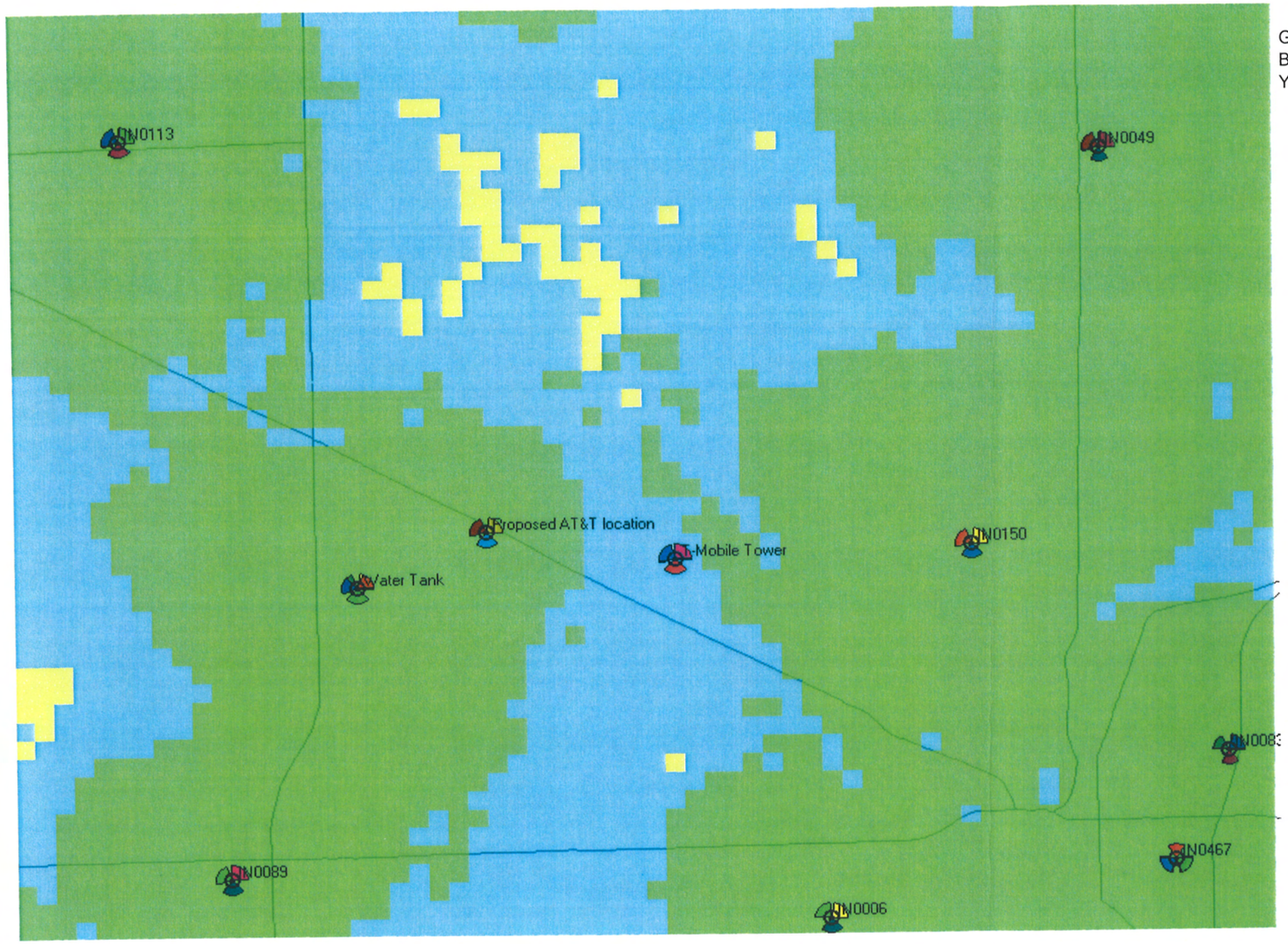
Green=Good Coverage
Blue=Marginal to Good Coverage
Yellow=Poor Coverage

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
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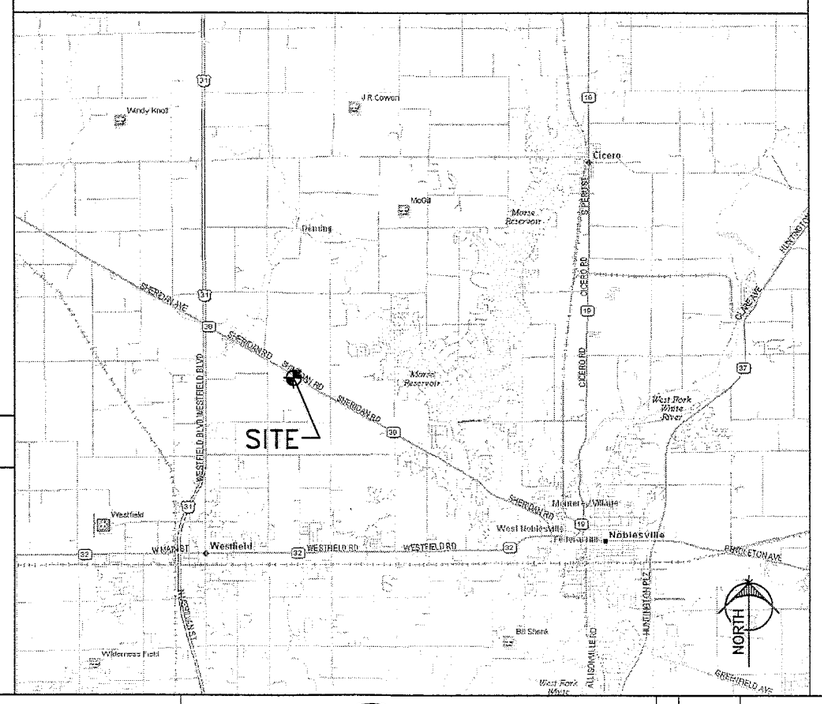
IN-0318-ZD-03	PROPOSED DETAILED COMPOUND PLAN	A
IN-0318-ZD-04	PROPOSED TOWER ELEVATION, ANTENNA PLAN AND SCHEDULE	A

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

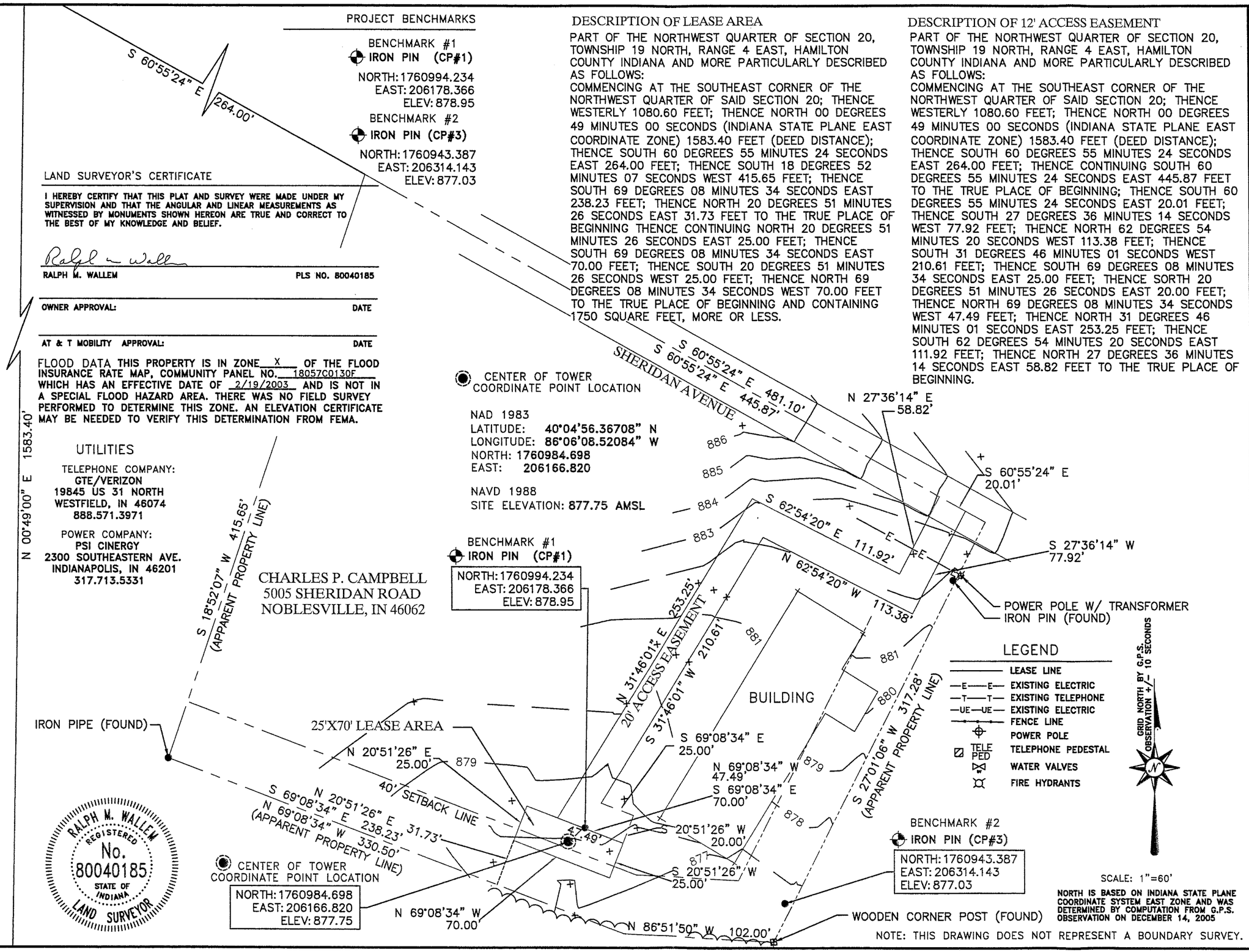
POWER COMPANY:
PSI CINERGY
2300 SOUTHEASTERN AVE.
INDIANAPOLIS, IN 46201
317.713.5331

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

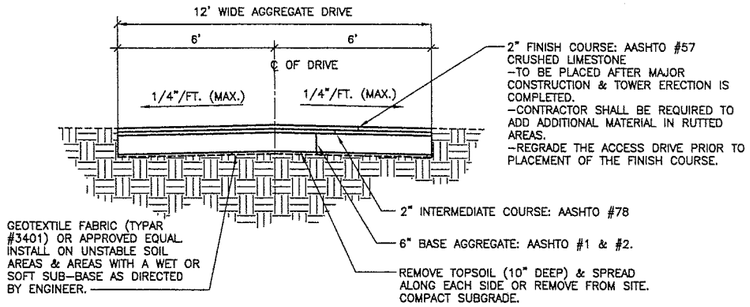
LATITUDE: 40°04'56.36708"
LONGITUDE: 86°06'08.52084"

DWG BY:	CHKD BY:	DATE:
GVW	RMW	12.19.05

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

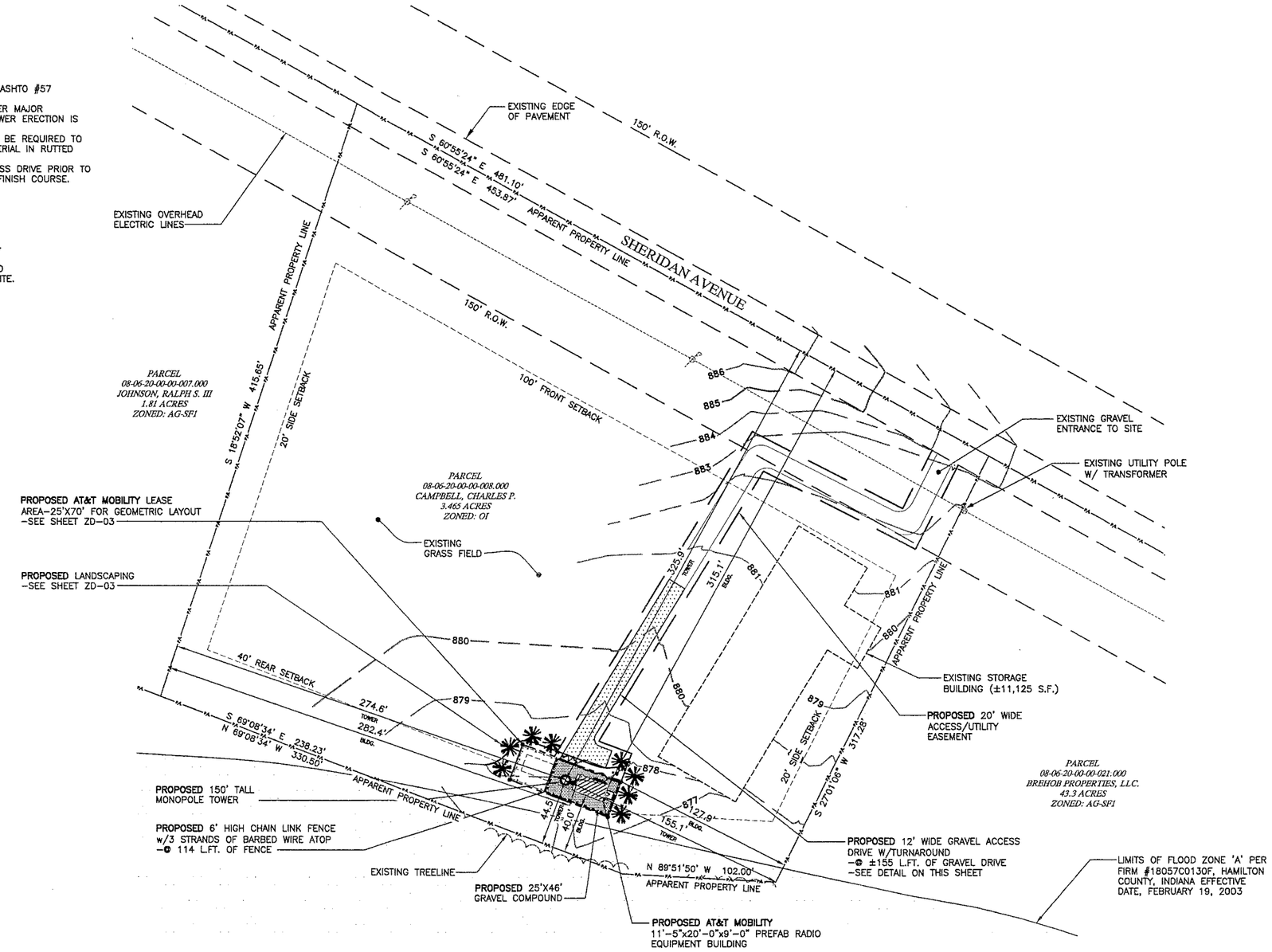
TITLE: SURVEY PLAN

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

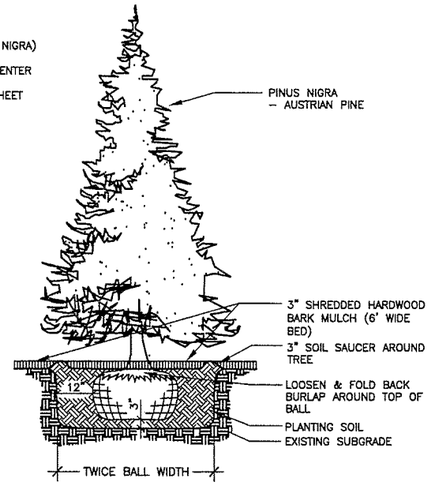
DAVID B. GRANGER REGISTERED NO 60880405 STATE OF INDIANA PROFESSIONAL ENGINEER

AT&T MOBILITY

PROPOSED OVERALL SITE PLAN

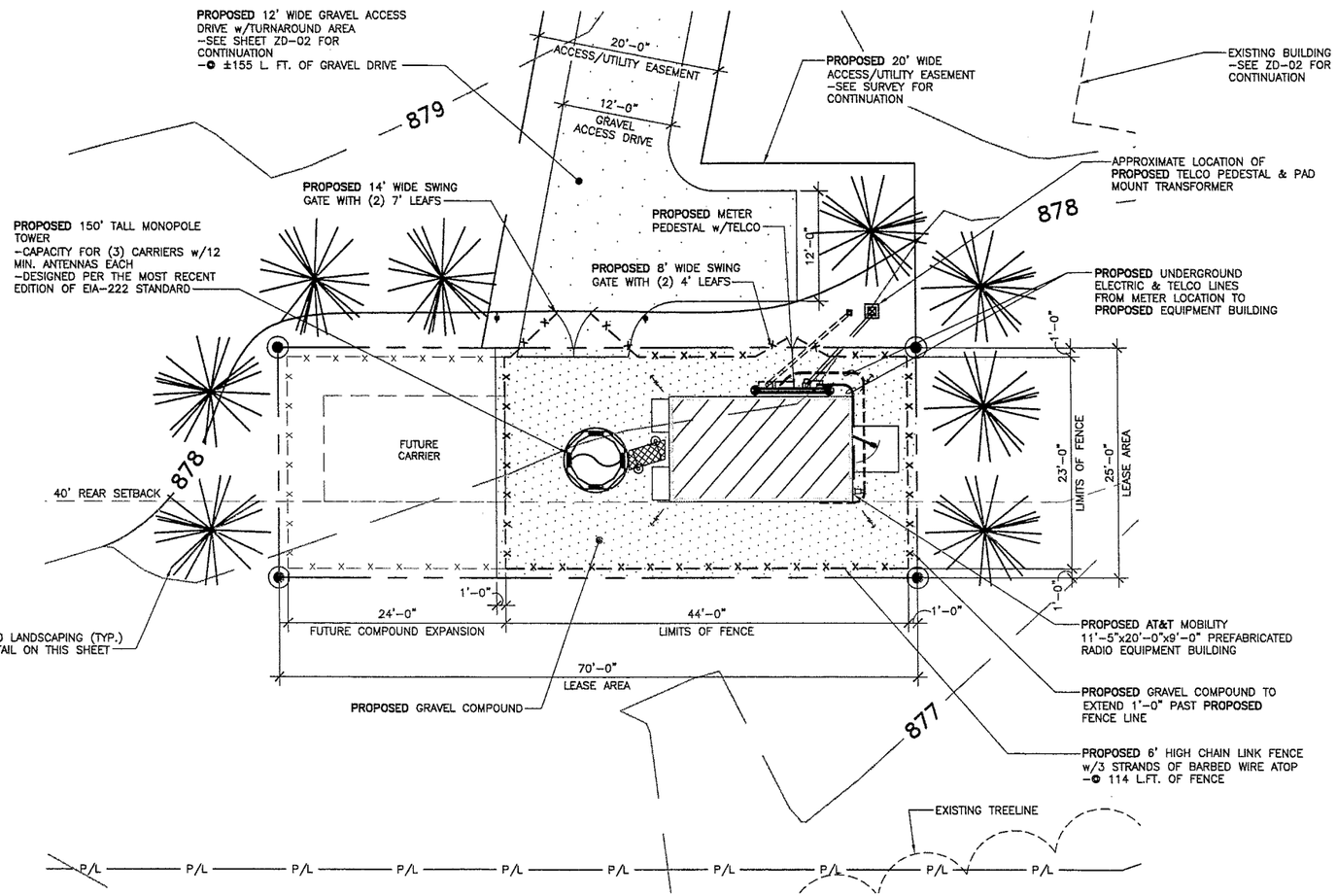
DRAWING NUMBER	REV
IN-0318-ZD-02	A

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.

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GPD ASSOCIATES
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317-299-2996 , Fax 317-293-1331
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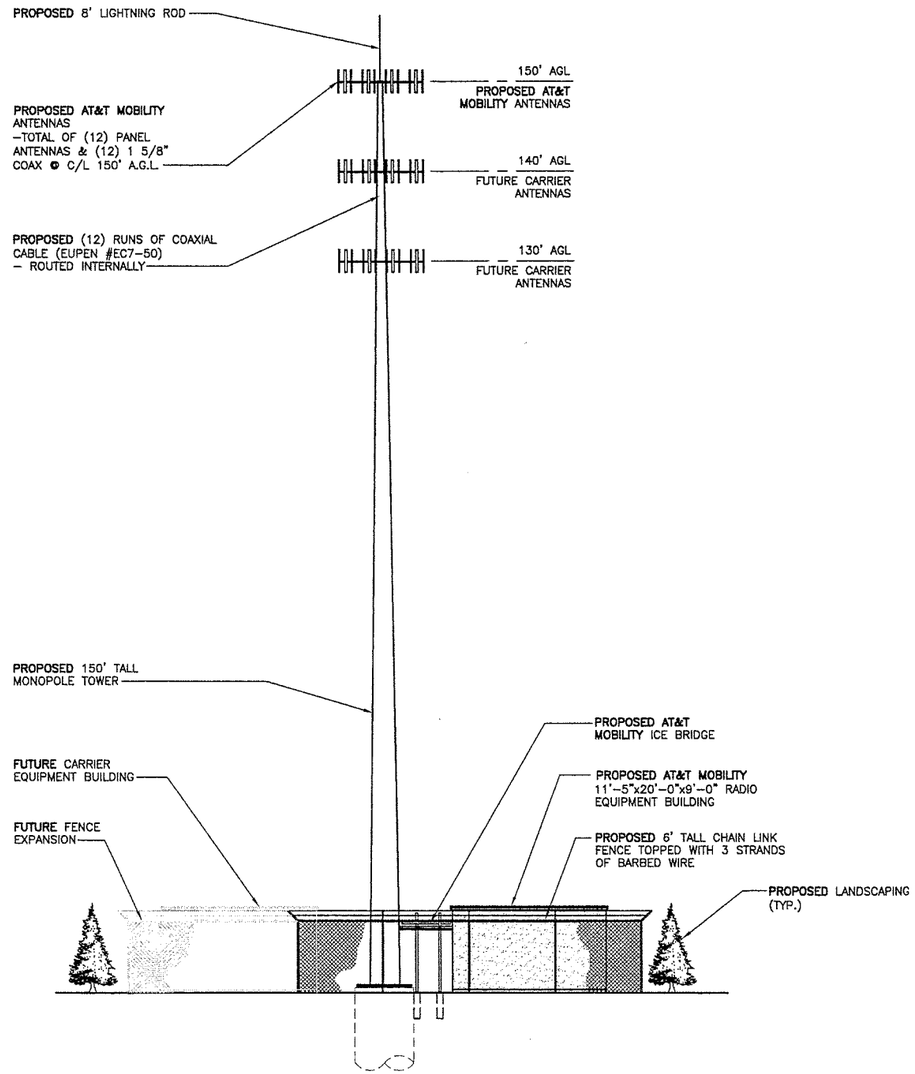
SCALE: AS SHOWN | DESIGNED BY: LJB | DRAWN BY: LJB

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

AT&T MOBILITY

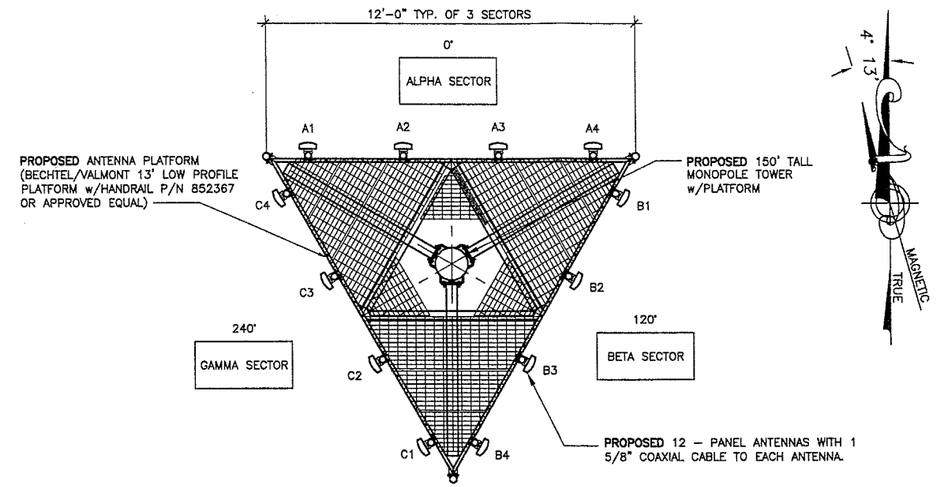
PROPOSED DETAILED COMPOUND PLAN

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.

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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

Exhibit 10

SITE NUMBER: IN0318
SITE NAME: SR38 & HINKLE ROAD

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

DRAWING INDEX

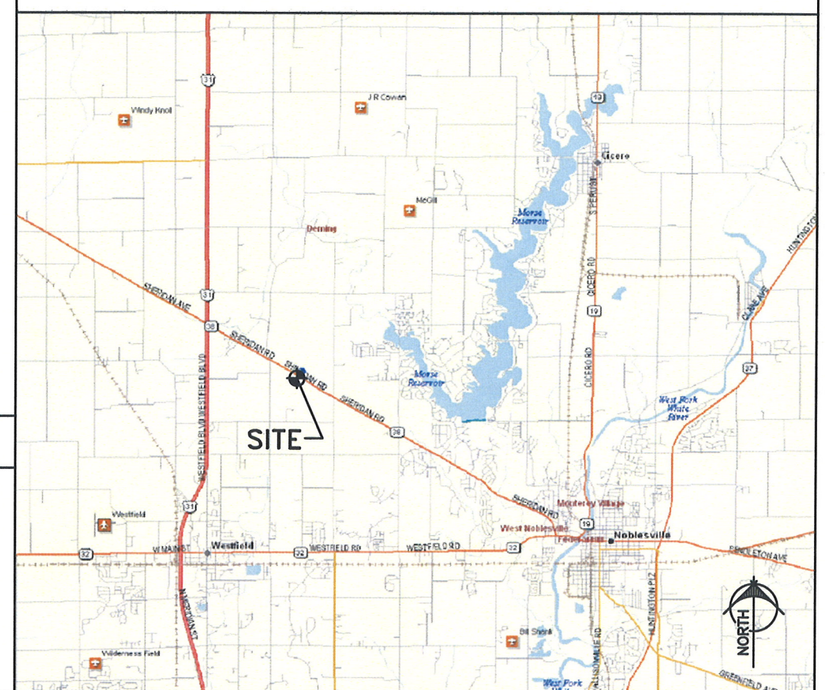
		REV
IN-0318-ZD-01	TITLE SHEET	B
	SURVEY (BY OTHERS)	B
IN-0318-ZD-02	PROPOSED OVERALL SITE PLAN	B
IN-0318-ZD-03	PROPOSED DETAILED COMPOUND PLAN	B
IN-0318-ZD-04	PROPOSED TOWER ELEVATION, ANTENNA PLAN AND SCHEDULE	B

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

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

NO.	DATE	REVISIONS	BY	CHK	APP'D
B	10/2/08	RE-ISSUED w/COUNTY COMMENTS	LJB	TTP	(INT)
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	B

22 x 34 "D" SIZE

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 — PLS NO. 80040185

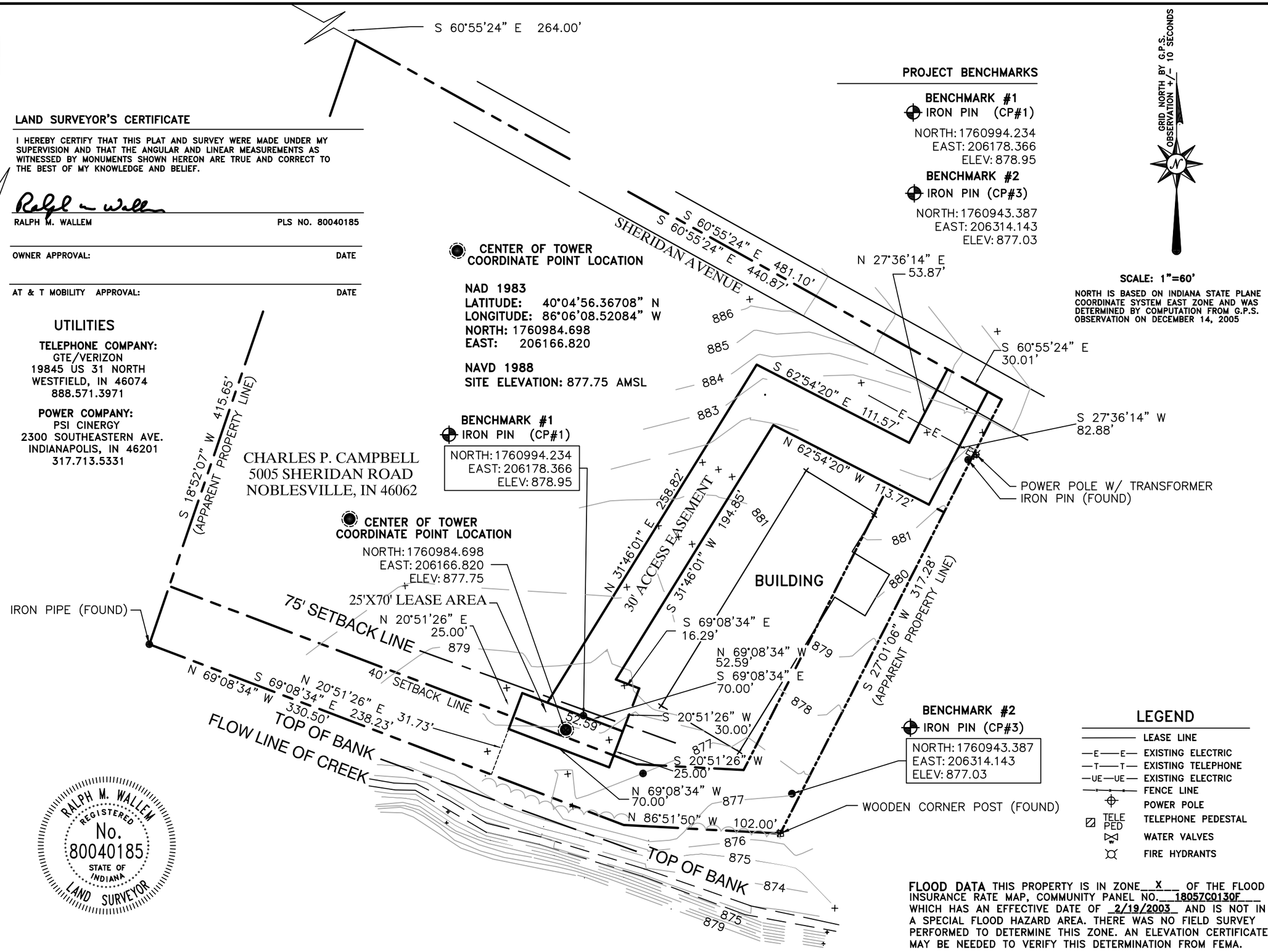
OWNER APPROVAL: — DATE

AT & T MOBILITY APPROVAL: — DATE

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



RALPH M. WALLEM
REGISTERED
No. 80040185
STATE OF INDIANA
LAND SURVEYOR

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.

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
3.	CREEK	10.2.08
4.	ACCESS	10.2.08

TITLE: SURVEY PLAN

SHEET: C-2

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 30' ACCESS & UTILITY 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 440.87 FEET TO THE TRUE PLACE OF BEGINNING; THENCE SOUTH 60 DEGREES 55 MINUTES 24 SECONDS EAST 30.01 FEET; THENCE SOUTH 27 DEGREES 36 MINUTES 14 SECONDS WEST 82.88 FEET; THENCE NORTH 62 DEGREES 54 MINUTES 20 SECONDS WEST 113.72 FEET; THENCE SOUTH 31 DEGREES 46 MINUTES 01 SECONDS WEST 194.85 FEET; THENCE SOUTH 69 DEGREES 08 MINUTES 34 SECONDS EAST 16.29 FEET; THENCE SOUTH 20 DEGREES 51 MINUTES 26 SECONDS EAST 30.00 FEET; THENCE NORTH 69 DEGREES 08 MINUTES 34 SECONDS WEST 52.59 FEET; THENCE NORTH 31 DEGREES 46 MINUTES 01 SECONDS EAST 258.82 FEET; THENCE SOUTH 62 DEGREES 54 MINUTES 20 SECONDS EAST 111.57 FEET; THENCE NORTH 27 DEGREES 36 MINUTES 14 SECONDS EAST 53.87 FEET TO THE TRUE PLACE OF BEGINNING.

RALPH M. WALLEM
REGISTERED
No.
80040185
STATE OF
INDIANA
LAND SURVEYOR

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

NOTE: THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

at&t
AT&T Mobility LLC

GLAUS PYLE SCHOMER BURNS & DEHAVEN, INC.
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LEASE AREA: 1750 SQ. FT.

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LATITUDE: 40°04'56.36708"
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DWG BY:	CHKD BY:	DATE:
GVW	RMW	12.19.05

NO.	REVISION/ISSUE	DATE:
1.	ACCESS	12.28.05
2.	ACCESS	9.12.08
3.	CREEK	10.2.08
4.	ACCESS	10.2.08

TITLE: SURVEY PLAN

SHEET: C-2a

Exhibit 11

16.04.125 Wireless Communication Service Facilities

A. Wireless Communication Service Facilities shall be a permitted use in the following districts:

EI, EI-PD, OI, and OI-PD

B. Wireless Communication Service Facilities shall be a special exception in the following districts:

1. GO-PD, GB-PD, and AG-SF1;

2. In any district where the antennas are to be located upon pre-existing structures or buildings owned or operated by units of government of public utilities so long as the antennas and antenna support structures do not exceed the height of those structures or buildings by more than twenty (20) feet;

3. In any district, in a Non-Urban Area, a term associated with Indiana Code 36-7-4-1103. "Urban Area" is defined in the Code as follows: all lands and lots within the corporate boundaries of a municipality, any other lands or lots used for residential purposes where there are at least eight (8) residences within any quarter mile square area, and other lands or lots that have been or are planned for residential areas contiguous to the municipality.

C. Wireless Communication Service Facilities shall be bound by the standards below as well as the applicable requirements of the zoning district in which they are located except where otherwise noted in Section 2: Development Standards.

Section 1: Procedural Standards

All Wireless Communication Service Facilities shall meet the following requirements:

A. The applicant for a Wireless Communication Service Facility must demonstrate that they have exhausted all efforts to locate the proposed facilities upon existing antenna support structures in the geographical area of the proposed Wireless Communication Service Facility. They should submit a master plan for their Wireless Communication Service Facilities throughout the jurisdictional area where the Town of Westfield exercises planning and zoning jurisdiction. That master plan should show efforts to minimize the size and number of antenna support structures throughout the geographical area, taking into consideration existing technology.

B. The placement of antennas upon existing antenna support structures may be administratively approved by the Community Development Department.

C. In the event an antenna support structure ceases to be used, the antenna support structure shall be removed within one hundred eighty (180) days of termination of use.

D. In the zoning districts in which a Wireless Communication Service Facility is listed as either a permitted use or a special exception in WC 16.04.180, Figure 2, Permitted Use List a Wireless Communication Service Facility may be deemed an accessory use.

Section 2: Development Standards

All Wireless Communication Service Facilities shall meet the following requirements:

A. The height of the antenna support structure shall not exceed two hundred (200) feet.

B. The antenna support structure shall be set back a minimum of forty (40) feet from the property line, unless the adjoining property is zoned or used for a residential use. If the antenna support structure adjoins property which is zoned or used for residential use, the setback shall not be less than the height of the support structure.

C. Except as required by the Federal Aviation Administration or Federal Communications Commission, the antenna support structure shall not be illuminated by any artificial means and shall not display strobe lights.

D. No signs or advertising shall be placed upon an antenna support structure and associated equipment buildings or structures.

E. The support structure and any antenna located on the support structure must be designed to blend into the surrounding environment through the use of color and camouflaging architectural treatment.

F. All utility buildings and structures accessory to the antenna support structure must be architecturally designed to blend into the surrounding area.

G. A landscaping plan for the wireless communication service facility shall be submitted with the application and shall be substantially similar to landscaping required for other uses in commercial and industrial zones.

H. All Wireless Communication Service Facilities shall be designed structurally, electrically, and in all other respects to accommodate the user's equipment and the equipment of at least two additional service providers.

I. A qualified and licensed engineer must approve the design of the antenna support structure and certify that it is constructed to comply with the requirements set out in paragraph (H) above.

J. All applications shall include a notarized letter of intent committing the antenna support structure owner or lessee on behalf of themselves and their successors in interest that the antenna support structure shall be shared with additional users if the additional user(s) agrees to meet reasonable terms and conditions of shared use.

K. No transmissions from a Wireless Communication Service Facility shall interfere with any existing public safety communications.

Section 3: Limitations on Zoning Authority

A. The Board of Zoning Appeals in consideration of the special exception, shall not consider any evidence or base a denial of the location of a Wireless Communication Service Facility on any evidence concerning adverse environmental or health effects of radio frequency emissions so long as those emissions meet the standards of the Federal Commission.

B. Nothing herein shall be construed as a prohibition of the location of Wireless Communication Service Facilities within the planning jurisdiction of the Town of Westfield, Indiana.

C. Nothing herein shall be construed or applied to unreasonably discriminate between providers of functionally equivalent service, or services which compete one against the other for various wireless communication services.

Bingham • McHale LLP

attorneys at law

Exhibit 12

Matthew M. Price
Attorney
Direct: 317-686-5225
mprice@binghammchale.com

November 26, 2008

Jeremy Miller
Westfield City Services Building
2706 E. 171st Street
Westfield, IN 46074

Dear Jeremy:

Please find included with this letter supplemental materials for the hearing next month. Over the last 10 years, AT&T has worked closely with Westfield on all facets of locating wireless facilities. At various times, this has involved a dialogue with the town (now city) about the best way to accomplish providing reliable wireless services to customers in Westfield, while respecting the zoning and land use considerations of the community. AT&T, for example, was the first carrier to locate on a water tower in Westfield and has worked with community leaders and planning staff on each site. Here, I anticipate that the BZA will want to engage in a similar dialogue and hear first hand about AT&T's experience in Westfield and other communities as it relates to the need for this infrastructure and its affect on adjoining properties and future development. We intend to bring additional speakers with us to the next hearing to add depth and flavor to this dialogue and provide the BZA with the best information available in a textured and real sense.

We believe this is a very good location and certainly the best one available in the search area. We further believe that an open and forthright dialogue, consistent with our past practice in Westfield and with real world examples, is the best way to reach a good decision. In that spirit, please consider these materials as an indication of our intentions for the hearing next month, realizing that we will offer live testimony as well (as I think was the BZA's expectation and desire).

Have a Happy Thanksgiving!

Sincerely,

Matt Price

Matthew M. Price

MMP/saf

Bingham • McHale LLP
attorneys at law

8900 Keystone Crossing
Suite 400
Indianapolis, IN 46240
317.635.8900
binghammchale.com

AT&T MOBILITY

PRESENTATION BOOKLET

(SUPPLEMENTAL MATERIALS)

NOVEMBER 26, 2008

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AT&T MOBILITY

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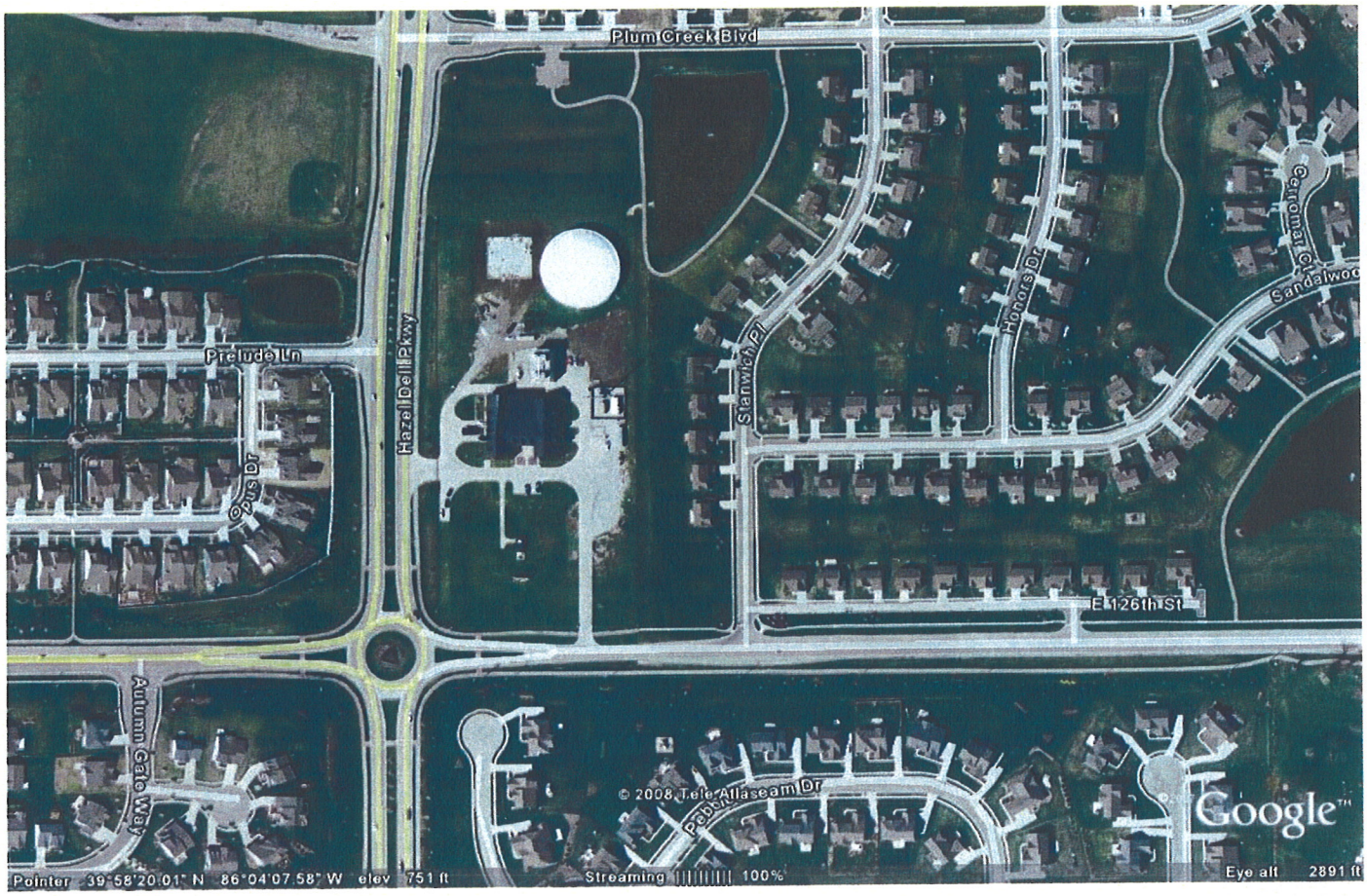
HAZEL DELL PARKWAY/126TH STREET	2
RACEWAY ROAD (NO. 1)	3
RACEWAY ROAD (NO. 2)	4
KEY POINTS FOR DISCUSSION	5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Sandalwoo
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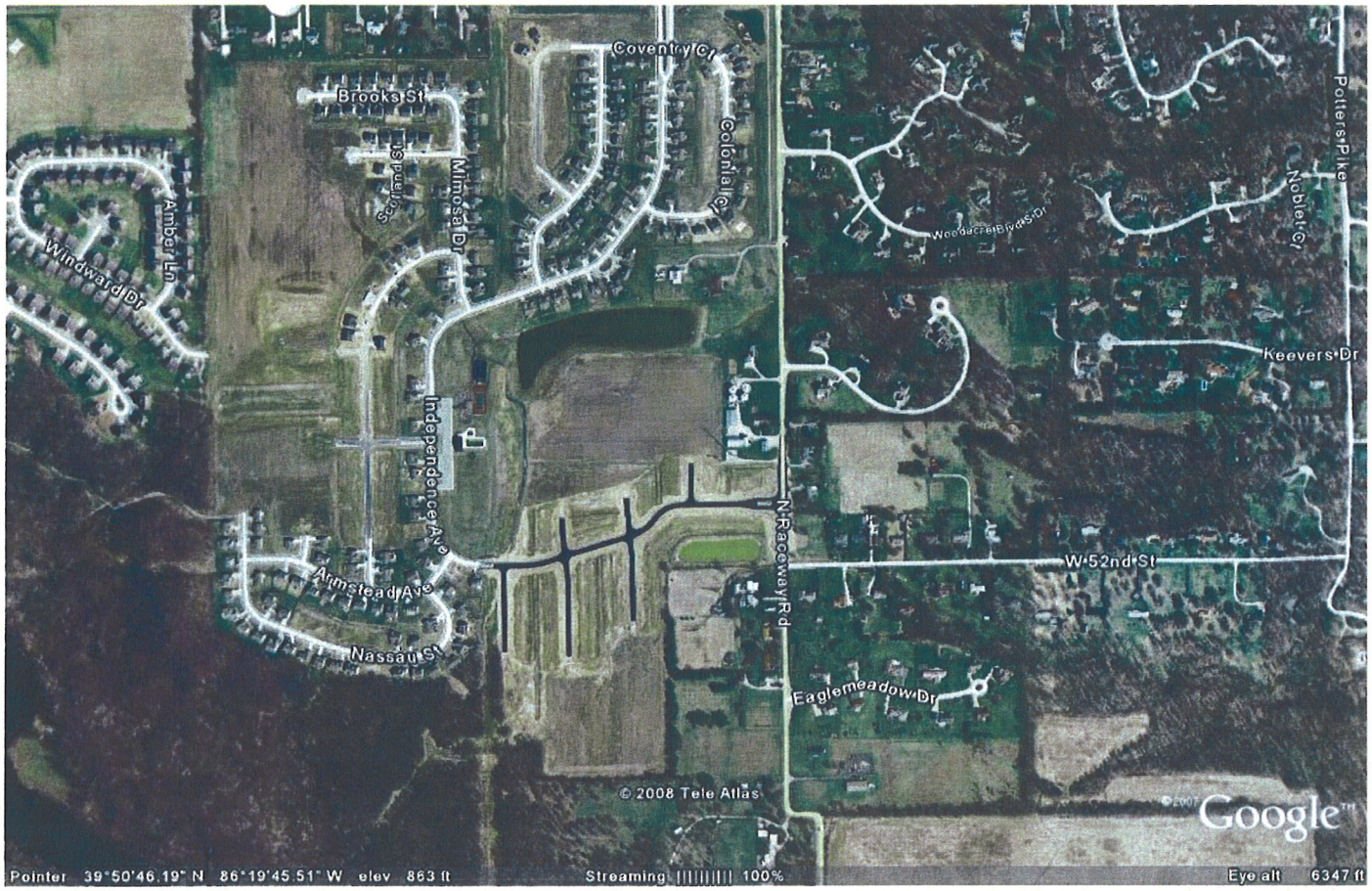
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Windward Dr
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Keevers Dr
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N Raceway Rd
W 52nd St
Armstead Ave
Nassau St
Eaglemeadow Dr
© 2008 Tele Atlas
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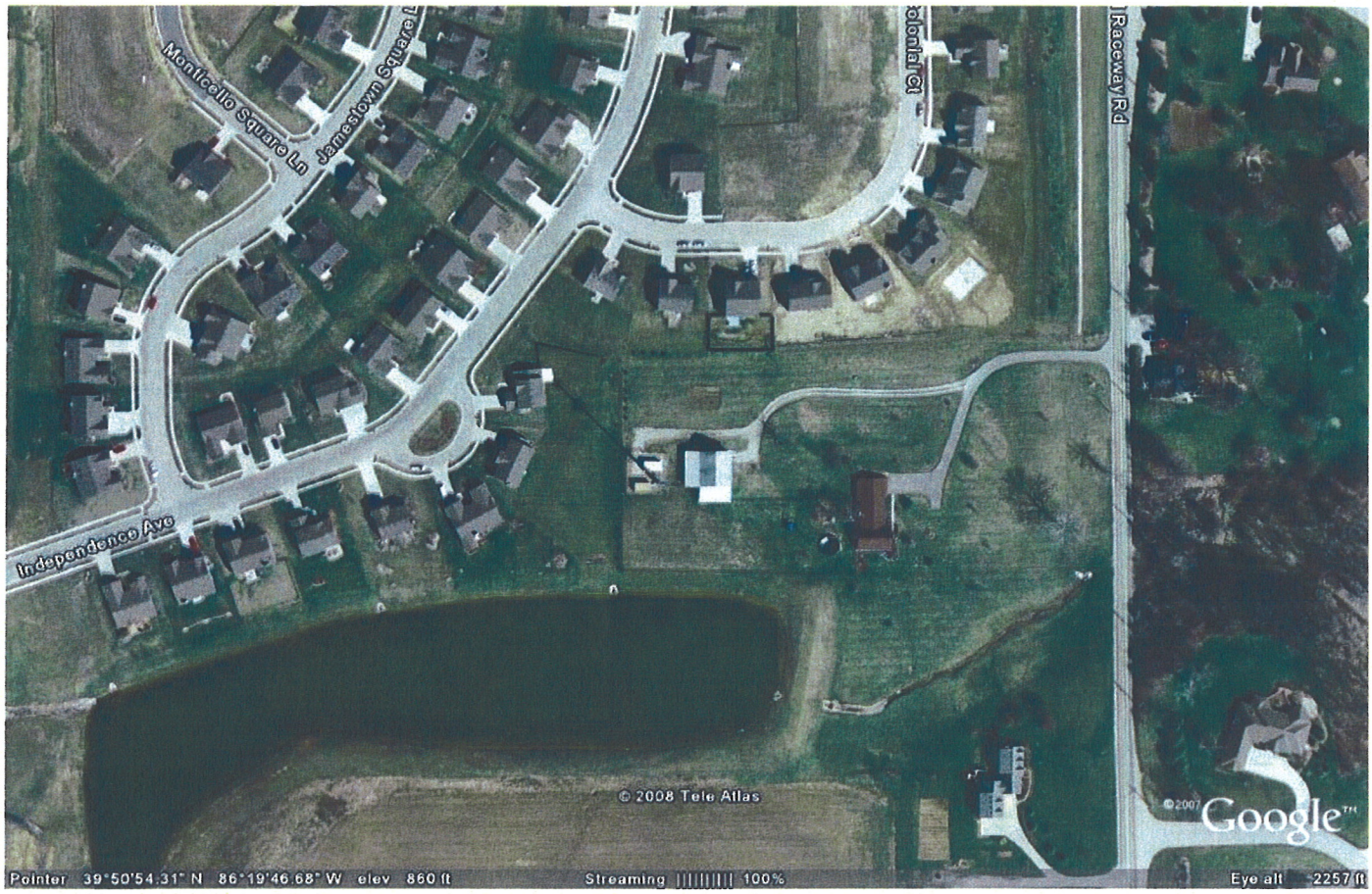
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Jamestown Square
Colonial Ct
Raceway Rd
Independence Ave
© 2008 Tele Atlas
©2007 Google™
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Streaming 100%
Eye alt 2257 ft

KEY POINTS FOR DISCUSSION

- The proposed use is permitted as a special exception in this zoning district. Any alternative location satisfying AT&T's radio frequency and coverage requirements would also need to be located within this zoning district, but in areas likely to be developed for predominantly residential land uses.

- The proposed location adjoins a transportation corridor enhancing coverage for the business, personal and public safety needs of customers within the vicinity.

- The proposed site is in an area likely to be redeveloped for relatively intense land uses in the future because of its location along the highway. This is evidenced by zoning map amendments relating to properties north of this location and adjoining the highway.

- The proposed location is within an area likely to be used for a relatively intense land uses and adjoining properties along the highway are likely to be developed for similar uses, which makes it the best location within the search area.

- As reflected by the photographs, wireless facilities are commonplace across the area landscape and do not impede the normal and orderly development of surrounding property.

- Wireless facilities are also not injurious to surrounding properties because they do not generate traffic, noise or odor. The specific location for this facility provides ample setbacks from adjoining, existing uses and will not diminish property values within the vicinity.

- The proposed site reflects the best alternative within the search area with the least impact on adjoining properties and anticipated future development.