GN 161ST & TOWNE

BU# 821809

16414 TOWNE RD
WESTFIELD, IN 46074
HAMILTON COUNTY
TENANT: GTE MOBILNET OF INDIANA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS
GN 161ST & TOWNE

CROWN CASTLE
11 GRANDVIEW CIRCLE, SUITE 220
CANONSBURG, PA 15317

PROPOSED 160' MONOPOLE TOWER
w/8' LIGHTNING ROD
-TOTAL TOWER HEIGHT 168'

FROM GUION ROAD MTSO: 3965 INDUSTRIAL BLVD, INDIANAPOLIS, IN: HEAD NORTH ON INDUSTRIAL BLVD TOWARD GUION RD (0.4 MI.). TURN LEFT (NORTH) ONTO GUION RD (3.6 MI.). TURN RIGHT (EAST) ONTO W 71ST ST (1.2 MI.). TURN LEFT (NORTH) N MICHIGAN RD (0.9 MI.). TURN RIGHT (EAST) ONTO W 79TH ST (0.7 MI.). TURN LEFT (NORTH) ONTO TOWNSHIP LINE RD (2.0 MI.). AT THE TRAFFIC CIRCLE, TAKE THE 2ND EXIT ONTO TOWNE RD (3.0 MI.). AT THE TRAFFIC CIRCLE, TAKE THE FIRST EXIT AND STAY ON TOWNE RD (0.2 MI.). AT THE TRAFFIC CIRCLE, TAKE THE 2ND EXIT AND STAY ON TOWNE RD (0.3 MI.). AT THE TRAFFIC CIRCLE, TAKE THE 2ND EXIT AND STAY ON TOWNE RD (0.5 MI.). AT THE TRAFFIC CIRCLE, TAKE THE 2ND EXIT AND STAY ON TOWNE RD (0.5 MI.). AT THE TRAFFIC CIRCLE, TAKE THE 2ND EXIT AND STAY ON TOWNE RD (2.3 MI.). SITE WILL BE LOCATED ON THE LEFT (WEST) SIDE OF THE ROAD.

PROJECT SUMMARY

CROWN CASTLE SITE
GN 161ST & TOWNE
BU #: 821809
JDE #: 332358

VERIZON WIRELESS SITE
GN 161ST & TOWNE
PROJECT#: 2015117939?
MARKET ID: INDIANAPOLIS
LOCATION CODE: 311990

SITE ADDRESS
16414 TOWNE RD
WESTFIELD, IN 46074
HAMILTON COUNTY
E911 ADDRESS: TBD

TOWER OWNER
CROWN CASTLE
9045 RIVER RD, SUITE 425
INDIANAPOLIS, IN 46240
CONTACT: THOMAS KROH
PHONE: 317-249-2030
MOBILE: 317-441-8271
E-MAIL: Thomas.Kroh.contractor@crowncastle.com

PROPERTY OWNER
THOMAS M & LISABETH D ARMSTRONG
16414 TOWNE RD
WESTFIELD, IN 46074
CONTACT: THOMAS ARMSTRONG
PHONE: 317-418-1229
E-MAIL: N/A

POLICE
WESTFIELD POLICE DEPT.
17535 E 5TH ST
WESTFIELD, IN 46074
PHONE: 317-896-5236

FIRE
WESTFIELD FIRE DEPT.
17535 DARTOWN RD
WESTFIELD, IN 46074
PHONE: 317-896-2704

GENERAL INFORMATION
LATITUDE - 40° 01' 23.58" N
LONGITUDE - 86° 12' 13.49" W
1983 (NAD83)
ELEVATION - 903.50' AMSL
1988 (NAVD88)

CROWN CASTLE LEASE AREA
100'-0"x100'-0"
10,000 SF

VERIZON WIRELESS LEASE AREA
20'-0" x 36'-0"
(720 SF)

PROJECT DESCRIPTION

PROJECT DESCRIPTION:
NOTE: ALL ITEMS WITHIN THESE CONSTRUCTION DOCUMENTS ARE BY TOWER OWNER'S GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS UNLESS NOTED AS (VZW GC) WHICH SHALL INCLUDE VERIZON WIRELESS GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS. GENERALLY DESCRIBED BELOW:

CROWN CASTLE GC SCOPE:
- INSTALL A NEW 160' MONOPOLE TOWER w/ 8' LIGHTNING ROD (TOTAL 168')
- INSTALL A NEW TOWER FOUNDATION SYSTEM
- INSTALL A NEW 80'-0"x80'-0" FENCED GRAVEL COMPOUND
- INSTALL A NEW ELECTRICAL SERVICE RUN TO SITE H-FRAME
- INSTALL A NEW GRAVEL ACCESS DRIVE
- NO WATER OR SEWAGE SERVICES RUN TO SITE
- INSTALL NEW TOWER & SITE GROUNDING SYSTEM
- INSTALL NEW VZW SUBSURFACE GROUNDING SYSTEM
- INSTALL A NEW 11'-6"x25'-5.5" CONCRETE EQUIPMENT PAD & FOUNDATION
- INSTALL ELECTRICAL SERVICE CONDUIT WITH PULL TAPES FROM EQUIPMENT SHELTER TO UTILITY H-FRAME
- INSTALL (1) NEW FIBER OPTIC CONDUIT w/ PULL TAPE FROM NEW PULL BOX AT COMPOUND TO PUBLIC R.O.W. w/ NEW PULL BOX AT R.O.W. FOR FUTURE FIBER
- INSTALL (1) NEW "VERIZON WIRELESS ONLY" FIBER OPTIC CONDUIT w/ PULL TAPE & TRACER WIRE FROM VZW EQUIPMENT SHELTER TO NEW "VERIZON WIRELESS ONLY" HAND HOLE OUTSIDE COMPOUND
- INSTALL (1) NEW "VERIZON WIRELESS ONLY" FIBER OPTIC CONDUIT w/ PULL TAPE FROM NEW HAND HOLE & STUB UP AT FUTURE FIBER PEDESTAL LOCATION

VERIZON WIRELESS SCOPE (VZW GC):
- INSTALL A NEW 11'-6"x25'-5.5" PREFABRICATED RADIO EQUIPMENT SHELTER ON EXISTING CONCRETE PAD
- INSTALL VZW ICE BRIDGE AND FOUNDATIONS
- INSTALL VZW ANTENNA MOUNTING SUPPORT STRUCTURE ON TOWER
- INSTALL VZW ANTENNAS, LINES, COAX, GPS ANTENNAS & RADIO EQUIPMENT
- INSTALL EXISTING SUBSURFACE GROUND LEADS TO VZW EQUIPMENT & FACILITIES
- INSTALL VZW ELECTRIC SERVICE CONDUCTORS FROM UTILITY H-FRAME TO VZW EQUIPMENT SHELTER
- INSTALL (2) 1-1/4" & (1) 1" INNERDUCTS w/ PULL TAPES & TRACER WIRE WITHIN OWNER INSTALLED "VERIZON WIRELESS ONLY" FIBER OPTIC CONDUIT

APPLICABLE CODES

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

BUILDING CODE	2014 INDIANA BUILDING CODE (IBC 2012)
STRUCTURAL CODE	TIA/EIA-222 - REVISION G
MECHANICAL CODE	2014 INDIANA MECHANICAL CODE (IMC 2012)
PLUMBING CODE	2012 INDIANA PLUMBING CODE (IPC 2006)
ELECTRICAL CODE	2008 NATIONAL ELECTRICAL CODE (NEC) - NFPA 70
FIRE/LIFE SAFETY CODE	2014 INDIANA FIRE CODE (2012 IFC)
ENERGY CODE	2010 INDIANA ENERGY CODE ASHRAE 90.1-200 (COMMERCIAL)
GAS CODE	2014 INDIANA FUEL GAS CODE (IFGC 2012)

ACCESSIBILITY REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2009 IBC BUILDING CODE.

CONSULTANT TEAM

SURVEYOR
BENCHMARK SERVICES, INC.
318 NORTH MAIN STREET P.O. BOX 5
HUNTINGBURG, IN 47542
PHONE: 812-683-3049
FAX: 812-683-2040

ELECTRICAL
IPL
ADDRESS: TBD
CONTACT: MEMBER OF SERVICE DEPT
PHONE: 1-800-521-2232
EMAIL: TBD

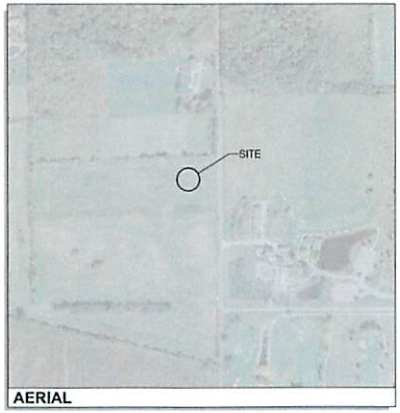
ARCHITECTURAL
GPD GROUP
8275 ALLISON POINTE TRAIL, SUITE 220
INDIANAPOLIS, IN 46250
CONTACT: TRACI PREBLE,
317-299-2996

ELECTRICAL UTILITY COORDINATION IS NOT FINALIZED, DO NOT PROCEED WITH CONSTRUCTION.

VICINITY MAP

LOCATION MAP

AERIAL



SHEET NUMBER	DESCRIPTION
T-1	PROJECT INFORMATION, VICINITY MAP, & SHEET INDEX
	SURVEY PLAN
CIVIL	
P-1	PRELIMINARY OVERALL SITE PLAN w/ AERIAL
P-2	PRELIMINARY OVERALL SITE PLAN
P-3	PRELIMINARY DETAILED SITE PLAN
ARCHITECTURAL	
P-4	PRELIMINARY TOWER ELEVATION

NOTE:
THIS IS A REDUCED SIZE COPY. THESE PLANS WERE PRODUCED USING A 22"X34" FORMAT. DO NOT SCALE FROM THESE PRINTS.

GPD GROUP, INC.
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax: 330.572.2102

CROWN CASTLE
11 GRANDVIEW CIRCLE, SUITE 220
CANONSBURG, PENNSYLVANIA 15317
USA

REV	DATE	DESCRIPTION
A	05/03/15	PRELIMINARY DRAWINGS

GN 161ST & TOWNE
161ST & TOWNE RD
WESTFIELD, IN 46074

PROJECT INFORMATION, VICINITY MAP, & SHEET INDEX

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

PROJECT MANAGER	DESIGNER
TTP	SEK

JOB NO. 2015710.25

T-1

Drawing Name: G:\2015\2015710.25\161ST TOWNE\CAD\Preliminary\161st And Towne Preliminary.DWG
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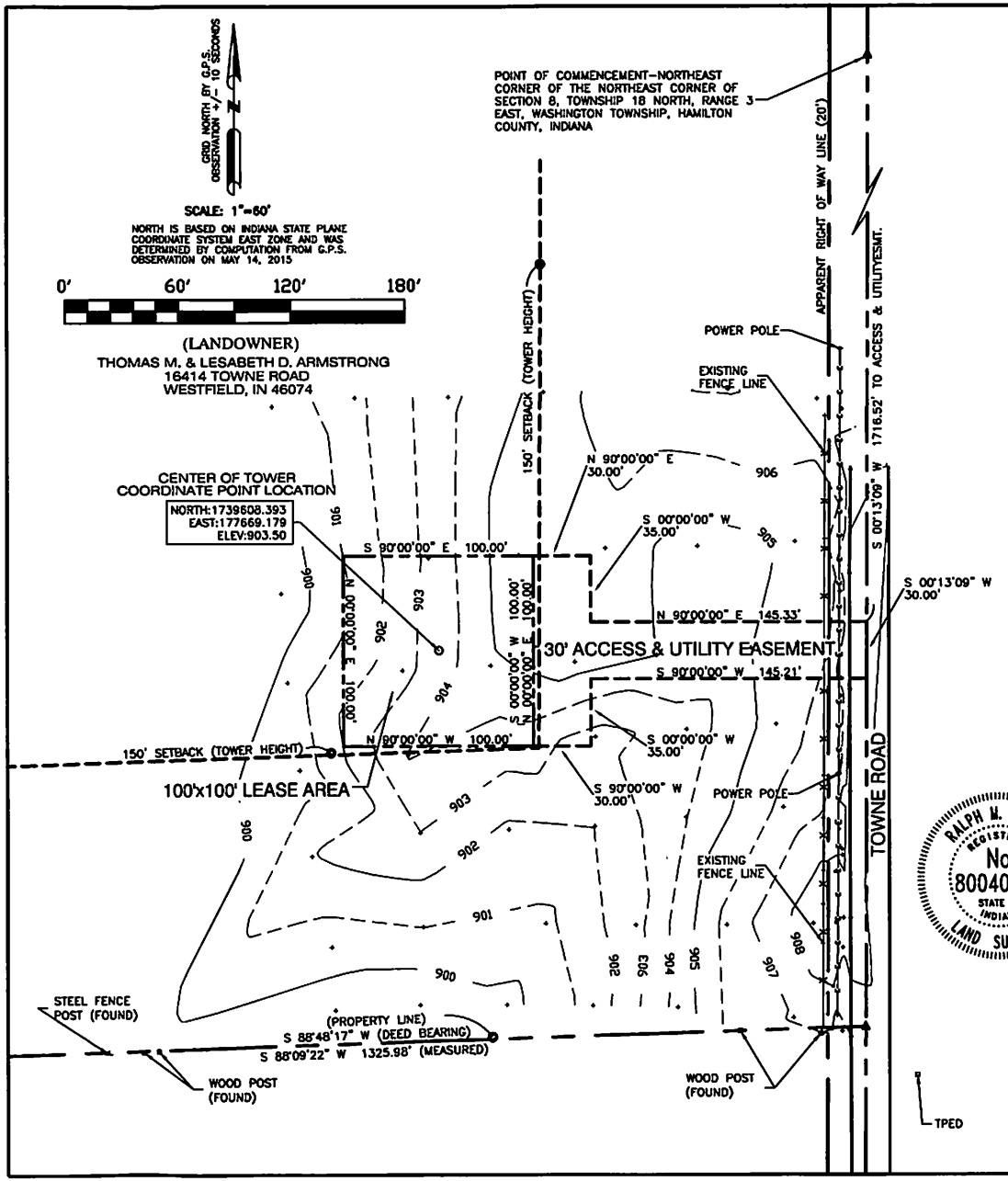


100'x100' LEASE AREA DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE ABOVE REFERENCED NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 8, THENCE SOUTH 00 DEGREES 52 MINUTES 21 SECONDS WEST (DEED BEARING) AND BEING SOUTH 00 DEGREES 13 MINUTES 09 SECONDS WEST (MEASURED BEARING BY GPS AND BEING THE BASIS OF BEARINGS) 1716.52 FEET TO A POINT AND PASSING OVER THE NORTHEAST CORNER OF THE ARMSTRONG NORTHEAST PROPERTY CORNER AT 784.88 FEET (BY DEED); THENCE CONTINUING SOUTH 00 DEGREES 13 MINUTES 09 SECONDS WEST 30.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 145.21 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 35.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 30.00 FEET TO THE SOUTHEAST LEASE CORNER AND BEING THE TRUE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 100.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 100.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 100.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 100.00 FEET TO THE TRUE PLACE OF BEGINNING AND CONTAINING 10,000 SQUARE FEET, (0.23 ACRES), MORE OR LESS.

30' ACCESS & UTILITY EASEMENT DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE ABOVE REFERENCED NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 8, THENCE SOUTH 00 DEGREES 52 MINUTES 21 SECONDS WEST (DEED BEARING) AND BEING SOUTH 00 DEGREES 13 MINUTES 09 SECONDS WEST (MEASURED BEARING BY GPS AND BEING THE BASIS OF BEARINGS) 1716.52 FEET TO THE TRUE PLACE OF BEGINNING OF THIS ACCESS AND UTILITY EASEMENT DESCRIPTION AND PASSING OVER THE NORTHEAST CORNER OF THE ARMSTRONG NORTHEAST PROPERTY CORNER AT 784.88 FEET (BY DEED); THENCE CONTINUING SOUTH 00 DEGREES 13 MINUTES 09 SECONDS WEST 30.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 145.21 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 35.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 30.00 FEET TO THE SOUTHEAST LEASE CORNER; THENCE ALONG THE EAST LINE OF SAID LEASE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 100.00 FEET TO THE NORTHEAST LEASE CORNER; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 30.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 35.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 145.33 FEET TO THE TRUE PLACE OF BEGINNING AND CONTAINING 7358.1 SQUARE FEET, (0.17 ACRES), MORE OR LESS.

UTILITIES

TELEPHONE COMPANY:	POWER COMPANY:
A.T. & T MEMBER OF SERVICE DEPT. 1.800.660.3000	IPL MEMBER OF SERVICE DEPT. 1.800.521.2232
POLICE CONTACTS: WESTFIELD POLICE DEPT. CHIEF JOEL D. RUGH 317.804.3200	FIRE CONTACTS: WESTFIELD FIRE DEPT. CHIEF JOE LYONS 317.804.3333

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. 18057C0115G WHICH HAS AN EFFECTIVE DATE OF 11/19/2014 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.

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

NOTE: THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

TPED

verizon wireless

CROWN CASTLE

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

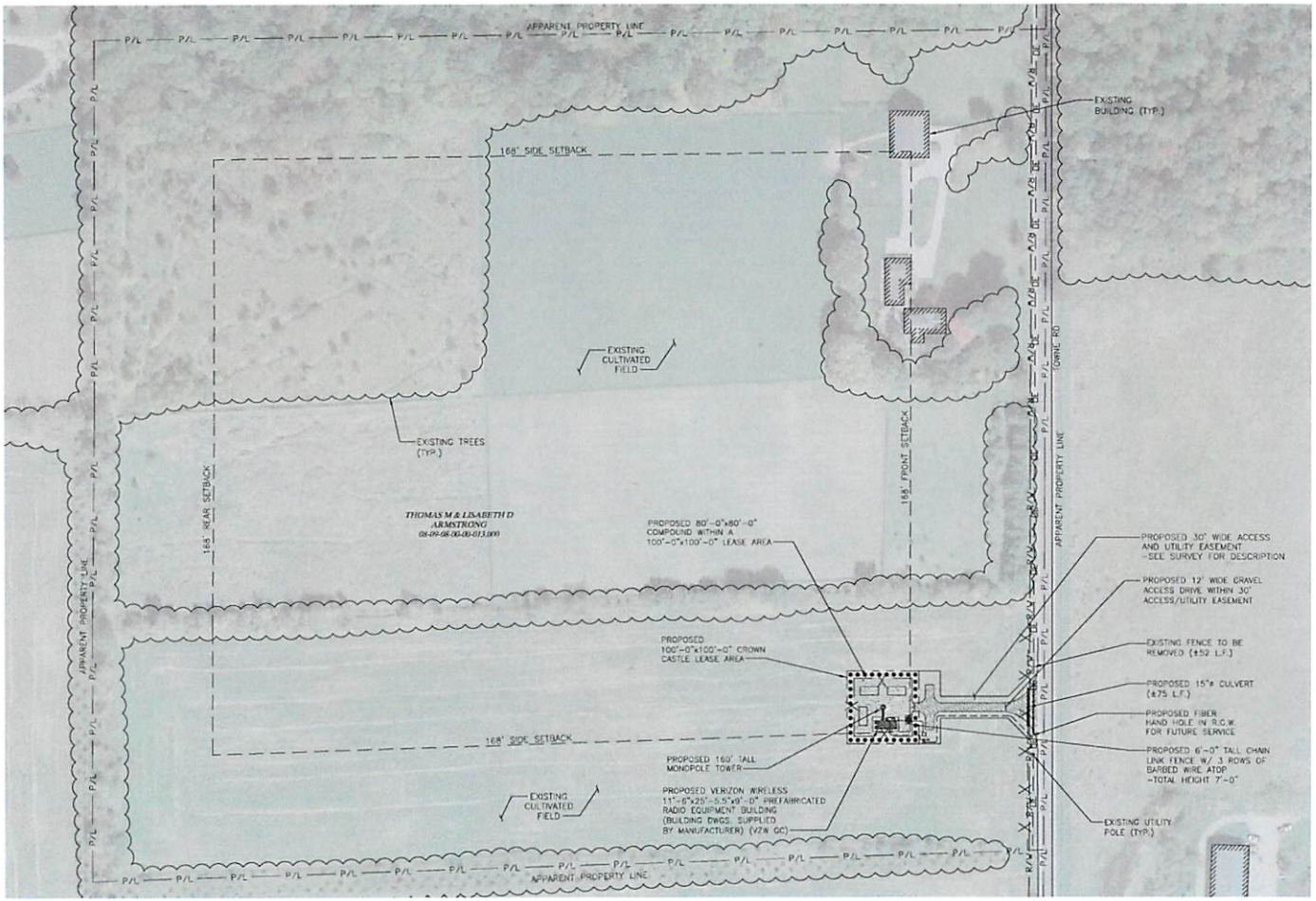
SITE NUMBER:	
SITE NAME:	GN 161ST and TOWNE
SITE ADDRESS:	16414 TOWNE ROAD WESTFIELD, IN 46074
LEASE AREA:	10000 SQ. FT.
PROPERTY OWNER:	THOMAS M. & LESABETH D. ARMSTRONG 16414 TOWNE ROAD WESTFIELD, IN 46074
SECTION/TOWNSHIP/RANGE:	SEC 8, T18N, R3E
COUNTY:	HAMILTON COUNTY
SOURCE OF TITLE:	INST#9809839293
LATITUDE:	40° 01' 23.583" N
LONGITUDE:	86° 12' 13.486" W

DWG BY:	CHKD BY:	DATE:
GVW	RMW	5.26.15

NO.	REVISION/ISSUE	DATE:

TITLE: SURVEY PLAN

SHEET: 1 OF 1



PRELIMINARY OVERALL SITE PLAN w/ AERIAL

SCALE: 1" = 80' (22"x34")
SCALE: 1" = 160' (11"x17")

NORTH

GRAPHIC SCALE
80 0 40 80 160

Indiana 811
Know what's below. Call before you dig.

NOTICE TO CONTRACTOR
PER INDIANA STATE LAW IC-8-1-26-18, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

GPD GROUP, INC.
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax: 330.572.2102

CROWN CASTLE
11 GRANDVIEW CIRCLE, SUITE 220
CANONSBURG, PENNSYLVANIA 15317
USA

REV.	DATE	DESCRIPTION
A	04/03/15	PRELIMINARY DRAWINGS

161ST & TOWNE
16414 TOWNE RD
WESTFIELD, IN 46074

PRELIMINARY OVERALL SITE PLAN w/ AERIAL

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

PROJECT MANAGER	DESIGNER
TTP	GEK

JOB NO. 2015710.25

P-1

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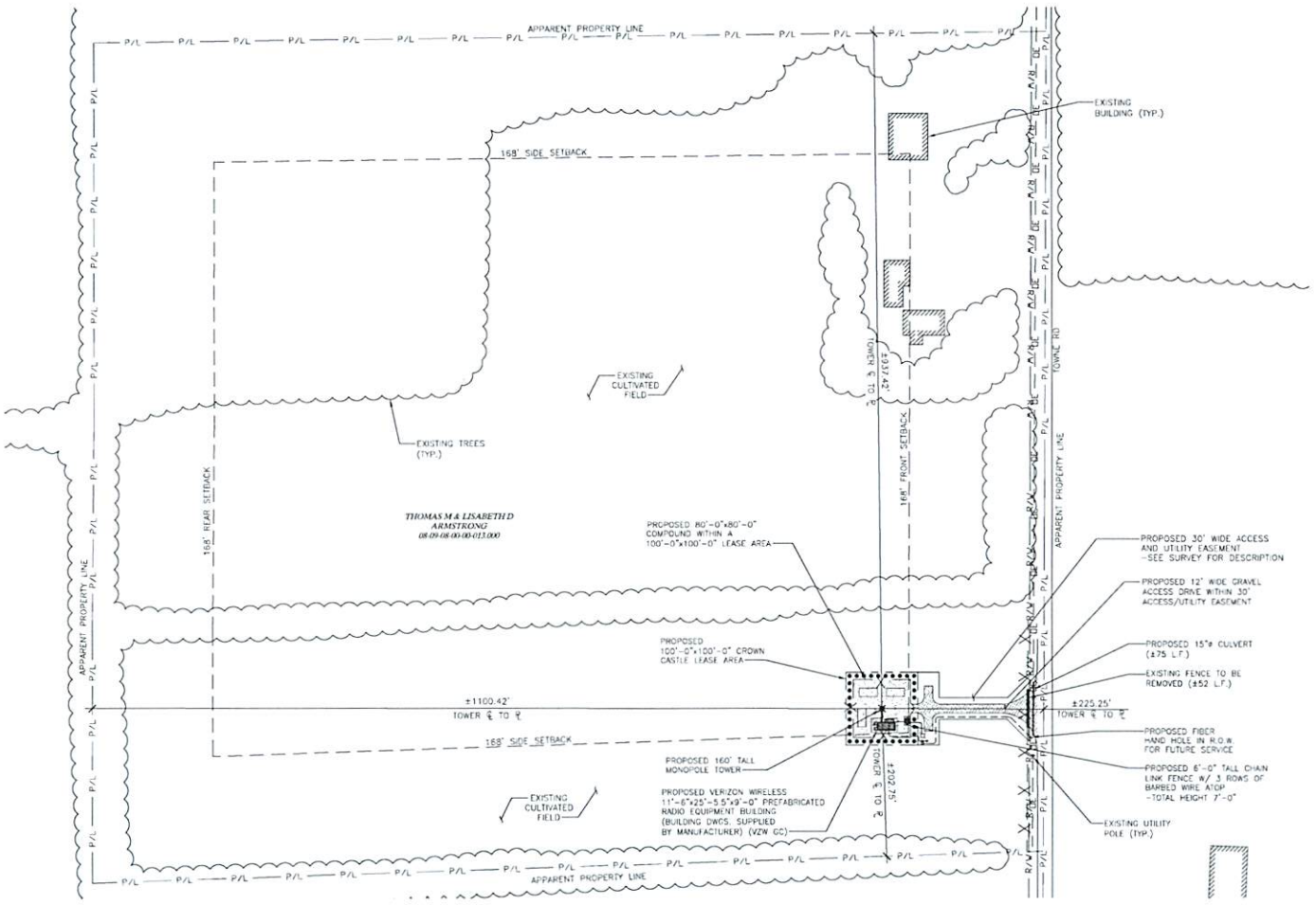

PRELIMINARY OVERALL SITE PLAN

SCALE: 1" = 80' (22"x34")
SCALE: 1" = 160' (11"x17")

NORTH

GRAPHIC SCALE

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USA

REV.	DATE	DESCRIPTION
A	06/03/15	PRELIMINARY DRAWINGS

161ST & TOWNE
16414 TOWNE RD
WESTFIELD, IN 46074

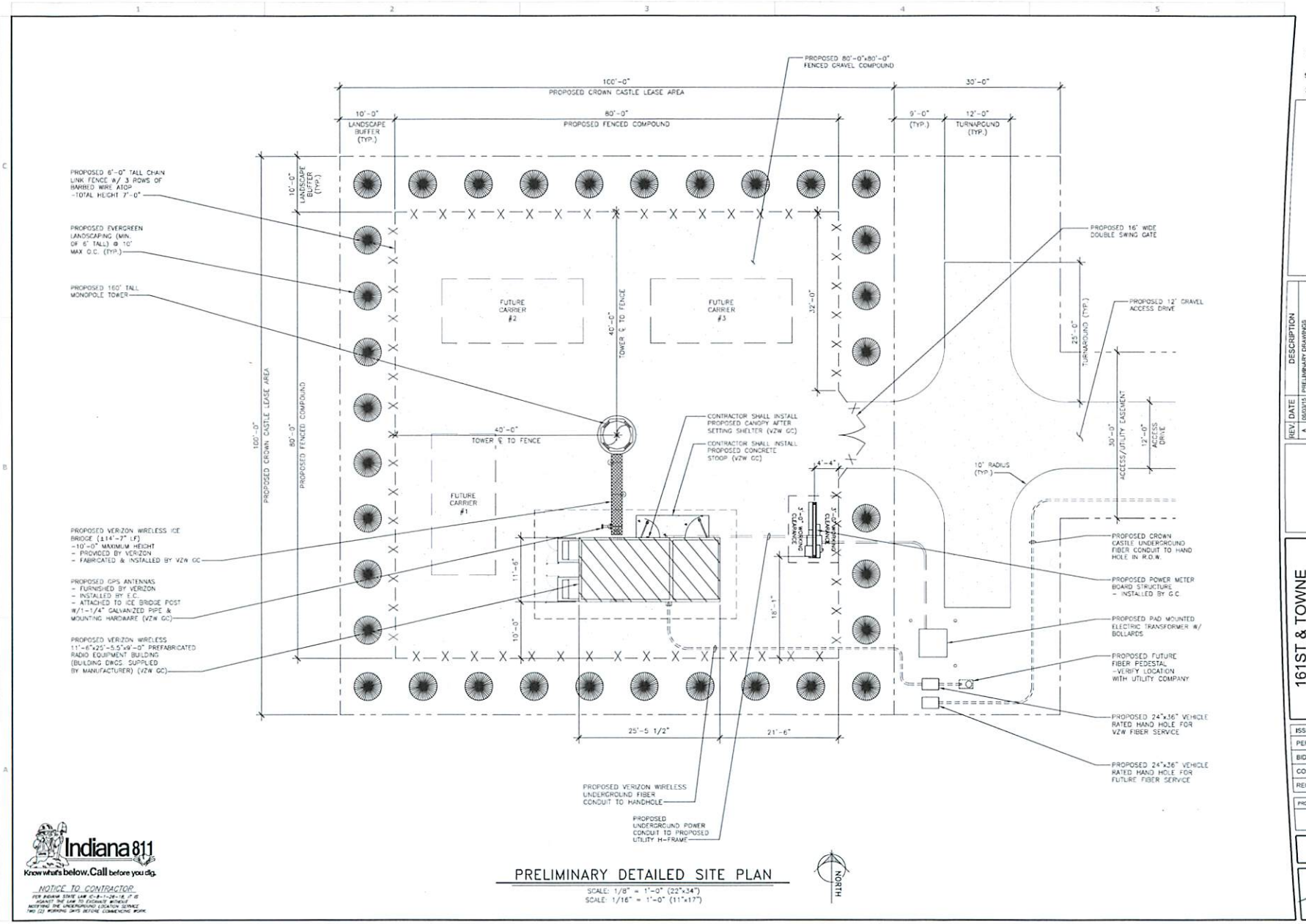
PRELIMINARY OVERALL SITE PLAN

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

PROJECT MANAGER	DESIGNER
TTP	SEK

JOB NO.
2015710.25

P-2



PRELIMINARY DETAILED SITE PLAN

SCALE: 1/8" = 1'-0" (22"x34")
SCALE: 1/16" = 1'-0" (11"x17")

Indiana 811
Know what's below. Call before you dig.

NOTICE TO CONTRACTOR
FOR INDIANA STATE LAW IC-8-1-26-16, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

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CROWN CASTLE
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REV	DATE	DESCRIPTION
A	06/03/15	PRELIMINARY DRAWINGS

161ST & TOWNE
16414 TOWNE RD
WESTFIELD, IN 46074

PRELIMINARY DETAILED SITE PLAN

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

PROJECT MANAGER	DESIGNER
TTP	SEK

JOB NO. 2015710.25

P-3

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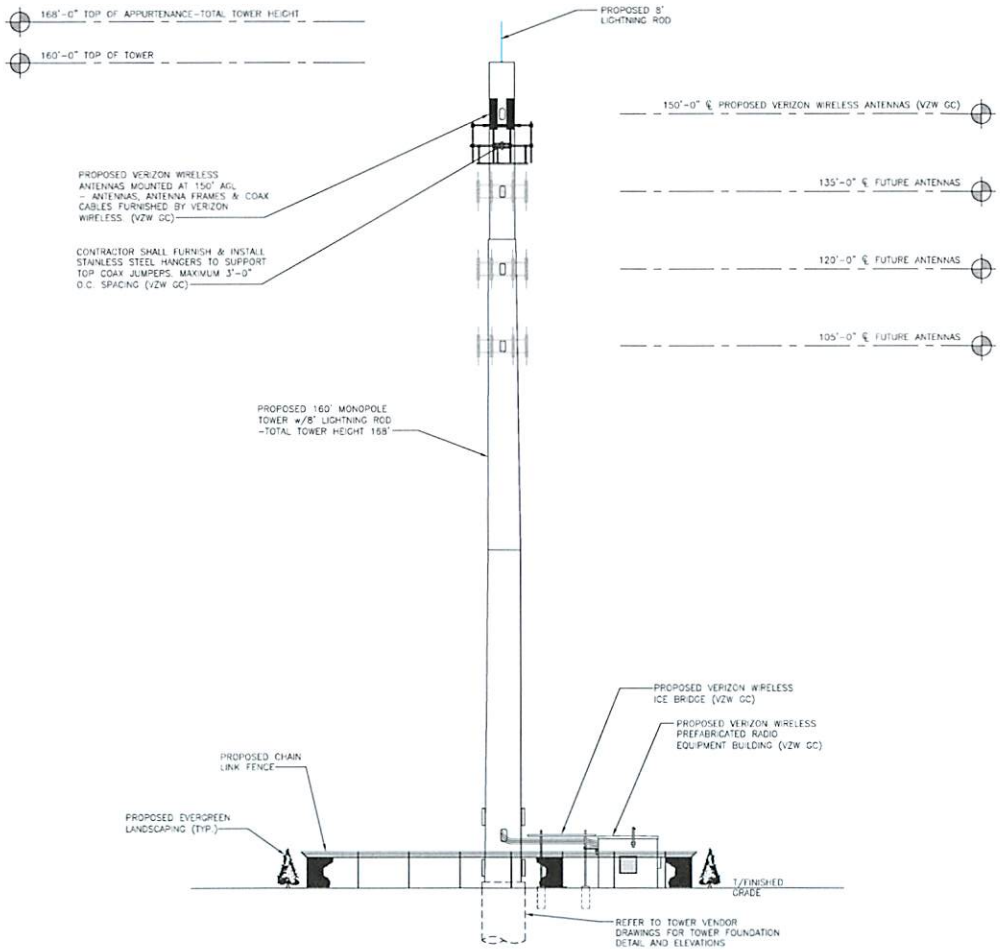

PRELIMINARY TOWER ELEVATION

SCALE: N.T.S

GPD GROUP, INC.
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax: 330.572.2102

CROWN CASTLE
1 1 GRANDVIEW CIRCLE, SUITE 220
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USA

REV	DATE	DESCRIPTION
A	06/10/15	PRELIMINARY DRAWINGS

161ST & TOWNE
16414 TOWNE RD
WESTFIELD, IN 46074

PRELIMINARY TOWER ELEVATION

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

PROJECT MANAGER	DESIGNER
TTP	SEK

JOB NO.
2015710.25

P-4

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