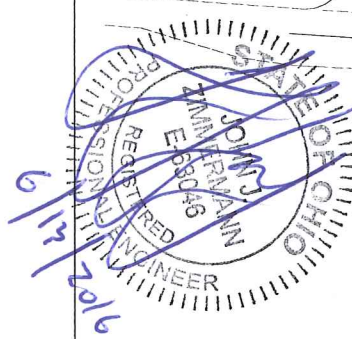


OHIO  
Utilities  
Protection  
SERVICE  
Call Before You Dig

CALL BEFORE YOU DIG  
1-800-362-7794 AT  
LEAST 48 HOURS  
PRIOR TO EXCAVATING

SURVEY PREPARED BY  
PRECISION SURVEYING SERVICES, LLC.  
CONSULTING SURVEYORS  
9055 S.R. 56 S.E.  
M.I. STERLING, OH 43143  
OFFICE: (740) 845-1412

Final Site Plan Received 6/13/16 DLF



REVISIONS				
NO.	DESCRIPTION	DATE	BY	
1.	ISSUED FOR REVIEW/UPDATE TO CABINET DESIGN	11/24/15	JAY	
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5.	RELOCATE TOWER & EQUIPMENT	4/19/16	JAY	
6.	RELOCATE LAND SPACE	5/26/16	JAY	

**TERRA**  
1500 WEST THIRD AVE, SUITE 226  
COLUMBUS, OH 43212  
PH: (614)-754-9166

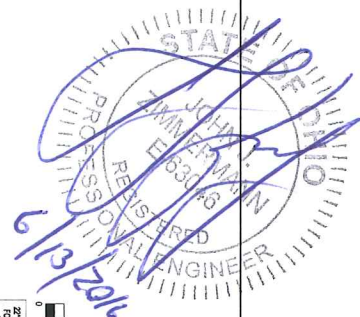
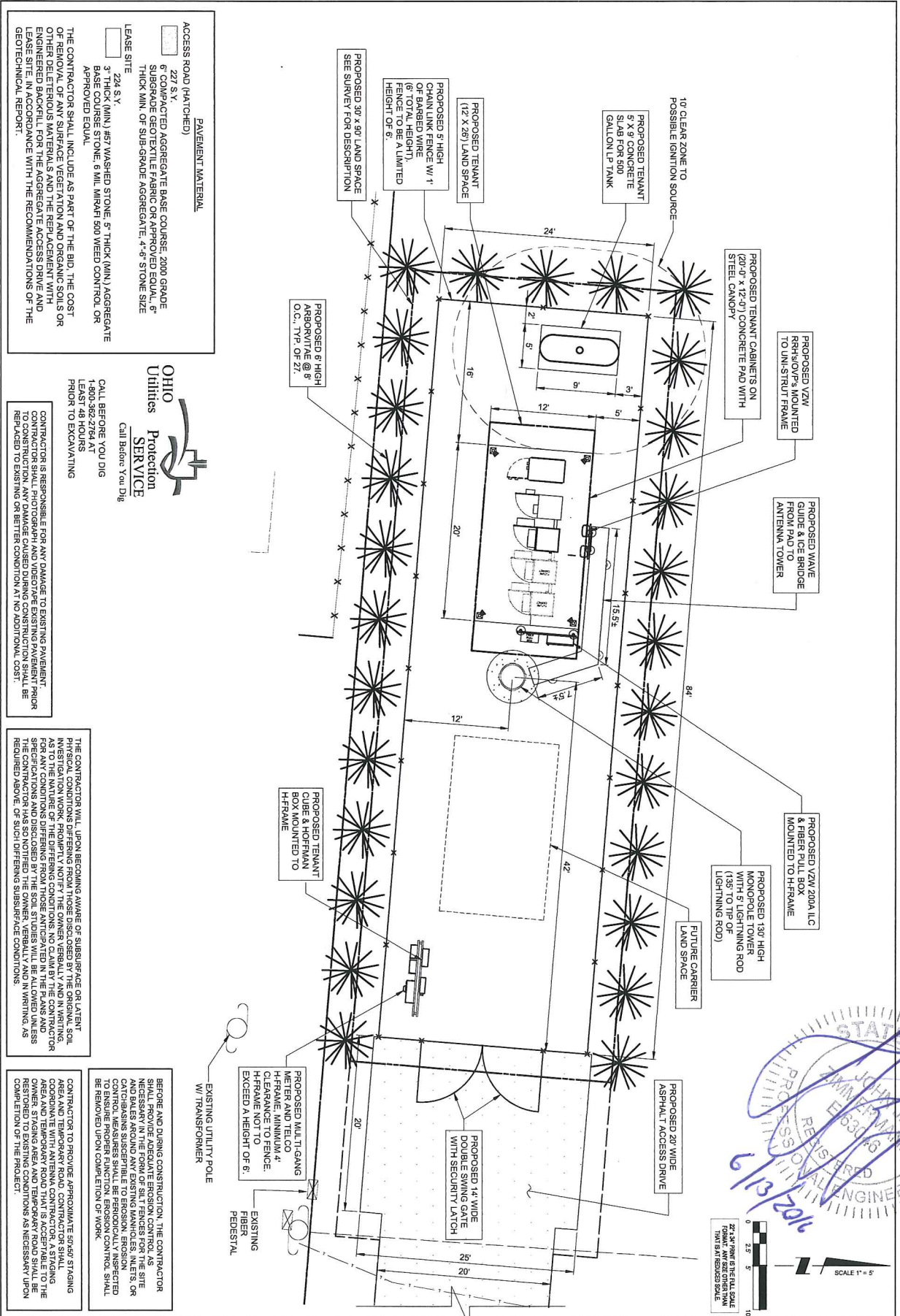
**SBA**  
SBA TOWERS IX, LLC  
801 CONGRESS AVE  
BOCA RATON, FL 33487  
PHONE: 1-800-487-7483

OH-16-258  
GENDER  
REFUGEE

GENDER ROAD  
CANAL WINCHESTER, OH 43011

DRAWN BY: JAY  
CHECKED BY: TAZ  
DATE: 3/3/16  
PROJECT #: 7359

SHEET TITLE: LOCATION PLAN  
SHEET NUMBER: LP



**PAVEMENT MATERIAL**  
 227 S.Y.  
 6' COMPACTED AGGREGATE BASE COURSE, 2000 GRADE  
 SUBGRADE GEOTEXTILE FABRIC OR APPROVED EQUAL, 6'  
 THICK MIN. OF SUBGRADE AGGREGATE, 4'-9" STONE SIZE  
 LEASE SITE  
 224 S.Y.  
 3" THICK (MIN.) #57 WASHED STONE, 5" THICK (MIN.) AGGREGATE  
 BASE COURSE ST. NO. 8 WILL MINENT 500 WEED CONTROL ON  
 APPROVED EQUAL.

**OHIO Utilities Protection SERVICE**  
 Call Before You Dig  
 1-800-982-2764 AT  
 LEAST 48 HOURS  
 PRIOR TO EXCAVATING  
 CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT  
 REPAIRED TO EXISTING OR BETTER CONDITION IN ADDITION, CS&I

THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT  
 PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL  
 TESTS, STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER AND THE OWNER  
 AS TO THE NATURE OF THE DIFFERING CONDITIONS. THE CONTRACTOR SHALL  
 FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLANS AND  
 SPECIFICATIONS AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS  
 RECOMMENDATIONS AND APPROVALS ARE OBTAINED FROM THE ENGINEER AND THE  
 OWNER ABOVE, OR SUCH DIFFERING SUBSURFACE CONDITIONS.

CONTRACTOR TO PROVIDE APPROXIMATE 60'x60' STAGING  
 COORDINATE WITH ANTENNA CONTRACTOR. A STAGING  
 AREA AND TEMPORARY ROAD THAT IS ACCEPTABLE TO THE  
 OWNER, STAGING AREA AND TEMPORARY ROAD SHALL BE  
 COMPLETED PRIOR TO THE START OF CONSTRUCTION.

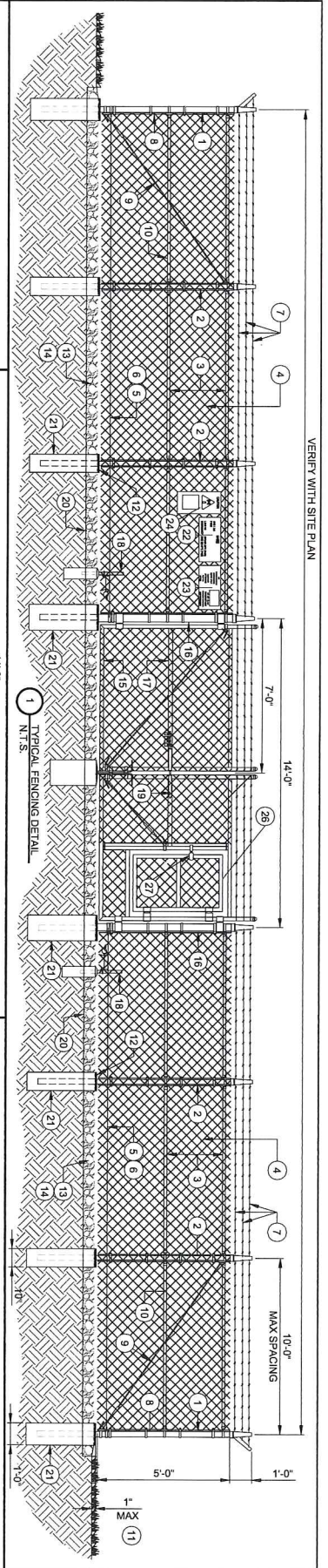
**OH-16-258 GENDER REFUGEE**  
 GENDER ROAD  
 CANAL WINCHESTER, OH 43011  
 DRAWN BY: JAY  
 DESIGNED BY: TAZ  
 DATE: 3/9/14  
 PROJECT #: 730  
 SHEET TITLE: ENLARGED SITE PLAN  
 SHEET NUMBER: C-1

REVISIONS				
NO.	DESCRIPTION	DATE	BY	
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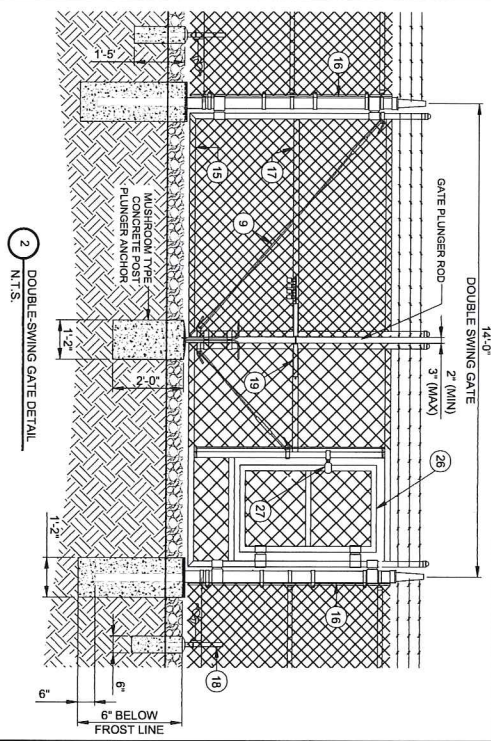
**SBA**  
 SBA TOWERS IX, LLC  
 8051 CONGRESS AVE.  
 BOCA RATON, FL 33487  
 PHONE: 1-800-487-7483

Final Site Plan Received 6/13/16 (2016)

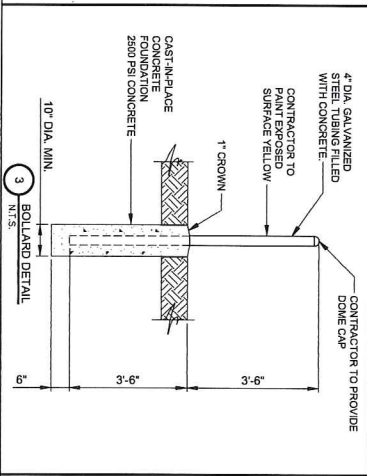


**GENERAL NOTES:**

1. INSTALL FENCING PER ASTM F-487
2. INSTALL SWING GATES PER ASTM F-500
3. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.
4. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH 2 COATS OF COLD GALV. (OR EQUAL).
5. ALL OPEN POSTS SHALL HAVE END-CAPS.
6. USE GALVANIZED HOGRING WIRE TO MOUNT ALL SIGNS.
7. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.
8. MUSHROOM ANCHOR & PLUNGER REQUIRED FOR GATE.
9. D.C RESPONSIBLE FOR SEA GATE LOCK.



2 DOUBLE SWING GATE DETAIL N.T.S.



3 BOLLARD DETAIL N.T.S.

**BALLON REFERENCE NOTES:**

- 1 CORNER END OR PULL POST: 3" O.D. SCHEDULE 40 PIPE.
- 2 LINE POST: 2 1/2" NOMINAL SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 10'-0" O.C.
- 3 TOP RAIL & BRACE RAIL: 1-1/2" O.D. STANDARD ROUND PIPE PER ASTM-F1083.
- 4 FABRIC: 6 GA. CORE WIRE SIZE 2' MESH, CONFORMING TO ASTM-A432.
- 5 TIE WIRE: 9 GA. ALUMINUM, A SINGLE WIRE OF FABRIC TIE AND AT TENSION WIRE BY 100 RINGS SPACED 12" O.C. POSTS/GATES AND 24" RAILS/WIRE.
- 6 TENSION WIRE: 9 GA. ALUMINUM.
- 7 BARBED WIRE: DOUBLE STRAND 12-1/2" O.D. TWISTED WIRE TO MATCH WITH FABRIC. 14 GA. 4 PT. BARBS SPACED ON APPROXIMATELY 5' CENTERS.
- 8 3/8" X 3/4" (MIN) FULL HEIGHT STRETCHER BAR.
- 9 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
- 10 FENCE CORNER POST BRACE: 1 1/8" NOMINAL PIPE.
- 11 1" MAXIMUM CLEARANCE FROM FINISH GRADE.
- 12 FENCE POST FOUNDATION TO BE 1" FINISH ABOVE FINISHED GRADE.
- 13 6" COMPACTED BASE MATERIAL.
- 14 FINISH GRADE SHALL BE UNIFORM AND LEVEL.
- 15 WELDED GATE FRAME: 2" O.D. SCHEDULE 40 PIPE, PER ASTM-F1083.
- 16 GATE POST: 4" O.D. SCHEDULE 40 PIPE, PER ASTM-F1083.
- 17 GATE FRAME BRACE RAIL: 1 1/2" NOMINAL PIPE, PER ASTM-F1083.
- 18 DOCK BILL OPEN GATE HOLDER. VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION.
- 19 STYME LOCK MULTI-TENANT LOCKING DEVICE.
- 20 GEO-TEXTILE FABRIC.
- 21 CONCRETE FOUNDATION (MIN. 3000 PSI) MINIMUM DEPTH: 6" BELOW FROST LINE.
- 22 12" X 24" SEA SITE INFORMATION SIGN.
- 23 12" X 24" NO TRESPASSING SIGN.
- 24 12" X 24" R/C CAUTION SIGN.
- 25 18" X 12" KEEP GATE CLOSED SIGN.
- 26 4" WIDE SNOW GATE WITHIN DOUBLE SWING GATE FRAME.
- 27 FORK LATCH WITH COMBINATION LOCK.

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

NO.	DESCRIPTION	DATE	BY
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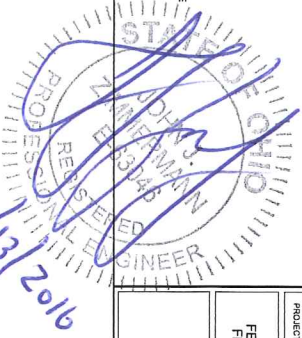
OH-16-258  
GENDER ROAD  
REFUGEE

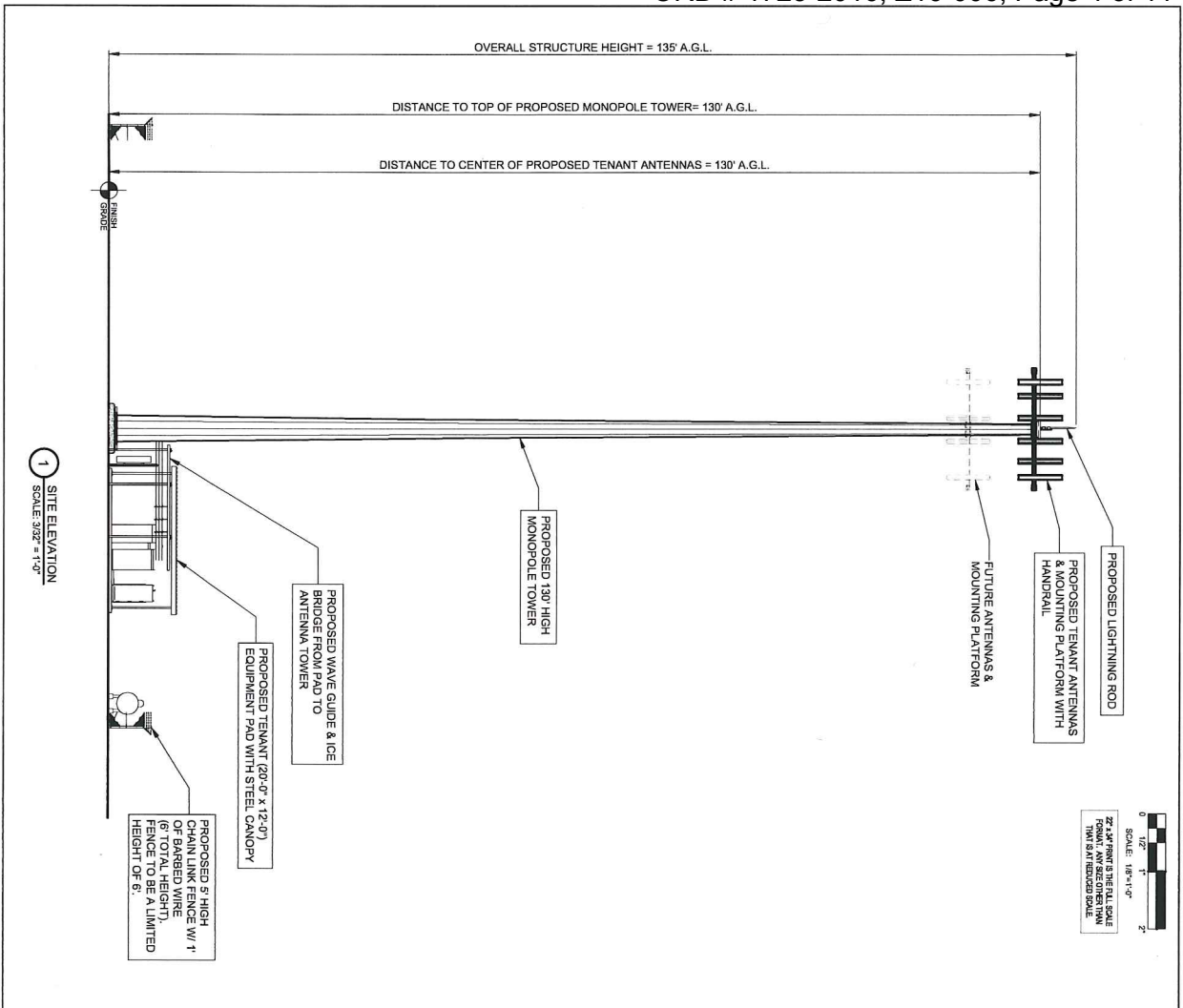
GENDER ROAD  
DUAL WINCHESTER, OH 43011

DRAWN BY: JAY  
CHECKED BY: TAZ  
DATE: 3/9/16  
PROJECT #: 789

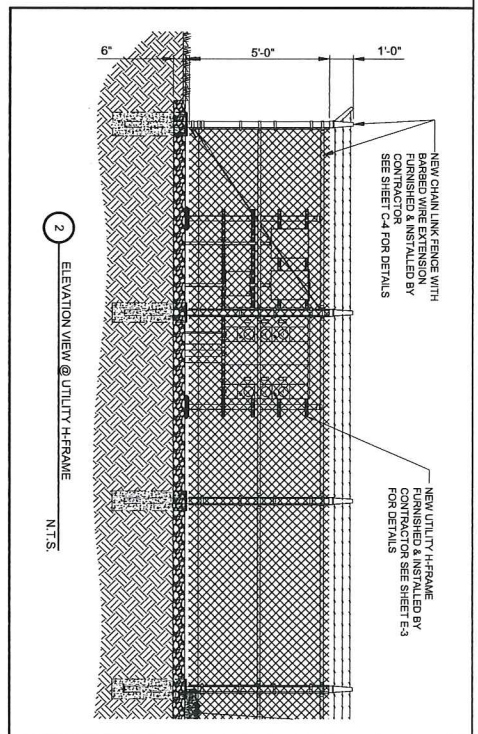
SHEET TITLE: FENCE DETAILS  
SHEET NUMBER: C-4

Final Site Plan Received 6/13/16 @ 04:41





1 SITE ELEVATION  
SCALE 3/32" = 1'-0"



2 ELEVATION VIEW @ UTILITY H-FRAME  
N.T.S.

NOTE:  
 1. VERIFY EACH COAXIAL CABLE LENGTH, ROUTING AND ALL POINTS OF ATTACHMENT TO THE TOWER.  
 2. ACTUAL ANTENNA CABLE LENGTHS MAY VARY FROM ESTIMATED LENGTHS.  
 3. TAG ALL MAIN CABLES (LABELLED 1'-12" TYPICAL, VERIFY WITH 12" TYPICAL) WITH IDENTIFYING TAGS (SEE SHEET D) LOCATIONS.  
 4. INSIDE EQUIPMENT SHELTER NEAR ENTRY PORT - A. TOP OF TOWER ANTENNAS  
 B. INSIDE EQUIPMENT SHELTER NEAR ENTRY PORT  
 C. AT EQUIPMENT SHELTER ENTRY PORT  
 5. COAXIAL CABLES TO BE SUPPORTED EVERY 18" WITH STAINLESS STEEL HANGERS.  
 6. COAXIAL CABLES TO BE SUPPORTED EVERY 18" WITH STAINLESS STEEL HANGERS.

STATE OF OHIO  
 PROFESSIONAL ENGINEER  
 6/13/2016

<p><b>ANT-1</b></p> <p>SHEET NUMBER</p>	<p>OH-16-258                  GENDER                  REFUGEE</p> <p>GENDER ROAD                  CANAL WINCHESTER, OH 43011</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>ISSUED FOR REVIEW/UPDATE TO CABINET DESIGN</td> <td>11/24/15</td> <td>JAY</td> </tr> <tr> <td>2.</td> <td>CLIENT COMMENTS</td> <td>11/25/15</td> <td>JAY</td> </tr> <tr> <td>3.</td> <td>ISSUED FOR FINAL</td> <td>12/1/15</td> <td>JAY</td> </tr> <tr> <td>4.</td> <td>UPDATE LANGUAGE</td> <td>1/22/16</td> <td>JAY</td> </tr> <tr> <td>5.</td> <td>RELOCATE TOWER &amp; EQUIPMENT</td> <td>4/19/16</td> <td>JAY</td> </tr> <tr> <td>6.</td> <td>RELOCATE LAND SPACE</td> <td>5/26/16</td> <td>JAY</td> </tr> </tbody> </table>	NO	DESCRIPTION	DATE	BY	1.	ISSUED FOR REVIEW/UPDATE TO CABINET DESIGN	11/24/15	JAY	2.	CLIENT COMMENTS	11/25/15	JAY	3.	ISSUED FOR FINAL	12/1/15	JAY	4.	UPDATE LANGUAGE	1/22/16	JAY	5.	RELOCATE TOWER & EQUIPMENT	4/19/16	JAY	6.	RELOCATE LAND SPACE	5/26/16	JAY	<p><b>TERRA</b>                  MULTIMEDIA CONSULTANTS                  1500 WEST THIRD AVE, SUITE 226                  COLUMBUS, OH 43212                  PH: (614)-764-9106</p>	<p><b>SBA</b></p> <p>SBA TOWERS IX, LLC                  8051 CONGRESS AVE                  BOCA RATON, FL 33487                  PHONE: 1-800-467-7483</p>
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<p>DESIGNED BY: JAY</p> <p>CHECKED BY: TAZ</p> <p>DATE: 3/21/16</p> <p>PROJECT #: 7330</p> <p>SHEET TITLE                  SITE ELEVATION</p>																																

Final Site Plan Received 6/12/16 [Signature]

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 9, 2016**

- 5. APPLICATION: Z16-006 (RECONSIDERATION)**
- Location:** **3647 GENDER ROAD (43110)**, being 3.96± acres located on the west side of Gender Road, 202± feet south of Upperridge Drive (530-225024; Greater South East Area Commission).
- Existing Zoning:** CPD, Commercial Planner Development District.
- Request:** CPD, Commercial Planner Development District.
- Proposed Use:** Monopole telecommunications antenna.
- Applicant(s):** SBA Towers IX, LLC; c/o Stephen V. Cheatham, Atty.; Buckley King; 600 Superior Avenue East; Suite 1400; Cleveland, OH 44114.
- Property Owner(s):** T&R Development, Inc.; 3895 Stoneridge Lane; Dublin, OH 43017.
- Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)  
Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- This request was recommended for disapproval by the Development Commission at the May 2016 meeting. The revised proposal places the monopole telecommunications antenna to the north of the adjacent fire station, increasing the distance from the base of the antenna to the nearest residentially zoned property to 140 feet. The 3.96± acre site consists of a single undeveloped parcel zoned CPD, Commercial Planned Development District. The requested CPD, Commercial Planned Development District will permit the applicant to construct a monopole telecommunications antenna that is not shown on the current CPD site plan.
- North of the site is a bank zoned in the CPD, Commercial Planned Development District, and a single-unit subdivision zoned in the SR, Suburban Residential District across Upperridge Drive. To the south and west are apartment buildings zoned in the L-AR-12, Apartment Residential District, and a fire station zoned in the CPD, Commercial Planned Development District. To the east across Gender Road is a commercial shopping center zoned in the CPD, Commercial Planned Development District.
- The site is located within the planning area of the *Brice-Tussing Area Plan (1990)*, which recommends commercial and parks/open space land uses at this location. The requested land use is compatible to the Plan's commercial land use recommendation.
- The CPD text includes permitted uses in Chapters 3356, 3357, and 3361 of the Zoning Code with prohibited uses that are remaining from the current CPD district. The site plan depicts the proposed antenna location and landscaping. A variance to reduce the setback requirements for the proposed monopole telecommunications antenna is

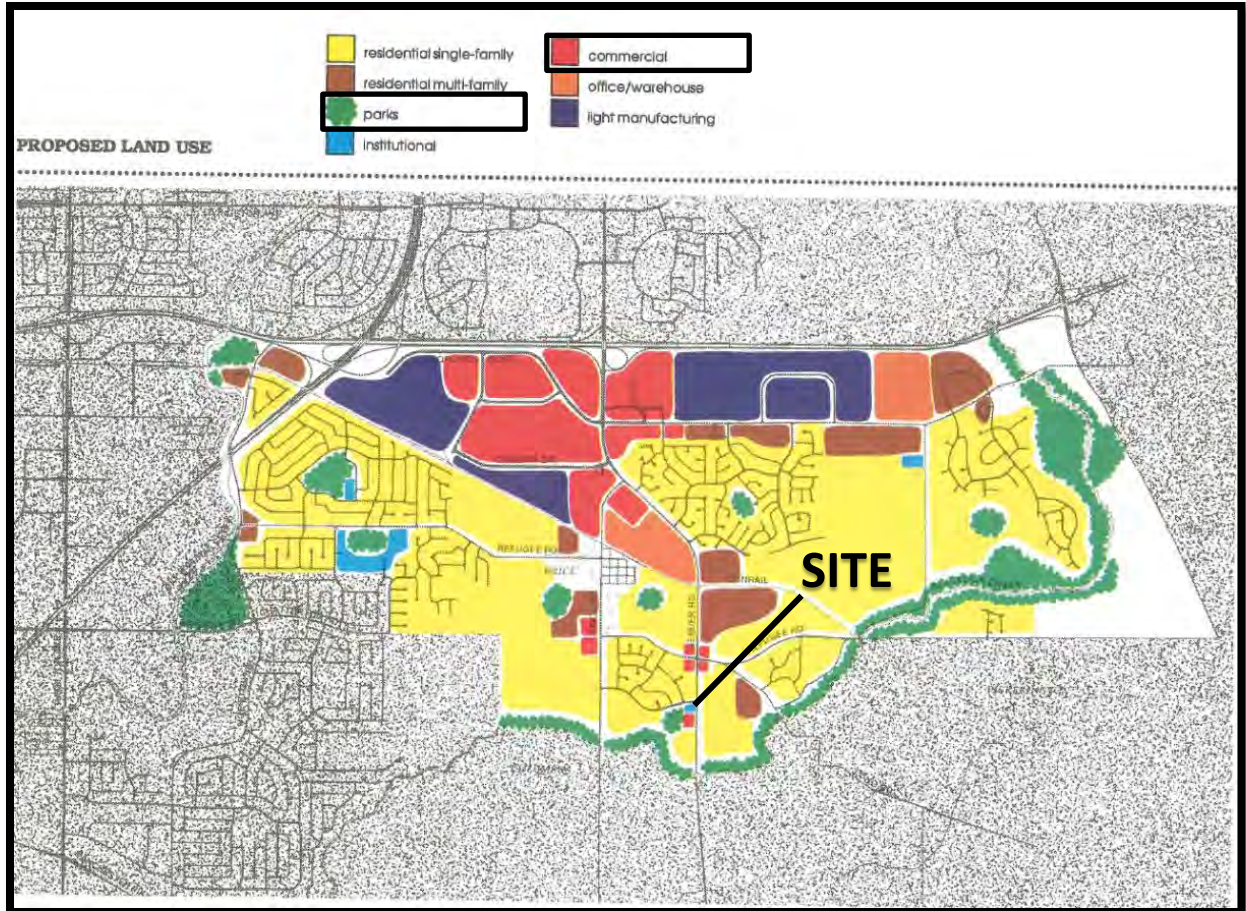
included in the request.

- The site is located within the boundaries of the Greater South East Area Commission whose recommendation is for approval of the requested zoning district.
- The *Columbus Thoroughfare Plan* identifies Gender Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

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





Z16-006  
3647 Gender Road  
Approximately 3.96 acres  
CPD to CPD





Z16-006  
3647 Gender Road  
Approximately 3.96 acres  
CPD to CPD

# THE GREATER SOUTHEAST AREA COMMISSION

## ZONING RECOMMENDATION AND VOTE

Application # 216-004  
 Address 3647 Jendew Rd. Canal Winchester  
 Description \_\_\_\_\_

### Zoning Committee Recommendation

APPROVE       DISAPPROVE

### Commission vote

Commissioner Johnson	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Commissioner Brown	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Commissioner Bunting	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Commissioner Chambers	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Commissioner Harris	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Commissioner E. Kempner <i>absent</i>	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Commissioner M.M. Kempner <i>absent</i>	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Commissioner Palmer	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN
Commissioner Schacht	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> ABSTAIN

*10* ~~Chris Andrews~~  
 " *Jamie Allen*  
 " *Carl Chastain*  
 \_\_\_\_\_  
 GSEAC Chair *Alan Johnson*

GSEAC Secretary *Marian Harris* Date 4/26/16  
 Date 4/26/16



# Rezoning Application

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

## PROJECT DISCLOSURE STATEMENT

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

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

APPLICATION # Z16-006

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Kevin Gallagher, VP of New Tower Development  
of (COMPLETE ADDRESS) 8051 Congress Ave., Boca Raton, FL 33487

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

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

<p>1. SBA Towers IX, LLC 8051 Congress Ave. Boca Raton, FL 33487 Kevin Gallagher - (561) 226-9457</p>	<p>2. T&amp;R Development, Inc. 3895 Stoneridge Lane Dublin, OH 43017 Ron Sabatino (614) 923-4052</p>
<p>3.</p>	<p>4.</p>

SIGNATURE OF AFFIANT K Gallagher

Sworn to before me and signed in my presence this 27<sup>th</sup> day of JUNE, in the year 2016

[Signature] My Commission Expires July 25, 2017 Notary Seal Here

SIGNATURE OF NOTARY PUBLIC



*This Project Disclosure expires six (6) months after the date of notarization.*

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make checks payable to the Columbus City Treasurer