

**ISABELLA COUNTY
ZONING BOARD OF APPEALS
Application for Variance**

APPLICANT INFORMATION:

Name Amy Rodriguez, as agent for Verizon and APC Owner Agent Other (Circle One)

Address 1961 Northpoint Blvd., Suite 130, Hixson, TN 37343

Phone 248-217-0989

Fax 423-843-9509

PROPERTY OWNER INFORMATION: (if different from applicant)

Name Lary Sheffert

Address 3114 Hill Top Lane, Mt Pleasant, MI 48858

Phone 989-205-0094

Fax N/A

PROPERTY INFORMATION:

Address/Location 7758 North Winn Road, Farwell, MI 48622

Tax I.D. Number 08-027-10-001-00

Zoning District AG-2

Township Gilmore

Section 027

Directions to property

From the County building, head north on N Main St. toward E Lincoln St. Turn left onto W. Pickard Rd., Turn right on S Meridan Rd., Turn left on W Weidman Rd., Turn right on N. Winn Rd. 7758 N. Winn is on the left.

ATTACHMENTS: Please submit the following items with the application.

A Site Plan showing the following: Dimensions of property, location of roads, easements and driveways. The location and dimension of any existing buildings and/or structures; any unique natural features such as lakes, rivers, streams, wetlands, steep slopes. The location and dimensions of proposed building(s) and/or structures.

A copy of the deed and accurate legal description of property.

The applicant must demonstrate evidence of a practical difficulty and demonstrate that **ALL** conditions in Section 14.04 (C) (1-5) are met (see reverse).

Nature of request: Per Ordinance Section H 5, Tower Separation- No tower shall be located within a 3 mile radius of an existing tower. There is a tower located 2.5 Miles away. There are no other existing towers within the search ring and service area for suitable colocation to provide Verizon with the coverage and capacity they need to service the area. Also, Per Ordinance Section H 7, no tower is to be located closer than 500' from a residential use. There is a mobile home approx. 318' from proposed location.

Amy Rodriguez
Signature of Applicant

01/22/2020
Date

Optional: I hereby grant permission for members of the Isabella County Zoning Board of Appeals and Zoning Administrator to enter the above described property for the purposes of gathering information related to this application.

Signature of Applicant

Date

File # 004
Received by (L)

OFFICE USE ONLY
Fee \$175.00
Check Number 110312

Date Received 2-3-20
Receipt Number 5789

Section 14.04 C

1. The proposed location is in AG-2 zoning district. The location is approximately 375' from the right of way and 400' from the nearest property line. The Verizon engineers have determined that this location is necessary to connect to the existing network to provide service for the growing needs in the area. The closest tower is 2.5 miles away and is too far away to fill in the gap in service. The mobile home that is 318' from the tower is more than one and a half times the height of the tower away.
2. The variance is requested in order to improve the wireless coverage of the area and will not adversely impact the surrounding properties.
3. The facility is proposed in an area that is mostly farmland and agriculture and will improve the wireless coverage in the area and will not be detrimental to the adjacent properties or surrounding neighborhood.
4. The proposed wireless communication tower and associated facilities will not impair the intent or purpose and are not anticipated to generate any off-site impacts as described under this ordinance.
5. The immediate practical difficulty was not created by the applicant, the variance is requested in order to provide improved wireless coverage to the area.



State of Michigan
 State Transfer Tax
 ISABELLA COUNTY 946.00
 20110000917 31 JAN 2011
 121.00 C
 825.00 S

20110000917
 Fee for Record in
 ISABELLA COUNTY
 MARION A. BROWN, REGISTER OF DEEDS
 01-23-2011 AT 00:56:06 PM
 FEE \$ 20.00
 Total \$ 20.00

20110000917
 JAMES BACKUS & JAMES P.
 CALL

PERSONAL REPRESENTATIVE'S DEED

The Grantor, **Madelyn D. Arnold, Personal Representative of the Estate of Elsie M. VanBuskirk, Deceased**, of 7950 North Winn Road, Farwell, MI 48622,

grants, bargains, sells and conveys to **Lary Sheffert and Sonya Sheffert, husband and wife**, of 3393 Hill Top Lane, Mt. Pleasant, MI 48858,

the following described premises situated in the Township of Gilmore, County of Isabella, and State of Michigan:

The North Half (N ½) of the Northwest Quarter (NW ¼) of Section 27, T16N, R5W, Gilmore Township, Isabella County, Michigan, **except** the following 10 parcels:

Parcel 1: Commencing 963.00 feet South of the North ¼ corner of Section 27, T16N, R5W, thence South 208.71 feet, S 89°50' W, 208.71 feet, North 208.71 feet, N 89°50' E, 208.71 feet to the point of beginning.

Parcel 2: Commencing at the Northwest corner of the North Half (N ½) of the Northwest Quarter (NW ¼) of Section 27, T16N, R5W, for the point of beginning; thence South 208 feet, thence East 208 feet; thence North 208 feet; thence West to the point of beginning, Gilmore Township, Isabella County, Michigan.

Parcel 3: Part of the Northwest Quarter (NW ¼) of Section 27, Gilmore Township, T16N, R5W, Isabella County, Michigan, described as beginning at a point on the North line of Section 27 which is West 865.34 feet from the North ¼ corner of said Section 27; thence West 208.71 feet, thence South 208.71 feet; thence East 208.71 feet; thence North 208.71 feet; to the point of beginning.

Parcel 4: Part of the North Half (N ½) of the Northwest Quarter (NW ¼) of Section 27, T16N, R5W, described as beginning at the North ¼ corner of Section 27; thence South 450 feet along the N & S ¼ line; thence N 89°55'30" W, 660.00 feet; thence North 450 feet; thence S 89°55'30" E, 660.00 feet along the North Section line to the point of beginning, **except** the West 124 feet of the North 208.71 feet of above description.

Parcel 5: Part of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼), Section 27, T16N, R5W, Gilmore Township, Isabella County, Michigan, described as: Beginning S 89°59'10" E, along the North Section line, 438.71 feet from the Northwest corner of said Section 27, thence continuing S 89°59'10" E, along said North Section line, 187.42 feet; thence S 00°16'28" E, parallel to the West Section line, 417.42 feet; thence N 89°59'10" W, 417.42 feet; thence N 00°16'28" W, 228.02 feet; thence S 89°59'10" E, 230.00 feet; thence N 00°16'28" W, 189.40 feet; back to the place of beginning.

Parcel 6: Part of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼), Section 27, T16N, R5W, Gilmore Township, Isabella County, Michigan, described as: Beginning S 00°16'28" E, along the West Section line 208.71 feet from the Northwest corner of said Section 27; thence continuing S 00°16'28" E, along said West Section line, 208.71 feet; thence S 89°59'10" E, parallel to the North Section line, 208.71 feet; thence N 00°16'28" W, 208.71 feet; thence N 89°59'10" W, 208.71 feet back to the place of beginning.

Parcel 7: Part of the North Half (N ½) of the Northwest Quarter (NW ¼) of Section 27, T16N, R5W, described as beginning 536 feet West of the North ¼ corner of said Section; thence South 208.71 feet, West 329.34 feet, North 208.71 feet, thence East to the point of beginning.

Parcel 8: Part of the North Half (N ½) of the Northwest Quarter (NW ¼) of Section 27, T16N, R5W, Gilmore Township, Isabella County, Michigan, described as: Beginning at a point on the N & S ¼ line which is South 450.0 feet from the North ¼ corner of Section 27, thence South 290.4 feet; thence N 89°55'30" W, 150.0 feet; thence North 290.4 feet; thence S 89°55'30" E, 150.0 feet to the point of beginning.

Parcel 9: Part of the North Half (N ½) of the Northwest Quarter (NW ¼) of Section 27, T16N, R5W, Gilmore Township, Isabella County, Michigan, described as: Beginning at a point on the N & S ¼ line which is South, 1171.80 feet from the North ¼ corner of Section 27; thence South 150.0 feet; thence S 89°50' W, 290.40 feet along the North E & W ¼ line; thence North 150.0 feet; thence N 89°50' E, 290.40 feet to the point of beginning.

Parcel 10: Part of the Northwest Quarter (NW ¼) of Section 27, T16N, R5W, Gilmore Township, Isabella County, Michigan, described as: Beginning at a point on the North line of Section 27 which is East 208.71 feet from the NW corner of said Section; thence East 230.00 feet; thence S 0°17' E, 189.4 feet; thence West 230.00 feet; thence N 0°17' W, 189.4 feet to the point of beginning.

Together with a 1979 14 x 70 Commodore Mobile Home, **except** the content therein,

for the sum of One Hundred Ten Thousand and 00/100 (\$110,000.00) Dollars,

subject to easements and building and use restrictions of record, and further subject to restrictions, reservations, rights-of-way and mineral interests of record, if any, and further subject to the lien of any taxes which are not yet due and payable.

This conveyance is subject to a reservation of a life estate ("Life Estate") in favor of and grant to **Leroy V. Dangler, a single man**, ("Life Tenant") in the following portion of the premises ("Homestead"):

A one (1) acre parcel, together with use of a 1979 14 x 70 Commodore Mobile Home, located in the Southwest corner of the North Half (N ½) of the Northwest Quarter (NW ¼) of Section 27, T16N, R5W, Gilmore Township, Isabella County, Michigan, on the following terms:

1. Life Tenant shall be responsible for the costs of any and all repairs or improvements that he may desire to make to any of the buildings on the Homestead, however, Grantees shall not be required to make any repairs or improvements to the buildings on the Homestead.
2. Life Tenant shall be responsible for the costs of any utilities or other services to the Homestead during the Life Estate.
3. The Life Estate shall be for the natural life of the Life Tenant, subject to an automatic termination at such time as the Life Tenant shall fail to reside on and/or occupy the Homestead for a period in excess of 180 days.
4. Life Tenant may not assign this Life Estate or permit anyone else to use, occupy or possess the Homestead or any portion thereof.
5. Life Tenant shall obtain and keep in force casualty and public liability insurance upon the premises listing the Life Tenant and Grantees as insured parties to the extent of their interest in the premises. The casualty insurance shall be in an amount equal to the cost of replacement of the 1979 Commodore Mobile Home on the premises.
6. Notwithstanding the Life Tenant's use and occupancy of the Homestead, Grantees shall be allowed to construct, maintain, possess and have access to a pole barn on the Homestead premises.
7. Life Tenant shall not be obligated to pay Grantees any rent or other charges for occupancy of the Homestead during the term of the Life Estate.

A) This property may be located within the vicinity of farmland or farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act

B) The Grantor grants to the Grantees the right to make all permissible division(s) under Section 108 of the Land Division Act No. 288 of the Public Acts of 1967.

Dated this 14th day January, 2011

Grantor:

Madelyn D. Arnold
Madelyn D. Arnold, Personal
Representative of the Estate of Elsie M.
VanBuskirk, Deceased

STATE OF MICHIGAN)
) ss.
COUNTY OF ISABELLA)

The foregoing instrument was acknowledged before me in Isabella County this 14th day of January, 2011, by **Madelyn D. Arnold, Personal Representative of the Estate of Elsie M. VanBuskirk, Deceased.**

Lisa Vogel-Evans

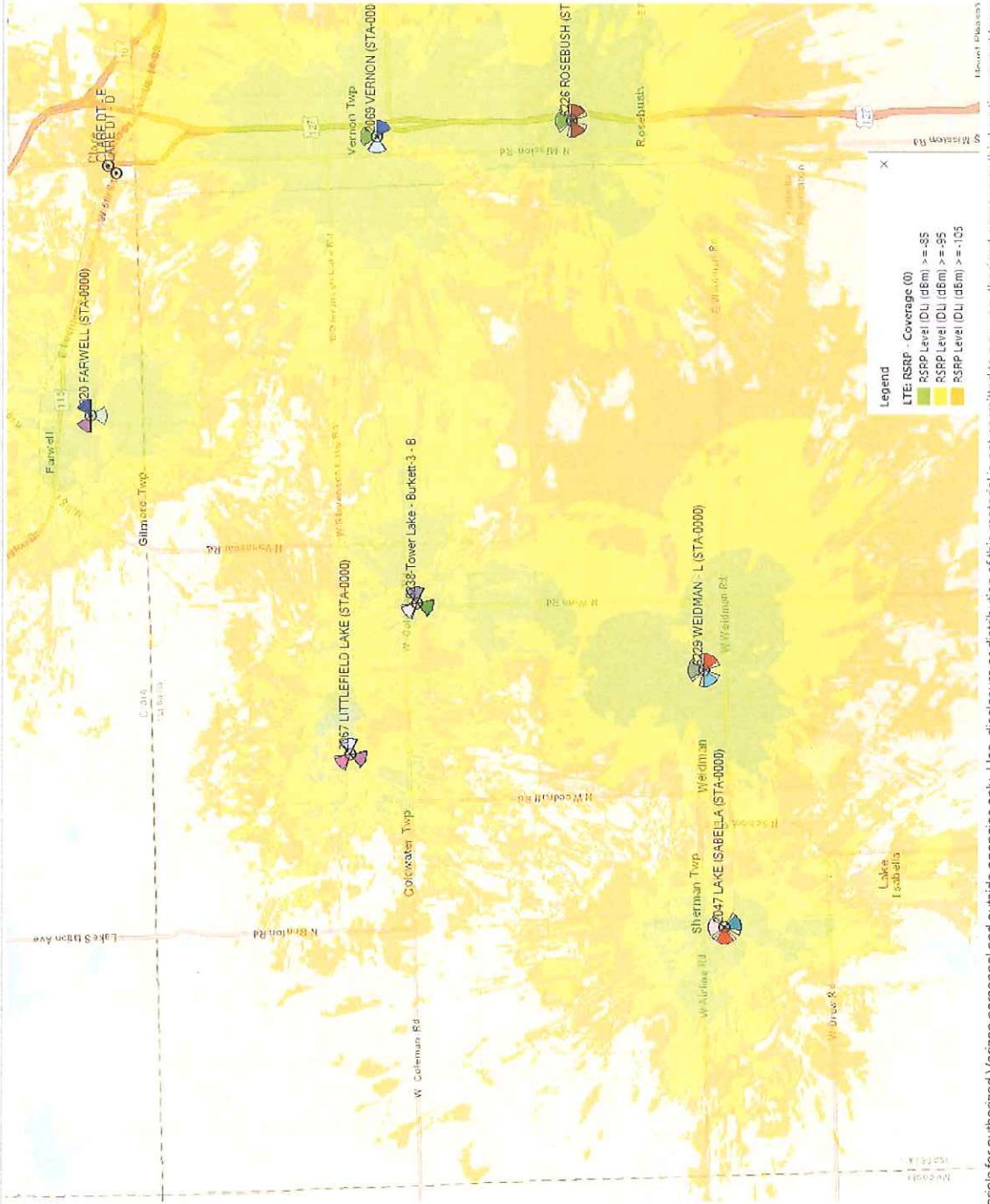
Lisa Vogel-Evans Notary Public
Isabella County Michigan
My Commission Expires: 7-10-12



6238- TOWER LAKE



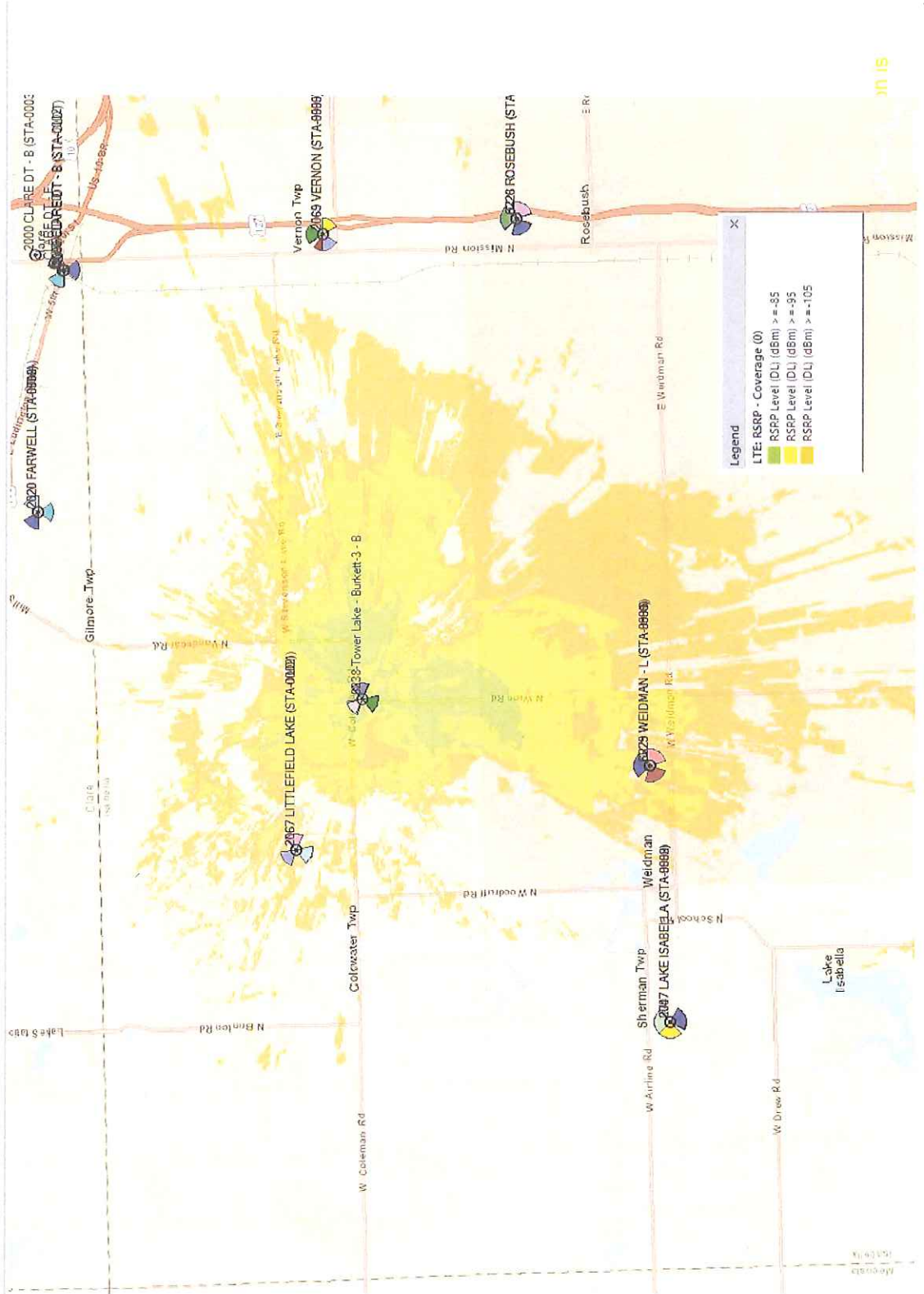
6238- TOWER LAKE – Future coverage plot





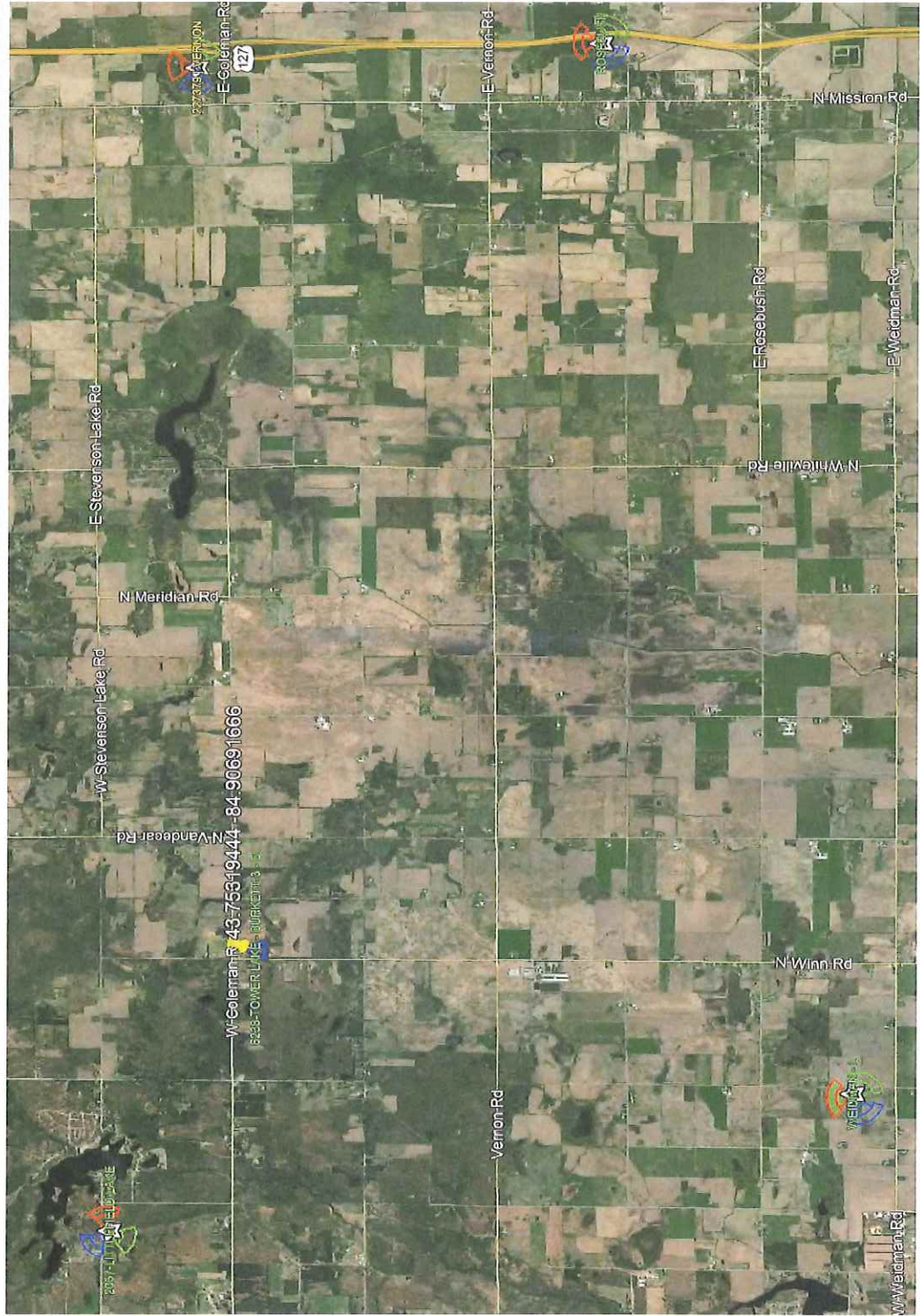
6238- TOWER LAKE

New Tower Lake site Contribution- Future Coverage





6238- TOWER LAKE – Google Earth



Isabella County

Variance Permit No: PVAR170001

Inspection Department
Phone:(989) 772-0911, ext. 283

200 North Main Street
Fax: (989) 775-6681

Mt. Pleasant, Michigan 48858
Hours: Monday-Friday 8 am - 4:30 pm

7866 N WINN RD 08-027-10-001-00 VERIZON WIRELESS	Location
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SHEFFERT LARY & SONYA 3114 HILLTOP LN MT PLEASANT MI 48858-9500	Own
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Issued:02/15/17 Expire Date:02/15/18
PLEASE CALL (989) 772-0911, Ext. 208 FOR AN INSPECTION 24 HOURS IN ADVANCE

VERIZON WIRELESS 1961 NORTHPOINT BLVD STE 1: HIXSON TN 37343	Contract
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Work Description: ALLOW FOR A COMMUNICATION TOWER OR ANTENNA TO BE CONSTRUCTED 318 FEET FROM A RESIDENTIAL USE LOCATED ON THE PROPERTY WHERE 500 FEET IS REQUIRED AND 2.5 MILES FROM AN EXISTING TOWER OR ANTENNA WHERE 3 MILES IS REQUIRED.

Stipulations:

Zoning:

Permit Status: ISSUED

Permit Item	Work Type	Fee Basis	Item Total
Standard	Standard	1.00	175.00

Fee Total: 175.00
Amount Paid: 175.00

Ray Johnson, Zoning Official

Balance Due: 0.00

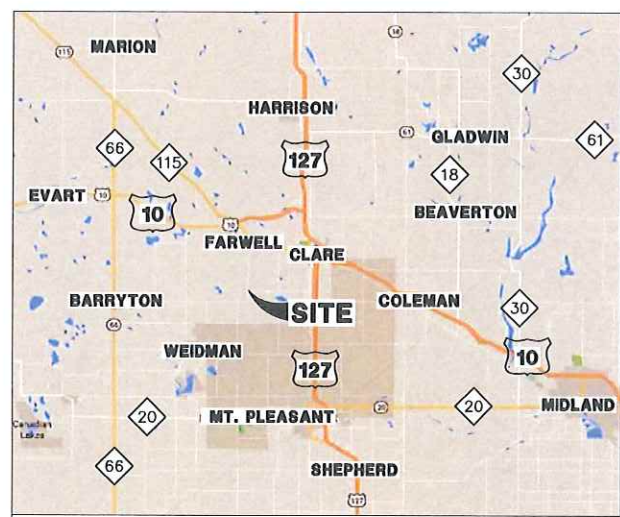
I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that this permit will expire, and become null and void if work is not started within 365 days, or if work is suspended or abandoned for a period of 365 days at any time after work has commenced; and, that I am responsible for assuring all required inspections are requested in conformance with the applicable code. I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his authorized agent. I agree to conform to all applicable laws of the State of Michigan and the local jurisdiction. All information on the permit application is accurate to the best of my knowledge.

Payment of permit fee constitutes acceptance of the above terms.



SITE #6238 - "TOWER LAKE"

7866 NORTH WINN ROAD
FARWELL, MICHIGAN 48622



VICINITY MAP

DIRECTIONS FROM VERIZON WIRELESS REGIONAL OFFICE IN SOUTHFIELD:
Start out going Northwest on Northwestern Highway toward Lee Baker Drive. Turn slight left to take the M-10 North ramp. Merge onto M-10 North/ John C Lodge Freeway. Merge onto I-696 West/ Walter P Reuther Freeway via exit 18C on the left toward Lansing. Keep left toward Lansing onto I-96 West. Stay straight to go onto I-96 West. Merge onto US-127 North via EXIT 106B toward Downtown Lansing. Take the exit toward Rosebush. Turn left onto East Rosebush Road. Turn right onto North Mission Rd. Turn left onto East Vernon Road. Turn right onto North Winn Road. End at site on east side of road, 7866 North Winn Road, Farwell, Michigan 48622.

DRIVING DIRECTIONS

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT CABINET(S) FOR VERIZON WIRELESS TELECOMMUNICATIONS NETWORK. A TOTAL OF SIX ANTENNAS, ONE RAYCAP AND SIX REMOTE RADIO HEADS MOUNTED ON A PROPOSED MONOPOLE (BY OTHERS) AND CABINET(S) ARE PROPOSED AT THIS SITE.

APPLICANT/LESSEE

CELLCO PARTNERSHIP
dba VERIZON WIRELESS
24242 NORTHWESTERN HIGHWAY
SOUTHFIELD, MICHIGAN 48075
IMPLEMENTATION ENGINEER: JOHN McCORMICK
PHONE: (248) 915-3550

SITE ACQUISITION CONSULTANT

COMPANY: TELECAD WIRELESS
ADDRESS: 1981 NORTHPOINT BLVD, SUITE 130
CITY/STATE/ZIP: HIXSON, TENNESSEE 37343
WIRELESS SITE COORDINATOR: AMY RODRIGUEZ
PHONE: (248) 217-0989

PROPERTY INFORMATION

TAX PARCEL: #08-027-10-001-00

OWNER: LARRY SHEFFERT AND SONYA SHEFFERT
ADDRESS: 3114 HILLTOP LANE
MOUNT PLEASANT, MICHIGAN 48858
CONTACT: N/A
PHONE: N/A

AREA OF CONSTRUCTION: 400 SF

PRESENT OCCUPANCY TYPE: VACANT

PROPOSED OCCUPANCY TYPE: TELECOMMUNICATIONS FACILITY

CURRENT ZONING: AG-3 (GENERAL AGRICULTURE)

ZONING APPLICATION #: N/A

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

PROJECT SUMMARY

CODE COMPLIANCE

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 CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

1. UNIFORM BUILDING CODE	5. ANSI/EIA-222-F LIFE SAFETY CODE NFPA-101
2. BUILDING OFFICIALS AND CODE ADMINISTRATORS (BOCA)	6. UNIFORM PLUMBING CODE
3. UNIFORM MECHANICAL CODE	7. NATIONAL ELECTRIC CODE
4. INTERNATIONAL BUILDING CODE - MICHIGAN ADDITION - (IBC)	8. LOCAL BUILDING CODE
	9. CITY/COUNTY ORDINANCES

SURVEYOR:

NAME: MIDWESTERN CONSULTING, L.L.C.
ADDRESS: 3815 PLAZA DRIVE
CITY, STATE, ZIP: ANN ARBOR, MICHIGAN 48108
CONTACT: PATRICK L. HASTINGS, P.S.
PHONE: (734) 995-0200 FAX: (734) 995-0599

CIVIL ENGINEER:

NAME: MIDWESTERN CONSULTING, L.L.C.
ADDRESS: 3815 PLAZA DRIVE
CITY, STATE, ZIP: ANN ARBOR, MICHIGAN 48108
CONTACT: SCOTT G. FISHER, P.E.
PHONE: (734) 995-0200 FAX: (734) 995-0599

STRUCTURAL ENGINEER:

(TOWER MANUFACTURER TO BE DETERMINED DURING TOWER DEVELOPER BID PROCESS)

NAME: TBD
ADDRESS: TBD
CITY, STATE, ZIP: TBD
CONTACT: TBD
PHONE: TBD

ELECTRICAL ENGINEER:

NAME: VERIZON WIRELESS
ADDRESS: 24242 NORTHWESTERN HIGHWAY
CITY, STATE, ZIP: SOUTHFIELD, MICHIGAN 48075
CONTACT: LENARD DIEFENBACH
PHONE: (248) 915-3548

UTILITY CONSULTANT:

NAME: VERIZON WIRELESS
ADDRESS: 24242 NORTHWESTERN HIGHWAY
CITY, STATE, ZIP: SOUTHFIELD, MICHIGAN 48075
CONTACT: WILLIAM BUCK
PHONE: (248) 915-3597

GEOTECHNICAL/SOILS ENGINEERING:

NAME: G2 CONSULTING GROUP
ADDRESS: 1866 WOODSLEE ST.
CITY, STATE, ZIP: TROY, MICHIGAN 48063
CONTACT: AMY L. SCHNEIDER, P.E.
PHONE: (248) 680-0400

PROJECT TEAM

SHEET	DESCRIPTION	REV. DATE
T1	TITLE SHEET	12/18/19
T2	GENERAL NOTES AND MATERIAL LIST	12/18/19
C1	SITE SURVEY, GENERAL INFORMATION	12/18/19
C2	SITE PLAN DETAIL	12/18/19
C3	EQUIPMENT CABINET DETAILS	12/18/19
C4	EQUIPMENT CABINET LAYOUT	12/18/19
C5	FOUNDATION DETAILS AND NOTES	12/18/19
C6	EQUIPMENT ELEVATION VIEWS	12/18/19
C7	POLE ELEVATION & ANTENNA/CABLE SCHEDULE & ORIENTATION	12/18/19
C8	ANTENNA/FRAME DETAILS	12/18/19
D1	SITE SIGNAGE DETAILS	12/18/19
E1	POWER, TELCO & GROUNDING LAYOUT	12/18/19
E2	EQUIPMENT GROUNDING PLAN AND NOTES	12/18/19
E3	MISCELLANEOUS DETAILS	12/18/19

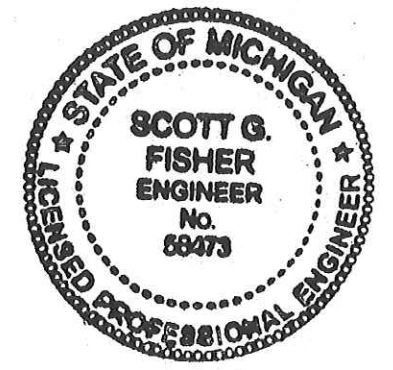
SHEET INDEX	ISSUED FOR: PERMIT	DATE: 7/28/17
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DO NOT SCALE DRAWINGS

DRAWING SCALES SHOWN ARE INTENDED FOR 24"x36" DRAWINGS ONLY. ANY OTHER SIZE DRAWING WILL NOT SHOW A CORRECT SCALE.

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE CIVIL ENGINEERS IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

GENERAL CONTRACTOR NOTES



Scott Fisher

JOB No. 05268-6238	DATE: 7/28/17	T1
REVISIONS:	SHEET 1 OF 14	
1. UPDATE COMPOUND LAYOUT	REV. DATE: 12/18/19	
	CADD: JBB	
	ENG: SGF	
	FM: SGF	
	TECH: SGF	
	CDS\05268_62381	
	FB:	



RELEASED FOR:	DATE

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GENERAL NOTES:

- All site work construction shall be in accordance with the current standards and specifications of the Township of Gilmore, where applicable.
- The proposed equipment cabinet is to be a computerized, unmanned, telephone exchange structure. No water service, sanitary facilities or gas service is needed. Telephone and electrical services will be from an existing utility pole or line adjacent to the site.
- The proposed equipment cabinet is to have security systems monitored 24 hours per day. The cabinet will also be constructed with bullet resistant materials.
- There are no lights proposed for this project.
- There are no signs proposed for this project except for:
 - Emergency contact information purposes and FCC "call" sign placed on equipment cabinet door.
- The cellular antenna and equipment cabinet will be approved by the Federal Communications Commission (FCC) and will not impact any frequency sensitive devices whatsoever. Buyer warrants no adverse radio interference with adjacent land uses.
- There are no toxic materials used by Lessee on the site. Lessee has no need for outdoor storage or garbage disposal and pick-up.
- Maintenance personnel using van type service vehicles enter and exit the site approximately 2 to 4 times per month. No loading or unloading area is needed by them.
- All areas disturbed by the construction of the antenna and cabinet shall be restored in kind. Contractor is to provide soil erosion control measures as needed or as directed by owner or government agency having jurisdiction.
- Ingress and egress by Lessee's personnel to the site shall be via a proposed gravel drive (by others) from North Winn Road.
- This site plan is based on the survey of the existing conditions conducted by Midwestern Consulting, LLC on 12-16-2014.

CONDITIONS OF APPROVAL

- Provision of a satisfactory legal description for the leased area.
- Verification of satisfactory installation of the antenna apparatus.
- Satisfactory site clean up/restoration following site construction.
- Satisfactory amendment to the existing lease agreement.

GENERAL CONSTRUCTION NOTES:

- THE FACILITY IS AN UNOCCUPIED DIGITAL TELECOMMUNICATION FACILITY.
- PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY. USES NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFORM WITH THE IMPLEMENTATION ENGINEER AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE IMPLEMENTATION ENGINEER AND ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL CONTACT MISS-DIG BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT AND COORDINATION WITH THE IMPLEMENTATION ENGINEER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
- SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS.
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-B AND 2-1/2 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
- DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, VEGETATION, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF LESSEE.
- KEEP GENERAL AREA CLEAN, HAZARD FREE AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST OR SMUDGES OF ANY NATURE.
- REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWING (SHEET C1), SHALL NOT BE USED TO IDENTIFY OR ESTABLISH THE BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT/ENGINEER.
- PENETRATIONS OF ROOF MEMBRANES SHALL BE PATCHED/FLASHED AND MADE WATER-TIGHT USING LIKE MATERIALS IN ACCORDANCE WITH AREA ROOFING STANDARDS AND DETAILS. CONTRACTOR SHALL OBTAIN DETAILING CLARIFICATION FOR SITE-SPECIFIC CONDITIONS FROM ARCHITECT/ENGINEER, IF NECESSARY, BEFORE PROCEEDING.

STANDARD CIVIL NOTES:

- ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND STIPULATED IN THE SPECIFICATION PROJECT SUMMARY.
- RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
- NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND, FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
- THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO THE CRUSHED STONE APPLICATION.
- ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW.
- ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND SHALL BE CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE ENGINEER.
- THE AREAS OF THE PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE BUILDING, DRIVEWAY OR CRUSHED STONE, SHALL BE GRADED TO A UNIFORM SLOPE, FERTILIZED, SEED, AND COVERED WITH MULCH AS SPECIFIED IN THE SPECIFICATION LANDSCAPE WORK.
- CONCRETE MASONRY UNITS SHALL BE MEDIUM WEIGHT UNITS CONFORMING TO ASTM C90, GRADE N-1, WITH MAXIMUM LINEAR SHRINKAGE OF 0.96" (F'W=1,500 PSI), MEDIUM WEIGHT (115 PCF).
- MORTAR SHALL BE TYPE "S" CONFORMING TO TABLE 24-A OF THE UBC, (MINIMUM 1,800 PSI AT 28 DAYS). ADMIXTURE SHALL BE 1-PINT OF RED LABEL SUCONEM PER SACK OF CEMENT.
- GROUT SHALL BE COMPOSED OF THE FOLLOWING RATIO BY VOLUME: 1-PART PORTLAND CEMENT, 3-PARTS SAND, 2-PARTS PEA GRAVEL AND SUFFICIENT WATER FOR POURING WITHOUT SEGREGATION OF GROUT CONSTITUENTS (MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS). ADMIXTURE SHALL BE 1-PINT OF RED LABEL SUCONEM PER SACK OF CEMENT. WEIGHT SHALL BE 105 PCF.

STANDARD STRUCTURAL STEEL NOTES:

- ALL METAL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATION GALVANIZED ASTM A36 UNLESS NOTED OTHERWISE.
- STRUCTURAL TUBING MEMBERS SHALL CONFORM TO ASTM A500, GRADE B OR A501.
- ALL WELDING SHALL BE DONE USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AWS D1.1. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION", 9TH EDITION.
- BOLTED CONNECTIONS SHALL USE BEARING TYPE GALVANIZED ASTM A325 BOLTS (3/4" DIA.) AND SHALL HAVE A MINIMUM OF TWO BOLTS U.N.O.
- NON-STRUCTURAL CONNECTIONS FOR HANDRAIL, LADDERS AND STEEL GRATING MAY USE 5/8" DIA. GALVANIZED ASTM A307 BOLTS U.N.O.

GENERAL STRUCTURAL NOTES:

- WHERE A CONSTRUCTION DETAIL IS NOT SHOWN OR NOTED, THE DETAIL SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES.
- NO PIPES, DUCTS, SLEEVES, CHASES, ETC., SHALL BE PLACED IN SLABS, BEAMS, OR WALLS UNLESS SPECIFICALLY SHOWN OR NOTED. NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC. UNLESS OTHERWISE NOTED. CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FOR INSTALLATION OF ANY ADDITIONAL PIPES, DUCTS, ETC.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD LESSEE AND THE ARCHITECT/ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF LESSEE OR THE ARCHITECT/ENGINEER.
- THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS AND PEDESTRIANS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, TEMPORARY STRUCTURES, AND PARTIALLY COMPLETED WORK, ETC. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT/ENGINEER SHALL NOT INCLUDE INSPECTION OF SUCH ITEMS.
- ASTM SPECIFICATIONS NOTED ON THE DRAWINGS SHALL BE OF THE LATEST REVISION.
- CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAWD FLOOR OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING/BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE PROSECUTION OF THIS WORK.
- DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS.
- THESE NOTES SHALL BE CONSIDERED A PART OF THE WRITTEN SPECIFICATIONS.
- ALL ITEMS REMOVED DURING CONSTRUCTION WORK (I.E., DRYWALL, PLYWOOD, CEILING PANELS, ETC.) SHALL BE REPLACED TO MATCH EXISTING.
- THE FOLLOWING REQUIREMENTS SHALL BE MET FOR SPECIAL INSPECTION:
 - THE SPECIAL INSPECTOR SHALL BE UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER.
 - THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE ARCHITECT/ENGINEER, AND OTHER DESIGNATED PERSONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION; THEN, IF UNCORRECTED, TO THE PROPER DESIGN AUTHORITY AND THE BUILDING OFFICIAL.
 - THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL REPORT SIGNED BY BOTH HE AND HIS SUPERVISOR STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE UNIFORM BUILDING CODE.
 - COMPLY WITH ALL CITY SPECIAL INSPECTION REQUIREMENTS.

STANDARD CONCRETE NOTES:

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 318-02 AND THE SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS UNLESS NOTED OTHERWISE.
- REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES CLASS "B" AND ALL HOOKS SHALL BE STANDARD UNLESS NOTED OTHERWISE.
- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

CONCRETE CAST AGAINST EARTH	
CONCRETE EXPOSED TO EARTH OR WEATHER:	
#6 AND LARGER3 IN.
#5 AND SMALLER & WWF2 IN.
CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:	
SLAB AND WALL3/4 IN.
BEAMS AND COLUMNS1-1/2 IN.
- A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE U.N.O. IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
- HOLES TO RECEIVE EXPANSION/WEDGE ANCHORS SHALL BE 1/8" LARGER IN DIAMETER THAN THE ANCHOR BOLT, DOWEL OR ROD AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. LOCATE AND AVOID CUTTING EXISTING REBAR WHEN DRILLING HOLES IN ELEVATED CONCRETE SLABS.
- USE AND INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER ICBO & MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURES.

LEASE AGREEMENT NOTES:

- PRIOR TO A STATION BEING PLACED IN SERVICE, IT MUST BE EQUIPPED WITH THE FOLLOWING PROTECTIVE DEVICES:
 - PROPER ISOLATION, FILTER AND INTERFERENCE PROTECTION EQUIPMENT.
 - A FREQUENCY COMPATIBILITY STUDY SHOULD BE PERFORMED BY TENANT TO ENSURE THAT NO INTERFERENCE WILL OCCUR TO EXISTING EQUIPMENT OR TO THE SURROUNDING AREA. COMPLIANCE WITH ALL REGULATIONS AND SPECIFICATIONS AS WELL AS INTERFERENCE RESOLUTION IS THE RESPONSIBILITY OF EACH TENANT.
- ALL EQUIPMENT ANTENNAS, CABLES, CABINETS, ETC. SHALL HAVE WEATHERPROOF ID TAGS AND A COPY OF A VALID FCC LICENSE, CALL SIGN OR EQUIVALENT AFFIXED TO IT IN FULL VIEW. ALL ID TAGS SHALL BE LEGIBLE AND SHALL SHOW THE LESSEE'S NAME, ADDRESS, TELEPHONE NUMBER, AND CALL SIGN (OR EQUIVALENT). IN ADDITION, THE AUTHORIZED MAINTENANCE PERSON OR ORGANIZATION SHALL BE SHOWN ALONG WITH CURRENT CONTACT INFORMATION TO INCLUDE ADDRESS AND TELEPHONE NUMBER.
- VAPOR LOCK OR EQUIVALENT WILL BE USED ON ALL CONNECTORS AND CONNECTIONS THAT ARE EXPOSED TO WEATHER ELEMENTS. ELECTRICAL TAPE WILL NOT BE UTILIZED OUTSIDE THE CONFINES OF THE INTERNAL BUILDING STRUCTURE FOR WEATHERPROOFING CONNECTIONS.

GENERAL NOTES / CONDITIONS OF APPROVAL

2

MISCELLANEOUS NOTES AND MATERIAL LIST

DATE: 7/28/17	SHEET 2 OF 14
REV. DATE:	DATE: 12/19/18
DESIGNER: JBB	CHECKER: JBB
ENGINEER: SGF	DATE: 12/19/18
TECH: SGF	PROJECT: 05268-6238
PROJECT: 05268-6238	

verizon
 SITE #6238 - "TOWER LAKE"
 GILMORE TOWNSHIP, ISABELLA COUNTY, MICHIGAN
 GENERAL NOTES AND MATERIAL LIST

APPLICANT/LESSEE:
 CELCO PARTNERSHIP
 dba VERIZON WIRELESS
 24242 NORTHWESTERN HIGHWAY
 SOUTHFIELD, MICHIGAN 48075
 PHONE: (734) 915-3999

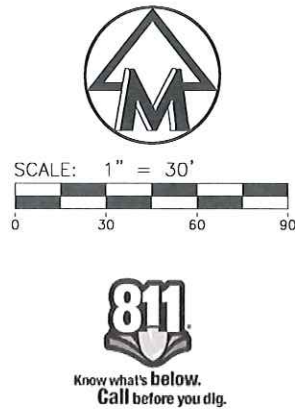
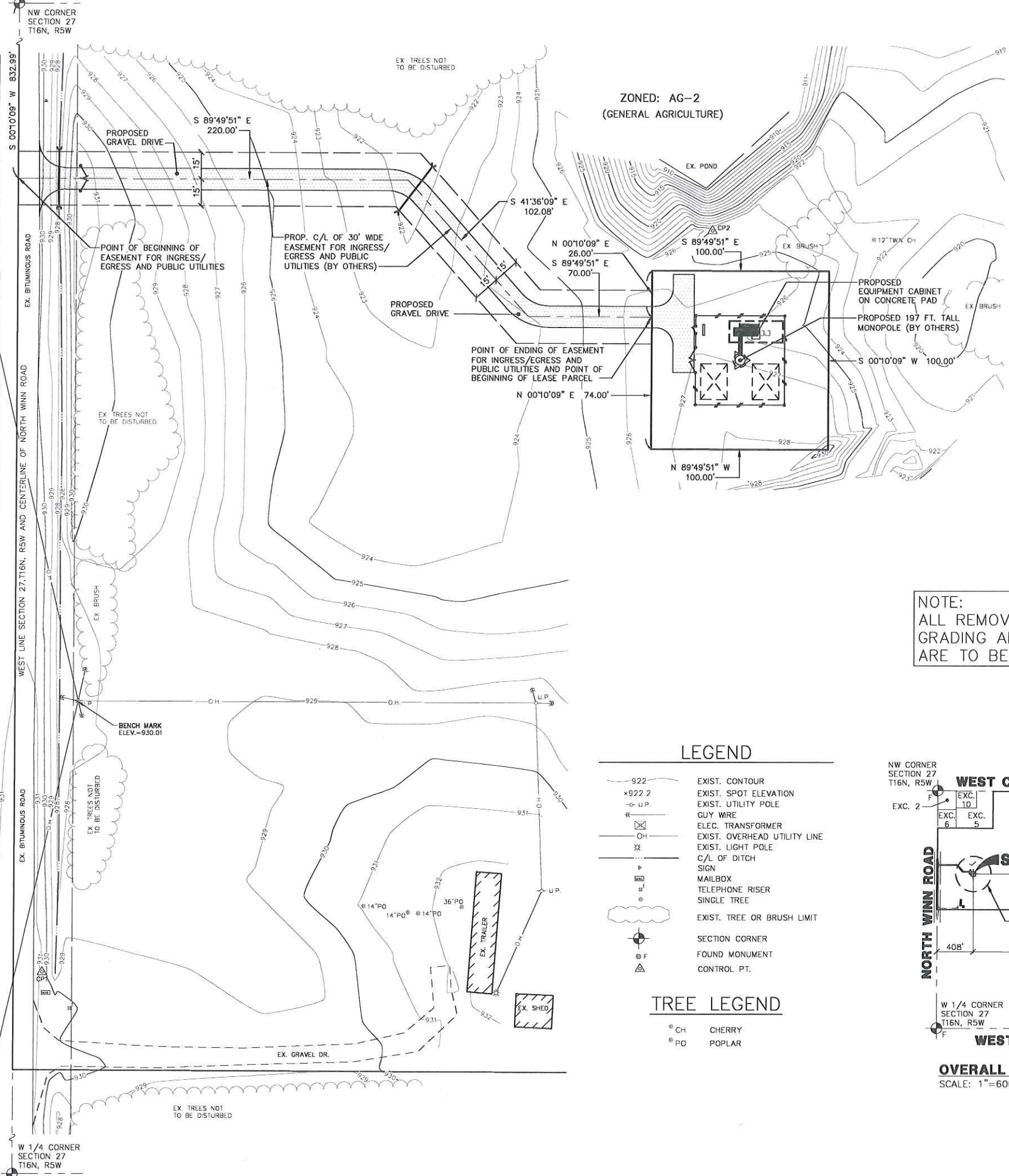


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T2

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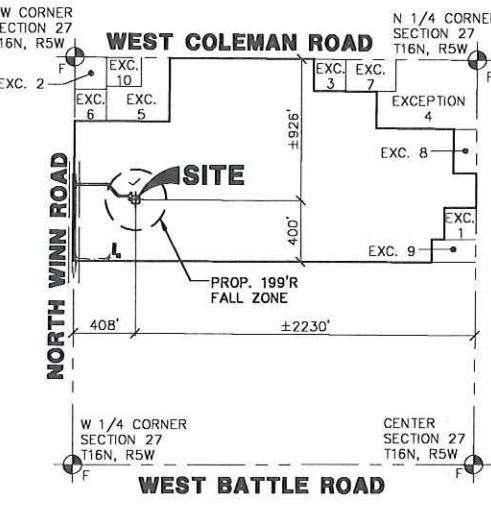
NORTH WINN ROAD (66' WIDE)



NOTE:
 ALL REMOVALS, MASS GRADING AND SITE WORK ARE TO BE DONE BY OTHERS

- LEGEND**
- 922 — EXIST. CONTOUR
 - x 922.2 EXIST. SPOT ELEVATION
 - U.P. EXIST. UTILITY POLE
 - GUY WIRE
 - ⊠ ELEC. TRANSFORMER
 - OH — EXIST. OVERHEAD UTILITY LINE
 - ⊗ EXIST. LIGHT POLE
 - C/L OF DITCH
 - ⊞ SIGN
 - ⊞ MAILBOX
 - ⊞ TELEPHONE RISER
 - ⊞ SINGLE TREE
 - ⊞ EXIST. TREE OR BRUSH LIMIT
 - ⊞ SECTION CORNER
 - ⊞ FOUND MONUMENT
 - ⊞ CONTROL PT.

- TREE LEGEND**
- ⊞ CH CHERRY
 - ⊞ PO POPLAR



OVERALL PARCEL SKETCH
 SCALE: 1"=600'

LOCATION
 LONGITUDE 84° 54' 24.9"
 LATITUDE 43° 45' 11.5"
 GROUND ELEV. @ TOWER BASE = 927.50

LEGAL DESCRIPTION OF LEASE PARCEL
 Commencing at the Northwest Corner of Section 27, T16N, R5W, Gilmore Township, Isabella County, Michigan; thence S 00°10'09" W 832.99 feet along the west line of said Section 27 (also being the centerline of North Winn Road, 66 feet wide); thence S 89°49'51" E 220.00 feet; thence S 41°36'09" E 102.08 feet; thence S 89°49'51" E 70.00 feet to the POINT OF BEGINNING;

thence N 00°10'09" E 26.00 feet;
 thence S 89°49'51" E 100.00 feet;
 thence S 00°10'09" W 100.00 feet;
 thence N 89°49'51" W 100.00 feet;
 thence N 00°10'09" E 74.00 feet to the POINT OF BEGINNING; being a part of the Northwest 1/4 of Section 27, T16N, R5W, Gilmore Township, Isabella County, Michigan; containing 10,000 sq. ft. or 0.230 acres of land, more or less; and subject to easements and restrictions of record, if any.

Together with a 30 foot wide easement for ingress, egress and public utilities, the centerline of said easement is described as:

Commencing at the Northwest Corner of Section 27, T16N, R5W, Gilmore Township, Isabella County, Michigan; thence S 00°10'09" W 832.99 feet along the west line of said Section 27 (also being the centerline of North Winn Road, 66 feet wide) to the POINT OF BEGINNING;

thence S 89°49'51" E 220.00 feet;
 thence S 41°36'09" E 102.08 feet;
 thence S 89°49'51" E 70.00 feet to the POINT OF ENDING; being a part of the Northwest 1/4 of Section 27, T16N, R5W, Gilmore Township, Isabella County, Michigan; except any part taken, deeded or used for public road purposes; and subject to easements and restrictions of record, if any.

LEGAL DESCRIPTION OF OVERALL PARCEL
 (Taken from Title Commitment)

Real property in the Township of Gilmore, County of Isabella, State of Michigan, described as follows:

The North Half (N 1/2) of the Northwest Quarter (NW 1/4) of Section 27, Town 16 North, Range 5 West, Gilmore Township, Isabella County, Michigan, except the following 10 parcels:

Parcel 1: Commencing 563.09 feet South of the North 1/4 corner of Section 27, Town 16 North, Range 5 West, thence South 208.71 feet, South 89°50' West, 208.71 feet, North 208.71 feet, North 89°50' East, 208.71 feet to the point of beginning.

Parcel 2: Commencing at the Northwest corner of the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of Section 27, Town 16 North, Range 5 West, for the point of beginning; thence South 208 feet, thence East 208 feet; thence North 208 feet; thence West to the point of beginning, Gilmore Township, Isabella County, Michigan.

Parcel 3: Part of the Northwest Quarter (NW 1/4) of Section 27, Gilmore Township, Town 16 North, Range 5 West, Isabella County, Michigan, described as beginning at a point on the North line of Section 27 which is West 855.34 feet from the North 1/4 corner of said Section 27; thence West 208.71 feet; thence South 208.71 feet, thence East 208.71 feet, thence North 208.71 feet, to the point of beginning.

Parcel 4: Part of the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of Section 27, Town 16 North, Range 5 West, described as beginning at the North 1/4 corner of Section 27; thence South 450 feet along the North and South 1/4 line; thence North 89°55'30" West, 660.00 feet; thence North 450 feet; thence South 89°55'30" East, 660.00 feet along the North Section line to the point of beginning, except the West 124 feet of the North 208.71 feet of above description.

Parcel 5: Part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4), Section 27, Town 16 North, Range 5 West, Gilmore Township, Isabella County, Michigan, described as: Beginning South 89°59'10" East, along the North Section line, 438.71 feet from the Northwest corner of said Section 27, thence continuing South 89°59'10" East, along said North Section line, 187.42 feet; thence South 00°16'28" East, parallel to the West Section line, 417.42 feet; thence North 89 degrees 59'10" West, 417.42 feet; thence North 00°16'28" West, 228.02 feet; thence South 89°59'10" East, 230.00 feet; thence North 00°16'28" West, 189.40 feet, back to the place of beginning.

Parcel 6: Part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4), Section 27, Town 16 North, Range 5 West, Gilmore Township, Isabella County, Michigan, described as: Beginning South 00°16'28" East, along the West Section line 208.71 feet from the Northwest corner of said Section 27; thence continuing South 00°16'28" East, along said West Section line, 208.71 feet; thence South 89°59'10" East, parallel to the North Section line, 208.71 feet; thence North 00°16'28" West, 208.71 feet; thence North 89°59'10" West, 208.71 feet back to the place of beginning.

Parcel 7: Part of the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of Section 27, Town 16 North, Range 5 West, described as beginning 536 feet West of the North 1/4 corner of said Section; thence South 208.71 feet, West 329.34 feet, North 208.71 feet, thence East to the point of beginning.

Parcel 8: Part of the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of Section 27, Town 16 North, Range 5 West, Gilmore Township, Isabella County, Michigan, described as: Beginning at a point on the North and South 1/4 line which is South 450.0 feet from the North 1/4 corner of Section 27; thence South 290.4 feet, thence North 89°55'30" West, 150.0 feet; thence North 290.4 feet; thence South 89°55'30" East, 150.0 feet to the point of beginning.

Parcel 9: Part of the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of Section 27, Town 16 North, Range 5 West, Gilmore Township, Isabella County, Michigan, described as: Beginning at a point on the North 1/4 corner of Section 27; thence South 150.0 feet; thence South 89°50' West, 290.40 feet along the north East and West 1/8 line; thence North 150.0 feet, thence North 89°50' East, 290.40 feet to the point of beginning.

Parcel 10: Part of the Northwest Quarter (NW 1/4) of Section 27, Town 16 North, Range 5 West, Gilmore Township, Isabella County, Michigan, described as: Beginning at a point on the North line of Section 27 which is East 208.71 feet from the Northwest corner of said Section; thence East 230.00 feet; thence South 0°17' East, 189.4 feet, thence West 230.00 feet; thence North 0°17' West, 189.4 feet to the point of beginning.

NOTE
 Rotate all bearings 00°22'07" counter-clockwise to obtain bearings based on True North as determined from global positioning system (GPS).

BENCH MARK
 Railroad spike in the south face of a utility pole located 136 feet east of North Winn Road, and 1200 feet north of the existing gravel drive to the property (trailer and shed).
 Elevation: 930.01 (NAVD 88 Datum)

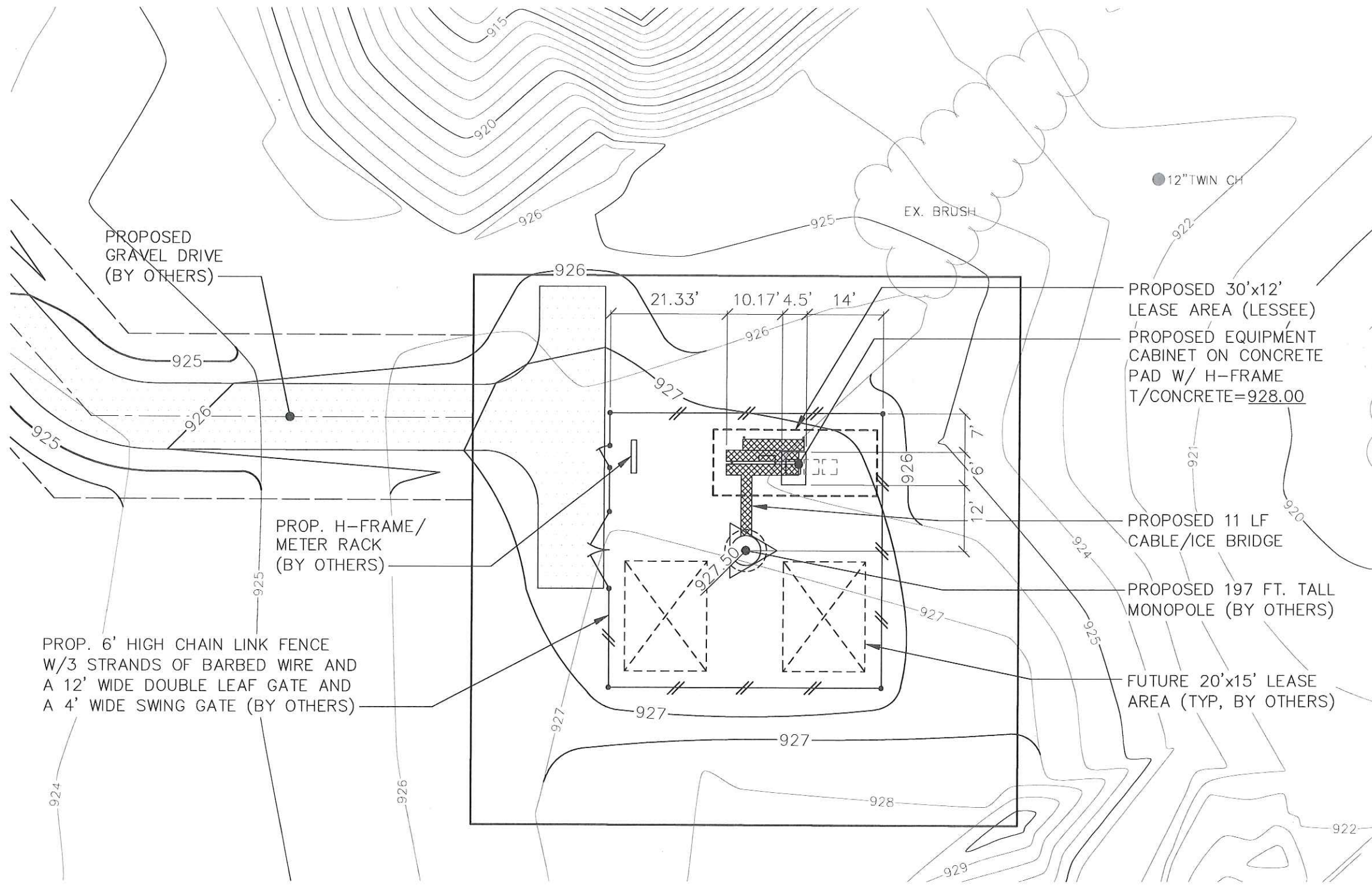
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APPLICANT/LESSEE:
 CELCO PARTNERSHIP
 dba VERIZON WIRELESS
 24242 NORTHWESTERN HIGHWAY
 SOUTHFIELD, MICHIGAN 48075
 BUREAU: 734.941.0155, 1000

verizon
 SITE #6238 - "TOWER LAKE"
 GILMORE TOWNSHIP, ISABELLA COUNTY, MICHIGAN
 SITE SURVEY, GENERAL INFORMATION

C1

DATE: 7/28/17
 SHEET: 3 OF 14
 REV. DATE: 12/19/18
 CADD: JBB
 ENGR: SGF
 PLOT: SGF
 TECH: HLE
 CDS: V05268-623801



SCALE: 1" = 10'



LEGEND

- 922 EXIST. CONTOUR
- 922 PROP. CONTOUR (BY OTHERS)
- x 922.2 EXIST. SPOT ELEVATION
- 922.5 PROP. SPOT ELEVATION (BY OTHERS)
- U P EXIST. UTILITY POLE
- GUY WIRE
- ELEC. TRANSFORMER
- OH EXIST. OVERHEAD UTILITY LINE
- EX EXIST. LIGHT POLE
- C/L OF DITCH
- SIGN
- MAILBOX
- TELEPHONE RISER
- SINGLE TREE
- EXIST. TREE OR BRUSH LIMIT
- SECTION CORNER
- FOUND MONUMENT
- CONTROL PT.

TREE LEGEND

- CH CHERRY
- PO POPLAR

NOTE:
 ALL REMOVALS, MASS
 GRADING AND SITE WORK
 ARE TO BE DONE BY OTHERS

JOB No.	05268-6238	DATE:	7/28/17
VISION:	UPDATE COMPOUND LAYOUT	SHEET	4 OF 14
REV. DATE:	12/18/19	CAAD:	JRB
		ENG:	SGF
		PM:	SGF
		TECH:	HLE
		CDS:	05268_6238C2

verizon
 SITE #6238 - "TOWER LAKE"
 GILMORE TOWNSHIP, ISABELLA COUNTY, MICHIGAN
 SITE PLAN DETAIL

APPLICANT/LESSEE:
 CELCO PARTNERSHIP
 dba VERIZON WIRELESS
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 SOUTHFIELD, MICHIGAN 48075
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C2

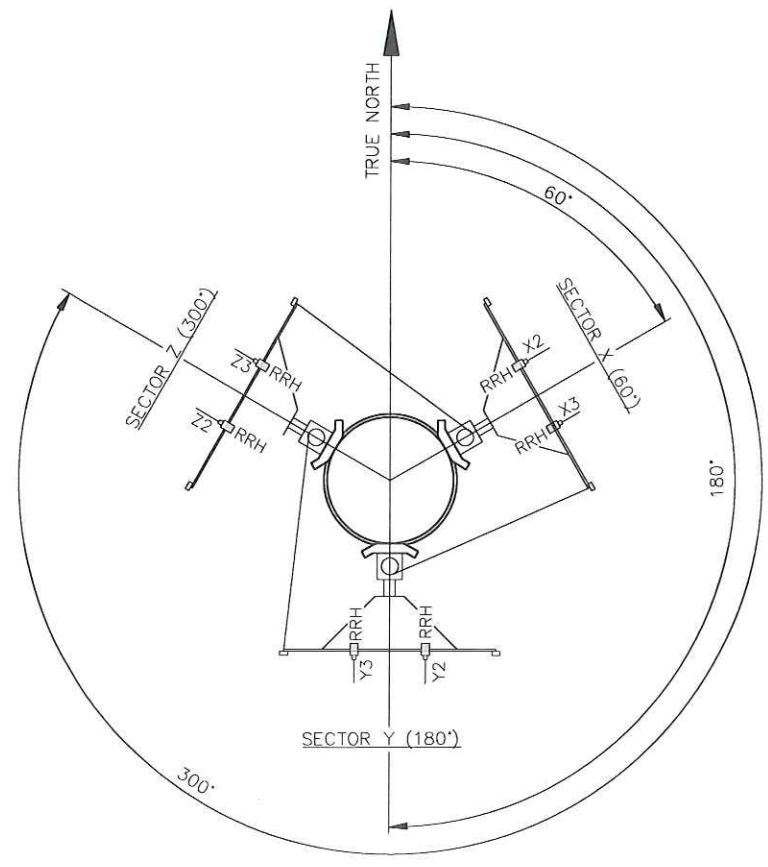
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ANTENNA SECTOR	POSITION	AZIMUTH	ANTENNA AND RRH QUANTITY/MAKE/MODEL	CABLE TYPE	CABLE QTY. x LENGTH	CABLE SIZE	DOWNTILT	COLOR CODE	TOP JUMPER LENGTH
SECTOR X	1 2a 3a 3b 4	60°	1 ANDREW JAHH-65C-R3B-V2_ODT_750MHZ 1 ANDREW JAHH-65C-R3B-V2_ODT_850MHZ 1 ERICSSON RRH 4449	HYBRID	SEE HYBRID BELOW	SEE HYBRID BELOW	0° 0° 0° 0°	- - - -	4 x 10'
SECTOR Y	1 2a 3a 3b 4	180°	1 ANDREW JAHH-65C-R3B-V2_ODT_750MHZ 1 ANDREW JAHH-65C-R3B-V2_ODT_850MHZ 1 ERICSSON RRH 4449	HYBRID	SEE HYBRID BELOW	SEE HYBRID BELOW	0° 0° 0° 0°	- - - -	4 x 10'
SECTOR Z	1 2a 3a 3b 4	300°	1 ANDREW JAHH-65C-R3B-V2_ODT_750MHZ 1 ANDREW JAHH-65C-R3B-V2_ODT_850MHZ 1 ERICSSON RRH 4449	HYBRID	SEE HYBRID BELOW	SEE HYBRID BELOW	0° 0° 0° 0°	- - - -	4 x 10'
TOWER MOUNTED	N/A	N/A	1 RAYCAP RVZDC-6627-PF-4B	HYBRID	1 x 220'	1-5/8" (MIN) TO 2" (MAX)	-	PURPLE 1	9 x 15'
GPS		N/A	2 ERICSSON GPS	N/A	2 x 20'	1/2"		GRAY	N/A

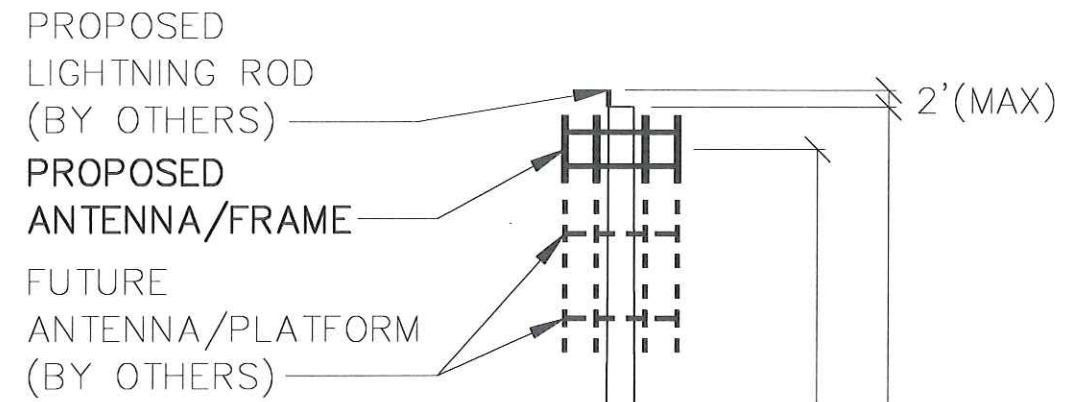
NOTES:
 - RRH STANDS FOR REMOTE RADIO HEAD
 - CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES.
 - HYBRID CABLE LENGTH SHOWN EQUALS MOUNTING HT + CABLE LENGTH ALONG ICE BRIDGE + 10 FEET ROUNDED UP TO NEAREST 10 FOOT INCREMENT

ANTENNA, REMOTE RADIO HEAD & CABLE SCHEDULE 2

CABLE COLOR LEGEND
 R=RED Y=YELLOW
 W=WHITE O=ORANGE
 B=BLUE G=GREEN
 P=PURPLE



ANTENNA ORIENTATION 3



PROPOSED MONOPOLE (BY OTHERS)

192' (TO C/L OF RAD)
 197' (TOP OF POLE)

PROPOSED FENCE (BY OTHERS)
 PROPOSED EQUIPMENT CABINET

NOT TO SCALE

POLE ELEVATION 1

APPLICANT/LESSEE:
 CELCO PARTNERSHIP
 dba VERIZON WIRELESS
 24242 NORTHWESTERN HIGHWAY
 SOUTHFIELD, MICHIGAN 48075
 PHONE: 734.915.8000

verizon
 SITE #6238 - "TOWER LAKE"
 GILMORE TOWNSHIP, ISABELLA COUNTY, MICHIGAN
 POLE ELEVATION & ANTENNA/CABLES SCHEDULE & ORIENTATION

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