

DEKALB COUNTY DEPARTMENT OF DEVELOPMENT SERVICES

PLANNING • BUILDING • GIS

301 S. Union St., Auburn IN 46706

Planning: 260.925.1923 • Building: 260.925.3021 • GIS: 260.927.2356 • Fax: 260.927.4791

AGENDA

DeKalb County Board of Zoning Appeals

Commissioners Court – 2nd Floor DeKalb County Court House

February 10, 2020

6:00 PM

1. Roll call
2. Election of Officers:
 - Chairman
 - Vice Chairman
 - Secretary
3. Approval of Minutes: December 9, 2019
4. Old Business:

None
5. New Business:

Petition #20-01 – Tillman Infrastructure by Faulk & Foster Real Estate, Inc. is requesting a Use Variance to allow for a new telecommunications tower. The property is located on County Road 55, approximately 2600 feet south of the intersection of County Road 64 & County Road 55, Spencerville, Indiana and is zoned A2 – Agricultural.
6. Reports of Planning Staff, Officers and/or Committees
7. Communications
8. Adjournment

Next Meeting: March 9, 2020

If you cannot attend, please contact Isabella Mowan:

imowan@co.dekalb.in.us or 260-925-1923

***PLEASE ENTER THROUGH THE NORTH DOOR OF COURTHOUSE LOCATED ON SEVENTH STREET.**

****No cellphones, tablets, laptops or weapons permitted.**

DeKalb County Department of Development Services
Planning, Building & GIS
301 S. Union St.
Auburn, IN 46706
Ph: 260-925-1923
Fax: 260-927-4791

FOR OFFICE USE ONLY:
File Number: 12-17-19
Date Application Filed: _____

**Application for USE VARIANCE
(Section 9.28)**

This application must be completed and filed with the DeKalb County Department of Development Services in accordance with the meeting schedule.

APPLICANT INFORMATION

Applicant's Name: Tillman Infrastructure by Faulk & Foster Real Estate, Inc.
Address: 420 Timberlea Drive # 60, Rochester Hills, MI 48309
Telephone Number: 248-891-9214 E-Mail: ben.herrick@faulkandfoster.com

OWNER INFORMATION (if different from applicant information)

Owner's Name: Eugene and Barbara Goldsmith
Address: 4703 County Road 59, Butler IN 46721
Telephone Number: 260-337-5347 E-Mail: N/A

REPRESENTATIVE INFORMATION (if different from applicant information)

Representative: _____
Address: _____
Telephone Number: _____ E-Mail: _____

Zoning Classification of Property: A2

Overlay District of Property (if applicable): NA

Address or common description of property:
Off CR 55, Spencerville IN 46788, Parcel 11-11-29-426-001.000-021

Legal description of property affected (or provide property deed):
See attached deed and title commitment

What use(s) are you requesting to have on the property and why:
Tillman Infrastructure is continually improving the telecommunications network for various wireless carriers to best meet the needs of the community. In the present case, the growth in usage and the exhaustion of capacity and cost of maintaining equipment on existing locations, a new antenna location is being sought. In this case, a new tower is proposed to best serve the needs of the wireless community, including AT&T and Verizon Wireless.

Please provide the following information to the best of your ability if it pertains to your petition to the BZA. All of this information should be located on the site plan as well.

A. Lighting (if any):

1. Style: Beacon lighting as required by FAA and FCC
2. Height: top of tower
3. Location: _____

B. Signage (if any):

1. Dimensions: Only FCC required signs are proposed.
2. Materials: _____
3. Placement: _____
4. Lighting: _____

C. Hours of Operation (if any):

Unmanned telecommunication facility will be visited by technicians approximately 2-4 times per month per carrier.

D. Parking/Access (if any):

No public parking is required. One parking space is provided for technicians while on site.

Parking Classification (office use only) _____

E. Landscaping/Buffer yards (if any):

Included.

Bufferyard Classification (office use only) _____

F. Number of Employees (if any): Facility is unmanned.

The Applicant must address the following questions and be able to establish reasons for each answer at the public hearing in order to obtain an accurate determination from the BZA. Please answer each question and give reasons for your answer.

- A. Will the approval of this Use Variance request be injurious to the public health, safety, morals, and the general welfare of the community?

Yes () No (X)

The approval of this variance request will not injure the surrounding community.

Telecommunications uses are compatible with agricultural uses.

- B. Will the use and value of the area adjacent to the property included in the Use Variance request be affected in a substantially adverse manner?

Yes () No (X)

Telecommunication uses have not been shown to affect surrounding property values in a

substantially adverse manner. Further, the use of the surrounding properties will be unaffected

by the installation of the proposed tower.

- C. Does the need for the Use Variance request arise from some condition peculiar to the property involved?

Yes (X) No ()

The need for this variance derives from the location of the property in relation to the network

needs of AT&T and Verizon Wireless. This property is unique because it meets the physical

requirements of both AT&T and Verizon Wireless and the property owner is willing to host a tower.

D. Will the strict application of the terms of the Unified Development Ordinance result in an unnecessary hardship if applied to the property for which the Use Variance is sought?

Yes (X) No ()

If the tower is not able to be located on this parcel, then the public at large will suffer. This tower will help to maintain network objectives of AT&T and Verizon Wireless in a cost-effective manner.

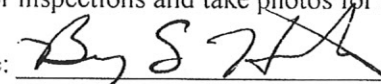
E. Will the approval of this Use Variance request interfere substantially with the Comprehensive Plan?

Yes () No (X)

The approval of this tower would not affect the Comprehensive Plan at all because this project does not change the nature of either the subject property or the surrounding parcels.

By my signature, I acknowledge the above information and attached exhibits, to my knowledge and belief, are true and correct. I also give permission for the Zoning Administrator to enter onto the petitioned property for inspections and take photos for the public hearing.

Applicant's Signature:



(If signed by representative for applicant, state capacity)

Bejamin S. Herrick, Leasing and Zoning specialist

Faulk & Foster Real Estate on behalf of Tillman Infrastructure, LLC

**Network Real Estate
180 Washington Valley Rd.
Bedminster, NJ 07921**

September 10, 2019

To: DeKalb County
Department of Development Services
301 S Union St
Auburn, IN 46706

Attn: Chris Gaumer
Director/Zoning Administrator

**RE: *Proposed Tillman Wireless Facility along County Road 55, Spencerville, IN 46788
Verizon's Statement of Economic Burden***

To Whom It May Concern:

Please allow this letter to serve as evidence in the above-noted zoning matter, establishing the economic basis warranting approval of the pending application.

Verizon proposes to relocate its equipment from an existing wireless facility owned by SBA Communications to a proposed new tower owned and operated by Tillman Infrastructure and located along County Road 55, Spencerville, IN 46788 ("Tillman Tower"). Verizon will relocate to the Tillman Tower because the SBA tower is no longer viable from an economic standpoint.

The recurring fee (i.e. rent and other increases) assessed by SBA, which has escalated significantly from the starting figure provided in Verizon and SBA's original agreement, is excessive by today's standards in the industry and has rendered the status quo cost-prohibitive for Verizon. SBA's inflated license fee derives from an outdated real estate model that does not reflect terms and conditions that wireless providers are getting with other tower companies today. Continuing to pay excessive fees for use of the SBA tower is not a financially sustainable model for Verizon. To continue improving our cellular coverage and capacity in a financially sustainable way, Verizon must fundamentally change its tower strategy.

SBA's monthly fees are typically between 30% and 40% higher than Tillman's. SBA's prices automatically escalate on average between 3-4 % per year, whereas Tillman has no escalation for fifteen (15) years. Tillman's prices are all-inclusive, whereas SBA charges additional fees for almost every added or replaced piece of equipment. Tillman's new tower would immediately offer dedicated space to accommodate Verizon's needs for many years.



**Network Real Estate
180 Washington Valley Rd.
Bedminster, NJ 07921**

Corporate-level negotiations, aimed at reducing SBA rents and updating their leasing model, have not accomplished their intended objective. Relocation to the Tillman tower will result in a significant reduction in Verizon's recurring license fee. This allows for additional investment into our network and increases our ability to continuously improve the wireless experience for our customers. If DeKalb County approves the new Tillman tower, as we request, Verizon has committed to relocating onto this tower.

For these reasons, Verizon requests your approval to relocate from our current facility to obtain relief from SBA's excessive fees, facilitating our ability to continue to improve wireless service and to upgrade our network, for the benefit of the entire community.

Sincerely,



Margaret Salemi
Director,
Network Engineering and Operations
Verizon Wireless



Network Real Estate
180 Washington Valley Rd.
Bedminster, NJ 07921

State of New Jersey)
County of Somerset) SS

On September 10, 2019 before me, Andrea Stefanski, Notary Public in and for said County, personally appeared Margaret Salemi, [signer/witness] who has/have satisfactorily identified him/her/themselves as the signer(s) or witness(es) to the above referenced document.

(Affix Notary Stamp Here)

Andrea Stefanski
Notary Public Signature

My Commission Expires: 02/04/2024

ANDREA STEFANSKI
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50098348
My Commission Expires 2/4/2024





PROJECT:
SITE NAME:
SITE CASCADE:
SITE ADDRESS:

NEW SITE BUILD
GOLDSMITH
TI-OPP-15811
ALONG COUNTY ROAD 55
SPENCERVILLE, IN 46788
DEKALB COUNTY
PARCEL #:
SITE TYPE:
SUBMITTAL:



152 WEST 57TH STREET
 27TH FLOOR
 NEW YORK, NY



NORTHWEST REGIONAL OFFICE
 678 FRONT AVENUE NW, SUITE 215
 GRAND RAPIDS, MI 49504



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 Woodcliff Lake, NJ • Bayamon, PR

Certification & Seal:
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Indiana.



Signature: *James R. Skowronski* Date: 1/28/2020
 Pages or sheets covered by this seal:
 Plan sheets identified with an (*) have been prepared and certified by others and have been included herein for informational purposes only.

VICINITY MAP:



AERIAL MAP:



PROJECT INFORMATION:

SITE ADDRESS:
 ALONG COUNTY ROAD 55
 SPENCERVILLE, IN 46788
 DEKALB COUNTY

SITE COORDINATES:
 LATITUDE: N 41° 17' 24.28" (41.290079°)
 LONGITUDE: W 84° 55' 31.86" (-84.925518°)

MUNICIPAL ID:
 PARCEL ID: #11-11-29-426-001
 ZONE: A2 - AGRICULTURAL

PROPERTY OWNER:
 EARL AND BARBARA GOLDSMITH
 ALONG COUNTY ROAD 55
 SPENCERVILLE, IN 46788

A&E FIRM
 RAMAKER & ASSOCIATES, INC.
 855 COMMUNITY DRIVE
 SAUK CITY, WI 53583
 CONTACT: JAMES KAISER
 EMAIL: JKAISER@RAMAKER.COM
 PHONE: (608) 643-4100

SITE ACQUISITION
 FAULK & FOSTER
 NORTHWEST REGIONAL OFFICE
 678 FRONT AVENUE NW, SUITE 215
 GRAND RAPIDS, MI 49504
 PHONE: 248.891.9214
 FAX: 616.647.8614
 CONTACT: BEN HERRICK

APPLICANT
 TILLMAN INFRASTRUCTURE LLC
 152 W. 57TH STREET, 8TH FLOOR,
 NEW YORK, NY, 10019
 PHONE: 646.578.8394

APPROVALS:

CONSTRUCTION MANAGER:	
SITE ACQUISITION:	
LANDLORD:	

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
T-1	COVER SHEET
S-1	SURVEY BY OTHERS
S-2	SURVEY BY OTHERS
Z-1	OVERALL PARCEL LAYOUT
Z-2	ENLARGED SITE PLAN
Z-3	TOWER ELEVATION
Z-4	SITE SIGNAGE DETAIL S
Z-5	LANDSCAPE DETAILS
Z-6	FENCE DETAILS

CODE COMPLIANCE:

ALL WORK SHALL BE PERFORMED AND MATERIALS 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 THESE CODES.

- 2015 INTERNATIONAL BUILDING CODE
- INTERNATIONAL MECHANICAL CODE
- ANSI/TIA-222 STRUCTURAL STANDARD
- NFPA 780 - LIGHTNING PROTECTION CODE
- UNIFORM PLUMBING CODE
- NATIONAL ELECTRICAL CODE



ISSUE PHASE	DATE ISSUED	DESCRIPTION
C	01/23/20	REVISED ZONING DRAWINGS
B	12/02/19	REVISED ZONING DRAWINGS
A	11/26/19	REVISED ZONING DRAWINGS

PROJECT TITLE:
TI-OPP-15811 CANDIDATE (A)

PROJECT INFORMATION:
 ALONG COUNTY ROAD 55
 SPENCERVILLE, IN 46788
 DEKALB COUNTY
 PARCEL #: 11-11-29-426-001
 SHEET TITLE:
TITLE SHEET

SCALE: NONE

PROJECT NUMBER	44475
SHEET NUMBER	T-1



TILLMAN
INFRASTRUCTURE

152 WEST 57TH STREET
 27TH FLOOR
 NEW YORK, NY



NORTHWEST REGIONAL OFFICE
 678 FRONT AVENUE NW, SUITE 215
 GRAND RAPIDS, MI 49504



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 Sauk City, WI • Willmar, MN
 Woodcliff Lake, NJ • Bayamon, PR

Certification & Seal:

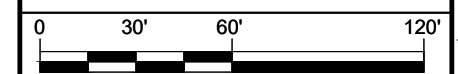
C	01/23/20	REVISED ZONING DRAWINGS
B	12/02/19	REVISED ZONING DRAWINGS
A	11/26/19	REVISED ZONING DRAWINGS

ISSUE PHASE ZONING DRAWINGS DATE ISSUED 09/24/2019

PROJECT TITLE:
**TI-OPP-15811
 CANDIDATE (A)**

PROJECT INFORMATION:
 ALONG COUNTY ROAD 55
 SPENCERVILLE, IN 46788
 DEKALB COUNTY
 PARCEL #: 11-11-29-426-001
 SHEET TITLE:

OVERALL SITE PLAN



11" x 17" - 1" = 60'
 22" x 34" - 1" = 30'

PROJECT NUMBER 44475
 SHEET NUMBER Z-1

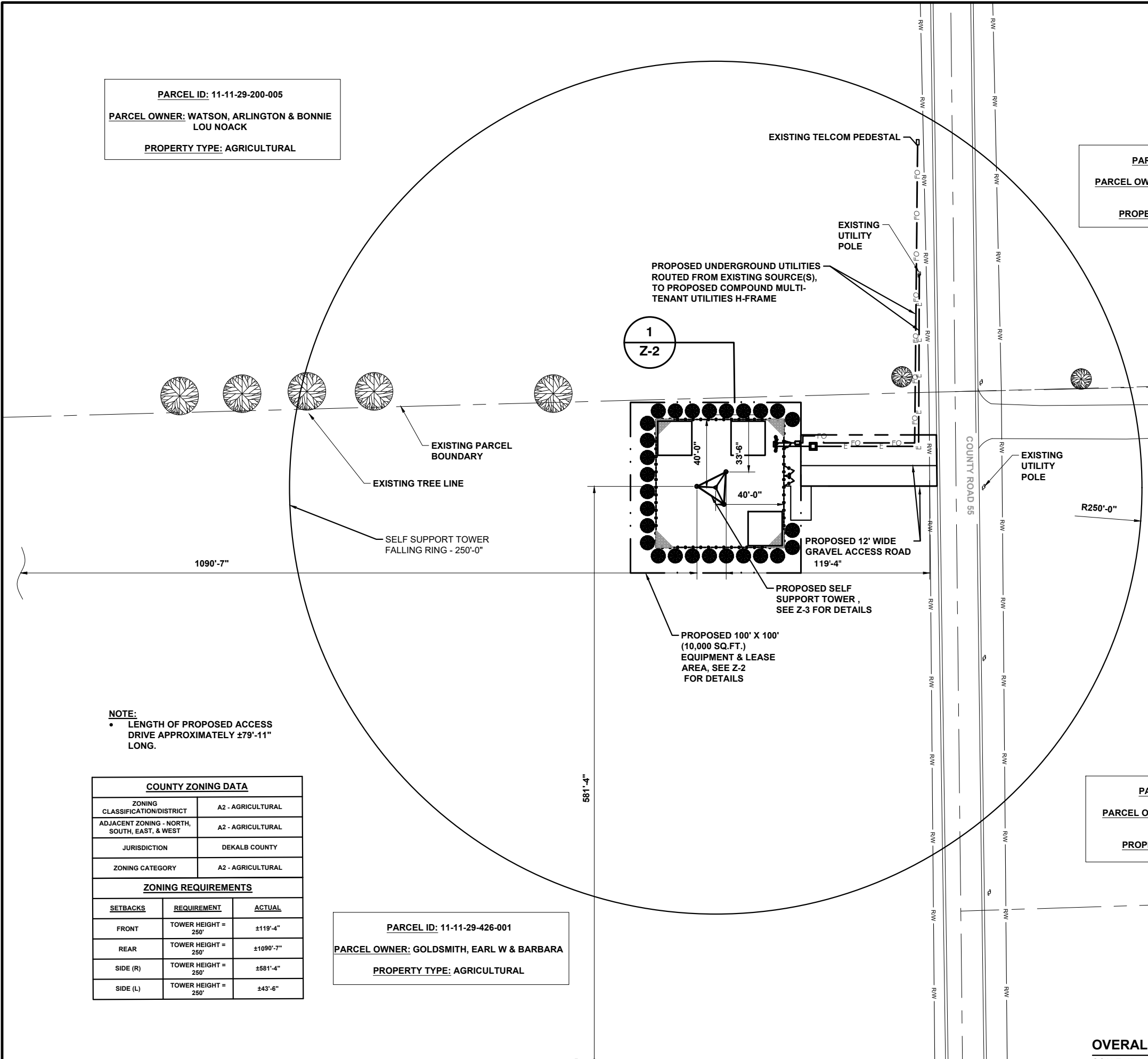
PARCEL ID: 11-11-29-200-005
 PARCEL OWNER: WATSON, ARLINGTON & BONNIE LOU NOACK
 PROPERTY TYPE: AGRICULTURAL

PARCEL ID: 11-11-28-100-003
 PARCEL OWNER: GOLDSMITH, EARL W SR. & BARBARA A.
 PROPERTY TYPE: AGRICULTURAL

PARCEL ID: 11-11-28-301-009
 PARCEL OWNER: HOOVER, RONALD DEAN & BECKY SUE
 PROPERTY CLASS: AGRICULTURAL

PARCEL ID: 11-11-29-426-001
 PARCEL OWNER: GOLDSMITH, EARL W & BARBARA
 PROPERTY TYPE: AGRICULTURAL

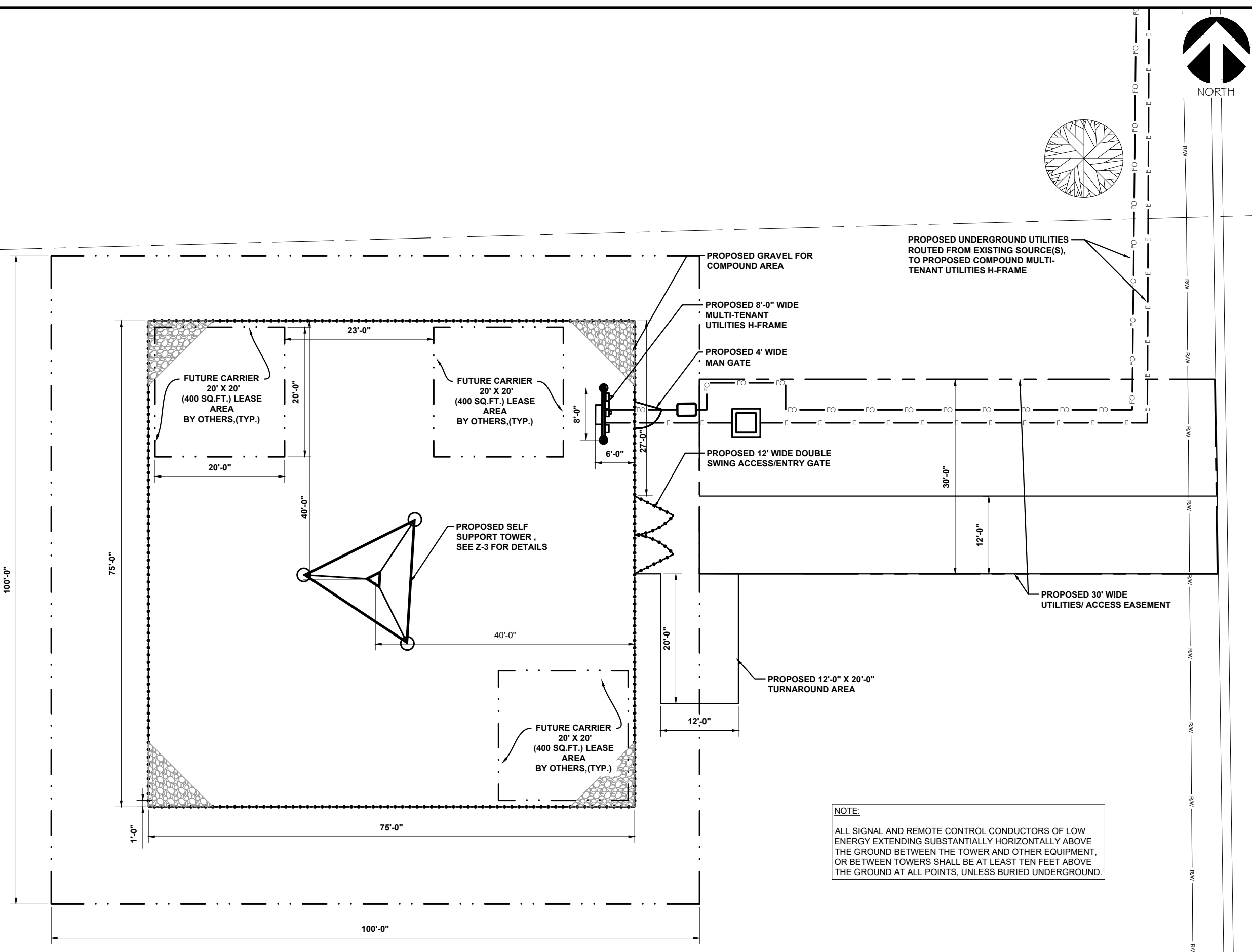
COUNTY ZONING DATA		
ZONING CLASSIFICATION/DISTRICT	A2 - AGRICULTURAL	
ADJACENT ZONING - NORTH, SOUTH, EAST, & WEST	A2 - AGRICULTURAL	
JURISDICTION	DEKALB COUNTY	
ZONING CATEGORY	A2 - AGRICULTURAL	
ZONING REQUIREMENTS		
SETBACKS	REQUIREMENT	ACTUAL
FRONT	TOWER HEIGHT = 250'	±119'-4"
REAR	TOWER HEIGHT = 250'	±1090'-7"
SIDE (R)	TOWER HEIGHT = 250'	±581'-4"
SIDE (L)	TOWER HEIGHT = 250'	±43'-6"



NOTE:
 • LENGTH OF PROPOSED ACCESS DRIVE APPROXIMATELY ±79'-11" LONG.


OVERALL PARCEL LAYOUT
 SCALE: 1" = 60'

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NOTE:
 ALL SIGNAL AND REMOTE CONTROL CONDUCTORS OF LOW ENERGY EXTENDING SUBSTANTIALLY HORIZONTALLY ABOVE THE GROUND BETWEEN THE TOWER AND OTHER EQUIPMENT, OR BETWEEN TOWERS SHALL BE AT LEAST TEN FEET ABOVE THE GROUND AT ALL POINTS, UNLESS BURIED UNDERGROUND.

ENLARGED SITE PLAN
 SCALE: 1" = 15'



**TILLMAN
INFRASTRUCTURE**


152 WEST 57TH STREET
27TH FLOOR
NEW YORK, NY



Faulk & Foster

NORTHWEST REGIONAL OFFICE

678 FRONT AVENUE NW, SUITE 215
GRAND RAPIDS, MI 49504



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& ASSOCIATES, INC.**

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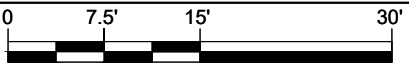
Sauk City, WI • Willmar, MN
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C	01/23/20	REVISED ZONING DRAWINGS
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**TI-OPP-15811
 CANDIDATE (A)**

PROJECT INFORMATION:
 ALONG COUNTY ROAD 55
 SPENCERVILLE, IN 46788
 DEKALB COUNTY
 PARCEL #: 11-11-29-426-001

ENLARGED SITE PLAN

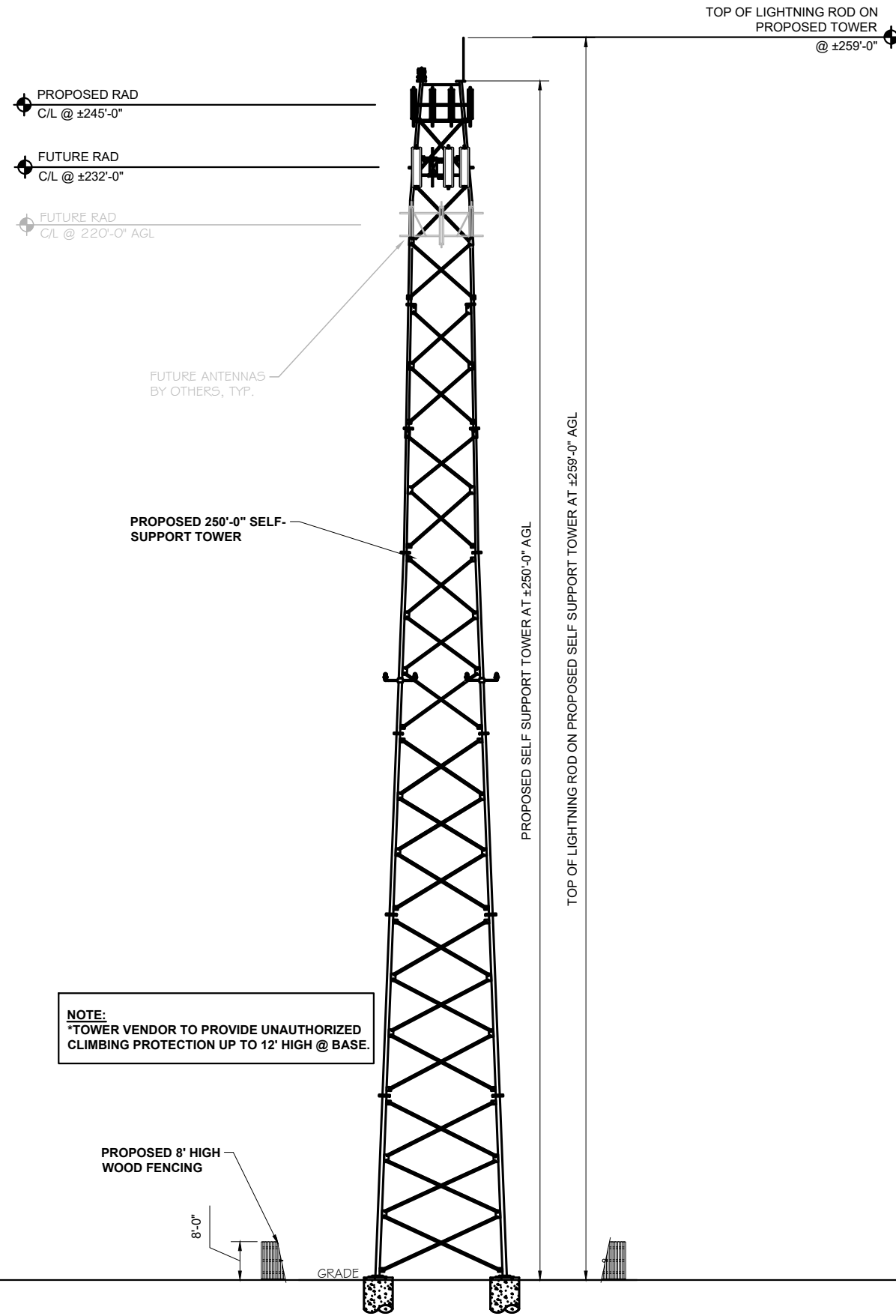


0 7.5' 15' 30'

11" x 17" - 1" = 15'
 22" x 34" - 1" = 7.5'

PROJECT NUMBER	44475
SHEET NUMBER	Z-2

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NOTE:
 *TOWER VENDOR TO PROVIDE UNAUTHORIZED CLIMBING PROTECTION UP TO 12' HIGH @ BASE.

TOWER ELEVATION
 SCALE: 1" = 30'



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A	11/26/19	REVISED ZONING DRAWINGS

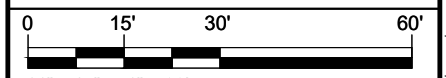
ISSUE PHASE: ZONING DRAWINGS DATE ISSUED: 09/24/2019

PROJECT TITLE:
**TI-OPP-15811
 CANDIDATE (A)**

PROJECT INFORMATION:
 ALONG COUNTY ROAD 55
 SPENCERVILLE, IN 46788
 DEKALB COUNTY
 PARCEL #: 11-11-29-426-001

SHEET TITLE:

TOWER ELEVATION



11" x 17" - 1" = 30'
 22" x 34" - 1" = 15'

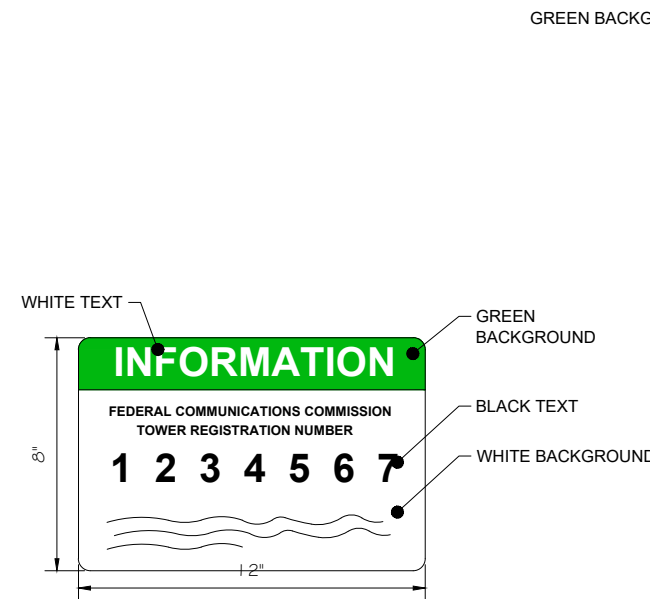
PROJECT NUMBER: 44475
 SHEET NUMBER: Z-3



WHITE BACKGROUND, RED/BLACK LETTERING
 MOUNTING LOCATION: SHELTER OR TENANT IMPROVEMENT ROOM
 DOOR, IF OUTDOOR CABINET SITE PLACE ON END CABINET
 CLOSEST TO SITE ACCESS POINT. PLACE ON GENERATOR.
 QUANTITY: 1 OR 2
**PROPERTY OF TILLMAN
 INFRASTRUCTURE**
 SCALE: NTS

SIGNAGE NOTES:

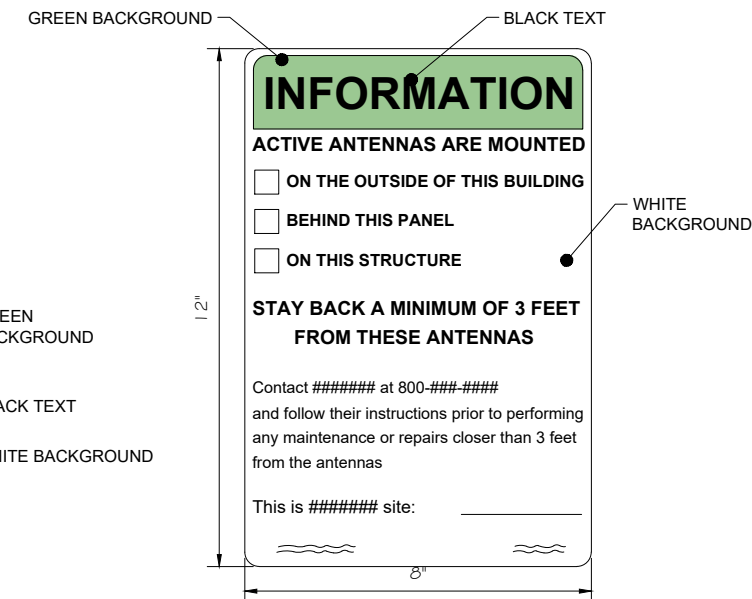
- SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL & PAINTED WITH LONG LASTING UV RESISTANT COATINGS
- SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE & FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE HOG RINGS (FENCE) OR BRACKETS, WHERE NECESSARY, BRACKETS SHALL BE OF SIMILAR METALS AS THE STRUCTURE TO AVOID GALVANIC CORROSION
- ADDITIONAL E911 ADDRESS AND FCC REGISTRATION SIGNS SHALL BE MOUNTED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS ON THE COMPOUND GATE ITSELF
- CARRIER SITE # AND EMERGENCY CONTACT SIGNS SHALL BE MOUNTED ON THE EQUIPMENT CABINET WITH PERMANENT SET ADHESIVE. TWO SIDED TAPE SHALL BE APPLIED AT EACH CORNER OF THE BACKSIDE TO AVOID PLACEMENT UNTIL THE ADHESIVE SETS



WHITE/GREEN BACKGROUND, WHITE/BLACK LETTERING
 MOUNTING LOCATION: GATE & BASE OF TOWER
 QUANTITY: 2

FCC REGISTRATION SIGN

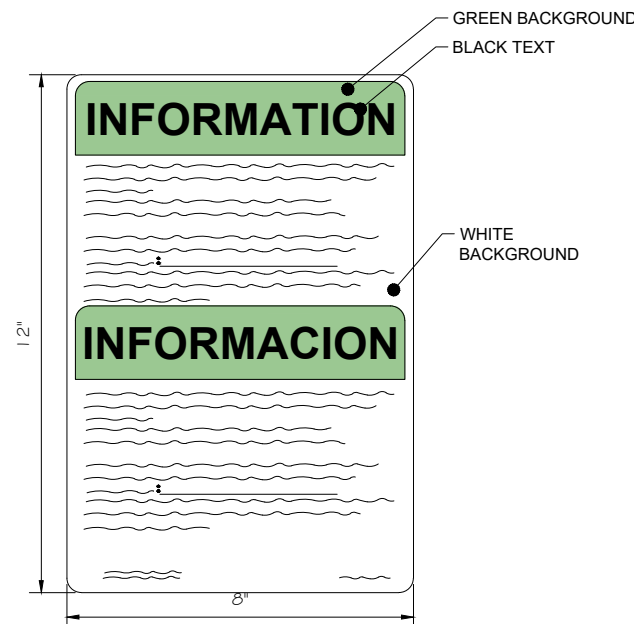
SCALE: NTS



WHITE/GREEN BACKGROUND, BLACK LETTERING
 MOUNTING LOCATION: GATE & BASE OF TOWER
 QUANTITY: 2

RF EXPOSURE INFORMATION SIGN

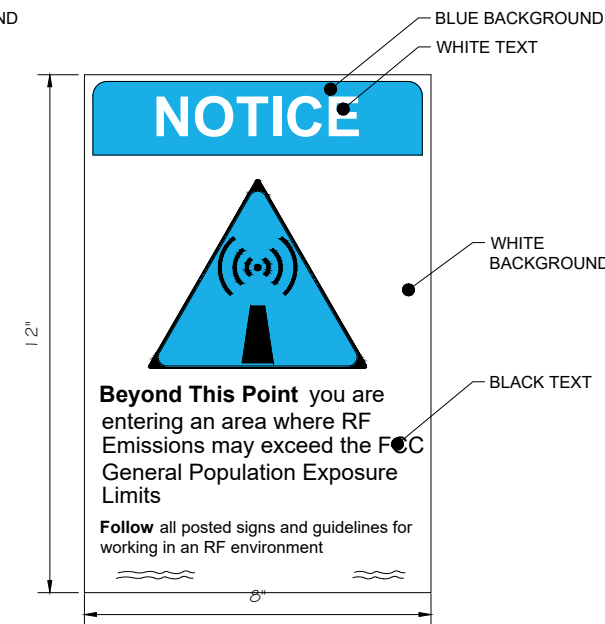
SCALE: NTS



WHITE/GREEN BACKGROUND, BLACK LETTERING
 MOUNTING LOCATION: GATE & BASE OF TOWER
 QUANTITY: 2

RF EXPOSURE INFORMATION SIGN

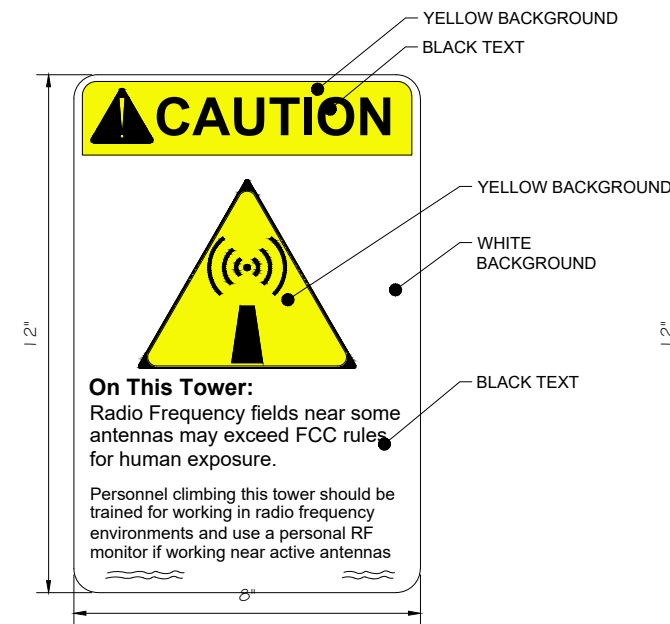
SCALE: NTS



WHITE/BLUE BACKGROUND, BLACK/WHITE LETTERING
 MOUNTING LOCATION: GATE & BASE OF TOWER
 QUANTITY: 2

RF EXPOSURE NOTICE SIGN

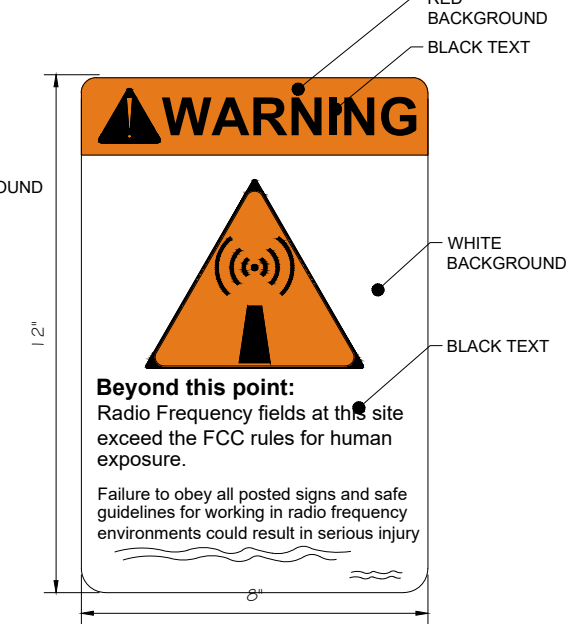
SCALE: NTS



WHITE/YELLOW BACKGROUND, BLACK LETTERING
 MOUNTING LOCATION: BASE OF TOWER
 QUANTITY: 1

RF EXPOSURE CAUTION SIGN

SCALE: NTS



WHITE/RED BACKGROUND, BLACK LETTERING
 MOUNTING LOCATION: GATE & BASE OF TOWER
 QUANTITY: 2

RF EXPOSURE WARNING SIGN

SCALE: NTS



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ISSUE PHASE ZONING DRAWINGS DATE ISSUED 09/24/2019

PROJECT TITLE:

**TI-OPP-15811
 CANDIDATE (A)**

PROJECT INFORMATION:
 ALONG COUNTY ROAD 55
 SPENCERVILLE, IN 46788
 DEKALB COUNTY
 PARCEL #: 11-11-29-426-001
 SHEET TITLE:

SITE SIGNAGE DETAILS

SCALE: NONE

PROJECT NUMBER 44475

SHEET NUMBER Z-4



TILLMAN
INFRASTRUCTURE

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ISSUE PHASE ZONING DRAWINGS DATE ISSUED 09/24/2019

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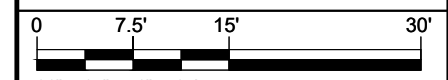
**TI-OPP-15811
 CANDIDATE (A)**

PROJECT INFORMATION:

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 SPENCERVILLE, IN 46788
 DEKALB COUNTY
 PARCEL #: 11-11-29-426-001

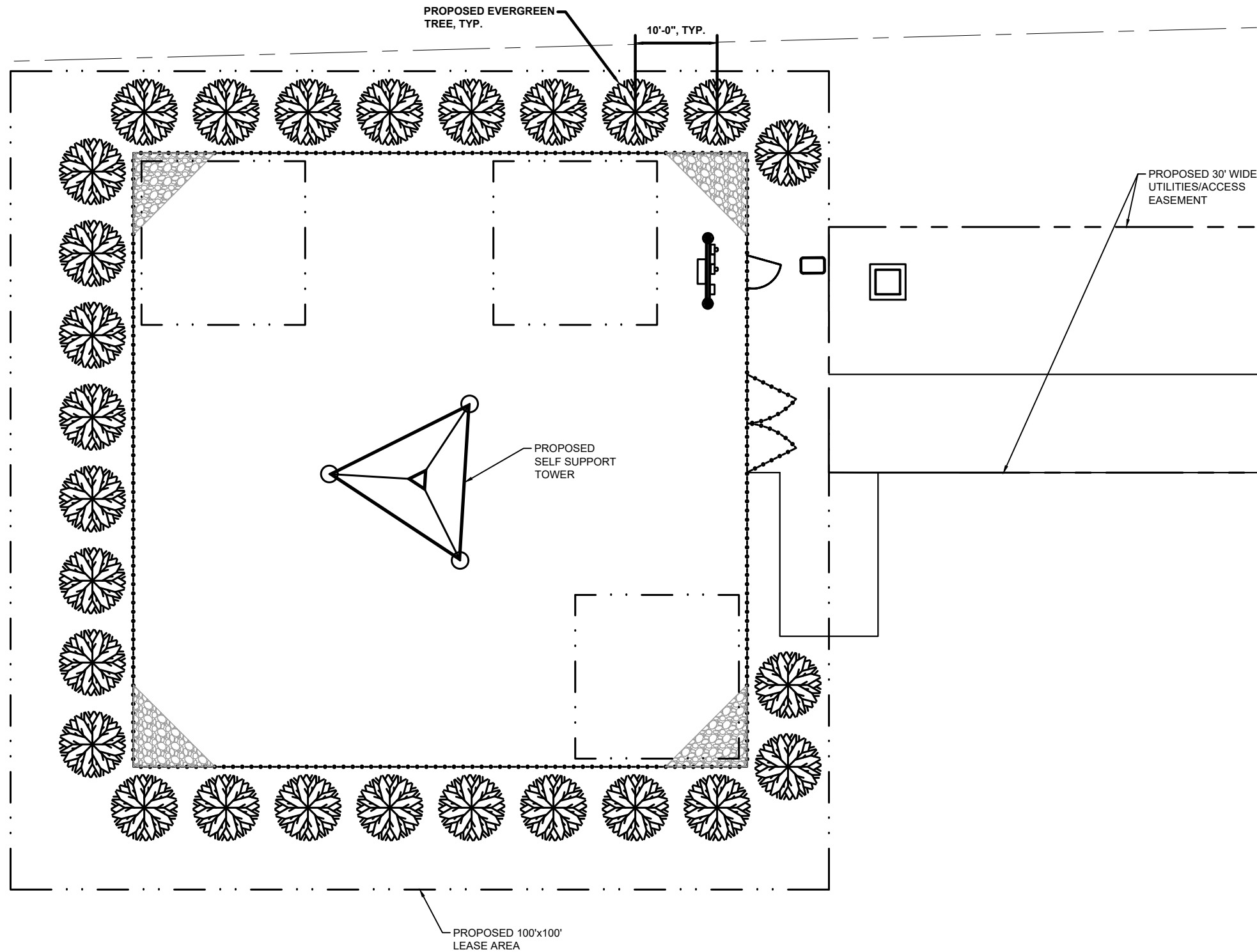
SHEET TITLE:

LANDSCAPE DETAILS

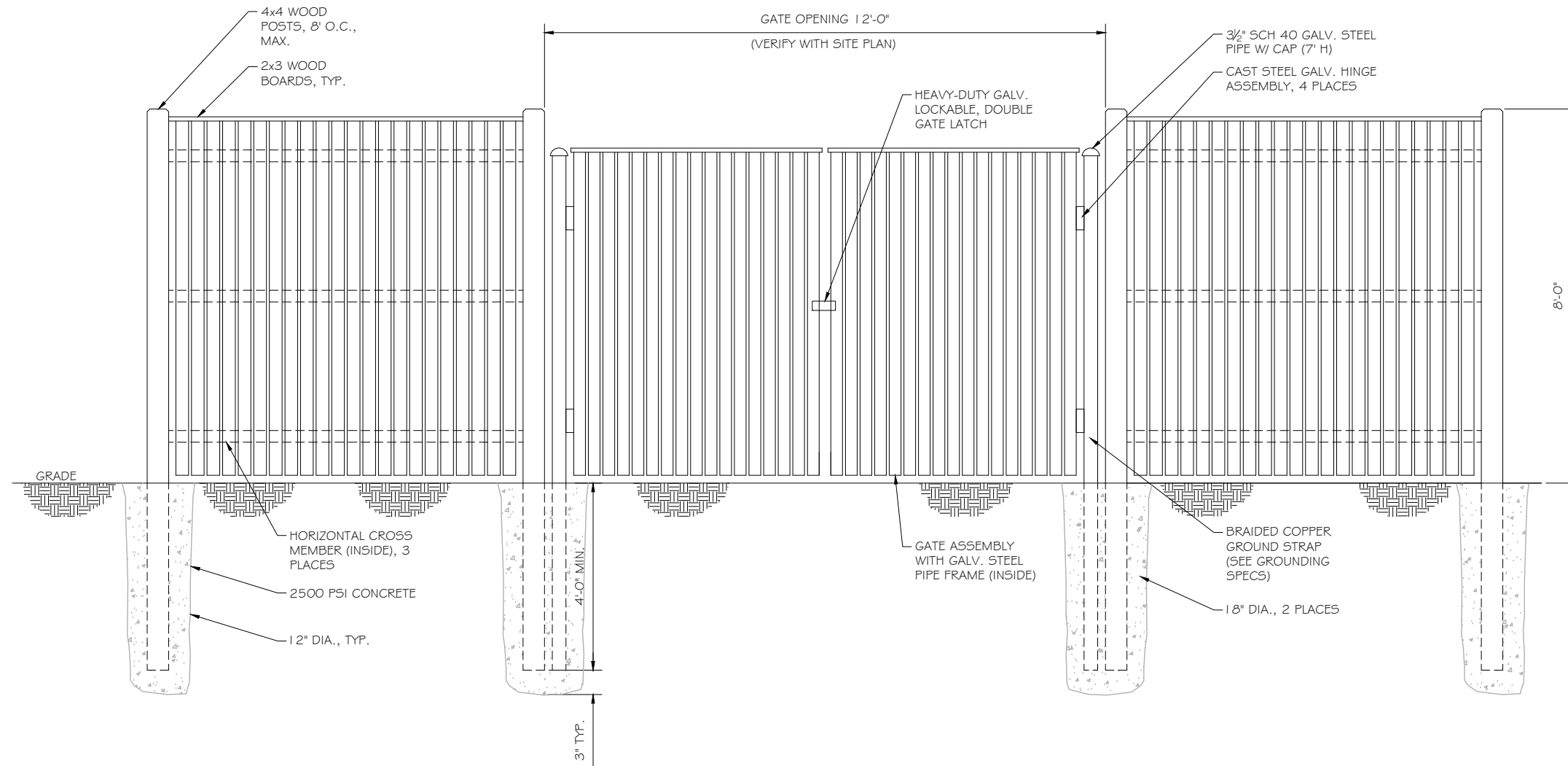


11" x 17" - 1" = 15'
 22" x 34" - 1" = 7.5'

PROJECT NUMBER 44475
 SHEET NUMBER Z-5



LANDSCAPE PLAN
 SCALE: 1" = 15'



WOOD FENCE DETAIL
 SCALE: NTS

1

Certification & Seal:

C	01/23/20	REVISED ZONING DRAWINGS
B	12/02/19	REVISED ZONING DRAWINGS
A	11/26/19	REVISED ZONING DRAWINGS

ISSUE PHASE	ZONING DRAWINGS	DATE ISSUED	09/24/2019
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PROJECT TITLE:

**TI-OPP-15811
 CANDIDATE (A)**

PROJECT INFORMATION:

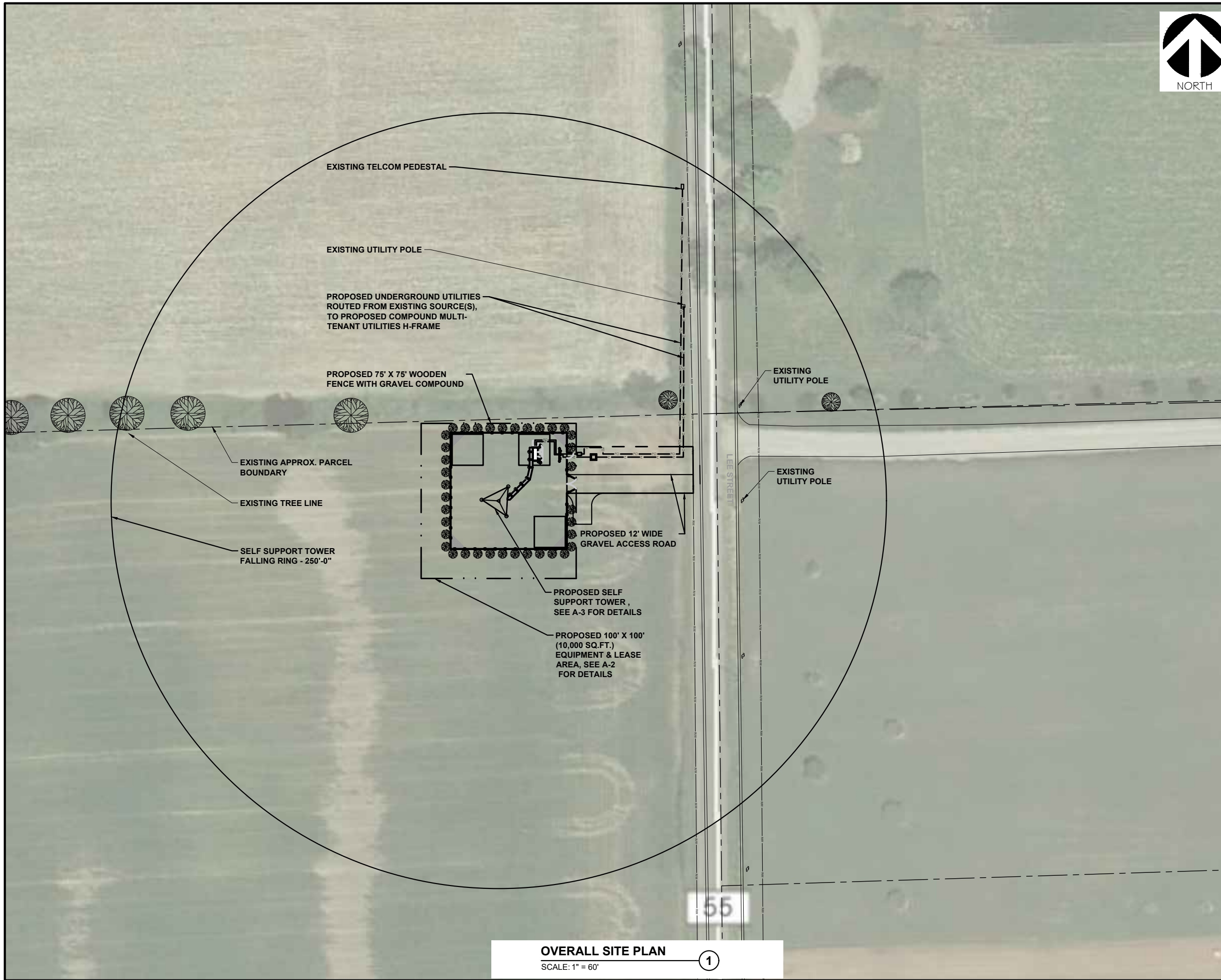
ALONG COUNTY ROAD 55
 SPENCERVILLE, IN 46788
 DEKALB COUNTY
 PARCEL #: 11-11-29-426-001

SHEET TITLE:

FENCE DETAILS

SCALE: NONE

PROJECT NUMBER	44475
SHEET NUMBER	Z-6



TILLMAN
INFRASTRUCTURE



NORTHWEST REGIONAL OFFICE
 678 FRONT AVENUE NW, SUITE 215
 GRAND RAPIDS, MI 49504

RAMAKER & ASSOCIATES, INC.
 100% EMPLOYEE-OWNED
 855 Community Dr, Sauk City, WI 53583
 608-643-4100 www.Ramaker.com
 Sauk City, WI • Willmar, MN
 Woodcliff Lake, NJ • Bayamon, PR

Certification & Seal:
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Indiana.



Signature: *James R. Skowronski* Date: 1/31/2020

Pages or sheets covered by this seal:
 Plan sheets identified with an (*) have been prepared and certified by others and have been included herein for informational purposes only.

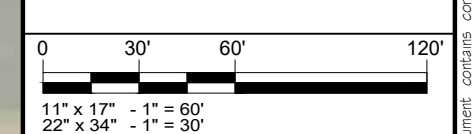
B 10/31/19 REVISED PER COMMENTS

MARK	DATE	DESCRIPTION
ISSUE PHASE	FINAL	DATE ISSUED 10/29/2019

PROJECT TITLE:
TI-OPP-15811

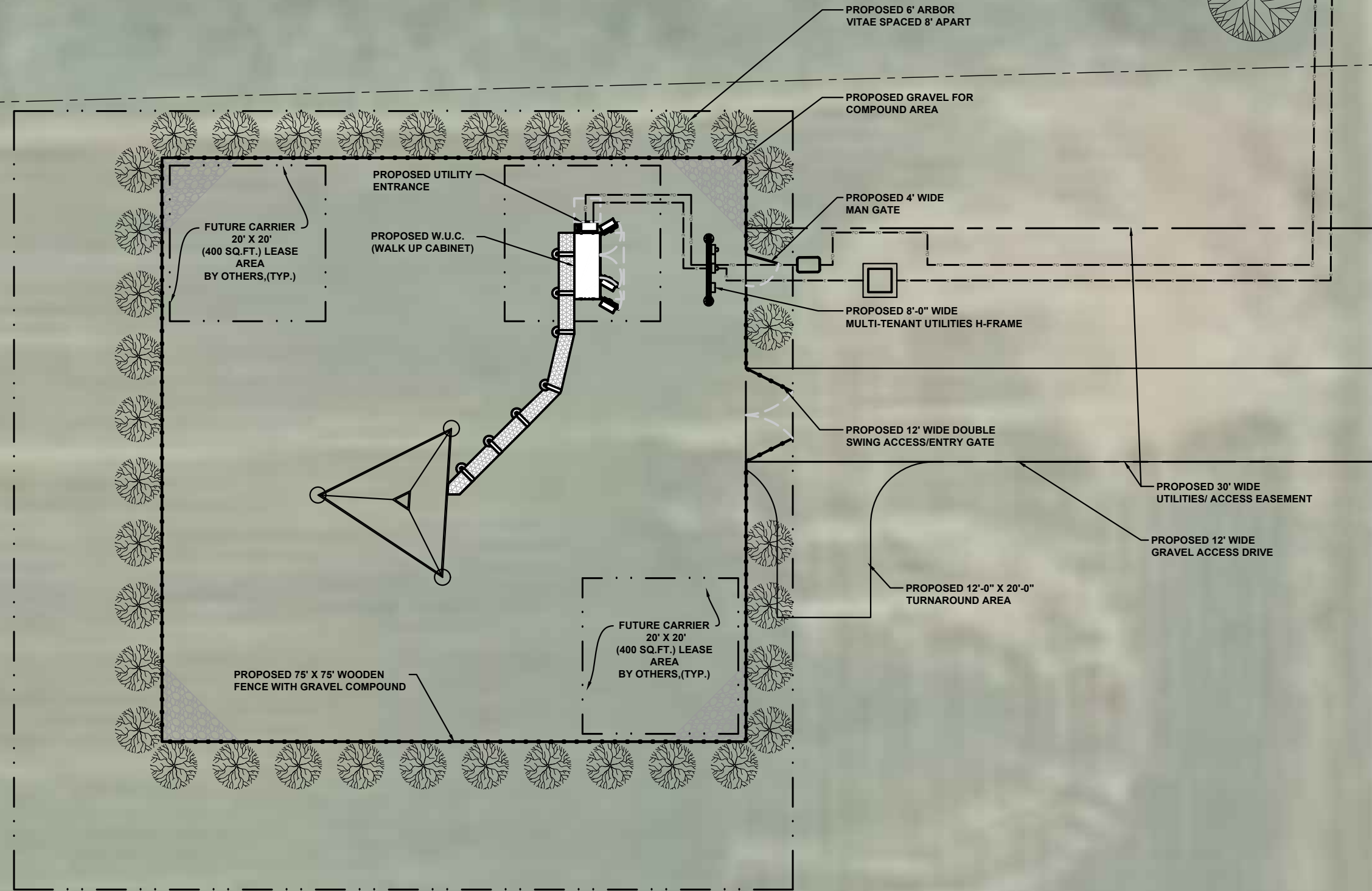
PROJECT INFORMATION:
 ALONG COUNTY ROAD 55
 SPENCERVILLE IN
 DEKALB COUNTY
 PARCEL ID: 11-11-29-426-001

SHEET TITLE:
OVERALL SITE PLAN



PROJECT NUMBER: 44475
 SHEET NUMBER: A-1

OVERALL SITE PLAN
 SCALE: 1" = 60' **1**



NORTHWEST REGIONAL OFFICE
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Signature: *James R. Skowronski* Date: 1/31/2020

Pages or sheets covered by this seal:
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B	10/31/19	REVISED PER COMMENTS
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MARK	DATE	DESCRIPTION
ISSUE	FINAL	DATE ISSUED 10/29/2019

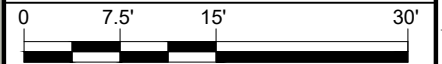
PROJECT TITLE:

TI-OPP-15811

PROJECT INFORMATION:
 ALONG COUNTY ROAD 55
 SPENCERVILLE IN
 DEKALB COUNTY
 PARCEL ID: 11-11-29-426-001

SHEET TITLE:

ENLARGED SITE PLAN



11" x 17" - 1" = 15'
 22" x 34" - 1" = 7.5'

PROJECT NUMBER	44475
SHEET NUMBER	A-2

ENLARGED SITE PLAN ①
 SCALE: 1" = 15'