

**COMMONWEALTH OF KENTUCKY
BEFORE THE PUBLIC SERVICE COMMISSION**

In the Matter of:

THE APPLICATION OF)
CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS)
AND TOWERCO 2013, LLC FOR ISSUANCE) CASE NO. 2024-00059
OF A CERTIFICATE OF PUBLIC CONVENIENCE AND)
NECESSITY TO CONSTRUCT A WIRELESS)
COMMUNICATIONS FACILITY IN THE)
COMMONWEALTH OF KENTUCKY IN THE COUNTY)
OF GRAYSON)

SITE NAME: ROUGH RIVER DAM

* * * * *

**SUPPLEMENTAL INFORMATION TO APPLICATION FOR
CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY
FOR CONSTRUCTION OF A WIRELESS COMMUNICATIONS FACILITY**

Cellco Partnership, d/b/a Verizon Wireless and TowerCo 2013, LLC (“Co-Applicants”), by counsel, pursuant to (i) KRS §§278.020, 278.040, 278.650, 278.665, and other statutory authority, and the rules and regulations applicable thereto, and (ii) the Telecommunications Act of 1996, filed an Application requesting issuance of a Certificate of Public Convenience and Necessity (“CPCN”) on May 15, 2024

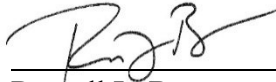
1. A recent site investigation revealed that the property owner constructed a building in the location that the access and utility easement was shown the plans previously submitted.
 - a. As a result, Co-Applicants are submitting a revised Site Development Plan Set, attached as **Exhibit 1**. The new plan set represents the relocated drive on both the survey pages and the related plan pages. No other changes have been made. **Exhibit 1** should replace the **Exhibit C** in the original filing.

2. Attached hereto as **Exhibit 2** please find an Affidavit of Certification for all information contained in this application.
3. All Exhibits to this Application are hereby incorporated by reference as if fully set out as part of the Application.
4. All responses and requests associated with this Application may be directed to:

Russell L. Brown
Clark, Quinn, Moses, Scott & Grahn, LLP
320 North Meridian Street, Suite 1100
Indianapolis, IN 46204
Phone: (317) 637-1321
FAX: (317) 687-2344
Email: rbrown@clarkquinnlaw.com

WHEREFORE, Co-Applicants respectfully request that the PSC accept the foregoing Application for filing and, having met the requirements of KRS §§278.020(1), 278.650, and 278.665 and all applicable rules and regulations of the PSC, grant a Certificate of Public Convenience and Necessity to construct and operate the WCF at the location set forth herein.

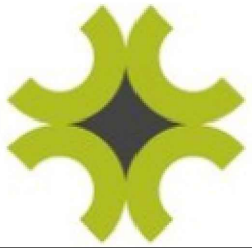
Respectfully submitted,



Russell L. Brown
Clark, Quinn, Moses, Scott & Grahn, LLP
320 North Meridian Street, Suite 1100
Indianapolis, IN 46204
Phone: (317) 637-1321 / FAX: (317) 687-2344
Email: rbrown@clarkquinnlaw.com
Attorney for Cellco Partnership d/b/a Verizon Wireless

LIST OF EXHIBITS

- 1 Development Plan Set
- 2 Affidavit of Certification



TowerCo®

ROUGH RIVER DAM

KY0099

TBD KY HWY 79
FALLS OF ROUGH, KY 40119
GRAYSON COUNTY
TENANT: LEGAL BUSINESS ENTITY d/b/a VERIZON WIRELESS
"CK ROUGH RIVER DAM"
BUILDING #:

FROM LOUISVILLE MTSO: 2441 HOLLOWAY ROAD LOUISVILLE, KY 40299: HEAD EAST ON W KENTUCKY ST TOWARD S 12TH ST, TURN RIGHT ONTO S 12TH ST, TURN LEFT ONTO W OAK ST, CONTINUE ON KY-1931 / W OAK ST, KEEP STRAIGHT TO GET ONTO W OAK ST, TAKE THE RAMP ON THE RIGHT FOR I-65 SOUTH AND HEAD TOWARD NASHVILLE, AT EXIT 91C-A, HEAD RIGHT ON THE RAMP FOR US-31W TOWARD ELIZABETHTOWN / PADUCAH, KEEP LEFT, HEADING TOWARD LEITCHFIELD / PADUCAH, AT EXIT 107, HEAD RIGHT ON THE RAMP FOR KY-259 TOWARD BROWNSVILLE / LEITCHFIELD, TURN RIGHT ONTO KY-259 / S MAIN ST, AT THE ROUNDABOUT, TAKE THE 3RD EXIT FOR KY-54 / W MAIN ST, TURN RIGHT ONTO KY-79 / FALLS OF ROUGH RD, TURN LEFT, ARRIVE AT YOUR DESTINATION ON THE RIGHT

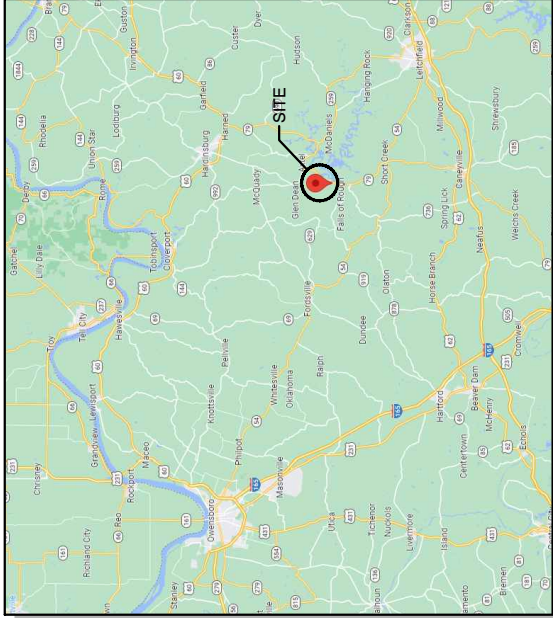
NEW 105'-0" MONOPOLE TOWER w/5'-0" LIGHTNING ROD TOTAL TOWER HEIGHT 110'-0"

ROUGH RIVER DAM
SITE #: KY0099
VERIZON WIRELESS SITE
CK ROUGH RIVER DAM
PROJECT#: 18735946
MARKET ID: ----
MDC#: 5000908537
SITE ADDRESS
TBD KY HWY 79
FALLS OF ROUGH, KY 40119
GRAYSON COUNTY
E911 ADDRESS: TBD

TOWER OWNER
TOWERCO
5000 VALLEYSTONE DR #200 CARY, NC 27519
CONTACT: EDWARD SCHAFER
PHONE: 338-325-1066
E-MAIL: eschafer@towerco.com

PROPERTY OWNER
DAVID WAYNE MERCER
CONTACT: DAVID WAYNE MERCER
PHONE: 270-589-0346
E-MAIL: TBD

PROJECT SUMMARY

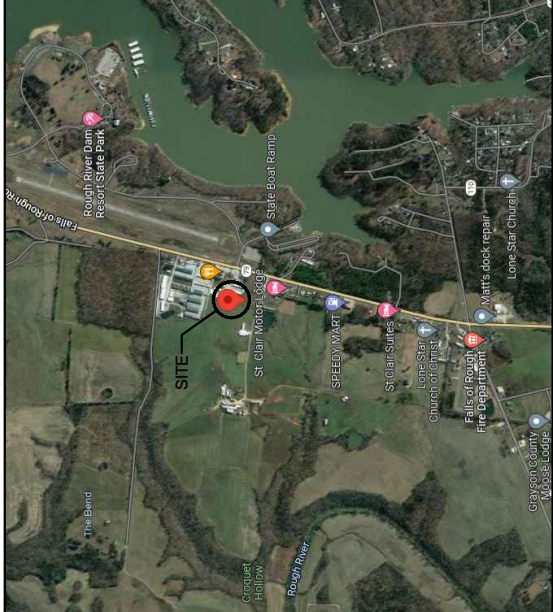


VICINITY MAP

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 INCLUDES VERIZON WIRELESS GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS. GENERALLY DESCRIBED BELOW:

- TOWER OWNER SCOPE (ETS GC):**
- INSTALL A NEW 105'-0" MONOPOLE W/ 5'-0" LIGHTNING ROD (TOTAL 110'-0")
 - INSTALL A NEW TOWER FOUNDATION SYSTEM
 - INSTALL A NEW FIBER OPTIC CABLE COMPUND
 - INSTALL A NEW ELECTRICAL SERVICE RUN TO SITE UTILITY 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 VZW CONCRETE FOUNDATION PAD
 - INSTALL ELECTRICAL SERVICE GENERATOR PAD
 - INSTALL ELECTRICAL SERVICE CONDUIT WITH PULL TAPES FROM ILC ENCLOSURE STUB-UP TO UTILITY H-FRAME
 - INSTALL NEW CONDUITS WITH PULL TAPES FROM VZW ILC STUB-UP LOCATION TO THE GENERATOR STUB-UP AT VZW GENERATOR PAD
 - INSTALL (1) NEW "VERIZON WIRELESS ONLY" FIBER OPTIC CONDUIT WITH INTEGRAL EQUIPMENT THEN TO NEW "VERIZON WIRELESS ONLY" 24"x36" HAND HOLE OUTSIDE COMPOUND THEN TO NEW "VERIZON WIRELESS ONLY" 24"x36" HAND HOLE AT R.O.M. PERMANENT ELECTRICAL POWER MUST BE AVAILABLE FOR VERIZON WIRELESS AT THE METER BASE PRIOR TO THE SITE BEING RELEASED AS TENANT READY
 - INSTALL VZW EQUIPMENT H-FRAME AND FOUNDATIONS
 - INSTALL NEW CONDUITS WITH PULL TAPES FROM RF CABINET TO OVP H-FRAME UT FIBER LOCATION
 - INSTALL NEW CONDUITS AND CIRCUITS FROM VZW ILC ENCLOSURE TO EQUIPMENT ENCLOSURES AT VZW EQUIPMENT PAD
 - INSTALL NEW 3'-6" X 10'-0" CONCRETE PAD FOR PROPANE TANK
- VERIZON WIRELESS SCOPE (VZW GC):**
- INSTALL VZW PREFABRICATED CANOPY AND FOUNDATIONS
 - INSTALL VZW ANTENNA MOUNTING SUPPORT STRUCTURE ON TOWER
 - INSTALL VZW ANTENNAS; LINES; COAX, GPS ANTENNA AND RADIO EQUIPMENT
 - INSTALL EXISTING SUBSURFACE GROUND LEADS TO VZW EQUIPMENT & FACILITIES ENCLOSURE
 - INSTALL NEW ELECTRICAL SERVICE CONDUCTORS FROM UTILITY H-FRAME TO VZW ILC ENCLOSURE
 - INSTALL VZW GENERATOR CIRCUITS FROM VZW ILC & EQUIPMENT ENCLOSURES TO VZW GENERATOR
 - INSTALL NEW OUTDOOR OVPS AND CABLEING ON VERIZON EQUIPMENT H-FRAME
 - INSTALL NEW 500 GAL PROPANE TANK

PROJECT DESCRIPTION



LOCATION MAP

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC) AND 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 MICHIGAN BUILDING CODE ADOPTED EDITION (IBC)
STRUCTURAL CODE TH/EA-222 - REVISION G
MECHANICAL CODE MICHIGAN MECHANICAL CODE ADOPTED EDITION (IMC)
PLUMBING CODE MICHIGAN PLUMBING CODE ADOPTED ADDITION (IPC)
ELECTRICAL CODE 2017 NATIONAL ELECTRICAL CODE (NEC) - NFPA 70
FIRE/LIFE SAFETY CODE MICHIGAN LIFE SAFETY CODE (2021 NFPA 101)

ACCESSIBILITY REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. BARRIER FREE ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE MICHIGAN (IBC) BUILDING CODE.

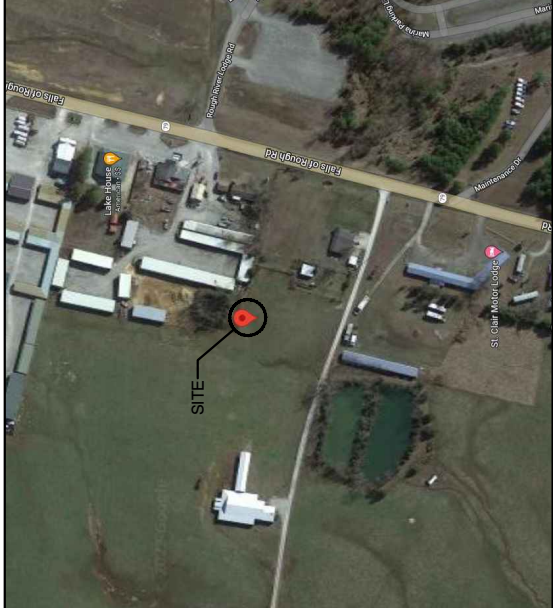
APPLICABLE CODES

SURVEYOR
FSTAN
1012 S 4TH STREET, SUITE 101
LOUISVILLE, KY 40203
PHONE: 502-636-5111

ELECTRICAL
MADE COUNTY RECC
351 HWY 79
BROWNSVILLE, KY 40108
CONTACT: CUSTOMER SERVICE
PHONE: 270-422-2182
EMAIL: TBD

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

CONSULTANT TEAM



AERIAL

SHEET NUMBER DESCRIPTION

SHEET NUMBER	DESCRIPTION
T-1	PROJECT INFORMATION, SITE MAPS, SHEET INDEX
ZONING	
Z-1	ASR COUNTY MAP
Z-2	OVERALL SITE PLAN w/AERIAL OVERLAY
Z-2A	OVERALL SITE PLAN w/AERIAL OVERLAY
Z-3	OVERALL SITE PLAN
Z-4	GRADING AND EAS CONTROL PLAN
Z-5	DETAILED SITE PLAN
Z-6	DIMENSIONED SITE PLAN
Z-7	FENCE DETAILS AND NOTES
Z-8	EROSION CONTROL DETAILS
Z-9	TOWER ELEVATION

REVISIONS			
E 06/03/24	IMB ZONING ISSUE		
D 05/22/24	IMB ZONING ISSUE		
C 03/18/24	IMB ZONING ISSUE		
B 03/11/24	IMB ZONING ISSUE		
A 02/26/24	JAE PRELIMINARY REVIEW		
NO.	DATE	BY	DESCRIPTION

ENGINEER'S STAMP:
NOT VALID WITHOUT P.E. STAMP & SIGNATURE
6/3/24

SITE NAME:	CK ROUGH RIVER DAM
ADDRESS:	TBD KY HWY 79 FALLS OF ROUGH, KY 40119
COUNTY:	GRAYSON
LATITUDE:	37° 36' 16.71" N
LONGITUDE:	86° 30' 43.37" W
SITE NUMBER:	KY0099
SHEET TITLE:	

DRAWING NO.	T-1
REVISION:	E

DIRECTIONS FROM GRAYSON COUNTY COURTHOUSE:

DEPART AND HEAD (NORTHEAST), EXIT THE ROUNDABOUT AT THE 3RD EXIT, ONTO KY-54/ W MAIN ST, TURN RIGHT ONTO KY-79/ FALLS OF ROUGH RD, THE DESTINATION WILL BE ON THE LEFT.

PREPARED FOR:



PREPARED BY:



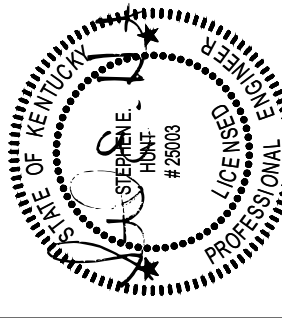
1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

DRAWING NOTICE:
THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

DRAWN BY: JAE

CHECKED BY: DS

ENGINEER'S STAMP:



NOT VALID WITHOUT P.E. STAMP & SIGNATURE

SITE NAME:

CK ROUGH RIVER DAM

ADDRESS:

TBD KY HWY 79
FALLS OF ROUGH, KY 40119

COUNTY:

GRAYSON

LATITUDE:

37° 36' 16.71" N

LONGITUDE:

86° 30' 43.37" W

SITE NUMBER:

KY0099

SHEET TITLE:

DRAWING NO.

T-1

REVISION:

E

SHEET 1

- PREMISES
- TITLE NOTES
- FLOOD ZONE DATA
- VICINITY MAP

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

The utility information shown on this plan, prepared by FSTAN and its field locations, is for informational purposes only. It is the contractor's responsibility to verify their existence and location, and to contact the appropriate utility company for field locations.

LOCATION DESCRIPTION
LOCATED ON NEAR FALLS OF ROUGH, GRAYSON COUNTY, KENTUCKY.

THIS SITE IS LOCATED ON THE FALLS OF THE ROUGH, KENTUCKY USGS QUADRANGLE SHEET.

The horizontal datum (coordinates) is referenced to the North American Datum 1983 (NAD 83) and is expressed in terms of Latitude and Longitude in degrees, minutes, seconds, and decimal parts thereof, and is accurate to within 15 feet horizontally. The site vertical datum (elevations and benchmark) is in terms of the North American Vertical Datum of 1988 (NAVD 88) and is accurate to within +/- 3 feet vertically.

QUAD MAP SCALE: 1" = 200'

verizon

TeleCAD Wireless
1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

FSTAN

1012 S 4th Street, Suite 101
Louisville, Ky 40203
Phone: (502) 636-5111
Fax: (502) 636-5263

SITE NUMBER: 617130847
SITE NAME: ROUGH RIVER DAM
SITE ADDRESS: KY HWY 79
FALLS OF ROUGH, KY 40119
LEASE AREA: 5625.00 SQ.FT.

PROPERTY OWNER:
DAVID WAYNE MERCER,
REBECCA BRUNCE MERCER,
TROY LEE MERCER, &
LOGAN BRUNCE MERCER
13965 FALLS OF ROUGH RD
FALLS OF ROUGH, KY 40119

PARCEL NUMBER:
026-00-00-011.0N, &
026-00-00-011.0K

SOURCE OF TITLE:
D.B. 513, PG. 237

DWG BY: SNS | FIELD DATE: DRAFT DATE:
11.08.22

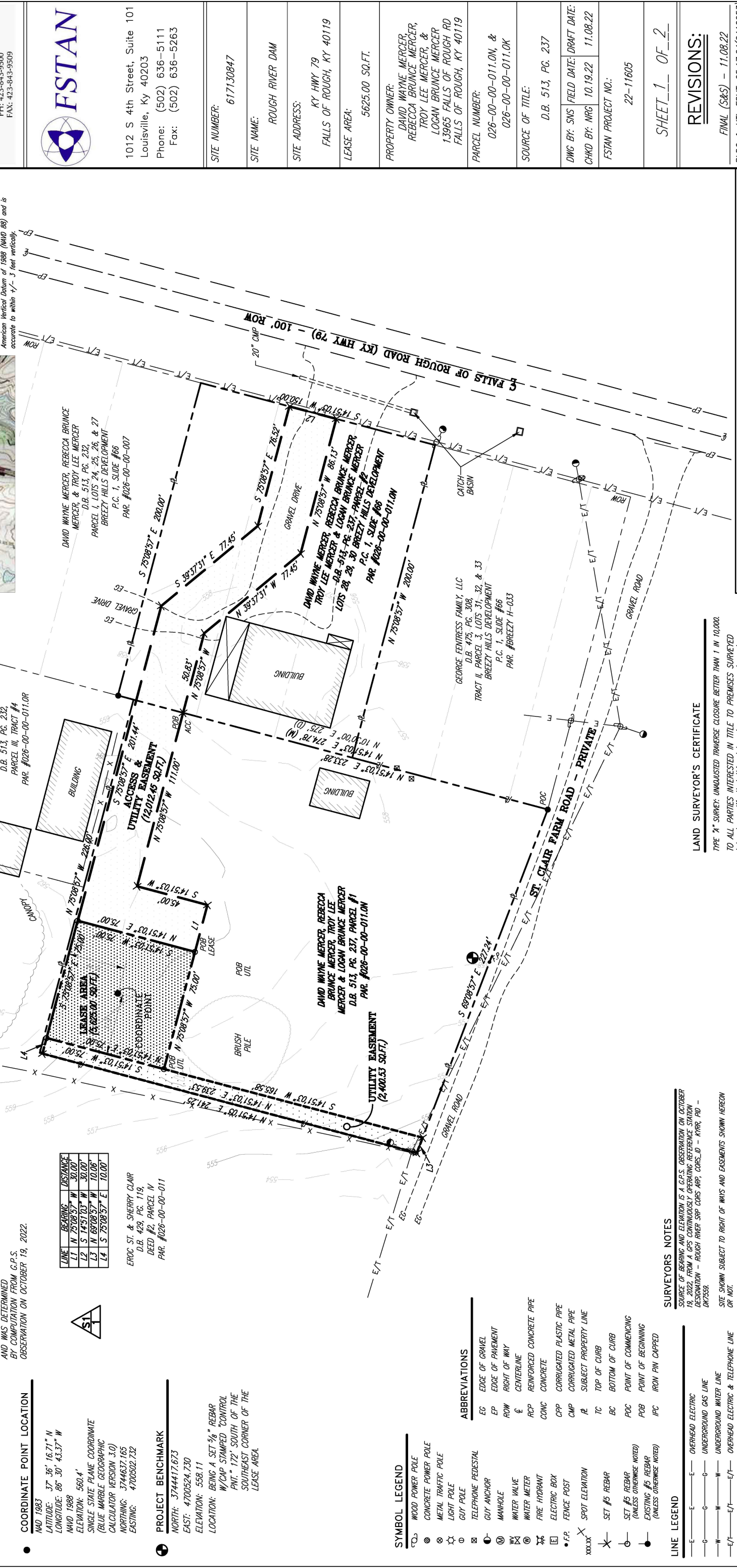
CHKD BY: NRG | 10.19.22

FSTAN PROJECT NO.: 22-11605

SHEET 1 OF 2

REVISIONS:
FINAL (S&S) - 11.08.22
BLDG & UTIL ESMT-05.17.24(2412053)

RAWLAND



COORDINATE POINT LOCATION
NAD 1983
LATITUDE: 37° 36' 16.71" N
LONGITUDE: 86° 30' 43.37" W
NAVD 1988
ELEVATION: 560.4'
SINGLE STATE PLANE COORDINATE
(BLUE MARBLE GEOGRAPHIC
CALCULATOR VERSION 3.1.0)
NORTHING: 3744637.165
EASTING: 4700502.732

PROJECT BENCHMARK
NORTH: 3744417.673
EAST: 4700524.730
ELEVATION: 558.11
LOCATION: BEING A SET 5/8" REBAR
W/CHP STAMPED "CONTROL
PNT" 172' SOUTH OF THE
SOUTHEAST CORNER OF THE
LEASE AREA.

LINE	BEARING	DISTANCE
L1	N 75°08'57" W	30.00'
L2	S 74°51'03" W	30.00'
L3	N 69°08'57" W	10.06'
L4	S 75°08'57" E	10.00'

ERIC ST. & SHERRY CLAIR
D.B. 429, PG. 119,
DEED #2, PARCEL IV
PAR. #026-00-00-011

ABBREVIATIONS

- EG EDGE OF GRAVEL
- EP EDGE OF PAVEMENT
- ROW RIGHT OF WAY
- ¢ CENTERLINE
- RCP REINFORCED CONCRETE PIPE
- CONC CONCRETE
- CPP CORRUGATED PLASTIC PIPE
- CMP CORRUGATED METAL PIPE
- R SUBJECT PROPERTY LINE
- TC TOP OF CURB
- BC BOTTOM OF CURB
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- IPC IRON PIN CAPPED

SYMBOL LEGEND

- WOOD POWER POLE
- CONCRETE POWER POLE
- METAL TRAFFIC POLE
- LIGHT POLE
- GUY POLE
- TELEPHONE PEDESTAL
- GUY ANCHOR
- MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- ELECTRIC BOX
- F.F. FENCE POST
- SPOT ELEVATION
- SET #5 REBAR
- SET #5 REBAR (UNLESS OTHERWISE NOTED)
- EXISTING #5 REBAR (UNLESS OTHERWISE NOTED)

LINE LEGEND

- OVERHEAD ELECTRIC
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- OVERHEAD ELECTRIC & TELEPHONE LINE
- OVERHEAD TELEPHONE LINE
- DRAINAGE/STORM SEWER LINE
- EXISTING FENCE
- PROPOSED FENCE
- DITCH / SWALE
- SUBJECT PROPERTY BOUNDARY
- RIGHT OF WAY CENTERLINE

NOTE: SYMBOLS, ABBREVIATIONS, OR LINES/STYLES DO NOT NECESSARILY APPEAR ON DRAWING(S). USE ONLY AS APPLICABLE.

SURVEYOR'S CERTIFICATE

TYPE "X" SURVEY: UNDISTURBED TRANSVERSE CLOSURE BETTER THAN 1 IN 10,000.

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED I hereby certify that this plan 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.

This survey and plat meets or exceeds the minimum standards of the governing authorities.

This property is subject to any recorded easements or right of ways not shown hereon.

LAND SURVEYOR'S CERTIFICATE

FRANK L. SELLINGER, II
KY. REG. NO. 3282

SURVEYOR'S NOTES

SOURCE OF BEARING AND ELEVATION IS A G.P.S. OBSERVATION ON OCTOBER 19, 2022, FROM A G.P.S. CONTINUOUSLY OPERATING REFERENCE STATION DESIGNATION - ROUGH RIVER SPP CORP APP. CORP. ID - KYRR_P0 - DK7558.

SITE SHOWN SUBJECT TO RIGHT OF WAYS AND EASEMENTS SHOWN HEREON OR NOT.

SOURCE OF ROTATION BASED ON THE SOUTH LINE OF PARCEL NUMBER 1 OF THE MERCER PROPERTY WHICH HAS THE BEARING OF N 10°30'00" E PER DEED BOOK 513, PAGE 237, AND THE CALCULATED BEARING OF N 14°51'03" E.

NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE PARENT TRACT.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.




EXISTING CONTIGUOUS ARE AT ONE FOOT INTERVALS.

"WIRELESS COMMUNICATION SITE SURVEY"

OWNER APPROVAL: _____ DATE: _____

TENANT APPROVAL: _____ DATE: _____

I HAVE REVIEWED THE FLOOD INSURANCE RATE MAPS (FIRM) MAP NO. 21085C0035C DATED 09-19-2012 AND THE LEASE AREA DOES NOT APPEAR TO BE IN A FLOOD PRONE AREA. THE LEASE AREA IS LOCATED IN ZONE "X".

-  - LEGAL DESCRIPTIONS
(LEASE AREA)
-  - LEGAL DESCRIPTIONS
(ACCESS ESMIT)
-  - LEGAL DESCRIPTIONS
(UTILITY ESMIT)

LEGAL DESCRIPTIONS:

This is a description for Verizon, of a lease area to be located on the property of the David Wayne Mercer, Rebecca Brunce Mercer, Troy Lee Mercer, & Logan Brunce Mercer, and being near Falls of Rough, Grayson County, Kentucky which is further described as follows:

LEASE AREA

 Being a part of the property conveyed to David Wayne Mercer, Rebecca Brunce Mercer, Troy Lee Mercer, & Logan Brunce Mercer in Deed Book 513, Page 237 of the Grayson County Clerk's Office, and being near Falls of Rough, Grayson County, Kentucky which is further described as follows:

Commencing at a $\frac{5}{8}$ " rebar with cap found at the southeast corner of the property conveyed to David Wayne Mercer, Rebecca Brunce Mercer, Troy Lee Mercer, & Logan Brunce Mercer in Deed Book 513, Page 237 of the Grayson County Clerk's Office;

Thence with the east line of said Mercer property N 14°51'03" E - 233.28' to a point on the south line of the Access & Utility Easement;

Thence leaving said property line and traversing said Mercer property with the said perimeter of said Access & Utility Easement for the next three (3) calls: (1) N 75°08'57" W - 111.00' to a point;

Thence (2) S 14°51'03" W - 45.00' to a point;

Thence (3) N 75°08'57" W - 30.00' to a set iron rod with a cap stamped "FStan 3282", and being the True Point of

Beginning of the Lease Area;

Thence leaving said Access & Utility Easement N 75°08'57" W - 75.00' to a set iron rod with a cap stamped "FStan 3282";

Thence N 14°51'03" E - 75.00' to a set iron rod with a cap stamped "FStan 3282";

Thence S 75°08'57" E - 75.00' to a set iron rod with a cap stamped "FStan 3282";

Thence S 14°51'03" W - 75.00' to the point of beginning, containing 5,625.00 square feet as per survey by Frank L.

Sellinger, II dated November 08, 2022, and revised on May 17, 2024.

UTILITY EASEMENT

 Being a part of the property conveyed to David Wayne Mercer, Rebecca Brunce Mercer, Troy Lee Mercer, & Logan Brunce Mercer in Deed Book 513, Page 237 of the Grayson County Clerk's Office, and being near Falls of Rough, Grayson County, Kentucky which is further described as follows:

Commencing at a $\frac{5}{8}$ " rebar with cap found at the southeast corner of the property conveyed to David Wayne Mercer, Rebecca Brunce Mercer, Troy Lee Mercer, & Logan Brunce Mercer in Deed Book 513, Page 237 of the Grayson County Clerk's Office;

Thence with the east line of said Mercer property N 14°51'03" E - 233.28' to a point on the south line of the Access & Utility Easement;

Thence leaving said property line and traversing said Mercer property with the said perimeter of said Access & Utility Easement for the next three (3) calls: (1) N 75°08'57" W - 111.00' to a point;

Thence (2) S 14°51'03" W - 45.00' to a point;

Thence (3) N 75°08'57" W - 30.00' to a set iron rod with a cap stamped "FStan 3282" on the southeast corner of the

Lease Area;

Thence leaving said Access & Utility Easement with the south line of said Lease Area N 75°08'57" W - 75.00' to a set iron rod with a cap stamped "FStan 3282", and being the True Point of Beginning of the Utility Easement;

Thence leaving said Lease Area S 14°51'03" W - 165.58' to a point on the south line of said Mercer property;


Thence with the perimeter of said Mercer property for the next two (2) calls: (1) N 69°08'57" W - 10.06' to a point on the southwest corner of said Mercer property;

Thence (2) with the west line of said Mercer property N 14°51'03" E - 239.53' to a point;

Thence leaving said west line and traversing said Mercer property S 75°08'57" E - 10.00' to a set iron rod with a cap stamped "FStan 3282" on the northwest corner of said Lease Area;

Thence with the west line of said Lease Area S 14°51'03" W - 75.00' to the point of beginning, containing 2,400.53 square feet as per survey by Frank L. Sellinger, II dated May 17, 2024.

ACCESS & UTILITY EASEMENT

 Being a part of the property conveyed to David Wayne Mercer, Rebecca Brunce Mercer, Troy Lee Mercer, & Logan Brunce Mercer in Deed Book 513, Page 237 of the Grayson County Clerk's Office, and being near Falls of Rough, Grayson County, Kentucky which is further described as follows:

Commencing at a $\frac{5}{8}$ " rebar with cap found at the southeast corner of the property conveyed to David Wayne Mercer, Rebecca Brunce Mercer, Troy Lee Mercer, & Logan Brunce Mercer in Deed Book 513, Page 237 of the Grayson County Clerk's Office;

Thence with the east line of said Mercer property N 14°51'03" E - 233.28' to the True Point of Beginning of the Access & Utility Easement;

Thence leaving said property line and traversing said Mercer property N 75°08'57" W - 111.00' to a point;

Thence S 14°51'03" W - 45.00' to a point;

Thence N 75°08'57" W - 30.00' to a set iron rod with a cap stamped "FStan 3282" on the southeast corner of the

Lease Area;

Thence with the east line of said Lease Area N 14°51'03" E - 75.00' to a set iron rod with a cap stamped "FStan 3282" on the northeast corner of said Lease Area;

Thence leaving said Lease Area S 75°08'57" E - 201.44' to a point;

Thence S 39°37'31" E - 77.45' to a point;

Thence S 75°08'57" E - 76.52' to a point on the northwest right-of-way of Falls of Rough Road;

Thence with said northwest right-of-way S 14°51'03" W - 30.00' to a point;

Thence leaving said northwest right-of-way of Falls of Rough Road and traversing said Mercer property N 75°08'57" W - 86.13' to a point;

Thence N 39°37'31" W - 77.45' to a point;

Thence N 75°08'57" W - 50.83' to the point of beginning, containing 12,012.45 square feet as per survey by Frank L. Sellinger, II dated November 08, 2022, and revised on May 17, 2024.

REVISIONS:

FINAL (S&S) - 11.08.22

BLDG & UTIL ESMIT-05.17.24(2412053)

LAND SURVEYOR'S CERTIFICATE

TYPE "I" SURVEY: UNADJUSTED TRANSVERSE CLOSURE BETTER THAN 1 IN 10,000.

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED 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. This survey and plat meets or exceeds the minimum standards of the governing authorities. This property is subject to any recorded easements or right of ways not shown hereon.

PREPARED FOR:



PREPARED BY:



1961 NORTHPOINT BLVD, SUITE 130
 HIXSON, TN 37343
 PH: 423-843-9500
 FAX: 423-843-9509

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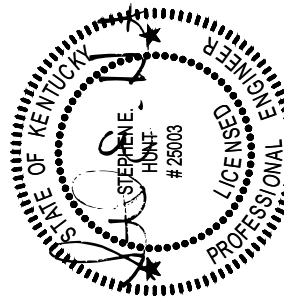
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CHECKED BY: DS

REVISIONS

NO.	DATE	BY	DESCRIPTION
E	06/03/24	MB	ZONING ISSUE
D	05/22/24	MB	ZONING ISSUE
C	03/18/24	MB	ZONING ISSUE
B	03/11/24	MB	ZONING ISSUE
A	02/26/24	JAE	PRELIMINARY REVIEW

ENGINEER'S STAMP:



6/3/24
 NOT VALID WITHOUT P.E. STAMP & SIGNATURE

SITE NAME:

CK ROUGH RIVER DAM

ADDRESS:

TBD KY HWY 79
 FALLS OF ROUGH, KY 40119

COUNTY:

GRAYSON

LATITUDE:

37° 36' 16.71" N

LONGITUDE:

86° 30' 43.37" W

SITE NUMBER:

KY00099

SHEET TITLE:

DRAWING NO.

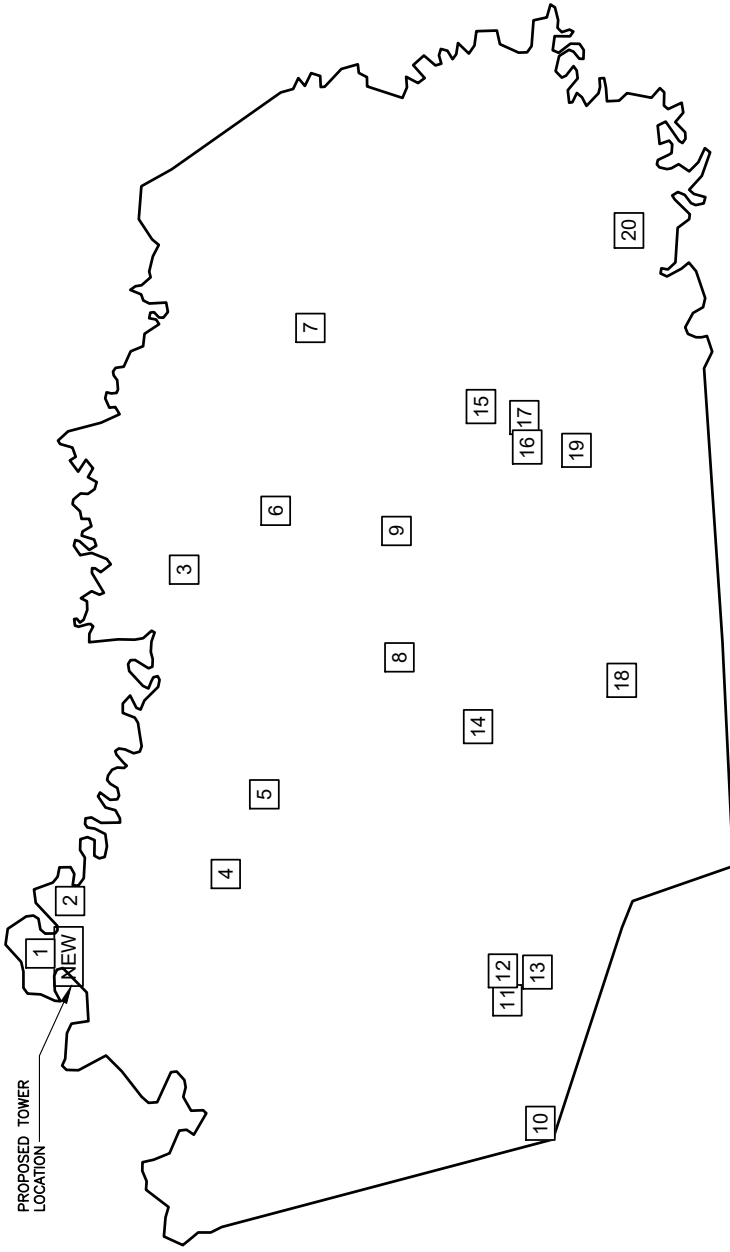
Z-1

REVISION:

E

FCC REGISTERED SITES
 (GRAYSON COUNTY)

TOWER	ASR	LATITUDE	LONGITUDE	TOWER OWNER
1	1327131	37°36'16.70"N	86°30'43.40"W	TOWERCO 2013 LLC
2	1319716	37°35'48.00"N	86°29'24.50"W	TILLMAN INFRASTRUCTURE, LLC
3	1258451	37°32'44.10"N	86°18'58.40"W	CELLCO PARTNERSHIP
4	1244902	37°31'51.20"N	86°28'23.90"W	CCATT LLC
5	1268314	37°30'50.00"N	86°25'54.60"W	SBA MONARCH TOWERS III, LLC
6	1043268	37°30'40.00"	86°17'15.00"W	HERITAGE MEDIA OF KENTUCKY INC
7	1217206	37°29'36.00"N	86°11'16.50"W	CROWN COMMUNICATIONS LLC
8	1313734	37°27'22.60"N	86°21'49.00"W	CTI TOWERS ASSETS II, LLC
9	1043037	37°27'33.00"N	86°17'41.00"W	CELLCO PARTNERSHIP
10	1217219	37°23'39.90"N	86°36'37.80"W	CROWN COMMUNICATIONS LLC
11	1043431	37°24'41.0	86°32'12.00"W	CELLCO PARTNERSHIP
12	1043035	37°24'42.60"N	86°31'56.60"W	CROWN CASTLE SOUTH LLC
13	1284809	37°23'58.90"N	86°31'46.80"W	KENTUCKY UTILITIES COMPANY
14	1217214	37°25'24.50"N	86°24'14.90"W	CROWN COMMUNICATIONS LLC
15	1280487	37°25'27.10"N	86°13'46.70"W	CELLCO PARTNERSHIP
16	1315842	37°24'17.80"N	86°14'17.10"W	VB BTS, LLC
17	1250554	37°24'17.90"N	86°14'14.40"W	TENNESSEE VALLEY AUTHORITY
18	1323679	37°22'3.80"N	86°22'25.80"W	HORVATH TOWERS VI, LLC
19	1281698	37°23'1.90"N	86°15'21.70"W	KENTUCKY UTILITIES COMPANY
20	1310238	37°21'41.70"N	86°8'22.00"W	CELLCO PARTNERSHIP
PROPOSED TOWER	TBD	37°36'16.71"N	86°30'43.37"W	TOWERCO



GRAYSON COUNTY TOWER MAP

PREPARED FOR:



PREPARED BY:



1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
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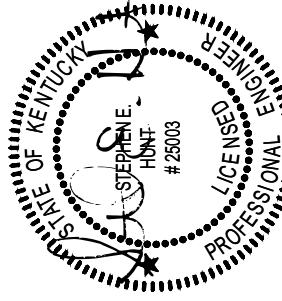
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TBD KY HWY 79
FALLS OF ROUGH, KY 40119

COUNTY:

GRAYSON

LATITUDE:

37° 36' 16.71" N

LONGITUDE:

86° 30' 43.37" W

SITE NUMBER:

KY0099

SHEET TITLE:

DRAWING NO.

Z-2

REVISION:

E



**OVERALL SITE PLAN
W/AERIAL OVERLAY**

NOT TO SCALE



Call before you dig.
Know what's below.
1-800-752-6007
Call Monday thru Friday - 7 am. to 6 pm.
PER KENTUCKY STATE LAW, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE KENTUCKY 811 PROGRAM AT LEAST 48 HOURS BEFORE COMMENCING WORK.

PREPARED FOR:



PREPARED BY:



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HIKSON, TN 37343
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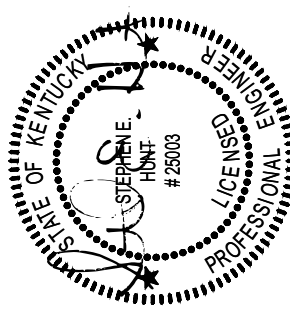
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LONGITUDE:

86° 30' 43.37" W

SITE NUMBER:

KY0099

SHEET TITLE:

DRAWING NO.

Z-2A

REVISION:

E



OVERALL SITE PLAN W/AERIAL OVERLAY

NOT TO SCALE



Call Monday thru Friday - 7 am. to 6 pm.
1-800-752-6007
PER KENTUCKY STATE LAW, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE COMMENCING WORK.

PREPARED FOR:



PREPARED BY:



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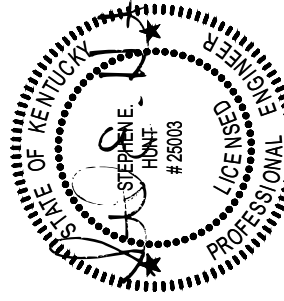
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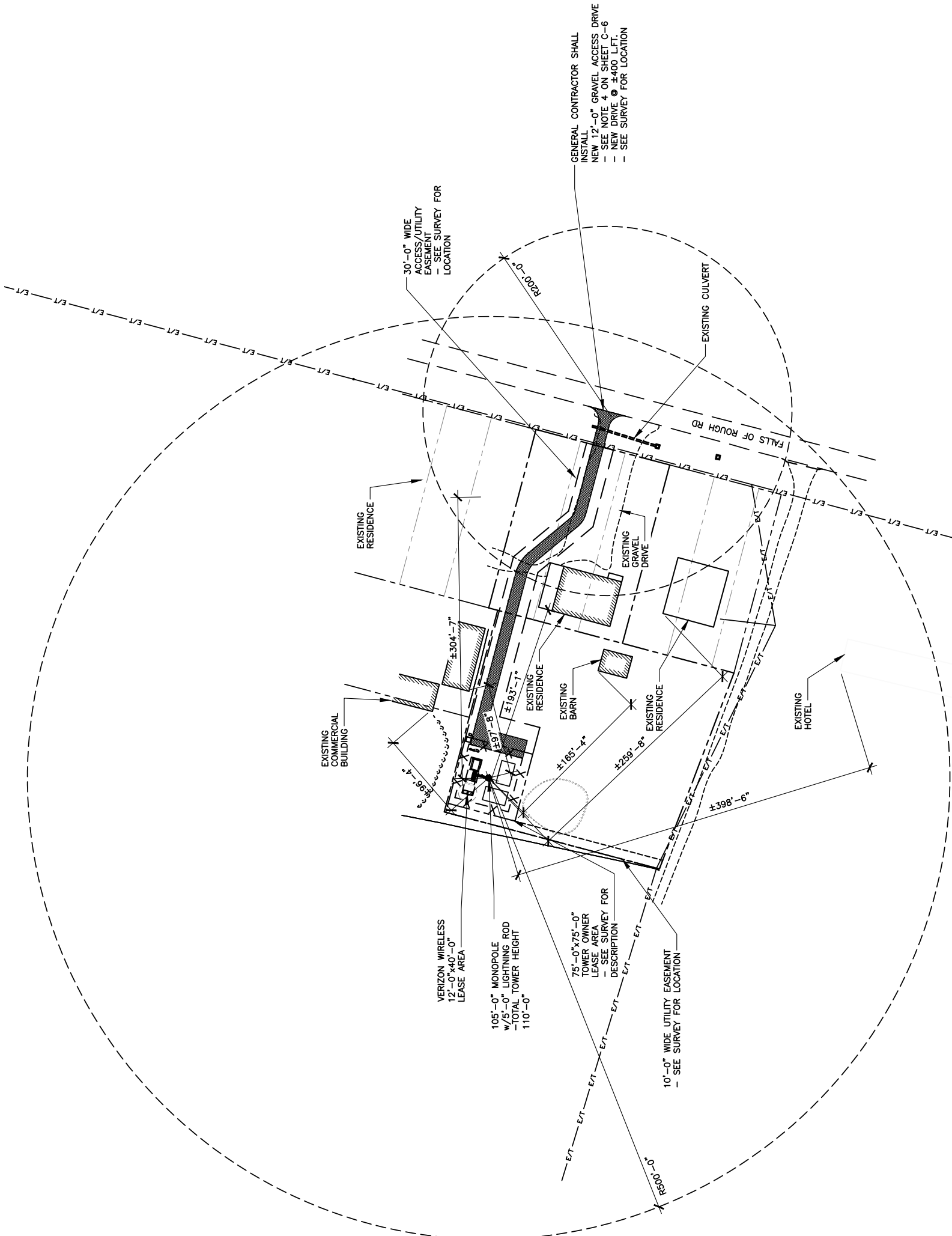
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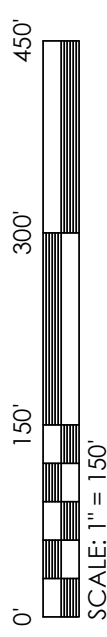
REVISION:

E



OVERALL SITE PLAN

SCALE: 1" = 150'



SCALE: 1" = 150'



Know what's below.
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PREPARED FOR:



PREPARED BY:



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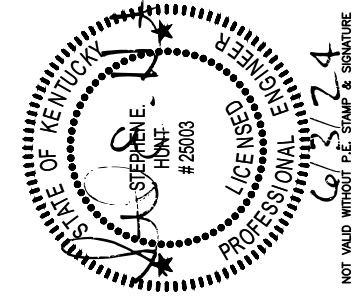
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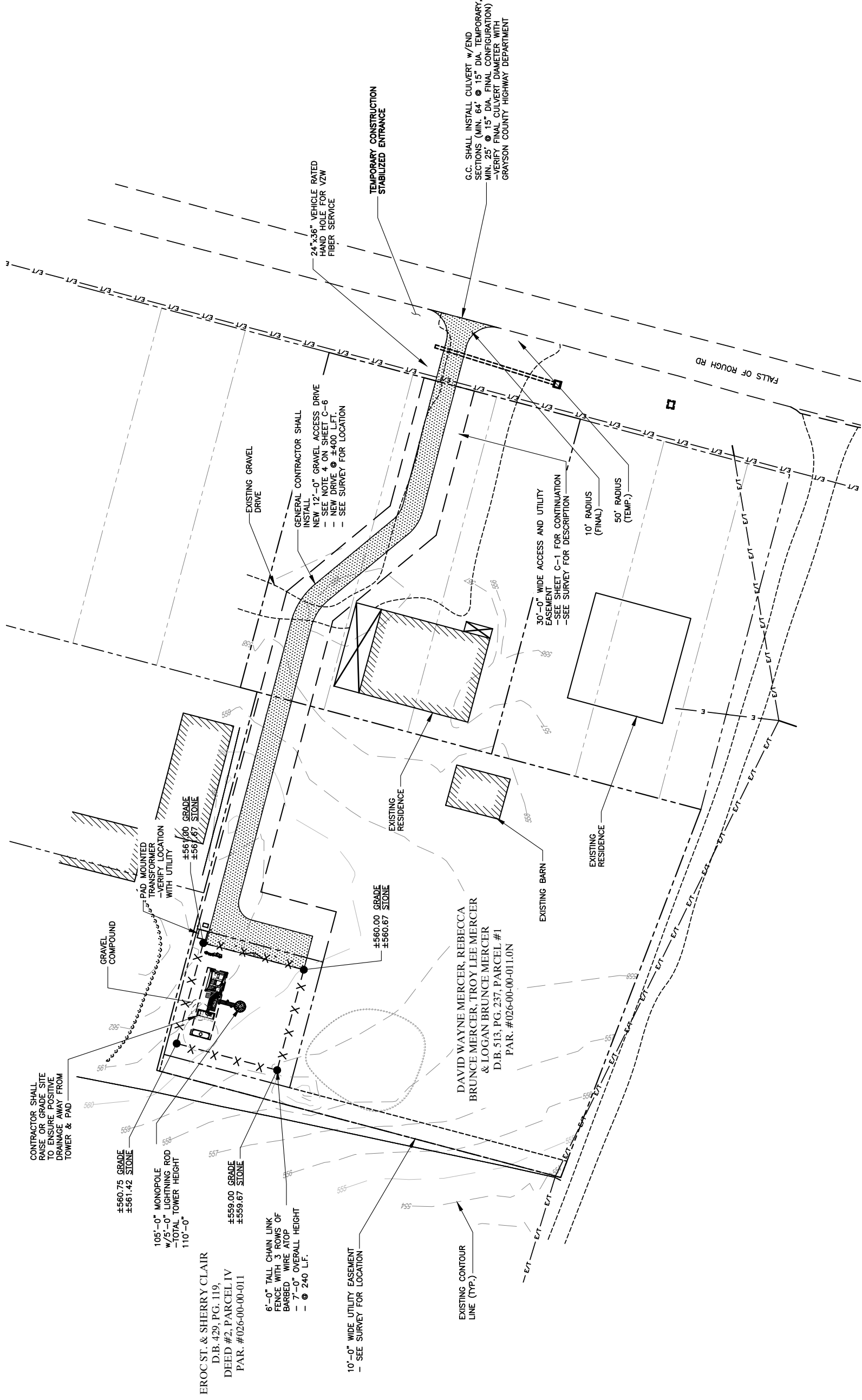
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Z-4

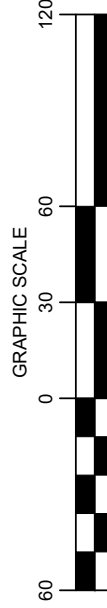
REVISION:

E



GRADING AND E&S CONTROL PLAN

SCALE: 1" = 60'



Call Monday thru Friday - 7 am. to 6 pm.
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1-800-752-6007
PER KENTUCKY STATE LAW, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UTILITY COMPANIES AT LEAST 48 WORKING DAYS BEFORE COMMENCING WORK.

PREPARED FOR:



PREPARED BY:



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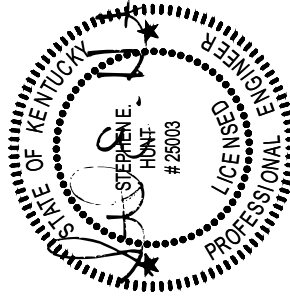
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FALLS OF ROUGH, KY 40119

COUNTY: GRAYSON

LATITUDE: 37° 36' 16.71" N

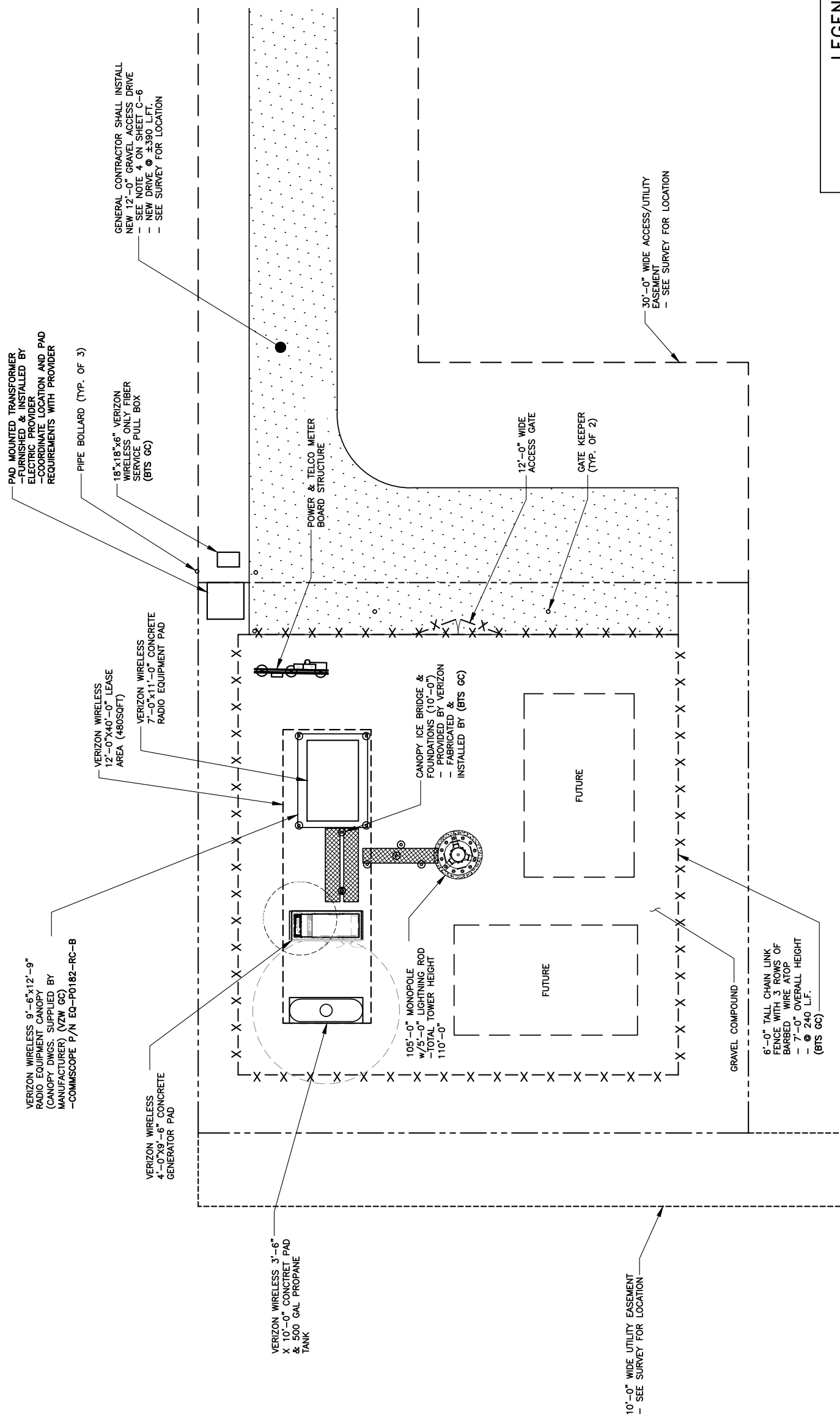
LONGITUDE: 86° 30' 43.37" W

SITE NUMBER: KY0099

SHEET TITLE:

DRAWING NO. Z-5

REVISION: E



PAD MOUNTED TRANSFORMER
- FURNISHED & INSTALLED BY
ELECTRIC PROVIDER
- COORDINATE LOCATION AND PAD
REQUIREMENTS WITH PROVIDER

GENERAL CONTRACTOR SHALL INSTALL
NEW 12'-0" GRAVEL ACCESS DRIVE
- SEE NOTE 4 ON SHEET C-6
- NEW DRIVE @ ±390 L.F.T.
- SEE SURVEY FOR LOCATION

VERIZON WIRELESS
12'-0" x 40'-0" LEASE
AREA (480 SQ FT)

VERIZON WIRELESS
4'-0" x 9'-6" CONCRETE
GENERATOR PAD

VERIZON WIRELESS 3'-6"
X 10'-0" CONCRETE PAD
& 500 GAL PROPANE
TANK

CANOPY ICE BRIDGE &
FOUNDATIONS (10'-0")
- PROVIDED BY VERIZON
- FABRICATED &
INSTALLED BY (BTS GC)

105'-0" MONOPOLE
W/ 5'-0" LIGHTNING ROD
- TOTAL TOWER HEIGHT
110'-0"

12'-0" WIDE
ACCESS GATE

GATE KEEPER
(TYP. OF 2)

10'-0" WIDE UTILITY EASEMENT
- SEE SURVEY FOR LOCATION

30'-0" WIDE ACCESS/UTILITY
EASEMENT
- SEE SURVEY FOR LOCATION

GRAVEL COMPOUND
6'-0" TALL CHAIN LINK
FENCE WITH 3 ROWS OF
BARBED WIRE ATOP
- 7'-0" OVERALL HEIGHT
- @ 240 L.F.
(BTS GC)

LEGEND

- IRON PIN
- DRAINAGE LINE
- SPOT ELEVATION
- +XXX.XX
- GRAVEL COMPOUND
- CENTER LINE
- NEW FENCE LINE
- NEW SILT FENCE LINE
- POWER POLEW/OVERHEAD ELEC./TELE.
- EDGE OF NEW DRIVE
- UNDERGROUND ELECTRICAL CONDUIT
- UNDERGROUND TELEPHONE CONDUIT
- EXISTING CONTOURS
- NEW CONTOURS
- FENCED COMPOUND
- CONCRETE
- ACCESS DRIVE



DETAILED SITE PLAN

SCALE: 1/16" = 1'-0"

*NOTE: GENERAL CONTRACTOR IS TO ENSURE
THERE IS NO DISTURBANCE OF
PROPERTY, SOIL, ETC. OUTSIDE OF
THE STAKED LEASE AREA WITHOUT
APPROVAL FROM VERIZON WIRELESS
CONSTRUCTION MANAGER

Kentucky 811
Know what's below.
Call Monday thru Friday - 7 am. to 6 pm.
1-800-752-6007
PER KENTUCKY STATE LAW, IT IS AGAINST THE
LAW TO EXCAVATE WITHOUT NOTIFYING THE
UNDERGROUND SERVICE TROOP (UST) OF ANY
WORKING DATES BEFORE COMMENCING WORK.

PREPARED FOR:



PREPARED BY:



1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

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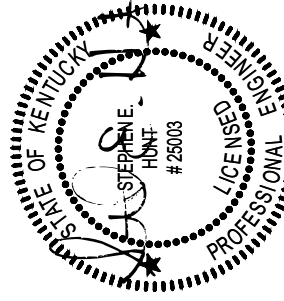
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CK ROUGH RIVER DAM

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TBD KY HWY 79
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COUNTY:

GRAYSON

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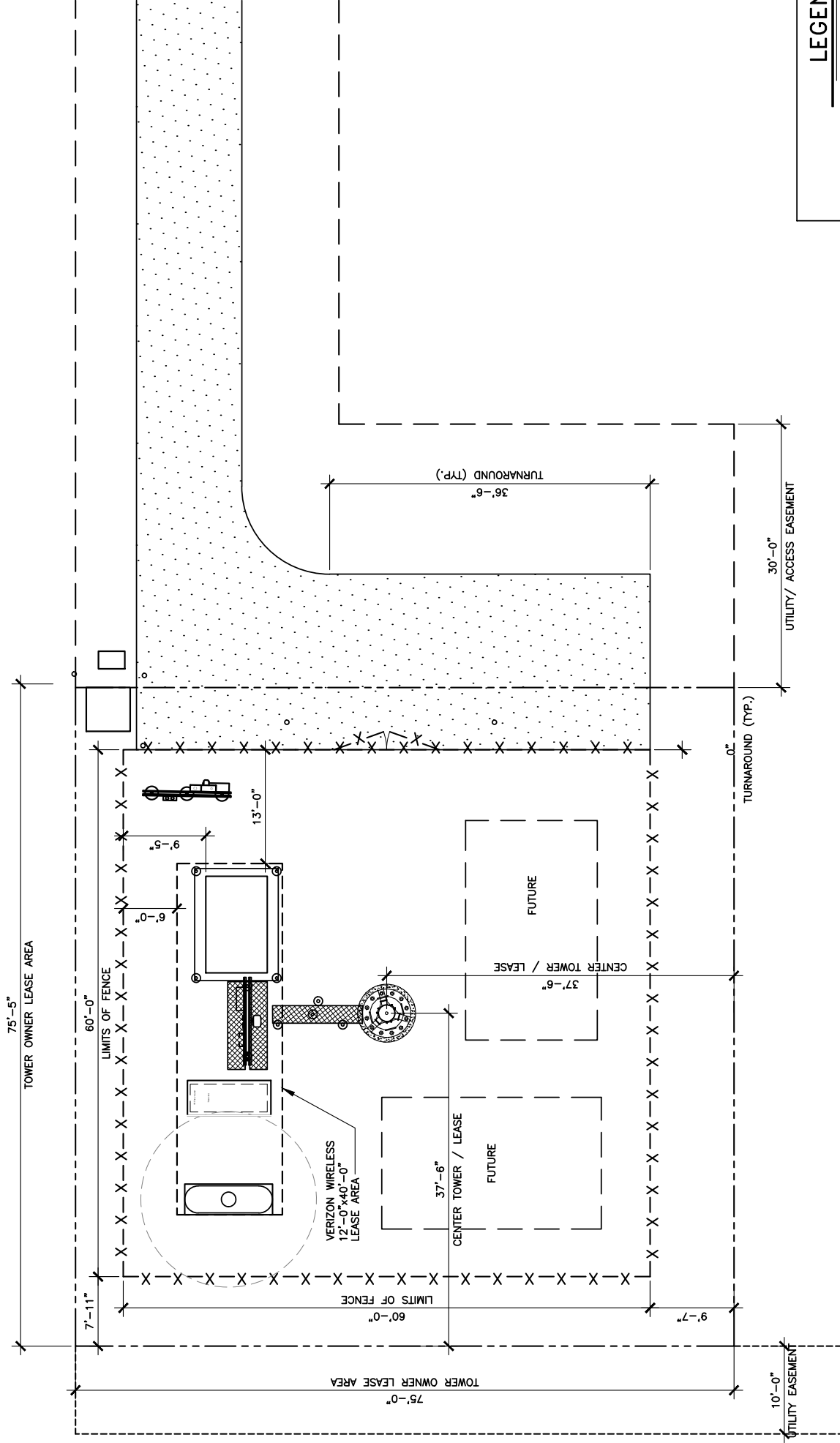
SHEET TITLE:

DRAWING NO.

Z-6

REVISION:

E



LEGEND

- IRON PIN
- DRAINAGE LINE
- SPOT ELEVATION
- GRAVEL COMPOUND
- CENTER LINE
- NEW FENCE LINE
- NEW SILT FENCE LINE
- POWER POLEW/OVERHEAD ELEC./TELE.
- EDGE OF NEW DRIVE
- UNDERGROUND ELECTRICAL CONDUIT
- UNDERGROUND TELEPHONE CONDUIT
- EXISTING CONTOURS
- NEW CONTOURS
- NEW LEASE AREA AND EASEMENT
- FENCED COMPOUND
- CONCRETE
- ACCESS DRIVE



DIMENSIONED SITE PLAN

SCALE: 1/16" = 1'-0"

*NOTE: GENERAL CONTRACTOR IS TO ENSURE THERE IS NO DISTURBANCE OF PROPERTY, SOIL, ETC. OUTSIDE OF THE STAKED LEASE AREA WITHOUT APPROVAL FROM VERIZON WIRELESS CONSTRUCTION MANAGER



Know what's below.
Call before you dig.
1-800-752-6007
PER KENTUCKY STATE LAW, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT OBTAINING THE NECESSARY CONSENTS AND WORKING DAYS BEFORE COMMENCING WORK.

PREPARED FOR:



PREPARED BY:



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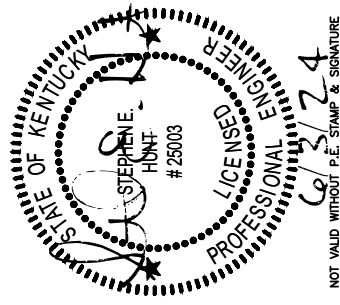
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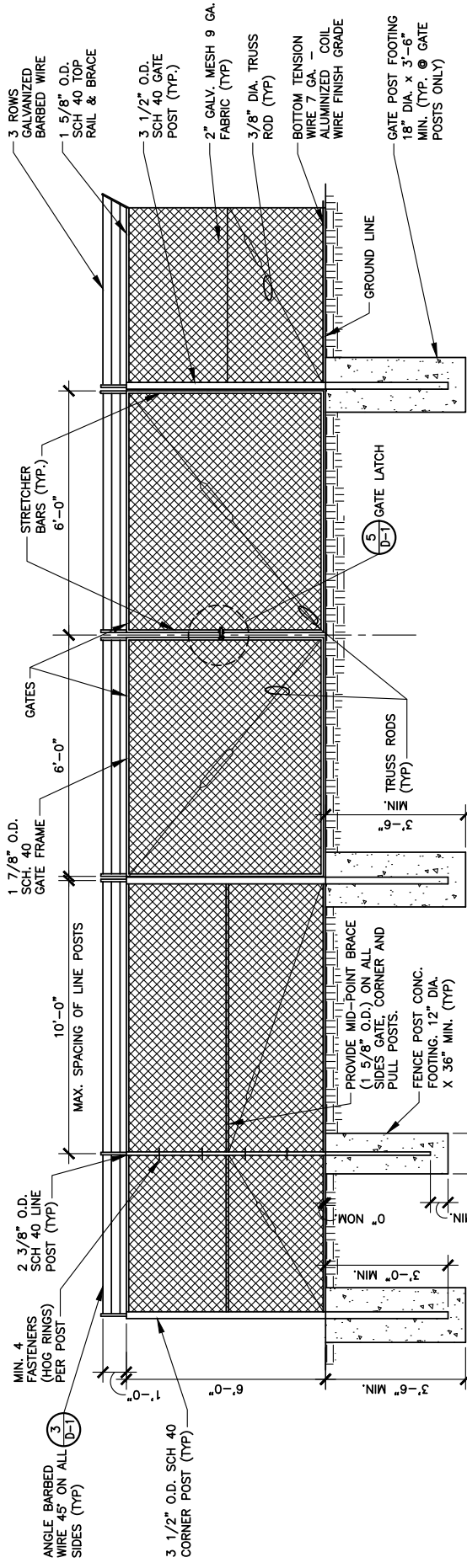
SHEET TITLE:

DRAWING NO. Z-7

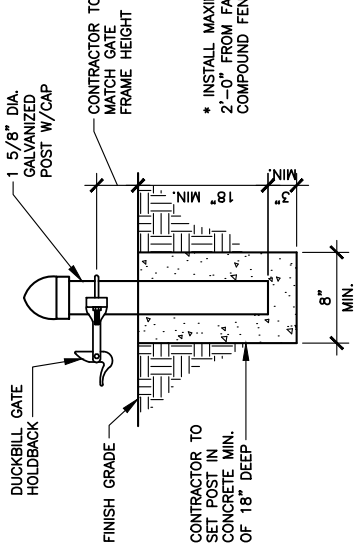
REVISION: E

CHAIN LINK FENCING NOTES

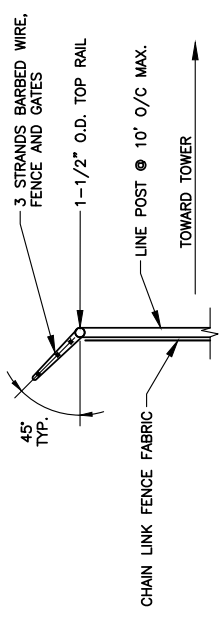
- ALL FENCE AND FABRIC SHALL BE HOT DIPPED GALVANIZED WITH A MINIMUM OF 2 OZ. PER SQUARE FOOT, 9 GAUGE WIRE (MIN. BREAKING STRENGTH OF 1,290 LBS) WITH 2" MESH. ALL BARBED WIRE SHALL BE ALUMINUM OR COATED PER NOTE #4.
- BOTTOM EDGE OF FENCE FABRIC SHALL EXTEND TO FINISHED GRADE.
- SITE FENCE SHALL BE 6'-0" FABRIC W/ 3 STRAND BARBED WIRE FOR TOTAL HEIGHT OF 7'-0".
- BARBED WIRE SHALL MEET ASTM A 121, CLASS 3 GALV. OR ASTM A 565, TYPE 1, CLASS 2 COATING (NOT LESS THAN 0.8 OZ. PER SQ. FT.) AND SHALL BE THREE STRAND 12.5 GAUGE W/4 POINT BARBS AT 5" O/C.
- BOTTOM OF CONCRETE BASE SHALL BE SET BELOW FROSTLINE (SEE LOCAL CODE). WHERE SOIL BEARING CAPACITY IS LESS THAN 2000 PSF, INCREASE CONCRETE SURROUNDING FENCE POST FOUNDATION DIAMETERS BY 6", PROVIDE CONCRETE WITH A 28 DAY STRENGTH OF 3000 PSI (MIN).
- PROVIDE A DIAGONAL BRACE ROD AND TURN BUCKLE ON BOTH GATE LEAFS.
- ALL RAILS AND BRACES SHALL BE SCHEDULE 40 STEEL PIPE, AND ALL FENCE POSTS SHALL BE SCHEDULE 40 STEEL PIPE, AND BE 2 OZ. GALVANIZED COATED.
- CONTRACTOR SHALL ENSURE ALL POSTS ARE PLUMB.
- ALL FENCE SHALL BE FABRICATED AND INSTALLED PER ASTM F2611-15, ASTM F567-14c AND CHAIN LINK FENCE MANUFACTURERS INSTITUTE CLFMI-PM 2445.
- CONTRACTOR SHALL FURNISH AND INSTALL ONE (1) MASTER LOCK LONG SHANK #175LH COMBINATION PADLOCK. COMBINATION TO BE SET AT 7011.



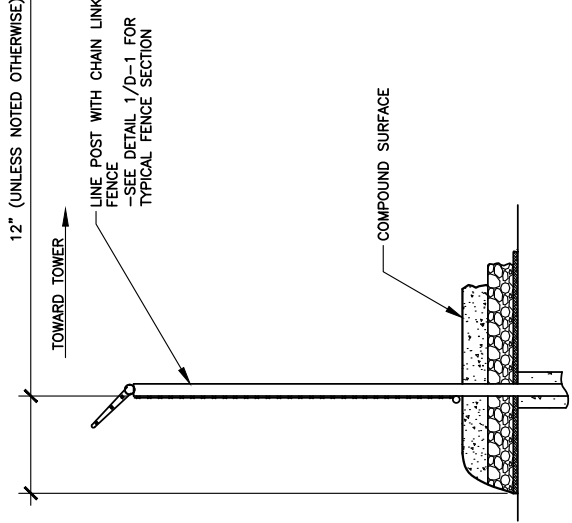
1
 CHAIN LINK FENCE & POST DETAIL
 SCALE: N.T.S.



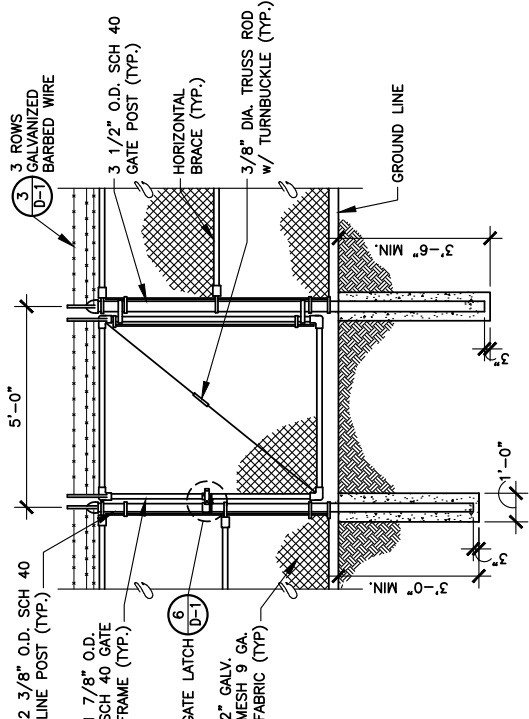
4
 GATE KEEPER DETAIL
 SCALE: N.T.S.



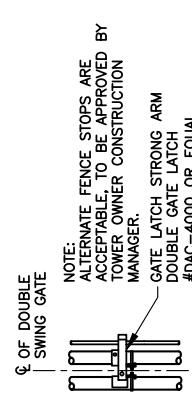
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 TYPICAL BARBED WIRE DETAIL
 SCALE: N.T.S.



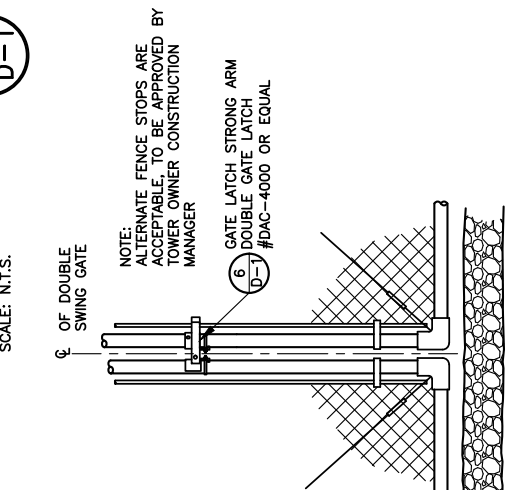
2
 SITE AREA SURFACING
 SCALE: N.T.S.



7
 MAN GATE DETAIL
 SCALE: N.T.S.



6
 GATE LATCH DETAIL
 SCALE: N.T.S.



5
 GATE LATCH DETAIL
 SCALE: N.T.S.

NOTE: ALTERNATE FENCE STOPS ARE ACCEPTABLE, TO BE APPROVED BY TOWER OWNER CONSTRUCTION MANAGER.

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PREPARED FOR:



PREPARED BY:



1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

DRAWING NOTICE:
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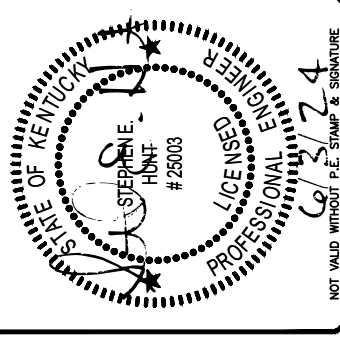
DRAWN BY: JAE

CHECKED BY: DS

REVISIONS

NO.	DATE	BY	DESCRIPTION
E	06/03/24	MJB	ZONING ISSUE
D	05/22/24	MJB	ZONING ISSUE
C	03/18/24	MJB	ZONING ISSUE
B	03/11/24	MJB	ZONING ISSUE
A	02/26/24	JAE	PRELIMINARY REVIEW

ENGINEER'S STAMP:



NOT VALID WITHOUT P.E. STAMP & SIGNATURE
6/3/24

SITE NAME:

CK ROUGH RIVER DAM

ADDRESS:

TBD KY HWY 79
FALLS OF ROUGH, KY 40119

COUNTY:

GRAYSON

LATITUDE:

37° 36' 16.71" N

LONGITUDE:

86° 30' 43.37" W

SITE NUMBER:

KY00099

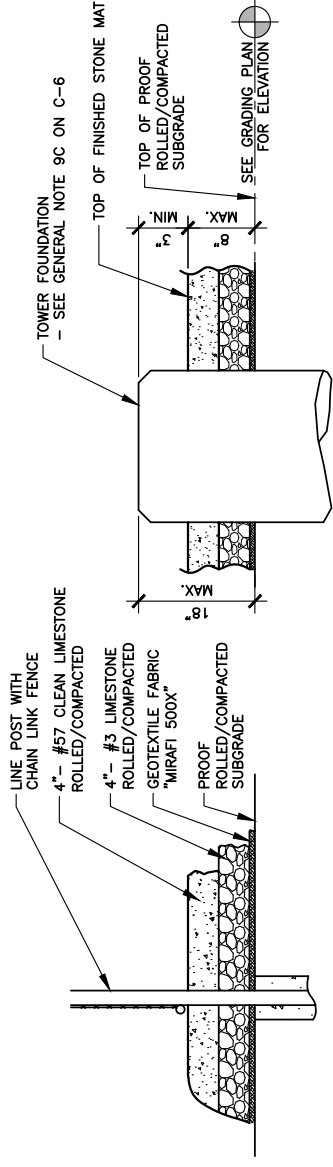
SHEET TITLE:

DRAWING NO.

Z-8

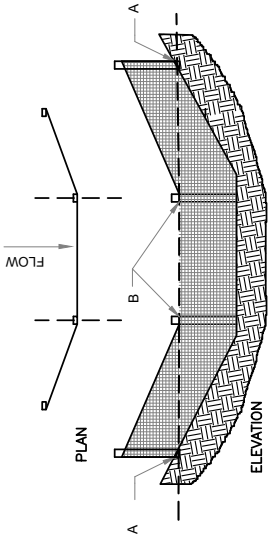
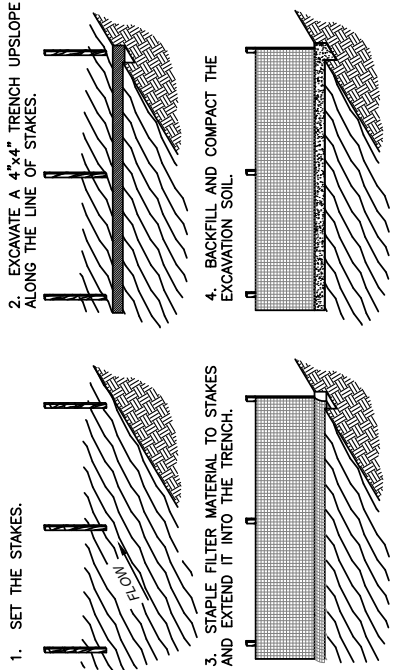
REVISION:

E



PARTIAL COMPOUND SECTION 1
D-2

SCALE: N.T.S.



POINTS A SHOULD BE HIGHER THAN POINT B

SILT FENCE DETAIL 2
C-7

SCALE: N.T.S.

PREPARED FOR:



PREPARED BY:



1961 NORTHPOINT BLVD, SUITE 130
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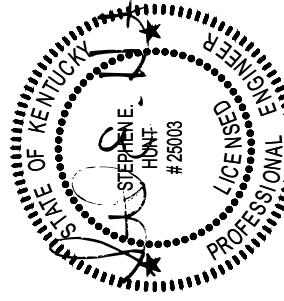
DRAWN BY: JAE

CHECKED BY: DS

REVISIONS

NO.	DATE	BY	DESCRIPTION
E	06/03/24	MJB	ZONING ISSUE
D	05/22/24	MJB	ZONING ISSUE
C	03/18/24	MJB	ZONING ISSUE
B	03/11/24	MJB	ZONING ISSUE
A	02/26/24	JAE	PRELIMINARY REVIEW

ENGINEER'S STAMP:



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SITE NAME:

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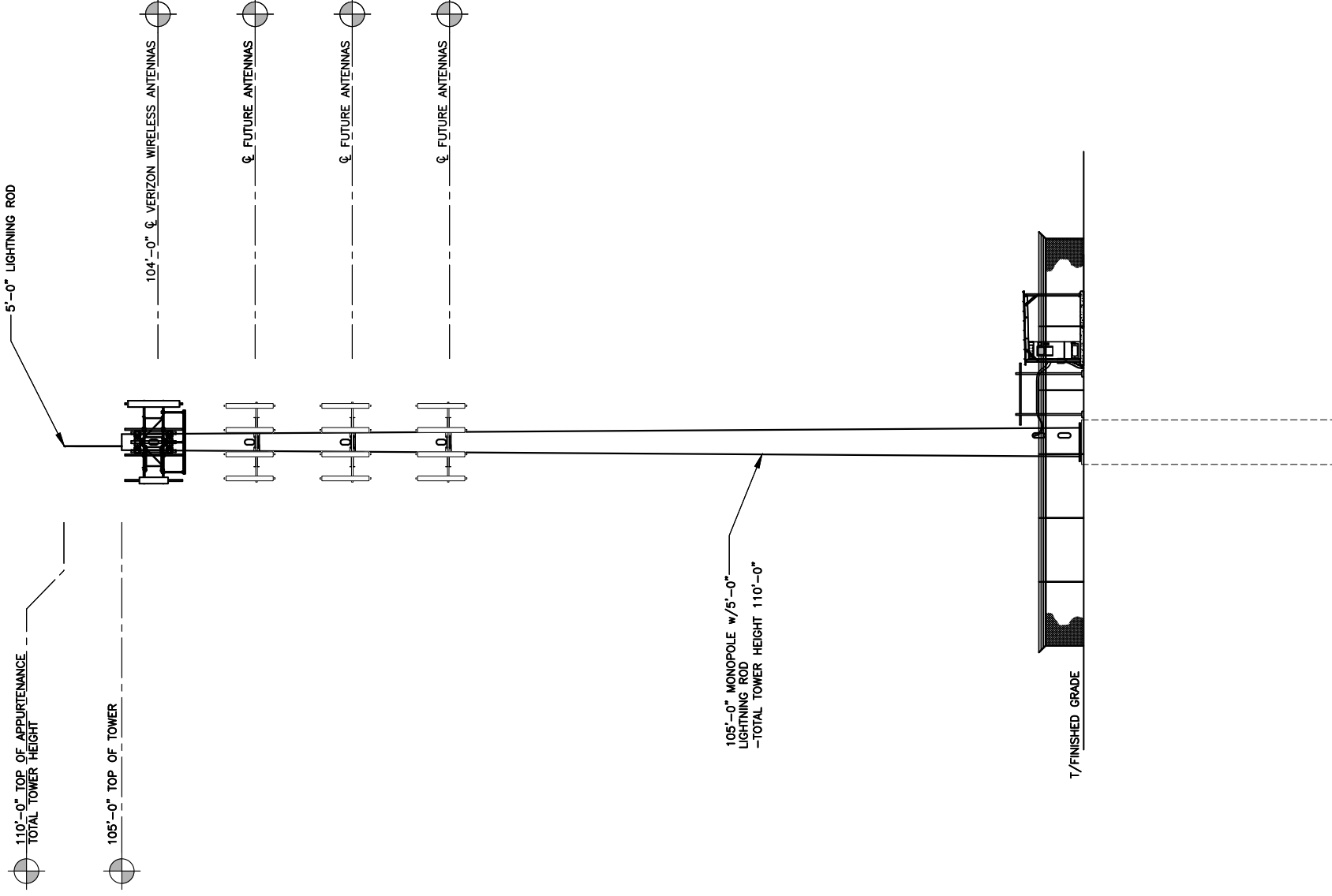
SHEET TITLE:

DRAWING NO.

Z-9

REVISION:

E



TOWER ELEVATION

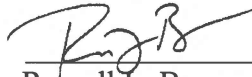
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TE-1

SCALE: N.T.S.

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

**AFFIDAVIT OF CERTIFICATION
COMMONWEALTH OF KENTUCKY
PUBLIC SERVICE COMMISSION**

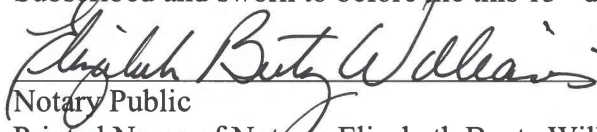
I Russell L. Brown, attorney for Cellco Partnership, d/b/a Verizon Wireless do hereby certify that as the person supervising the preparation of this application and all statements and information contained herein are true and accurate to the best of that person’s knowledge, information, and belief formed after a reasonable inquiry for all information within this application.



Russell L. Brown
Attorney, for Cellco Partnership, d/b/a Verizon Wireless

STATE OF INDIANA,
COUNTY OF MARION, SS:

Subscribed and sworn to before me this 13th day of June, 2024.



Notary Public

Printed Name of Notary: Elizabeth Bentz Williams

My commission expires: November 18, 2028

My County of Residence: Marion

Commission #: 0639620

