REGER RIZZO DARNALL LLP
ATTORNEYS AT LAW

Christopher H. Schubert, Esquire
Partner
cschubert@regerlaw.com

10 Valley Stream Parkway
Suite 210A
Malvern, PA 19355

Main: 610.429.1369
Direct: 610.235.4682
Fax: 610.429.1379

October 7, 2026

VIA OVERNIGHT DELIVERY

Rob McLarnon, Zoning Officer
East Fallowfield Township
2264 Strasburg Road
East Fallowfield, PA 19320

Re: East Fallowfield Township Board of Supervisors
Application of Cellco Partnership, d/b/a Verizon Wireless
Site Name: PHI MODENA
Address: 6 Ims Drive, Coatesville, Pennsylvania

Dear Mr. McLarnon,

This office represents Cellco Partnership, d/b/a Verizon Wireless ("Verizon Wireless"), in regard to the proposed telecommunications facility to be established at 6 Ims Drive, East Fallowfield Township, Chester County, Pennsylvania. The property is further identified as Tax Parcel No. 47-4-68.2 and is presently zoned O-I Office/Industrial (the "Property"). The Property is owned by the Central Chester County Recycling Authority and is approximately 1.07 acres in area. It is presently used for public services as a recycling facility.

Verizon Wireless recognizes the continuing need for enhanced telecommunications services in East Fallowfield Township and adjoining areas. Toward that end, Verizon Wireless seeks to use the Property for development of a tower-based wireless communications facility (the "Facility"). It has a lease with the Authority for use of the Authority's Property. Verizon Wireless is a provider of personal wireless services, licensed by the Federal Communications Commission as a commercial mobile service provider. On September 16, 2026, Verizon Wireless appeared before the Zoning Hearing Board (the "ZHB") to present its application proposing the installation of the Facility. There, the ZHB unanimously granted dimensional variance relief from the requirements of §§ 27-1733.4 and 27-1733.8 of the Township of East Fallowfield Ordinance (the "Code"). Verizon Wireless now applies to this Board for conditional use approval of the proposed Facility as outlined below.

The Facility shall consist of an antenna support structure designed as a monopole, to extend to a height of 145' above the ground and a lightning rod extending four (4) feet above the top of the tower. Verizon Wireless shall install twelve (12) panel-style antennas (4 per sector), which antennas and cabling shall be completely concealed from view inside the tower. The tower along with the radio equipment needed to operate the Facility will be placed within a 50' x 50' fenced compound. The cabinets housing the radio equipment and backup batteries will be placed on a 10'

x 27' concrete slab within the compound. An emergency diesel backup generator will also be located within the compound. The equipment compound will be surrounded by an 8' high fence. Access to the compound will be from the existing parking area on the Property and will be secured with a locked gate at all times. The tower will be designed to accommodate additional wireless providers.

In reference to this project, I am submitting with this cover letter an application to the East Fallowfield Board of Supervisors for appropriate relief. In support of the Application to the Board of Supervisors, enclosed are the following documents:

1. Sixteen (16) copies of the Conditional Use Application, which includes Addendum "A" which further describes the project and applicable criteria for the requested relief, and Addendum "B" which is the Property Owner List within 1000 feet of the subject property.
2. Sixteen (16) copies of the Site Plans prepared by Scherer Design Group, project engineers, dated June 16, 2026, last revised June 22, 2026. Please note that I am submitting 11" x 17" copies. If the Board requires full-size copies (24" x 36"), please advise and I will get them to you promptly.
3. Sixteen (16) copies of the FCC Licenses Verizon Wireless holds within Chester County, Pennsylvania.
4. Sixteen (16) copies of the Radio Frequency Design Analysis prepared by dBm Engineering, P.C. dated September 14, 2026.
5. A check for in the amount of $1,500, addressed to the Township of East Fallowfield, which serves as the Application Fee for a Conditional Use Application. Please advise if additional fees/escrows are required for the processing of the Conditional Use Application, and I will immediately deliver same to the Township.

Kindly advise when the hearing will be scheduled on this Application, and if further information or documentation is required at this time. Please note that additional documentation and testimony will be submitted in support of the Application at the time of hearing. Also, please advise if this matter will be placed before any other Commission or Board prior to proceeding to the Board of Supervisors, as we would appreciate an opportunity to present this Application to anybody that may be rendering an opinion or recommendation on the Application.

Also, it is my understanding that Applicant is responsible for notification to residents and posting of the Property pursuant to the Township Code. We shall take care of providing the required public notice and submitting proof thereof to the Township once we receive notification of the hearing date on the conditional use application, if necessary.

Thank you in advance for your assistance in this matter. Should you have any concerns or questions, please feel free to contact my office at your convenience.

Very truly yours,

REGER RIZZO & DARNALL LLP

Christopher H. Schubert, Esquire

CHS/dz
Enclosures

cc: Michael Crotty, Esquire, Township Solicitor (via email, w/ encl.)
Helen Espenshade, Esquire, Authority Solicitor (via email, w/ encl.)
Claire DiNardo, Verizon Wireless (via email, w/ encl.)

East Fallowfield Township
www.eastfallowfield.org
secretary@eastfallowfield.org



2264 Strasburg Road
East Fallowfield, PA 19320
610-384-7144 (f) 610-384-7143

Conditional Use Application

Submission:

- Submit 16 full sets of whole application/complete packets.
- Check due at drop off made out to East Fallowfield Township for $1,500.

Name of Applicant(s): Cellco Partnership, d/b/a Verizon Wireless

Address: c/o Reger Rizzo & Darnall, LLP, 10 Valley Stream Parkway, Suite 201A, Malvern, PA 19355

Telephone #: (610) 283-7440 Email: cschubert@regerlaw.com

Tax Parcel #: 47-4-68.2 Size of Entire Tract: 1.7 +/- acres

Location of Parcel: 6 Ims Drive, Coatesville, PA 19320

Zoning District: O-I Office/Industrial

Legal Owner of Parcel: Central Chester County Recycling Authority

Proposed Use of Parcel: See Addendum "A", attached hereto and incorporated herein.

Name and Address of ALL property owners on the same street within five hundred (500) feet of the parcel and owners not on the same street within two hundred (200) fee of the parcel.
(Continue on additional sheets as needed)

Name	Address
See Addendum "B", attached hereto and incorporated herein.	

East Fallowfield Township
www.eastfallowfield.org
secretary@eastfallowfield.org

2264 Strasburg Road
East Fallowfield, PA 19320
610-384-7144 (f) 610-384-7143

The East Fallowfield Zoning Ordinance, Part 19, §27-1903, Conditional Use - General Standards and Criteria requires a narrative report which must provide documentation addressing the twenty (20) items listed in this section. See Addendum "A", attached hereto and incorporated herein.

This form, properly completed, with accompanying documentation and plot plans (see Zoning Officer for details) and a check, payable to East Fallowfield Township in the amount of **$1,500.00** shall be presented to the Secretary for processing. Any hearing which is continued following the initial hearing shall require an additional escrow deposit of $500.00 prior to the opening of the continued hearing.

I, (we) the undersigned, do hereby submit this application for Conditional Use affecting property under my (our) ownership or the ownership of my (our) assigns or predecessors, in East Fallowfield Township.

Applicant (1) Signature — Christopher H. Schubert, Esquire, Attorney for Applicant — Date: 10/7/2026

Printed Name as Signed Above

Applicant (2) Signature — Date

Printed Name as Signed Above

NOTARY Signature & Seal — SEAL

FOR OFFICIAL USE ONLY:

Date Received: _____ Received By: _____

Clock Date: _____

Amount of Payment Received: $_____ Cash _____ Check _____ Credit_____

Date Granted: _____ Date Denied: _____

Reason for Denial: _____

BEFORE THE BOARD OF SUPERVISORS
OF EAST FALLOWFIELD TOWNSHIP

IN RE: APPLICATION OF CELLCO PARTNERSHIP, d/b/a VERIZON WIRELESS, Applicant
Site: PHI MODENA
Address: 6 Ims Drive, Coatesville, Pennsylvania

ADDENDUM "A" TO CONDITIONAL USE APPLICATION

I. *BACKGROUND*

The subject property is owned by the Central Chester County Recycling Authority ("Authority") and is located at 6 Ims Drive, East Fallowfield Township, Chester County, Pennsylvania. The property is further identified as Tax Parcel No. 47-4-68.2 and is presently zoned O-I Office/Industrial (the "Property"). The Property is 1.07 +/- acres in area and presently used for public services as a recycling facility.

Cellco Partnership, d/b/a Verizon Wireless ("Verizon Wireless") is a provider of personal wireless services, licensed by the Federal Communications Commission as a commercial mobile service provider. Verizon Wireless has a lease with the Authority for use of its Property. On September 16, 2026, Verizon Wireless appeared before the Zoning Hearing Board (the "ZHB") to present its application proposing the installation of a personal wireless services facility (the "Facility") at the Property. There, the ZHB unanimously granted dimensional variance relief from the requirements of §§ 27-1733.4 and 27-1733.8 of the Township of East Fallowfield Ordinance (the "Code"). Verizon Wireless now applies to this Board for conditional use approval of the proposed Facility as outlined below.

The Facility shall consist of an antenna support structure designed as a monopole, to extend to a height of 145' above the ground to the top of the tower and a lightning rod extending four (4) feet above the top of the tower. Verizon Wireless shall install twelve (12) panel-style antennas (4 per sector), which antennas and cabling shall be completely concealed from view inside the tower. The tower along with the radio equipment needed to operate the Facility will be placed within a 50' x 50' fenced compound. The cabinets housing the radio equipment and backup batteries will be placed on a 10' x 27' concrete slab within the compound. An emergency diesel backup generator will also be located within the compound. The equipment compound will be surrounded by an 8' high fence. Access to the compound will be from the existing parking area on the Property and will be secured with a locked gate at all times. The tower will be designed to accommodate additional wireless providers.

The Facility shall remedy a significant gap in wireless capacity which exists for Verizon Wireless in the Township. The Facility represents the least intrusive means of solving this significant capacity gap in Verizon Wireless's network. Verizon Wireless welcomes collocation

opportunities for other licensed wireless providers. Collocation on the proposed Facility will likewise solve any coverage gaps of these other wireless providers and shall represent the least intrusive means of solving such gaps in network coverage.

II. *REQUEST FOR RELIEF*

Applicant requests the following:

1. Conditional use approval pursuant to § 27-1733.2 (*Permitted Areas for Wireless Communications Facilities*) of the Code to allow for the use of the Property for the Facility within the O-I Office/Industrial District.

2. Any other interpretations, waivers, or other relief the Board of Supervisors may deem necessary and appropriate.

III. *NARRATIVE IN SUPPORT OF REQUESTED ZONING RELIEF*

The following narrative discusses the criteria applicable to the Application and why the proposed use is suitable for the Property and is in the best interests of the community.

§27-1733. Specific Standards and Criteria.

2. Permitted Areas for Wireless Communications Facilities. *Wireless communications facilities, including antennas support structures (or "towers") and wireless communications equipment buildings, may be located on land located within the RA Rural Agricultural Zoning District and the O-I Office/Industrial District, through the issuance of a conditional use decision.*

The subject Property is located with the O-I Office Industrial district, which permits Wireless Communications Facilities by conditional use.

3. Location. *Prior to the issuance of a conditional use approval for the construction and installation of any communications antennas support structure, the applicant for conditional use approval must prove by a preponderance of evidence that the applicant cannot adequately extend or infill its communications system by the use of equipment, such as repeaters, antennas, or other similar equipment installed on existing structures, such as utility poles or other tall structures. This requirement will be deemed to have been satisfied through the submission of a report or testimony by a qualified radio frequency engineer, verifying that the proposed communications antennae (or other wireless communications facility component) will advance the provision of wireless communications service.*

Verizon Wireless has submitted the radio frequency design report of dBM Engineering, to be supplemented through testimony at the time of the hearing, which report establishes that existing infrastructure or other technologies are not adequate to resolve the gap in the Verizon Wireless

network caused by capacity demands on its network and advance the provision of wireless communications services in the Township.

4. Maximum Height. *No communications antenna support structure shall be taller than 120 feet, . . . unless the applicant demonstrates that a greater tower height is necessary to provide satisfactory service for wireless communications. In such case, the communications antenna support structure shall not exceed 150 feet.*

Verizon Wireless has submitted the radio frequency design report of dBM Engineering, to be supplemented through testimony at the time of the hearing, which report establishes that a minimum tower height of 145 feet is necessary for the attachment of the antennas on the tower structure, so that the antennas can be placed as a centerline height of 140 feet above the ground. This report will be supplemented by additional testimony at the time of the hearing.

5. Wireless Communications Equipment Building. *In those zoning districts where communications antenna(e) and communications antenna support structures are permitted by conditional use, or on Township-owned property,. . . metal boxes placed on concrete pads, of a total aggregate square footage of 600 feet, housing the receiving and transmitting equipment necessary to the proper functioning of the wireless communications facility, may be located on the land site selected for installation and location of the wireless communications support structure, for each unrelated company sharing communications antenna(e) on the wireless communications support structure. The building and/or concrete pads may be located within aside yard or rear yard; provided, that: (1) the concrete pad and metal boxes or buildings are located 25 feet away from the property line, or in the case of the building, the minimum setback distance applicable in the zoning district, whichever is greater; (2) the combined height of the concrete pad and metal boxes or building does not exceed eight feet; and (3) an evergreen landscape buffer screen, having a planted height of six feet, is installed and maintained, so as to provide a visually effective barrier, for individuals standing at ground level in the nearby area, between the building or metal boxes and any adjacent property.*

Verizon Wireless has submitted site plans with the Application which demonstrate that no building is associated with the housing of the radio equipment. As such, a required minimum setback of 25 feet is required. The site plans show that the concrete pad is 7.5 ' x 4' in area, or 30 SF, which complies with the permitted allowance of 600 SF, and will be set back 37.6 feet from the side property line, which complies with the Code requirement of 25 feet.

6. Other Facilities. . . . *All other structures and uses ancillary to communications antenna(e) and communications antenna support structures including, but not limited to, a business office, a mobile telephone switching office, maintenance depot, and vehicular storage area, shall not be located on any land site, unless otherwise permitted by the applicable district regulations in which the site is located.*

As confirmed by the site plans submitted with the Application, no buildings or other uses shall be located on the leased area proposed for the Facility.

7. Attachments to Existing Structures. *In all zoning districts, an applicant may, upon conditional use approval being granted, locate communications antenna(e) and their support members (but not a communications antenna support structure) on an existing smoke stack, utility pole, water tower, commercial or industrial building, or any similar tall structure; provided:*

[A through F]

Verizon Wireless has submitted the radio frequency design report of dBM Engineering, to be supplemented through testimony at the time of the hearing, which report establishes that existing infrastructure or other technologies are not adequate to resolve the gap in the Verizon Wireless network caused by capacity demands on its network and advance the provision of wireless communications services in the Township.

8. Setbacks from Tower Base. *The nearest point of any communications antenna support structure (exclusive of any guy wires or guy wire anchors) shall be located not less than a distance equal to the height (in linear feet) of the communications antenna support structure from any adjoining property line and any street right-of-way.*

On September 16, 2026, Verizon Wireless secured dimensional relief from the East Fallowfield Township Zoning Hearing Board from this requirement, to allow for the establishment of the Facility from the adjoining property line and street right of way as depicted on the site plans which accompany this Application.

9. Antenna Support Structure Safety.

A. The applicant shall demonstrate that the proposed communications antenna(e) and communications antenna support structure are designed and will be constructed in accordance with all applicable provisions of the Uniform Construction Code building standards for such facilities and structures and applicable standards developed by the Electronics Industry Association, Institute of Electrical and Electronics Engineers, Telecommunications Industry Association, American National Standards Institute and Electrical Industry Association. The applicant shall demonstrate that the proposed wireless communications facility is designed in such a manner so that no part of the facility will attract/deflect lightning onto adjacent properties.

Site Plan Notes, Note 9, on Sheet Z-3 of the site plans provide that the Facility must comply with all current local, state and national codes that are applicable. Testimony will be offered at the time of the hearing by a professional engineer that the Facility will be designed, constructed and maintained in accordance with the ANSI 222-rev H requirements, which are strict building codes applied to these types of structures and foundations.

B. When a communications antenna(e) is to be located on an existing structure and the general public has access to the structure on which the communications antenna(e) is to be located, the applicant shall provide engineering details showing what steps have been taken to prevent microwave binding to wiring, pipes, or other materials. For purposes of this section, the term "microwave binding" shall refer to the coupling or joining of microwave energy to

electrical circuits including, but not limited to, the coupling or joining of microwave energy to electrical circuits, not limited to power lines and telephone wires, during which process the transference of energy one to another occurs.

Testimony will be offered at the time of the hearing on the Application by the radio frequency engineer which discusses the issue of microwave binding and that this Facility as designed will meet all federal requirements related to radio wave emissions.

C. The information necessary to demonstrate compliance with the above requirements is to be submitted concurrently with the submittal of an application for a building permit.

The referenced requirement is an appropriate condition of any approval which the Board might grant on the Application. Further, additional testimony and exhibits from the radio frequency engineer will be presented at the time of the hearing on that issue.

10. Fencing. *A security fence shall be required around the antenna support structure and other equipment, unless the communications antenna(e) is mounted on an existing structure, as provided herein.*

The Applicant proposes a chain-link fence with screening inserts to surround the compound, the details of which are shown on the site plans submitted with the Application, Sheet Z-9, Details 1 and 2.

11. Landscaping. *The following landscaping shall be required to screen as much of a newly constructed communications antenna support structure as possible. The Board of Supervisors may permit any combination of existing vegetation, topography, walls, decorative fences, or other features instead of landscaping, if in the discretion of the Board of Supervisors, they achieve the same degree of screening as the required landscaping.*
[A and B]

A landscape buffer of evergreens is proposed for placement along the northern and southern compound boundaries in compliance with the underlying code. In addition, screening slats are proposed for installation within the links of the fence, so that the equipment inside the compound shall be fully screened from view.

12. Design. *In order to reduce the number of communications antenna support structures in the Township in the future, the proposed communications antenna support structure shall be designed to accommodate other potential communication users, including not less than one wireless communication company, and not less than one local police, fire, or ambulance service communications provider, through the addition or incorporation of antenna anchored at a location or in locations on the communications antenna support structure which the applicant does not intend to anchor its communications antenna.*

Applicant shall design the Facility to accommodate up to three (3) wireless providers on the tower, to comply with this requirement.

13. Licensing and Applicable Regulations. *The applicant must demonstrate that it is licensed to provide wireless communications services by the Federal Communications Commission (FCC) through the submission of a copy of a license issued by the FCC authorizing the provision of wireless communications services by the applicant directly or through licensure or other authorized permission. A copy of this license is to be provided to the Township within 15 days of the submission of an application for conditional use or other Township approval.*

Verizon Wireless has submitted with its Application copies of its applicable licenses for Chester County, Pennsylvania, which includes coverage for East Fallowfield Township.

14. Proof of Inspection. *The owner of communications antenna support structure, shall submit to the Township Engineer proof of the annual inspection of the communications antenna support structure and communications antenna(e) by an independent professional engineer; as required by the ANSI/EIA/TIA-222-E Code. Based upon the results of such an inspection; the Board of Supervisors may require removal or repair of the wireless communications facility. In the event the annual inspection referred to above is not performed in a timely manner the landowner, as well as the applicant or other licensed provider of wireless communications service, shall be subject to civil enforcement proceedings, in accordance with § 27-2101 of this chapter, and such other remedies as are provided by law.*

Verizon Wireless is amenable to this requirement as a condition of any approval which may be granted by the Board of Supervisors on the conditional use application.

15. Soil Report and Inspection by Engineer. *A soil report complying with the standards of Geotechnical Investigations, ANSI/EIA-222-E, as amended, or substantively similar report, shall be submitted to the Township Engineer to document and verify the design specifications of the foundation for communications antenna support structure and anchors for the guy wires, if used.*

Verizon Wireless shall as a condition of approval submit a soils report to address the issues of this subsection of the Township Code at the time of its pursuit of construction permits for the Facility.

16. Required Parking. *If the wireless communication facility is fully automated, an adequate parking area shall be required for all maintenance workers. If the wireless communications facility is not fully automated, the number of required parking spaces shall equal the number of employees present at the wireless communication facility during the shift with the greatest number of employees or staff.*

The Facility will be fully automated. Sufficient parking will be available for the maintenance technicians, as shown on the site plans. Based on experience, Verizon Wireless anticipates that the site will be visited no more than three times per year for inspections.

17. Visual Appearance. *Communications antenna support structures shall be painted silver or another color approved by the Board, or shall have a galvanized finish. All wireless communications equipment buildings and other accessory facilities shall be aesthetically and architecturally compatible with the surrounding environment and shall maximize the use of a like*

facade to blend with the existing, surroundings and the neighboring buildings to the greatest extent possible. The Board of Supervisors may require additional standards [A] through [C].

Verizon Wireless proposes to utilize a galvanized finish on the monopole to comply with the code requirement. In addition, as stated above, the compound shall be surrounded by a screen fence which will completely conceal the equipment located inside the compound.

18. Site Plan. *A full site plan shall be required for all wireless communications facilities, showing all existing and proposed structure(s) and improvements including, but not limited to, the communications antenna(e), communications antenna support structure, building, fencing buffering, and ingress and egress. The plan shall comply with the Township Subdivision and Land Development Ordinance [Chapter 22], with the exception of such planned documentation/information which would be required to demonstrate compliance with those provisions of the Township Subdivision and Land Development Ordinance [Chapter 22] (or the Pennsylvania Stormwater Management Act, 32 P.S. § 680.1 et seq.,) pertaining to stormwater management.*

A site plan meeting the township code requirements has been submitted with the Application.

19. Signs. *No sign or other structure shall be mounted on the wireless communications facility, except as may be required by the Federal Communications Communication (FCC), Federal Aviation Administration (FAA), or other governmental agency, and except for an identifying sign of no greater than three square feet, setting forth the name and means of contacting the operator.*

Appropriate signage as required by the township code shall be provided by the Applicant.

20. Lighting. *Communications antenna support structures shall meet all FAA regulation. No communications antenna support structure may be artificially lighted, except when required by the FAA or other governmental authority. . . .*

No lighting on the tower is proposed or required by the FAA.

21. Maintenance. *The applicant shall describe anticipated maintenance needs, including frequency of service, personnel needs, equipment needs, and the traffic safety and notice impacts of such maintenance. This information shall be submitted, in writing, in the form of a proposed maintenance schedule, as part of the conditional use application or other application for zoning or building authorization.*

Testimony will be offered at the time of the hearing on the Application to describe the maintenance schedule. A written maintenance schedule consistent with that testimony will be submitted with the construction permit application.

22. Vehicular Access. *In the event a communications antenna(e) is attached to an existing structure, vehicular access to the wireless communications facility shall not interfere with the parking or vehicular circulation on the site for the existing principal use.*

Not applicable.

23. Co-location. *If the applicant proposes to build a communications antenna support structure . . .the applicant shall demonstrate that it has contacted the owners of structures of suitable location and height (such as smoke stacks, water towers and buildings housing existing communications antenna support structures) within a one mile radius of the site proposed, and asked for permission to install the communications antenna(e) on an existing structure, as set forth in this paragraph, or demonstrate that the applicant cannot adequately extend or infill its communication system through the use of these structures.*

Testimony and exhibits will be offered at the hearing that the only existing tall structures located within a mile of the proposed Facility are PECO high tension electric lines. The PECO towers lack sufficient height to afford the required wireless coverage for this site. In addition, given the limitations for access on these towers for scheduled power outages, required maintenance could not be carried out for a collocated telecommunications facility on the PECO towers.

24. Abandonment.

A. [pertaining to requirements upon abandonment of site]

Verizon Wireless will agree as a condition of approval should the Board grant conditional use approval of the Application.

B. [pertaining to financial security for removal]

Verizon Wireless will agree as a condition of approval should the Board grant conditional use approval of the Application.

C. [pertaining to recordation of declaration of authorization]

Verizon Wireless will agree as a condition of approval should the Board grant conditional use approval of the Application.

D. [pertaining to waiver of requirements by the Board]

No response necessary.

25. Notification. *All applicants seeking to construct, erect, relocate, or alter a wireless communications facility shall file a written certification with the Township Zoning Officer that all property owners within a 1,000 foot radius of the proposed communications antenna support structure have been given written notice by the applicant, mailed at least 14 days prior to the date of the hearing of the applicant's intent to construct, erect, relocate, or alter a wireless communications facility. The certification shall contain the name, address, and tax parcel number of the property owners so notified. Such notice shall also contain the date and time of the Board of Supervisors meeting at which the applicant will appear and demonstrate compliance with the provisions of this chapter.*

Applicant shall comply and present a certification to that effect at the time of the hearing.

26. Interference. *In the event the wireless communications facility causes interference with the radio, subscriber equipment or television reception of any Township resident for a period of three consecutive days, the resident shall notify the Township, in writing, of such interference. The Township shall notify the owner/operator of the wireless communication facility of such interference and the owner/operator, at the owner/operator's sole expense, shall thereafter ensure that any interference problems are promptly corrected. In the event the interference is not corrected in a timely manner, the owner/operator shall be subject to the civil enforcement proceedings, in accordance with Part 21 of this chapter, and may have the conditional use or other municipal approval revoked.*

Verizon Wireless will agree as a condition of approval should the Board grant conditional use approval of the Application.

27. Annual Report. *In January of each year, the owner or operator of any wireless communications facility shall pay the registration fee established from time to time by resolution of the Board of Supervisors and shall provide the Township Secretary with the following information. Changes occurring with respect to any such reported information shall be reported to the Township Secretary, in writing, within 10 days of the effective date of such change(s):*

[A] through [N]

Verizon Wireless will agree as a condition of approval should the Board grant conditional use approval of the Application.

§27-1903. General Standards and Criteria.

NOTE: Although the Applicant does not have the burden to affirmatively present evidence to show compliance with the general criteria for the conditional use,[1] Applicant nevertheless will provide comment demonstrating compliance with the general conditional use requirements.

1. *The proposed use is consistent with the purpose of the Part whereby it is permitted, the overall purpose of the zoning contained in Part 1, and the policies contained in the East Fallowfield Township Comprehensive Plan (1999).*

   The Facility, its construction and its use as proposed is consistent with § 27-1733(2), which section permits the Facility as a conditional use and is consistent with the overall purpose of the Township Code.

2. *The proposed use will satisfy all of the relevant provisions and requirements of the Township Subdivision and Land Development Ordinance [Chapter 22] and any other applicable ordinance, code, and/or regulations.*

[1] *See Bray v. Zoning Board of Adjustment*, 48 Pa. Commw. 523 (1980).

The Facility, as proposed, will be in compliance with all relevant portions of the Township of East Fallowfield Code.

3. *The proposed use will be in the public interest and serve the health, safety, and general welfare of the Township.*

The proposed Facility will serve the interests of the Township, the convenience of the community, and the public welfare by making enhanced wireless telecommunications service available to the community, and by designing the Facility to accommodate additional providers. Additionally, the proposed Facility will be designed in accordance with all applicable safety and industry standards and will not endanger the safety of persons or property.

4. *The proposed use will be compatible with the nature of the existing character of the neighborhood.*

The addition of a telecommunications facility, a passive communications use, is a suitable and appropriate use of the Property. The use will not adversely affect the uses of adjacent and neighboring properties.

5. *The proposed site is suitable to support the proposed use in terms of protection of existing site conditions including streams, vegetation, and other natural resources, and is consistent with the natural resource protections standards of Part 14.*

As part of the construction of the proposed Facility, few trees will be removed to accommodate the needs of the Facility. To offset the removal of few surrounding trees, the Applicant proposes to place evergreen trees around the northern and southern compound boundaries of the Facility to accommodate and preserve the natural environment in the surrounding area.

6. *The proposed use will be consistent with good design principles, sound engineering and land development practices, and is in keeping with the character or any existing quality construction with the Township.*

The proposed Facility will be designed in accordance with all applicable safety and industry standards and will not endanger the safety of persons or property. Additionally, the proposed Facility will be designed to blend in with the natural environment surrounding the Facility by utilizing a galvanized finish and not lighting the Facility.

7. *The proposed site design will protect and preserve the natural environment based on thorough site analysis and evaluation related to topography, soils, vegetation, hydrology, visual quality, historic resources, and related site conditions and characteristics in accordance with § 22-505 of the Township Subdivision and Land Ordinance [Chapter 22] and § 27-1814 of this Chapter.*

The proposed Facility will pose no detrimental effect on the surrounding land and will largely preserve the natural environment surrounding the Facility. In addition, Applicant will be required to complete a comprehensive study required under the federal National Environmental Polices Act to show that the design, construction and use of the Facility will not have any adverse impact on natural and historic resources, and secure the approval of the Pennsylvania Historic and Museums Commission, as the local agency regulatory body which oversees the administration of the Act.

8. *The proposed use will provide safe and adequate access to roads, existing or proposed, and will not directly result in traffic volumes which will reduce the level of service below a "C' rating as defined by the Transportation Research Board in the Highway Capacity Manual, Special Report 209, 1985. Roadway access design shall be based on existing design speed characteristics of the road from which access is proposed, but in addition, hall account for inherent unsafe conditions of the existing roadway.*

As shown in the Plan accompanying this Application, the Facility will be accessed by a single use, low impact driveway that will generate on average less than 6 trips per month onto the local road. As such, the Facility will not adversely affect transportation or unduly burden public facilities.

9. *Where applicable, the proposed use will provide the screening and landscaping as required in this Chapter and the Township Subdivision and Land Development Ordinance [Chapter 22].*

As demonstrated in the Plan accompanying this Application, proposed with the Facility is an evergreen landscape buffer to surround the Facility and ensure the Facility blends with the surrounding natural environment.

10. *The proposed use, as depicted in the plans for the subdivision and/or land development, includes proposals for landscaping, in addition to that required as stated above, in areas such as the entrance, along property boundaries, in areas which are highly visible, such as along roads, walks, or trails.*

The proposed evergreen landscape buffer and screen fencing will surround the Facility to conceal the equipment within the compound.

11. *The proposed use will provide for adequate off-street parking and loading in accordance with § 27-1806.*

Two parking spots for the Facility are proposed to serve the Facility, which will be more than sufficient for the infrequent maintenance visits.

12. *Applicants shall demonstrate that proposed signage will comply with Part 16.*

The signage at the proposed Facility, as demonstrated in the site plans accompanying this Application, is in compliance with Part 16 of the Ordinance.

13. The proposed use will comply with the performance standards as given in § 27-1810.

The surrounding neighborhood will not be subjected to objectionable noise, lighting, glare, heat, ventilation, smoke, fumes, vapors, dust, dirt, gases or radioactive or electrical disturbances by the proposed Facility. As such, the Facility will comply with all performance standards within § 27-1810.

14. The environmental impact assessment (EIA) report shall be submitted for any proposed use which is made subject to the provisions of § 27-1814.

Pursuant to the requirements of § 27-1814, the Applicant will present testimony and supporting letter report at the time of the hearing to comply with the spirit and intent of Section 27-1814, considering the low-impact nature of the project. As a condition of any approval that the Board may grant, Applicant is also willing to submit its full NEPA report along with its building permit application, which report provides extensive review of any potential adverse impacts to natural, environmental and historic resources located on the Property.

15. The proposed use will be developed using effective and adequate stormwater management techniques, and soil erosion and sedimentation control techniques.

Applicant avers that the development of the proposed Facility will not trigger the need for stormwater management or E&S control measures. Nevertheless, Applicant is willing to address such measures if required by the Township Engineer during the construction phase of the project.

16. Applicants for a proposed use shall demonstrate preservation of prime agricultural soils as given by § 27-1402.8 of this Chapter.

The proposed Facility will not disturb any prime agricultural soils pursuant to § 27-1402.8.

17. The applicant shall provide evidence of feasibility of any and all proposed sewage disposal systems.

The proposed Facility does not require sewage disposal or sanitary facilities.

18. The applicant shall demonstrate an adequate water supply for consumptive use as to quantity, chemistry, and biological content of such water.

The proposed Facility does not require water for consumptive use.

19. The applicant shall demonstrate adequate water supply for fire protection as to quantity and pressure.

As will be described by testimony at the time of the hearing, the proposed Facility has adequate protections in place to facilitate fire protection. For all of the reasons stated above,

Applicant requests the above referenced relief and any other relief the Board of Supervisors deems necessary.

Detailed plans of the proposed use have been submitted to the Township, to be incorporated by reference herein, for consideration before the Board of Supervisors.

Respectfully submitted,

REGER RIZZO & DARNALL, LLP

Date: October 7, 2026

By: _____
Christopher H. Schubert, Esquire
Attorneys for Applicant Cellco Partnership,
d/b/a Verizon Wireless

ADDENDUM "B"
Property Owner List

(Within 1,000 feet of Subject Property – 6 Ims Drive, East Fallowfield, PA)
TMP No. 47-4-68.2

Parcel No.:	Property Address:	Owner:	Owner Address:
47-4-2.550t	90 Horizon Dr, Coatesville, PA 19320	Paul & Darlene Hughes	90 Horizon Dr, Coatesville, PA 19320
47-4-62	450 Doe Run Rd, Coatesville, PA 19320	A Safe Self Storage, LLC	3485 Conestoga Rd, Glenmoore, PA 19343
47-4-62.2	460 Doe Run Rd, Coatesville, PA 19320	A Safe Self Storage, LLC	3485 Conestoga Rd, Glenmoore, PA 19343
47-4-6	Doe Run Rd, East Fallowfield, PA 19320	Lee A. Jones	1113 Leboeuf Trail Rd, Titusville, PA 16354
47-4-67	446 Doe Run Rd, Coatesville, PA 19320	Ernest L. & Dora L. Yates	190 Mount Carmel Rd, Coatesville, PA 19320
47-4-67.1	430 Doe Run Rd, Coatesville, PA 19320	Frank L. Smith	1500 Delong Dr, Downingtown, PA 19335
47-4-67.1au	Doe Run Rd, East Fallowfield, PA 19320	Phila Electric Co	2301 Market St, c/o Real Estate & Facilities N3-3, Philadelphia, PA 19103-1380
47-4-67.2	85 Horizon Dr, Coatesville, PA 19320	Darlene A. Hughes	90 Horizon Dr, Coatesville, PA 19320
47-4-67.2a0	440 Doe Run Rd, Coatesville, PA 19320	Patricia Ann Gilmore	440 Doe Run Rd, Coatesville, PA 19320
47-4-68	10 Ims Dr, Coatesville, PA 19320	Allen Myers	1805 Berks Rd, Worcester, PA 19490
47-4-68.1	250 Strode Ave, Coatesville, PA 19320	Isg Plate, Inc.	C/o Arcelormittal Plate LLC, 3210 Watling St, East Chicago, IN 46312
47-4-69	Doe Run Rd, Coatesville, PA 19320	Phila Electric Co	2301 Market St, c/o Real Estate & Facilities N3-3, Philadelphia, PA 19103-1380
47-4-69u	Doe Run Rd, Coatesville, PA 19320	Phila Electric Co	2301 Market St, c/o Real Estate & Facilities N3-3, Philadelphia, PA 19103-1380
47-4-70	380 Doe Run Rd, Coatesville, PA 19320	A-n-d Properties, LLC	380 Doe Run Rd, Coatesville, PA 19320
47-4-70.10u	Doe Run Rd, East Fallowfield, PA 19320	Phila Electric Co	2301 Market St, c/o Real Estate & Facilities N3-3, Philadelphia, PA 19103-1380
47-4-91.1	Doe Run Rd, East Fallowfield, PA 19320	Joseph & Richard Diefenderfer	415 Doe Run Rd, Coatesville, PA 19320
47-4-91.3	415 Doe Run Rd, Coatesville, PA 19320	Joseph & Richard Diefenderfer	415 Doe Run Rd, Coatesville, PA 19320
47-4-599e	Doe Run Rd, Coatesville, PA 19320	East Fallowfield Township	2264 Strasburg Rd, Coatesville, PA 19320

CELLCO PARTNERSHIP
d/b/a

verizon
WIRELESS

SITE NAME:

PHI MODENA

SITE ADDRESS:

6 IMS DRIVE
COATESVILLE, PA 19320

11"X17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

SHEET INDEX

SHEET NO.	SHEET TITLE
Z1	TITLE SHEET
Z2	SITE PLAN AND BULK REQUIREMENTS
Z3	DETAILED SITE PLAN
Z4	LANDSCAPING PLAN & DETAILS
Z5	ELEVATION
Z6	DETAILS
Z7	DETAILS
Z8	DETAILS

Pennsylvania 811
A privately funded non-profit Pennsylvania Corporation

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

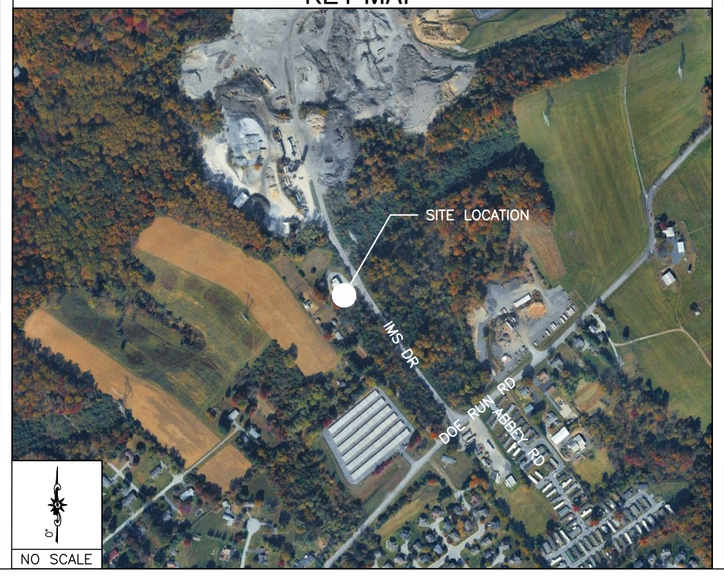
FLOOD ZONE COMPLIANCE:
THIS PROPERTY IS NOT LOCATED WITHIN A SFHA.

PROJECT ID: 17344641
LOCATION CODE: 706573

APPROVALS

		APPROVED	APPROVED AS NOTED	DISAPPROVED REVISE
BOARD CHAIR:	DATE	☐	☐	☐
BOARD SECRETARY:	DATE	☐	☐	☐
ZONING OFFICER:	DATE	☐	☐	☐
BOARD SOLICITOR:	DATE	☐	☐	☐

KEY MAP



NO SCALE

SITE INFORMATION

PROPERTY OWNER: CENTRAL CHESTER COUNTY RECYCLING AUTHORITY
OWNER ADDRESS: 420 DOE RUN RD
EAST FALLOWFIELD, PA 19320

PARCEL #: 47-4-68.2
ZONE: O-I

SITE COORDINATES (NAD83):
SITE: 39°57'52.8301"N, 75°50'30.3118"W
GROUND ELEVATION: 580'± (NAVD88)

PROJECT DIRECTORY

APPLICANT: VERIZON WIRELESS
ONE VERIZON WAY
BASKING RIDGE, NJ 07920

PROJECT MANAGER:
JOHN SZILEZY
JOHN.SZILEZY@VERIZONWIRELESS.COM

ENGINEER OF RECORD:
COLLEEN CONNOLLY, P.E.
(973) 269-1159

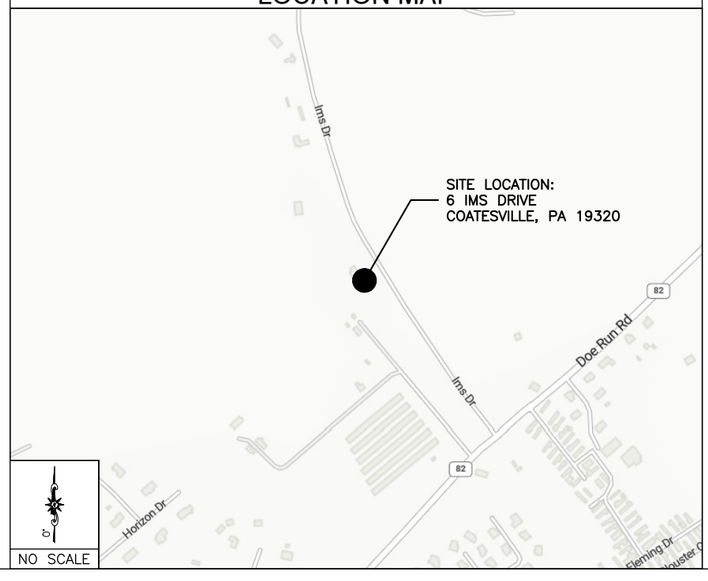
ATTORNEY:
RICHARD M. WILLIAMS, ESQ.
HOURIGAN, KLUGER & QUINN, P.C.
600 THIRD AVE
KINGSTON, PA 18704
(570) 287-3000

SCOPE OF WORK

THE INSTALLATION OF AN UNMANNED TELECOMMUNICATION FACILITY INCLUDING (12) PANEL ANTENNA(S) AND (6) RRH UNIT(S) ATTACHED TO A PROPOSED 145'-0" MONOPOLE, ALONG WITH ASSOCIATED EQUIPMENT CABINETS WITHIN A PROPOSED FENCED COMPOUND AT GRADE

INSTALLATION OF PROPOSED ANTENNA(S) = 12
INSTALLATION OF PROPOSED EQUIPMENT CABINET(S) = 3
INSTALLATION OF PROPOSED GENERATOR = 1

LOCATION MAP



NO SCALE

CELLCO PARTNERSHIP
d/b/a

verizon
WIRELESS

ONE VERIZON WAY
BASKING RIDGE, NJ 07920

SDG
SCHERER DESIGN GROUP
100 Corporate Drive
Suite 202
Lebanon, NJ 08833
908.323.2513 Fax 908.323.2525

COLLEEN CONNOLLY
PA PROFESSIONAL ENGINEER #PE081387

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SUBMITTALS

REV	DATE	DESCRIPTION	BY
0	06/22/26	ISSUED FOR ZONING	EB

ZONING DOCUMENTS

SITE NAME:
PHI MODENA

SITE ADDRESS:
6 IMS DRIVE
COATESVILLE, PA 19320

PARCEL ID: 47-4-68.2
ZONE: O-I

SDG PROJECT #: 24VPA007

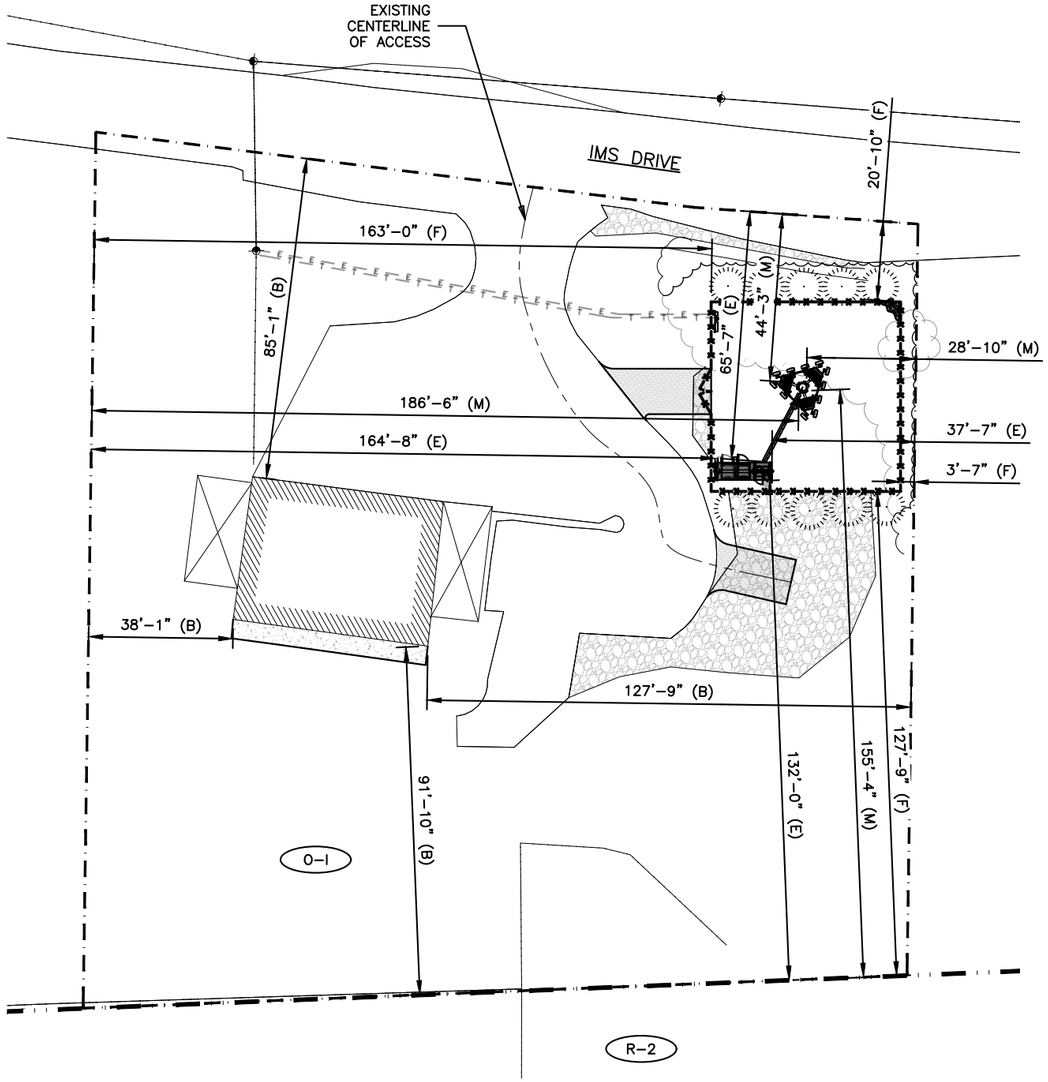
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TITLE SHEET

SHEET NUMBER

Z1



ZONE BULK REQUIREMENTS	BULK LOT AND YARD EAST FALLOWFIELD TOWNSHIP		
ZONING DISTRICT O-I	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA	1 ACRE	1.07 ACRE	NO CHANGE
MIN. LOT WIDTH	125'-0" (STREET) 150'-0" (BUILDING)	218'-4" (STREET)	NO CHANGE
FRONT YARD SETBACK	50'-0"	85'-1" (B)	20'-10" (F)**
EACH SIDE YARD SETBACK	25'-0"	38'-1" (B)	3'-7" (F)**
TOTAL SIDE YARD STEBACK	50'-0"	165'-10" (B)	166'-7" (F)
REAR YARD SETBACK (ABUTTING RESIDENTIAL ZONE R-1)	50'-0"	91'-10" (B)	127'-9" (F)
MAX. HEIGHT	3 STORIES, 35'-0"	1 STORY	NO CHANGE
MAX. BUILDING COVERAGE	35%	5.9%	NO CHANGE
MAX. LOT COVERAGE	50%	25.9%	31.3%

TELECOMMUNICATIONS TOWER REQUIREMENTS (§720)			
REGULATION	REQUIREMENT	EXISTING	PROPOSED
MAX. TOWER HEIGHT	150'-0"***	N/A	145'-0" (M)
EQUIPMENT AREA (CABLE BRIDGE)	600 S.F.	N/A	70 S.F. (E)
SIDE YARD SETBACK	25'-0"	N/A	37'-7" (E)
EQUIPMENT MAX HEIGHT	8'-0"	N/A	7'-7" (E)
LANDSCAPE BUFFER	6'-0" EVERGREENS, 10'-0" ON CENTER, MIN. 15'-0" AT MATURITY	N/A	6'-0" EVERGREENS, 10'-0" ON CENTER, MIN. 15'-0" AT MATURITY
TOWER SETBACK FROM PROPERTY LINE	HEIGHT EQUAL TO TOWER HEIGHT (150'-0")	N/A	28'-10" (M)**
SECURITY FENCE	REQUIRED	N/A	8'-0" TALL CHAINLINK FENCE
PARKING (FULLY AUTOMATED UNMANNED FACILITY)	(1) TECHNICIAN PARKING AREA	N/A	(2) TECHNICIAN PARKING AREA
VISUAL APPEARANCE	GALVANIZED	N/A	GALVANIZED

(B) = EXISTING BUILDING
(M) = PROPOSED MONOPOLE
(E) = PROPOSED EQUIPMENT
(F) = PROPOSED COMPOUND FENCE
* = EXISTING NON-CONFORMITY
** = VARIANCE REQUIRED
*** = CONSENT OF BOS

LEGEND	
ZONE DESIGNATION	
PROPERTY LINE	
ZONE BOUNDARY LINE	
ADJACENT PROPERTY LINE	

LEGEND	
ZONE	DESCRIPTION
O-1	OFFICE-INDUSTRIAL
R-1	LOW DENSITY RESIDENTIAL
R-2	MEDIUM DENSITY RESIDENTIAL

1 **SITE PLAN**

11x17 SCALE: 1"= 40'-0" | 22x34 SCALE: 1" = 20'-0"

0 10' 20' 40' 60'

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WIRELESS

ONE VERIZON WAY
BASKING RIDGE, NJ 07920

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SCHERER DESIGN GROUP

100 Corporate Drive
Suite 202
Lebanon, NJ 08833
908.323.2513 Fax 908.323.2525

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ZONING DOCUMENTS

SITE NAME:
PHI MODENA

SITE ADDRESS:
6 IMS DRIVE
COATESVILLE, PA 19320

PARCEL ID: 47-4-68.2
ZONE: O-I

SDG PROJECT #: 24VPA007

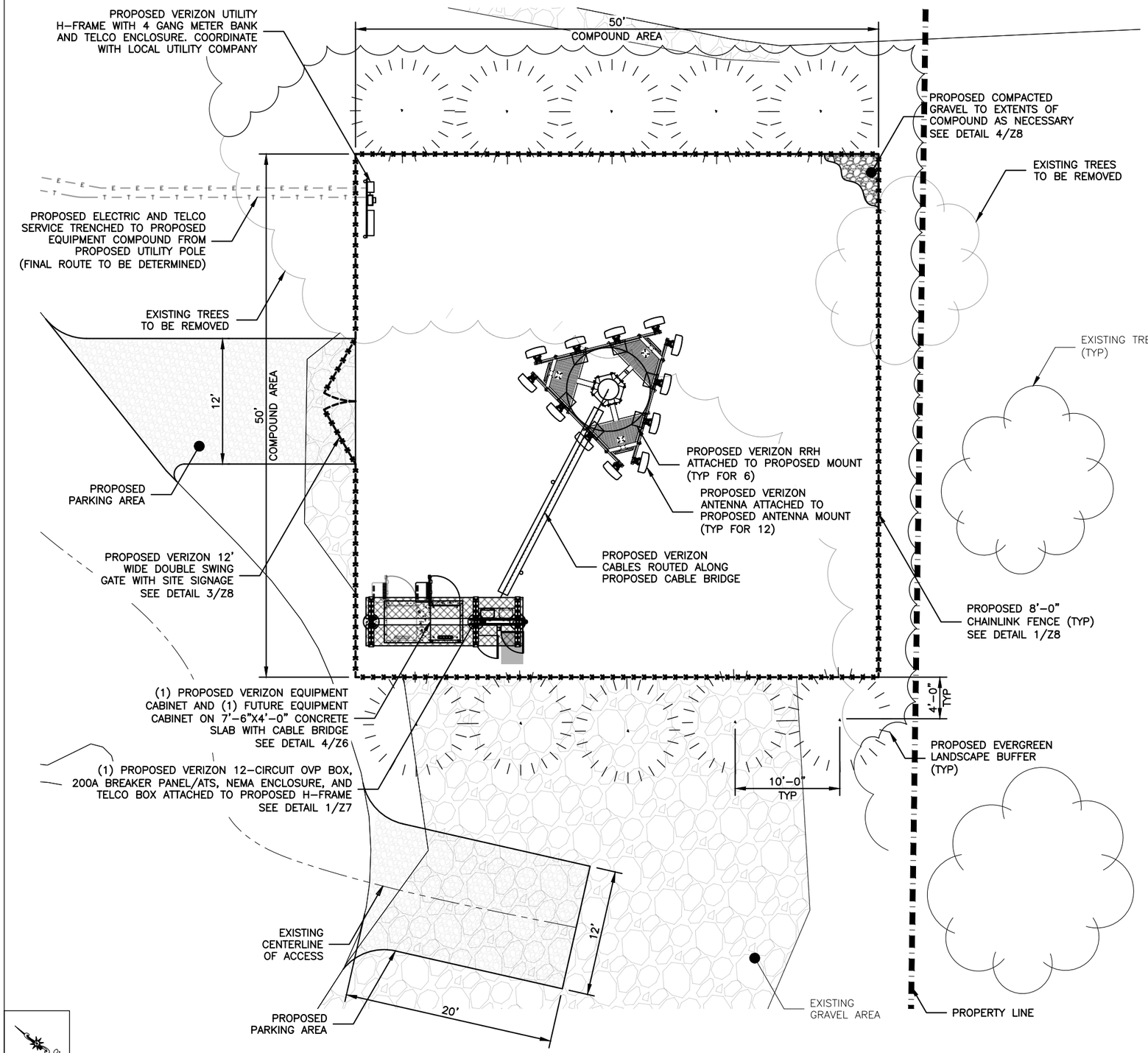
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TAS	KB

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SITE PLAN & BULK REQUIREMENTS

SHEET NUMBER

Z2



1	DETAILED SITE PLAN	
11x17 SCALE: 3/32"= 1'-0"	22x34 SCALE: 3/16" = 1'-0"	0 2' 4' 8' 16'

1. THE PROPOSED USE OF THE DEVELOPMENT IS FOR AN UNMANNED WIRELESS COMMUNICATION FACILITY, THE FACILITY WILL NOT BE STAFFED FULL TIME. IT WILL BE VISITED FOR MAINTENANCE APPROXIMATELY ONCE PER MONTH. THERE IS TWO PARKING SPOTS FOR THE TECHNICIAN NEXT TO THE COMPOUND.
2. ACCESS TO THE SITE WILL BE VIA AN EXISTING PARKING LOT OFF OF IMS DRIVE.
3. SANITARY AND WATER FACILITIES ARE NOT REQUIRED. ELECTRIC AND TELEPHONE ARE THE ONLY UTILITIES THAT ARE REQUIRED. UTILITIES WILL BE PROVIDED FROM EXISTING SERVICES IN THE AREA. BACKHAUL TO BE PROVIDED BY VERIZON COMMUNICATIONS.
4. THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES AND MEET ALL CURRENT UTILITY COMPANY REQUIREMENTS AND SPECIFICATIONS.
5. WATER COURSES OR FLOOD PLAINS WILL NOT BE AFFECTED BY THIS PROPOSAL.
6. EXISTING DRAINAGE PATTERNS WILL NOT BE AFFECTED BY THIS PROPOSAL.
7. PROPOSED FACILITY WILL BE MONITORED 24 HOURS A DAY, 7 DAYS A WEEK FROM A REMOTE LOCATION.
8. TRASH DISPOSAL IS NOT REQUIRED IN CONNECTION WITH THE PROPOSED INSTALLATION.
9. THE CONTRACTOR SHALL ABIDE BY ALL CURRENT LOCAL, STATE, AND NATIONAL CODES THAT ARE APPLICABLE.
10. COMMERCIAL SIGNS WILL NOT BE DISPLAYED AT THE PROPOSED FACILITY.
11. TOWER LIGHTING PER FAA IS PENDING STUDY.
12. THE EMERGENCY BACKUP GENERATOR IS PROPOSED TO POWER THE EQUIPMENT IN THE EVENT OF AN OUTAGE. THE GENERATOR WILL RUN FOR ROUTINE MAINTENANCE APPROXIMATELY ONCE PER MONTH DURING NORMAL BUSINESS HOURS UNLESS IN THE EVENT OF AN OUTAGE. THE GENERATOR WILL OPERATE AT 65.7 DB AS MEASURED FROM 23'.

2	SITE PLAN NOTES	
11x17 SCALE: NTS	22x34 SCALE: NTS	

CELLCO PARTNERSHIP
d/b/a
verizon
WIRELESS
ONE VERIZON WAY
BASKING RIDGE, NJ 07920

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COATESVILLE, PA 19320

PARCEL ID: 47-4-68.2
ZONE: O-I

SDG PROJECT #: 24VPA007

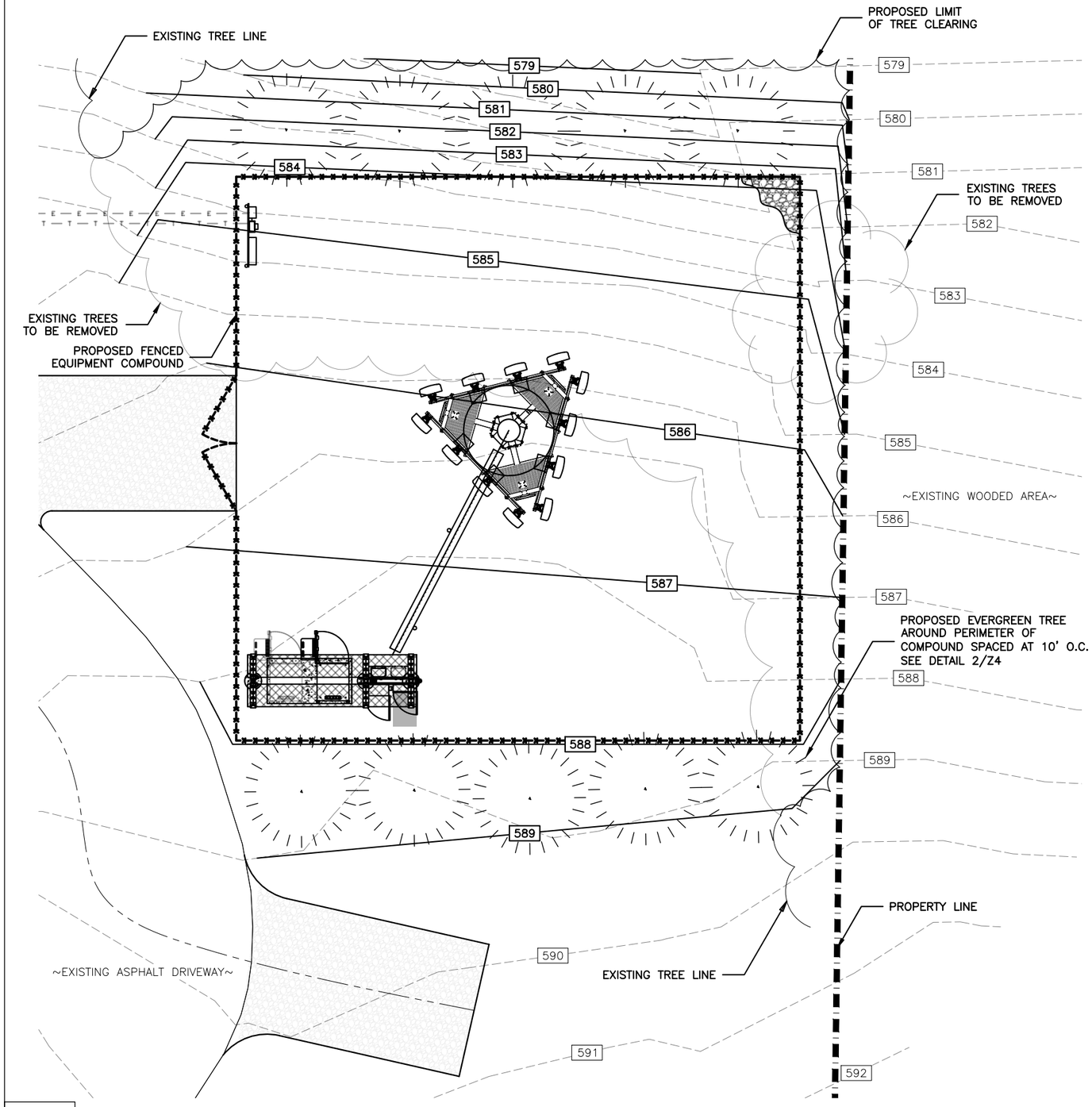
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DETAILED SITE PLAN

SHEET NUMBER

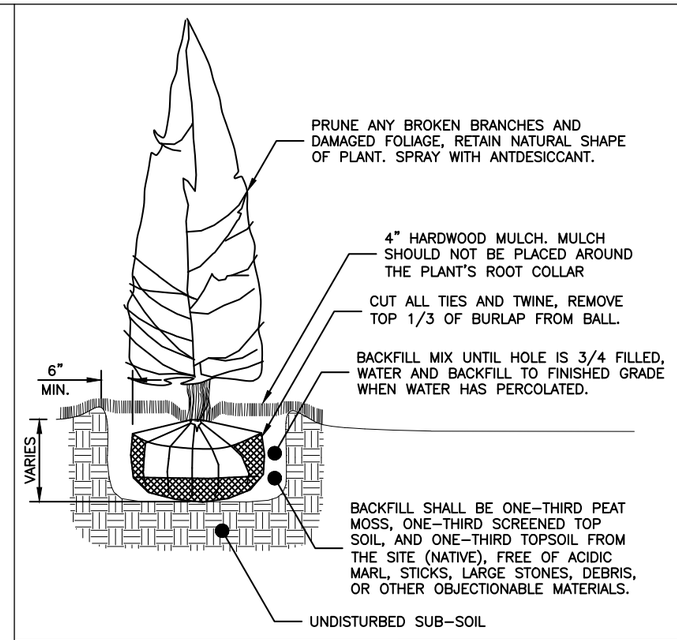
Z3



1 **LANDSCAPING PLAN**

11x17 SCALE: 3/32"= 1'-0" | 22x34 SCALE: 3/16" = 1'-0"

0 2' 4' 8' 16'



2 **PLANTING DETAIL**

11x17 SCALE: NTS | 22x34 SCALE: NTS

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d/b/a

verizon
WIRELESS

ONE VERIZON WAY
BASKING RIDGE, NJ 07920

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ZONE: O-I

SDG PROJECT #: 24VPA007

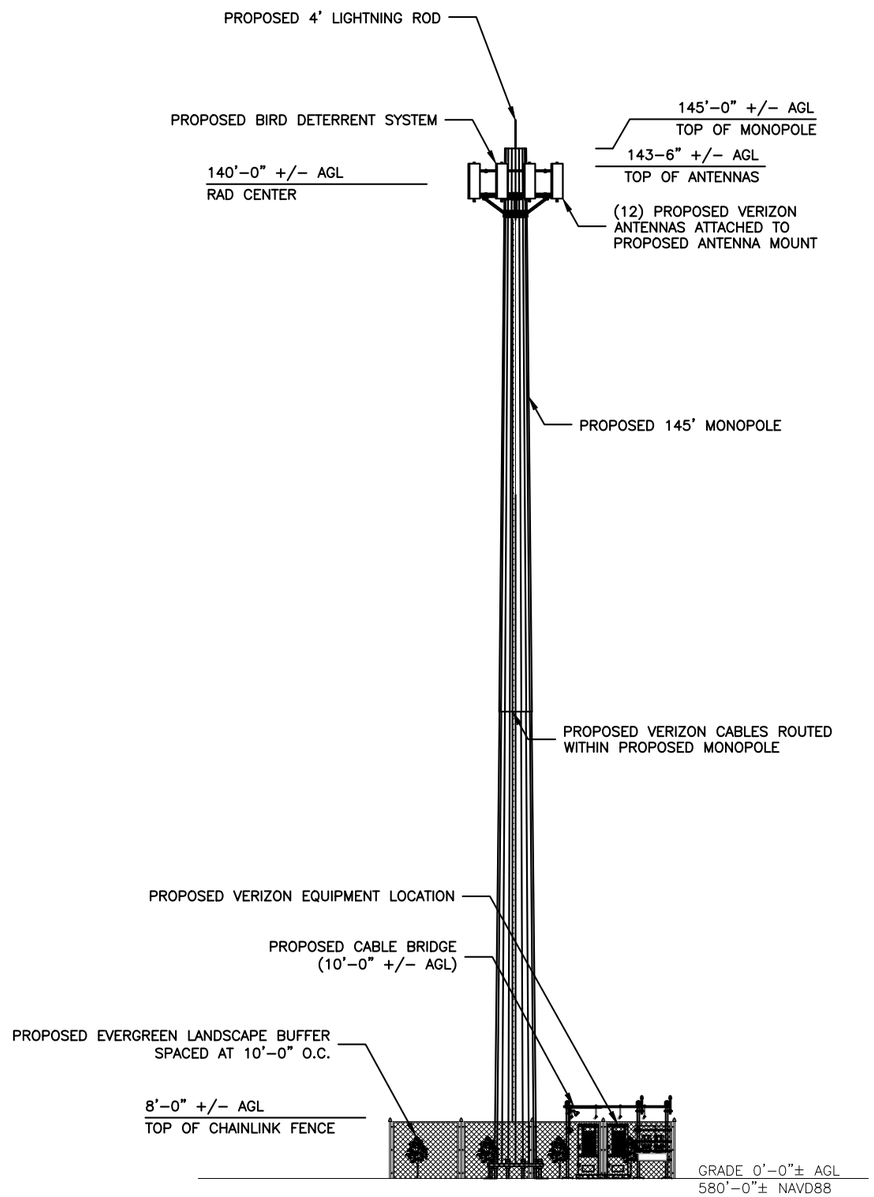
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TAS	KB

DRAWING TITLE

LANDSCAPING PLAN & DETAILS

SHEET NUMBER

Z4



1 **ELEVATION**

11x17 SCALE: 3/32"= 1'-0" | 22x34 SCALE: 3/16" = 1'-0"

0 2' 4' 8' 16'

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d/b/a

verizon WIRELESS

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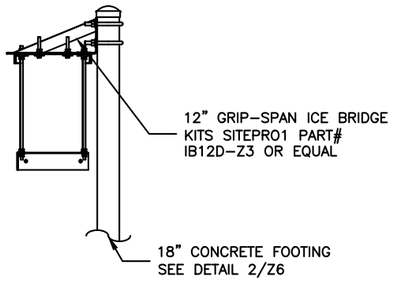
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TAS	KB

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ELEVATION

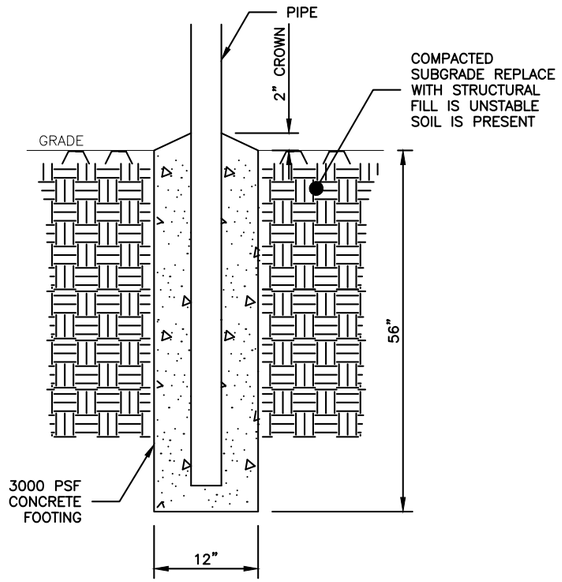
SHEET NUMBER

Z5



1 **CABLE BRIDGE SUPPORT DETAIL**

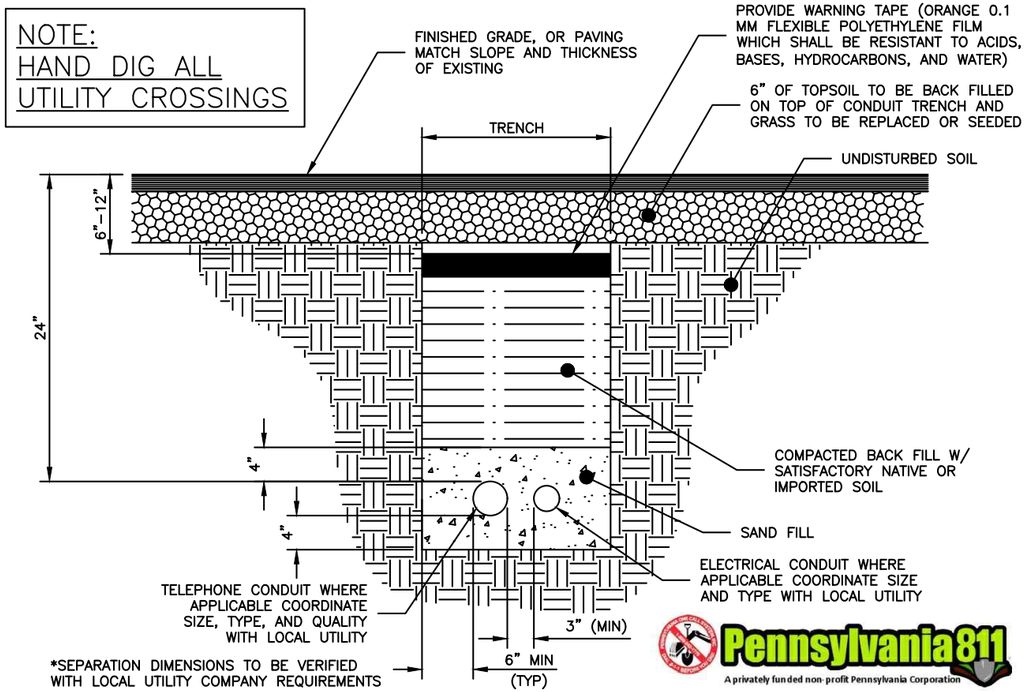
11x17 SCALE: NTS | 22x34 SCALE: NTS



2 **FOOTING DETAIL**

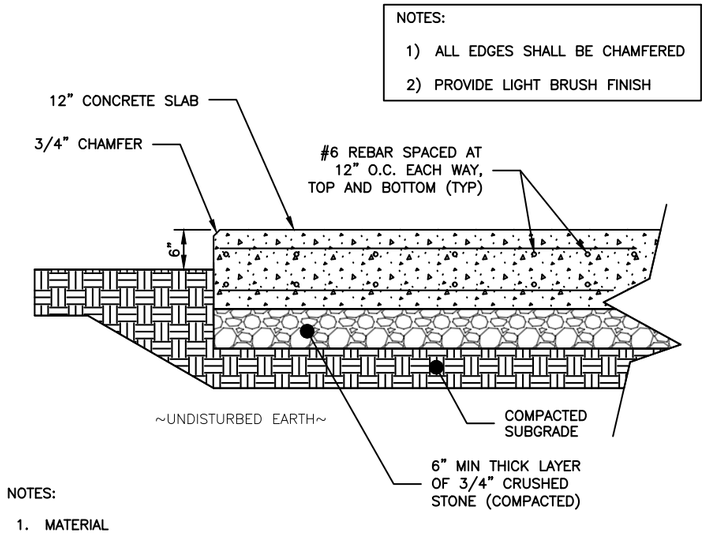
11x17 SCALE: NTS | 22x34 SCALE: NTS

NOTE:
HAND DIG ALL UTILITY CROSSINGS



3 **TRENCH DETAIL**

11x17 SCALE: NTS | 22x34 SCALE: NTS



NOTES:

1. MATERIAL

   1.1 CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.

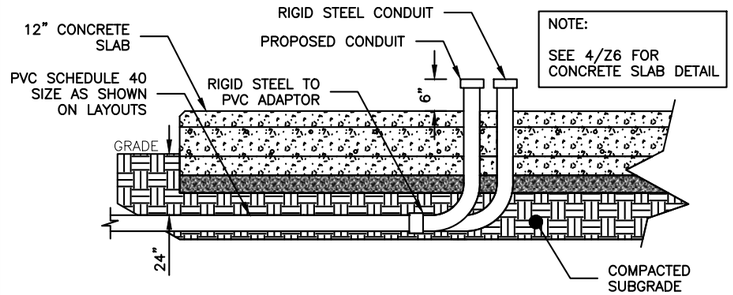
   1.2 REINFORCEMENT BARS SHALL CONFORM TO ASTM-A65 GRADE 60 SPECIFICATIONS AND BE DETAILED IN ACCORDANCE WITH ACI-318

2. TOLERANCES

   2.1 ALL DIMENSIONS ARE SPECIFIED IN INCHES UNLESS OTHERWISE NOTED.

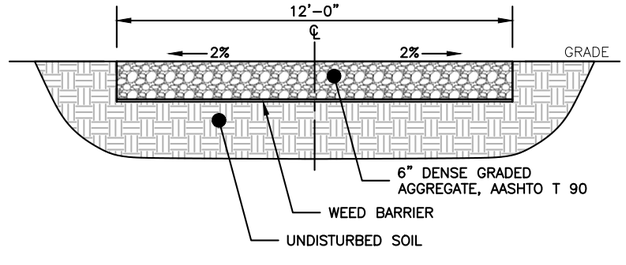
4 **TYPICAL CONCRETE SLAB DETAIL**

11x17 SCALE: NTS | 22x34 SCALE: NTS



5 **TYPICAL STUB-UP DETAIL**

11x17 SCALE: NTS | 22x34 SCALE: NTS



6 **GRAVEL DRIVEWAY DETAIL**

11x17 SCALE: NTS | 22x34 SCALE: NTS

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ZONE: O-I

SDG PROJECT #: 24VPA007

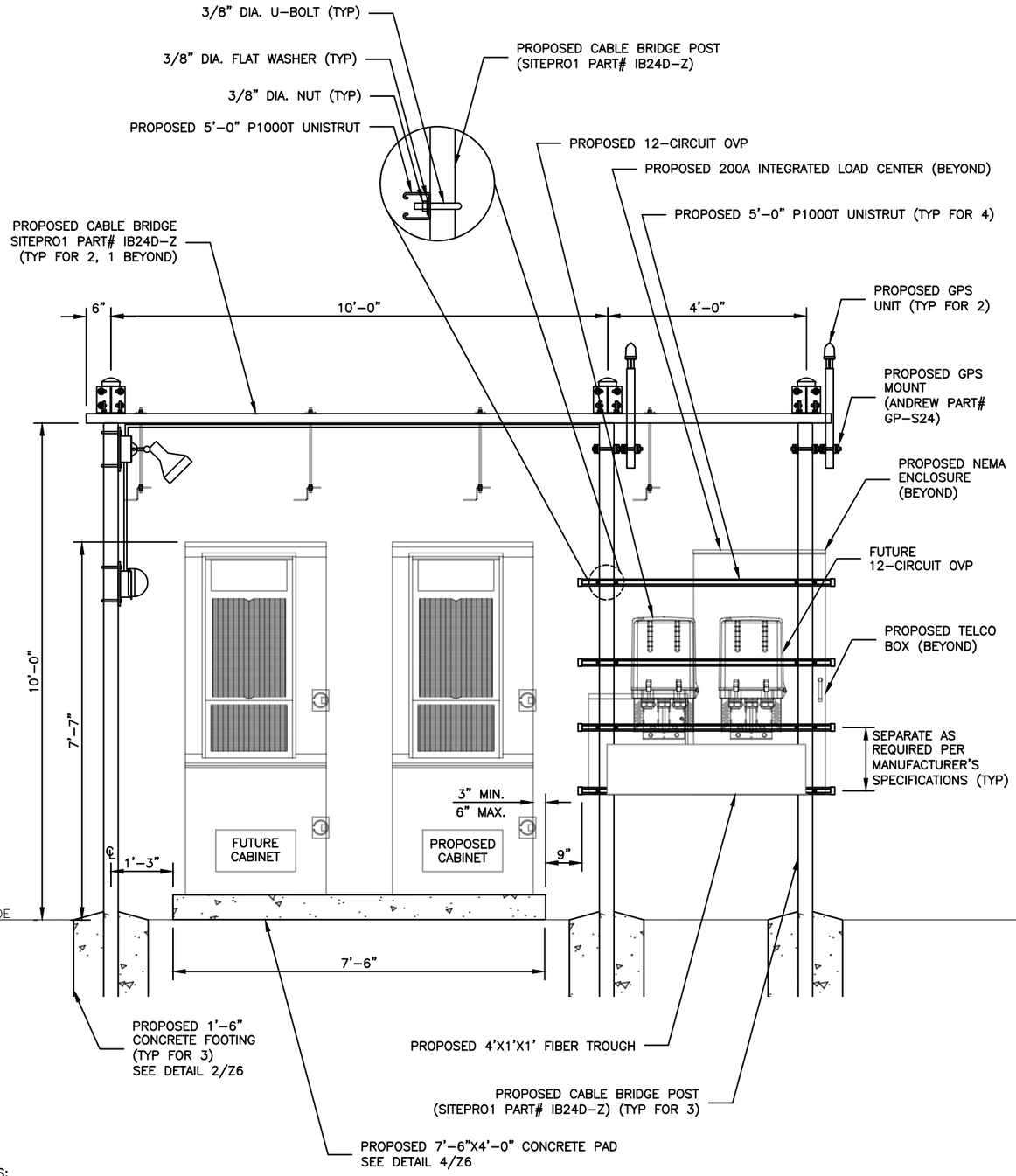
SCALE: AS NOTED	DATE: 06/16/26
DRAWN BY:	CHECKED BY:
TAS	KB

DRAWING TITLE

DETAILS

SHEET NUMBER

Z6



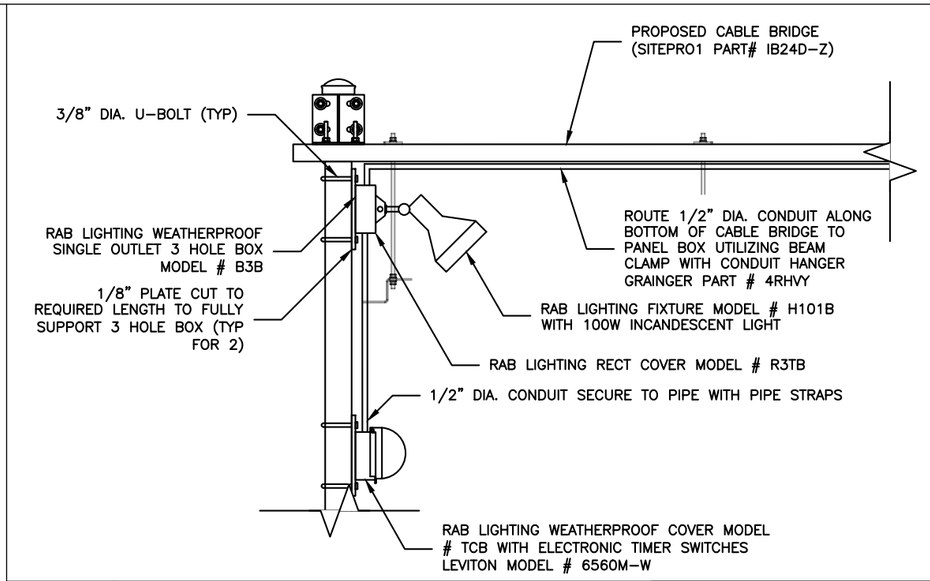
NOTES:

1. ALL EXPOSED UNISTRUT ENDS TO BE CAPPED WITH UNISTRUT CAP (MODEL #P2860-10).
2. EQUIPMENT SHOWN TRANSPARENT FOR CLARITY.
3. ONLY 1-5/8" UNISTRUT TO BE USED FOR RACK CONSTRUCTION.

1 **EQUIPMENT MOUNTING DETAIL**

11x17 SCALE: 3/8"= 1'-0" | 22x34 SCALE: 3/4" = 1'-0"

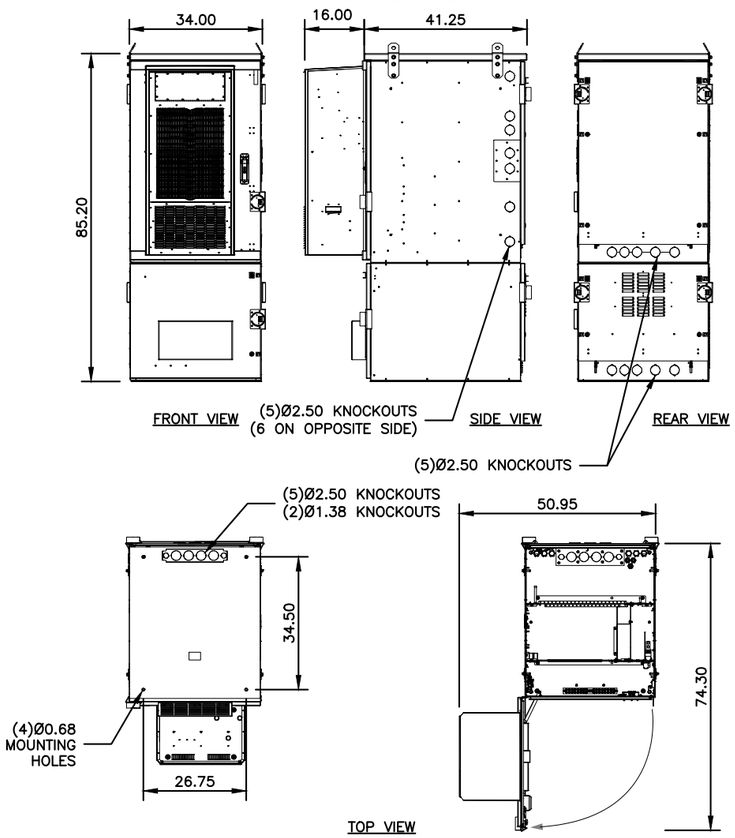
0 1' 2' 4'



2 **WORK LIGHT DETAIL**

11x17 SCALE: NTS | 22x34 SCALE: NTS

CHARLES UNIVERSAL BRAODBAND ENCLSOURE
CUBE-SS4C228BN3



3 **CHARLES UNIVERSAL BROADBAND ENCLOSURE**

11x17 SCALE: NTS | 22x34 SCALE: NTS

CELLCO PARTNERSHIP
d/b/a

verizon WIRELESS

ONE VERIZON WAY
BASKING RIDGE, NJ 07920

SDG SCHERER DESIGN GROUP

100 Corporate Drive
Suite 202
Lebanon, NJ 08833
908.323.2513 Fax 908.323.2525

COLLEEN CONNOLLY
PA PROFESSIONAL ENGINEER #PE081387

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SUBMITTALS

REV	DATE	DESCRIPTION	BY
0	06/22/26	ISSUED FOR ZONING	EB

ZONING DOCUMENTS

SITE NAME:
PHI MODENA

SITE ADDRESS:
6 IMS DRIVE
COATESVILLE, PA 19320

PARCEL ID: 47-4-68.2
ZONE: O-I

SDG PROJECT #: 24VPA007

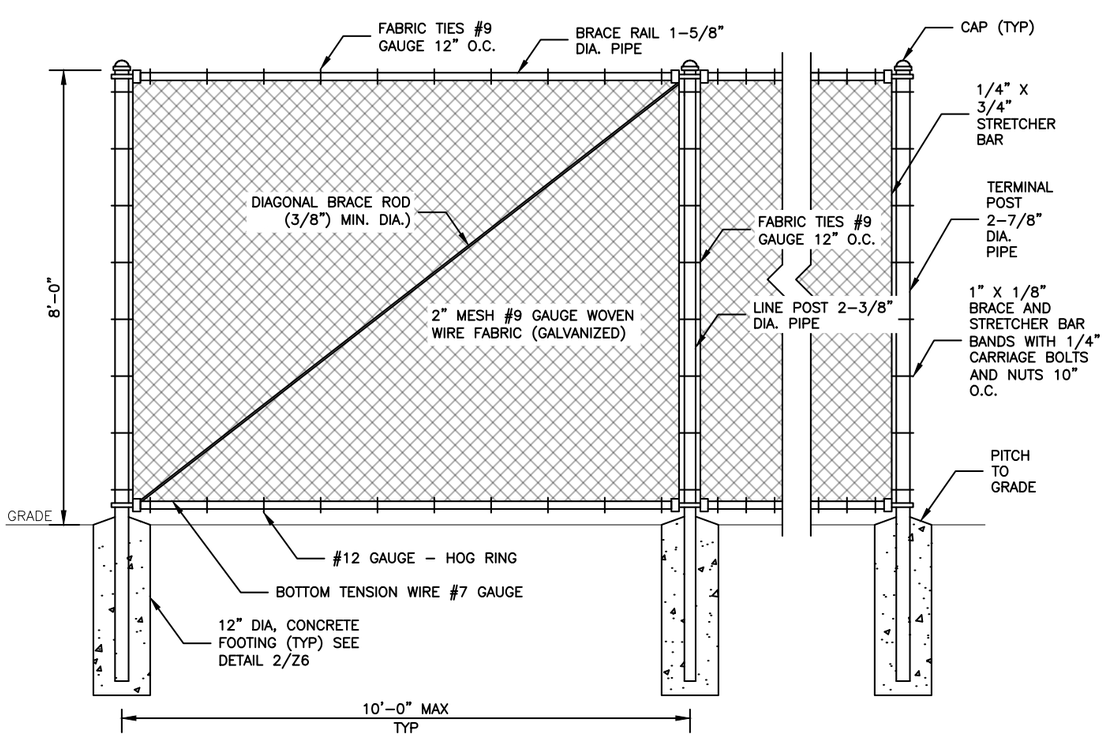
SCALE: AS NOTED	DATE: 06/16/26
DRAWN BY:	CHECKED BY:
TAS	KB

DRAWING TITLE

DETAILS

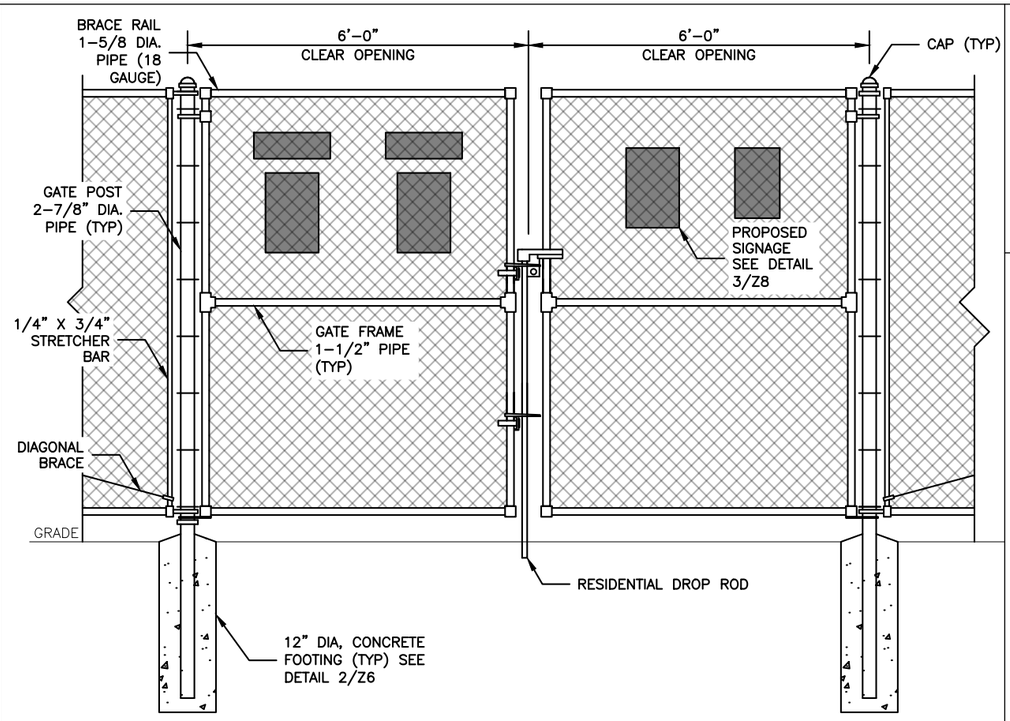
SHEET NUMBER

Z7



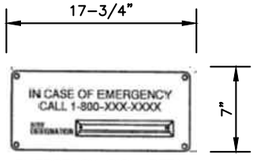
1 **CHAINLINK FENCE DETAIL**

11x17 SCALE: NTS | 22x34 SCALE: NTS



2 **DUAL GATE DETAIL**

11x17 SCALE: NTS | 22x34 SCALE: NTS



EMERGENCY SIGN DETAIL
SIGN "A"

NOTES:

1. SIGN SHALL BE MOUNTED ON EXTERIOR SIDE OF FENCE.
2. MOUNTING HEIGHT TO BE 5 FEET ABOVE GRADE.



WARNING SIGN DETAIL
SIGN "C"

NOTE:

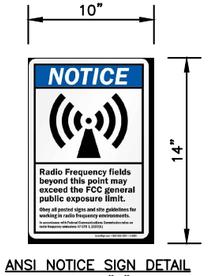
1. SIGN SHALL BE MOUNTED ON EXTERIOR OF GATE.



SAFETY SIGN DETAIL
SIGN "B"

NOTES:

1. SIGN SHALL BE MOUNTED ON EXTERIOR SIDE OF FENCE.
2. MOUNTING HEIGHT TO BE 5 FEET ABOVE GRADE.



ANSI NOTICE SIGN DETAIL
SIGN "D"

NOTE:

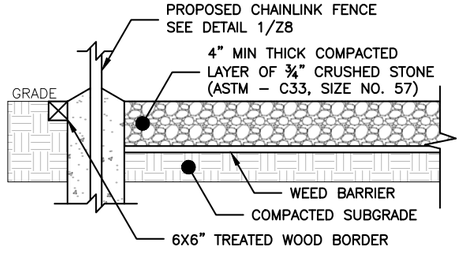
1. SIGN SHALL BE MOUNTED ON EXTERIOR OF GATE.



VERIZON SITE
ACCESS SIGN

3 **SIGNAGE DETAILS**

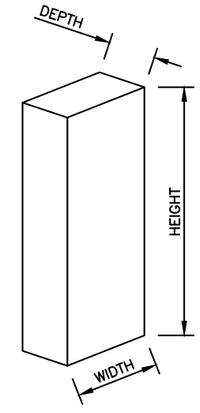
11x17 SCALE: NTS | 22x34 SCALE: NTS



4 **GRAVEL DETAIL**

11x17 SCALE: NTS | 22x34 SCALE: NTS

COMMSCOPE	**NHH-65C-R2B**
WEIGHT	51.588 lbs (WITHOUT BRACKETS)
DIMENSIONS (HxWxD)	96.0"x11.9"x7.1"
AREA	7.9 SQ.FT.
SAMSUNG	**MT6413-77A**
WEIGHT	57.3 lbs (WITHOUT BRACKETS)
DIMENSIONS (HxWxD)	28.9"x15.8"x5.5"
AREA	3.2 SQ.FT.



5 **ANTENNA SPECIFICATION(S)**

11x17 SCALE: NTS | 22x34 SCALE: NTS

CELLCO PARTNERSHIP
d/b/a

verizon
WIRELESS

ONE VERIZON WAY
BASKING RIDGE, NJ 07920

SDG
SCHERER DESIGN GROUP

100 Corporate Drive
Suite 202
Lebanon, NJ 08833
908.323.2513 Fax 908.323.2525

COLLEEN CONNOLLY
PA PROFESSIONAL ENGINEER #PE081387

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SUBMITTALS

REV	DATE	DESCRIPTION	BY
0	06/22/26	ISSUED FOR ZONING	EB

ZONING DOCUMENTS

SITE NAME:
PHI MODENA

SITE ADDRESS:
6 IMS DRIVE
COATESVILLE, PA 19320

PARCEL ID: 47-4-68.2
ZONE: O-I

SDG PROJECT #: 24VPA007

SCALE: AS NOTED	DATE: 06/16/26
DRAWN BY:	CHECKED BY:
TAS	KB

DRAWING TITLE

DETAILS

SHEET NUMBER

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WQQA472	0009790961
Radio Service AW - AWS (1710-1755 MHz and 2110-2155 MHz)	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
02-17-2022	02-17-2022	11-29-2036	02-18-2022

Market Number	Channel Block	Sub-Market Designator
BEA012	C	8

Market Name
Philadelphia-Wilmington-Atl. C

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at http://wireless.fcc.gov/uls/index.htm?job=home and select "License Search". Follow the instructions on how to search for license information.

Reference Copy

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQQA472 **File Number:** 0009790961 **Print Date:** 02-18-2022

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

Reference Copy

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: AIRTOUCH CELLULAR

ATTN: REGULATORY
AIRTOUCH CELLULAR
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
KNLH201	0007717095
Radio Service CW - PCS Broadband	

FCC Registration Number (FRN): 0006146468

Grant Date	Effective Date	Expiration Date	Print Date
06-02-2017	06-02-2017	06-27-2027	06-06-2017

Market Number	Channel Block	Sub-Market Designator
BTA346	F	0

Market Name
Philadelphia, PA-Wilmington, D

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
05-30-2004			

Waivers/Conditions:

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

Special Condition for AU/name change (6/4/2016): Grant of the request to update licensee name is conditioned on it not reflecting an assignment or transfer of control (see Rule 1.948); if an assignment or transfer occurred without proper notification or FCC approval, the grant is void and the station is licensed under the prior name.

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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FCC 601-MB
August 2021

Reference Copy

Licensee Name: AIRTOUCH CELLULAR

Call Sign: KNLH201 **File Number:** 0007717095 **Print Date:** 06-06-2017

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WQJQ689	

Radio Service
WU - 700 MHz Upper Band (Block C)

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
09-11-2019	07-15-2020	06-13-2029	

Market Number	Channel Block	Sub-Market Designator
REA001	C	0

Market Name
Northeast

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
06-13-2013	06-13-2019		

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

This authorization is conditioned upon compliance with section 27.16 of the Commission's rules

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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FCC 601-MB
August 2021

Reference Copy

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQJQ689 **File Number:** **Print Date:**

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

Reference Copy

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
KNLH443	0007716982
Radio Service CW - PCS Broadband	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
06-02-2017	06-02-2017	06-27-2027	06-06-2017

Market Number	Channel Block	Sub-Market Designator
BTA346	E	0

Market Name
Philadelphia, PA-Wilmington, D

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
06-27-2002			

Waivers/Conditions:

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

This authorization is subject to the condition that the remaining balance of the winning bid amount will be paid in accordance with Part 1 of the Commission's rules, 47 C.F.R. Part 1.

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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FCC 601-MB
August 2021

Reference Copy

Licensee Name: CELLCO PARTNERSHIP

Call Sign: KNLH443 **File Number:** 0007716982 **Print Date:** 06-06-2017

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Call Sign	File Number
WQGA908	0009773328
Radio Service AW - AWS (1710-1755 MHz and 2110-2155 MHz)	

FCC Registration Number (FRN): 0003290673

Grant Date	Effective Date	Expiration Date	Print Date
12-21-2021	12-21-2021	11-29-2036	12-21-2021

Market Number	Channel Block	Sub-Market Designator
BEA012	B	7

Market Name
Philadelphia-Wilmington-Atl. C

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Reference Copy

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WQGA908 **File Number:** 0009773328 **Print Date:** 12-21-2021

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status

Reference Copy

PO Box 165
Fairview Village, PA 19409
Phone: 610.304.2024
www.dBmEng.com

DBM ENGINEERING, P.C.

September 14, 2026
John Szilezy
Verizon Wireless
512 East Township Line Road
Blue Bell, PA 19422

Subject: **Radio Frequency Design Analysis**
"PHI MODENA"
6 IMS DRIVE
COATESVILLE, PA
Latitude: 39.964675° N
Longitude: 75.841753° W

Mr. Szilezy:

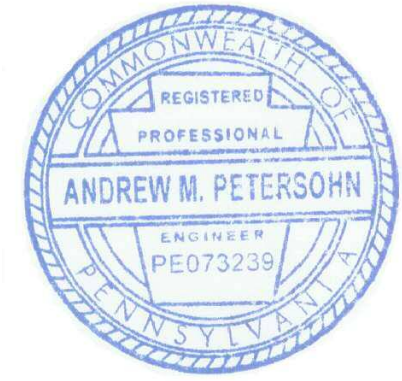
I have received and executed the request that I perform an independent evaluation and design review for the Verizon Wireless telecommunications facility proposed at the above referenced address. The intention of this study is to provide an objective, professional opinion regarding the proposed facilities from a Radio Frequency design perspective. Specifically, how the site complements the existing network and what service objectives it fulfills. As a registered Professional Engineer, I am bound by a code of ethics to hold paramount the safety, health, and welfare of the public. All statements and calculations offered herein are made in an objective and truthful manner pursuant to that code.

Summary of Findings

In my professional opinion, the proposed facility is extremely well suited to provide enhanced wireless service in the northwestern portions of East Fallowfield Township and surrounding areas that suffer from unreliable service. Currently, the nearby Verizon Wireless facilities do not provide adequate capacity for the targeted geography resulting in service issues. The proposed facility is the only feasible alternative that will satisfy the design objective for affected areas. The design, location, and proposed antenna height is the least intrusive means of providing adequate service for Verizon Wireless subscribers in the targeted geography. The proposed antenna height is the absolute minimum acceptable to achieve a high percentage of the site's design goals.

Sincerely,

Andrew M. Petersohn, P.E.
Registered Professional Engineer
Pennsylvania license number 073239



Existing Verizon Wireless Service

Currently, Verizon has six (6) on-air sites in the area immediately surrounding the proposed facility. These sites would be the first-tier neighbors for the proposed facility. The specifics and locations of these sites are detailed below:

Name	Structure Type	Antenna Centerline (ft)	Street Address
SADSBURY	Monopole	175	20 Compass Road
COATESVILLE-2	Monopole	154	517 Colfax Street
PHI-KING RANCH	Lattice Tower	128	775 Fairview Road
COATESVILLE HD	Self-Support	158	786 Oak St
PARKESBURG HD	Lattice Tower	230	Glen Run Road @ Smoker Farm
WAGONTOWN	Monopole	150	416 West Kings Highway

Network Capacity

The Verizon Wireless facilities currently serving the geography surrounding the proposed facility are approaching their data capacity upper-limit "ceiling". Spurred on by smart-phones, tablets, data cards, and the various applications and content available, an explosion of data use over the past few years has left providers, equipment manufacturers, and the FCC looking for solutions and radio spectrum to address the demand. As illustrated below, Ericsson has recently predicted[1] a three (3) fold increase in global mobile network data traffic between 2023 and 2028. Because Verizon Wireless can only broadcast and receive in the bands for which they are licensed, there is a finite amount of data throughput that can be supported even using the most modern equipment offered by base-station manufacturers. The traffic demand in the area has already begun to overrun the available resources particularly during peak times of day. Without proper action, the data growth trend will result in a significant degradation in customer experience including services that affect public safety.

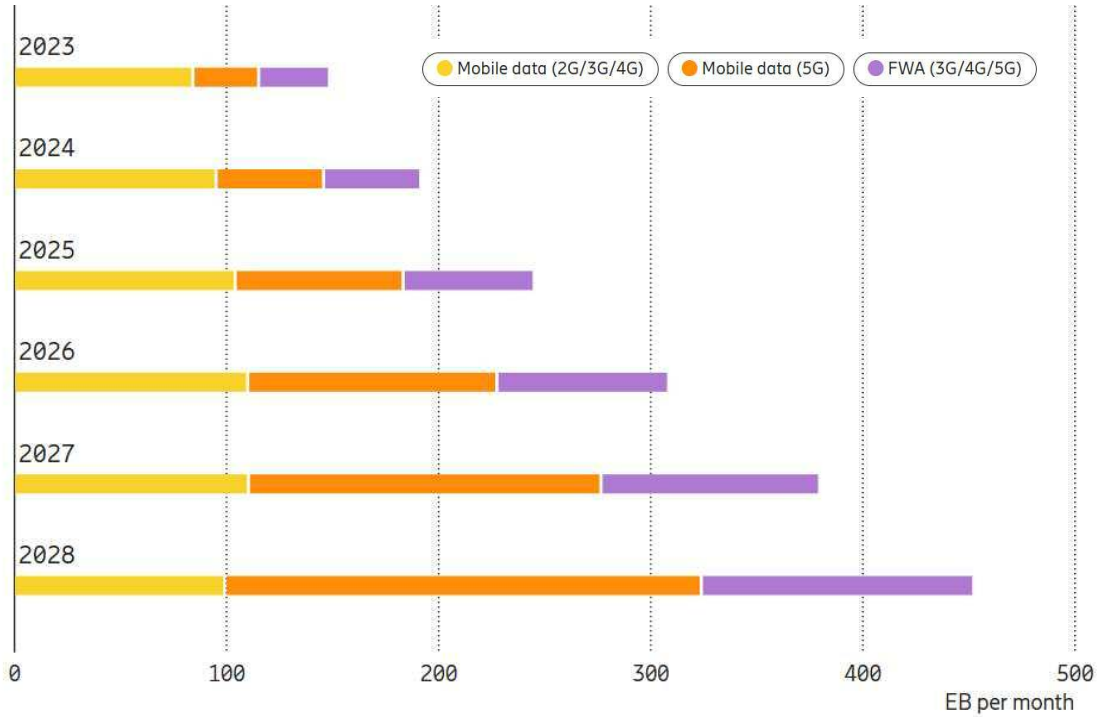


Figure 3 - Global Mobile Network Data Traffic

[1] Mobile data traffic forecast – Mobility Report - Ericsson

Existing Verizon Wireless Capacity

The best-server coverage footprint areas from the above on-air facilities are illustrated below in figure 1. The areas in which the proposed facility is designed to provide capacity offload include the residential, commercial, and recreational uses currently underserved by the Verizon facilities from too great a distance to be effective. The facility will alleviate congestion emanating from subscribers being served by the surrounding sites pointing into the areas much closer to the proposed site; particularly the westerly facing sector of the "Coatesville" site and southerly facing sector of the "Coatesville 2" facility (highlighted red below).

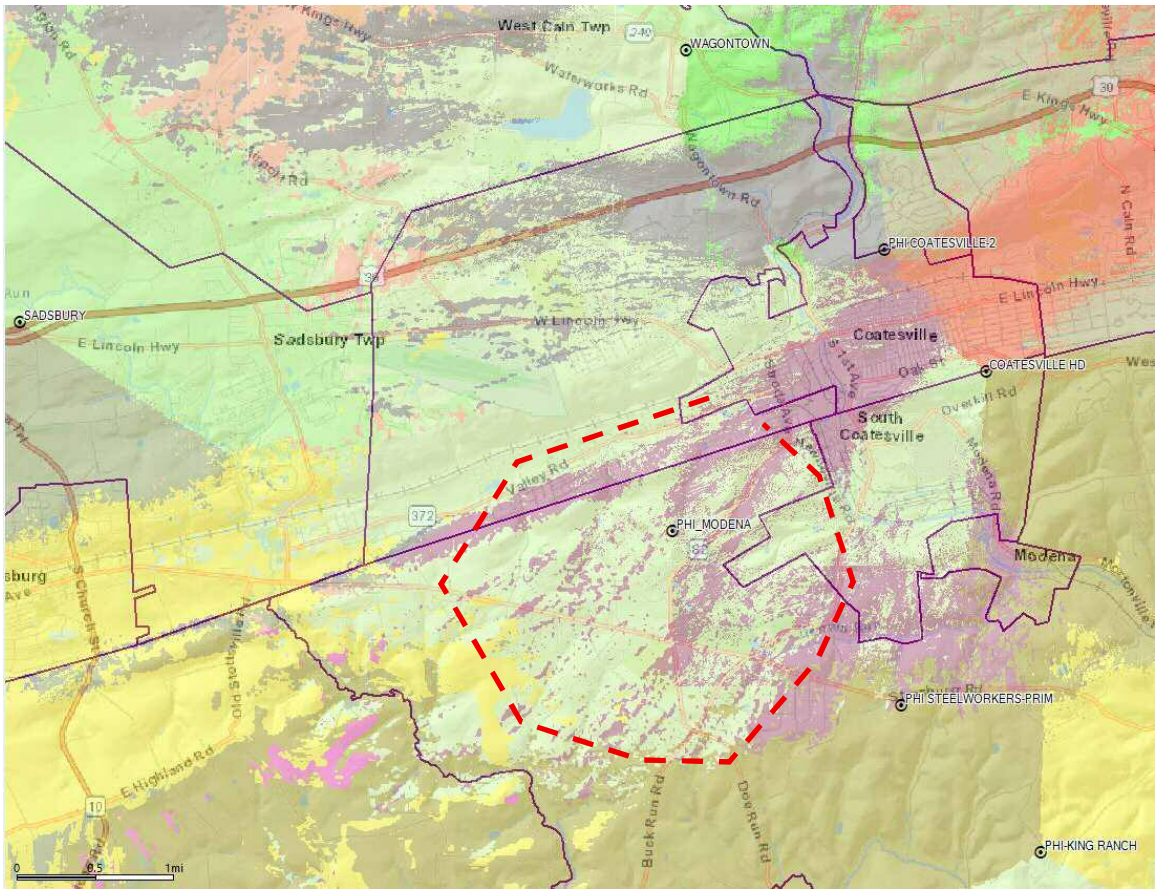


Figure 1 – Existing Best Server Coverage

Proposed Verizon Wireless Capacity Upgrade

Experience dictates that to effectively provide adequate service in a capacity starved area, a telecommunications facility must be located as close to the subscriber density as possible. Following this tenet ensures the two most important design criteria for this environment are met: First, that there is signal dominance in the congested area and second that there is adequate signal strength to penetrate the often-dense building materials typically found in an area of high subscriber density. As illustrated by the proposed site's dominant service area (figure 2 below), the new facility will provide effective capacity offload while providing in-building coverage to the general area. Verizon Wireless mobile devices in the newly shaded coverage area will be served by the proposed facility when engaged in data-activity allowing the reduction of the data traffic load on the nearby sites. Any decrease in the height of the proposed facility will decrease its offload area and diminish the effectiveness of the proposed site.

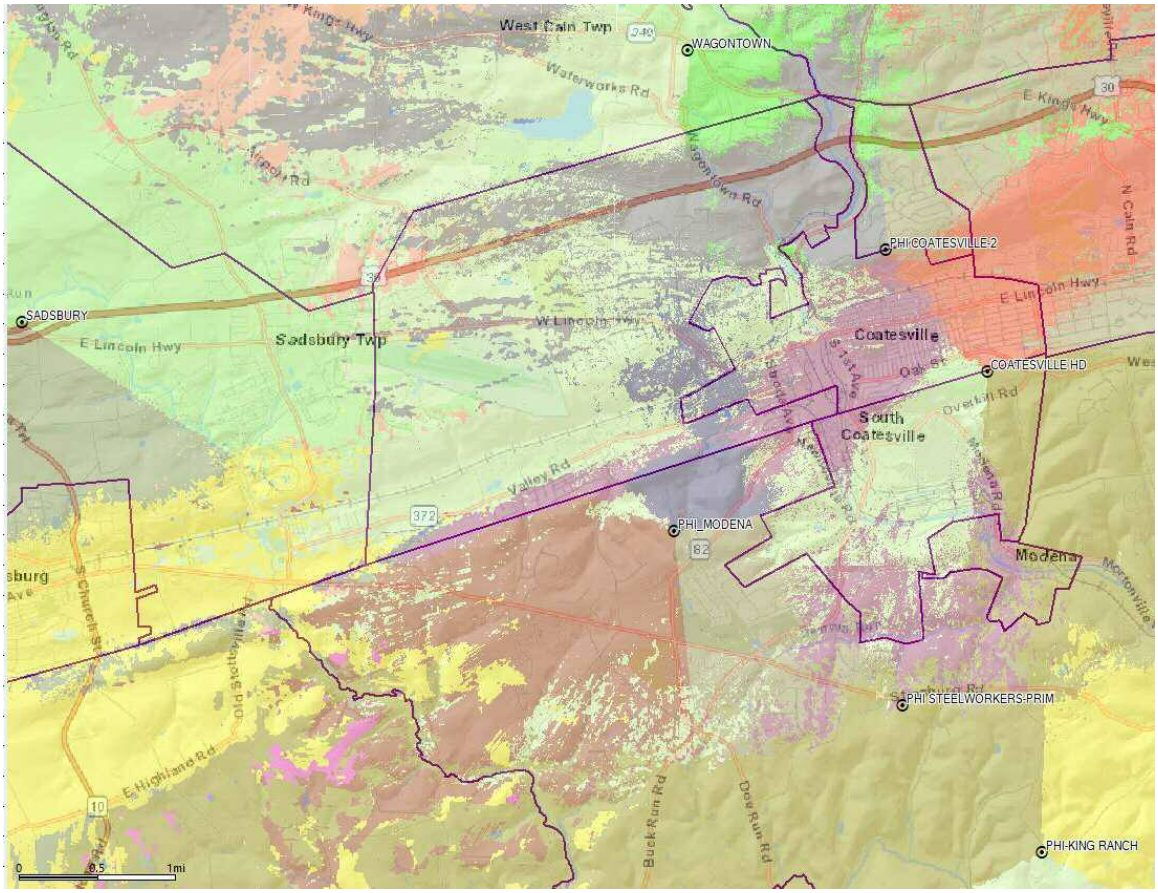


Figure 2 – Proposed Best Server Coverage

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Fairview Village, PA 19409
Phone: 610.304.2024
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Anticipated Verizon Wireless Capacity Upgrade

Beyond the subject proposed site, Verizon has construction underway and is planning to activate a facility they refer to as "Steelworkers" on the existing SBA tower located at the East Fallowfield Township Building, 2264 Strasburg Road in Coatesville in late 2026. This facility will provide capacity offload and server dominance along and around Strasburg Road in areas south of Coatesville where the "Coatesville 2" facility is currently overreaching to serve Verizon's subscribers as illustrated in Figure 3 below. This is a service area and objective separate and apart from that of the proposed "Modena" facility. Both facilities are required to offload the anticipated customer demand and provide adequate service to the Verizon subscriber base.

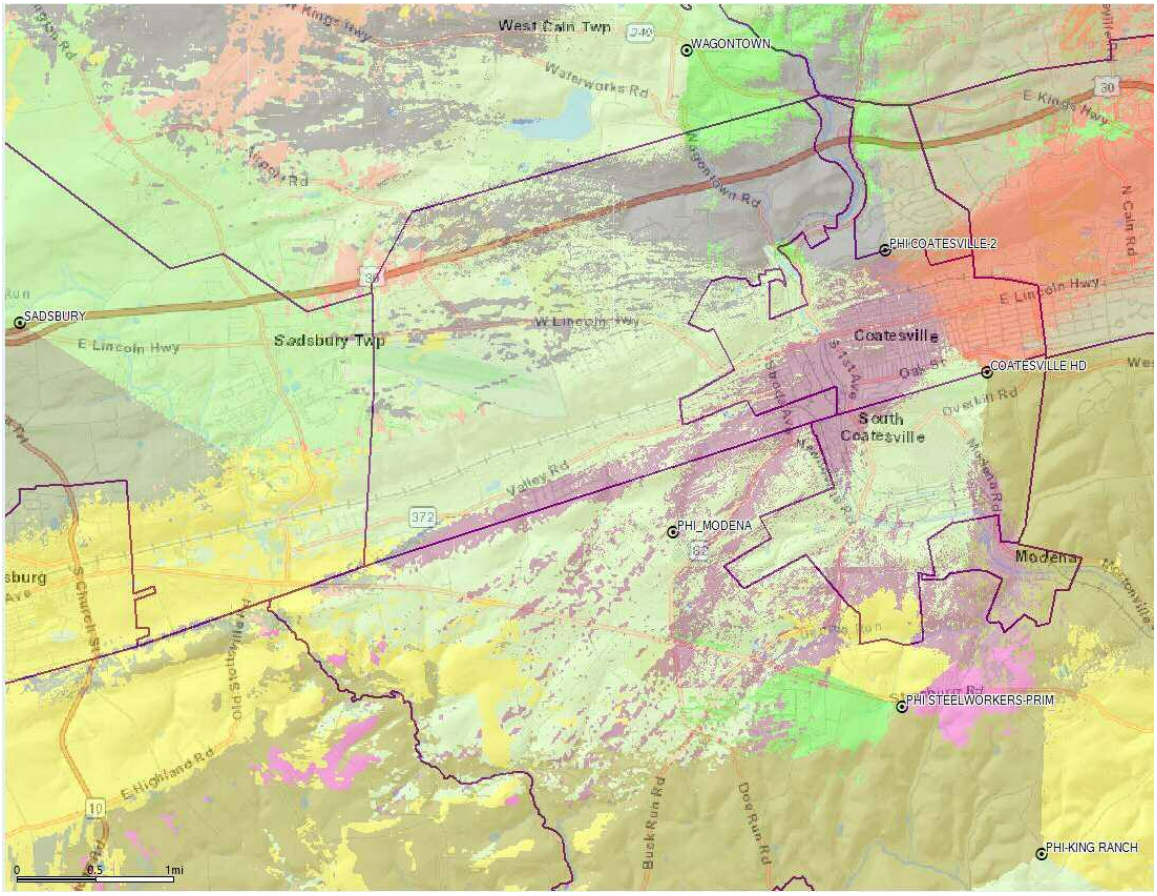


Figure 3 – Anticipated Best Server Coverage with "Steelworkers"

Planned Verizon Wireless Capacity Upgrade

Figure 4, below, illustrates the planned best server coverage with both "Steelworkers" and "Modena" activated. Careful optimization through the integration process will help balance subscriber loading for the existing and new facilities but, as pictured, the new sites will have separate and distinct areas of dominant server footprint which is critical to efficient design.

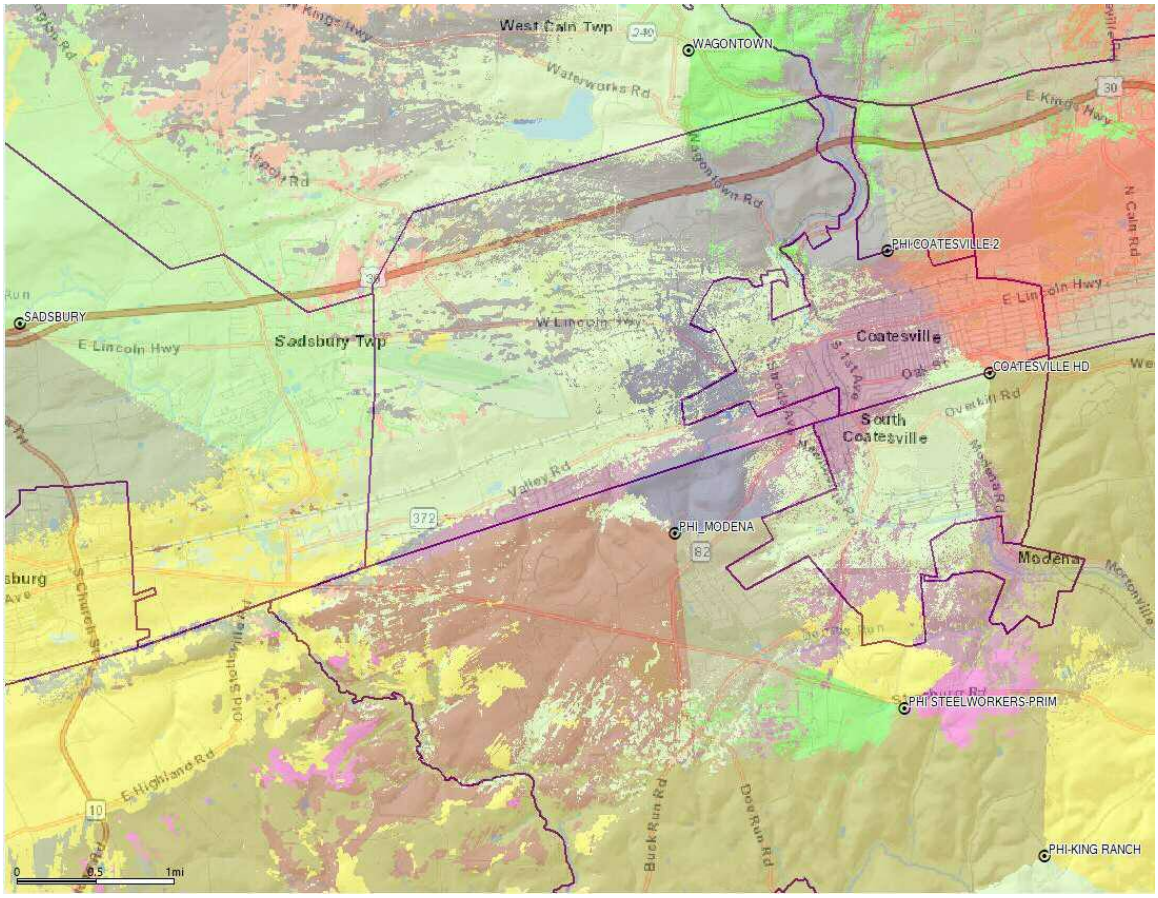


Figure 4 – Planned Best Server Coverage with "Modena" and "Steelworkers"

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Reliable Service

The term "reliable" is used to describe areas where a Verizon Wireless subscriber has the ability to place, receive, and maintain a phone call. Additionally, the concept of reliable service extends beyond just voice communication; access to the data network with a high probability of success and adequate throughput is now a pre-requisite to reliable service. Reliable service provided from a facility is affected by many factors including surrounding topography, clutter types, foliage, and subscriber loading during the site's hour of heaviest use, its "busy hour". Because the network must maintain reliability under all conditions, these factors are taken into consideration when designing a new facility. Furthermore, under the "materially inhibit" standard, the FCC has made clear that wireless providers are entitled to improve existing wireless services to an area they deem insufficient to meet their customer's capacity demands for robust services.

Wireless Substitution

According to the CDC[2] 78.0% of adults and 86.9% of children lived in wireless-only households during the second half of 2024. The increase in the prevalence of adults living in wireless-only households is a continuation of the increasing trend that has been seen over time. Demographic subgroups with the highest percentages of wireless-only adults include adults aged 25–29 (88.9%) and 35-44 (88.3%), and adults renting their homes (88.1%) As wireless substitution continues to spread, availability of in-building wireless service, both data and voice, becomes increasingly important.

Emergency Services Implications

Wireless devices are widely used by municipal emergency services for voice and data services including those that impact public safety. Additionally enhanced 911 (E911) services, which allow a mobile caller to be located by the dispatch center, are dependent on an adequate service level to provide help in an emergency. It is estimated that approximately 80% of 911 calls originate from mobile devices[3]. In the service challenged areas, an unreliable level of wireless service could, in many cases, negatively affect the ability of an individual in need of emergency services who is dialing 911.

[2] https://www.cdc.gov/nchs/data/nhis/earlyrelease/wireless202506.pdf
[3] https://www.nena.org/page/911Statistics

Alternate Candidate Discussion

It is Verizon Wireless policy and overwhelming preference to utilize existing, tall structures as antenna support platforms when their location, available attachment height, and structural capacity are congruent with Verizon's network requirements. This is because the co-location process is almost always less expensive, faster to market, and less involved from a permitting perspective than the construction of a new tower structure. In this case, there were no existing tall structures within the area of technical need that would satisfy the Verizon Wireless design objectives. The only proximate tall structures, other than the existing Verizon first-tier of neighboring sites, are the line of utility structures roughly 200 feet northwest of the proposed facility. At 80 feet, these structures are much too short to provide the capacity offload required. Further, utility structures are not compatible with modern 4G and 5G radio architecture both from a maintenance and operational perspective so colocation on them is no longer tenable.

Technical Parameters of Consideration

The above calculations were based on the equipment configuration information furnished by representatives of Verizon Wireless. Specifically, for this installation, Verizon Wireless plans to add nine (9) new panel-style antennas at an antenna centerline height of 140' above grade. The antennas will be organized in three (3) arrays of three (3) antennas per array with sector azimuths evenly spaced in the horizontal plane with respect to true north. Transmitting through these antennas will be four (4) LTE transmit paths in the 700 MHz band (per sector) at a cumulative maximum of 160 watts, up to thirty-two (32) 5GNR transmit paths in the 1900 MHz band (per sector) at a cumulative maximum of 132 watts, up to four (4) 5GNR transmit paths in the 850 MHz band (per sector) at a cumulative maximum of 160 watts, up to thirty-two (32) LTE transmit paths in the 2100 MHz (AWS) band (per sector) at a cumulative maximum of 164 watts, up to thirty-two (32) LTE transmit paths in the 2100 MHz (AWS-3) band (per sector) at a cumulative maximum of 110 watts, and up to sixty-four (64) 5GNR transmit paths in the 3700 MHz band (per sector) at a cumulative maximum of 320 watts radio power.

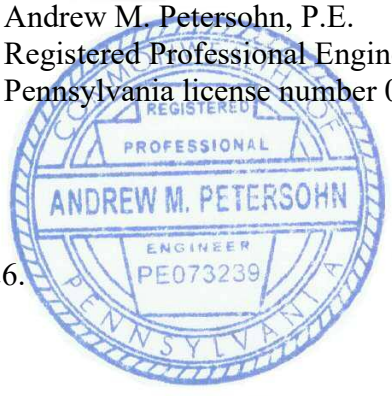
DECLARATION OF ENGINEER

Andrew M. Petersohn, P.E., hereby states that he is a graduate telecommunications consulting engineer possessing Master and Bachelor Degrees in Electrical Engineering from Lehigh University (2005 and 1999, respectively). His corporation, dBm Engineering, P.C., has been retained by representatives of Verizon Wireless to perform a radio frequency design analysis for a proposed telecommunications facility.

Mr. Petersohn also asserts that the calculations and/or measurements described in this report were made personally and in a truthful and objective manner. Mr. Petersohn is a Registered Professional Engineer licensed in Pennsylvania, Delaware, Maryland, Virginia, New York, Florida and New Jersey. He has over two decades of engineering experience in the field of wireless communications. Mr. Petersohn is an active member of the National Society of Professional Engineers (NSPE) and the Pennsylvania Society of Professional Engineers (PSPE). Mr. Petersohn further states that all facts and statements contained in the foregoing document are true and accurate to the best of his knowledge. He believes, under penalty of perjury, the foregoing to be correct.



Andrew M. Petersohn, P.E.
Registered Professional Engineer
Pennsylvania license number 073239



Executed this the 14th day of September, 2026.