

# **A C T O W E I S** SAHARA DENTAL

## CA-1579 TMO# LA74763B 2005 W. HOLT AVE. POMONA, CA 91768 LOS ANGELES COUNTY

## **PROJECT TEAM**

APC TOWERS LLC 8601 SIX FORKS RD., SUITE 250 RALEIGH, NC 27615 PAUL ALVAREZ (919) 249-7732

MJ MANAGEMENT GROUP. LLC 2009 W. HOLT AVE. POMONA, CA 91768 (909) 623-9590

APC TOWERS LLC 8601 SIX FORKS RD., SUITE 250 RALEIGH, NC 27615 PAUL ALVAREZ (919) 249-7732

PLANCOM, INC. 250 EL CAMINO REAL, SUITE 117 TUSTIN, CA 92780 JIM HEINRICH (714) 906-0018

XD INDUSTRIES 1572 N. BATAVIA ST. SUITE 1D ORANGE, CA 92876 JOSE FRIAS (714) 947-3093

## CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE

- 2016 CALIFORNIA ENERGY CONSERVATION CODE

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

## PROPOSED MONOEUCALYPTUS LOCATION

## **PROJECT INFORMATION**

LATITUDE:	34.062386° N
LONGITUDE:	-117.785783° W
GROUND ELEVATION:	803.3' AMSL
APN #:	8355-016-027
PARENT PARCEL:	37,847.91 SQ. FT.
PROPOSED LEASE AREA:	1,000 SQ. FT.
JURISDICTION:	CITY OF POMONA
ZONING:	CSP - CORRIDORS SPECIFIC PLAN
USE:	TELECOMMUNICATIONS FACILITY
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

## **GENERAL NOTES**

**GENERAL NOTES:** 

- THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.
- . THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
- 3. LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.
- DO NOT SCALE DRAWINGS: 4. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
- 5. 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.

## FCC COMPLIANCE

RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH THE OPERATION OF OTHER COMMUNICATION DEVICES.

THE PROPOSED PROJECT INCLUDES: INSTALLATION OF PROPOSED 65'-0" HIGH MONO-EUCALYPTUS TREE PROPOSED (12) 8'-0" PANEL ANTENNAS • PROPOSED (12) RRU'S PROPOSED (1) 1'Ø MICROWAVE DISH PROPOSED (1) (ODU) RFU-C INSTALLATION OF 8'-0" HIGH CMU WALL ENCLOSURE PROPOSED 200A DEDICATED ELECTRICAL SERVICE TO (1) 200 AMP METER PROPOSED 23'-6" X 11'-0" CONCRETE PAD PROPOSED (1) 6102 MUAC CABINET MOUNTED ON CONCRETE PAD PROPOSED (1) FUTURE 6102 MUAC CABINET PROPOSED POWER AND TELCO CABINETS PROPOSED (1) LTE GPS ANTENNA PROPOSED (1) TELCO BOX PROPOSED (1) CIENA CABINET PROPOSED CABLE BRIDGE PROPOSED (3) 6"Ø CONDUIT STUB-UPS PROPOSED (1) BBU CABINET PROPOSED (1) GENERATOR W/ FLUID TANK PROPOSED (4) SECURITY FLOOD LIGHTS

SHEET NO:	SHEET TITLE	REV
T-1	TITLE SHEET	D
T-2	CONDITIONS OF APPROVAL	D
T-3	CONDITIONS OF APPROVAL	D
GN-1	GENERAL NOTES	D
GN-2	GENERAL NOTES	D
LS-1	SITE SURVEY	D
LS-2	NOTES & OVERALL	D
A-1	OVERALL SITE PLAN	D
A-2	ENLARGED SITE PLAN & PROPOSED EQUIPMENT PLAN	D
A-3	PROPOSED ANTENNA PLAN & ANTENNA SCHEDULE	D
A-4	PROPOSED WEST & SOUTH ELEVATIONS	D
A-5	PROPOSED NORTH & EAST ELEVATIONS	D

RF ENGINEER: \_\_\_\_\_ PROJECT MANAGER: SITE ACQUISITION MAN ZONING VENDOR: \_\_\_\_ LEASING VENDOR: \_\_ CONSTRUCTION MANA A/E MANAGER: \_\_\_\_ PROPERTY OWNER:

## **PROJECT DESCRIPTION**

## **DRAWING INDEX**

## APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

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	RA	FORKS RD., SUITE 250 LEIGH, NC 27615 ONE: 919-324-1943	
	1572 N. E	NSULTING FIRM: Satavia st. suite 1D ANGE, CA 92876	
PRC	JECT NO:	CA-1	1579
DRA	WN BY:		BC
	CKED BY:		JF
	12/10/2018		VS
c	12/10/2018	CITY COMMENTS CITY COMMENTS	VS
C	09/27/2018	CITY COMMENTS	VS
C B	09/27/2018 08/21/2018	CITY COMMENTS LANDLORD DESIGN CHANGE	VS OT
C B 0	09/27/2018 08/21/2018 06/29/2018	CITY COMMENTS LANDLORD DESIGN CHANGE 100% ZDs	VS OT BC

PREPARED FOR

owers



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

CA-1579
SAHARA DENTAL
LA74763B
2005 W. HOLT AVE.
POMONA, CA 91768
LOS ANGELES COUNTY

SHEET TITLE

TITLE SHEET

SHEET NUMBER

#### PC RESOLUTION NO. 18-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA, CALIFORNIA, APPROVING MAJOR WIRELESS COMMUNICATION FACILITY PERMIT (WIRE 10534-2018) TO ALLOW THE ESTABLISHMENT OF A NEW FREESTANDING WIRELESS COMMUNICATION FACILITY DESIGNED AS A EUCALYPTUS TREE IN THE PARKING LOT OF A PROPERTY LOCATED AT 2005 WEST HOLT AVENUE IN THE DOWNTOWN GATEWAY SEGMENT OF THE POMONA CORRIDORS SPECIFIC PLAN.

WHEREAS, APC TOWERS LLC AND JIM HEINRICH OF PLANCOM INC. ON BEHALF OF T-MOBILE, HAS SUBMITTED AN APPLICATION FOR A MAJOR WIRELESS COMMUNICATION FACILITY PERMIT (WIRE 10534-2018) TO ALLOW THE INSTALLATION OF A NEW FREESTANDING 65-FOOT HIGH WIRELESS COMMUNICATION FACILITY DESIGNED AS A EUCALYPTUS TREE IN THE PARKING LOT OF A COMMERCIAL DEVELOPMENT LOCATED AT 2005 WEST HOLT AVENUE (ASSESSOR'S PARCEL NUMBER 8355-016-027) IN THE DOWNTOWN GATEWAY SEGMENT OF THE POMONA CORRIDORS SPECIFIC PLAN;

WHEREAS, SECTION .5809-15 OF THE CITY ZONING ORDINANCE REGULATES THE LOCATION OF WIRELESS COMMUNICATIONS FACILITIES AND ESTABLISHES DEVELOPMENT STANDARDS FOR THE INSTALLATION AND CONSTRUCTION OF WIRELESS COMMUNICATIONS FACILITIES;

WHEREAS, SECTION .5809-15 OF THE CITY ZONING ORDINANCE REQUIRES A MAJOR WIRELESS COMMUNICATIONS FACILITY PERMIT FOR NEW FREESTANDING CONCEALED WIRELESS COMMUNICATION FACILITIES IN THE DOWNTOWN GATEWAY SEGMENT OF THE POMONA CORRIDORS SPECIFIC PLAN;

WHEREAS, THE PLANNING COMMISSION OF THE CITY OF POMONA HAS, AFTER GIVING NOTICE THEREOF AS REQUIRED BY LAW, HELD A PUBLIC HEARING ON OCTOBER 24, 2018, CONCERNING THE REQUESTED MAJOR WIRELESS COMMUNICATIONS FACILITY PERMIT (WIRE 10534-2018); AND

WHEREAS, THE PLANNING COMMISSION OF THE CITY OF POMONA HAS CAREFULLY CONSIDERED ALL PERTINENT TESTIMONY AND THE STAFF REPORT OFFERED IN THE CASE AS PRESENTED AT THE PUBLIC HEARING.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF POMONA, CALIFORNIA:

#### **SECTION 1**

THE PLANNING COMMISSION EXERCISING INDEPENDENT JUDGMENT HAS DETERMINED THAT, PURSUANT TO THE STATE GUIDELINES TO IMPLEMENT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), THIS ACTION AS DEFINED IS CATEGORICALLY EXEMPT, UNDER SECTION 15303, CLASS 3 EXEMPTION FOR CONSTRUCTION OF SMALL FACILITIES, FROM FURTHER ENVIRONMENTAL REVIEW.

#### **SECTION 2**

IF ANY PART, PROVISION, OR SECTION OF THIS RESOLUTION IS DETERMINED BY A COURT OR OTHER LEGAL AUTHORITY WITH JURISDICTION OVER THE SUBJECT MATTER OF THIS RESOLUTION TO BE UNENFORCEABLE OR INVALID, THE REMAINDER OF THE ENTIRETY OF THIS RESOLUTION SHALL NOT BE AFFECTED AND SHALL CONTINUE IN FULL FORCE AND EFFECT. TO THIS END, THE PROVISIONS OF THIS RESOLUTION ARE SEVERABLE.

#### SECTION 3

IN ACCORDANCE WITH SECTION .5809-15-G OF THE ZONING ORDINANCE, THE PLANNING COMMISSION MUST MAKE FIVE (5) FINDINGS IN ORDER TO APPROVE MAJOR WIRELESS COMMUNICATION FACILITY PERMIT (WCF 14-005). BASED ON CONSIDERATION OF THE WHOLE RECORD BEFORE IT, INCLUDING BUT NOT LIMITED TO, THE PUBLIC HEARING REPORT, PUBLIC TESTIMONY RECEIVED AT THE PUBLIC HEARING ON THIS MATTER, AND EVIDENCE MADE PART OF THE PUBLIC RECORD, THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

1. THE WIRELESS COMMUNICATIONS FACILITY PERMITEE HAS DEMONSTRATED TO THE CITY A GOOD FAITH EFFORT TO LOCATE ON AN APPROVED FACILITY OR HAS DEMONSTRATED THAT COLOCATION IS NOT TECHNICALLY FEASIBLE DUE TO COVERAGE NEEDS, POTENTIAL INTERFERENCE, OR OTHER TECHNICAL ISSUES.

THE APPLICANT HAS STATED THAT LOCATION ON AN EXISTING APPROVED FACILITY IS NOT FEASIBLE FOR T- MOBILE'S PURPOSES. THE LOCATION OF THE PROPOSED FACILITY WAS SELECTED FOR PROVIDING SUPPORTIVE COVERAGE FOR T-MOBILE'S SERVICES FOR THIS REGION. THERE ARE NO EXISTING CO-LOCATABLE FACILITIES THAT WILL SERVE TO MEET T-MOBILE'S COVERAGE CAPACITY FOR THIS AREA.

2. THERE IS ADEQUATE SPACE ON THE PROPERTY FOR THE ANTENNA AND SUPPORT EQUIPMENT WITHOUT CONFLICTING WITH EXISTING BUILDINGS OR OTHER STRUCTURES ON THE PROPERTY, OR REDUCING REQUIRED PARKING, LANDSCAPING SETBACKS OR OTHER DEVELOPMENT STANDARDS.

THE WIRELESS COMMUNICATION FACILITY IS TO BE LOCATED IN THE PARKING LOT OF A COMMERCIAL OFFICE BUILDING. THE PROJECT DOES NOT PROPOSE THE REMOVAL OF ANY REQUIRED LANDSCAPING OR PARKING STALLS AND MEETS ALL APPLICABLE DEVELOPMENT STANDARDS.

3. THE DESIGN AND PLACEMENT OF THE ANTENNA AND SUPPORT EQUIPMENT WILL NOT ADVERSELY IMPACT THE USE OF THE PROPERTY, OTHER BUILDINGS AND STRUCTURES LOCATED ON THE PROPERTY, OR THE SURROUNDING AREA OR NEIGHBORHOOD.

THE WIRELESS COMMUNICATION FACILITY WILL BE MOUNTED WITHIN A FREESTANDING STRUCTURE DESIGNED AS A EUCALYPTUS TREE. THE FACILITY IS LOCATED WITHIN A PARKING LOT AREA AND WILL NOT AFFECT TRAFFIC CIRCULATION WITHIN THE SITE. FURTHERMORE, THE FACILITY IS LOCATED IN A WAY AS TO NOT ADVERSELY IMPACT ONSITE USES, PARKING AREAS, OR THE SURROUNDING AREA OR NEIGHBORHOOD.

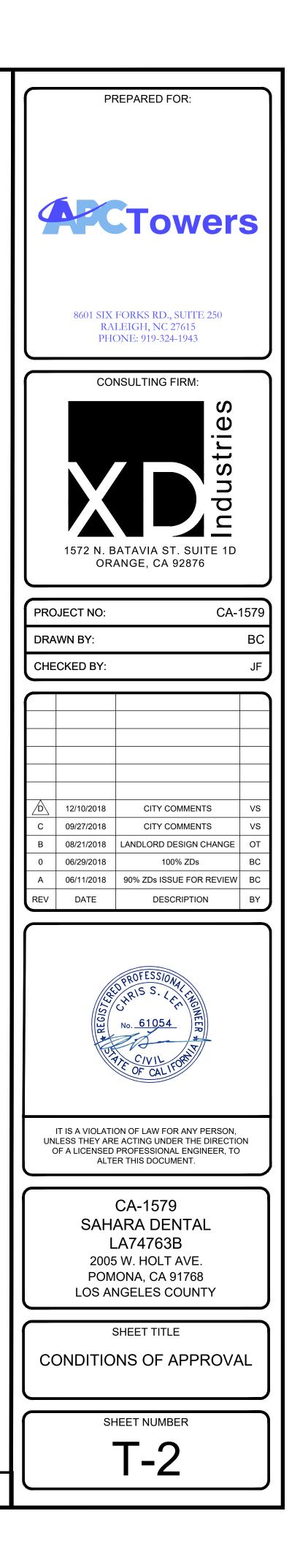
4. THE ANTENNA AND SUPPORT EQUIPMENT AS PROPOSED ARE CONSISTENT WITH THE INTENT OF THIS PART AND COMPLY WITH THE OPERATIONAL STANDARDS AND ANY APPLICABLE SPECIAL SECTIONS.

THE PROPOSED INSTALLATION AND SUPPORT EQUIPMENT ARE CONSISTENT WITH THE INTENT OF SECTION .5809- 15 OF THE ZONING ORDINANCE IN THAT FACILITY WAS DESIGNED AND LOCATION CHOSEN TO HAVE THE LEAST POSSIBLE VISUAL IMPACTS. THE ANTENNAS AND THE SUPPORT EQUIPMENT ARE SCREENED IN A MANNER THAT THEY WILL NOT BE VISIBLE FROM PUBLIC VIEW. ADDITIONALLY, THE APPLICANT WILL APPLY FOR A BUSINESS LICENSE EACH YEAR, PROVIDE PROPER MAINTENANCE TO THE FACILITY AND PROVIDE A CASH BOND TO THE CITY FOR THE REMOVAL OF THE FACILITY AND REHABILITATION OF THE SITE IF THE FACILITY IS ABANDONED.

5. THE APPLICANT HAS DEMONSTRATED THAT THE WIRELESS COMMUNICATIONS FACILITY WILL HAVE THE LEAST POSSIBLE VISUAL IMPACT ON THE ENVIRONMENT TAKING INTO ACCOUNT TECHNICAL, ENGINEERING, ECONOMIC AND OTHER RELEVANT FACTORS.

## **CONDITIONS OF APPROVAL**

THE PROPOSED WIRELESS COMMUNICATION FACILITY IS DESIGNED TO BE SCREENED FROM PUBLIC VIEW AND TO REDUCE ANY POSSIBILITY OF ADVERSE VISUAL IMPACTS. THE ANTENNAS WILL BE SCREENED BY THE FAUX FOLIAGE AND EXTERIOR CAMOUFLAGE ASSOCIATED WITH THE EUCALYPTUS TREE DESIGN. THE EQUIPMENT CABINETS AND RELATED EQUIPMENT WILL BE SCREENED BEHIND A DECORATIVE BLOCK WALL ENCLOSURE.



#### SECTION 4.

BASED ON THE ABOVE FINDINGS, THE PLANNING COMMISSION HEREBY ADOPTS THIS RESOLUTION APPROVING MAJOR WIRELESS COMMUNICATION FACILITY PERMIT (WCF 10534-2018) FOR A FREESTANDING WIRELESS COMMUNICATION FACILITY WITH EQUIPMENT CABINETS SUBJECT TO ALL EXISTING LAWS AND ORDINANCES OF THIS CITY AND THE FOLLOWING SPECIFIC CONDITIONS:

#### PLANNING DIVISION:

1. THE SUBJECT PROPERTY SHALL BE DEVELOPED AND/OR USED IN A MANNER CONSISTENT WITH THE PROJECT PLANS REVIEWED AND APPROVED BY THE PLANNING COMMISSION ON OCTOBER 24, 2018. ANY MAJOR MODIFICATIONS TO THE APPROVED PROJECT PLANS SHALL BE REVIEWED AND APPROVED BY THE PLANNING COMMISSION AS PART OF A MODIFICATION TO THE APPROVED PLANS. ANY MINOR MODIFICATIONS THAT DO NOT AFFECT THE OVERALL INTENT OF THE APPROVED PROJECT, MAY BE REVIEWED AND APPROVED BY THE DEVELOPMENT SERVICES MANAGER.

2. MAJOR WIRELESS COMMUNICATION FACILITIES PERMIT (WIRE 10534-2018) SHALL LAPSE AND BECOME VOID IF THE PRIVILEGE AUTHORIZED IS NOT UTILIZED OR WHERE SOME FORM OF CONSTRUCTION PURSUANT TO ISSUANCE OF A BUILDING PERMIT HAS NOT COMMENCED WITHIN ONE YEAR OF THE DATE OF THIS APPROVAL (OCTOBER 24, 2019). THE PLANNING COMMISSION MAY EXTEND THIS PERIOD FOR ONE YEAR UPON RECEIPT OF A WRITTEN REQUEST BY THE APPLICANT AT LEAST THIRTY DAYS PRIOR THE EXPIRATION DATE OF THIS APPROVAL.

3. THE APPLICANT SHALL PLACE ALL APPROVED RESOLUTIONS RELATED TO THE PROJECT ON THE TITLE SHEET OF CONSTRUCTION PLANS PRIOR TO PLAN CHECK SUBMITTAL.

4. THE PROJECT IS SUBJECT TO A TWENTY (20) DAY APPEAL PERIOD. WRITTEN APPEALS MAY BE FILED WITH THE CITY CLERK WITHIN TWENTY (20) DAYS BY ONE OR MORE CITY COUNCIL MEMBERS, THE APPLICANT, OR ANY PERSON OWNING PROPERTY WITHIN FOUR HUNDRED FEET OF THE EXTERIOR BOUNDARY OF THE APPLICANT'S PROPERTY. THE APPEAL SHALL BE FILED WITH THE CITY CLERK WITHIN TWENTY (20) DAYS FROM THE DATE OF ACTION BY THE PLANNING COMMISSION.

5. THE APPLICANT SHALL INDEMNIFY, PROTECT, DEFEND, AND HOLD HARMLESS, THE CITY, AND/OR ANY OF ITS OFFICIALS, OFFICERS, EMPLOYEES, AGENTS, DEPARTMENTS, AGENCIES, AND INSTRUMENTALITIES THEREOF, FROM ANY AND ALL CLAIMS, DEMANDS, LAW SUITS, WRITS OF MANDAMUS, AND OTHER ACTIONS AND PROCEEDINGS (WHETHER LEGAL, EQUITABLE, DECLARATORY, ADMINISTRATIVE OR ADJUDICATORY IN NATURE), AND ALTERNATIVE DISPUTE RESOLUTIONS PROCEDURES (INCLUDING, BUT NOT LIMITED TO ARBITRATIONS, MEDIATIONS, AND OTHER SUCH PROCEDURES), (COLLECTIVELY "ACTIONS"), BROUGHT AGAINST THE CITY, AND/OR ANY OF ITS OFFICIALS, OFFICERS, EMPLOYEES, AGENTS, DEPARTMENTS, AGENCIES, AND INSTRUMENTALITIES THEREOF, THAT CHALLENGE, ATTACK, OR SEEK TO MODIFY, SET ASIDE, VOID, OR ANNUL, THE ANY ACTION OF, OR ANY PERMIT OR APPROVAL ISSUED BY, THE CITY AND/OR ANY OF ITS OFFICIALS, OFFICERS, EMPLOYEES, AGENTS, DEPARTMENTS, AGENCIES, AND INSTRUMENTALITIES THEREOF (INCLUDING ACTIONS APPROVED BY THE VOTERS OF THE CITY), FOR OR CONCERNING THE PROJECT, WHETHER SUCH ACTIONS ARE BROUGHT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, THE PLANNING AND ZONING LAW, THE SUBDIVISIONS MAP ACT, CODE OF CIVIL PROCEDURE SECTION 1085 OR 1094.5, OR ANY OTHER STATE, FEDERAL, OR LOCAL STATUTE, LAW, ORDINANCE, RULE, REGULATION, OR ANY DECISION OF A COURT OF COMPETENT JURISDICTION. IT IS EXPRESSLY AGREED THAT THE CITY SHALL HAVE THE RIGHT TO APPROVE, WHICH APPROVAL WILL NOT BE UNREASONABLY WITHHELD, THE LEGAL COUNSEL PROVIDING THE CITY'S DEFENSE. AND THAT APPLICANT SHALL REIMBURSE CITY FOR ANY COSTS AND EXPENSES DIRECTLY AND NECESSARILY INCURRED BY THE CITY IN THE COURSE OF THE DEFENSE. CITY SHALL PROMPTLY NOTIFY THE APPLICANT OF ANY ACTION BROUGHT AND CITY SHALL COOPERATE WITH APPLICANT IN THE DEFENSE OF THE ACTION.

6. IN CASE OF VIOLATION OF ANY OF THE CONDITIONS OF APPROVAL OR CITY LAW, THE PROPERTY OWNER AND TENANT WILL BE ISSUED A NOTICE OF CORRECTION. IF SAID VIOLATION IS NOT REMEDIED WITHIN A REASONABLE PERIOD OF TIME AND/OR A SUBSEQUENT VIOLATIONS OF THE CONDITIONS OF APPROVAL AND/OR CITY LAW OCCURS WITHIN NINETY DAYS OF ANY NOTICE OF CORRECTION, THE PROPERTY OWNER SHALL BE HELD RESPONSIBLE TO REIMBURSE THE CITY FOR ALL STAFF TIME DIRECTLY ATTRIBUTABLE TO ENFORCEMENT OF THE CONDITIONS OF APPROVAL AND/OR CITY LAW, INCLUDING, BUT NOT LIMITED TO, REVOCATION OF THE HEREIN CONDITIONAL USE PERMIT.

7. BEFORE ISSUANCE OF A ZONING CLEARANCE AND BUSINESS LICENSE, THE APPLICANT AND ANY SUCCESSOR IN INTEREST SHALL SIGN A CERTIFICATE OF COMPLIANCE STATING THAT: A. THEY HAVE READ AND UNDERSTAND ALL THE CONDITIONS OF APPROVAL APPLICABLE TO THEIR PROJECT;

B. THAT THEY ARE FAMILIAR WITH THE DAILY OPERATIONS OF THE USE; ANDC. THAT THE USE WILL OPERATE IN COMPLIANCE WITH THE CONDITIONS OF APPROVAL

8. GRAFFITI SHALL BE REMOVED FROM THE WIRELESS COMMUNICATION FACILITY WITHIN SEVENTY- TWO (72) HOURS OF NOTIFICATION TO THE APPLICANT BY THE CITY. THE PAINT UTILIZED TO COVER THE GRAFFITI MUST SUBSTANTIALLY MATCH THE EXISTING STRUCTURE. IN THE EVENT THAT THE PAINT FINISH OF THE ABATED AREA IS NOTICEABLY DISTINGUISHABLE FROM THE REST OF THE STRUCTURE, THE PROPERTY OWNER/APPLICANT SHALL PAINT ADDITIONAL PORTIONS OF THE SCREEN ENCLOSURES TO MINIMIZE THE DISPARITY, SUBJECT TO THE APPROVAL OF THE DEVELOPMENT SERVICES MANAGER.

9. BEFORE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL SUBMIT PLANS TO THE BUILDING DIVISION FOR STRUCTURAL REVIEW.

10. BEFORE FINALIZATION OF BUILDING PERMITS, THE WIRELESS COMMUNICATION FACILITY PERMITEE MUST OBTAIN A BUSINESS LICENSE FOR OPERATING A WIRELESS COMMUNICATIONS FACILITY SITE.

11. CERTIFICATION OF CONTINUED USE OF THE WCF SHALL BE SUBMITTED ON A YEARLY BASIS AT THE TIME OF BUSINESS LICENSE RENEWAL FOR AS LONG AS THE FACILITY REMAINS IN OPERATION. THE CERTIFICATION SHALL INDICATE THAT THE FACILITY IS OPERATING AS APPROVED AND THAT THE FACILITY COMPLIES WITH THE MOST CURRENT FEDERAL COMMUNICATIONS COMMISSION (FCC) SAFETY STANDARDS. IF THE WCF IS NO LONGER IN OPERATION, IT SHALL BE REMOVED WITHIN 90 DAYS OF DISCONTINUANCE.

12. BEFORE BUILDING PERMITS ARE FINALIZED FOR CONSTRUCTION OF THE FACILITY, THE APPLICANT SHALL PROVIDE TO THE CITY A CASH BOND FOR THE REMOVAL OF THE FACILITY AND ANY ACCESSORY EQUIPMENT AND FOR REHABILITATION OF THE SITE IF THE FACILITY IS ABANDONED. THE BOND AMOUNT SHALL BE DETERMINED BY THE CHIEF BUILDING OFFICIAL AND SHALL BE NO LESS THAN FIFTEEN (15%) PERCENT OF CONSTRUCTION COST. THE BOND SHALL BE DEPOSITED IN AN INTEREST BEARING ACCOUNT WITH THE CITY NAMED AS CO-DEPOSITOR.

13. THE PERMITEE MAY PETITION TO THE CHIEF BUILDING OFFICIAL FOR RELEASE OF A PORTION OF THE BOND FUNDS NO MORE THAN ONCE A YEAR. THE PETITION MUST DEMONSTRATE TO THE SATISFACTION OF THE CHIEF BUILDING OFFICIAL THAT THE VALUE OF THE ACCOUNT EXCEEDS THE AMOUNT REQUIRED TO REMOVE THE WCF AND REHABILITATE THE SITE.

14. THE PROPERTY OWNER SHALL FILE AN EASEMENT GRANTING THE CITY ACCESS TO THE PROPERTY FOR REHABILITATION PURPOSES AFTER THE WIRELESS COMMUNICATION FACILITY IS ABANDONED. PROOF OF RECORDATION SHALL BE FILED WITH THE PLANNING AND BUILDING & SAFETY DIVISIONS PRIOR TO FINALIZING THE BUILDING PERMITS.

15. BEFORE EXCAVATION, APPLICANT SHALL CONTACT UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA TO DETERMINE PRESENCE OF UNDERGROUND PIPELINES, CABLES, ETC.

ENSURE

17.BEFORE FINALIZATION OF BUILDING PERMITS, THE APPLICANT MUST PROVIDE EVIDENCE TO THE PLANNING DIVISION SHOWING THAT THE PROPOSED WCF COMPLIES WITH FCC RULES, REGULATIONS AND STANDARDS GOVERNING ENVIRONMENTAL EFFECTS OF RADIO FREQUENCY EMISSION.

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19. NO ANTENNAS OR EQUIPMENT CABINETS SHALL BE DIRECTLY VISIBLE TO THE PUBLIC. ALL ANTENNAS SHALL BE SCREENED.

20. THE BRANCHES AND FOLIAGE COVERING THE PROPOSED ANTENNA SECTORS SHALL EXTEND A MINIMUM OF ONE (1') FOOT BEYOND THE PROPOSED ANTENNA PANELS, THAT WAY OBSCURING ANY VISIBILITY OF THE ANTENNAS, AND THEN CONTINUE FROM THAT POINT DOWN.

21. THE ANTENNAS, MOUNTING ARMS AND MICROWAVE DISH ALONG WITH THE BRACKETS SHALL BE PAINTED TO MATCH THE MATTE COLOR OF THE EUCALYPTUS TREE FOLIAGE.

22.THE MOUNTING ARMS AND PANEL BRACKETS SHALL PAINTED IN A COLOR TO MATCH COLOR OF THE EUCALYPTUS TREE FOLIAGE.

23. THERE SHALL BE NO UNPAINTED METAL ON THE EUCALYPTUS MONO-TREE FACILITY.

24.AESTHETIC EUCALYPTUS SLEEVES TO CONCEAL THE PROPOSED ANTENNA PANELS AND MOUNTING ARMS SHALL BE PROVIDED FOR THE PROPOSED ANTENNAS AND FUTURE CARRIER'S ANTENNAS AS WELL AS TOWER MOUNTED EQUIPMENT.

25. THE EUCALYPTUS MONO-TREE SUPPORT POLE SHALL BE COMPLETELY COVERED WITH SYNTHETIC BARK AND TEXTURED WITH SUBSTANTIAL ETCHINGS, WHICH SHALL BE CONSTRUCTED OF A CLADDING TO RESEMBLE THE BARK OF A REAL EUCALYPTUS TREE. THE SYNTHETIC BARK SHALL BE INSTALLED STARTING FROM THE BASE (FINISHED GRADE) TO 5-FEET ABOVE THE FIRST ROW OF BRANCHES. THE REMAINDER OF THE POLE ABOVE THAT SHALL BE PAINTED IN A COLOR TO MATCH THE SYNTHETIC BARK. THE FINAL DESIGN SPECIFICATIONS SHALL RESEMBLE A EUCALYPTUS TREE WITH A THREE PRONG DESIGN AND APPEAR MORE REALISTIC SIMILAR TO THE EXAMPLE PROVIDED IN THE STAFF REPORT AND PRESENTATION, SUBJECT TO REVIEW AND APPROVAL BY THE DEVELOPMENT SERVICES DIRECTOR OR DESIGNEE.

26.THE MINIMUM HEIGHT TO THE BOTTOM THE PROPOSED EUCALYPTUS MONO-TREE FOLIAGE BRANCHES SHALL BE MINIMUM 15-FEET 6-INCHES FROM FINISHED GRADE.

27.BEFORE FINALIZATION OF BUILDING PERMITS, THE APPLICANT SHALL ENSURE THAT THE EUCALYPTUS MONO-TREE'S BRANCHES SHALL BE PLACED ASYMMETRICAL FROM EACH OTHER AND PROVIDE SUFFICIENT FOLIAGE THROUGH OUT THE MONO-TREE TO ENSURE FULLNESS AND CONCEALMENT OF THE PROPOSED ANTENNAS AND FUTURE CO-LOCATABLE ANTENNAS, SUBJECT TO REVIEW AND APPROVAL BY THE DEVELOPMENT SERVICES MANAGER.

28.BEFORE FINALIZATION OF BUILDING PERMITS THE DEVELOPMENT SERVICES MANAGER SHALL APPROVE THE FINAL DESIGN AND THE APPLICANT SHALL MAKE ALL THE NECESSARY ENHANCEMENTS TO THE PROPOSED EUCALYPTUS MONO-TREE AS REQUIRED BY THE DEVELOPMENT SERVICES MANAGER.

29. THE APPLICANT/WCF OPERATOR SHALL ROUTINELY MAINTAIN THE WIRELESS COMMUNICATION FACILITY'S (EUCALYPTUS MONO-TREE) TRUNK, BRANCHES, AND EUCALYPTUS FOLIAGE SHOULD IT DETERIORATE OR ACCUMULATE DUST.

TREE.

32. THE EQUIPMENT ENCLOSURE SHALL BE CONSTRUCTED UTILIZING SPLIT-FACE DECORATIVE BLOCK WALL WITH DECORATIVE CAPS.

33. THE NEW FACILITY SHALL BE STRUCTURALLY DESIGNED TO ACCOMMODATE MORE THAN ONE SERVICE PROVIDER. THIS CO-LOCATABLE AREA SHALL BE IDENTIFIED IN THE PLAN SET WHEN SUBMITTING FOR PLAN CHECK.

BUILDING & SAFETY DIVISION: 34.THE UNDERGROUNDING OF UTILITY FACILITIES IS REQUIRED. (PMC 62-31)

35. THE DESIGN MUST BE REVIEWED AND STAMPED BY AN ARCHITECT OR ENGINEER LICENSED IN THE STATE OF CALIFORNIA – (BUSINESS AND PROFESSIONS CODE SECTIONS 5537, 5538 AND 6737.1)

36.A BUILDING PERMIT SHALL BE OBTAINED FOR THE PROPOSED CONSTRUCTION AND SITE DEVELOPMENT. THE DESIGN OF THE BUILDING SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING CODES.

37.BUILDING DEPARTMENT COMMENTS AND CONDITIONS ARE SUBJECT TO PLAN CHECK. COMMENTS ARE BASED ON INFORMATION PROVIDED.

38 PRIOR

CONDITIONS OF APPROVAL

16. BEFORE FINALIZATION OF BUILDING PERMITS, PLANNING DIVISION STAFF SHALL INSPECT THE SITE TO ENSURE THAT ALL ANTENNAS AND EQUIPMENT ARE SCREENED FROM PUBLIC VIEW.

18. THE PROPERTY SHALL BE MAINTAINED FREE OF WEEDS AND DEBRIS PRIOR, DURING AND AFTER THE CONSTRUCTION PERIOD.

30.A MINIMUM OF 3.3 BRANCHES PER LINEAL FOOT SHALL BE INSTALLED ON THE EUCALYPTUS MONO-

31. THE TOP OF THE HIGHEST ANTENNA NEEDS TO BE 2-FEET BELOW THE TOP OF THE POLE TO ENSURE THAT BRANCHES EXTEND BEYOND THE TOP OF THE ANTENNAS A MINIMUM OF 2-FEET.

PUBLIC WORKS DEPARTMENT: IMPROVEMENT PLAN REQUIREMENTS

38.PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT, APPLICANT/DEVELOPER SHALL SUBMIT FOR REVIEW AND APPROVAL A REVISED SITE PLAN TO INCLUDE THE FOLLOWING ITEMS AND SHALL BE RESPONSIBLE FOR THE CONSTRUCTION THEREOF: A. REMOVAL AND RECONSTRUCTION OF THE I THE CITY STANDARDS AND ADA REQUIREMEN

B. UNOBSTRUCTED VISIBILITY SHALL BE ENSURED AT ALL INTERSECTIONS AND DRIVEWAYS ALONG THE PROJECT BOUNDARIES AND A NOTE TO THIS EFFECT SHALL BE ADDED TO THE SITE PLAN.

C. UNDERGROUNDING OF ALL EXISTING AND PROPOSED UTILITY LINES IS REQUIRED AS PER CITY OF POMONA MUNICIPAL CODE SECTION 62-31(B) AND A NOTE TO THIS EFFECT SHALL BE ADDED TO THE SITE PLAN.

D. IT IS THE OWNER'S AND THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ALL DAMAGE TO THE EXISTING PUBLIC IMPROVEMENTS DUE TO THE PROPOSED CONSTRUCTION ACTIVITIES AND TO ADDRESS ALL REPAIRS REQUESTED BY THE PUBLIC WORKS INSPECTOR BASED ON THE INSPECTOR'S REVIEW OF THE CURRENT CONDITION OF THE SAID PUBLIC IMPROVEMENTS AND A NOTE TO THIS EFFECT SHALL BE ADDED TO THE SITE PLAN.

E. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE PARKWAY LANDSCAPED AREA ALONG THE PROPERTY FRONTAGE AS REQUIRED BY THE CITY'S MUNICIPAL CODE SECTION 46-496 AND A NOTE TO THIS EFFECT SHALL BE ADDED TO THE SITE PLAN.

39. THE DEMOLITION OR RELOCATION OF ANY/ALL PUBLIC IMPROVEMENTS (STREET LIGHTS, SIGNS, TREES, VAULTS, CATCH BASINS, HYDRANTS, ETC.) DUE TO THE PROPOSED PROJECT CONSTRUCTION MUST BE COORDINATED AND AGREED UPON BY THE APPROPRIATE CITY DEPARTMENTS, SHALL BE DESIGNED PER CITY STANDARDS AND APPLICABLE ADA REQUIREMENTS, AND MUST BE REVIEWED AND APPROVED BY THE ENGINEERING DIVISION OF THE PUBLIC WORKS DEPARTMENT.

40.APPLICANT/DEVELOPER SHALL IMPLEMENT STORMWATER GOOD HOUSEKEEPING BEST MANAGEMENT PRACTICES (BMPS) FOR THE SITE TO ENSURE THAT POLLUTANTS ARE NOT DISCHARGED TO THE MUNICIPAL STORM DRAIN SYSTEM DURING CONSTRUCTION AND THROUGHOUT OCCUPANCY.

41.PRIOR TO ISSUANCE OF THE BUILDING PERMITS APPLICANT/DEVELOPER IS RESPONSIBLE FOR PAYING THE PROJECT'S IMPACT FEES FOR TRAFFIC SIGNALS AND CONTROL DEVICES, ROAD AND HIGHWAY IMPROVEMENTS AND PUBLIC SAFETY IMPROVEMENTS PER CITY RESOLUTION 89-200.

42.THE PLANS SHALL BE SUBMITTED ON 24" X 36" SHEET SIZE AND MUST CORRECTLY IDENTIFY THE PROPERTY OWNER, ADDRESS, LEGAL DESCRIPTION, PROPERTY LINES, STREET CENTERLINE, CURB-LINES, EXISTING AND PROPOSED UTILITIES, UTILITY EASEMENTS, AND THE PUBLIC RIGHT-OF-WAY AREAS WITH DIMENSIONS.

PUBLIC WORKS IMPROVEMENTS PERMIT

43.ALL WORK IN THE PUBLIC RIGHT-OF-WAY AND CITY EASEMENTS IS SUBJECT TO REVIEW, APPROVAL, AND PERMITTING REQUIREMENTS OF PUBLIC WORKS DEPARTMENT.

44.PRIOR TO BUILDING PERMIT ISSUANCE APPLICANT/DEVELOPER SHALL POST SURETY BONDS FOR ALL PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO DRIVEWAY APPROACH REMOVAL AND RECONSTRUCTION.

45.PERMITTEE SHALL PROCURE AND MAINTAIN THROUGHOUT THE PERIOD OF THE PERMIT THE FOLLOWING POLICIES OF INSURANCE: A. COMMERCIAL GENERAL LIABILITY;

B. AUTOMOBILE LIABILITY;

C. WORKER'S COMPENSATION AS REQUIRED BY THE STATE OF CALIFORNIA;

NOTE: THE COMMERCIAL GENERAL LIABILITY AND THE AUTOMOBILE LIABILITY POLICIES SHALL INCLUDE THE CITY OF POMONA AS ADDITIONAL INSURED.

46.PERMITTEE SHALL PAY FEES ASSOCIATED WITH AND POSSESS THE CITY OF POMONA BUSINESS LICENSE.

47.CHANGES AND ADDITIONS TO THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO DETAIL PLANS FOR STREET IMPROVEMENT WORK, WATER PLANS AND/OR OTHER WORK ASSOCIATED WITH THIS PROJECT AND DUE TO DEVELOPER'S OR CITY'S REQUEST SHALL REQUIRE ADDITIONAL CONDITIONS TO BE COMPLETED BY THE APPLICANT.

<u>SECTION 5.</u> THE SECRETARY SHALL CERTIFY TO THE ADOPTION OF THIS RESOLUTION AND FORWARD THE ORIGINAL TO THE CITY CLERK.

APPROVED AND PASSED THIS 24TH DAY OF OCTOBER, 2018.

KYLE BROWN PLANNING COMMISSION CHAIRPERSON

ATTEST:

MARIO SUAREZ. AICP PLANNING COMMISSION SECRETARY

APPROVED AS TO FORM:

ANDREW JARED ASSISTANT CITY ATTORNEY

STATE OF CALIFORNIA ) COUNTY OF LOS ANGELES ) SS. CITY OF POMONA )

"PURSUANT TO RESOLUTION NO. 76-258 OF THE CITY OF POMONA, THE TIME IN WHICH JUDICIAL REVIEW OF THIS ACTION MUST BE SOUGHT IS GOVERNED BY SEC. 1094.6 C.C.P."

EASTERLY DRIVEWAY APPROACH IN COMPLIANCE WITH	
NTS.	

CONSULTING FIRM: Signature Sign

PREPARED FOR:

**CTowers** 

8601 SIX FORKS RD., SUITE 250 RALEIGH, NC 27615

PHONE: 919-324-1943

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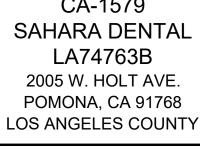
08/21/2018 LANDLORD DESIGN CHANGE OT

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION

No. 61054

ALTER THIS DOCUMENT.

OF A LICENSED PROFESSIONAL ENGINEER, TO



## SHEET TITLE

CONDITIONS OF APPROVAL



T-3

#### GENERAL NOTES:

- 1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY: CONTRACTOR - TBD SUBCONTRACTOR - GENERAL CONTRACTOR (CONSTRUCTION)
  - OWNER APC TOWER OEM - ORIGINAL EQUIPMENT MANUFACTURE
- PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.
- 3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- 4. DRAWINGS PROVIDED HERE ARE NOT TO BE SCALED AND ARE INTENDED TO SHOW OUTLINE ONLY.
- 5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

#### 6. DELETED.

- 7. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- 8. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR.
- SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. SUBCONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD PROPOSED TRAYS AS NECESSARY. SUBCONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR. ROUTING OF TRENCHING SHALL BE APPROVED BY CONTRACTOR
- 10. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
- 11. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OFF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
- 12. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
- 13. ALL CONCRETE REPAIR WORK SHALL BE DONE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 301.
- 14. ANY PROPOSED CONCRETE NEEDED FOR THE CONSTRUCTION SHALL HAVE 4000 PSI STRENGTH AT 28 DAYS UNLESS OTHERWISE SPECIFIED.ALL CONCRETING WORK SHALL BE DONE IN ACCORDANCE WITH ACI 318 CODE REQUIREMENTS.
- 15. ALL STRUCTURAL STEEL WORK SHALL BE DONE IN ACCORDANCE WITH AISC SPECIFICATIONS.
- 16. CONSTRUCTION SHALL COMPLY WITH SPECIFICATION 25741-000-3APS-AOOZ-00002, "GENERAL CONSTRUCTION SERVICES.
- 17. SUBCONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
- 18. THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY SUBCONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK MAY NEED TO BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.
- 19. SINCE THE CELL SITE MAY BE ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE REQUIRED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.
- CONCRETE AND REINFORCING STEEL NOTES:
- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
- 2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE.
- REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD,
- 4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

CONCRETE EXPOSED TO EARTH OR WEATHER:

#6 AND LARGER . . .

#5 AND SMALLER & WWF ..... 1-1/2 IN. CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:

- SLAB AND WALL . . . .
- . 1-1/2 IN. BEAMS AND COLUMNS .

A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNO, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

- 5. POST INSTALLED ANCHORS SHALL BE PROVIDED IN ACCORDANCE WITH SPECIFICATION 3GS-T18-00013 "SELECTION, DESIGN, INSTALLATION, INSPECTION AND TESTING OF ADHESIVE AND MECHANICAL EXPANSION ANCHORS FOR WIRELESS SITE FACILITIES". ANCHORS SHALL BE HILTI OR APPROVED EQUAL, INSTALLED, INSPECTED AND TESTED AS SHOWN ON THE DESIGN DRAWINGS. NO REINFORCING STEEL SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL.
- 6. CONCRETE CYLINDER TEST IS NOT REQUIRED FOR SLAB ON GRADE WHEN CONCRETE IS LESS THAN 50 CUBIC YARDS (IBC 1905.6.2) IN THAT EVENT THE FOLLOWING RECORDS SHALL BE PROVIDED BY THE CONCRETE SUPPLIER;
  - (A) RESULTS OF CONCRETE CYLINDER TESTS PERFORMED AT THE SUPPLIER'S PLANT
  - (B) CERTIFICATION OF MINIMUM COMPRESSIVE STRENGTH FOR
- THE CONCRETE GRADE SUPPLIED. FOR GREATER THAN 50 CUBIC YARDS THE GC SHALL PERFORM THE CONCRETE CYLINDER TEST,

TAKING THREE CYLINDERS FROM EACH TRUCK.

#### GROUNDING NOTES:

- THE CONTRACTOR FOR RESOLUTION.
- 2. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
- 3. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH SITES
- 4. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
- OR LARGER FOR INDOOR BTS; 2 AWG STRANDED COPPER FOR OUTDOOR BTS.
- APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL
- COMPRESSION AND BOLTED GROUND CONNECTIONS.
- STAINLESS STEEL HARDWARE TO THE BRIDGE AND THE TOWER GROUND BAR.
- ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
- 10. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
- WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
- 12. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS
- BE INCREASED FROM 8 FEET TO 10 FEET.

#### SITE WORK GENERAL NOTES:

- CONSTRUCTION.
- 2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
- REMOVED FROM THE SITE AND DISPOSED OFF LEGALLY.
- 5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH LOCAL UTILITIES.
- 7. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE APC TOWER SPECIFICATION FOR SITE SIGNAGE.
- EQUIPMENT AND TOWER AREAS.
- MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
- TO FINISHED SURFACE APPLICATION.
- TO PREVENT EROSION.
- EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONTROL

## **GENERAL NOTES**

UNO.

#### 1. THE SUBCONTRACTOR SHALL REVIEW AND INSPECT THE EXISTING FACILITY GROUNDING SYSTEM AND LIGHTNING PROTECTION SYSTEM (AS DESIGNED AND INSTALLED) FOR STRICT COMPLIANCE WITH THE NEC (AS ADOPTED BY THE AHJ), THE SITE-SPECIFIC (UL, LPI, OR NFPA) LIGHTING PROTECTION CODE, AND GENERAL COMPLIANCE WITH TELCORDIA AND TIA GROUNDING STANDARDS. THE SUBCONTRACTOR SHALL REPORT ANY VIOLATIONS OR ADVERSE FINDINGS TO

PROTECTION, AND AC POWER GES'S) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY

TESTING (PER IEEE 1100 AND 81) FOR PROPOSED GROUND ELECTRODE SYSTEMS. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS. TESTS SHALL BE PERFORMED IN ACCORDANCE WITH 25471-000-3PS-EG00-0001, DESIGN & TESTING OF FACILITY GROUNDING FOR CELL

EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, 6 AWG STRANDED COPPER

6. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.

8. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED WITH

11. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH 6 AWG COPPER

SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NON-METALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.

13. ALL TOWER GROUNDING SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF ANSI/TIA 222. FOR TOWERS BEING BUILT TO REV G OF THE STANDARD, THE WIRE SIZE OF THE BURIED GROUND RING AND CONNECTIONS BETWEEN THE TOWER AND THE BURIED GROUND RING SHALL BE CHANGED FROM 2 AWG TO 2/0 AWG. IN ADDITION, THE MINIMUM LENGTH OF THE GROUND RODS SHALL

1. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF

ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED

3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.

4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE

INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR

6. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION.

8. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS

9. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN

10. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR

11. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED

12. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. CONFORMANCE WITH THE LOCAL JURISDICTION'S GUIDELINES FOR EROSION AND SEDIMENT

#### ELECTRICAL INSTALLATION NOTES:

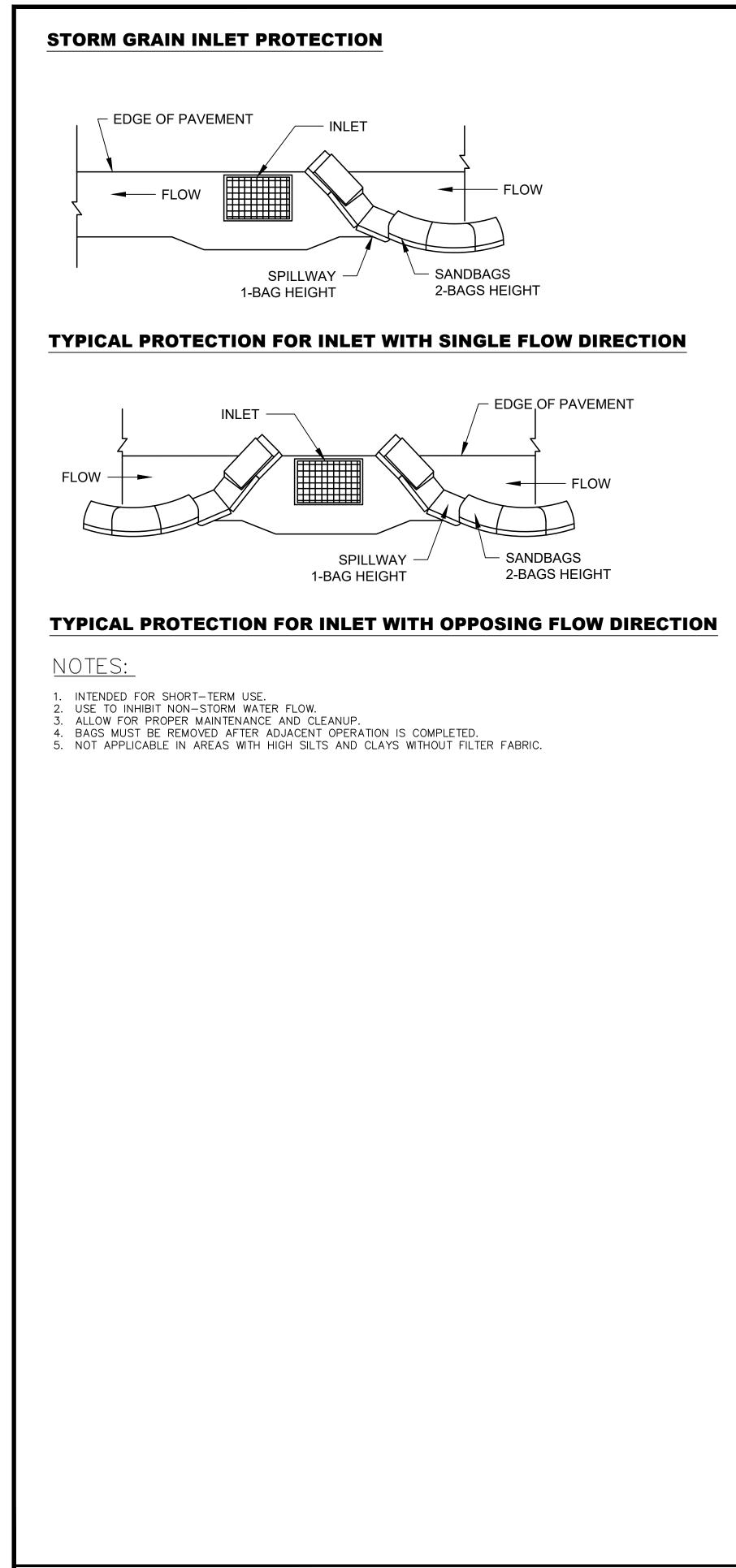
- 1. WIRING, RACEWAY, AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC AND TELCORDIA.
- 2. SUBCONTRACTOR SHALL MODIFY EXISTING CABLE TRAY SYSTEM AS REQUIRED TO SUPPORT RF AND TRANSPORT CABLING TO THE PROPOSED BTS EQUIPMENT. SUBCONTRACTOR SHALL SUBMIT MODIFICATIONS TO CONTRACTOR FOR APPROVAL.
- 3. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC AND TELCORDIA.
- 4. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
- 5. EACH END OF EVERY POWER, GROUNDING, AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC & OSHA, AND MATCH EXISTING INSTALLATION REQUIREMENTS.
- 6. POWER PHASE CONDUCTORS (I.E., HOTS) SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, ½ INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). PHASE CONDUCTOR COLOR CODES SHALL CONFORM WITH THE NEC & OSHA AND MATCH EXISTING INSTALLATION REQUIREMENTS.
- 7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S).
- 8. PANELBOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS.
- 9. ALL TIE WRAPS WHERE PERMITTED SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES. USE LOW PROFILES TIE WRAPS.
- 10. POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (12 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION: LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
- 11. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (6 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
- 12. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED OUTDOORS, OR BELOW GRADE, SHALL BE SINGLE CONDUCTOR 2 AWG SOLID TINNED COPPER CABLE, UNLESS OTHERWISE SPECIFIED.
- 13. POWER WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (12 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED.
- 14. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRENUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE).
- 15. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
- 16. PROPOSED RACEWAY OR CABLE TRAY WILL MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.
- 17. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
- 18. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
- 19. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
- 20. RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
- 21. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
- 22. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE.
- 23. CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
- 24. CABINETS, BOXES, AND WIREWAYS TO MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.
- 25. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
- 26. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS
- 27. METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
- 28. NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
- 29. THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
- 30. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.

SOIL COM EXCA UND REQU 2a. COMP BY A ( 2b. AS AN COM 90% M AS AN 2c. SOILS (SUC VIBR ENCO GRAN COMP 3. MININ COMP

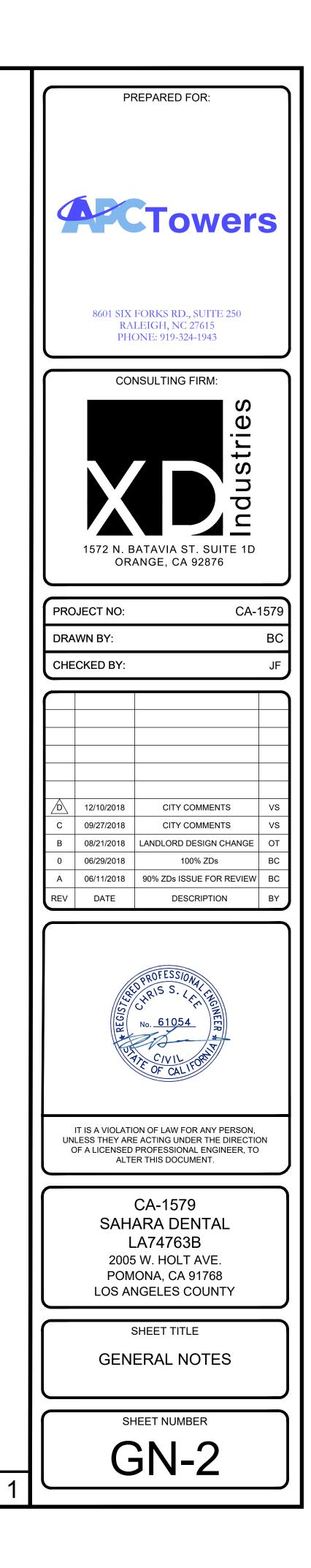
COMPA

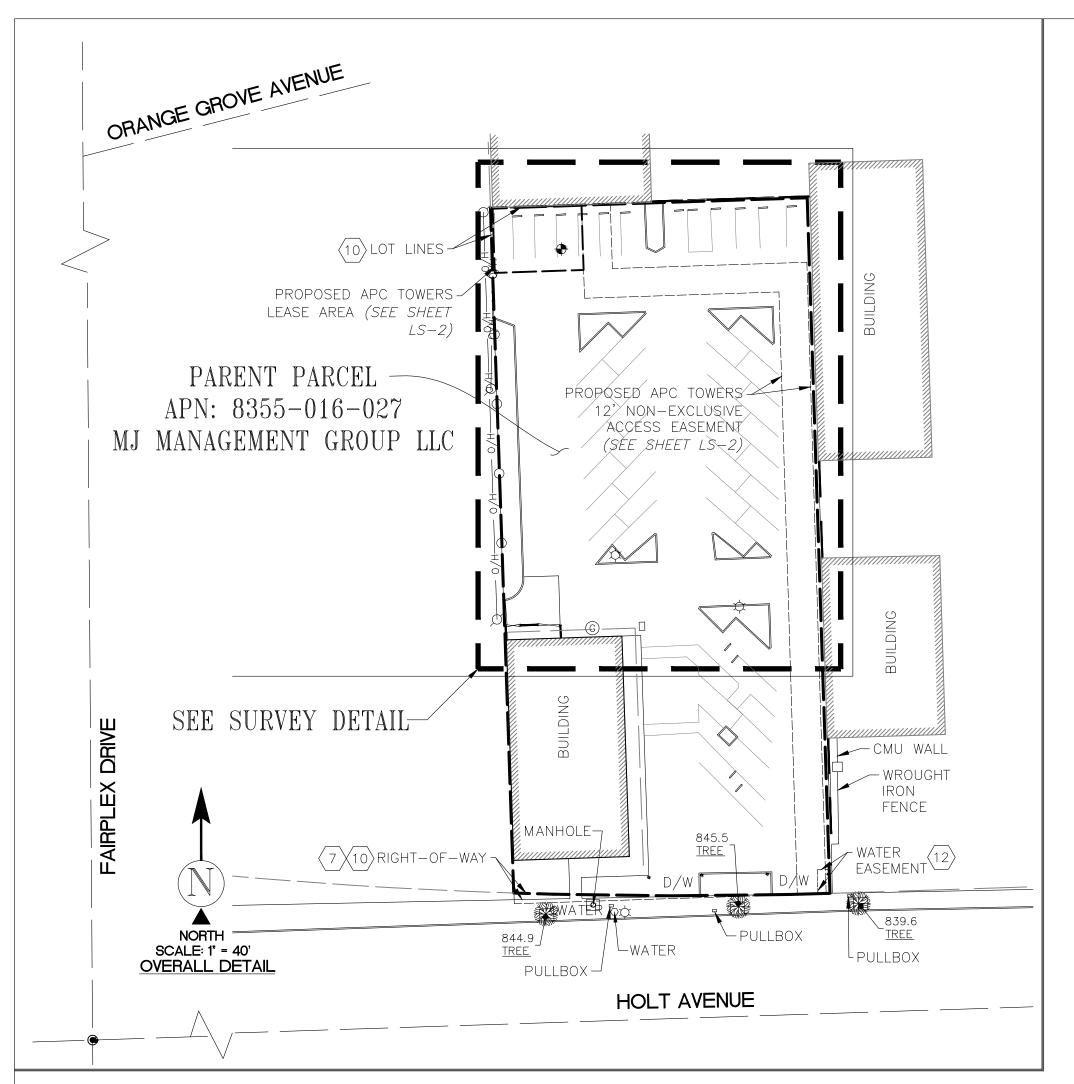
HAND OPER JUMPING J

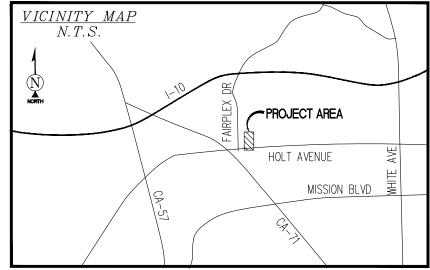
EXCAVATE AS REQUIR	OTES FOR SLAB ON GRADE: RED TO REMOVE VEGETATION & TOPSOIL EXPOSE AL SUBGRADE AND PLACE CRUSHED STONE AS			PI	REPARED FOR:	
COMPACTION CERTIFI	CATION: AN INSPECTION AND WRITTEN CERTIFICATION ECHNICAL TECHNICIAN OR ENGINEER IS ACCEPTABLE.					
COMPACTED WITH "CO	O ITEM 2a. THE "UNDISTURBED SOIL" BASE SHALL BE OMPACTION EQUIPMENT", LISTED BELOW, TO AT LEAST OR MAXIMUM DENSITY PER ASTM D 1557 METHOD C.				Tower	
AS AN ALTERNATIVE T SOILS WITH 5 PASSES (SUCH AS BOMAG BPR VIBRATORY ROLLER (S ENCOUNTERED SHOU	TO ITEMS 2a AND 2b PROOFROLL THE SUBGRADE OF A MEDIUM SIZED VIBRATORY PLATE COMPACTOR 30/38) OR HAND-OPERATED SINGLE DRUM SUCH AS BOMAG BW 55E). ANY SOFT AREAS THAT ARE LD BE REMOVED AND REPLACED WITH A WELL-GRADED COMPACTED AS STATED ABOVE.				• I Ower	5
MINIMUM CRUSHED ST	E SHALL BE UNIFORM & LEVELED. PROVIDE 6" FONE OR GRAVEL COMPACTED IN 3" LIFTS ABOVE AVEL SHALL BE NATURAL OR CRUSHED WITH 100%			RA	FORKS RD., SUITE 250 LEIGH, NC 27615 ONE: 919-324-1943	
	DRUM, VIBRATORY ROLLER, VIBRATORY PLATE COMPACTOR C	DR		CO		
MPING JACK COMPACTOF	SYMBOLS				<u>e</u> .	
S/G	SOLID GROUND BUS BAR				str	
S/N	SOLID NEUTRAL BUS BAR					
	SUPPLEMENTAL GROUND BAR				ndu	
	2-POLE THERMAL-MAGNETIC CIRCUIT BREAKER				BATAVIA ST. SUITE 1D ANGE, CA 92876	
	SINGLE-POLE THERMAL-MAGNETIC CIRCUIT BREAKER		PRO	JECT NO:	CA-	1579
$\bigotimes$	CHEMICAL GROUND ROD		DRA	WN BY:		BC
$\otimes$	GROUND ROD		CHE	CKED BY:		JF
	DISCONNECT SWITCH					
$\overline{(M)}$	METER					
	CADWELD TYPE CONNECTION					
	COMPRESSION TYPE CONNECTION					
	GROUNDING WIRE			12/10/2018	CITY COMMENTS	VS
. –			C B	09/27/2018	CITY COMMENTS	VS OT
	BREVIATIONS		0	06/29/2018	100% ZDs	BC
AGL	ABOVE GRADE LEVEL		A REV	06/11/2018 DATE	90% ZDs ISSUE FOR REVIEW DESCRIPTION	BC BY
BTS	BASE TRANSCEIVER STATION					
(E)	EXISTING					
PROP	POSED PROPOSED				PROFESSION	
MIN	MINIMUM			REGISTER	No. 61054	
N.T.S.	NOT TO SCALE			A REG	No. 61054	
REF	REFERENCE			(b)	VIE OF CALIFORN	
RF	RADIO FREQUENCY				UT UAL	
TYP	TYPICAL	┨┝		T 10		
REQ	REQUIRED		UNL	LESS THEY AR	ON OF LAW FOR ANY PERSON, E ACTING UNDER THE DIRECTI PROFESSIONAL ENGINEER, TO	ON
EGR	EQUIPMENT GROUND RING			ALTI	ER THIS DOCUMENT.	
AWG	AMERICAN WIRE GAUGE	Iſ			CA-1579	
CRGE	3 MASTER GROUND BAR (MASTER GROUND BAR)			L	ARA DENTAL _A74763B 5 W. HOLT AVE.	
EG	EQUIPMENT GROUND			POM	IONA, CA 91768	
BCW	BARE COPPER WIRE			LUS AI	NGELES COUNTY	
SIAD	SMART INTEGRATED ACCESS DEVICE	Iſ		:	SHEET TITLE	
GEN	GENERATOR			GEN	ERAL NOTES	
IGR	INTERIOR GROUND RING (HALO)					
RBS	RADIO BASE STATION	Ir		SI	HEET NUMBER	
SYMBOL	<u>S &amp; ABBREVIATIONS</u>			C	GN-1	
		11				



GENERAL NOTES







	/	,
SL	JRVEY	DATE
06	/05/201	8

## <u>BASIS OF BEARING</u>

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE FIVE, DETERMINED BY GPS OBSERVATIONS.

## BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

### <u>Flood Zone</u>

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06037C1725, DATED 09/26/2008

#### <u>utility notes</u>

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

## LESSOR'S LEGAL DESCRIPTION

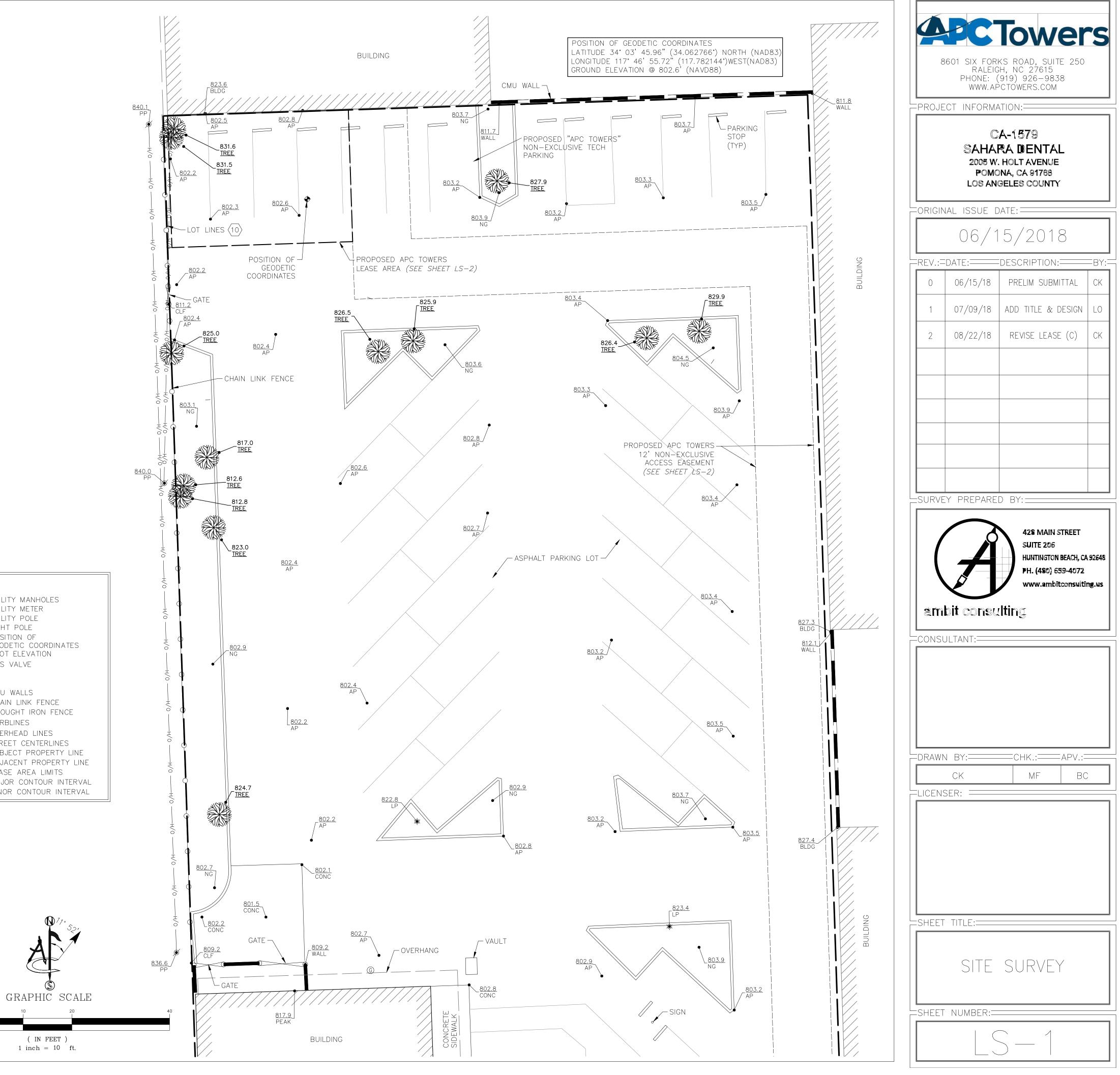
SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

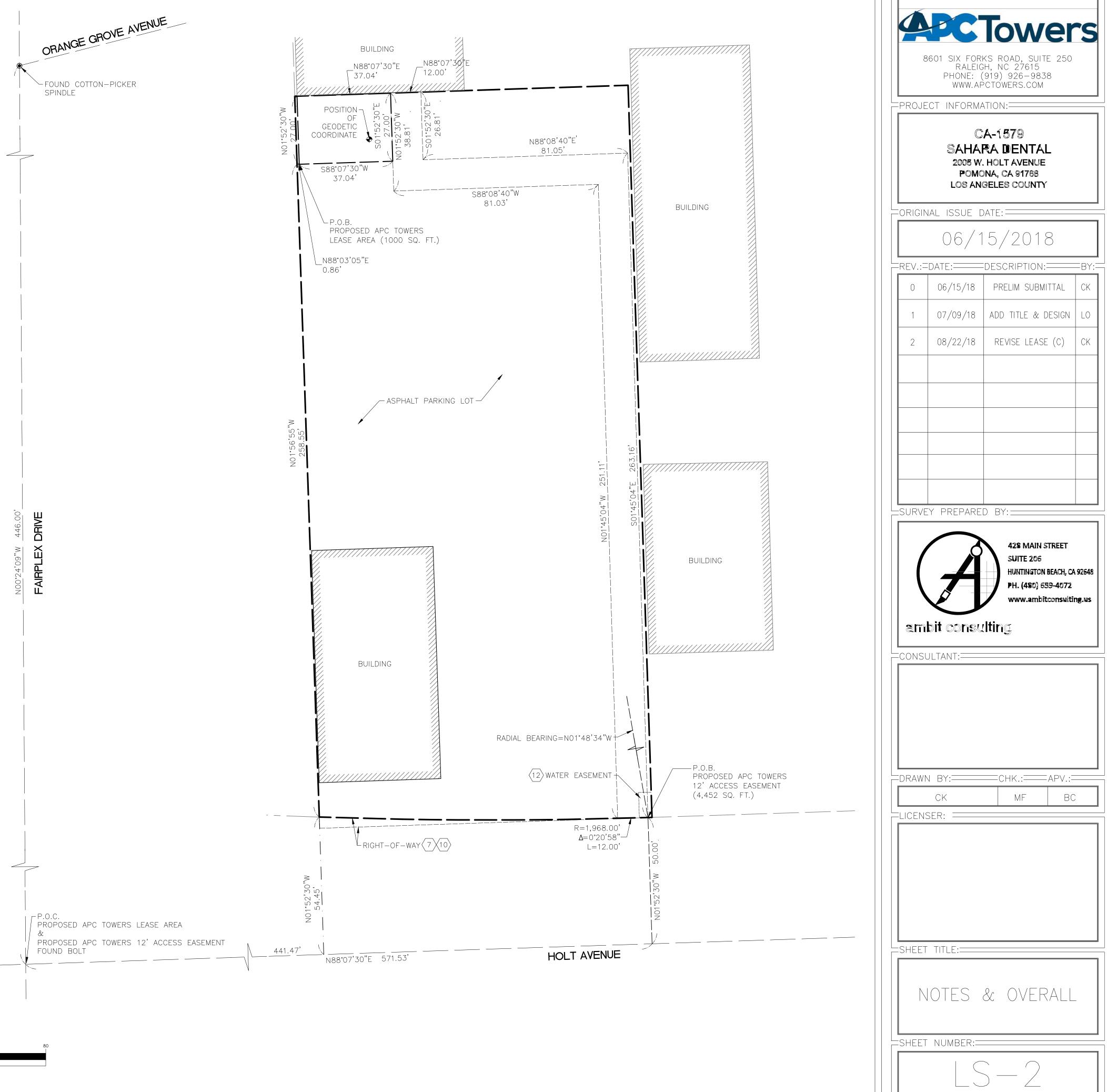
BLDG       IOF       OF       BUILDING       OXXXX       UTIL         CMU       CONCRETE       MASONRY UNIT       O       UTIL         CONC       CONCRETE       LIGH       D/W       ACCESS DRIVEWAY       POSI         LP       LIGHT POLE       GEOI       GEOI       GEOI         NG       NATURAL GRADE       MALL       GEOI         WALL       TOP OF WALL       G       GAS         Image: CURI       O/H       O/H       O/H       O/H         O/H       O/H       O/H       O/H       O/E         Image: CURI       Image: CURI       STRE       SUB         Image: CURI       Image: CURI       ADJ/       Image: CURI         Image: CURI       Image: CURI       Image: CURI       Image: CURI         Image: CURI       Image:		LEGEND
	BLDG CLF CMU CONC D/W LP NG	TOP OF BUILDING CHAIN LINK FENCE CONCRETE MASONRY UNIT CONCRETE ACCESS DRIVEWAY LIGHT POLE NATURAL GRADE TOP OF WALL CONCRETE CON
		O/H O/H O/H OVERHE/ O/H O/H OVERHE/ STREET SUBJECT ADJACEN LEASE A
		————————————————————— MINOR C

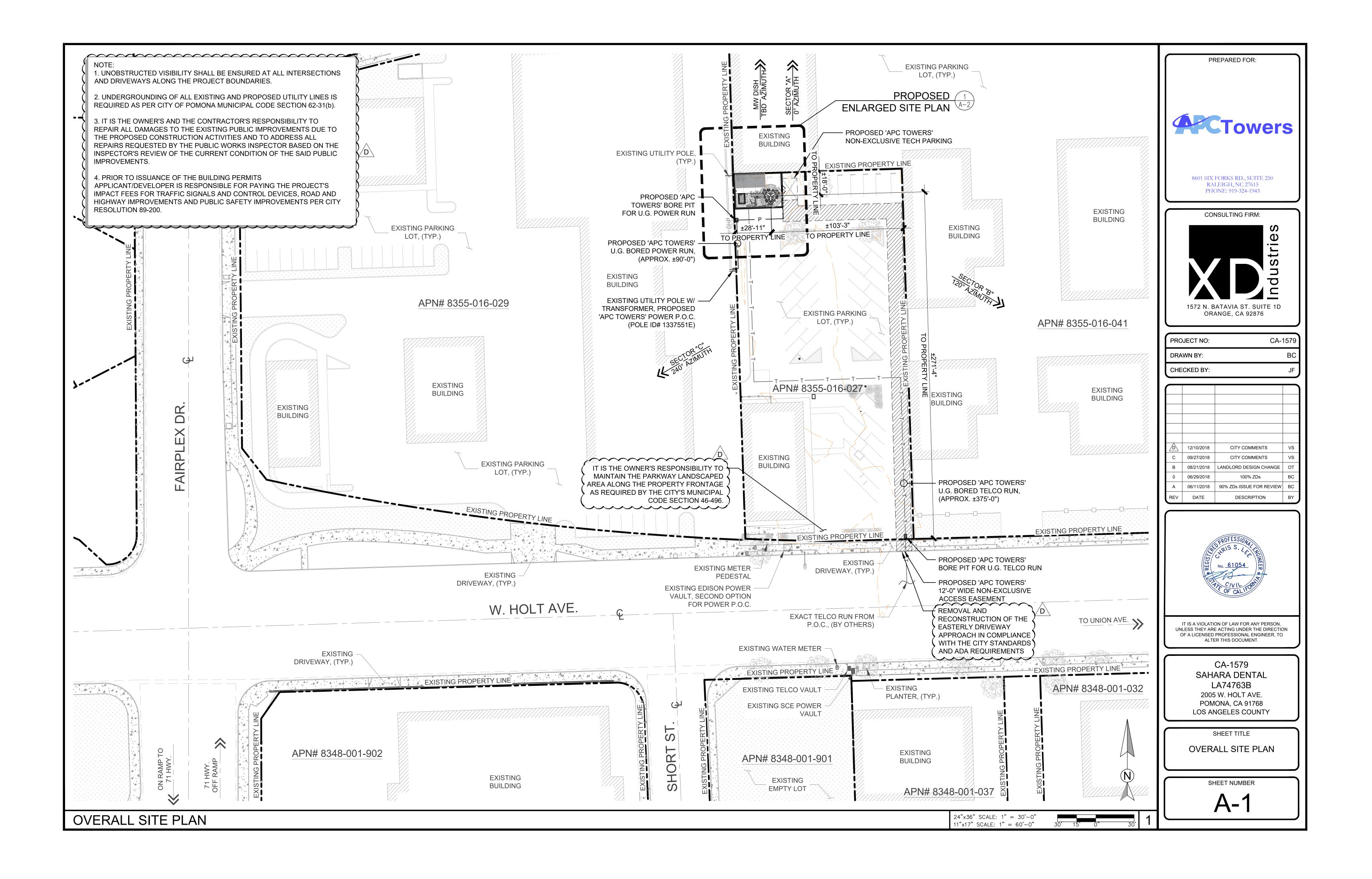


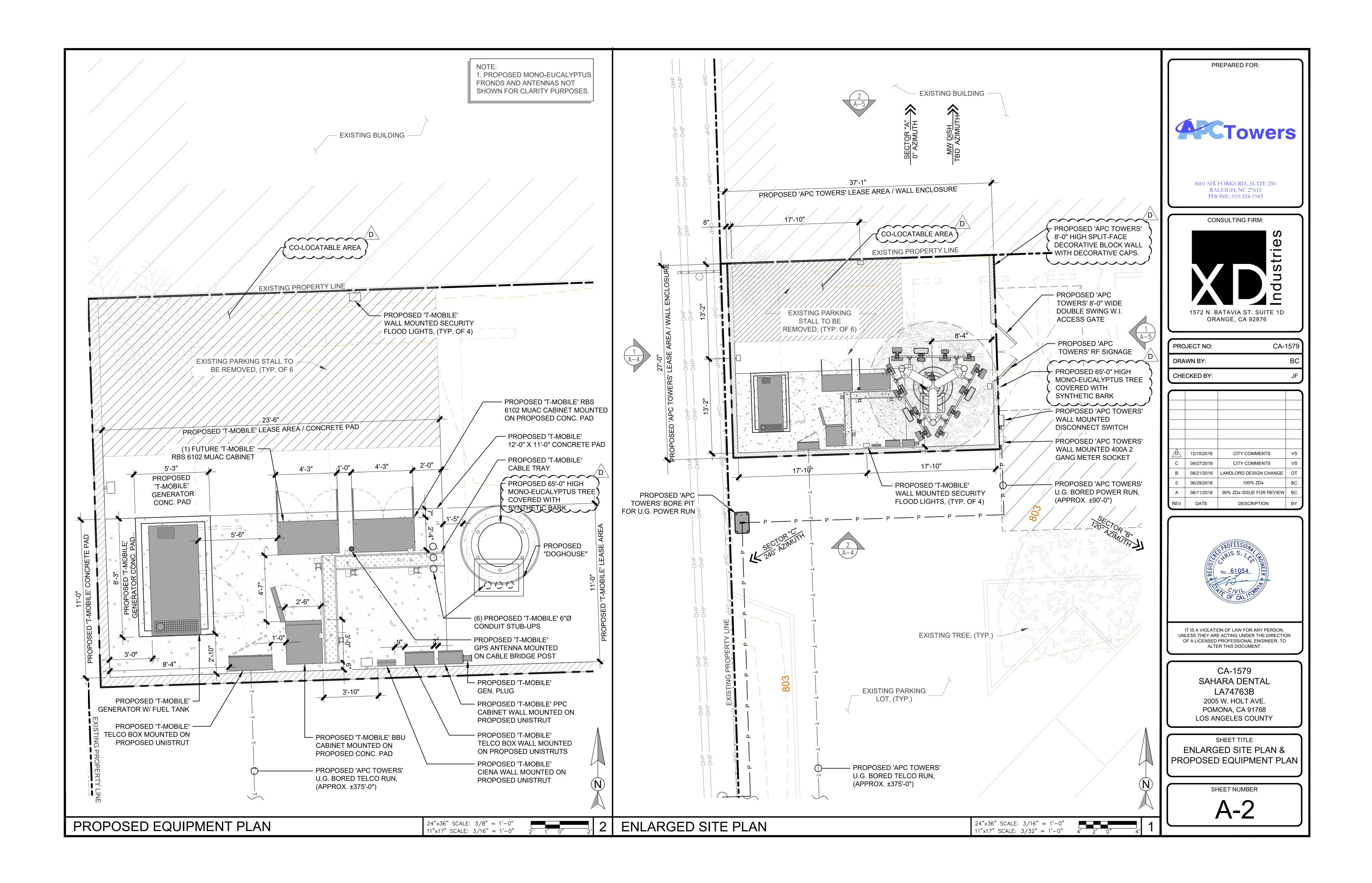


LESSOR'S LEGAL DESCRIPTION Situated in the city of pomona, county of los angeles, state of	
CALIFORNIA: PARENT PARCEL:	
PARCEL 2 OF PARCEL MAP NO. 7882 IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 90, PAGES 23 AND 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	
TAX I.D. NUMBER: 8355-016-027-000	
BEING THE SAME PROPERTY CONVEYED TO MJ MANAGEMENT GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, GRANTEE, FROM KIMBERLEE J. MITCHELL, TRUSTEE U/D/T DATED FEBRUARY 1, 1995, WHO ACQUIRED TITLE AS KIMBERLEE J. AMITIN, TRUSTEE U/D/T DATED FEBRUARY 1, 1995, GRANTOR, BY DEED RECORDED 06/09/2008, AS DOCUMENT NO. 20181010629, OF THE LOS ANGELES COUNTY RECORDS.	
NOTES CORRESPONDING TO SCHEDULE B – SECTION II reference is made to old republic title insurance company order no. 01–18–005922–01T, dated 01/29/2018. All easements contained within said title report affecting the immediate area surrounding the lease have been plotted. items a–d, 1 & 8–11 are not survey items.	
<ol> <li>FACTS WHICH WOULD BE DISCLOSED BY A COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED.</li> <li>(NOT PLOTTABLE – UNKNOWN EFFECT)</li> </ol>	
7. EASEMENT IN FAVOR OF THE CITY OF POMONA, RECORDED 08/06/1964, AS DOCUMENT NO. 4647, OF THE LOS ANGELES COUNTY RECORDS. (SHOWN HEREON)	
<ol> <li>UNRECORDED LEASE BY AND BETWEEN MJ MANAGEMENT, GROUP, LLC, AND MJ MANAGEMENT GROUP, LLC, DATED 12/01/2013, AS EVIDENCED BY THE SUBORDINATION AGREEMENT, RECORDED 06/26/2017, AS DOCUMENT NO. 20170707392, OF THE LOS ANGELES COUNTY RECORDS. (NOT PLOTTABLE – EXACT LOCATION NOT PROVIDED)</li> </ol>	
(10.) PARCEL MAP 7882, PLAT BOOK 90, PAGES 23 AND 24. (Shown hereon)	
11. WATER RIGHTS CONVEYED IN GRANT DEED RECORDED 02/17/1961, AS DOCUMENT NO. 644, OF THE LOS ANGELES COUNTY RECORDS. (NOT PLOTTABLE – EXACT LOCATION NOT PROVIDED)	
12. EASEMENT CONTAINED IN CORPORATION QUIT CLAIM DEED RECORDED 02/17/1961, AS DOCUMENT NO. 642, OF THE LOS ANGELES COUNTY RECORDS.	
(SHOWN HEREON)	
DRODOSED ADO TOWERS LEASE AREA RESODIRTION	
<u>PROPOSED APC TOWERS LEASE AREA DESCRIPTION</u> description for an apc 27'x37.04' lease area lying within parcel 2 of parcel map no. 7882 as shown in book 90, page 23 of the records of los angeles county, california, being more fully described as follows:	
COMMENCING AT A BOLT FOUND AT THE APPARENT CENTERLINE INTERSECTION OF HOLT AVENUE AND FAIRPLEX DRIVE, FROM WHICH A COTTON—PICKER SPINDLE FOUND AT THE APPARENT CENTERLINE INTERSECTION OF ORANGE GROVE AVENUE AND SAID FAIRPLEX DRIVE BEARS NORTH 00°24'09" WEST, A DISTANCE OF 446.00	
FEET; THENCE NORTH 88°07'30" EAST, ALONG THE APPARENT CENTERLINE OF SAID HOLT AVENUE, A DISTANCE OF 441.47 FEET;	
THENCE DEPARTING SAID CENTERLINE NORTH 01°52'30" WEST, A DISTANCE OF 54.45 FEET TO A POINT ON THE NORTH LINE OF SAID HOLT AVENUE, SAID POINT	
ALSO BEING THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE NORTH 01°56'55" WEST, ALONG THE WEST LINE OF SAID PARCEL 2, A DISTANCE OF 258.55 FEET; THENCE DEPARTING SAID WEST LINE NORTH 88°03'05"	
EAST, 0.86 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°52'30" WEST, A DISTANCE OF 27.00 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 2;	
THENCE NORTH 88°07'30" EAST, ALONG THE NORTH LINE OF SAID PARCEL 2, A DISTANCE OF 37.04 FEET;	
THENCE DEPARTING SAID NORTH LINE SOUTH 01°52'30" EAST, A DISTANCE OF 27.00 FEET; THENCE SOUTH 88°07'30" WEST, 37.04 FEET TO THE POINT OF BEGINNING,	
CONTAINING 1,000 SQUARE FEET OF LAND OR 0.023 ACRES, MORE OR LESS.	
PROPOSED APC TOWERS 12' ACCESS EASEMENT DESCRIPTION description for an apc towers 12'-wide access easement lying within parcel 2 of parcel map no. 7882 as shown in book 90, page 23 of the	
RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, BEING MORE FULLY DESCRIBED AS FOLLOWS:	
COMMENCING AT A BOLT FOUND AT THE APPARENT CENTERLINE INTERSECTION OF HOLT AVENUE AND FAIRPLEX DRIVE, FROM WHICH A COTTON—PICKER SPINDLE FOUND AT THE APPARENT CENTERLINE INTERSECTION OF ORANGE GROVE AVENUE AND SAID FAIRPLEX DRIVE BEARS NORTH 00°24'09" WEST, A DISTANCE OF 446.00 FEET;	
THENCE NORTH 88°07'30" EAST, ALONG THE APPARENT CENTERLINE OF SAID HOLT AVENUE, A DISTANCE OF 571.53 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 01°52'30" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH LINE OF SAID HOLT AVENUE AND THE	
POINT OF BEGINNING; SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, HAVING A RADIUS POINT THAT BEARS NORTH 01°48'34" WEST, A DISTANCE OF 1,968.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE NORTH LINE OF SAID HOLT	
AVENUE, THROUGH AN ANGLE OF 00°20'58", A DISTANCE OF 12.00 FEET; THENCE DEPARTING SAID NORTH LINE NORTH 01°45'04" WEST, 251.11 FEET; THENCE SOUTH 88°08'40" WEST, 81.03 FEET;	17. 52.
THENCE NORTH 01°52'30" WEST, 38.81 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 2;	AF
THENCE ALONG SAID NORTH LINE, NORTH 88°07'30" EAST, 12.00 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 01°52'30" EAST, 26.81 FEET; THENCE NORTH 88°08'40" EAST, 81.05 FEET;	
THENCE SOUTH 01°45'04" EAST, 263.16 FEET TO THE POINT OF BEGINNING, EXCLUDING ANY PORTION OF SAID HOLT AVENUE AND CONTAINING 4029 SQUARE FEET OF LAND OR 0.092 ACRES, MORE OR LESS.	GRAPHIC SCALE

<sup>(</sup> IN FEET ) 1 inch = 20 ft.





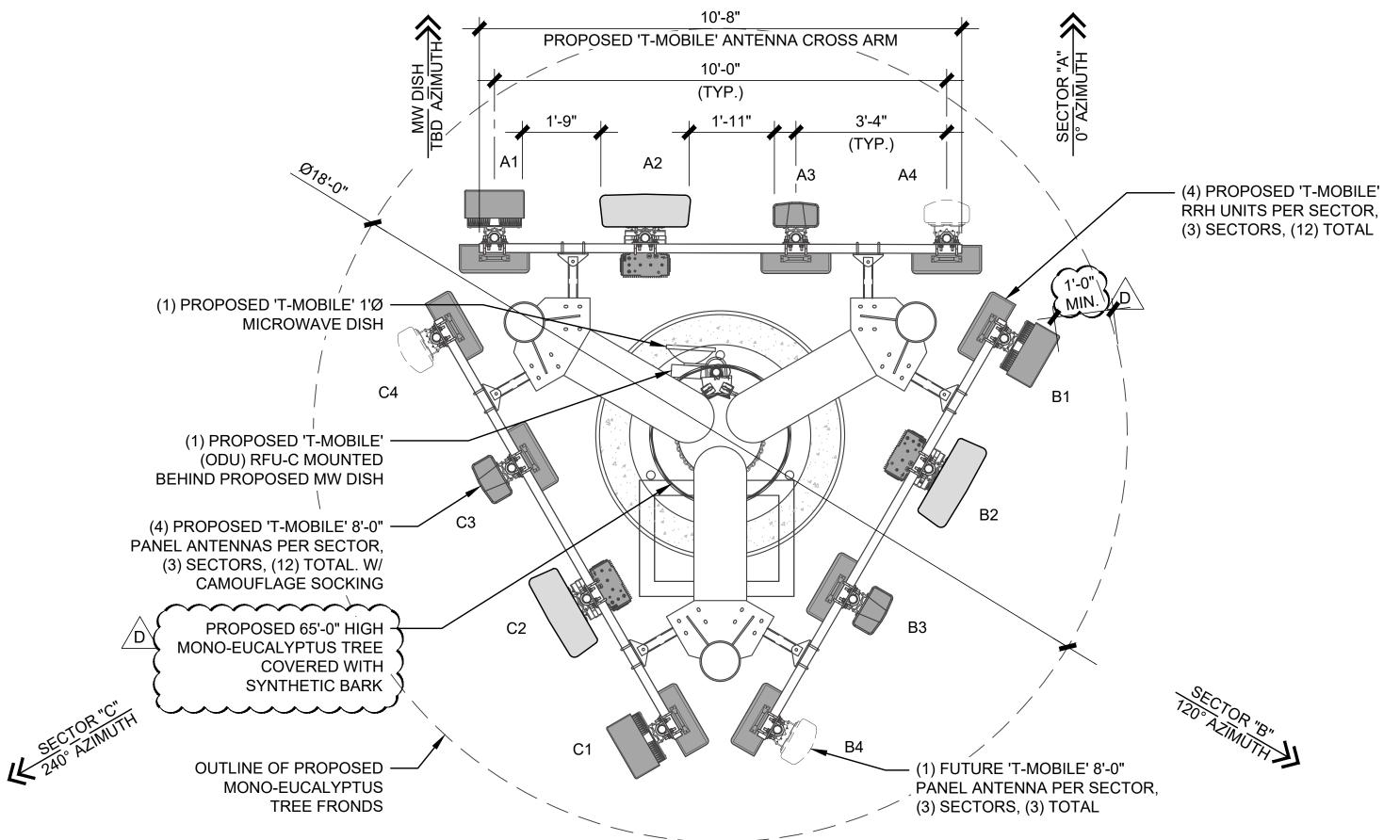


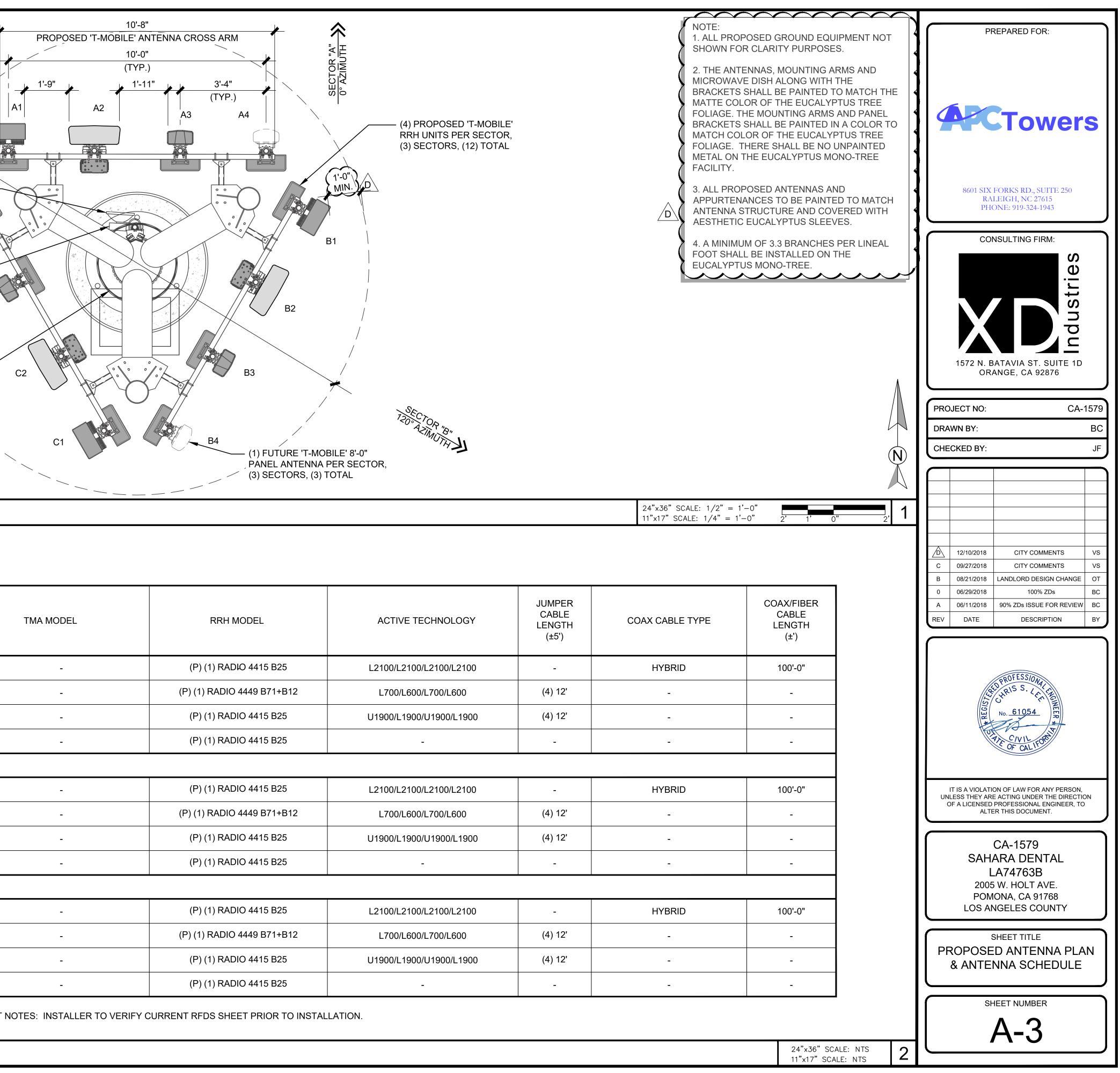
## PROPOSED ANTENNA SCHEDULE

с	B1	(P) ERICSSON - AIR3246 B66	96"	61"-0"	120°
ECTO	B2	(P) RFS - APXVAARR24_43-U-NA20	95.9"	61"-0"	120°
BETA SECTOR	В3	(P) ANDREW - HBXX-6516DS-A2M	96"	61"-0"	120°
BE	B4	FUTURE	-	-	-
R	C1	(P) ERICSSON - AIR3246 B66	96"	61"-0"	240°
SECTOR	C1 C2	(P) ERICSSON - AIR3246 B66 (P) RFS - APXVAARR24_43-U-NA20	96" 95.9"	61"-0" 61"-0"	240° 240°
GAMMA SECTOR					

SECTO	OR	ANTENNA MODEL	ANTENNA LENGTH	RAD CENTER	AZIMUTH	
JR	A1	(P) ERICSSON - AIR3246 B66	96"	61"-0"	0°	
SECTOR	A2	(P) RFS - APXVAARR24_43-U-NA20	95.9"	61"-0"	0°	
ALPHA S	A3	(P) ANDREW - HBXX-6516DS-A2M	96"	61"-0"	0°	
AL	A4	FUTURE	-	-	-	

## PROPOSED ANTENNA PLAN





C2		B3		
C1	B4	<ul> <li>— (1) FUTURE 'T-MOBILE' 8'-0"</li> <li>PANEL ANTENNA PER SECTOR,</li> <li>(3) SECTORS, (3) TOTAL</li> </ul>	TZO AZIMUTA	

IMPORTANT NOTES: INSTALLER TO VERIFY CURRENT RFDS SHEET PRIOR TO INSTALLATION.

