



CITY OF SURPRISE
Planning and Zoning Commission Agenda
16000 N. Civic Center Plaza
Surprise, AZ 85374

Thursday, December 5, 2013 @ 6:00 PM
 Council Chambers

* [Back](#) [Print](#)

CALL TO ORDER.

- A. Roll Call
- B. Pledge of Allegiance
- C. Current Events and Reports – Pursuant to A.R.S. §38-431.02(k) the chief administrator, presiding officer or a member of a public body may present a brief summary of current events without listing in the agenda the specific matters to be summarized, provided that 1) The summary is listed on the agenda; and 2) The public body does not propose, discuss, deliberate or take legal action at that meeting on any matter in the summary unless the specific matter is properly noticed for legal action.
- D. Staff Reports

Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

INSTRUCTIONS: In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission on any item not on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

- E. Approval of items on the Consent Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the Board\Commission. There will be no separate discussion on these items unless a board member or commissioner requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

STAFF
RECOMMENDATION/

ITEM #	DISTRICT #	ITEM DESCRIPTION
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PRESENTED BY

- | | | | |
|----|-------------------|---|--|
| #1 | District Internal | <u>Consideration and action on the November 7, 2013 Planning and Zoning Commission minutes.</u> | Approve
Deb Perry,
Community &
Economic
Development |
| #2 | District Internal | <u>Consideration and action on the 2014 Planning and Zoning Commission Work Program Calendar.</u> | Approve
Jeff Mihelich,
Community &
Economic
Development |
| #3 | District Internal | <u>Consideration and action on the Community Development Block Grant Public Service scoring rubric.</u> | Approve
Christina
Ramirez,
Community &
Economic
Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#4	District 2	<u>Consideration and action on Case FS13-414, a renewal of a Conditional Use Permit for a Sprint Wireless Communications Facility at the Sun City Grand maintenance facility.</u>	Approve Hobart Wingard, Community & Economic Development
#5	District 1	<u>Consideration and action on FS13-416, a minor General Plan Amendment for Grand Vista.</u>	Approve Nichole Arbeiter, Community & Economic Development

OTHER BUSINESS:

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: November 26, 2013 at 3:15 p.m.

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.



CITY OF SURPRISE
Planning and Zoning Commission

December 5, 2013 @ 6:00:00 PM

Back Print

Board Meeting Date:	December 5, 2013	Contact Person:	Deb Perry, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on the November 7, 2013 Planning and Zoning Commission minutes.

Motion:

I move to approve the November 7, 2013 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

ATTACHMENTS:

Click to download

☐ [Minutes](#)

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	White Board	Other	x
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Presentation Speaker Names (spelling and titles for TV captions):

CITY OF SURPRISE

PLANNING AND ZONING COMMISSION

**16000 North Civic Center Plaza
Surprise, AZ 85374**

November 7, 2013

MEETING MINUTES

CALL TO ORDER

Chair Jan Blair called the Planning and Zoning Commission Meeting to order at 6 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Thursday, November 7, 2013.

ROLL CALL

In attendance with Chair Blair were Vice Chair Steve Somers and Commissioners Ken Chapman, Peter Pervi, and Jerry Hoyler. Commissioners Matthew Bieniek and Dennis Smith were absent.

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

Community and Economic Development Assistant Director Chris Boyd introduced the new Planning and Zoning Commission Member Peter Pervi and the new Deputy City Attorney Donna Bronski to the Commission.

The General Plan 2035 passed with a 72% yes vote. Congratulations and thank you to the Commission for their work on the General Plan.

CALL TO THE PUBLIC

Chair Blair called to the public to discuss any issues not noted on the agenda. Hearing no comments, Chair Blair closed the call to the public.

CONSENT AGENDA

All items listed with an asterisk (*) are considered to be routine by the Planning and Zoning Commission and were approved by one motion. There was no separate discussion of these items during this meeting.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING

- **Item 1: Nomination and selection of the Planning and Zoning Commission Chair.**

Commissioner Chapman made a motion to nominate Jan Blair to the position of **Planning and Zoning Commission Chair**. Commissioner Hoyler seconded the motion. The motion passed with a vote of 5 ayes and 2 absent (Smith, Bieniek).

- **Item 2: Nomination and selection of the Planning and Zoning Commission Vice Chair.**

Commissioner Hoyler made a motion to nominate Steve Somers to the position of **Planning and Zoning Commission Vice Chair**. Commissioner Chapman seconded the motion. The motion passed with a vote of 5 ayes and 2 absent (Smith, Bieniek).

- **Item 3: Consideration and Action – Planning and Zoning Commission Minutes for September 5, 2013**

Vice Chair Somers made a motion to approve the **Planning and Zoning Commission Minutes for October 3, 2013**. Commissioner Hoyler seconded the motion. The motion passed with a vote of 3 ayes, 1 abstain (Pervi) and 2 absent (Bieniek, Smith).

- **Item 4: Discussion Only – Transportation Planning Update**

Assistant Director Boyd introduced the new Transportation Planning Manager Martin Lucero. Manager Lucero presented the transportation update to the Commission.

- **Item 5: Consideration and Action – Planning and Zoning Commission Semi Annual Report**

Assistant Director Boyd presented the report to the commission.

Commissioner Chapman made a motion to approve the **Planning and Zoning Commission Semi Annual Report to City Council**. Commissioner Hoyler seconded the motion. The motion passed with a vote of 5 ayes and 2 absent (Bieniek, Smith).

OTHER BUSINESS

- **Item 5: FS09-246 – Discussion Only – Zoning Text Amendment of the Surprise unified Development Code**

Planner Bart Wingard presented the project to the Commission.

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the Planning and Zoning Commission meeting at 7:01 p.m.

STAFF PRESENT:

Assistant Director Chris Boyd, Deputy City Attorney Donna Bronski, Transportation Planning Manager Martin Lucero, Planner Hobart Wingard, and Planning and Zoning Commission Secretary Deb Perry.

COUNCIL MEMBERS PRESENT: None

Chris Boyd, Assistant Director
Community and Economic Development

Jan Blair, Chair
Planning and Zoning Commission



CITY OF SURPRISE
Planning and Zoning Commission

December 5, 2013 @ 6:00:00 PM

Back Print

Board Meeting Date:	December 5, 2013	Contact Person:	Jeff Mihelich, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on the 2014 Planning and Zoning Commission Work Program Calendar.

Motion:

I move to approve the 2014 Planning and Zoning Commission Work Program Calendar.

Background:

Financial Impact Statement:

N/A

ATTACHMENTS:

Click to download

☐ [Work Program](#)

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	White Board	Other	x
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Presentation Speaker Names (spelling and titles for TV captions):

Jeff Mihelich, Assistant City Manager



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Date: December 5, 2014
To: Planning and Zoning Commission
From: Jeffrey J. Mihelich, Assistant City Manager
Re: Work Plan/Calendar

Summary

The Mayor and City Council have asked all its Boards and Commissions to adopt work Plans to help guide their workload for 2014. Staff has prepared for consideration a recommended work plan that includes various long range planning updates, Zoning Ordinance Adoption (AKA Surprise Unified Development Code), Plan, CDBG Programs, and anticipated workshops.

Commission Progress

The Planning and Zoning Commission met 11 times in 2013 and acted upon nineteen (19) applications, which include:

- Conditional Use Permits – 4
- Site Plans – 7
- Preliminary Plats – 2
- Planned Unit Development Overlays – 4
- Zoning Text Amendments – 1
- General Plan and SUDC Updates - 9
- CAPER – 1
- CDBG - 2

Recommended Work Plan for 2014

Outlined below is the recommended work Plan/calendar for the year 2014:

Month	Task
January 2014	• White Tank Park Master Plan
February 2014	• Public Service Applications Work Session

March 2014	• Public Service Applications Consideration • Annual Action Plan Work Session
April 2014	• Annual Action Plan Consideration
May 2014	• Transportation Planning Update • Zoning Ordinance (SUDC) Work Session
June 2014	• Zoning Ordinance (SUDC) Consideration
August 2014	• Architecture Discussion
September 2014	• Form Based Code Work Session
October 2014	• Village 5 Planning Update • Form Based Code Consideration
November 2014	• Transportation Planning Update • Chair and Vice Chair Nominations
December 2014	• Work Plan 2015

This work plan doesn't include development applications, therefore a portion of the Planning & Zoning Commission's workload will always be predicated upon the volume of development applications submitted to the city.

Fiscal Impact Statement

There are no costs associated with the proposed agenda.

Recommendation

Staff recommends that the Planning and Zoning Commission review and approve the proposed work plan.



CITY OF SURPRISE
Planning and Zoning Commission

December 5, 2013 @ 6:00:00 PM

Back Print

Board Meeting Date:	December 5, 2013	Contact Person:	Christina Ramirez, Community & Economic Development
Submitting Department:	CM Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on the Community Development Block Grant Public Service scoring rubric.

Motion:

I move to approve the Community Development Block Grant Public Service scoring rubric.

Background:

As an entitlement city, Surprise receives a yearly allotment of Community Development Block Grant (CDBG) funding from the U. S. Department of Housing and Urban Development (HUD). Per grant guidelines, the city has the ability to designate up to 15% of the grant award to fund eligible public services with the intent of serving low- to moderate-income persons within the City of Surprise.

Financial Impact Statement:

No financial impact on the city.

ATTACHMENTS:

Click to download

☐ [Staff Report](#)

☐ [Rubric](#)

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	White Board	Other	x
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Presentation Speaker Names (spelling and titles for TV captions):

Christina Ramirez, Neighborhood Services Supervisor



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: December 5, 2013

To: Planning and Zoning Commission Members

From: Jeffrey J. Mihelich, Community Development Director
Christina Ramirez, Neighborhood Services Supervisor
Alicia Rubio, Neighborhood Services Coordinator

Re: CDBG-Funded Public Service Application Rubric

Introduction

As an entitlement city, Surprise receives a yearly allotment of Community Development Block Grant (CDBG) funding from the U. S. Department of Housing and Urban Development (HUD). Per grant guidelines, the city has the ability to designate up to 15% of the grant award to fund eligible public services with the intent of serving low- to moderate-income persons within the City of Surprise.

Today's agenda item is geared towards reviewing the scoring rubric that is used when assessing applications received for funding from area non-profit service providers.

Background

CDBG Public Service Activities can be carried out by either city departments or qualified nonprofit organizations that are interested in providing services that address one or more of the public service needs targeted in the city's Consolidated Plan. CDBG public service funds can be used to provide a variety of public services, such as child care, health services, job training, youth services, and recreation activities for low- to moderate-income individuals and families.

According to HUD regulations, CDBG funds may be used to provide public services (including labor, supplies, materials and other costs), provided the public service is:

- A new service or a quantifiable increase in the level of a service (for city-initiated projects only).
- Serve low- to moderate-income persons in the City of Surprise through area benefit or serving a particular clientele like seniors or homeless persons.

Funding Limit

CDBG Public Service funding is limited to 15% of the annual CDBG allocation for the program year (PY). For example, the CDBG allocation for City of Surprise for the PY 2012-13 was \$449,087, thus the funding available to award to any and all applications would not exceed \$67,363.

Attached is the current funding rubric that has been used to score and subsequently award funding to applicants. The scoring rubric is generally broken down into the following scoring categories:

Program Design and Community Impact (50 points)

Experience and Capacity (30 points)

Leveraging (10 points)

References (5 points)

There is a further scoring breakdown in each of the categories listed above.

Previous Actions

Using the current rubric, prior grant funding awardees consist of the following:

2010

- **St. Mary's Food Bank** was awarded \$35,000 to provide emergency food assistance
- **Benevilla** was awarded \$20,000 to provide adult day care, childcare, and home delivered meals

2011

- **St. Mary's Food Bank** was awarded \$21,559 to provide emergency food assistance
- **Benevilla** was awarded \$12,833 to provide adult day care, childcare, and home delivered meals
- **Arizona Charter Academy** was awarded \$16,938 to provide a literacy camp to area youths.

2012

- **St. Mary's Food Bank** was awarded \$22,500 to provide emergency food assistance
- **Salvation Army** was awarded \$22,500 to provide emergency rental & utility assistance
- **Arizona Charter Academy** was awarded \$17,350 to provide a literacy camp to area youths
- **Civitan** was awarded \$5,000 to provide transportation for developmentally disabled adults to/from Civitan Learning Center

2013

- **St. Mary's Food Bank** was awarded \$19,975 to provide emergency food assistance
- **Benevilla** was awarded \$16,134 to provide adult day care, childcare, and home delivered meals
- **Arizona Charter Academy** was awarded \$13,829 to provide a literacy camp to area youths
- **Surprise Youth Employment Program** was awarded \$26,889 to fund the continuation of the youth employment and life skill training program.

Updated Actions

Review the current rubric for to determine if it capable of assuring the best use and leveraging of the CDBG Public Services fund.

Future Actions

The agreed upon rubric will be used when assessing grant applications received in January 2014 for the 2014-2015 funding year.

Recommendations

Approval of Public Service funding rubric.

[illegible]



CITY OF SURPRISE
Planning and Zoning Commission

December 5, 2013 @ 6:00:00 PM

Back Print

Board Meeting Date:	December 5, 2013	Contact Person:	Hobart Wingard, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	2
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action on Case FS13-414, a renewal of a Conditional Use Permit for a Sprint Wireless Communications Facility at the Sun City Grand maintenance facility.

Motion:

I move to approve FS13-414, a renewal of a Conditional Use Permit for a Sprint Wireless Communications Facility at Sun City Grand maintenance facility and to adopt staffs findings.

Background:

The existing WCF was approved in 2007 and was subject to a condition that required a renewal of the CUP 5 years after approval. The existing facility is located at 20192 North Shadow Mountain Drive.

Financial Impact Statement:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
- ☐ [Vicinity Map](#)
- ☐ [Site Plan and Elevations](#)
- ☐ [Current Service Map](#)
- ☐ [Proposed Service Map](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

Presentation Speaker Names (spelling and titles for TV captions):

Hobart Wingard, Planner, Community & Economic Development



COMMUNITY AND ECONOMIC DEVELOPMENT

Date: December 5, 2013

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Assistant City Manager
Hobart Wingard, Planner
623.222.3156, hobart.wingard@surpriseaz.gov

Re: FS13-414, Sprint Wireless Communications Facility at Sun City Grand

Application Summary

The applicant is proposing to renew a Conditional Use Permit (CUP) for a Sprint Wireless Communications Facility (WCF) at Sun City Grand.

Location

The existing facility is located at 20192 North Shadow Mountain Drive, just east of State Route 303 within the Sun City Grand Planned Area Development (PAD).

History

- On May 23, 1987, the subject property was annexed into the City of Surprise.
- On April 28, 1994 the Sun City Grand PAD was approved by the Mayor and City Council.
- On February 6, 2007, a CUP for a Sprint WCF at Sun City Grand maintenance facility was approved by the Planning and Zoning Commission.

Project Summary

The existing Sprint WCF facility at the Sun City Grand maintenance facility consists of a block wall to screen equipment cabinets and antennae that are supported by a concealing monopalm structure.

The existing WCF was approved in 2007 and was subject to a condition that required a renewal of the CUP five (5) years after approval. The renewal of the WCF will include replacement of antennae and ground equipment for improved wireless service for the area without increasing the height of the monopole or area of the ground equipment.

Citizen Review Meeting

A citizen review meeting was held on November 14th at the Sun City Grand Community Center.

Economic Impact Analysis

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Department Review

All departments involved in the subject review are recommending the project for approval.

Staff Findings

1. Staff finds that the proposed CUP complies with the Surprise Municipal Code.
2. Staff finds that the proposed CUP complies with the Surprise General Plan.
3. Staff finds that the proposed CUP complies with the Sun City Grand PAD.

Recommendation

Staff recommends approval of the project.

Attached

Vicinity map, site plan, elevations, and service maps.

SUN CITY GRAND WCF – FS13-414



Vicinity Map





Goodman Networks

Network Knowledge... Delivered.

ANTENNA/EQUIPMENT
REPLACEMENT PROJECT

Sprint

NETWORK VISION MMBTS LAUNCH



SUN CITY GRAND-GOLF

PH70XC131

20214 N SHADOW MOUNTAIN DR.
SURPRISE, AZ 85374
MARICOPA COUNTY

NETWORK VISION
MMBTS LAUNCH
PHOENIX-AZ MARKET

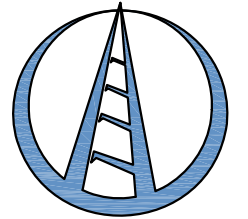
APRVL	DESCRIPTION	DATE
PROJECT MANAGER		
CONSTRUCTION MANAGER		
RF ENGINEER		
SITE ACQUISITION		
PLANNING CONSULTANT		
PROPERTY OWNER		
OTHER		

PREPARED FOR

Sprint



Alcatel-Lucent



Clear Blue

Services

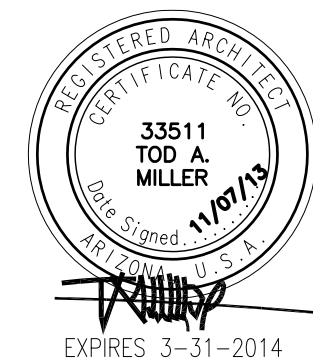
11011 S. 48TH ST., STE# 210
PHOENIX, AZ 85044 602-426-9500

SUN CITY
GRAND-GOLF
PH70XC131

20214 N SHADOW MOUNTAIN DR.
SURPRISE, AZ 85374

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1	11/07/13	CUP COMMENTS	TM	AL
0	04/23/13	FINAL CDs	JH	AL

PROFESSIONAL SEAL



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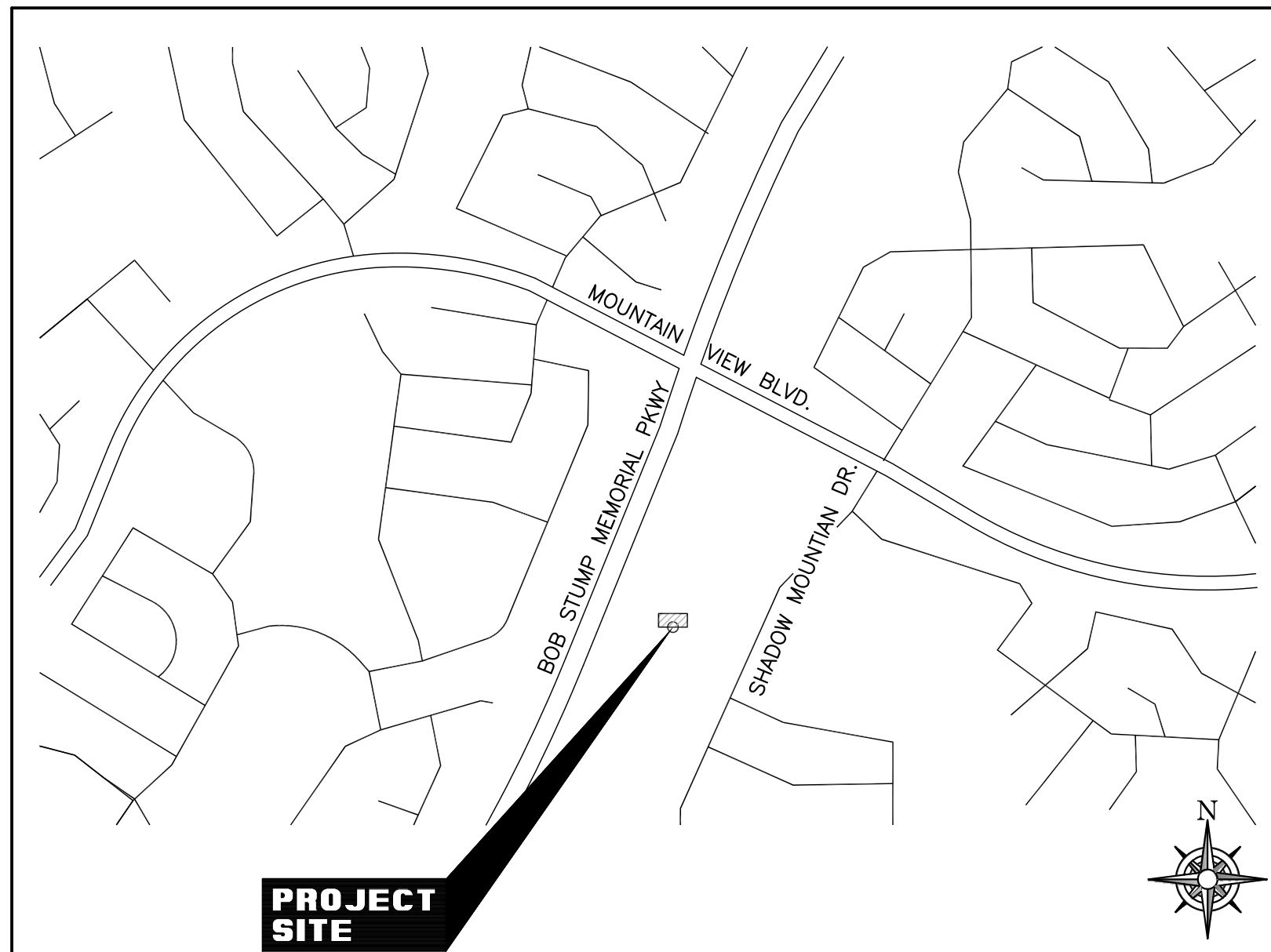
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SHEET TITLE

TITLE PAGE

SHEET NUMBER

T-1



MAP

ARIZONA STATE CODE COMPLIANCE:

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

- 2006 IBC, STANDARDS AND AMENDMENTS
- 2006 IMC, STANDARDS AND AMENDMENTS
- 2006 IFC, STANDARDS AND AMENDMENTS
- 2006 IPC, STANDARDS AND AMENDMENTS
- 2005 NEC, STANDARDS AND AMENDMENTS

ACCESSIBILITY REQUIREMENTS:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2006 IBC BUILDING CODE.

APPLICABLE CODES

OWNER/LANDLORD:

SUN CITY GRAND COMMUNITY
ASSOCIATION INC
19753 N. REMINGTON DR.,
SURPRISE, AZ 85374
PHONE: (623)-546-7432

TOWER OWNER

SUN CITY GRAND COMMUNITY
ASSOCIATION INC
19753 N. REMINGTON DR.,
SURPRISE, AZ 85374
PHONE: (623)-546-7432

APPLICANT:

SPRINT
8040 S. 48TH. ST. SUITE 200
PHOENIX, AZ 85044

TOWER TYPE:

MONOPALM

EXISTING SITE TYPE:

W.C.F.

ASSESSORS PARCEL NUMBER:

232-32-788B

LATITUDE

33.668403 N

LONGITUDE

-112.411597 W

EXISTING ZONING:

PAD

EXISTING PROJECT AREA:

±600 SQ. FT.

PROJECT AREA INCREASE:

0 SQ. FT.

PROPOSED OCCUPANCY:

U

EXISTING OCCUPANCY:

U

JURISDICTION:

CITY OF SURPRISE

ELECTRICAL PROVIDER:

APS

AAV PROVIDER:

COX

DEVELOPMENT SUMMARY

SPRINT PROPOSES TO MODIFY AN EXISTING UNMANNED
TELECOMMUNICATIONS FACILITY

- REMOVE (6) EXISTING PANEL ANTENNAS (2 PER SECTOR)
- INSTALL (3) NEW PANEL ANTENNAS (1 PER SECTOR)
- REMOVE (1) EXISTING 60EC BATTERY CABINET
- RETROFIT (1) EXISTING MOD-CELL 4.0B CABINET
- INSTALL (1) NEW 460-200-047 BATTERY CABINET
- INSTALL (1) NEW FIBER DISTRIBUTION BOX
- REMOVE EXISTING ASSOCIATED SPRINT ANTENNA COAXIAL CABLES
- INSTALL (3) NEW HYBRIFLEX FIBER OPTIC CABLES USING EXISTING COAX ROUTE (1 PER SECTOR)
- INSTALL (6) NEW RRH'S
- INSTALL (1) NEW GPS ANTENNA AND CABLE

THESE PLANS HAVE BEEN DEVELOPED FOR THE MODIFICATION TO AN EXISTING TELECOMMUNICATIONS FACILITY OWNED OR LEASED BY SPRINT IN ACCORDANCE WITH THE SCOPE OF WORK PROVIDED BY SPRINT. CLEAR BLUE SERVICES HAS INCORPORATED THIS SCOPE OF WORK IN THE PLANS. THESE PLANS ARE NOT FOR CONSTRUCTION UNLESS ACCOMPANIED BY A PASSING STRUCTURAL STABILITY ANALYSIS PREPARED BY A LICENSED STRUCTURAL ENGINEER. STRUCTURAL ANALYSIS MUST INCLUDE BOTH TOWER & MOUNT.

PROJECT DESCRIPTION

* CONTRACTOR & CREWS SHALL ABIDE BY SPRINT CONSTRUCTION STANDARDS/REQUIREMENTS AS DESCRIBED IN THE ALU SPRINT SAFETY HANDBOOK.

* OSHA REGULATIONS/STANDARDS SHALL BE REVIEWED & FOLLOWED BY ALL EQUIPMENT INSTALLERS AND TOWER/ROOF TOP CONTRACTORS/SUBCONTRACTORS DURING CONSTRUCTION.

* THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REMEDY ALL FAULTY, INFERIOR AND/OR IMPROPER MATERIALS, DAMAGED GOODS, AND/OR FAULTY WORKMANSHIP FOR ONE (1) YEAR AFTER THE PROJECT IS COMPLETE AND ACCEPTED UNDER THIS CONTRACT: UNLESS NOTED OTHERWISE IN THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR. (EXCEPTION) THE ROOFING SUBCONTRACTOR SHALL FURNISH A MAINTENANCE AGREEMENT FOR ALL WORK DONE, COSIGNED BY THE GENERAL CONTRACTOR, TO MAINTAIN THE ROOFING IN A WATERTIGHT CONDITION FOR A PERIOD OF TWO (2) YEARS STARTING AFTER THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT, UNLESS OTHERWISE WRITTEN IN THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR.

* THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR THE SAFETY OF THE OWNER'S EMPLOYEES, WORKMEN, AND ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT.

* THE CONTRACTOR SHALL BE REQUIRED TO PAY FOR ALL NECESSARY PERMITS AND/OR FEES WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BE THE OWNER OR HIS REPRESENTATIVE. CONTRACTOR SHALL OBTAIN PERMIT AND MAKE FINAL PAYMENT FOR SAID DOCUMENT.

* SPRINT GC TO VERIFY ALL MEASUREMENTS OF EXISTING CONDUITS FOR FIBER RUN AND ANY POWER RUNS.

GENERAL NOTES

DEPART 2500 W. UTOPIA ROAD AND -

1. DEPART 2500 W. UTOPIA, HEAD EAST, UTOPIA BECOMES 23RD AVE

2. TURN LEFT ONTO AZ-101-LOOP (WEST)

3. TAKE EXIT 14 (BELL RD)

4. TURN RIGHT ON BELL RD

5. SLIGHT RIGHT ONTO W. GRAND AVE

6. TURN LEFT ONTO N. SUNRISE BLVD

7. TURN RIGHT ONTO W. MOUNTAIN VIEW BLVD

8. TURN LEFT ONTO N. SHADOW MOUNTAIN DR

9. ARRIVE AT 20214 N SHADOW MOUNTAIN DR SURPRISE, AZ 85374.

DESTINATION WILL BE ON THE RIGHT

DIRECTIONS

CLIENTS REPRESENTATIVE:

OWNER
SPRINT

DEVELOPER
ALCATEL LUCENT
2500 W. UTOPIA ROAD
PHOENIX, AZ 85027
CONTACT: JIM BARRETT
PHONE: (480) 522-0022

DEVELOPER AGENT
GOODMAN NETWORKS
6400 INTERNATIONAL PKWY.
SUITE 1000
PLANO, TX 75093
CONTACT: JOEL HENRIE
PHONE: (972) 406-9692

ZONING & PERMITTING
CLEAR BLUE SERVICES
11011 S. 48TH. ST.
SUITE 210
PHOENIX, AZ 85044
CONTACT: DAYNA BEDNEY
PHONE: (602) 426-9500

DEVELOPER LOCAL AGENT
GOODMAN NETWORKS
20783 N. 83RD. AVE.
#103-182
PEORIA, AZ 85382
CONTACT: NEIL MIDDLETON
PHONE: (214) 326-1991

A&E
CLEAR BLUE SERVICES
11011 SOUTH 48TH STREET
SUITE 210
PHOENIX, AZ 85044
CONTACT: CHRIS HALL
PHONE: (602) 426-9500

CONSULTANT TEAM

PROJECT DESCRIPTION

GENERAL NOTES

GENERAL CONSTRUCTION NOTES

3. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE, THE LATEST EDITION AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
2. CONTRACTOR SHALL CONSTRUCT SITE IN ACCORDANCE WITH THESE DRAWINGS AND SPRINT INTEGRATED CONSTRUCTION STANDARDS FOR WIRELESS SITES (LATEST REVISION). THE SPECIFICATION IS THE RULING DOCUMENT AND ANY DISCREPANCIES BETWEEN THE SPECIFICATION AND THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. CONTRACTOR SHALL VISIT THE JOB SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE NEW WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK. NO COMPENSATION WILL BE AWARDED BASED ON CLAIM OF LACK OF KNOWLEDGE OF FIELD CONDITIONS.
4. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT AND APPURTENANCES, AND LABOR NECESSARY TO EFFECT ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
5. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS AND/OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE WORK.
6. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
7. CONTRACTOR SHALL RECEIVE CLARIFICATION IN WRITING, AND SHALL RECEIVE IN WRITING AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEMS NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
8. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST CONSTRUCTION SKILLS AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT, UNLESS OTHERWISE NOTED.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS.
10. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS AND SCHEDULE HIS ACTIVITIES AND WORKING HOURS IN ACCORDANCE WITH THE REQUIREMENTS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THE WORK OF OTHERS AS IT MAY RELATE TO RADIO EQUIPMENT, ANTENNAS AND ANY OTHER PORTIONS OF THE WORK.
12. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
13. MAKE NECESSARY PROVISIONS TO PROTECT EXISTING SURFACES, EQUIPMENT, IMPROVEMENTS, PIPING ETC. AND IMMEDIATELY REPAIR ANY DAMAGE THAT OCCURS DURING CONSTRUCTION.
14. IN DRILLING HOLES INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., MUST BE CLEARLY UNDERSTOOD THAT REINFORCING STEEL SHALL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER ANY CIRCUMSTANCES (UNLESS NOTED OTHERWISE). LOCATIONS OF REINFORCING STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT.
15. REPAIR ALL EXISTING WALL SURFACES DAMAGED DURING CONSTRUCTION SUCH THAT THEY MATCH AND BLEND IN WITH ADJACENT SURFACES.
16. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS.
17. KEEP CONTRACT AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OF THE OWNER SHALL BE REMOVED. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ITEMS UNTIL COMPLETION OF CONSTRUCTION.
18. MINIMUM BEND RADIUS OF ANTENNA CABLES SHALL BE IN ACCORDANCE WITH CABLE MANUFACTURERS RECOMMENDATIONS.
19. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH 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 THE ENGINEER.
20. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION SHALL BE IN CONFORMANCE WITH JURISDICTIONAL OR STATE AND LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL AND COORDINATED WITH LOCAL REGULATORY AUTHORITIES.
21. LIGHT SHADED LINES AND NOTES REPRESENT WORK PREVIOUSLY DONE. DARK SHADED LINES AND NOTES REPRESENT THE SCOPE OF WORK FOR THIS PROJECT. CONTRACTOR SHALL VERIFY IF EXISTING CONSTRUCTION IS COMPLETE. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY EXISTING CONDITIONS THAT DEVIATE FROM THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
22. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND/OR WIRING CERTIFICATES REQUIRED FOR THE ELECTRICAL SERVICE UPGRADE. IN ADDITION, CONTRACTOR SHALL PROVIDE ALL NECESSARY COORDINATION AND SCHEDULING WITH THE SERVING ELECTRICAL UTILITY AND LOCAL INSPECTION AUTHORITIES.

ELECTRICAL NOTES

1. ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE W/DRAWINGS AND ANY/ALL APPLICABLE SPECIFICATIONS. IF ANY PROBLEMS ARE ENCOUNTERED BY COMPLYING WITH THESE REQUIREMENTS, CONTRACTOR SHALL NOTIFY 'CONSTRUCTION MANAGER' AS SOON AS POSSIBLE, AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE 'CONSTRUCTION MANAGER' HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.
2. ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. ALL EXISTING CONDITIONS OF ELECTRICAL EQUIP., LIGHT FIXTURES, ETC., THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE CONTRACTOR, PRIOR TO THE SUBMITTAL OF HIS BID. FAILURE TO COMPLY WITH THIS PARAGRAPH WILL IN NO WAY RELIEVE CONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC AND ALL CODES AND LOCAL ORDINANCES OF THE LOCAL POWER & TELEPHONE COMPANIES HAVING JURISDICTION AND SHALL INCLUDED BUT NOT BE LIMITED TO:
 - A. UL -- UNDERWRITERS LABORATORIES
 - B. NEC -- NATIONAL ELECTRICAL CODE
 - C. NEMA -- NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
 - D. OSHA -- OCCUPATIONAL SAFETY AND HEALTH ACT
 - E. IBC -- INTERNATIONAL BUILDING CODE
 - F. NFPA -- NATIONAL FIRE CODES
4. DO NOT SCALE ELECTRICAL DRAWINGS, REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT, AND CONFIRM WITH 'CONSTRUCTION MANAGER' ANY SIZES AND AND LOCATIONS WHEN NEEDED.
5. EXISTING SERVICES: CONTRACTOR SHALL NOT INTERRUPT EXISTING SERVICES WITHOUT THE WRITTEN PERMISSION OF SPRINT.

GENERAL NOTES

4. CONTRACTOR SHALL PAY FOR ANY/ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR IS TO OBTAIN PERMITS AND APPROVED SUBMITTALS PRIOR TO THE WORK BEGINNING OR ORDERING EQUIPMENT.
7. THE TERM "PROVIDE" USED IN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, INDICATES THAT THE CONTRACTOR SHALL FURNISH AND INSTALL.
8. CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE OWNERS' CONFIRMATION, ETC. ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER, PRIOR TO BEGINNING ANY WORK.
9. MINIMUM WIRE SIZE SHALL BE #12 AWG, NOT INCLUDING CONTROL WIRING, UNLESS NOTED OTHERWISE. ALL CONDUCTORS SHALL BE COPPER WITH THWN INSULATION.
10. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
11. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
12. ELECTRICAL SYSTEM SHALL BE AS COMPLETELY AND EFFECTIVELY GROUNDED, AS REQUIRED BY SPECIFICATION, SET FORTH BY SPRINT.
13. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULL OPERATIVE AND SUBJECT TO REGULATORY INSPECTION AND APPROVAL BY CONSTRUCTION MANAGER.
14. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
15. CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS OR A PERIOD OF NOT LESS THAN TWO YEARS FROM DATE OF CUSTOMER'S ACCEPTANCE.
16. THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OF THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY HAVE BEEN DAMAGED THEREIN WITHIN 48 HOURS.
17. ADEQUATE AND REQUIRED LIABILITY INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK.
18. PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES AND DEVICES FOR ALL OUTLETS AS INDICATED.
19. DITCHING AND BACK FILL: CONTRACTOR SHALL PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES INCLUDING EXCAVATION AND BACKFILLING AND COMPACTION. REFER TO NOTES AND REQUIREMENTS, EXCAVATION, AND BACKFILLING.
20. MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SHALL APPEAR ON THE LIST OF U.L. APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEC, NEMA AND IEEE.
21. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURES CATALOG INFORMATION OF ANY/ALL LIGHTING FIXTURES, SWITCHES AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
22. ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE 'CONSTRUCTION MANAGER' UPON FINAL ACCEPTANCE.
23. THE ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS WITH ONLY TYPEWRITTEN DIRECTORIES. ALL ELECTRICAL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
24. DISCONNECT SWITCHES SHALL BE H.P. RATED HEAVY-DUTY, QUICK-MAKE AND QUICK-BREAK ENCLOSURES, AS REQUIRED BY EXPOSURE TYPE.
25. ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI-OXIDE COMPOUND SUCH AS "NO-OXIDE A" BY DEARBORNE CHEMICAL CO. COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED - NO SUBSTITUTIONS.
26. REACEWAYS: CONDUIT SHALL BE SCHEDULE 40 PVC MEETING OR EXCEEDING NEMA TC2 - 1990. CONTRACTOR SHALL PULG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS - 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 2 FT. RADIUS. RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. COAT ALL THREADS WITH 'BRITZ ZINC' OR 'GOLD CALV'.
27. SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY NEC.
28. CONDUCTORS: CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER WITH TYPE THWN INSULATION, 600 VOLT, COLOR CODED. USE SOLID CONDUCTORS FOR WIRE UP TO AND INCLUDING NO. 8 AWG. USE STRANDED CONDUCTORS FOR WIRE ABOVE NO. 8 AWG.
29. CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.
30. SERVICE: 240/120V, SINGLE PHASE, 3 WIRE CONNECTIONS AVAILABLE FROM UTILITY COMPANY. OWNER OR OWNERS AGENT WILL APPLY FOR POWER.
31. TELEPHONE SERVICE: CONTRACTOR SHALL PROVIDE EMPTY CONDUITS WITH MULE TAPE AS INDICATED ON DRAWINGS.
32. ELECTRICAL AND TELCO RACEWAYS TO BE BURIED A MINIMUM OF 2' DEPTH.
33. CONTRACTOR SHALL PLACE TWO LENGTHS OF WARNING TAPE AT A DEPTH OF 12" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL AND TELCO SERVICE CONDUITS. CAUTIONS TAPE TO READ "CAUTION BURIED ELECTRIC" OR "BURIED TELECOM".
34. ALL BOLTS SHALL BE STAINLESS STEEL.

ENVIRONMENTAL NOTES

1. ALL WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH ISSUED PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF FINES AND PROPER CLEAN UP FOR AREAS IN VIOLATION.
2. CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS AND SHALL BE MAINTAINED IN PLACE THROUGH FINAL JURISDICTIONAL INSPECTION & RELEASE OF SITE.
3. CONTRACTOR SHALL INSTALL/CONSTRUCT ALL NECESSARY SEDIMENT/SILT CONTROL FENCING AND PROTECTIVE MEASURES WITHIN THE LIMITS OF SITE DISTURBANCE PRIOR TO CONSTRUCTION.
4. NO SEDIMENT SHALL BE ALLOWED TO EXIT THE PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ADEQUATE MEASURES FOR CONTROLLING EROSION. ADDITIONAL SEDIMENT CONTROL FENCING MAY BE REQUIRED IN ANY AREAS SUBJECT TO EROSION.
5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES WITH SILT AND EROSION CONTROL MEASURES MAINTAINED ON THE DOWNSTREAM SIDE OF SITE DRAINAGE. ANY DAMAGE TO ADJACENT PROPERTY AS A RESULT OF EROSION WILL BE CORRECTED AT THE CONTRACTORS EXPENSE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTIONS AND ANY REPAIRS OF ALL SEDIMENT CONTROL MEASURES INCLUDING SEDIMENT REMOVAL AS NECESSARY.

7. CLEARING OF VEGETATION AND TREE REMOVAL SHALL BE ONLY AS PERMITTED AND BE HELD TO A MINIMUM. ONLY TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED.
8. SEEDING SAND MULCHING AND/OR SODDING OF THE SITE WILL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE PROJECT FACILITIES AFFECTING LAND DISTURBANCE.
9. CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL, COUNTY AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND TO PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS LEAVING THE CONSTRUCTION AREA. THIS MAY INCLUDE SUCH MEASURES AS SILT FENCES, STRAW BALE SEDIMENT BARRIERS, AND CHECK DAMS.
10. RIP RAP OF SIZES INDICATED SHALL CONSIST OF CLEAN, HARD, SOUND, DURABLE, UNIFORM IN QUALITY STONE FREE OF ANY DETRIMENTAL QUANTITY OF SOFT, FRIABLE, THIN, ELONGATED OR LAMINATED PIECES, DISINTEGRATED MATERIAL, ORGANIC MATTER, OIL, ALKALI, OR OTHER DELETERIOUS SUBSTANCES.
11. ANY OEM DRAWINGS INCLUDED IN THIS SET ARE FOR CONTRACTOR USE/REFERENCE AND REGISTRANT SEAL IS FOR DOCUMENT COORDINATION AND DOES NOT APPROVE OR WARRANT MANUFACTURERS DESIGN.

ANTENNA & COAX NOTES

3. VERIFY EACH COAXIAL CABLE LENGTH, DIAMETER, ROUTING, COLOR CODING AND ALL APPURTENANCES.
2. THE MAXIMUM COAXIAL CABLE LENGTH AND CORRESPONDING COAXIAL CABLE DIAMETER IS SHOWN ON SHEET A-4. THIS CABLE LENGTH IS TO BE USED FOR FABRICATION OR CONSTRUCTION. ACTUAL ANTENNA CABLE LENGTH(S) MUST BE VERIFIED. COAXIAL CABLE SHALL BE PROVIDED BY SPRINT.
3. ALL COAX CABLES SHALL UTILIZE GROUND KITS, GROUNDED AS FOLLOWS:
 - A. NEAR ANTENNA RAD CENTER ELEVATION,
 - B. MIDDLE OF TOWER (MID-HEIGHT OF ANTENNA), IF CABLE RUN IS OVER 200',
 - C. BOTTOM OF TOWER,
 - D. AT MASTER GROUND BAR 3'-0" FROM MMBB-BBU CABINET
4. ALL TOP JUMPERS SHALL BE LENGTHS AS SHOWN AND INSTALLED BY CONTRACTOR.
5. ALL CABLES SHALL BE COLOR CODED AS SHOWN ON SHEET RF-1 AND IN ACCORDANCE WITH SPRINT SPECIFICATIONS.
6. BANDING SHALL BE IN ACCORDANCE WITH SHEET A-4, RF-1 AND AS FOLLOWS:
 - A. MAIN LINE COLOR BANDS SHALL BE 2" WIDE. MAINTAIN 1" SPACING BETWEEN COLORS.
 - B. FREQUENCY COLOR BANDS SHALL BE 2" WIDE WITH NO SPACE BETWEEN COLORS.
 - C. JUMPER COLOR BANDS SHALL BE 1" WIDE WITH 1" SPACE.
 - D. START COLOR BANDS 2" BEYOND WEATHERPROOFING.
 - E. START SELECTOR COLOR NEXT TO END CONNECTORS.
7. FINAL COAXIAL ANTENNA CABLE SIZES SHALL BE DETERMINED BY ALU SPRINT RF ENGINEER. SEE ANTENNA SCHEDULE SHEET A-4. BASED ON FINAL CABLE RUN LENGTHS DETERMINED BY SPRINT.
8. SEE CONSTRUCTION MANAGER FOR ANTENNA SUPPORT ASSEMBLY TYPE.
9. ALL COAXIAL CABLE WILL BE SECURED TO THE DESIGNED SUPPORT STRUCTURE AT DISTANCES NOT TO EXCEED 3' OR THE CABLE MANUFACTURES SPECIFICATIONS WHICHEVER IS LESS, WITH HARDWARE SPECIFIED IN THE COAXIAL CABLE ROUTING DETAILS OF THE SUPPLIED STRUCTURAL REPORT BY OTHERS.
10. PROVIDE AT LEAST 6" OF SLACK IN THE MAIN COAXIAL CABLES AT THE ANTENNA MOUNTING ELEVATION TO PROVIDE FOR FUTURE CONECTOR REPLACEMENT.

ANTENNA & HYBRID CABLE NOTES

1. VERIFY EACH HYBRID CABLE LENGTH, ROUTING, DIAMETER, COLOR CODING AND ALL APPURTENANCES WITH SPRINT.
2. THE HYBRID CABLE AND DIAMETER LENGTH IS SHOWN ON A-4. EXCESS CABLE LENGTHS TO BE DRESSED IN A MANNER APPROVED BY SPRINT. CABLES CANNOT BE CUT TO FIT.
3. HYBRID CABLE INTERNAL GROUND WIRE TO BE GROUNDED AT TOP AND BOTTOM PER SAMUSUNG'S (SPRINT) SPECIFICATIONS.
4. EXCESS TOP 15' HYBRID CABLE FIBER JUMPERS TO BE DRESSED IN A MANNER APPROVED BY SPRINT, CANNOT BE COILED, MUST BE SECURED TO TOWER MOUNTS..
5. ALL MAIN CABLES SHALL BE COLOR CODED AS SHOWN ON SHEET RF-1 & IN ACCORDANCE WITH SPRINT SPECIFICATIONS.
6. BANDING SHALL BE IN ACCORDANCE WITH SHEET A-4, RF-1.
 - A. MAIN LINE COLOR BANDS SHALL BE 2" WIDE. MAINTAIN 1" SPACING BETWEEN.
 - B. JUMPER COLOR BANDS SHALL BE 1" WIDE WITH 1" SPACE.
 - C. START COLOR BANDS 2" BEFORE MAIN CABLE END.
7. FINAL HYBRID CABLE SIZES SHALL BE DETERMINED BY ALU SPRINT RF ENGINEER. SEE HYBRID CABLE SCHEDULE SHEET RF-1, BASED ON FINAL CABLE RUN LENGTHS DETERMINED BY SPRINT.
8. ALL HYBRID CABLE WILL BE SECURED TO THE DESIGNED SUPPORT STRUCTURE AT DISTANCES NOT TO EXCEED 3' HORIZONTALLY OR 4' VERTICALLY OR THE CABLE MANUFACTURER'S SPECIFICATIONS WHICHEVER IS LESS, WITH HARDWARE SPECIFIED IN THE HYBRID CABLE ROUTING DETAILS OF THE SUPPLIED STRUCTURAL SUPPORT.

SITE WORK NOTES

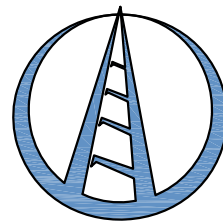
1. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
2. DO NOT SCALE BUILDING DIMENSIONS FROM DRAWING.
3. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON AS-BUILT DRAWINGS BY GENERAL CONTRACTOR AND ISSUED TO ARCHITECT/ENGINEER AT COMPLETION OF PROJECT.
4. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ENGINEER AND OWNER ASSUME NOT RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
5. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT/ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
6. CONTRACTOR SHALL CALL LOCAL DIGGER HOT LINE FOR UTILITY LOCATIONS 48 HOURS PRIOR TO START OF CONSTRUCTION.
7. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.

PREPARED FOR

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PRELIMINARY UNLESS SIGNED

EXPIRES 3-31-201

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

N-1

8. GRADING OF THE SITE WORK AREA IS TO BE SMOOTH AND CONTINUOUS IN SLOPE AND IS TO FEATHER INTO EXISTING GRADES AT THE GRADING LIMITS.

9. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.

10. STRUCTURAL FILLS SUPPORTING PAVEMENTS SHALL BE COMPACTED TO 95% OF MAXIMUM STANDARD PROCTOR DRY DENSITY.

11. NEW GRADES NOT IN BUILDING AND DRIVEWAY IMPROVEMENT AREA TO BE ACHIEVED BY FILLING WITH APPROVED CLEAN FILL AND COMPACTED TO 95% OF STANDARD PROCTOR DENSITY.

12. ALL FILL SHALL BE PLACED IN UNIFORM LIFTS. THE LIFTS THICKNESS SHOULD NOT EXCEED THAT WHICH CAN BE PROPERLY COMPACTED THROUGHOUT ITS ENTIRE DEPTH WITH THE EQUIPMENT AVAILABLE.

13. ANY FILLS PLACED ON EXISTING SLOPES THAT ARE STEEPER THAN 10 HORIZONTAL TO 1 VERTICAL SHALL BE PROPERLY BENCHED INTO THE EXISTING SLOPE AS DIRECTED BY A GEOTECHNICAL ENGINEER.

14. CONTRACTOR SHALL CLEAN ENTIRE SITE DAILY AFTER CONSTRUCTION SUCH THAT NO PAPERS, THRASH, WEEDS, BRUSH OR ANY OTHER DEPOSITS WILL REMAIN. ALL MATERIALS COLLECTED DURING CLEANING OPERATIONS SHALL BE DISPOSED OF OFF-SITE BY THE GENERAL CONTRACTOR.

15. ALL TREES AND SHRUBS WHICH ARE NOT IN DIRECT CONFLICT WITH THE IMPROVEMENTS SHALL BE PROTECTED BY THE GENERAL CONTRACTOR.

16. ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY GENERAL CONTRACTOR WITH LOCAL UTILITY COMPANY, TELEPHONE COMPANY, AND ANY OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS LOCATION.

FOUNDATION, EXCAVATION AND BACKFILL NOTES – N/A

1. ALL FINAL GRADED SLOPES SHALL BE A MAXIMUM OF 3 HORIZONTAL TO 1 VERTICAL.

2. ALL EXCAVATIONS PREPARED FOR PLACEMENT OF CONCRETE SHALL BE OF UNDISTURBED SOILS, SUBSTANTIALLY HORIZONTAL AND FREE FROM ANY LOOSE, UNSUITABLE MATERIAL OR FROZEN SOILS, AND WITHOUT THE PRESENCE OF POUNDING WATER. DEWATERING FOR EXCESS GROUND WATER SHALL BE PROVIDED WHEN REQUIRED. COMPACTION OF SOILS UNDER CONCRETE PAD FOUNDATIONS SHALL NOT BE LESS THAN 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY FOR THE SOIL IN ACCORDANCE WITH ASTM D1557.

3. CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC OR UNSUITABLE MATERIAL. IF INADEQUATE BEARING CAPACITY IS REACHED AT THE DESIGNED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION SHALL BE FILLED WITH CONCRETE OF THE SAME TYPE SPECIFIED FOR THE FOUNDATION. CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. ANY STONE SUB BASE MATERIAL, IF USED, SHALL NOT SUBSTITUTE FOR REQUIRED THICKNESS OF CONCRETE.

4. ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS, AND SO FORTH PRIOR TO BACK FILLING. BACK FILL SHALL CONSIST OF APPROVED MATERIALS SUCH AS EARTH, LOAM SANDY CLAY, SAND AND GRAVEL, OR SOFT SHALE, FREE FROM CLODS OR LARGE STONES OVER 2 1/2" MAX DIMENSIONS. ALL BACK FILL SHALL BE PLACED IN COMPACTED LAYERS.

5. ALL FILL MATERIALS AND FOUNDATION BACK FILL SHALL BE PLACED MAXIMUM 6" THICK LIFTS BEFORE COMPACTION. EACH LIFT SHALL BE WETTED IF REQUIRED AND COMPACTED TO NOT LESS THAN 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY FOR SOIL IN ACCORDANCE WITH ASTM D1557.

6. NEWLY PLACED CONCRETE FOUNDATIONS SHALL CURE A MINIMUM OF 72 HRS PRIOR TO BACK FILLING.

7. FINISHED GRADING SHALL BE SLOPED TO PROVIDE POSITIVE DRAINAGE AND PREVENT STANDING WATER. THE FINAL (FINISH) ELEVATION OF SLAB FOUNDATIONS SHALL SLOPE AWAY IN ALL DIRECTIONS FROM THE CENTER. FINISH GRADE OF CONCRETE PADS SHALL BE A MAXIMUM OF 4 INCHES ABOVE FINAL FINISH GRADE ELEVATIONS. PROVIDE SURFACE FILL GRAVEL TO ESTABLISH SPECIFIED ELEVATIONS WHERE REQUIRED.

8. NEWLY GRADED SURFACE AREAS TO RECEIVE GRAVEL SHALL BE COVERED WITH GEOTEXTILE FABRIC TYPE: TYPAR-3401 AS MANUFACTURED BY "CONSTRUCTION MATERIAL 1-800-239-3841" OR AN APPROVED EQUIVALENT, SHOWN ON PLANS. THE GEOTEXTILE FABRIC SHALL BE BLACK IN COLOR TO CONTROL THE RECURRENCE OF VEGETATIVE GROWTH AND EXTEND TO WITHIN 1 FOOT OUTSIDE THE SITE FENCING OR ELECTRICAL GROUNDING SYSTEM PERIMETER WHICH EVER IS GREATER. ALL FABRIC SHALL BE COVERED WITH A MINIMUM OF 4" DEEP COMPACTED STONE OR GRAVEL AS SPECIFIED. I.E. FDOT TYPE No. 57 FOR FENCED COMPOUND; FDOT TYPE No. 67 FOR ACCESS DRIVE AREA.

9. IN ALL AREAS TO RECEIVE FILL, REMOVE ALL VEGETATION, TOPSOIL, DEBRIS, WET AND UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE. PLOW STRIP OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SUCH THAT FILL MATERIAL WILL BIND WITH EXISTING/PREPARED SOIL SURFACE.

10. WHEN SUB GRADE OR PREPARED GROUND SURFACE HAS A DENSITY LESS THAN THAT REQUIRED FOR THE FILL MATERIAL, SCARIFY THE GROUND SURFACE TO DEPTH REQUIRED, PULVERIZE, MOISTURE-CONDITION AND/OR AERATE THE SOILS AND RE-COMPACT TO THE REQUIRED DENSITY PRIOR TO PLACEMENT OF FILLS.

11. IN AREAS WHICH EXISTING GRAVEL SURFACING IS REMOVED OR DISTURBED DURING CONSTRUCTION OPERATIONS, REPLACE GRAVEL SURFACING TO MATCH ADJACENT GRAVEL SURFACING AND RESTORED TO THE SAME THICKNESS AND COMPACTION AS SPECIFIED. ALL RESTORED GRAVEL SURFACING SHALL BE FREE FROM CORRUGATIONS AND WAVES.

12. EXISTING GRAVEL SURFACING MAY BE EXCAVATED SEPARATELY AND REUSED WITH THE CONDIION THAT ANY UNFAVORABLE AMOUNTS OF ORGANIC MATTER, OR OTHER DELETERIOUS MATERIALS ARE REMOVED PRIOR TO REUSE. FURNISH ANY ADDITIONAL GRAVEL RESURFACING MATERIAL AS NEEDED TO PROVIDE A FULL DEPTH COMPACTED SURFACE THROUGHOUT SITE.

13. GRAVEL SUB SURFACE SHALL BE PREPARED TO REQUIRED COMPACTION AND SUB GRADE ELEVATIONS BEFORE GRAVEL SURFACING IS PLACED AND/OR RESTORED. ANY LOOSE OR DISTURBED MATERIALS SHALL BE THOROUGHLY COMPACTED AND ANY DEPRESSIONS IN THE SUB GRADE SHALL BE FILLED AND COMPACTED WITH APPROVED SELECTED MATERIAL. GRAVEL SURFACING MATERIAL SHALL NOT BE USED FOR FILLING DEPRESSIONS IN THE SUB GRADE.

14. PROTECT EXISTING GRAVEL SURFACING AND SUB GRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. .

15. DAMAGE TO EXISTING STRUCTURES AND/OR UTILITIES RESULTING FROM CONTRACTORS NEGLIGENCE SHALL BE REPAIRED AND/OR REPLACED TO THE OWNERS SATISFACTION AT NO ADDITIONAL COST TO THE CONTRACT.

16. ALL SUITABLE BORROW MATERIAL FOR BACK FILL OF THE SITE SHALL BE INCLUDED IN THE BID. EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF SITE AT LOCATIONS APPROVED BY GOVERNING AGENCIES AT NO ADDITIONAL COST TO THE CONTRACT.

STRUCTURAL STEEL NOTES – N/A

1. ALL STEEL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION. STEEL SECTIONS SHALL BE IN ACCORDANCE WITH ASTM AS INDICATED BELOW:
W-SHAPES: ASTM A992, 50 KSI
ANGLES, BARS CHANNELS: ASTM A36, 36 KSI
HSS SECTIONS: ASTM 500, 46 KSI
PIPE SECTIONS: ASTM A53-E, 35 KSI

2. ALL EXTERIOR EXPOSED STEEL AND HARDWARE SHALL BE HOT DIPPED GALVANIZED.

3. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION". PAINTED SURFACES SHALL BE TOUCHED UP.

4. NON-STURCUTRAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8"ø ASTM A 307 BOLTS UNLESS NOTED OTHERWISE..

5. FIELD MODIFICATIONS ARE TO BE COATED WITH ZINC ENRICHED PAINT.

CONCRETE MASONRY NOTES – N/A

1. CONCRETE MASONRY UNITS SHALL BE MEDIUM WEIGHT UNITS CONFORMING TO ASTM C90, GRADE N-1, (F'm=1,500 PS). MEDIUM WEIGHT (115 PCF).

2. MORTAR SHALL BE TYPE "S" (MINIMUM 1,800 PSI AT 28 DAYS).

3. GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRNGTH OF 3,000 PSI AT 28 DAYS.

4. ALL CELLS CONTAINING REINFORCING STEEL OR EMBEDDED ITEMS AND ALL CELLS IN RETAINING WALLS AND WALLS BELOW GRADE SHALL BE SOLID GROUTED.

5. ALL HORIZONTAL REINFORCEMENT SHALL BE PLACED IN BOND BEAM OR LINTEL BEAM UNITS.

6. WHEN GROUTING IS STOPPED FOR ONE HOUR OR LONGER, HORIZONTAL CONSTRUCTION JOINTS SHALL BE FORMED BY STOPPING THE GROUT POUR 1-1/2" BELOW TOP OF THE UPPERMOST UNIT.

7. ALL BOND BEAM BLOCK SHALL BE "DEEP CUT" UNITS.

8. PROVIDE INSPECTION AND CLEAN-OUT HOLES AT BASE OF VERTICAL CELLS HAVING GROUT LIFTS IN EXCESS OF 4'-0" OF HEIGHT.

9. ALL GROUT SHALL BE CONSOLIDATED WITH A MECHANICAL VIBRATOR.

10. CEMENT SHALL BE AS SPECIFIED FOR CONCRETE.

11. REINFORCING BARS – SEE NOTES UNDER "STRUCTURAL CONCRETE NOTES" FOR REQUIREMENTS.

12. PROVIDE ONE BAR DIAMETER (A MINIMUM OF 1/2") GROUT BETWEEN MAIN REINFORCING AND MASONRY UNITS.

13. LOW LIFT CONSTRUCTION, MAXIMUM GROUT POUR HEIGHT IS 4 FEET.

14. HIGH LIFT GROUTED CONSTRUCTION MAY BE USED IN CONFORMANCE WITH PROJECT SPECIFICATIONS AND SECTION 2104.6.1 OF U.B.C.

15. ALL CELLS IN CONCRETE BLOCKS SHALL BE FILLED SOLID WITH GROUT, EXCEPT AS NOTEED IN THE DRAWINGS OR SPECIFICATIONS.

16. CELLS SHALL BE IN VERTICAL ALIGNMENT, DOWELS IN FOOTINGS SHALL BE SET TO ALIGN WITH CORES CONTAINING REINFORCING STEEL.

17. REFER TO ARCHITECTURAL DRAWINGS FOR SURFACE AND HEIGHT OF UNITS, LAYING PATTERN AND JOINT TYPE.

18. SAND SHALL BE CLEAN, SHARP AND WELL GRADED, FREE FROM INJURIOUS AMOUNTS OF DUST, LUMPS, SHALE, ALKAU OR ORGANIC MATERIAL.

19. BRICK SHALL CONFORM TO ASTM C-62 AND SHALL BE GRADE MW OR BETTER.

STRUCTURAL CONCRETE NOTES – N/A

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301-05, ACI 318-05 AND THE SPECIFICATION FOR CAST-IN-PLACE CONCRETE.

2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH fc'=3,000 PSI AT 28 DAYS UNLESS NOTED OTHERWISE.

3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES CLASS "B" AND ALL HOOKS SHALL BE STANDARD UNLESS NOTED OTHERWISE.

4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

CONCRETE CAST AGAINST EARTH.....3 IN.

CONCRETE EXPOSED TO EARTH OR WEATHER:
#6 AND LARGER.....2 IN.
#5 AND SMALLER & WWF.....1 1/2 IN.

CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:
SLAB AND WALL.....3/4 IN.
BEAMS AND COLUMNS.....1 1/2 IN.

5. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE U.N.O. IN ACCORDANCE WITH ACI 301 SECTION 4.2.4

6. HOLES TO RECEIVE EXPANSION/WEDGE ANCHORS SHALL BE 1/8" LARGER IN DIAMETER THAN THE ANCHOR BOLT, DOWEL OR ROD AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. LOCATE AND AVOID CUTTING EXISTING REBAR WHEN DRILLING HOLES IN ELEVATED CONCRETE SLABS.

7. USE AND INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER ICBO & MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURES.

WEATHERPROOFING NOTES

STANDARD CONSTRUCTION SPECIFICATIONS FOR WIRELESS SITES

3.6 WEATHERPROOFING CONNECTORS AND GROUND KITS:

A. ALL CONNECTORS AND GROUND KITS SHALL BE WEATHERPROOFED USING BUTYL RUBBER WEATHERPROOFING AND TAPE. THIS INSTALLATION MUST BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION OR AS SHOWN ON THE CONSTRUCTION DRAWINGS (WHICHEVER IS GREATER). IF NO DIRECTION IS PROVIDED, WEATHERPROOFING MUST BE DONE PER THE FOLLOWING INSTRUCTIONS.

1. THE COAXIAL CABLE CONNECTION OR GROUND KIT CAN BE ENCOMPASSED INTO COLD SHRINK AND COMPLETELY WRAPPED WITH 2 INCH WIDE ELECTRICAL TAPE OVERLAPPING EACH ROW BY APPROXIMATELY ½? AND EXTENDING PAST THE CONNECTION BY TWO INCHES AS DISCUSSED BELOW; OR
2. THE COAXIAL CABLE CONNECTION OR GROUND KIT CAN BE WRAPPED WITH LAYERS OF ELECTRICAL/BUTYL RUBBER/ELECTRICAL TAPE AS DISCUSSED BELOW; OR
3. THE COAXIAL CABLE CONNECTION OR GROUND KIT CAN BE WRAPPED WITH TWO LAYERS OF 1.5 INCH WIDE SELF-AMALGAMATING TAPE COVERED WITH TWO LAYERS OF ELECTRICAL TAPE AS DISCUSSED BELOW.

B. COLD SHRINK INSTALLATION PROCEDURE:

1. REQUIRED MATERIAL: COLD SHRINK TUBE, SPACERS AS NEEDED, BLACK ELECTRICAL TAPE-2 INCHES WIDE

2. REQUIRED TOOLS: KNIFE AND TAPE MEASURE

STEP 1: THOROUGHLY CLEAN AND DRY THE SURFACE OF COAXIAL CABLE AND CONNECTOR TO REMOVE ALL GREASE AND DIRT. MARK THE MAIN FEED (LARGER DIAMETER) COAXIAL CABLE AT LEAST TWO INCHES ABOVE THE CONNECTION AS THE SPECIFIED START DIMENSION FOR THE COLD SHRINK.

STEP 2: SLIDE THE COLD SHRINK TUBE OVER THE PRE-CONNECTORIZED END OF THE LARGER DIAMETER COAXIAL CABLE PRIOR TO MATING CONNECTOR INTERFACES. MAKE THE CONNECTION.

STEP 3: REMOVE WAX PAPER FROM A SPACER HALF AND PRESS ONTO COAXIAL CABLE DIRECTLY BEHIND THE CONNECTOR. REMOVE THE WAX PAPER FROM THE OTHER SPACER HALF AND ALIGN THE TWO SPACER HALVES WITH ADHESIVE PORTIONS FACING EACH OTHER. PRESS THE SPACER HALVES TOGETHER. THE SPACER WILL BE PLACED NEXT TO THE CONNECTOR ON THE SMALLER DIAMETER COAXIAL CABLE SIDE.

STEP 4: SLIDE THE COLD SHRINK TUBE OVER THE CONNECTION TO THE SPECIFIED START DIMENSION MARK. HOLD THE COLD SHRINK TUBE AND COAXIAL CABLE IN ONE HAND SO THAT THE EDGE OF COLD SHRINK TUBE IS IN LINE WITH THE MARK.

STEP 5: WITH YOUR FREE HAND, BEGIN REMOVING COLD SHRINK TUBE CORE. THE CORE WILL BE REMOVED BY UNWINDING IN A COUNTERCLOCKWISE DIRECTION WHILE LIGHTLY PULLING THE ATTACHED CORD AWAY FROM THE TUBE.

STEP 6: USE BOTH HANDS TO CONTINUE THE UNWINDING PROCESS AS THE COLD SHRINK TUBE BEGINS TO COLLAPSE INTO POSITION. CONTINUE THE UNWINDING PROCESS UNTIL THE CORE IS COMPLETELY REMOVED AND THE COLD SHRINK TUBE IS INSTALLED.

STEP 7: EXCESS COLD SHRINK TUBE EXTENDING TWO INCHES BEYOND THE SPACER HALVES CAN BE REMOVED OR LEFT IN PLACE. EXCESS COLD SHRINK TUBE CAN BE CAREFULLY CUT OFF WITH A KNIFE.

STEP 8: WRAP OVER THE COLD SHRINK TUBE WITH ONE LAYER OF BLACK ELECTRICAL TAPE 2 INCH WIDTH OVERLAPPING EACH ROW BY 1/2 INCH. THIS TOP LAYER MUST BE WRAPPED USING A SHINGLED EFFECT. THE LAYER SHALL BE WRAPPED SO THAT THE ENDS ARE IN THE UPWARD DIRECTION CREATING A SHINGLED EFFECT WITH THE TAPE SO WATER WILL BE REPELLED AND NOT ALLOWED TO COLLECT AND POOL. THIS TOP LAYER OF ELECTRICAL TAPE MUST EXTEND TWO INCHES (THE TAPE WIDTH) PAST THE COLD SHRINK TUBE ONTO THE UNDERLYING CABLE. TAPE SHALL BE WRAPPED SO THAT NO VOIDS OR AIR PACKETS ARE PRESENT. TAPE SHALL BE CUT WITH A SHARP KNIFE.

B. BUTYL RUBBER TAPE INSTALLATION PROCEDURE:

1. REQUIRED MATERIAL: BLACK ELECTRICAL TAPE-2 INCH WIDE AND BUTYL RUBBER TAPE 2 TO 3 INCHES WIDE.

2. REQUIRED TOOLS: KNIFE OR SCISSORS.

STEP 1: THOROUGHLY CLEAN AND DRY THE SURFACE OF COAXIAL CABLE AND CONNECTOR TO REMOVE ALL GREASE AND DIRT. WRAP CONNECTOR/GROUND KIT WITH TWO LAYERS OF BLACK ELECTRICAL TAPE-2 INCH WIDTH OVERLAPPING EACH ROW BY APPROXIMATELY 1/2 INCH. THESE LAYERS OF TAPE MUST BE WRAPPED TIGHT ENOUGH SO THAT NO VOIDS OR AIR PACKETS ARE PRESENT AND MUST EXTEND ONE INCH PAST THE CONNECTOR/GROUND KIT ON EACH SIDE. TWO ROWS SHALL BE APPLIED, ONE IN EACH DIRECTION, WITH THE TOP ROW SHINGLED TO PROMOTE WATER RUNOFF.

STEP 2: WRAP CONNECTOR/GROUND KIT WITH ONE LAYER OF BUTYL RUBBER TAPE (2 TO 3 INCHES WIDTH) OVER THE BLACK ELECTRICAL TAPE OVERLAPPING EACH ROW BY APPROXIMATELY 1/2 INCH. THE BUTYL RUBBER TAPE MUST EXTEND 2 TO 3 INCHES (THE TAPE WIDTH) PAST THE ELECTRICAL TAPE AND COME IN GOOD CONTACT WITH THE UNDERLYING CABLE. ON CONNECTORS, WHEN WEATHERPROOFING FROM THE MAIN LINE TO THE JUMPER, BUILD UP THIS AREA WITH EXTRA BUTYL RUBBER TAPE TO INSURE A SMOOTH TRANSITION FREE OF VOIDS AND AIR PACKETS DOWN TO THE SMALLER DIAMETER CABLE.

STEP 3: WRAP CONNECTOR/GROUND KIT WITH TWO LAYERS OF BLACK ELECTRICAL TAPE 2 INCH WIDTH OVERLAPPING EACH ROW BY 1 INCH. THESE LAST TWO LAYERS MUST BE WRAPPED USING A SHINGLED EFFECT. THE TOP LAYER SHALL BE WRAPPED SO THAT THE ENDS ARE IN THE UPWARD DIRECTION CREATING A SHINGLED EFFECT WITH THE TAPE SO WATER WILL BE REPELLED AND NOT ALLOWED TO COLLECT AND POOL. THESE TOP LAYERS OF ELECTRICAL TAPE MUST EXTEND TWO INCHES (THE TAPE WIDTH) PAST THE BUTYL RUBBER TAPE ONTO THE UNDERLYING CABLE.

ALL LAYERS OF TAPE SHALL BE WRAPPED SO THAT NO VOIDS OR AIR PACKETS ARE PRESENT. THE LAST WRAP OF TAPE SHALL NOT BE PULLED OR STRETCHED. ALL TAPE SHALL BE CUT WITH A SHARP KNIFE OR SCISSORS.

D. SELF-AMALGAMATING TAPE INSTALLATION PROCEDURE:

1. REQUIRED MATERIAL: SELF-AMALGAMATING TAPE –1.5 INCHES WIDE AND BLACK ELECTRICAL TAPE – 2 INCHES WIDE.

2. REQUIRED TOOLS: KNIFE OR SCISSORS.

STEP 1: THOROUGHLY CLEAN AND DRY THE SURFACE OF COAXIAL CABLE AND CONNECTOR TO REMOVE ALL GREASE AND DIRT.

STEP 2: START WRAPPING SELF-AMALGAMATING TAPE ON THE CABLE AT LEAST 2 INCHES FROM THE CONNECTOR/GROUND KIT. MAKE SURE TAPE IS STRETCHED TIGHT DURING THIS APPLICATION.

STEP 3: WHILE STRETCHING TAPE, MAKE ONE WRAP OF THE TAPE AROUND THE CABLE, MAKING SURE THE TAPE IS WRAPPED ONTO ITSELF. THE TAPE WILL ONLY ADHERE TO ITSELF.

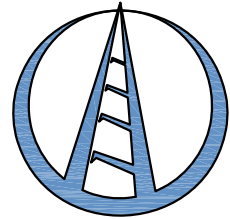
STEP 4: CONTINUE WRAPPING THE CABLE AND CONNECTOR/GROUND KIT USING HALF OVERLAP (0.75 INCH WIDE) LAYERS.

STEP 5: WRAP OVER AND PAST THE CONNECTOR/GROUND KIT AT LEAST 2 INCHES.

STEP 6: TO TERMINATE THE SELF-AMALGAMATING TAPE, WRAP THE TAPE AT LEAST ONE FULL ROUND OVER THE CABLE STRETCHING THE TAPE TIGHT. CUT THE TAPE USING KNIFE OR SCISSORS AND APPLY THE LOOSE END TO THE UNDERLYING SELF-AMALGAMATING TAPE USING THUMB PRESSURE.

STEP 7: TWO ROWS OF SELF-AMALGAMATING TAPE SHALL BE APPLIED IN THIS MANNER, IN ALTERNATING DIRECTIONS. THE TOP LAYER SHALL BE WRAPPED SO THAT THE ENDS ARE IN AN UPWARD DIRECTION CREATING A SHINGLED EFFECT WITH THE TAPE SO WATER WILL BE REPELLED.

STEP 8: WRAP OVER SELF-AMALGAMATING TAPE WITH TWO LAYERS OF BLACK ELECTRICAL TAPE- 2 INCH WIDTH OVERLAPPING EACH ROW BY 1 INCH. THESE TOP TWO LAYERS MUST ALSO BE WRAPPED USING A SHINGLED EFFECT. THE LAYERS SHALL BE WRAPPED SO THAT THE ENDS ARE IN THE UPWARD DIRECTION CREATING A SHINGLED EFFECT WITH THE TAPE SO WATER WILL BE REPELLED AND NOT ALLOWED TO COLLECT AND POOL. THESE TOP LAYERS OF ELECTRICAL TAPE MUST EXTEND TWO INCHES (THE TAPE WIDTH) PAST THE SELF-AMALGAMATING TAPE ONTO THE UNDERLYING CABLE. ALL LAYERS OF TAPE SHALL BE WRAPPED SO THAT NO VOIDS OR AIR PACKETS ARE PRESENT. THE LAST WRAP OF TAPE SHALL NOT BE PULLED OR STRETCHED. ALL TAPE SHALL BE CUT WITH A SHARP KNIFE OR SCISSORS.



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PROFESSIONAL SEAL



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PRELIMINARY UNLESS SIGNED

SHEET TITLE

SHEET NUMBER

BATTERY INFORMATION /NOTES:

BATTERY MFG.:	EAST PENN MANUFACTURING	A. QUANTITIES OF 50 GAL. OR LESS ARE EXEMPT PER TABLE 3-E OF THE 1997 U.B.C.
MODEL No.:	12AVR-145L	
ELECTROLYTE CONTENT PER BATTERY:	2.17 GALLONS	B. SINGLE VESSEL CAPACITIES OF 20 GAL. OR LESS, AND AGGREGATE QUANTITIES NOT IN EXCESS OF 100 GAL. ARE EXEMPT PER ARTICLE 64 OF THE 2006 IBC.
ELECTROLYTE HAZARD CLASSIFICATION PER '07 C.F.C. (8.7 % SULFURIC ACID):	CORROSIVE	C. QUANTITIES LESS THAN 50 GAL. ARE EXEMPT FROM C.F.C. ARTICLE 80, AND SHALL NOT REQUIRE PERMIT.
No. OF BATTERIES TO BE INSTALLED:	20 MAX.	D. ANY CHANGES OR ADDITIONS TO BACK-UP BATTERIES MUST COMPLY WITH 2006 IBC, ARTICLE 64, AND SHALL NOT CONTAIN ELECTROLYTE QUANTITIES IN EXCESS OF 50
TOTAL ELECTROLYTE CONTAINED ON SITE (2.17 x 20 = 43.4):	43.4 GALLONS MAX.	



REQUIRED NFPA SIGNAGE



HAZARDUS MATERIALS SIGNAGE

NONE 2



BATTERY INFORMATION

NONE 3

RF SIGNAGE

NONE 1

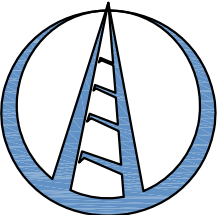
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EXPIRES 3–31–2014

SHEET TITLE

SIGNAGE & NOTES

SHEET NUMBER

G-1

RRH / HYBRID SCHEDULE									
SECTOR	RRH QUANTITY	RRH 1900 (MHz) MODEL	RRH QUANTITY	RRH 800 (MHz) MODEL	COMBINERS 1900 (MHz) MODEL	ESTIMATED HYBRID CABLE LENGTH	HYBRID CABLE DIAMETER	JUMPER SIZE (IN.)	JUMPER LENGTH (FT.)
SECTOR 1	1	ALU 1900 4X45 65MHZ	1	RRH 2x50W 800MHZ	N/A	±100'	1.54"	1/2"	10
SECTOR 2	1	ALU 1900 4X45 65MHZ	1	RRH 2x50W 800MHZ	N/A	±100'	1.54"	1/2"	10
SECTOR 3	1	ALU 1900 4X45 65MHZ	1	RRH 2x50W 800MHZ	N/A	±100'	1.54"	1/2"	10

ANTENNA SCHEDULE											
SECTOR	ANTENNA MANUFACTURER	ANTENNA MODEL	ANTENNA SIZE	ANTENNA FREQUENCY (MHz)	ANTENNA QUANTITY	AZIMUTH	RAD CENTER (A.G.L.)	1900 Mhz ELECTRICAL TILT	1900 Mhz MECHANICAL TILT	800 Mhz ELECTRICAL TILT	800 Mhz MECHANICAL TILT
SECTOR 1	RFS	APXV9ERR18-C-A20	6'±	800/1900	1	290°	60'-0"	0°	0°	-5°	0°
SECTOR 2	RFS	APXVSP18-C-A20	6'±	800/1900	1	80°	60'-0"	0°	0°	-8°	0°
SECTOR 3	RFS	APXVSP18-C-A20	6'±	800/1900	1	180°	60'-0"	-2°	0°	0°	0°

FOR REFERENCE ONLY. REFER TO LATEST RFDS

- EXISTING ANTENNAS ARE CDMA UNLESS NOTED OTHERWISE.
- NEW SPRINT ANTENNAS INCLUDE RESPECTIVE RRH's WHICH SHALL BE MOUNTED ON THE PIPE BEHIND THE ANTENNA SIMILAR TO THAT SHOWN ON ANTENNA DETAIL.
- FIELD VERIFY EXISTING AZIMUTH BEFORE RELOCATING THE ANTENNA, IF REQUIRED. PRIOR APPROVAL FROM SPRINT TO BE GRANTED BEFORE RELOCATION OF ANTENNAS.
- ALL AZIMUTHS ARE TO BE ESTABLISHED CLOCKWISE FROM THE TRUE NORTH HEADING. CONTRACTOR SHALL VERIFY NEW ANTENNA RAD CENTER AND ORIENTATIONS WITH SPRINT PCS PRIOR TO INSTALLATION OF ANTENNAS. PRIOR TO ATTACHING ANTENNAS AND MOUNTING SECTIONS, EXISTING TOWER AND TOWER FOUNDATION MUST BE ANALYZED BY A LICENSED STRUCTURAL ENGINEER TO VERIFY TOWER IS CAPABLE OF SUPPORTING THE NEW LOADS. REFER TO STRUCTURAL ANALYSIS BY OTHERS. CONTRACTOR SHALL REFER TO TOWER STRUCTURAL CALCULATIONS FOR ADDITIONAL LOADS. NO ERECTION OF MODIFICATION OF TOWER SHALL BE MADE WITHOUT APPROVAL OF STRUCTURAL ENGINEER.

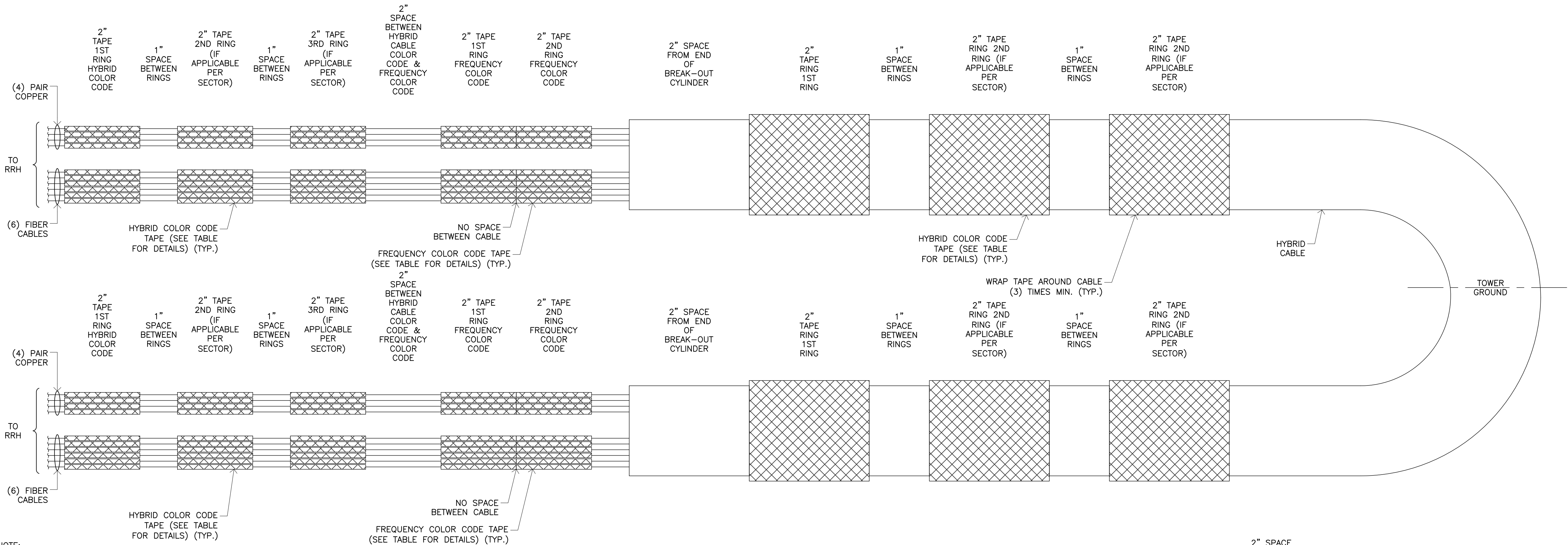
REFER TO THE OWNER PROVIDED PLUMBING SCENARIO DOCUMENTATION FOR COLOR CODING NOTES, FREQUENCIES, EXAMPLES AND CHARTS

ANTENNA SCHEDULE

3

HYBRID & JUMPER CABLE COLOR CODING

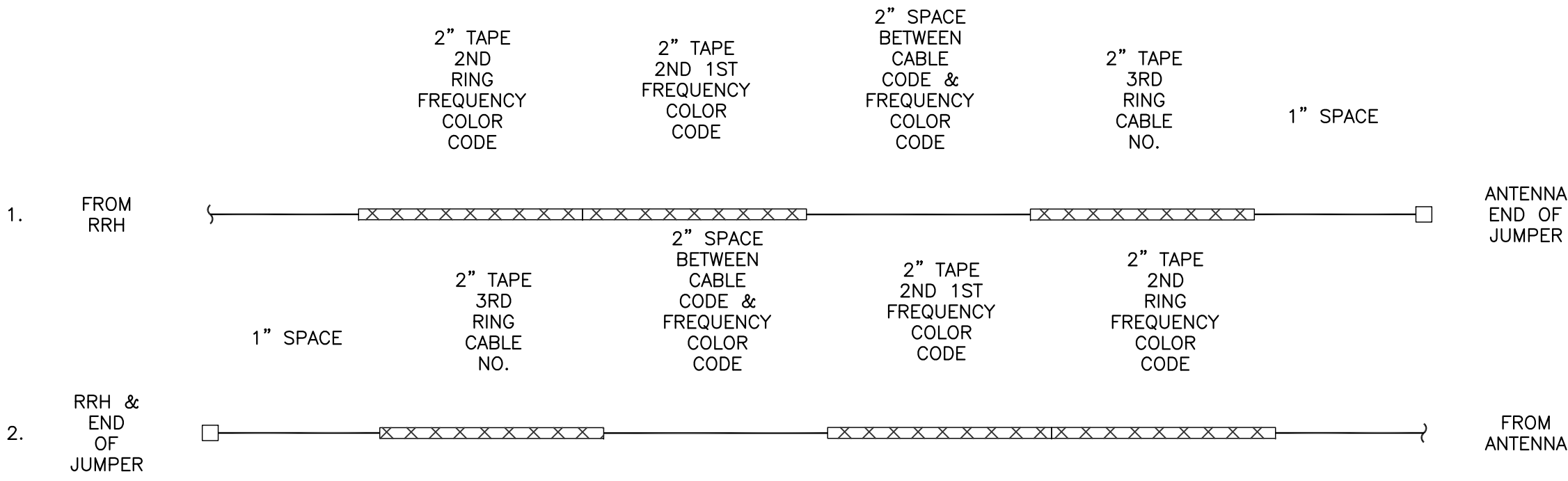
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NOTE:

- ALL CABLES SHALL BE MARKED AT THE TOP AND BOTTOM WITH 2" COLORED TAPE OR STENCIL TAG. COLOR TAPE SHALL BE OBTAINED FROM GRAYBAR ELECTRIC.
- THE FIRST RING SHALL BE CLOSEST TO THE END OF THE CABLE AND SPACED APPROXIMATELY 2" FROM AN END CONNECTOR, WEATHERPROOFING, OR BREAK-OUT CYLINDER, WITH 1" SPACE BETWEEN EACH RING.
- THE HYBRID CABLE COLOR SHALL BE APPLIED IN ACCORDANCE WITH THE "TYPICAL HYBRID CABLE COLOR CODE" TABLE ABOVE FOR THE RESPECTIVE SECTOR.
- INDIVIDUAL POWER PAIRS AND FIBER CABLES SHALL BE LABELED WITH BOTH THE HYBRID CABLE COLOR FOR THE RESPECTIVE SECTOR AND A FREQUENCY COLOR CODE IN ACCORDANCE WITH THE "FREQUENCY COLOR CODE FOR PAIRS AND FIBER CABLES OF HYBRID CABLE" TABLE ABOVE.
- A 2" GAP SHALL SEPARATE THE HYBRID CABLE COLOR CODE FROM THE FREQUENCY COLOR CODE.
- THE 2" COLOR RINGS FOR THE FREQUENCY CODE SHALL BE PLACED NEXT TO EACH OTHER WITH NO SPACES.
- THE 2" COLORED TAPE(S) SHALL EACH BE WRAPPED A MINIMUM OF 3 TIMES AROUND THE HYBRID CABLE OR INDIVIDUAL CABLES, AND THE TAPE SHALL BE KEPT IN THE SAME LOCATION AS MUCH AS POSSIBLE.
- COLOR BAND ON JUMPERS SHALL BE 2" WIDE WITH A 2" SPACE.

FOR REFERENCE ONLY. REFER TO LATEST EIG SCOPING PLAN FOR COLOR CODING.



COLOR CODING DETAIL (CUSTOMER SUPPLIED DIAGRAM)

N.T.S.

1

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SHEET TITLE

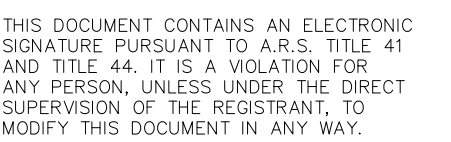
ANTENNA & CABLE COLOR CODING DETAILS

SHEET NUMBER

RF-1

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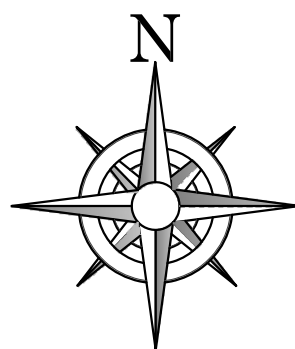
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EXPIRES 3-31-2014

SHEET NUMBER _____

A-1



FULL SCALE
(22x34 SHEET ONLY)

$1/32" = 1'-0"$

32' 0 32' 64'



HALF SCALE
(11x17 SHEET ONLY)

$1/64" = 1'-0"$

LEGEND	3
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ABBREVIATIONS	2
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DISCLAIMER	1
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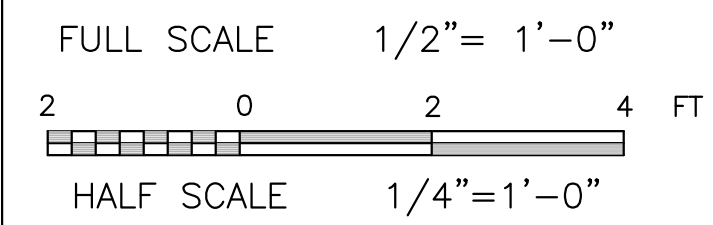


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1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

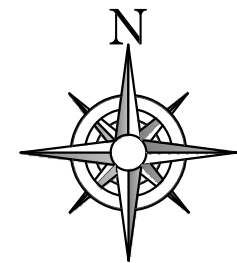
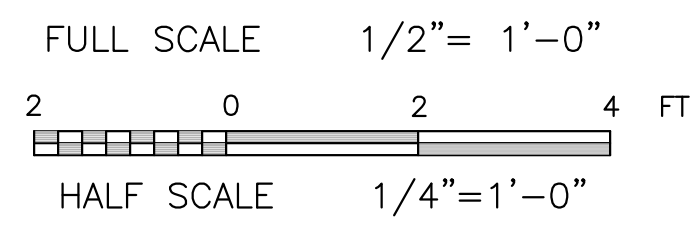
OVERALL EXISTING SITE PLAN

DISCLAIMER

1. FAUX PALM FRONDS NOT SHOWN FOR CLARITY.



REMOVE JUMPER FORM (E) ANTENNA IN POSITION #1
SWING OVER AND RECONNECT TO (E) ANTENNA IN
POSITION #2 FREEING PIPE MOUNT IN POSITION #1 FOR
(N) MULTI-MODAL ANTENNA.

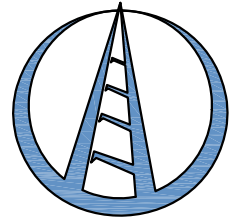


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EXISTING ANTENNA PLAN

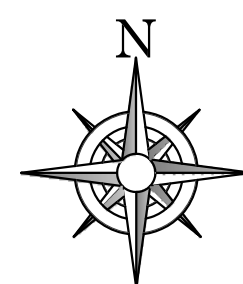
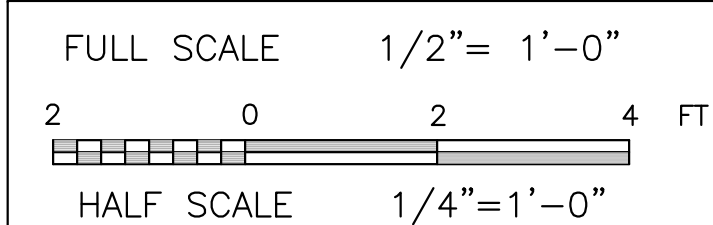
4

INTERIM ANTENNA PLAN

2

NOTES:

1. PAINT NEW EQUIPMENT TO MATCH EXISTING OR PER JURISDICTIONAL REQUIREMENTS.
DO NOT PAINT RRHs UNLESS APPROVED THRU ALU REVIEW.
2. WHEN MOUNTING RRH's AND ANTENNA TO THE SAME PIPE, ENSURE THE MOUNT PIPE IS MINIMUM 3" DIA., SCHEDULE 40. USE APPROPRIATE CROSSOVER CLAMP AS REQUIRED.
3. PALM FRONDS NOT SHOWN FOR CLARITY.



RRH PLAN

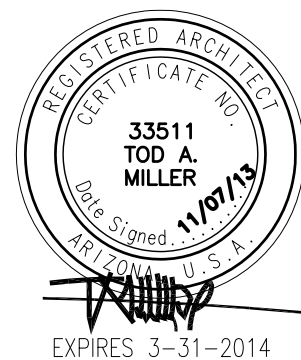
3

FINAL ANTENNA PLAN

1

				
				
				
				
				
				
				
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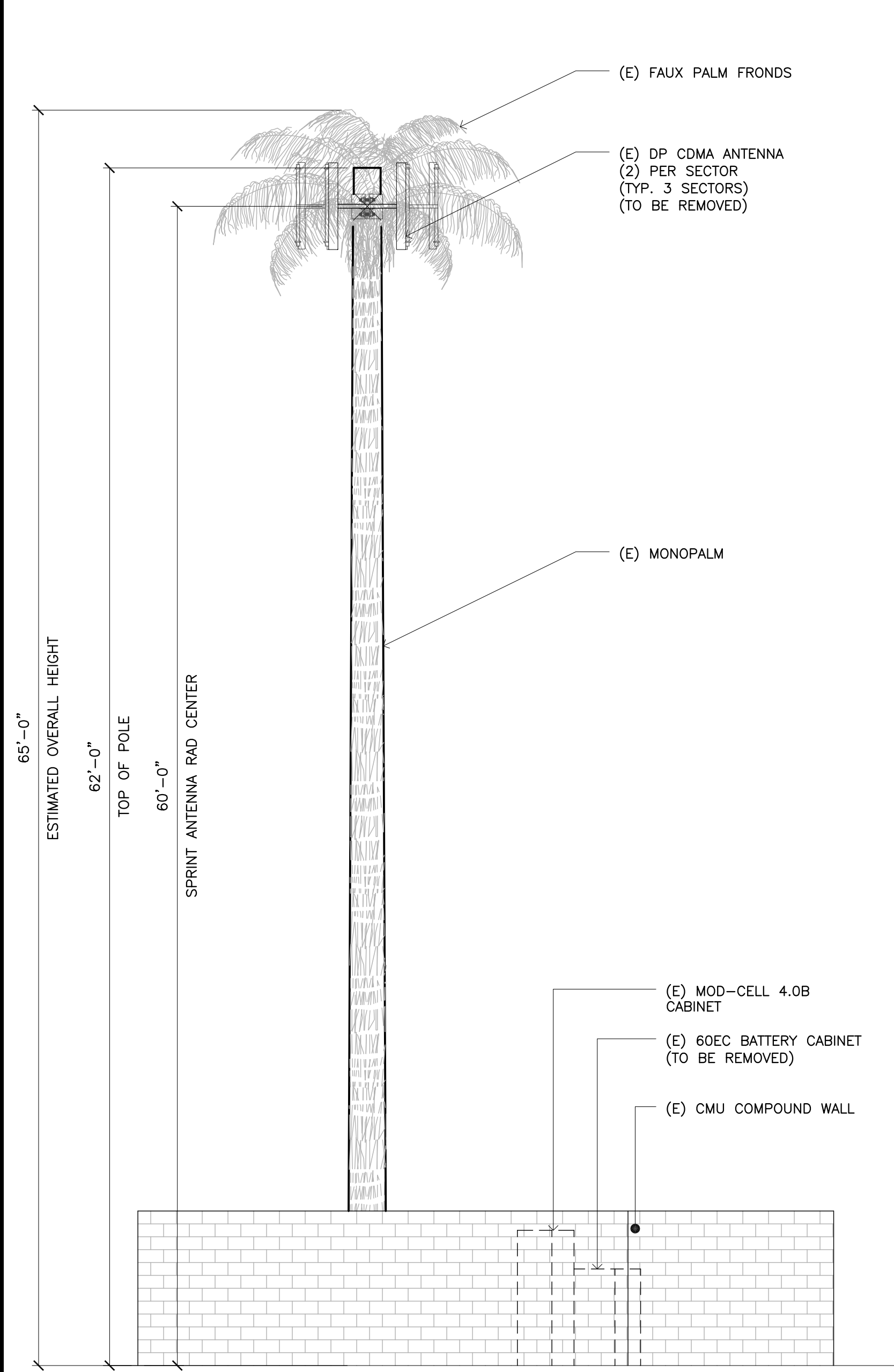
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—SHEET TITLE—

ANTENNA PLAN VIEWS

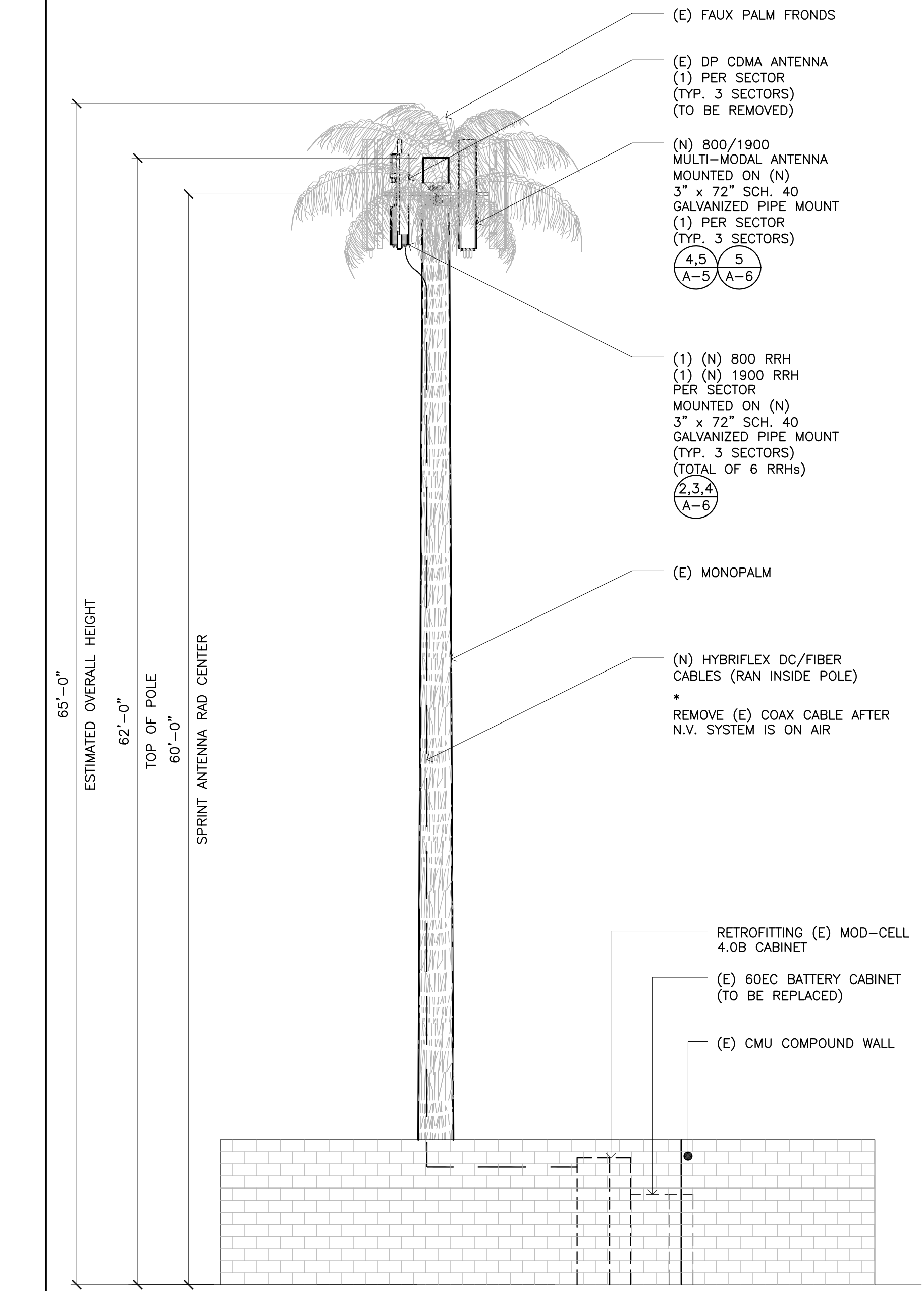
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A-3A



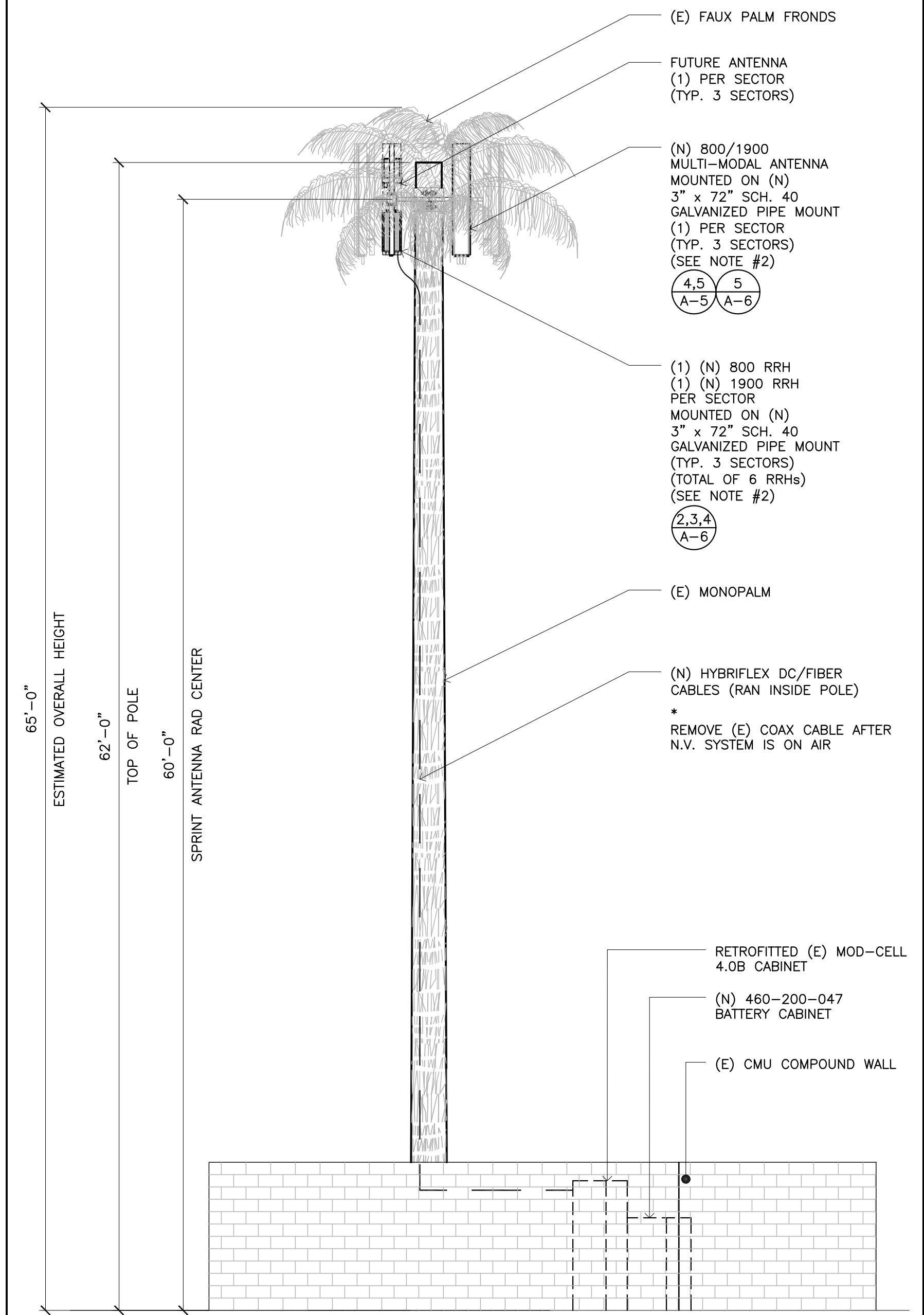
EXISTING TOWER SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



INTERIM TOWER SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



FINAL TOWER ELEVATION

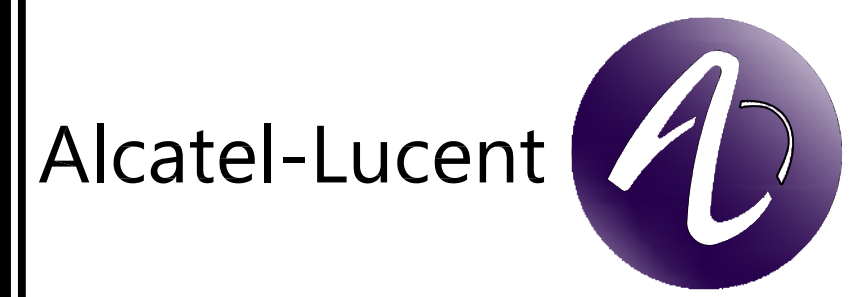
SCALE: 3/16" = 1'-0"

JUMPER NOTES:
SECTOR #2:
REMOVE JUMPER FROM (E) ANTENNA IN POSITION #2 SWING OVER AND RECONNECT TO (E) ANTENNA IN POSITION #1 FREEING PIPE MOUNT IN POSITION #2 FOR (N) MULTI-MODAL ANTENNA.
SECTORS #1 & #3:
REMOVE JUMPER FORM (E) ANTENNA IN POSITION #1 SWING OVER AND RECONNECT TO (E) ANTENNA IN POSITION #2 FREEING PIPE MOUNT IN POSITION #1 FOR (N) MULTI-MODAL ANTENNA.

HYBRIFLEX NOTE:
- RFS HYBRIFLEX ASSEMBLY
ANY INDOOR LOCATIONS
(INCLUDING SHELTER ENTRANCE SITES)
- RFS HYBRIFLEX MODEL #HB114-1-08U4-M5J
ALL OUTDOOR SITES
- RFS HYBRIFLEX MODEL # HB114-1-08U4-M5F

NOTES:
1. PROJECT OWNER RESPONSIBLE FOR PROVIDING A GLOBAL/LOCAL STRUCTURAL STABILITY ANALYSIS OF EQUIPMENT ANCHORS, SUPPORTS & DESIGN/DETAILING OF ANY STRUCTURAL MODIFICATIONS/REINFORCEMENT REQUIRED THERETO. THIS DOCUMENT MUST BE ACCOMPANIED BY A PE STAMPED/SIGNED STRUCTURAL ASSESSMENT ANALYSIS REPORT.
2. PAINT NEW EQUIPMENT TO MATCH EXISTING OR PER JURISDICTIONAL REQUIREMENTS. DO NOT PAINT RRHs UNLESS APPROVED THRU ALU REVIEW.
3. WHEN MOUNTING RRH's AND ANTENNA TO THE SAME PIPE, ENSURE THE MOUNT PIPE IS MINIMUM 3" DIA., SCHEDULE 40. USE APPROPRIATE CROSSOVER CLAMP AS REQUIRED.
4. STRUCTURAL NOTE FORTHCOMING PENDING STRUCTURAL ANALYSIS.

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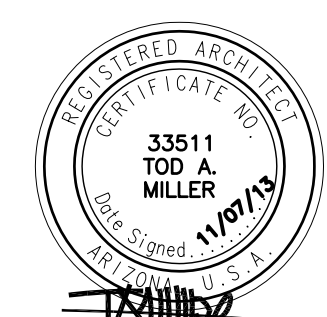


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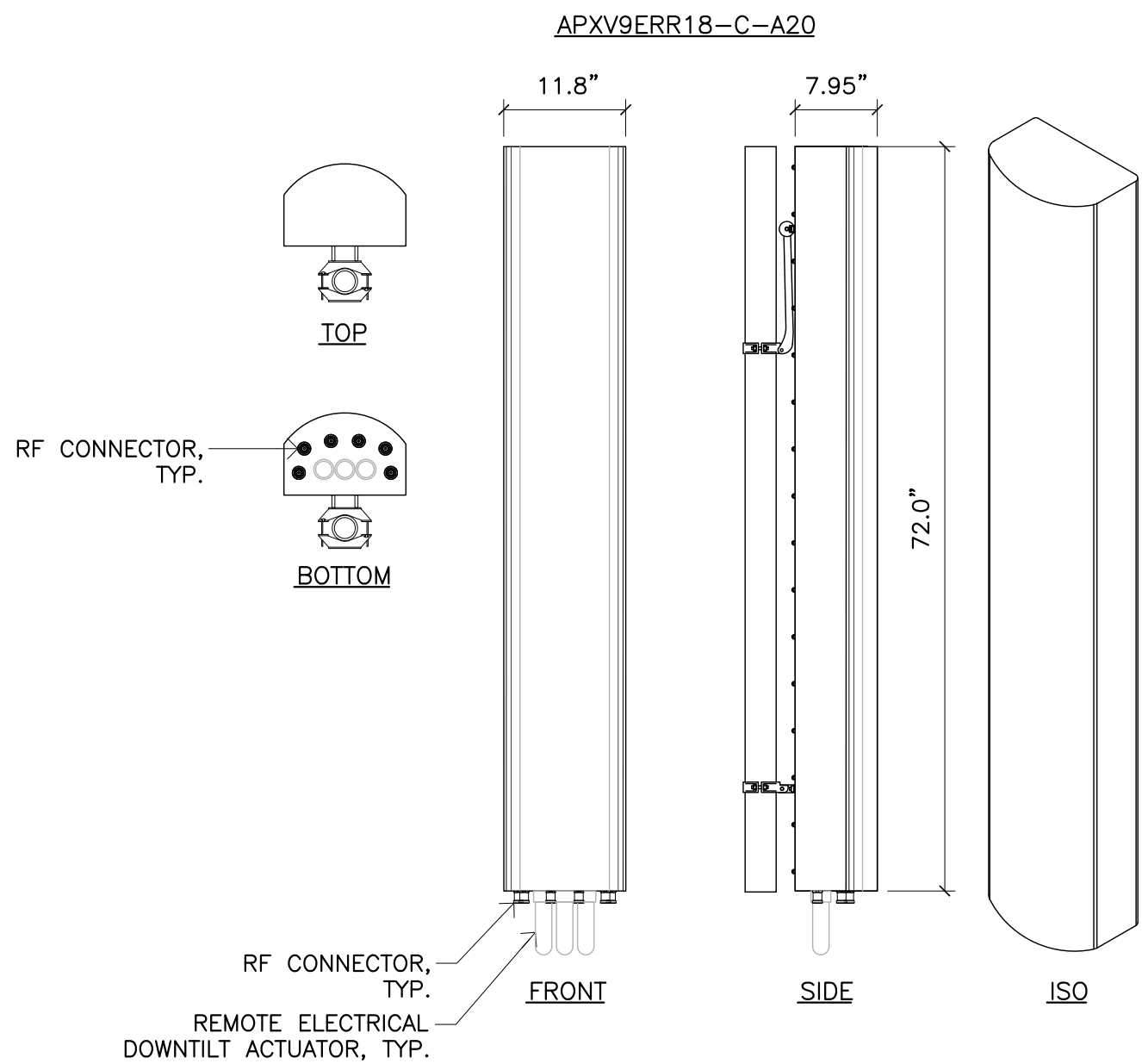
SHEET TITLE

TOWER ELEVATIONS

SHEET NUMBER

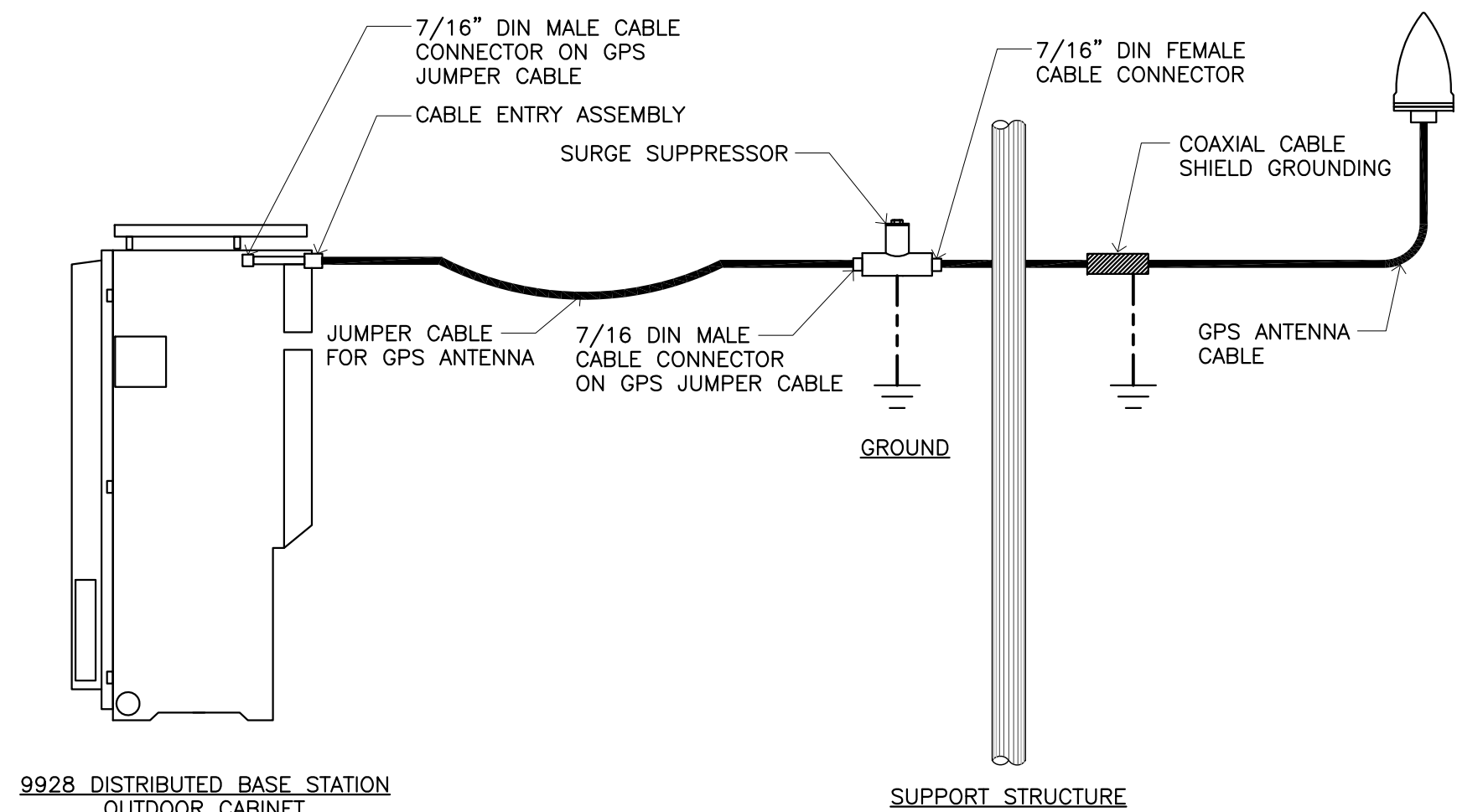
A-4

MANUFACTURER: RFS
MODEL: APXV9ERR18-C-A20
WEIGHT: 63.0 LBS
DIMENSIONS: 72.0" X 11.8" X 7.95"
FREQUENCY: REFER TO RF DATA SHEET



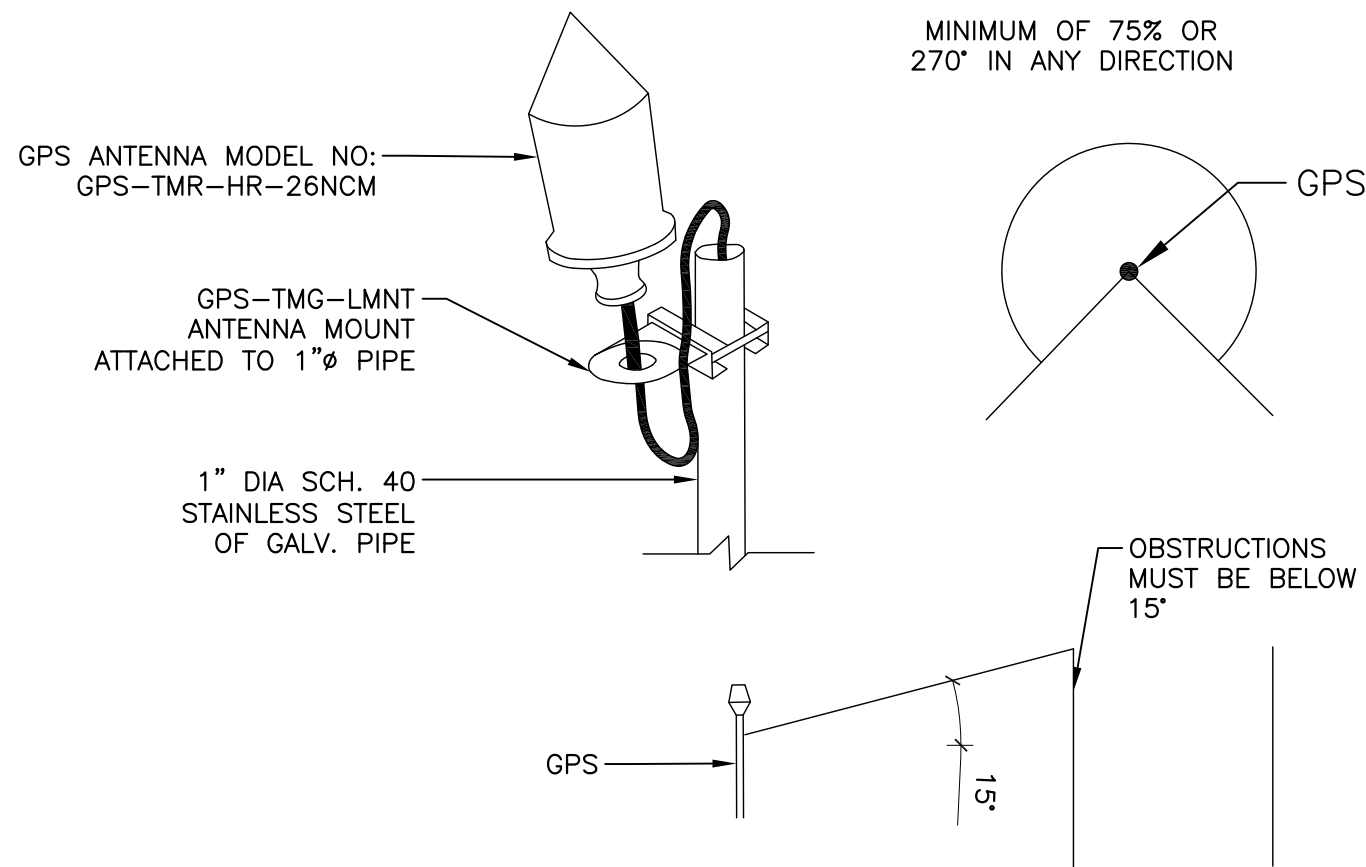
ANTENNA INFORMATION PULLED FROM PRELIMINARY PRODUCT DATA

EXCERPT FROM 9928 SITE PREP GUIDE, BELOW:



THE GPS SURGE NEEDS TO BE INSTALLED AWAY FROM, AND WPARATE FROM THE MMBS CABINET. (PER THE SITE PREP GUIDE)

- THE JUMPERS ARE DESIGNED TO BE INSTALLED BEFOR/AFTER THE GPS SURGE.
- THE GPS SURGE NEEDS TO BE CONNECTING TO THE GROUND SYSTEM VIA A GROUND LEAD.



NOTES:

1. THE GPS ANTENNA MOUNT IS DESIGNED TO FASTEN TO A STANDARD 1", SCH. 40, GALVANIZED STEEL OR STAINLESS STEEL PIPE. THE PIPE MUST NOT BE THREADED AT THE ANTENNA MOUNT END.
2. THE PIPE SHALL BE CUT TO THE REQUIRED LENGTH (MIN. OF 18", 8'-0" IF MOUNTING TO NEW MMBS-BBU) USING A HAND OR ROTARY PIPE CUTTER TO ASSURE A SMOOTH AND PERPENDICULAR CUT. A HACK SAW SHALL NOT BE USED. THE CUT PIPE END SHALL BE DEBURRED.
2. IT IS CRITICAL THAT THE GPS ANTENNA IS MOUNTED SUCH THAT IT IS WITHIN 2 DEGREES OF VERTICAL AND THE BASE OF THE ANTENNA IS WITHIN 2' OF LEVEL.
3. DO NOT SWEEP TEST GPS ANTENNA
4. ATTACH GPS MOUNTING PIPE TO NEW MMBS-BBU USING (4) 8MMx15MM SS BOLTS AND (4) 1" PIPE STRAPS. GPS TO BE MOUNTED A MIN. OF 2'-0" ABOVE MMBS-BBU CABINET.

APXV9ERR18-C-A20 ANTENNA DETAIL

3/4" = 1'-0"

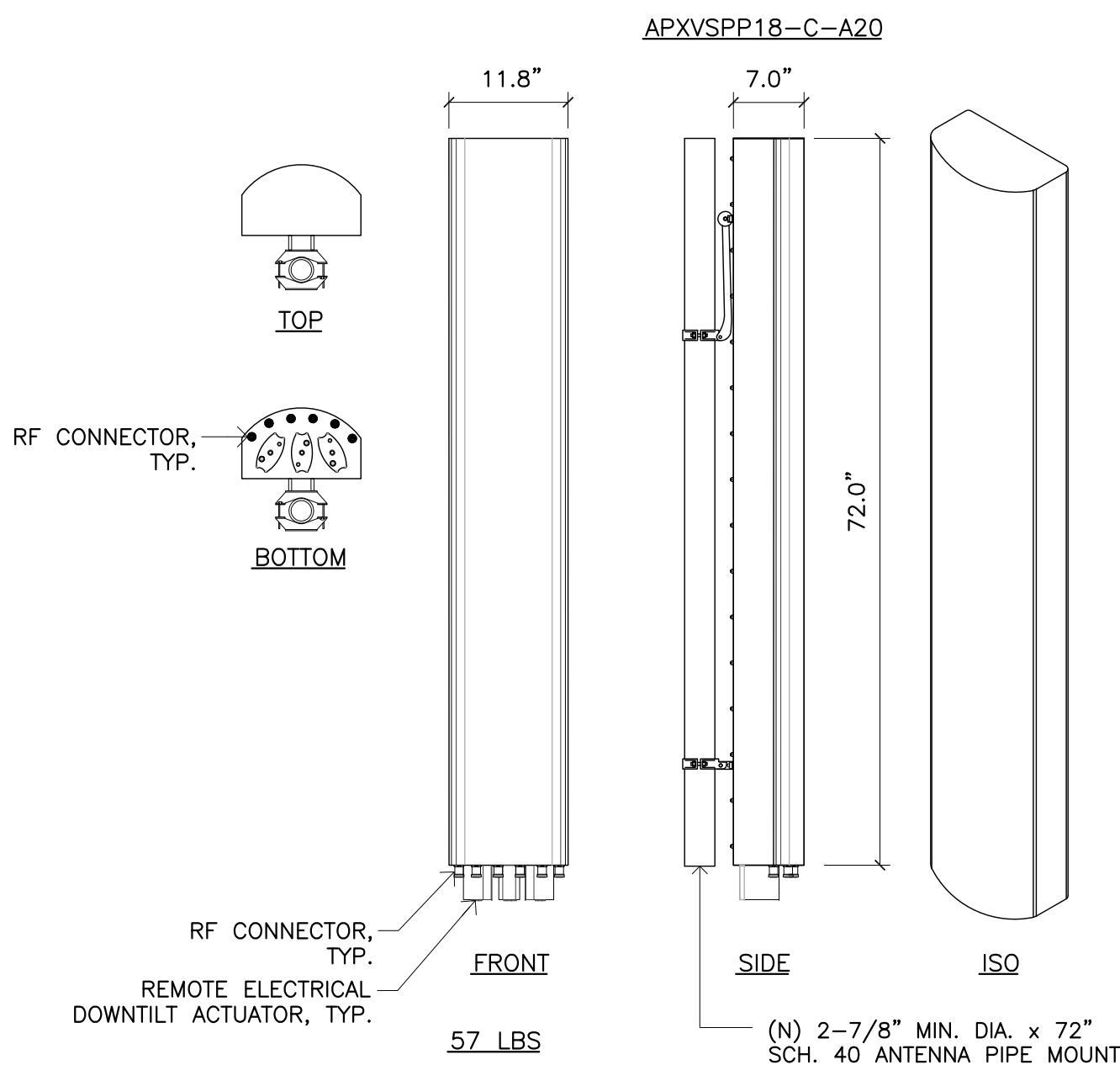
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GPS ANTENNA DETAIL

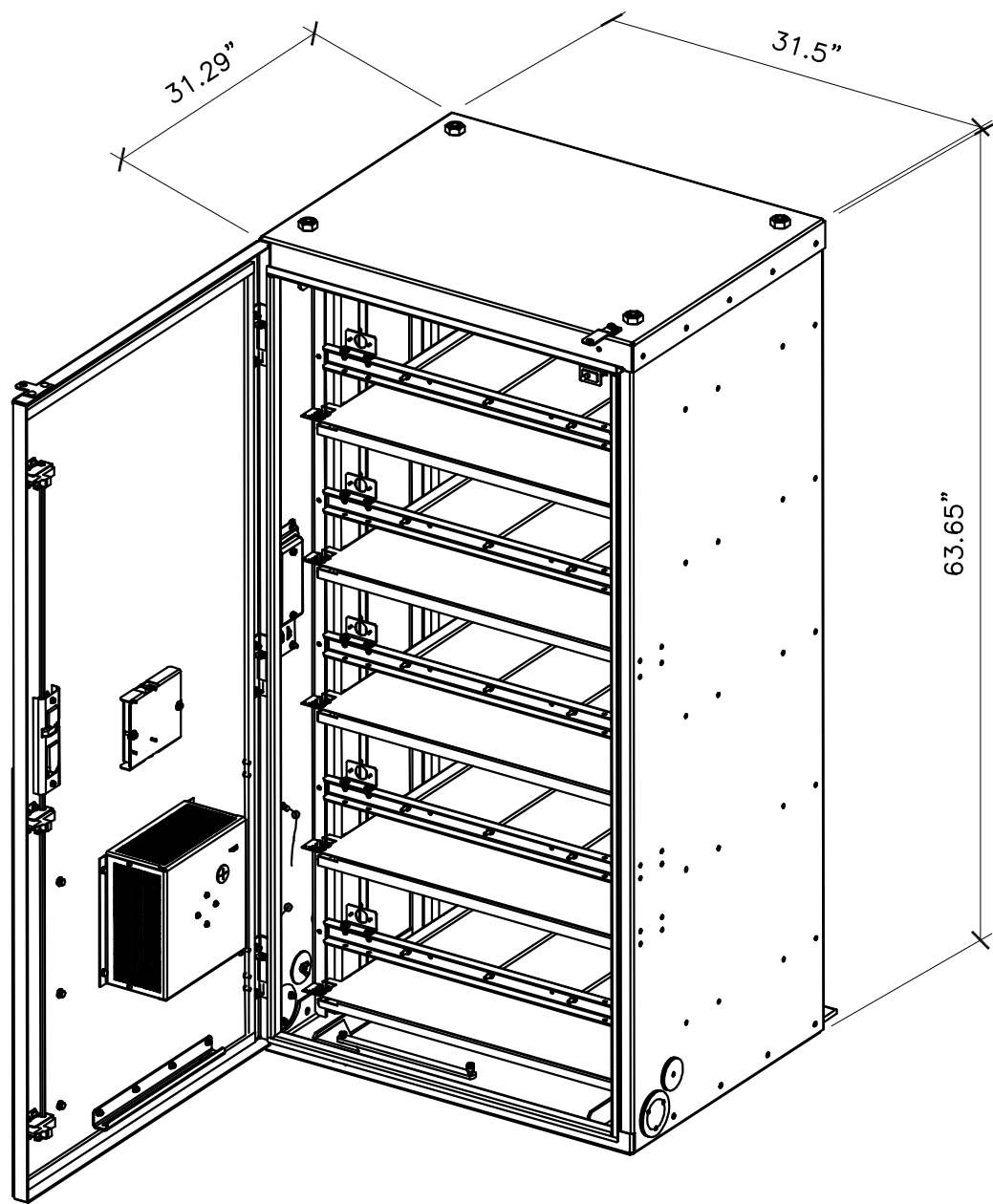
N.T.S.

2

MANUFACTURER: RFS
MODEL: APXVSP18-C-A20
WEIGHT: 57.0 LBS
DIMENSIONS: 72.0" X 11.8" X 7.0"
FREQUENCY: REFER TO RF DATA SHEET

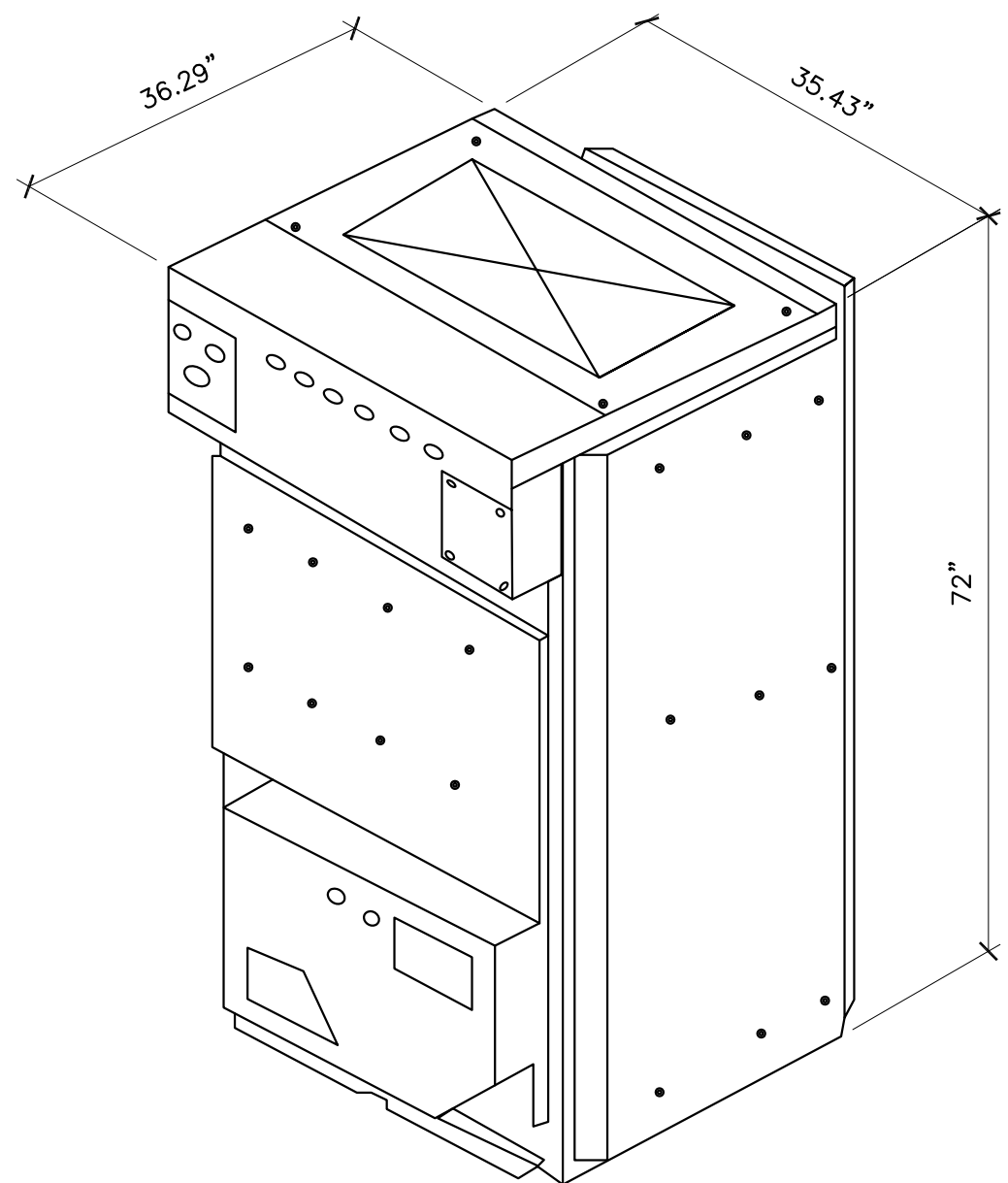


ANTENNA INFORMATION PULLED FROM PRELIMINARY PRODUCT DATA



HEIGHT: 63.65"
WIDTH: 31.5"
DEPTH: 31.29"
WEIGHT: 540 LBS. (EMPTY)
2640 LBS. (MAX)

CLEARANCES:
SIDE N/A
FRONT 36"
REAR 36"



HEIGHT: 72"
WIDTH: 35.43"
DEPTH: 36.29"
WEIGHT: 1090 LBS.

CLEARANCES:
SIDE 6"
FRONT 36"
REAR 36"

APXVSP18-C-A20 ANTENNA DETAIL

3/4" = 1'-0"

4

EMERSON 460-200-047 BATTERY CABINET DETAIL

N.T.S.

3

ALCATEL LUCENT MOD-CELL 4.0B

N.T.S.

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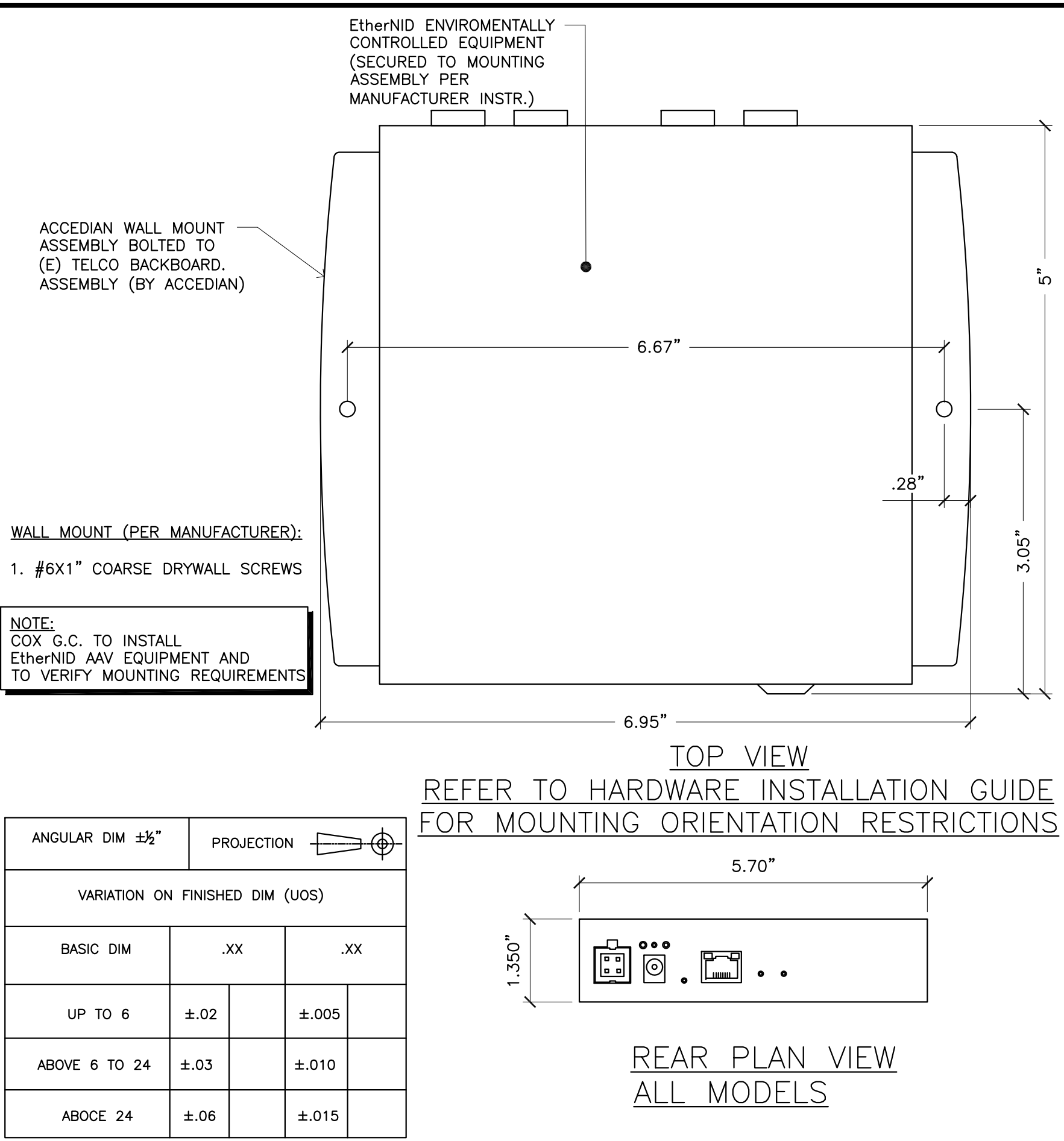
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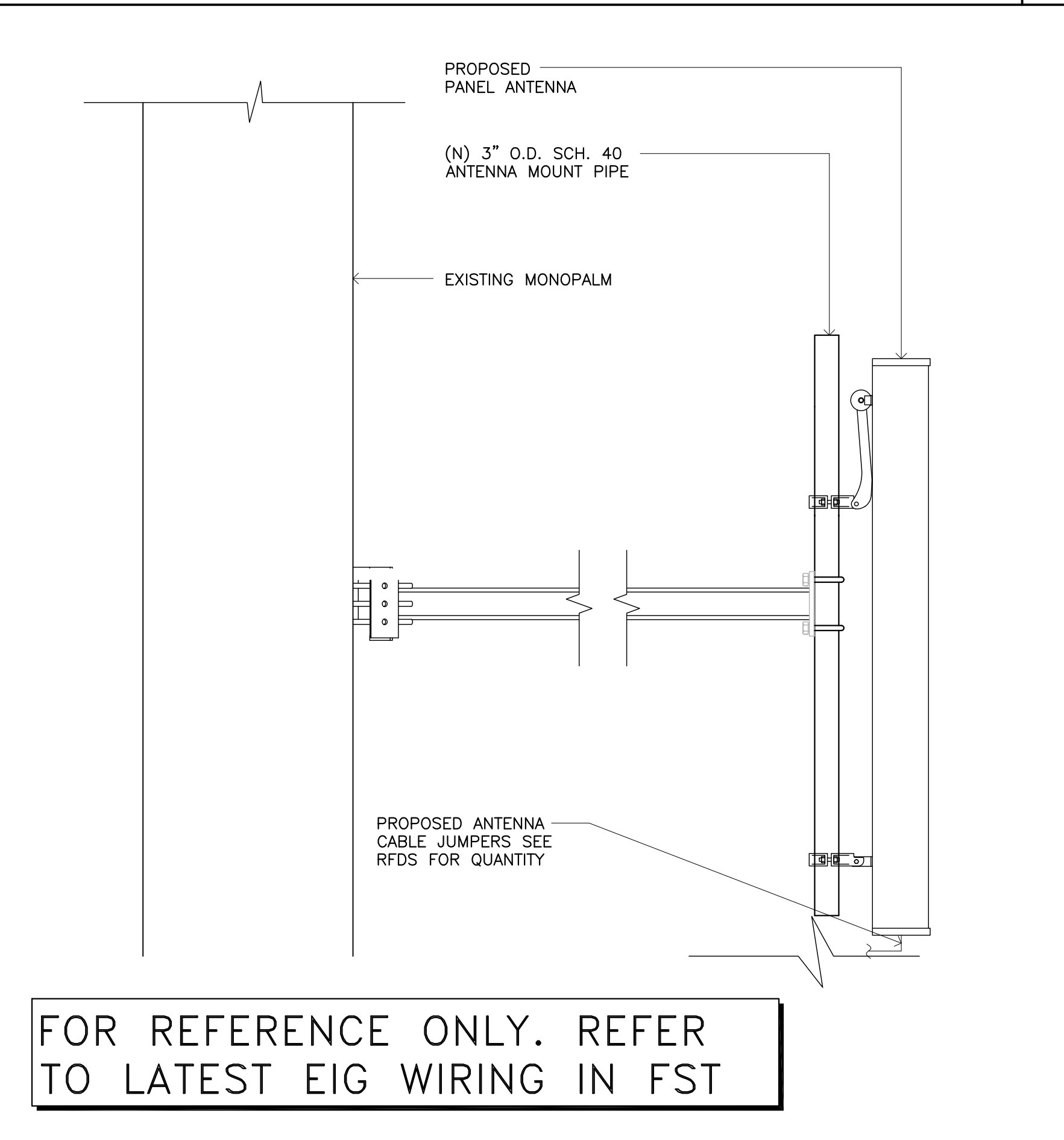
EQUIPMENT DETAILS

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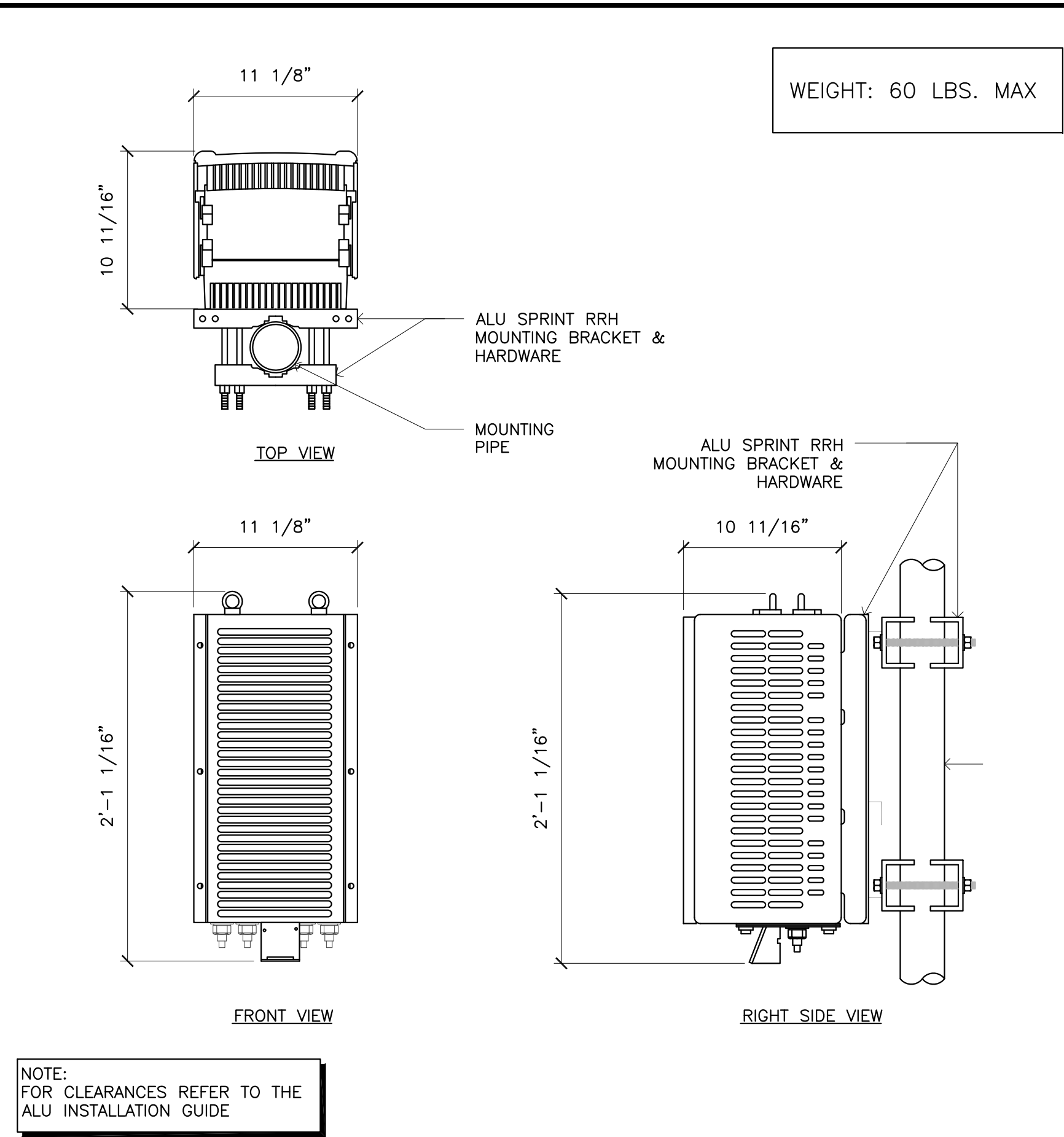
A-5



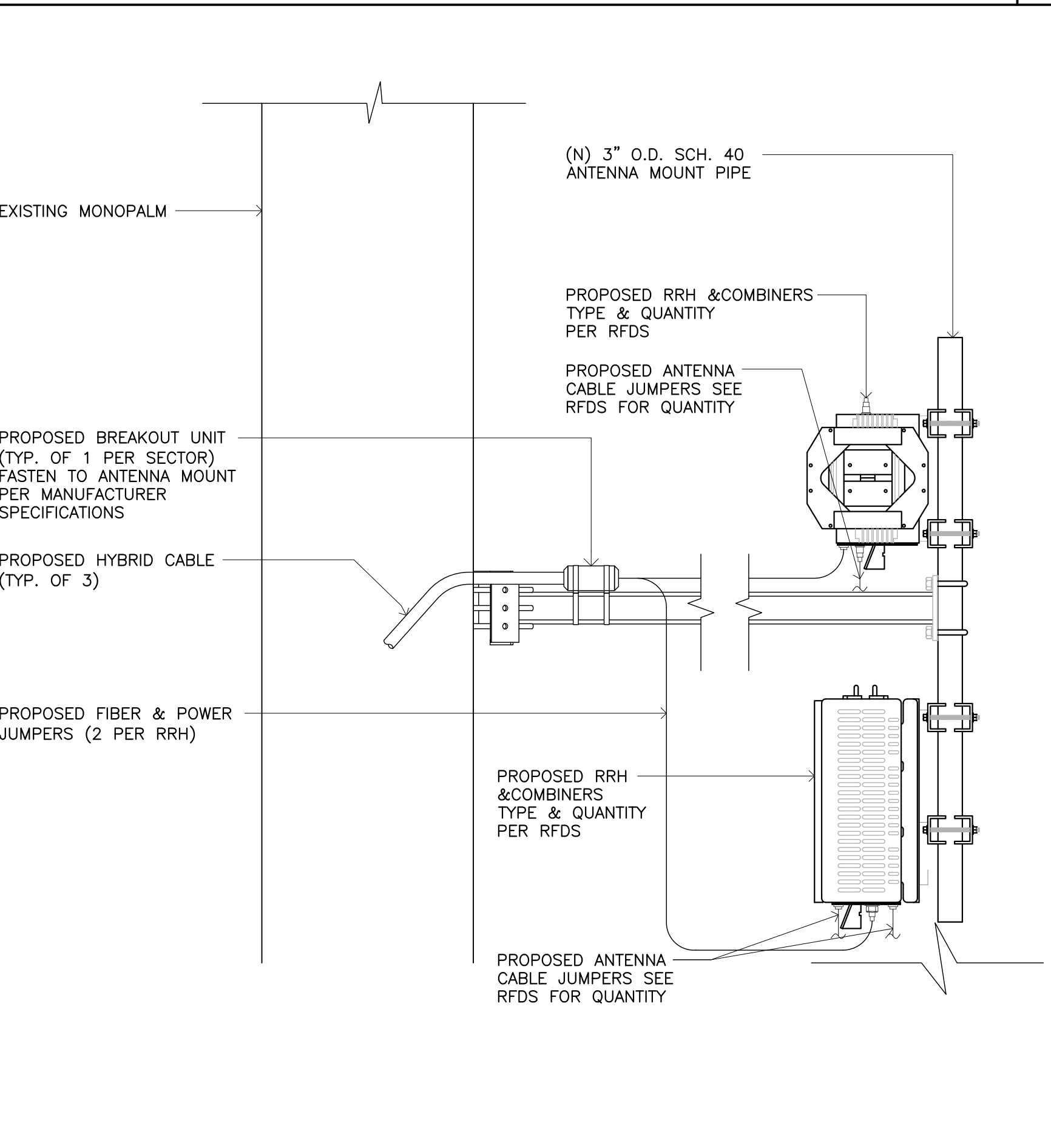
COX NID MOUNTING AND SPECIFICATIONS N.T.S. 6



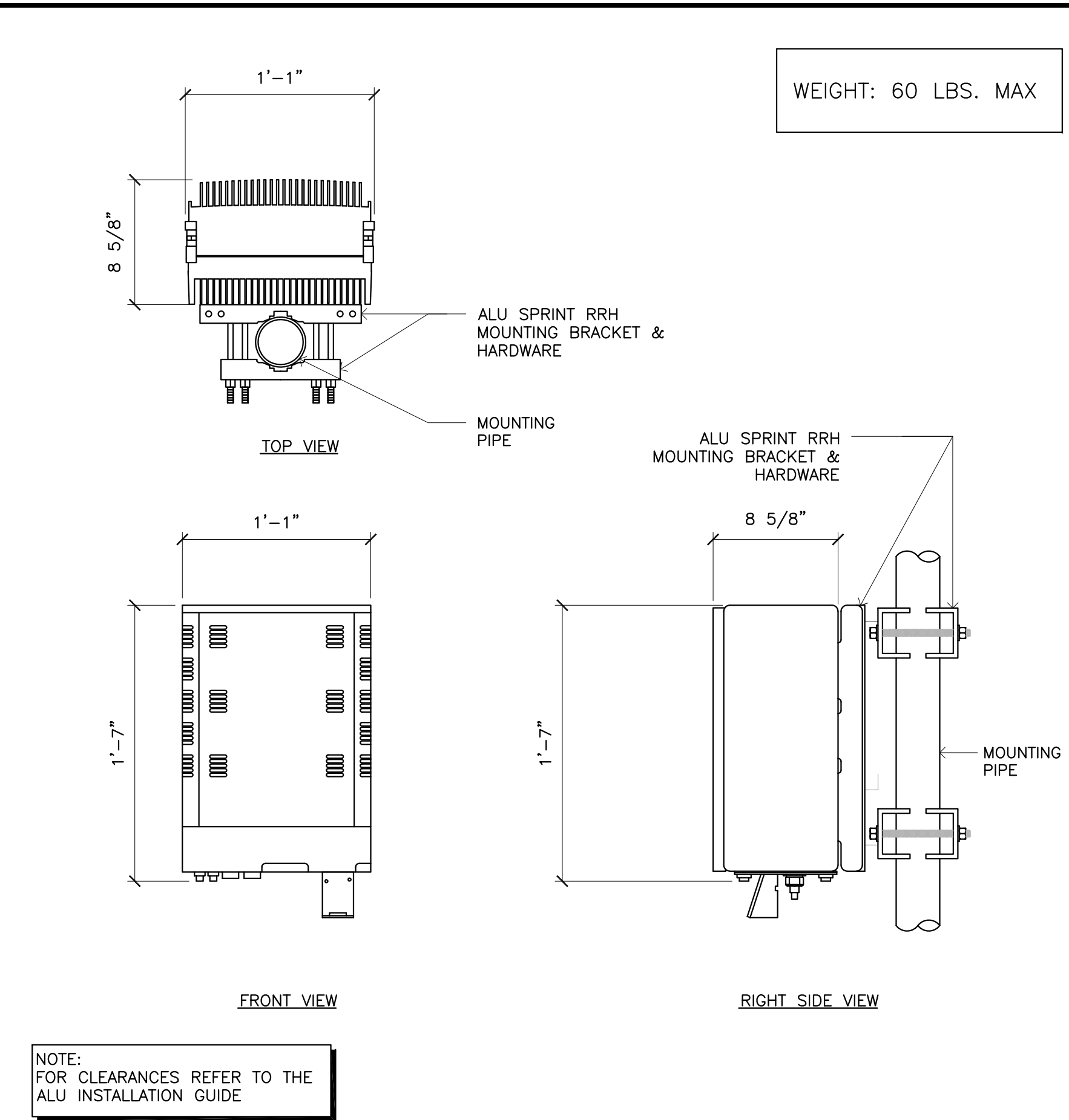
ANTENNA MOUNT DETAILS N.T.S. 5



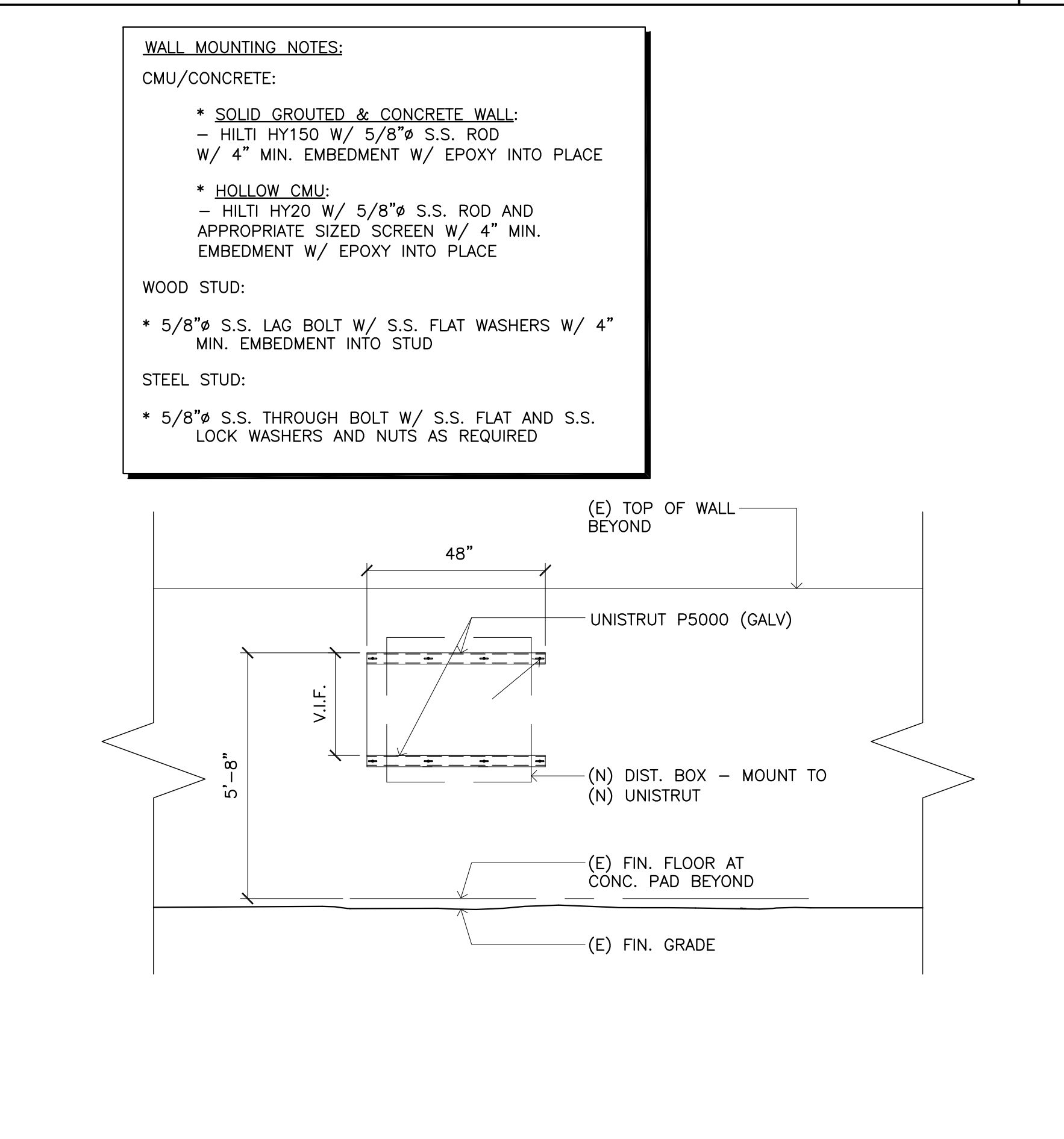
1900 Mhz RRH DETAIL N.T.S. 4



RRH MOUNT DETAILS N.T.S. 3



800 MHz RRH DETAIL N.T.S. 2



DISTRIBUTION BOX TO EXISTING WALL DETAIL N.T.S. 1

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SHEET TITLE

CONSTRUCTION
DETAILS

SHEET NUMBER

A-6

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT NATIONAL ELECTRICAL CODES AND ALL LOCAL AND STATE CODE, LAWS, AND ORDINANCES. PROVIDE ALL COMPONENTS AND WIRING SIZES AS REQUIRED TO MEET NEC STANDARDS.
2. CONTRACTOR SHALL COORDINATE WITH LOCAL POWER COMPANY FOR REQUIREMENTS OF POWER SERVICE LINE TO THE METER BASE. POWER SERVICE REQUIREMENT IS COMMERCIAL. AC NOMINAL 120/208 VOLT OR 120/240 VOLT, SINGLE PHASE WITH 200 AMP RATING.
3. CONTRACTOR SHALL COORDINATE WITH LOCAL TELEPHONE COMPANY FOR SERVICE LINE REQUIREMENTS TO TERMINATE AT THE PPC CABINET.
4. CONTRACTOR SHALL FURNISH AND INSTALL ELECTRIC METER BASE AND 200A DISCONNECT SWITCH PER SITE PLAN AND DETAIL DRAWINGS. THE METER BASE SHOULD BE LOCATED IN A MANNER WHERE ACCESSIBLE BY THE LOCAL POWER COMPANY.
5. LOCAL POWER COMPANY SHALL PROVIDE 200 AMP ELECTRIC METER. CONTRACTOR SHALL COORDINATE INSTALLATION OF METER WITH LOCAL POWER COMPANY.
6. WIRE SHALL BE AS FOLLOWS. #10 OR SMALLER WIRE SHALL BE 75°C RATED SOLID COPPER, WITH THHN/THWN AWG. INSULATION. #8 AND LARGER WIRE SHALL BE 75°C RATED STRANDED COPPER, WITH THHN/THWN AWG INSULATION. INDOOR CONDUCTORS SHALL BE INSTALLED IN EMT UNLESS NOTED OTHERWISE. OUTDOOR CONDUCTORS SHALL BE INSTALLED IN RIGID METALLIC CONDUIT UNLESS NOTED OTHERWISE. CONDUCTORS THAT ARE IN CONDUIT OUTDOORS OR UNDERGROUND SHALL BE RATED THHN/THWN-2 OR XHHW-2 FOR FEEDER CONDUCTORS. WHERE EMT IS ALLOWED OUTDOOR IT SHALL BE UTILIZED WITH LISTED COMPRESSION FITTINGS. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
7. ALL TELCO CONDUIT LINES SHALL BE 4" SCH. 40 PVC CONDUIT UNLESS OTHERWISE INDICATED. THE TELCO CONDUIT FROM THE PPC SHALL BE ROUTED AND TERMINATED AT DESIGNATED TELCO DEMARCATION OR 2- FEET OUTSIDE FENCED AREA, NEAR UTILITY POLE (IN FENCED AREA), OR END CAP OFF AND PROVIDE MARKER STAKE PAINTED BRIGHT ORANGE WITH DESIGNATION FOR TELCO SERVICE.
8. CONDUITS INSTALLED AT PCS EQUIPMENT ENDS PRIOR TO THE EQUIPMENT INSTALLATION SHALL BE STUBBED AND CAPPED AT 6" ABOVE GRADE OR PLATFORM. IF SERVICE LINES CAN'T BE INSTALLED INITIALLY, PROVIDE NYLON PULL CORD IN CONDUITS.
9. THE SPRINT CABINET, INCLUDING 200 AMP LOAD PANEL AND TELCO PANEL, SHALL BE PROVIDED BY OWNER AND INSTALLED BY THE CONTRACTOR. CONTRACTOR IS TO INSTALL BREAKER(S) NOT PROVIDED BY MANUFACTURER. SEE PANEL SCHEDULE ON THIS SHEET FOR BREAKER REQUIREMENTS. NEW BREAKERS SHALL HAVE SCC RATINGS GREATER THAN AVAILABLE FAULT CURRENT AT LOAD CENTER.
10. LOCATION OF ELECTRIC METER AND SERVICE DISCONNECT SWITCH TO BE PROVIDED BY GENERAL CONTRACTOR.
11. #2 WIRE TO BE UTILIZED IN ELECTRIC SERVICE RUNS EXCEEDING 100'.
12. CONTRACTOR SHALL INSPECT THE EXISTING CONDITIONS PRIOR TO SUBMITTING BID. ANY QUESTIONS ARISING DURING THE BID PERIOD IN REGARDS TO THE CONTRACTORS FUNCTIONS. THE SCOPE OF WORK, OR ANY OTHER ISSUE RELATED TO THIS PROJECT SHALL BE BROUGHT UP DURING THE BID PERIOD WITH THE PROJECT MANAGER FOR CLARIFICATION, NOT AFTER THE CONTRACT HAS BEEN AWARDED.
13. LOCATION OF EQUIPMENT, CONDUIT AND DEVICES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE COORDINATED WITH FIELD CONDITIONS PRIOR TO ROUGH-IN.
14. THE CONDUIT RUNS AS SHOWN ON THE PLANS ARE APPROXIMATE. EXACT LOCATION AND ROUTING SHALL BE PER EXISTING FIELD CONDITIONS.
15. PROVIDE PULL BOXES AND JUNCTION BOXES WHERE SHOWN OR REQUIRED BY NEC.

ELECTRICAL NOTES (CON'T)

16. ALL CONDUITS SHALL BE RMC WITH BENDS MADE IN ACCORDANCE WITH NEC TABLE 346-10. NO RIGHT ANGLE DEVICE OTHER THAN STANDARD CONDUIT ELBOWS WITH 12" MINIMUM INSIDE SWEEPS FOR ALL CONDUITS 2" OR LARGER.
17. ALL CONDUIT TERMINATIONS SHALL BE PROVIDED WITH PLASTIC THROAT INSULATING GROUNDING BUSHINGS.
18. ALL WIRES SHALL BE TAGGED AT ALL PULL BOXES. J-BOXES, EQUIPMENT BOXES AND CABINETS WITH APPROVED PLASTIC TAGS, ACTION CRAFT, BRADY, OR APPROVED EQUAL.
19. ALL MATERIAL SHALL BE NEW AND HAVE A U.L. LABEL.
20. CONDUIT ROUGH-IN SHALL BE COORDINATED WITH THE MECHANICAL EQUIPMENT TO AVOID LOCATION TO CONFLICTS. VERIFY WITH MECHANICAL CONTRACTOR AND COMPLY AS REQUIRED.
21. ALL PANEL DIRECTORIES SHALL BE TYPEWRITTEN NOT HAND WRITTEN.
22. INSTALL AN EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS PER THE SPECIFICATIONS AND NEC. THE EQUIPMENT GROUNDING CONDUCTORS SHALL BE BONDED AT ALL JUNCTION BOXES. PULL BOXES, AND ALL DISCONNECT SWITCHES, STARTERS, AND EQUIPMENT CABINETS.
23. THE CONTRACTOR SHALL PREPARE AS-BUILT DRAWINGS. DOCUMENT ANY AND ALL WIRING AND EQUIPMENT CONDITIONS AND CHANGES WHILE COMPLETING THIS CONTRACT. SUBMIT AT SUBSTANTIAL COMPLETION.
24. ALL DISCONNECT SWITCHES AND OTHER CONTROLLING DEVICES SHALL BE PROVIDED WITH ENGRAVED PHENOLIC NAMEPLATES INDICATING EQUIPMENT CONTROLLED, BRANCH CIRCUITS INSTALLED ON, AND PANEL FIELD LOCATIONS FED FROM (NO EXCEPTIONS.) PROVIDE SAMPLE FOR CONSTRUCTION MANAGER'S APPROVAL.
25. ALL ELECTRICAL DEVICES AND INSTALLATIONS OF THE DEVICES SHALL COMPLY WITH (ADA) AMERICANS WITH DISABILITIES ACT AS ADOPTED BY THE APPLICABLE STATE.
26. PROVIDE CORE DRILLING AS NECESSARY FOR PENETRATIONS OR RISERS THROUGH BUILDING. DO NOT PENETRATE STRUCTURAL MEMBERS WITHOUT CONSTRUCTION MANAGERS APPROVAL. SLEEVES AND/OR PENETRATIONS IN FIRE RATED CONSTRUCTION SHALL BE PACKED WITH FIRE RATED MATERIAL WHICH SHALL MAINTAIN THE FIRE RATING OF THE WALL OR STRUCTURE. FILL FOR FLOOR PENETRATIONS SHALL PREVENT PASSAGE OF WATER, SMOKE, FIRE AND FUMES. ALL MATERIAL SHALL BE UL APPROVED FOR THIS PURPOSE.
27. ELECTRICAL CHARACTERISTICS OF ALL EQUIPMENT (NEW AND EXISTING) SHALL BE FIELD VERIFIED WITH THE OWNER'S REPRESENTATIVE AND EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN OF CONDUIT AND WIRE. ALL EQUIPMENT SHALL BE PROPERLY CONNECTED ACCORDING TO THE NAMEPLATE DATA FURNISHED ON THE EQUIPMENT (THE DESIGN OF THESE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN AND SOME EQUIPMENT CHARACTERISTICS MAY VARY FROM DESIGN AS SHOWN ON THESE DRAWINGS).
28. LOCATION OF ALL OUTLET, BOXES, ETC., AND THE TYPE OF CONNECTION (PLUG OR DIRECT) SHALL BE CONFIRMED WITH THE OWNER'S REPRESENTATIVE PRIOR TO ROUGH-IN.
29. BURIED METALLIC CONDUITS AND ELBOW SHALL BE WRAPPED WITH MOISTURE RESISTANT TAPE. TAPE SHALL BE 2 INCHES WIDE, 20 MIL THICK, SHALL BE 1/2 LAPPED TO ACHIEVE TWO LAYERS. EXTEND 8" BEYOND ELBOWS AND 8" ABOVE SURFACE.-

Site Number:		AC POWER PANEL No. 1 (EXISTING)									
PH70XC131		120/240 VOLTS, 1-PHASE, 3-WIRE, 200A									
MAIN BREAKER RATING (A):		200					SYSTEM VOLTAGE (V):				
DESCRIPTION		VA	p/nc	BKR	POSN	L1	L2	POSN	BKR	p/nc	VA
SURGE		1	NC	60	1	181		2	10	NC	180
		1	NC		3		301	4	15	NC	300
POWER CABNIT		6600	NC	80	5	6900		6	20	NC	300
		6600	NC		7		6600	8			
BLANK					9	0		10			
BLANK					11		0	12			
BLANK					13	0		14			
BLANK					15		0	16			
BLANK					17	0		18			
BLANK					19		0	20			
BLANK					21	0		22			
BLANK					23		0	24			
BLANK					25	0		26			
BLANK					27		0	28			
BLANK					29	0		30			
PHASE TOTALS (VA):						7081	6901				
CURRENT PER P						59	58				Amperes/phase cannot exceed main breaker rating
PANEL TOTAL (VA):						13982					Legend: c = continuous, nc = non-continuous

PANEL CAPACITY (kVA): 48.0

CONNECTED LOAD (kVA): 14.0

PANEL LOADING (100% non-cont. load) (kVA): 14.0

PANEL LOADING (125% continuous load) (kVA): 0.0

PANEL LOADING (TOTAL) (kVA): 14.0

SPARE CAPACITY (kVA): 34.0

EXISTING PANEL SCHEDULE

Site Number:		AC POWER PANEL No. 1 (PROPOSED)									
PH70XC131		120/240 VOLTS, 1-PHASE, 3-WIRE, 200A									
MAIN BREAKER RATING (A):		200					SYSTEM VOLTAGE (V):				
DESCRIPTION		VA	p/nc	BKR	POSN	L1	L2	POSN	BKR	p/nc	VA
SURGE		1	NC	60	1	181		2	10	NC	180
		1	NC		3		301	4	15	NC	300
4.0 MOD		6600	NC	100	5	6900		6	20	NC	300
		6600	NC		7		6600	8			
BLANK					9	0		10			
BLANK					11		0	12			
BLANK					13	0		14			
BLANK					15		0	16			
BLANK					17	0		18			
BLANK					19		0	20			
BLANK					21	0		22			
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BLANK					25	0		26			
BLANK					27		0	28			
BLANK					29	0		30			
PHASE TOTALS (VA):						7081	6901				
CURRENT PER P						59	58				Amperes/phase cannot exceed main breaker rating
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PANEL CAPACITY (kVA): 48.0

CONNECTED LOAD (kVA): 14.0

PANEL LOADING (100% non-cont. load) (kVA): 14.0

PANEL LOADING (125% continuous load) (kVA): 0.0

PANEL LOADING (TOTAL) (kVA): 14.0

SPARE CAPACITY (kVA): 34.0

PROPOSED PANEL SCHEDULE

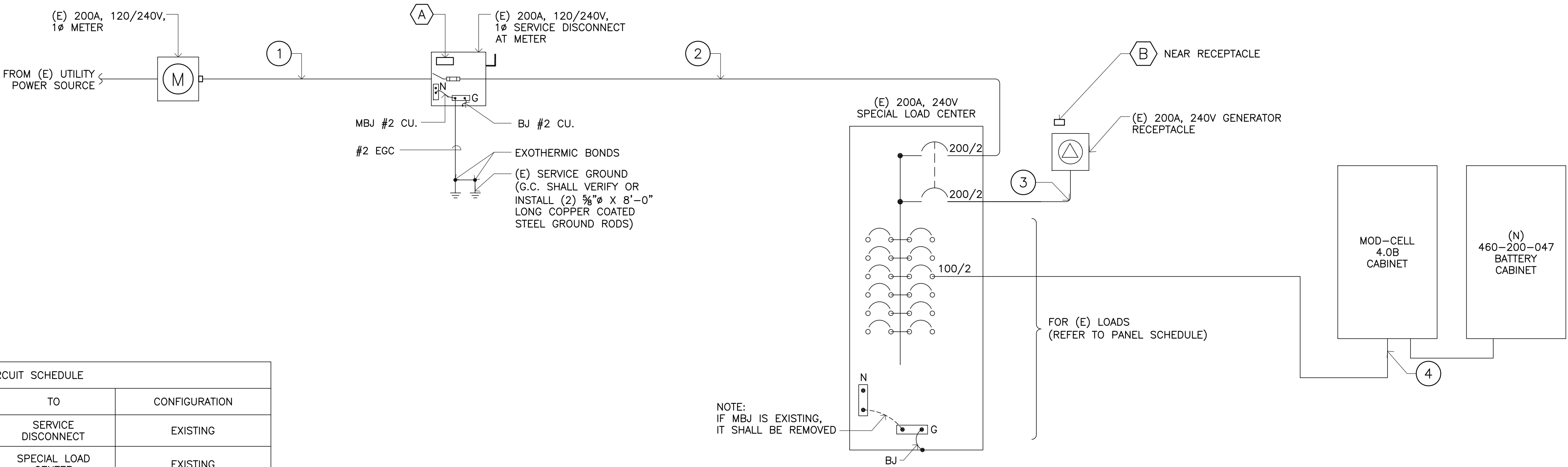
REPLACE (1) 100A DUAL POLES BREAKER IN POSITION (5/7)
FOR 4.0 MOD.

ELECTRICAL NOTES

NONE3

ELECTRICAL PANEL SCHEDULES

NONE2



PLAQUE SCHEDULE	
NO.	PLAQUE TEXT
A	SERVICE DISCONNECT
B	MBJ AT GENERATOR MUST BE REMOVED

CIRCUIT SCHEDULE			
NO.	FROM	TO	CONFIGURATION
1	METER	SERVICE DISCONNECT	EXISTING
2	SERVICE DISCONNECT	SPECIAL LOAD CENTER	EXISTING
3	SPECIAL LOAD CENTER	GENERATOR RECEPTACLE	EXISTING
4	SPECIAL LOAD CENTER	MOD-CELL 4.0B CABINET	(3) #1 AWG, (1) #8 GND. IN 2" PVC C

ELECTRICAL ONE-LINE DIAGRAM

NONE1

PREPARED FOR



SUN CITY
GRAND-GOLF
PH70XC131

20214 N SHADOW MOUNTAIN DR.
SURPRISE, AZ 85374

△					
△					
△					
△					
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1	11/07/13	CUP COMMENTS	TM	AL	
0	04/23/13	FINAL CDs	JH	AL	

PROFESSIONAL SEAL



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SHEET TITLE

ELECTRICAL DETAILS
& NOTES

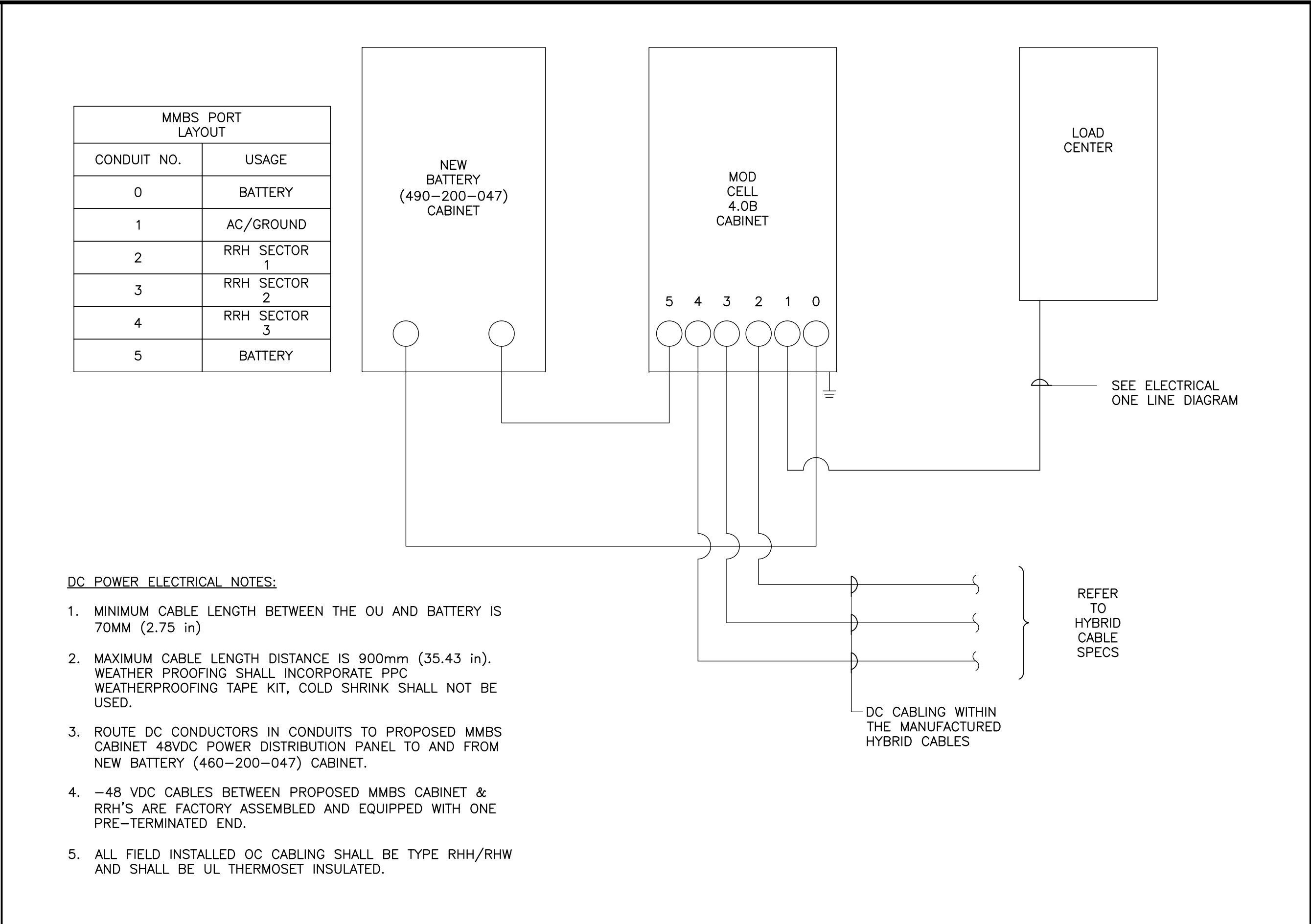
SHEET NUMBER

E-1



NOT USED

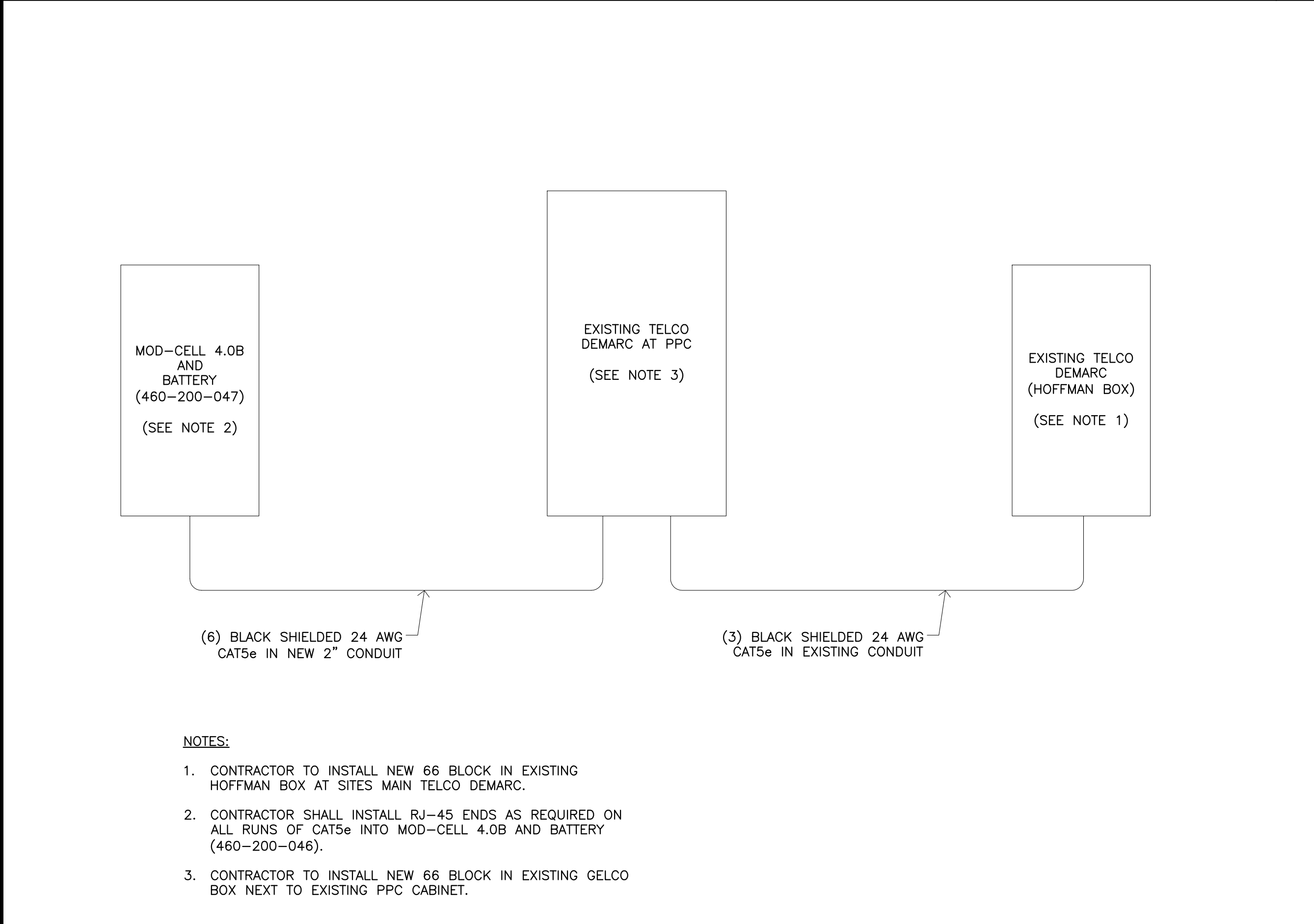
4



DC POWER DIAGRAM

NONE

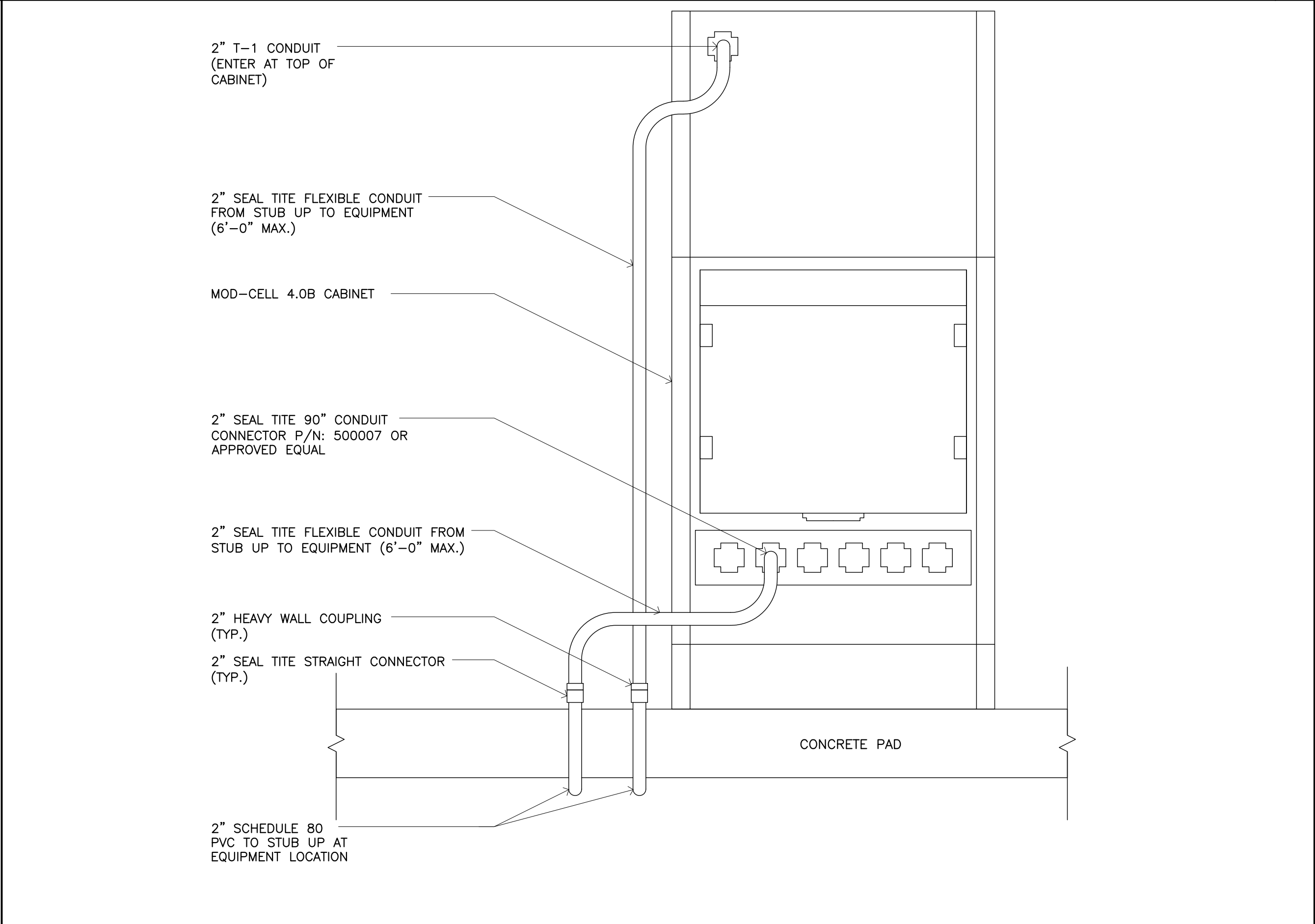
2



TELCO RISER DETAIL

NONE

3



EQUIPMENT POWER CONDUIT CONNECTIONS (MOD-CELL)

N.T.S.

1

PREPARED FOR

Sprint

Alcatel-Lucent

Clear Blue
Services

11011 S. 48TH ST., STE# 210
PHOENIX, AZ 85044 602-426-9500

SUN CITY
GRAND-GOLF
PH70XC131

20214 N SHADOW MOUNTAIN DR.
SURPRISE, AZ 85374

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PROFESSIONAL SEAL

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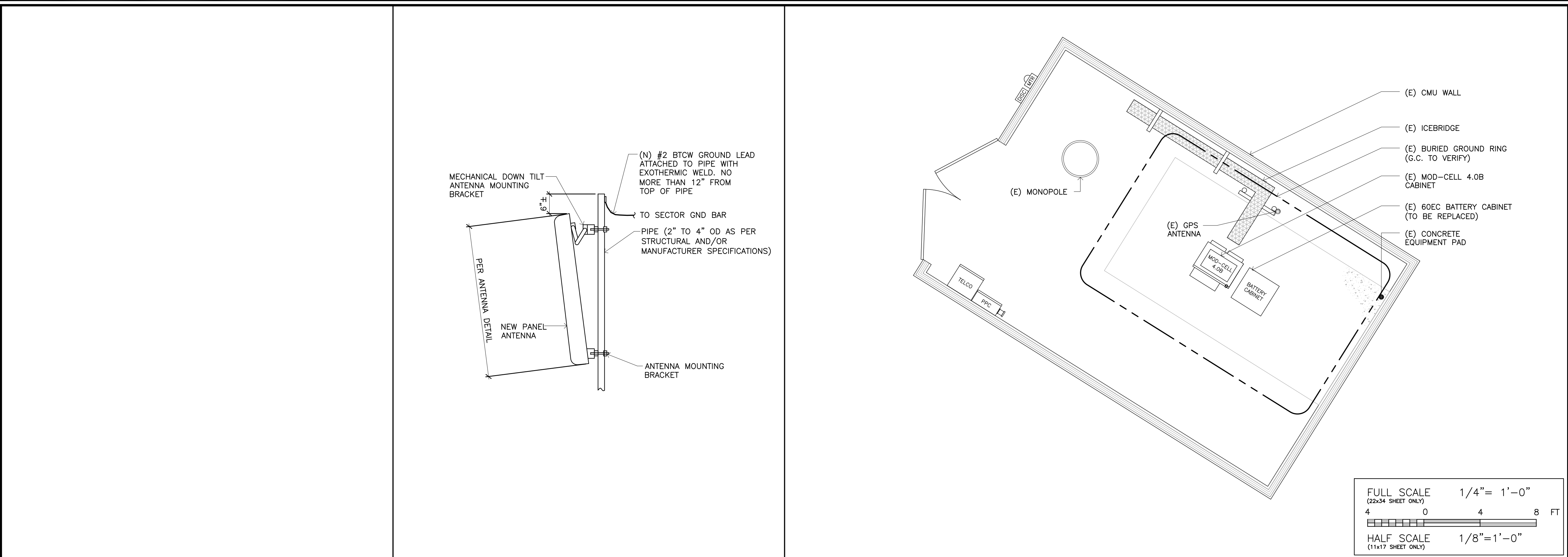
PRELIMINARY UNLESS SIGNED

SHEET TITLE

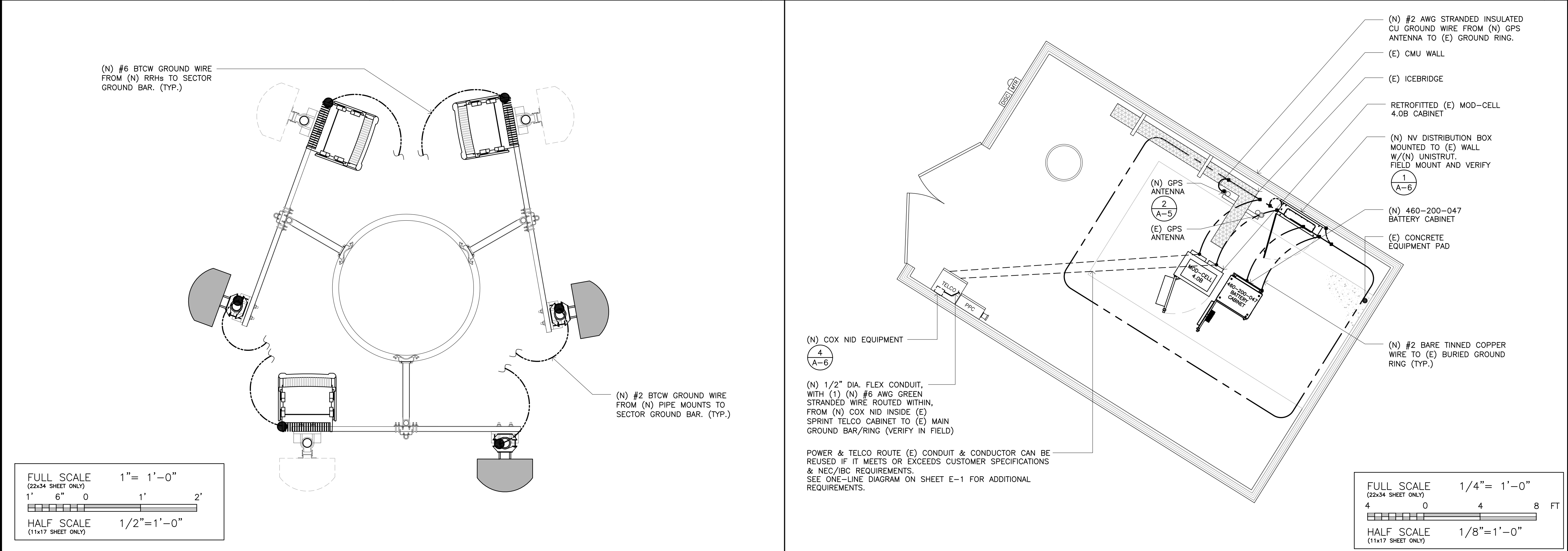
DC POWER ONE-LINE
DIAGRAM & DETAILS

SHEET NUMBER

E-2



RRH GROUNDING PLAN N.T.S. 5 ANTENNA GROUNDING DETAIL N.T.S. 4 EXISTING EQUIPMENT GROUNDING PLAN 2



NEW ANTENNA & RRH GROUNDING PLAN 3 FINAL EQUIPMENT GROUNDING PLAN 1

PREPARED FOR

Sprint

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Clear Blue Services
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PHOENIX, AZ 85044 602-426-9500

SUN CITY GRAND-GOLF
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SURPRISE, AZ 85374

1	11/07/13	CUP COMMENTS	TM	AL
0	04/23/13	FINAL CDs	JH	AL

PROFESSIONAL SEAL

REGISTERED ARCHITECT
33511
TOD A. MILLER
DATE SIGNED 11/07/13
EXPIRES 3-31-2014

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SHEET TITLE

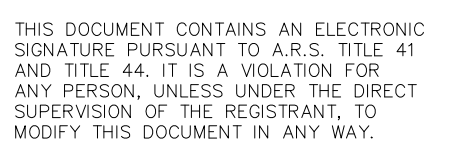
CONDUIT ROUTING /GROUNDING

SHEET NUMBER

E-3

20214 N SHADOW MOUNTAIN DR.
SURPRISE, AZ 85374

PROFESSIONAL SEAL



SHEET TITLE _____

SHEET NUMBER _____

E-4

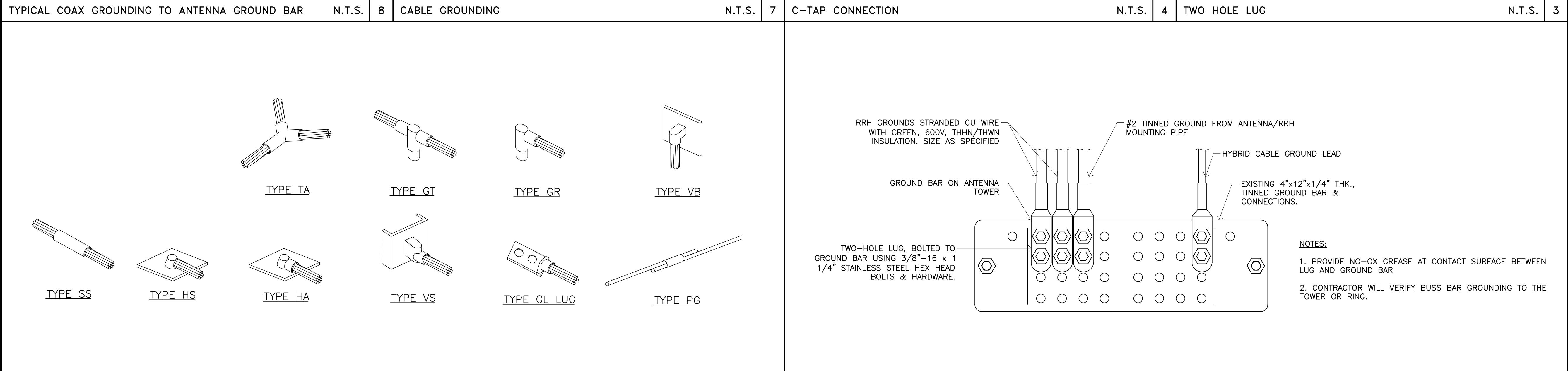
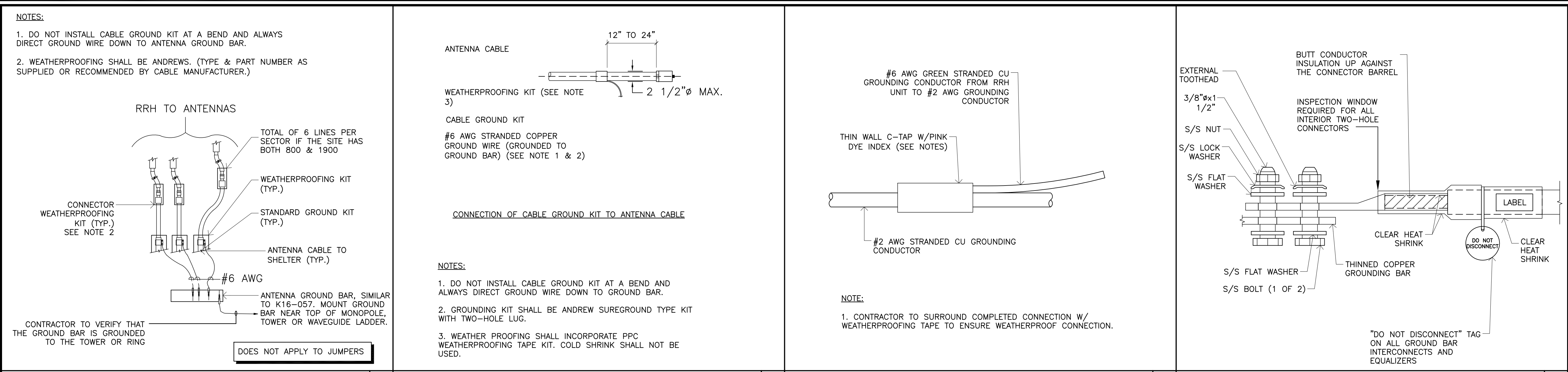


1. ALL GROUNDING CONNECTIONS SHALL BE MADE BY EXOTHERMIC WELDS. EXOTHERMIC WELDS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, ETC. ALL CABLE TO GROUND RODS, GROUND RODS SPLICES AND LIGHTING PROTECTIONS SYSTEM AS INDICATED. GROUND FOUNDATION ONLY AS INDICATED BY P.M. ALL MATERIALS USED (MOLDS, WELDING, METAL, TOOLS, ETC.) SHALL BE EXOTHERMIC WELDED AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PROCEDURES. GROUND CONDUCTOR SHALL HAVE A MINIMUM 24" BENDING RADIUS.
2. ALL EXOTHERMIC WELD CONNECTIONS ON GALVANIZED SURFACES SHALL BE CLEANED THOROUGHLY AND COLORED TO MATCH SURFACE WITH (2) TWO COATS OF GALVITE (WHITE) PAINT OR SILVERBRITE (ALUMINUM).
3. ALL ELECTRICAL & MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTIOXIDANT COMPOUND APPLIED TO CONNECTION.
4. GROUND TESTS SHALL BE PERFORMED AS REQUIRED BY SPRINT STANDARD PROCEDURES. GROUND GRID RESISTANCE SHALL NOT EXCEED 5-OHMS.
5. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEXT REPORT AS FOLLOWS:
 1. ONE (1) COPY TO OWNER REPRESENTATIVE
 2. ONE (1) COPY TO ENGINEER
 3. ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE
6. ALL RADIO EQUIPMENT AND UTILITY CABINET GROUND LEADS TO BE #2 AWG STRANDED GREEN JACKETED FROM BUSS TERMINAL.
7. FOR ADDITIONAL GROUNDING NOTES SEE GENERAL NOTE SHEETS.
8. ALL ANTENNA MOUNT GROUNDS SHALL BE #2 AWG STRANDED GREEN JACKETED CABLE. GROUNDS SHALL BE BLACK FROM MFR.
9. ALL GROUND WIRES FROM GROUND BARS TO GROUND SHALL BE #2 AWG SOLID BARE AS REQUIRED.
10. ALL ABOVE GROUND WIRES SHALL BE GREEN JACKETED. ALL GROUND WIRE'S PENETRATING INTO GROUND AND BELOW SHALL BE SOLID BARE.

TOWER GROUNDING NOTES:

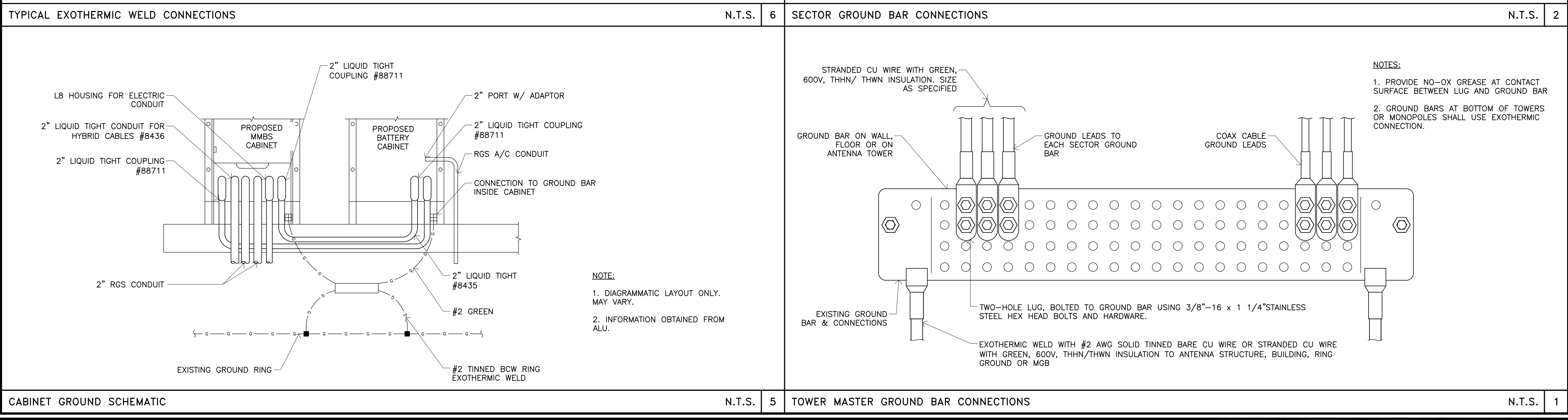
1. UTILIZE THE TOWER STRUCTURE STEEN FOR DISSIPATING THE LIGHTING ENERGY. THE TOWER BUSS BAR FOR ANTENNA GROUNDING SHALL BE DIRECTLY FASTENED TO THE STEEL STRUCTURE WITH STAINLESS STEEL HARDWARE AND/OR ANGLE ADAPTORS (E.G. PIROD/VALMONT = PART NO 167105 OR EQUIVALENT, WITHOUT "CHERRY" INSULATORS). THIS TYPE OF INSTALLATION SPECIFICALLY PRECLUDES THE USE OF INSULATORS BETWEEN THE TOWER STRUCTURE AND THE BUSS BARS AND DOES NOT ALLOW ANY DRILLING OR WELDING TO THE TOWER.
2. EXISTING HOME RF GROUND WIRES & CHERRY ISOLATORS TO BE REMOVED.
3. ALL EXISTING AND NEW TOWER GROUND BARS TO BE MECHANICALLY ATTACHED TO TOWER.

<u>ABBREVIATIONS</u>	
CGB	COLLECTOR GROUND BAR
MGB	EXTERNAL GROUND BAR



TYPICAL EXOTHERMIC WELD CONNECTIONSN.T.S.6

SECTOR GROUND BAR CONNECTIONSN.T.S.2



CABINET GROUND SCHEMATICN.T.S.5

TOWER MASTER GROUND BAR CONNECTIONSN.T.S.1

PREPARED FOR

Alcatel-Lucent

Clear Blue Services

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SUN CITY
GRAND-GOLF
PH70XC131

20214 N SHADOW MOUNTAIN DR.
SURPRISE, AZ 85374

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1	11/07/13	CUP COMMENTS	TM	AL	
0	04/23/13	FINAL CD's	JH	AL	

PROFESSIONAL SEAL

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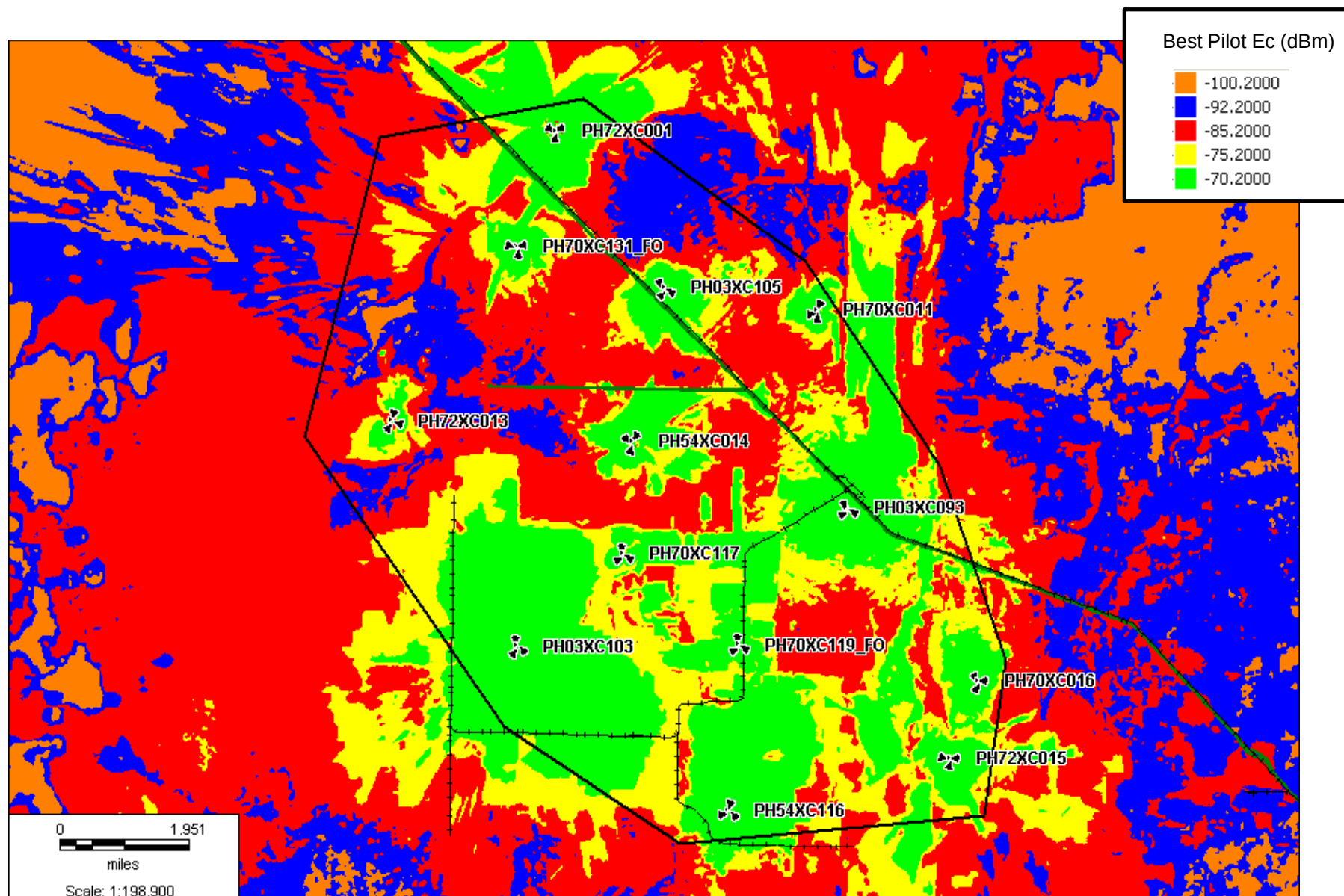
SHEET TITLE

GROUNDING DETAILS

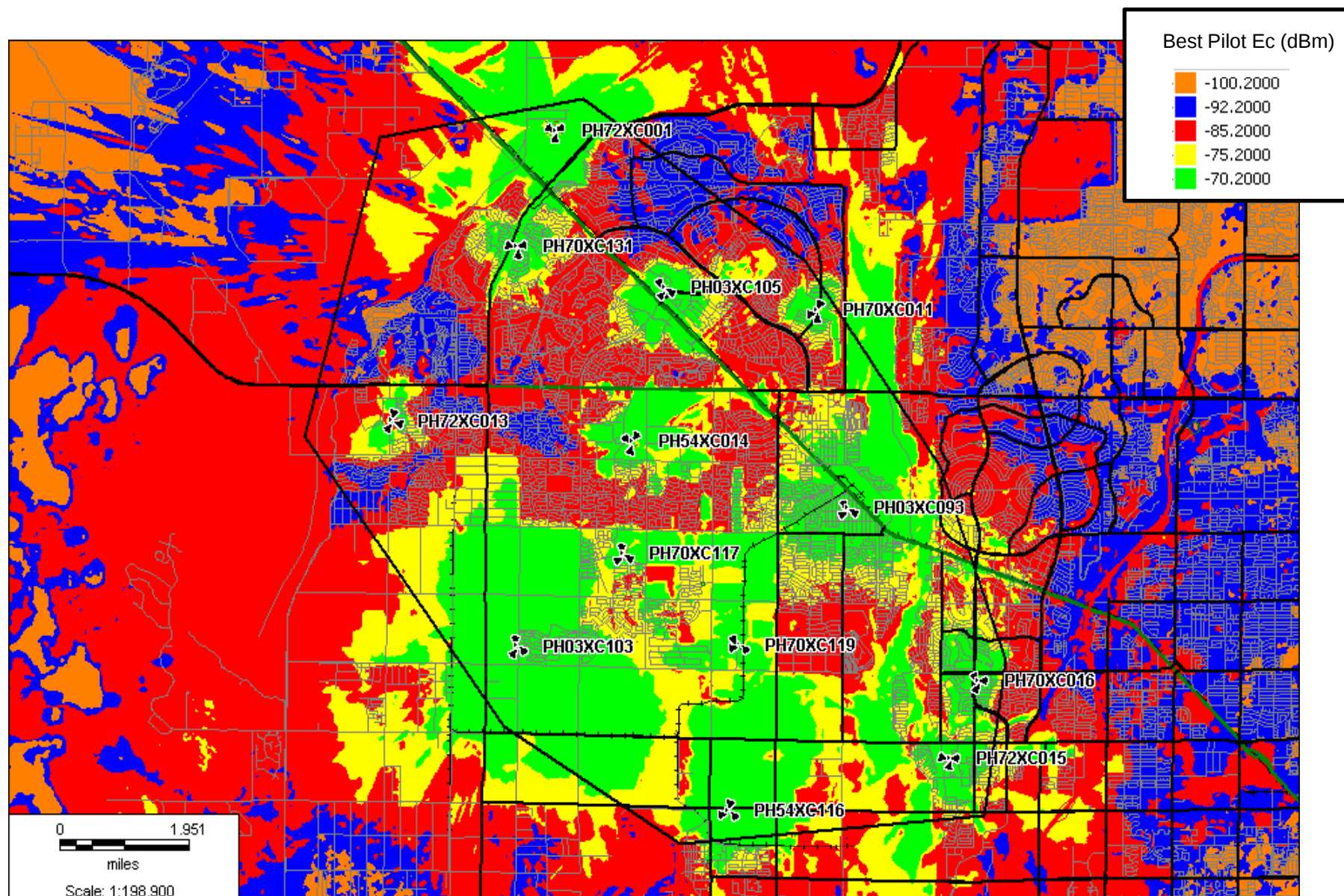
SHEET NUMBER

E-5

PH70XC131 Service Map Current Coverage



PH70XC131 Service Map – Proposed Coverage





CITY OF SURPRISE
Planning and Zoning Commission

December 5, 2013 @ 6:00:00 PM

Back Print

Board Meeting Date:	December 5, 2013	Contact Person:	Nichole Arbeiter, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	1
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
---------	---------	----------------	---	-------------------

Agenda Wording:

Consideration and action on FS13-416, a minor General Plan Amendment for Grand Vista.

Motion:

I move to recommend approval to the Mayor and Council case FS13-416, a minor General Plan Amendment for Grand Vista.

Background:

The proposed land use change affects 375 acres of the project site, and the overall result is a decrease in land use intensity for the development.

Financial Impact Statement:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
 - ☐ [Vicinity Map](#)
 - ☐ [Existing Land Uses](#)
 - ☐ [Land Use Map](#)
 - ☐ [Proposed Changes](#)
 - ☐ [Citizen Participation Report](#)
-

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

Presentation Speaker Names (spelling and titles for TV captions):

Nichole Arbeiter, Planner,Community & Economic Development



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Date: December 5, 2013

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Assistant City Manager
Nichole Arbeiter
nichole.arbeiter@surpriseaz.gov, 623-222-3137

Re: **FS13-416, Minor Amendment to the General Plan Land Use Map**

Application Summary

The owners of the Grand Vista development project are seeking a Minor General Plan amendment to alter the land uses for the development.

Location

The project site is located at 211th Avenue and Dove Valley Road in SPA 4, on the 5,485 acres of land otherwise known as the Daimler Chrysler Proving Grounds.

History

- On December 1, 2005 a Major General Plan Amendment was approved which changed the land use designations on this site from airport preservation, rural residential and proving grounds to a mixture of employment, commercial, and residential uses ranging from suburban residential up to high density.
- On September 13, 2007 the City Council approved a Minor General Plan Map Amendment to refine the land use location and quantities as well as changing the proposed site access.
- On May 8, 2008 the City Council approved the annexation of the Grand Vista Development with its associated PAD zoning document and Development Agreement.

Project Summary

The proposed land use change affects 375 acres of the project site, and the overall result is a decrease in land use intensity for the development. A detailed breakdown of the changes in land uses by acreage is attached. For non-residential land uses the primary changes include converting a private golf course into 169 acres of public open space, eliminating 163 acres of mixed-use to help create an open space central core, and reducing the amount of Employment by 23 acres.

The applicant is proposing to reconfigure some of the residential land uses based on market conditions including reducing the number of single family dwelling units by 350, and decreasing the number of multi-family dwelling units by 175. The total number of residential acres affected is 18 acres, with the overall residential density decreasing. The proposed overall difference in acres combined with residential and non-residential uses is 0.4 acres.

As a part of this request the applicant is also proposing a realignment of 203rd Avenue. The applicant has been working with the Maricopa County Department of Transportation (MCDOT) to ensure their proposed alignment is acceptable to them. Once completed, the realignment of 203rd will create a better sense of arrival into the community.

There are no municipal services currently on the property and the owner will still need to make these improvements as they go forward with development. The phasing of the project will also be determined in the future with market conditions driving the phasing plan.

Neighborhood Outreach Meeting

The applicant hosted a neighborhood meeting on Tuesday, November 5, 2013 from 5:30 to 6:30pm at the Nadaburg Elementary school. Approximately 30 people were in attendance including two City Staff persons. A detailed summary of the meeting is attached.

Findings

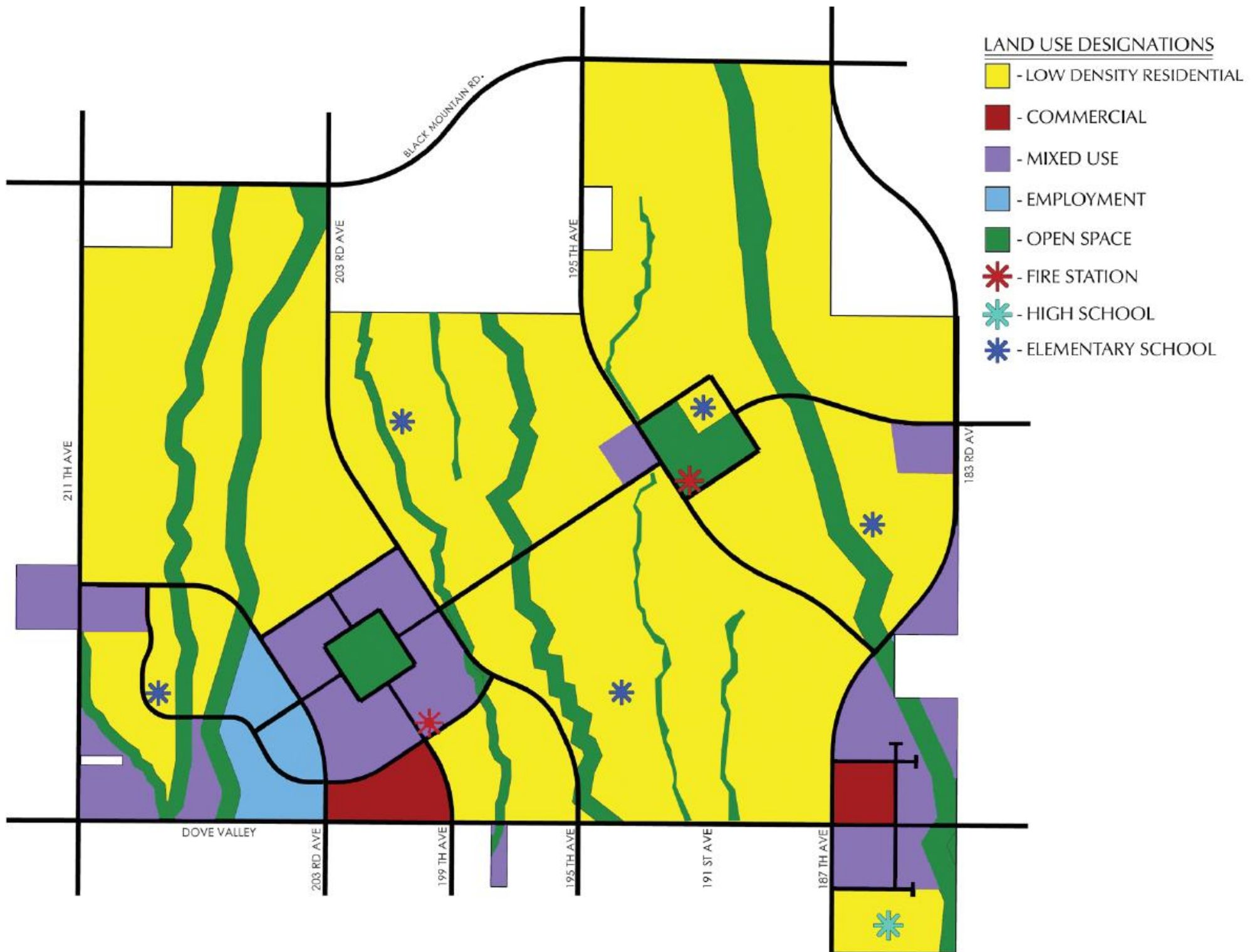
- The proposed amendments will not increase the overall intensity of the project, but instead decrease the intensity.
- The additional 169.1 acres of proposed open space will help with the conservation of the existing major wash corridor and allow for more recreational opportunities for the community.
- The realignment of 203rd Avenue is consistent with MCDOT's long range transportation plans and will provide a better arrival for the community.
- The proposed changes to the non-residential land uses will not eliminate any existing category completely; therefore a well balanced mix of land uses will still remain including commercial, employment and mixed-use to serve the community.

Recommendation

Staff recommends that the Planning Commission approve the request for a minor amendment to the General Plan to update the Land Use map.

Attachments

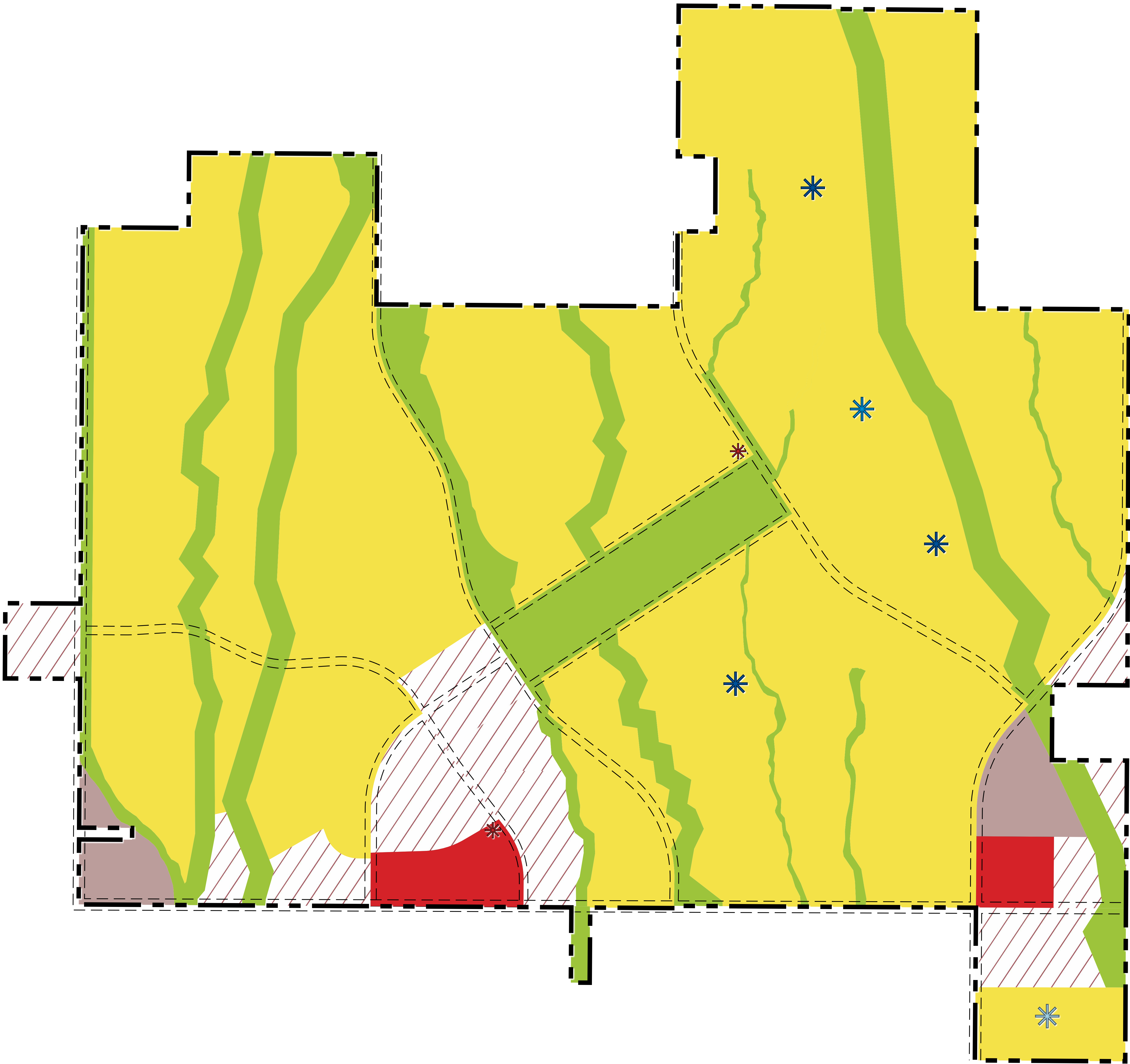
Vicinity Map, Neighborhood Meeting Summary, Existing Land Use Map, Proposed Land Use Map, Table of proposed land use changes.



Legend

- Low Density Residential
- Medium/High Density Res.
- Commercial
- Employment Center
- Mixed Use
- Open Space

- Fire Station
- Elementary School
- Middle School
- High School



SCALE : 1" = 800'



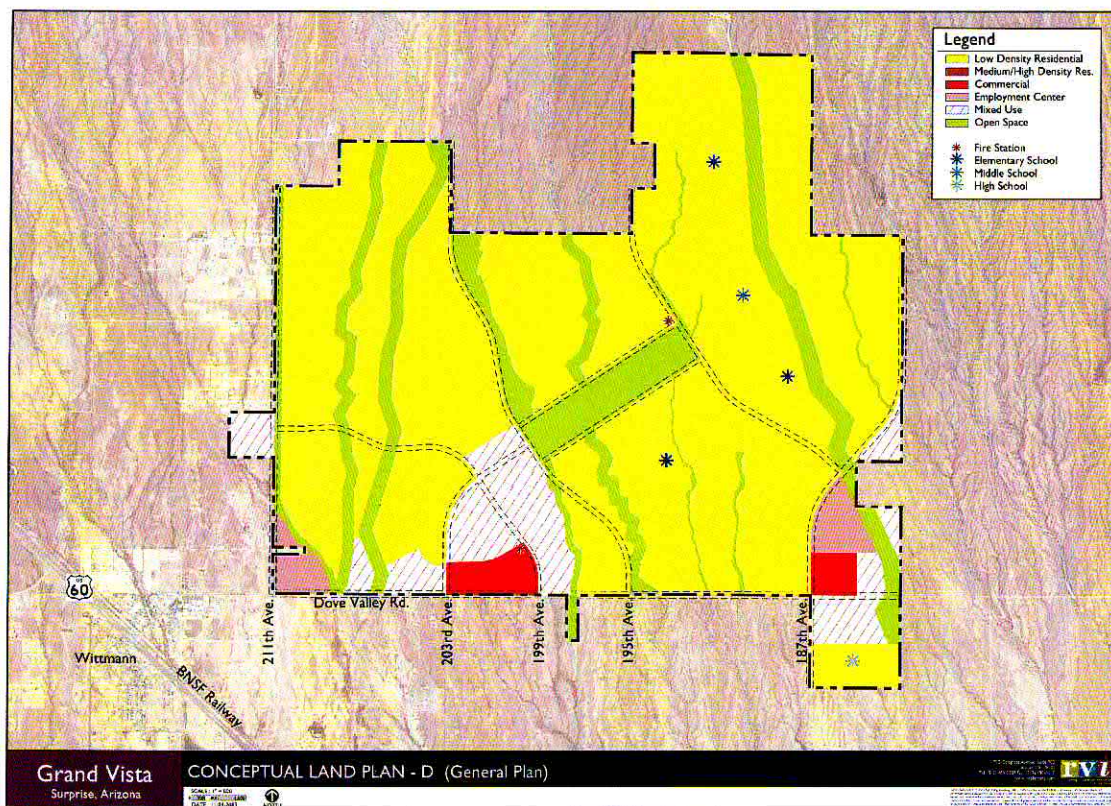
General Plan Land Use Schedule

	<i>Original Plan</i>	<i>Proposed</i>	<i>Difference</i>
	<i>Acreage (Acres)</i>	<i>Acreage (Acres)</i>	<i>Acreage (Acres)</i>
<i>Residential Development</i>			
Total	3,845.4	3,864.2	18.8
<i>Non-Residential Development</i>			
Commercial	108.7	107.7	-1.0
Mixed-Use	638.7	475.7	-163.0
Employment Center	136.5	113.0	-23.5
Total	883.9	696.4	-187.5
<i>Open Space</i>			
Total	755.5	924.6	169.1
<i>GRAND VISTA TOTAL</i>	5,484.8	5,485.2	.4

Grand Vista

Citizen Participation Report

Site Location: 211th Avenue and Dove Valley Road
FS13-416



Prepared for:
SFI Grand Vista LLC

Prepared by:
Berry Riddell & Rosensteel LLC
Wendy Riddell, Esq./Johnna Engquist
6750 E. Camelback Road, Suite 100
Scottsdale, AZ 85251
480-385-2727

Overview

This Citizen Participation Report is being performed in association with a Minor General Plan Amendment request for Grand Vista, an approximate 5,500 gross acre site generally bounded by Dove Valley Road to the south, 211th Avenue to the west, Black Mountain Road to the north, and 183rd Avenue to the east, aka: the Daimler Chrysler Proving Grounds site, (the "Property" or "Grand Vista"). The entire project team is sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, neighborhood associations, and other interested parties.

Parties Affected by Application

Property owners, consisting of approximately 27 adjacent landowners, were notified per the City of Surprise's requirements.

Notification and Information Procedures

Surrounding property owners within 750' were notified via first class mail regarding the project on October 21, 2013. This notification included information about the project, vicinity map, contact information to receive additional information, and the opportunity to give feedback. A copy of the letter is provided with this Report.

A public hearing sign was posted onsite on October 22, 2013. The sign reflects the upcoming meetings dates of the Planning & Zoning Commission and City Council. A copy of the Affidavit of Posting and pictures of the signs posted are attached hereto.

An Open House was conducted on Tuesday, November 5, 2013 at the Nadaburg Elementary School Multipurpose Room located at 21419 West Dove Valley Road, in Wittman, Arizona from 5:30 p.m. to 6:30 p.m. A copy of the Sign-In Sheet is provided with this Report.

Response Procedures

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely manner. The notification was given to the surrounding property owners (via mail and onsite sign) allowing them the opportunity to give feedback. As stated above, the entire development team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project contact information will be provided with the notification letter.

No response or inquiries were received as a result of the mailing sent on October 21, 2013 and the sign posted on October 22, 2013.

In total, 14 people attended the Open House. No significant concerns were expressed regarding the proposal. Some of the questions asked included the likely timing of the

project, questions regarding the status the Maricopa Association of Government's Parkway project, are there any changes to the schools proposed, and how water and sewer would be handled for the Property.

Subsequently an email was received from one of the neighbors advising the developer of a proposed rerouting of overhead power lines across the property. The developer's representative is currently researching this issue.

Attachments included with this Report

- Copy of letter notification letter
- Notification List
- Sign-In Sheet for November 5, 2013 Open House
- Affidavit of Sign Posting
- Photographic evidence of posting

BERRY RIDDELL & ROSENSTEEL LLC

Wendy R. Riddell, Esq.
(480) 682-3902
wr@brrlawaz.com

Our File No. 00663.0003

October 21, 2013

Re: Grand Vista Community Open House

Dear Property Owner, Homeowner Association or Interested Party:

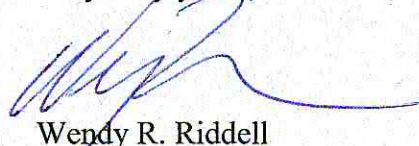
The purpose of this letter is to invite you to an Open House meeting being held on Tuesday, November 5, 2013 from 5:30 p.m. to 6:30 p.m. at the Nadaburg Elementary School Multipurpose Room located at 21419 West Dove Valley Road, in Wittmann, Arizona to discuss a Minor General Plan Amendment to revise the land use of an approximately 5,500-acre site generally bounded by Dove Valley Road to the south, 211th Avenue to the west, Black Mountain Road to the north, and 183rd Avenue to the east, aka: Daimler Chrysler Proving Grounds site.

Our firm submitted an application with the City of Surprise Planning and Zoning Department on September 25, 2013, on behalf of our client, iStar Financial, Inc., to amend the existing (2007 approved) General Plan Map to modify the existing land use configuration for Grand Vista, which includes removing the eastern golf course and introducing a central community park area along with numerous pocket parks, relocating the commercial parcels along Dove Valley Road, and reconfiguring the residential densities, types and locations throughout the Grand Vista master plan.

An extremely important part of our Minor General Plan Amendment is the citizen participation process. The purpose of this Open House meeting is to describe the proposal in detail and afford us the opportunity to address any concerns you may have. We would like to receive input from area property owners and stakeholders relative to the Minor General Plan Amendment. Your input is important to us and we will try to incorporate any suggestions you might have into our Plan.

Hopefully, you can attend our Open House meeting to discuss this project. Again, neighborhood feedback is highly desired and if you are unable to attend the open house meeting, please feel free to contact me at (480) 682-3902, or my assistant, Johnna Engquist, at (480) 385-2729 so that we can receive any questions or comments that you may have and, if you are planning to attend, we look forward to seeing you there.

Very truly yours,



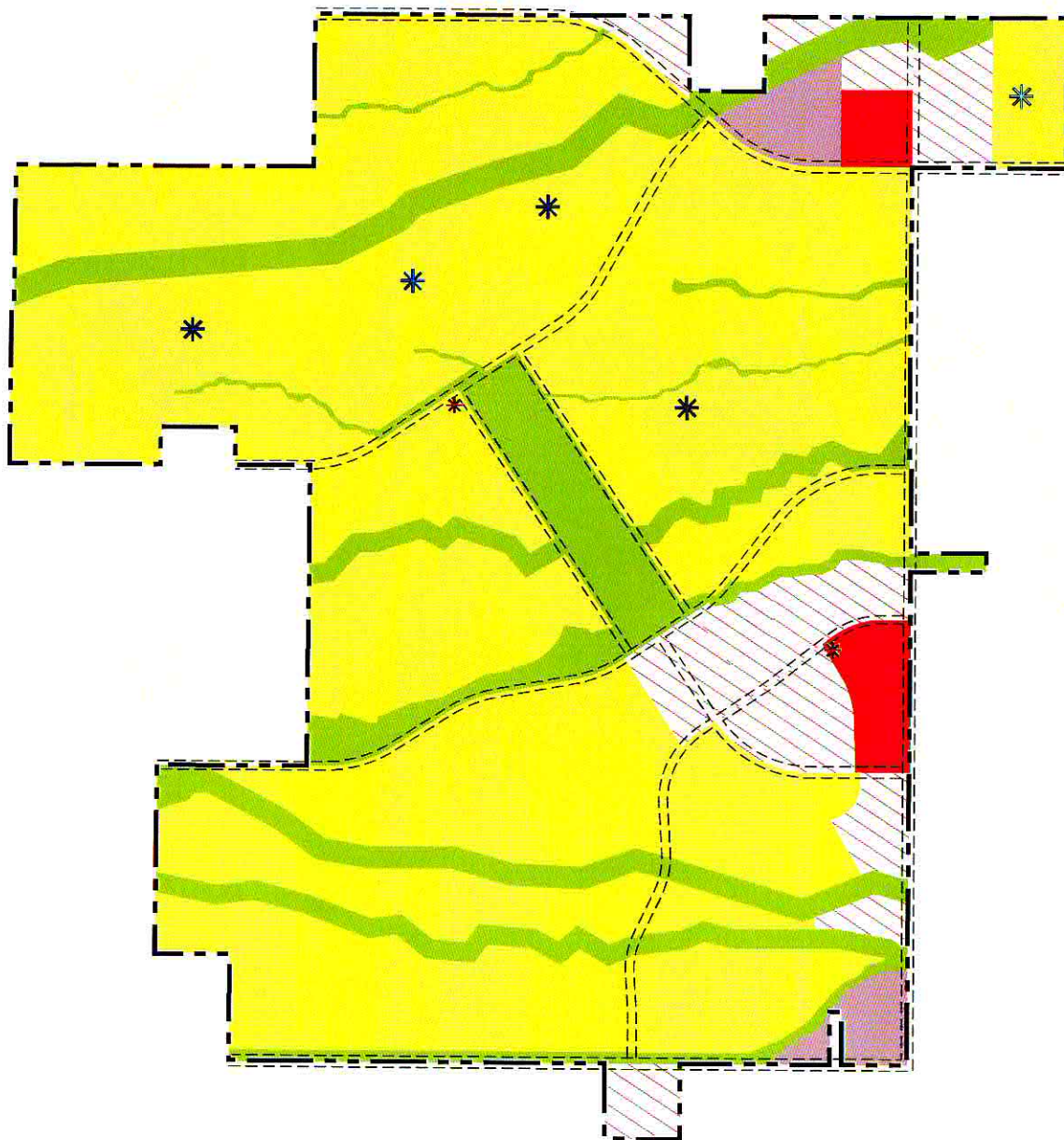
Wendy R. Riddell

Legend

- Low Density Residential
- Medium/High Density Res.
- Commercial
- Employment Center
- Mixed Use
- Open Space

- Fire Station
- Elementary School
- Middle School
- High School

- * * * *



SCALE: 1" = 800'
0 200 400 600 800



AMANTE MARC
PO BOX 784
WITTMANN AZ 85361

BT SUNHAVEN LLC
200 WITMER RD STE 200
HORSHAM PA 19044

BURLINGTON NORTHERN AND SANTA
FE RAILWAY CO
2500 LOU MENK DR NO AOB-3
FORT WORTH TX 76131-2830
DODD CHARLES V/MARLENA L
21133 W DOVE VALLEY RD
WITTMANN AZ 85361

DV40 LLC
7890 E MCCLAIN DR NO 5
SCOTTSDALE AZ 85260

GINDT KATHY
PO BOX 5231
GLENDALE AZ 85312

HANSEN III MORTEN A/MARY G
21202 W FLORENTINE RD
WITTMANN AZ 85361

HELTON JASON
PO BOX 128
WITTMANN AZ 85361

HELTON JASON/SELENA
PO BOX 128
WITTMANN AZ 85361

KELLOUGH JAMES W/CROMACK
DARLENE R
32720 N 211TH AVE
WITTMANN AZ 85361

MINOR BRENT/MARY
8001 NANEUM RD
ELLENSBURG WA 98926-5518

MURRAY ROBERT K/BETTY JOANNE
21137 W DOVE VALLEY
WITTMANN AZ 85361

NOTHACKER KARL R/ANTOINETTE TR
10231 COLLETT AVE
SEPULVEDA CA 91343-1430

NOTHING LEFT TO PROVE LLC/FRS-LB#1
LLC/ETAL
10777 W TWAIN AVE STE 225
LAS VEGAS NV 89135

P&R SIMPSON REVOCABLE TRUST
PO BOX 89
WITTMANN AZ 85361

PATTY DONALD M
4328 E DYNAMITE RD
CAVE CREEK AZ 85331

PREWITT CHANTZ/MELANIE
35026 HIGHWAY 201
FAIRVIEW MT 59221

RUSH CHARLES RAY/BRENDA JEAN
20636 W BRADLEY RD
WITTMANN AZ 85361-9503

SANTUCCI BRAD/SHELLEY
960 NE DRY CREEK RD
PRINEVILLE OR 97754

SLOW COWS LLC
7890 E MCCLAIN DR STE 5
SCOTTSDALE AZ 85260

TUHCIC ESAD
3921 W MARLETTE AVE
PHOENIX AZ 85019

WATSON THOMAS E/SHERRI L
21125 W DOVE VALLEY RD
WITTMANN AZ 85361

WILLIAMS-KIRK CHARLES/AUDREY
21129 W DOVE VALLEY RD
WITTMANN AZ 85361

Grand Vista Neighborhood Meeting Sign-In Sheet

Tuesday, November 5, 2013

Alana
Anad

Print Name	Address	Phone	Email
1. Pat Stewart	21339 W. Old Paint Tr	623-764-4001	pat.stewart@gmail.com
2. Ron Greer	34022 N. 214 th Dr.	623-388-0538	623316@hotmail.com
3. George Locke	21316 W. Galvin St	623-628-7467	GEORGE.L100@LIVE.COM
4. Peter Montec		(949) 517-0822	peter.montec@sabafin.com
5. Dan Flynn	22535 W. Gamble Ln Utah	623-261-6262	Klynn@nab6.org
6. Hobart Winkard	CITY OF SURPRISE	623-222-3156	HOBART.WINKARD@SURPRISEAZ.GOV
7. Kodi Schaffer	21140 W Caravaggio	480-268-6484	45millyrenee@gmail.com
8. Larry Coppi	35916 N. 213 th Dr	623 570 0394	LarryCoppi@AOL.COM
9. Justin Smith	21224 W Caravaggio Loop	623.451.4244	chemccologist@yahoo.com *
10. Phillip Renee Simpson	21223 W. Florence Rd	623 388-9909	naysimp@yahoo.com *
11. SANDY SCIALOJA	18232 W. DESERT LN.	623.347.2528	
12. Sam Odagui	21746 W. Lone Mtn Rd	602-350-2000	weld2012@gmail.com
13. Terry Gold	20837 W FRUNER Rd	970-390-3112	TGOLD1226@AOL.com *
14. Ben Goodman	17919 Center St	623 388 2121	bgoodman@NADABridge.org
15.			
16.			
17.			
18.			

*

*

AP5

* EMAIL MAP

Application No: FS13-416
Applicant Name: Berry Riddell & Rosensteel
Location: NEC of 211th Ave. & Dove Valley Rd.
Date Site Posted: October 22, 2013

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing in the City of Surprise shall erect two (2) signs giving notice of the date, time and place of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the responsibility of the applicant to remove the signs within one week after the final disposition of the case.

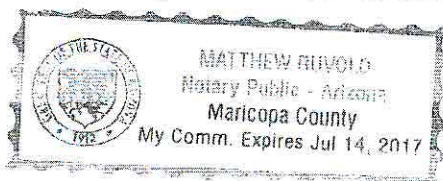
I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Pamela Swayze 10-22-13
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 22 day of Oct,

2013, and by Pamela Swayze. I witness whereof I hereunto

set my hand and official seal.



Matthew Rivold
Notary Public

7-1-2017
My commission expires

Return completed and notarized affidavit and all relevant photos to the Planning and Zoning Department at least fifteen (15) days prior to the scheduled meeting(s).

Office of Public Hearing City of Surprise

od Meeting Planning & Zoning
 Date: December 5, 2013
 Time: 6:00 PM
 Location: City of Surprise
 16000 N. Civic Cir. Plaza
 Surprise, AZ 85374

Case #: FS13-416

Please call to confirm dates:
 623-222-3154



10/22/2013 14:40:15

Office of Public Hearing City of Surprise

id Meeting Planning & Zoning
 Date: December 5, 2013
 Time: 6:00 PM
 Location: City of Surprise
 16000 N. Civic Cir. Plaza
 Surprise, AZ 85374

Case #: FS13-416

Please call to confirm dates:
 623-222-3154



10/22/2013 15:26:40

Notice of Public Hearing City of Surprise

Neighborhood Meeting Planning & Zoning
 Date: November 5, 2013
 Time: 5:30 - 6:30 PM
 Location: Naderburg Elementary
 21419 W. Dove Valley Rd.
 Wilman, AZ 85361

Case #: FS13-416

Please call to confirm dates:
 623-222-3154



10/22/2013 14:40:32

Notice of Public Hearing City of Surprise

Neighborhood Meeting Planning & Zoning
 Date: November 5, 2013
 Time: 5:30 - 6:30 PM
 Location: Naderburg Elementary
 21419 W. Dove Valley Rd.
 Wilman, AZ 85361

Case #: FS13-416

Please call to confirm dates:
 623-222-3154



10/22/2013 15:26:13