

# SITE PLAN REVIEW AGENDA

8/11/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

## ITEM NO: 1 Resubmit

SITE PLAN NO: SPR21086

PROJECT TITLE: Plaza Drive

DESCRIPTION: Drive Thru Building (BRP)

APPLICANT: Westwood Plaza LLC

OWNER: WESTWOOD PLAZA LLC

APN: 081160006

LOCATION: Corner of Plaza & E Campus Dr

## ITEM NO: 2

SITE PLAN NO: SPR21138

PROJECT TITLE: Panda Express Restaurant with Drive-thru

DESCRIPTION: Construction of a new 2500 sf Panda Express restaurant (CR)

APPLICANT: Lupe Sandoval

OWNER: VISCA INVESTMENT CO

APN: 126960001

LOCATION: 4607 S MOONEY BLVD  
4425 S MOONEY BLVD

## ITEM NO: 3

SITE PLAN NO: SPR21139

PROJECT TITLE: David Gonzales

DESCRIPTION: Lot Line Adjustment -1018 E. Mineral King Ave. & 213 Oakhurst St. (C-MU)

APPLICANT: David Gonzales

OWNER: GONZALES DAVID E

APN: 094211018

LOCATION: 1018 E. Mineral King Ave & 213 S. Oakhurst St

## ITEM NO: 4

SITE PLAN NO: SPR21140

PROJECT TITLE: Rockwood Estates

DESCRIPTION: 5.4 acres, to be divided into 30 paper lots and developed as a gated community (PUD) R-1-5

APPLICANT: Daniel Calderon

OWNER: RYZEN DEVELOPMENT INC

APN: 091333044

LOCATION:

## ITEM NO: 5

SITE PLAN NO: SPR21141

PROJECT TITLE: Belissa Multi-Family CUP

DESCRIPTION: Proposing 168 multi-family units on an approximately 7.15+ acre site. (X)

APPLICANT: David Duda

OWNER: O & B CRANDELL LLC

APN: 077050006

LOCATION:

AFTER REVIEW OF REGULAR AGENDA ITEMS, THE COMMITTEE WILL BE AVAILABLE TO REVIEW OFF-AGENDA ITEMS FOR INFORMAL REVIEW. THE COMMITTEE WILL BE AVAILABLE TO ANSWER QUESTIONS AT THAT TIME.

# SITE PLAN REVIEW AGENDA

8/11/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

## ITEM NO: 6

SITE PLAN NO: SPR21142

PROJECT TITLE: Dish Wireless / 301049

DESCRIPTION: Dish Wireless to collocate to an existing tower by removing existing microwave dish & adding on 3 new antennas. Tower and ground work to be done with no expansion to the premises. (I)

APPLICANT: Carol Kincheloe

OWNER: CELILLO DON G (TR)

APN: 077150020

LOCATION: 1830 N KELSEY ST

## ITEM NO: 7

SITE PLAN NO: SPR21143

PROJECT TITLE: RSD

DESCRIPTION: Extension of existing tilt up by 56,000 sf (I)

APPLICANT: Nate Strable

OWNER: REFRIGERATION SUPPLIES DISTRIBUTOR

APN: 081130091

LOCATION: 10014 W NICHOLAS AVE

## ITEM NO: 8

SITE PLAN NO: SPR21144

PROJECT TITLE: Orchard Walk Medium Density Project

DESCRIPTION: Development of vacant parcel into 158 single-family residential lots. (R-M-2)

APPLICANT: Scott N

OWNER: NORTH VISALIA HOLDINGS LLC

APN: 079310005

079310004

LOCATION: North corner of N. Court St & W. Riggin Ave

# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and assistance in filling out this application can be found at the City of Visalia website (www.visalia.city) or by calling (559) 713-4440-



This application MUST be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirements & submittal details on Page 2). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -

- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: Plaza Drive Date: 8/4/2021

Project Description: Drive Thru Building

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: 21086

Property Owner: Westwood Plaza, LLC

Applicant(s) Name: Westwood Plaza, LLC

Project Address/Location: Corner of Plaza and East Campus Drive

Assessor Parcel Number: 081-160-006

Parcel Size (Acreage or Square Feet): 1.01 Acres Building or Suite Square Footage: 2,200 Sqft

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ N/A

Describe All Proposed Building Modifications: Construction of new drive thru building

--- THIS AREA FOR CITY STAFF USE ONLY ---

Date Received: 08/04/2021

SPR Agenda: 08/11/2021 Item No. \_\_\_\_\_

Zone: \_\_\_\_\_ SPR No. 21-086

Historic District: Yes  No

Flood Zone: X  AE  X/AE

OPERATIONS & TRAFFIC INFORMATION

-- A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS --

Existing/Prior Building Use: Vacant

Proposed Building Use: Retail

Proposed Hours of Operation: 5 Am-Midnight, 7 Days/Week

Days of Week In Operation (Circle): Su M T W Th F Sa

Number of Employees Per Day: Existing 0 Proposed 6

Number of Customers Per Day (Estimated): Existing 0 Proposed 200

Predicted Peak Operating Hour: \_\_\_\_\_

Describe Any Truck Delivery Schedule & Operations: \_\_\_\_\_

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): \_\_\_\_\_

Describe Any Special Events Planned for the Facility: \_\_\_\_\_

SITE PLAN REQUIREMENTS

**SITE PLAN MINIMUM REQUIREMENTS**

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:
  - North arrow
  - Existing & proposed structures
  - Loading/unloading areas
  - All existing & proposed site features
  - Adjacent street names
  - Accessible path of travel from right of way
  - Site dimensions, including building
  - Refuse enclosures & containers
  - Accessible path of travel from ADA stall
  - Existing and proposed fencing at site
  - Valley oak trees (show drip line)
  - Location and width of drive approaches to site
  - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
  - Existing & proposed landscaping
  - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
  - Parking stalls (include ADA)

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: Westwood Plaza, LLC Signature of Owner or Authorized Agent\* \_\_\_\_\_

Address: 134 N Main St, Ste B \_\_\_\_\_ 8/4/2021

City, State, Zip Porterville, CA 93257 Owner  Date \_\_\_\_\_

Phone: 559-782-0200 \_\_\_\_\_

Email: sunny@baenterprisesinc.com Authorized Agent\* \_\_\_\_\_ Date \_\_\_\_\_

\* If signed by an authorized agent , the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION FORM

**AGENCY AUTHORIZATION**

OWNER:

I, \_\_\_\_\_, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

\_\_\_\_\_

AGENT:

I designate \_\_\_\_\_, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to \_\_\_\_\_ relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

<u>OWNER</u>	Signatures	<u>AGENT</u>
Signature of Owner _____		Signature of Agent _____
Owner Mailing Address _____		Agent Mailing Address _____
Owner Phone Number _____		Agent Phone Number _____



**Starbucks's Drive-Thru Queue Plan**  
**224 N. Plaza Drive.**  
**Visalia, CA**

- Starbucks internal program requires at least 6 car stack. From the order point to the pick-up window, which is the length needed to keep the DT lane moving; it is structured to maximize flow through the DT. The length from order point to pick-up window is +/- 126'4".
- The driveway is 9 car lengths at +/- 180'-0" from East Campus to the entry of the DT.
- Sbox does not have grand openings or seasonal or promotional times, which helps in maintaining a steady flow of traffic throughout the year.
- In the event that spillover occurs, which is very rare, Store Operation is able to do the following to mitigate the issue including:
  - Place a partner with a headset outside the store to expedite orders
  - Adding equipment to the store to maximize productivity
  - Adding additional head count to maximize productivity
  - Adding curbside pick-up as an MOP option to relieve pressure on DT
- A Site Plan shows directional arrows and signage that would encourage stacking from the first curb cut, heading north on East Campus Drive, by way of Plaza Drive.



**DT ARROW GRAPHICS**

**DT SIGNAGE**

PLAZA DRIVE

EAST CAMPUS DRIVE

EAST CAMPUS DRIVE

MORNING COMMUTE

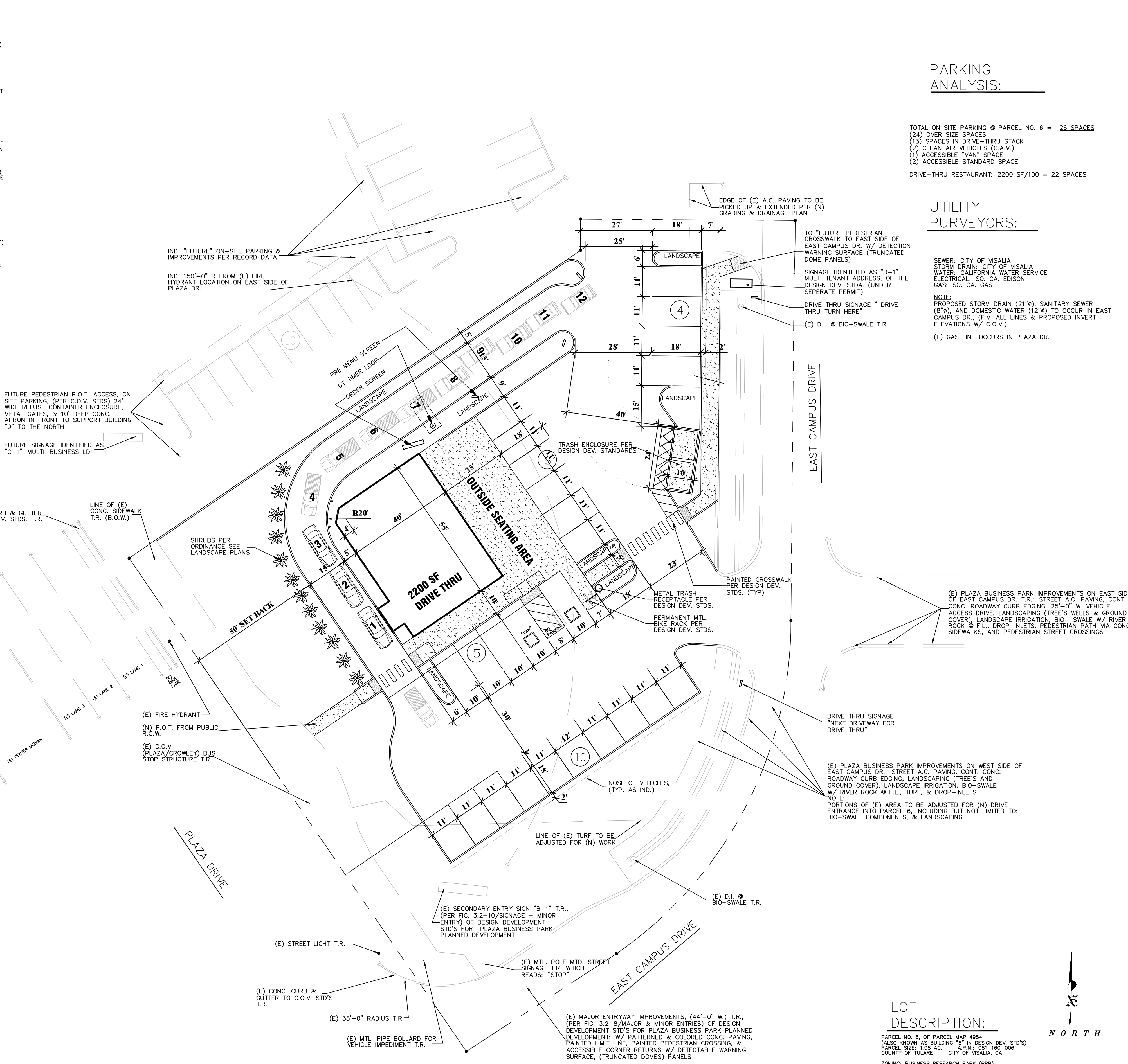
0' 5' 10' 25' 50' 100'





CITY OF VISALIA, & DESIGN DEVELOPMENT STD. FOR PLAZA BUSINESS PARK PLANNED DEVELOPMENT:

- PARKING LOT STRUCTURAL SECTION SHALL CONSIST OF 2" THICK ASPHALT CONCRETE, OVER 4" THICK CLASS II AGGREGATE BASE, OVER 8" MIN. OF SUB-BASE COMPACTED TO 98% RELATIVE COMPACTION (R.C.). DESIGN STRUCTURAL PAVING SECTION TO TRAFFIC INDEX OF 5.0 MIN. FOR SOLID WASTE TRUCK TRAVEL PATH. (SEE NOTE #32 BLW.)
- MIN. SLOPE OF ASPHALT CONCRETE SURFACE = 1%. CONCRETE PAVEMENT = 0.25%. CURB AND GUTTER = 0.25%. AND CONC. VEE-GUTTER = 0.25%. PER C.O.V. IMPROVEMENT STD'S.
- AN 8.0 S.F. MIN. LANDSCAPE ISLAND/WELL SHALL BE INSTALLED EVERY 10' CONTIGUOUS PARKING SPACES. (C.O.V. ZONING ORD. SEC. 17.30.130.C)
- PER DESIGN DEVELOPMENT STD'S FOR PLAZA BUSINESS PARK PLANNED DEVELOPMENT, 3.1.6, PG. 3-1, OFF-STREET (SHARED) PARKING IS PROVIDED @ A RATE OF 3.6 PARKING SPACES PER 1,000.0 S.F. OF GROSS LEASABLE AREA (GLA). PER 3.2.1, PG. 3-4 OF THE DEVELOPMENT STD'S: OFF-STREET PARKING FOR OFFICES IS 1 SPACE/250.0 S.F. OF FLOOR AREA W/ A MIN. OF 4 SPACES, RESTAURANTS & CAFES IS 1 SPACE/100.0 S.F. OF FLOOR AREA. 30% OF THE REQUIRED PARKING STALLS MAY BE COMPACT & SHALL BE EVENLY DISTRIBUTED IN THE ON-SITE LOT. (C.O.V. ZONING ORD. SEC. 17.34.030.)
- "SA" MARKING FOR (ON-SITE) ACCESSIBLE PARKING SPACE, (OR STALL) TO BE PER C.O.V. STD'S "PK-4". (SEE ARCH. SITE PLAN FOR LOCATION(S))
- PROVIDE (1) ACCESSIBLE DBL. 24"-0" REFUSE CONTAINER, CONC. APRON IN FRONT OF REFUSE ENCLOSURE, 30" H. PROTECTION BOLLARDS @ FRONT, PLASTERED C.M.U. WALLS, BUILT-UP PLASTER BAND @ TOP OF REFUSE ENCLOSURE, & MTL. ENCLOSURE GATES PER C.O.V. STD'S "7A-3", "7A-4", AND "7A-5" (OR "A") W/ PERFORATED SHEET MTL. PANELS INSTALLED @ DOORS IN LIEU OF C.O.V. STD. OF 20 GA. CORRUGATED MTL. REFER TO DESIGN DEVELOPMENT STD'S FOR PLAZA BUSINESS PARK PLANNED DEVELOPMENT, FIG. 4.0-1 TRASH ENCLOSURE DETAILS, PGS. 4-2. (SEE ARCH. SITE PLAN FOR LOCATION)
- ON-SITE PARKING LOT LIGHTING POLES TO BE MOUNTED ON CONC. PEDESTALS PER C.O.V. STD'S "PK-5". (SEE ELEC. DWGS. FOR LOCATIONS), AND MEET THE REQUIREMENTS OF THE DESIGN DEVELOPMENT STD'S FOR PLAZA BUSINESS PARK PLANNED DEVELOPMENT UNDER 3.2.4 LIGHTING, PG. 3-17. MAX. HEIGHT OF FIXTURES IS 30'-0" ABOVE GRADE. PARKING LOT LIGHTING SHALL BE DESIGNED SO THAT THERE SHALL BE MAX. INITIAL ILLUMINATION OF 0.20 HORIZONTAL, & VERTICAL FOOT-CANDELES @ THE SITE BOUNDARY, AND NO MORE THAN 0.10 FOOT-CANDELES @ THE PUBLIC STREET CURB LINE, CONSISTENT W/ "LEED" NIGHTLOW ELIMINATION GUIDELINES
- ON-SITE DETECTABLE WARNING SURFACE, (TRUNCATED DOME PANELS) TO MEET REQUIREMENTS OF THE C.O.V. STD'S "C-33". (SEE ARCH. SITE PLAN FOR LOCATION(S))
- ALL ON-SITE AND OFF-SITE CONC. WORK TO MEET THE REQUIREMENTS OF C.O.V. CONC. SPECIFICATIONS "C-1" AND "C-2" (TYP.)
- ON-SITE CONC. LANDSCAPE (BARRIER) CURB SHALL BE PER C.O.V. STD'S "C-8". (SEE SITE PLAN FOR INDICATED LOCATIONS)
- FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY A CITY OF VISALIA ENCROACHMENT PERMIT WILL BE REQUIRED
- (AT DRIVE-THRU RESTAURANT SPACE) THIS PROJECT IS TO MEET THE FOLLOWING REQUIREMENTS: WASTEWATER DISCHARGE PER APPLICATION REQUIRED PER C.O.V. PUBLIC WORKS DEPT., "QUALITY ASSURANCE DIVISION", A GREASE INTERCEPTOR REQUIRED, MIN. SIZE 1,000 GAL. AND NO SINGLE PASS COOLING WATER IS PERMITTED
- (PLUMBING) TRAPS REQUIRED, CONSTRUCTION OF TRAPS, AND MAINTENANCE OF TRAPS SHALL MEET THE REQUIREMENTS OF C.O.V. ORDINANCE 13.08
- (AT DRIVE-THRU RESTAURANT SPACE) PLANS MUST ALSO BE SUBMITTED, REVIEWED, AND APPROVED BY THE TULARE COUNTY HEALTH & HUMAN SERVICES AGENCY PRIOR TO BUILDING PERMIT BEING ISSUED, AND FOLLOWED BY A SECOND JOB-SITE INSPECTION FOR PROPER INSTALLATION
- (PER C.O.V.) SCHOOL DEVELOPMENT FEES, COMMERCIAL \$0.54 PER SQUARE FOOT
- (N) LANDSCAPE PLANS, PLANT LIST & SCHEDULE, TREE SIZE & TREE SPACING, & TABLE 3.2-3 LANDSCAPE PALETTE SHALL COMPLY W/ THE DESIGN DEVELOPMENT STD'S FOR PLAZA BUSINESS PARK PLANNED DEVELOPMENT, SPECIFICALLY PAGES 3-18 THRU 3-22. MINIMUM AMOUNT OF LANDSCAPED PARKING AREA SHALL BE 5% TOTAL AREA. (PER C.O.V.)
- (N) LANDSCAPE AND IRRIGATION PLANS TO COMPLY W/ STATE OF CALIFORNIA "MVELO" STANDARDS. NOTE: PRIOR TO A FINAL FOR THE PROJECT, A SIGNED CERTIFICATE OF COMPLIANCE FOR THE "MVELO" STD'S IS REQUIRED INDICATING THAT THE LANDSCAPING HAS BEEN INSTALLED TO "MVELO" STD'S
- (IF APPLICABLE TO THE DESIGN), PROVIDE SCREENING FOR ROOF MOUNTED EQUIPMENT, (C.O.V. ZONING ORD. SEC. 17.30.130.F)
- (AT DRIVE-THRU RESTAURANT SPACE) MENU BOARDS AND SIGNAGE SHALL BE ORIENTATED OR SCREENED TO AVOID DIRECT VISIBILITY FROM ADJACENT PUBLIC STREETS
- (AT DRIVE-THRU RESTAURANT SPACE) THE PROPOSED DRIVE-THRU LANE LOCATION IS GREATER THAN 250 FEET FROM THE NEAREST RESIDENTIALLY ZONED PROPERTY. NO COMPONENT OR ASPECT OF THE DRIVE-THRU LANE OR ITS OPERATION SHALL GENERATE NOISE LEVELS IN EXCESS OF 60db BETWEEN THE HOURS OF 7:00 P.M. AND 6:00 A.M. DAILY
- (PER C.O.V. REQUIREMENTS) BUILDING ADDRESS NUMBER MUST BE PLACED ON THE EXTERIOR OF THE BUILDING IN SUCH A POSITION AS TO BE CLEARLY AND PLAINLY VISIBLE FROM THE STREET. NUMBERS SHALL BE @ LEAST FOUR INCHES (4") HIGH AND SHALL BE OF A COLOR TO CONTRAST W/ THEIR BACKGROUND. PER DESIGN DEVELOPMENT STD'S FOR PLAZA BUSINESS PARK PLANNED DEVELOPMENT, THE ADDRESS NUMBER SHALL BE ANOVED ALUMINUM NUMBERS, PROTECTED MOUNTED @ THE LOWER AREA OF THE BUILDINGS PLASTER ROOF FASCIA AREA TOWARDS THE CORNER. (REFER TO PG. 3-15 OF THE DEVELOPMENT STD'S)
- A KNOX BOX KEY LOCK SYSTEM IS REQUIRED, WHERE ACCESS TO OR WITHIN A STRUCTURE OR AN AREA IS RESTRICTED BECAUSE OF SECURED OPENINGS (DOORS AND GATES) OR FOR FIRE FIGHTING PURPOSES, A KEY BOX IS TO BE INSTALLED IN AN APPROVED LOCATION. (NOTE: KNOX BOXES SHALL BE ORDERED USING AN APPROVED APPLICATION THAT CAN BE FOUND AT FIRE ADMINISTRATION OFFICE LOCATED AT 707 W. ACEQUIA AVE., VISALIA, CA. PLEASE ALLOW ADEQUATE TIME FOR SHIPPING AND INSTALLATION)
- ALL HARDWARE ON EXIT DOORS SHALL COMPLY W/ CHAPTER 10 (MEANS OF EGRESS) OF THE 2016 CALIFORNIA FIRE CODE. THIS INCLUDES ALL LOCKS, LATCHES, SOFT LOCKS, AND PANGING AND FIRE EXIT HARDWARE
- PROVIDE ILLUMINATED EXIT SIGNS, AND EMERGENCY LIGHTING THROUGHOUT BUILDINGS, (REFER TO ELEC. DWGS.)
- FUGITIVE DUST WILL BE CONTROLLED IN ACCORDANCE W/ THE APPLICABLE RULES OF THE SAN JOAQUIN VALLEY AIR DISTRICTS REGULATION VIII. COPIES OF ANY REQUIRED PERMITS WILL BE PROVIDED TO THE C.O.V.
- IF THE PROJECT REQUIRES DISCRETIONARY APPROVAL FROM THE C.O.V., IT MAY BE SUBJECT TO THE SAN JOAQUIN VALLEY AIR DISTRICTS RULE 5010 INDIRECT SOURCE REVIEW PER THE RULES APPLICABILITY CRITERIA. A COPY OF THE APPROVED APPLICATION WILL BE PROVIDED TO THE C.O.V.
- (AT DRIVE-THRU RESTAURANT SPACE) COMMERCIAL COOKING APPLIANCES & DOMESTIC COOKING APPLIANCES USED FOR COMMERCIAL PURPOSES THAT PRODUCES GREASE LADEN VAPORS SHALL BE PROVIDED W/ A TYPE I HOOD IN ACCORDANCE W/ THE C.M.C. AND AN AUTOMATIC FIRE EXTINGUISHING SYSTEM W/ REQUIRED MAKE-UP AIR TO THE HOOD
- CONSTRUCTION SITE SHALL HAVE AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, AND SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON SITE
- A CONSTRUCTION ACCESS ROAD IS REQUIRED AND SHALL BE A MIN. OF 20' WIDE. THE ROAD SHALL BE AN ALL-WEATHER DRIVING SURFACE ACCESSIBLE PRIOR TO AND DURING CONSTRUCTION. THE ACCESS ROAD SHALL BE CAPABLE OF HOLDING 75,000 POUNDS PER PIECE OF FIRE APPARATUS, AND SHALL PROVIDE ACCESS TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPT. CONNECTIONS (F.D.C.)
- A FIRE APPARATUS ACCESS ROAD(S) SHALL BE PROVIDED AND MUST COMPLY W/ THE C.F.C. AND EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. MIN. TURNING RADIUS FOR EMERGENCY FIRE APPARATUS SHALL BE 20 FEET INSIDE RADIUS AND 45 FEET OUTSIDE RADIUS
- ON-SITE TRAFFIC NOISES SHALL BE PER C.O.V. STANDARDS, (TYP.)
- DESIGN PAVING SECTION TO TRAFFIC INDEX OF 5.0 MIN. FOR SOLID WASTE TRUCK TRAVEL PATH AT 55,000 LBS. (OR 27.5 TONS)
- THE (N) FIRE HYDRANT LOCATION SHOWN ON THE SITE PLAN TO BE APPROVED BY THE C.O.V. FIRE DEPT., AND SHALL COMPLY W/ THE C.O.V. ENGINEERING STANDARD DESIGN
- THIS PROJECT SHALL MEET THE REQUIREMENTS OF THE DESIGN DEVELOPMENT STD'S FOR PLAZA BUSINESS PARK PLANNED DEVELOPMENT FOR ON-SITE PEDESTRIAN AMENITIES PER 3.2.6, PG. 3-23, INCLUDING BUT NOT LIMITED TO: BENCHES, BIKE RACKS, LIGHTED BOLLARDS, AND TRASH RECEPTALS. REFER TO THE ABOVE REFERENCED DESIGN STD'S FOR THE NECESSARY FACTORS FOR DETERMINING THE REQUIRED NUMBER OF PEDESTRIAN BENCHES AND BIKE RACKS FOR THIS PROJECT
- ALL RETAIL SIGNAGE FOR SINGLE, OR MULTI-TENANT FREESTANDING SIGNS, BUILDING SIGNS, AND VEHICULAR & PEDESTRIAN ON-SITE DIRECTIONAL SIGNS SHALL BE REVIEWED AND APPROVED BY THE ENHANCED SIGN CONSULTANT FOR THE PLAZA BUSINESS PARK PLANNED DEVELOPMENT PRIOR TO FABRICATION AND INSTALLATION. ALL SIGNAGE AT SAID DEVELOPMENT WILL ALSO CONFORM TO THE C.O.V. SIGN ORDINANCE, (TYP.) REFER TO THE DESIGN DEVELOPMENT STD'S FOR PLAZA BUSINESS PARK PLANNED DEVELOPMENT, PG. 3-14, "D-1" TENANT ADDRESS SIGN FOR ADDITIONAL SIGN REQUIREMENTS
- THE OPERATIONAL STATEMENT FOR THE QUICK SERVICE RESTAURANT INCLUDING DRIVE-THRU FACILITY, DAYS OF OPERATION, AND HOURS OF OPERATION, BUILDING SIZE, & NUMBER OF EMPLOYEES SHALL BE PER APPENDIX "F" OF THE DESIGN DEVELOPMENT STD'S FOR PLAZA BUSINESS PARK PLANNED DEVELOPMENT
- ARCHITECTURAL DESIGN STD'S, COLOR PALETTES, & MATERIAL STD'S FOR ALL BUILDINGS SHALL MEET THE REQUIREMENTS OF THE DESIGN DEVELOPMENT STD'S FOR PLAZA BUSINESS PARK PLANNED DEVELOPMENT, SPECIFICALLY PAGES 3-2 THRU 3-8
- GROUND MOUNTED MECHANICAL EQUIPMENT (I.E. CONDENSERS), AND ELECTRICAL EQUIPMENT (I.E. TRANSFORMERS) SHALL BE SCREENED W/ SOLID WALLS AND LANDSCAPING THAT IS COMPATIBLE W/ THE BUILDING MATERIALS & DESIGN



PARKING ANALYSIS:

TOTAL ON SITE PARKING @ PARCEL NO. 6 = 26 SPACES  
 (24) OVER SIZE SPACES  
 (13) SPACES IN DRIVE-THRU STACK  
 (2) CLEAN AIR VEHICLES (C.A.V.)  
 (1) ACCESSIBLE "VAN" SPACE  
 (2) ACCESSIBLE STANDARD SPACE  
 DRIVE-THRU RESTAURANT: 2200 SF/100' = 22 SPACES

UTILITY PURVEYORS:

SEWER: CITY OF VISALIA  
 STORM DRAIN: CITY OF VISALIA  
 WATER: CALIFORNIA WATER SERVICE  
 ELECTRICAL: SO. CA. EDISON  
 GAS: SO. CA. GAS  
 NOTE:  
 PROPOSED STORM DRAIN (21"), SANITARY SEWER (8"), AND DOMESTIC WATER (12") TO OCCUR IN EAST CAMPUS DR., (F.V. ALL LINES & PROPOSED INVERT ELEVATIONS W/ C.O.V.)  
 (E) GAS LINE OCCURS IN PLAZA DR.

ARCHITECTURAL SITE PLAN - (PRELIMINARY)

REVISIONS	BY
A	7-19-21 MH

**HILLMAN BUILDING DESIGNERS**  
 SPECIALIZING IN CUSTOM DESIGNS  
 SINCE 1970  
 34583 Hwy. 190 Springville, CA 95265  
 Tel. (559) 781-1938  
 Email hillmandesigns@comcast.net

PROPOSED DEVELOPMENT FOR:  
**WESTWOOD PLAZA LLC**  
 PLAZA BUSINESS PARK

DATE 06-24-21  
 SCALE 1"=20'  
 DRAWN MH  
 JOB 21019  
 SHEET

**A-1**

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- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: Panda Express Restaurant with Drive-Thru Date: 2/23/2021

Project Description: Construction of a new 2,500 S.F. Panda Express Restaurant with Drive-Thru

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: CUP: Site Plan Review #2019-055  
TPM: Site Plan Review #2019-158

Property Owner: Visalia Parkway Partners, LLC

Applicant(s) Name: Lupe Sandoval - CRM Architects & Planners

Project Address/Location: Parcel in New Development at the Southwest Corner of Mooney & Visalia Intersection

Assessor Parcel Number: Not provided yet 126-960-001

Parcel Size (Acreage or Square Feet): 33,976 sq. ft Building or Suite Square Footage: 2,500 sq. ft.

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ Not applicable

Describe All Proposed Building Modifications: Not applicable

--- THIS AREA FOR CITY STAFF USE ONLY ---

Date Received: 07/29/2021  
 SPR Agenda: 07/11/2021 Item No. \_\_\_\_\_  
 Zone: CR SPR No. 21-138  
 Historic District: Yes  No   
 Flood Zone:  AE  X/AE

-- A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS --

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: Not existing building on site, land is currently vacant for new development

Proposed Building Use: Gourmet Chinese Food Restaurant with Drive-Thru, please see included Project Narrative

Proposed Hours of Operation: 10am to 10pm

Days of Week In Operation (Circle): Su M T W Th F Sa

Number of Employees Per Day: Existing 0 Proposed 3

Number of Customers Per Day (Estimated): Existing 0 Proposed 250

Predicted Peak Operating Hour: 12pm & again at 6pm

Describe Any Truck Delivery Schedule & Operations: Truck delivery of foods and supplies twice a week during non-operational hours.

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees

(Provide Separate Attachment if Necessary): Please see included project narrative for additional details

Describe Any Special Events Planned for the Facility: Please see included project narrative for additional details



**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
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  - Site dimensions, including building
  - Refuse enclosures & containers
  - Accessible path of travel from ADA stall
  - Existing and proposed fencing at site
  - Valley oak trees (show drip line)
  - Location and width of drive approaches to site
  - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
  - Existing & proposed landscaping
  - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
  - Parking stalls (include ADA)

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)  
 Lupe Sandoval -

Name: CRM Architects & Planners  
 Address: 5800 Stanford Ranch Rd Ste 720  
 City, State, Zip Rocklin, CA 95765  
 Phone: (559) 903-0336  
 Email: LupeS@CRMArchitects.com

Signature of Owner or Authorized Agent\*

James Sheehaney, Manager  
Owner

6/29/2021  
 Date

Lupe Sandoval  
 Authorized Agent\*

7/29/2021  
 Date

\* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:

I, James Sheehaney, Manager - Visalia Parkway Partners, LLC declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

126 - 960 - 001

AGENT:

I designate Lupe Sandoval to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Construct a Panda Express Restaurant with Drive-Thru relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this 29<sup>th</sup> day of June, 2021.

OWNER	AGENT
<u>James Sheehaney</u> <small>Signature of Owner</small>	<u>Lupe Sandoval</u> <small>Signature of Agent</small>
<u>405 N. Palm Avenue</u> <small>Owner Mailing Address</small>	<u>5800 Stanford Ranch Rd, Ste 720</u> <small>Agent Mailing Address</small>
<u>Fresno, CA 93701</u> <small>Owner Phone Number</small>	<u>Rocklin, C 95765</u> <small>Agent Phone Number</small>
<u>(559) 266-5055</u>	<u>(559) 903-0336</u>



July 29, 2021

City of Visalia  
Community Development  
315 E. Acequia Avenue  
Visalia, CA 93291

RE: Proposed New Panda Express Restaurants  
SWC of Mooney Blvd & Visalia Parkway  
Visalia, CA 93277

## **Project Narrative**

The proposed free-standing drive-thru restaurant would be located on an un-developed parcel at the Southeast corner of Mooney Blvd & Visalia Parkway. The proposed restaurant would be a Panda Express. The site is currently undeveloped but is part of a larger development. The subject parcel will be bounded on the North by a proposed Texas Roadhouse Restaurant with Drive-Thru and a proposed Dutch Bros. to the South. The nearest street access is Mooney Blvd, adjacent to the east parcel line. Development of the parcel will require off-site street frontage with curb gutter and sidewalk to be constructed by the overall developer.

The site is undeveloped and at this time there is no vehicular access. There is a proposed intersection to be added to Mooney Blvd by the overall site developer that would provide a driveway approach into the shopping center. This access would be outside the site near the southeast corner. The proposed plan provides 32 parking spaces with two way vehicular circulation aisles throughout the parking area. The drive-thru service lane will allow for queuing of 12 cars. Additional site improvements include off-site and on-site landscaping along the perimeter borders and new planter throughout at the parking area servicing the restaurant.

The restaurant is designed to serve Gourmet Chinese Food. Panda Restaurant Group, Inc. proposes to build a facility that will provide great operations and a casual dining experience. Panda Restaurants are designed with the customer's pleasant experience in mind when visiting the restaurants. The open stainless steel kitchen appeals to good quality and healthy food choices. The proposed restaurant will provide dine-in seating for 72 patrons, subject to current occupant restrictions. The building plan consists of the open kitchen area, two single accommodation restrooms, customer service for dining area and drive-thru station, a manager's area, dry storage and refrigerated storage.

The proposed architecture of the building represents Panda Restaurant Group's sleek understated brand identity utilizing a cool color palette of neutral gray colored plaster finishes and stacked cultured stone veneer wainscot grounding the building firmly in place. The cool color palette is complimented with warm simulated wood cladding in a geometric pattern. Horizontal banding is continuous around the perimeter of the building at window head height described variously with dark bronze metal frieze trim, canopies and plaster reveals. The proposed material and color selections will harmonize with neighboring developments. The modern Asian influenced vernacular is evident in the signage fonts and the colorful logo medallions. The buildings furnishings and decor will continue this theme to the interior to provide patrons with a casual yet elegant dining experience.

The proposed layout of parking and the drive-thru are specific to the site geometrics and provide a prospective design that will enhance and blend with the existing adjacent developments. The proposed design will follow all current design guidelines ordinances and resolutions as set forth by the City of Visalia Planning Department, Building Department, Fire Department, the local Health Department and all other governing authorities.

***Carissimi Rohrer McMullen Architects & Planners, Inc.***

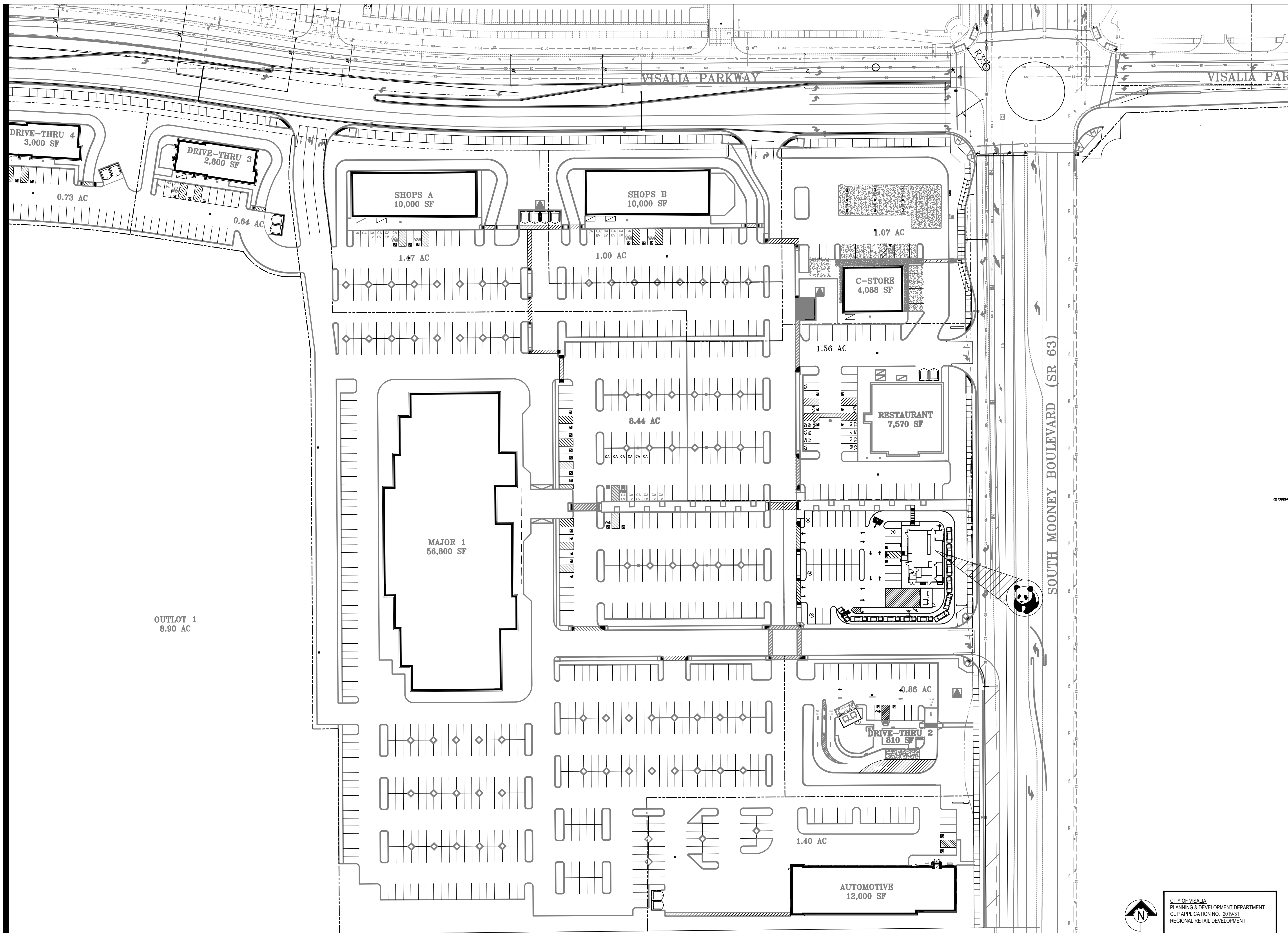
5800 Stanford Ranch Road – Suite720 – Rocklin, CA 95765 PH: 916.451.1500 FAX: 916.451.1600

[www.crmarchitects.com](http://www.crmarchitects.com)









PANDA EXPRESS, INC.  
 1683 Walnut Grove Ave.  
 Rosemead, California  
 91770  
 Telephone: 626.799.9898  
 Facsimile: 626.372.8288

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REVISIONS:


ISSUE DATE:


DRAWN BY: CRM Architects & Planners, Inc.

PANDA PROJECT #: S8-22-D8284  
 ARCH PROJECT #: CRM 2101

**CRM** Architects & Planner, Inc.

5800 Stanford Ranch Road Suite 720  
 Rocklin, CA 95765  
 phone: (916) 451-1500



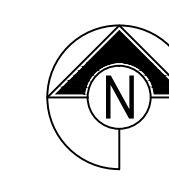
REGIONAL SHOPPING CENTER

SWC MOONEY BLVD. & VISALIA PKWY  
 VISALIA, CA 93277

2500 Plan

A-100.A

OVERALL S.C. SITE PLAN  
 ARCHITECTURAL



CITY OF VISALIA  
 PLANNING & DEVELOPMENT DEPARTMENT  
 CUP APPLICATION NO. 2019-31  
 REGIONAL RETAIL DEVELOPMENT

"FOR REFERENCE ONLY"

OVERALL SHOPPING CENTER ARCHITECTURAL SITE PLAN 1

Scale: 1"=50'-0" A-100.A



ROOM NAME	FLOOR	BASE	WALL	CEILING
100 DINING ROOM	T200 24" X 24" TILE	T109 6" X 36" TILE	P101, P104 T109 TILE W102 WALL COVERING	C1 2' X 2' ARMSTRONG, SEPA #PN91311 C3 GYP BOARD W/ PAINT P103
101 SERVING AREA	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	T109 TILE	C3 GYP BOARD W/ SMOOTH WASHABLE PAINT
102 DRIVE-THRU STATION	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS
103 KITCHEN	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP3 S.S. BEHIND COOK LINE WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS
104 KITCHEN PREP.	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS
105 WALK-IN COOLER	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S.S. / ALUMINUM WITH 1/2" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL
105A WALK-IN FREEZER	S1 GALVANIZED STAINLESS STEEL S2 SILKUM UNDER W/F SUBFLOOR	S.S. / ALUMINUM WITH 1/2" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL
106 UNISEX RESTROOM	T200 24" X 24" TILE	SCHLUTER	T108 TILE	C3 GYP BOARD W/ P101 SMOOTH WASHABLE PAINT
107 UNISEX RESTROOM	T200 24" X 24" TILE	SCHLUTER	T108 TILE	C3 GYP BOARD W/ P101 SMOOTH WASHABLE PAINT
108 VESTIBULE	T200 24" X 24" TILE	T109 6" X 36" TILE	P104 PAINT GYP BOARD T109 TILE	C3 GYP BOARD W/ P101 SMOOTH WASHABLE PAINT
109 STORAGE ROOM	T200 24" X 24" TILE	T109 6" X 36" TILE	WP1 FRP PANEL	C3 GYP BOARD W/ P101 SMOOTH WASHABLE PAINT
110 EXTERIOR STORAGE	SEALED CONCRETE, SMOOTH FINISH	-	WP1 FRP PANEL	C3 GYP BOARD W/ P101 SMOOTH WASHABLE PAINT
111 ENTRY VESTIBULE	T200 24" X 24" TILE M100 4" X 6" MAT	T109 6" X 36" TILE	P104 PAINT T109 TILE	C3 GYP BOARD W/ P101 SMOOTH WASHABLE PAINT

NO.	DOOR MATERIAL	SIZE	FRAME	FACEEDGE	THK.	CORE	LITE	RATE	PASSAGE	LOCKSET	PRIVACY	S.S.F. PULL	PANIC	BUTT	CONT.PANIC	FLOOR	WALL	THRESHOLD	LATCH GUARD	DET. ALARM	SLIDERS	INCORPORATE	CLOSER	REMARKS
101	ALUMINUM STOREFRONT	3'-0" X 7'-0"	ALUM.	DARK BRONZE ANODIZED ALUM.	1 1/2"	HOLLOW	GLASS	-																PROVIDE PULL ON EXTERIOR SIDE
102	ALUMINUM STOREFRONT	3'-6" X 7'-0"	ALUM.	DARK BRONZE ANODIZED ALUM.	1 1/2"	HOLLOW	GLASS	-																PROVIDE PULL ON EXTERIOR SIDE
103	S.C. WOOD	3'-0" X 7'-0"	H. MTL.	PLASTIC LAMINATE PRE-FINISHED	1 1/2"	SOLID	-	-																KICKPLATE ON EACH SIDE OF DOOR
104	S.C. WOOD	(2) 2'-0" X 7'-0"	H. MTL.	PLASTIC LAMINATE PRE-FINISHED	1 1/2"	SOLID	-	-																KICKPLATE ON VESTIBULE SIDE OF DOORS
105	HOLLOW METAL	3'-4" X 7'-0"	H. MTL.	PAINTED	1 1/2"	INSUL.	-	-																KICKPLATE ON INT. SIDE OF DOOR
106	HOLLOW METAL	(2) 3'-0" X 7'-0"	H. MTL.	PAINTED	1 1/2"	INSUL.	-	-																WITH LOWERED VENT & BUG SCREEN
107	HOLLOW METAL	3'-0" X 7'-0"	H. MTL.	PAINTED	1 1/2"	INSUL.	-	-																WITH LOWERED VENT & BUG SCREEN
108	ALUM. STORE VESTIBULE	3'-0" X 7'-0"	ALUM.	DARK BRONZE ANODIZED ALUM.	1 1/2"	HOLLOW	GLASS	-																

NO.	DESCRIPTION
101	3'-5/8" 20GA METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
102	3'-5/8" 20GA METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD ON ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
103	(2) 3'-5/8" 20GA METAL STUD WALLS W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
104	3'-5/8" 20GA METAL STUD LOW WALL W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES. PROVIDE 3" KNEE-WALL BRACE/POST @ CORNERS AND @ 48" O.C.
105	6" 20GA METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
106	6" 20GA METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
107	6" 20GA METAL STUD LOW WALL W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES. PROVIDE 3" KNEE-WALL BRACE/POST @ CORNERS AND @ 48" O.C.
108	2 1/2" 20GA METAL STUD FURRING W/ 1/2" TYPE "X" GYP. BOARD ON ONE SIDE. REFER DETAILS FOR FURRING DISTANCE

NO.	MANUFACTURER	DESCRIPTION	MFG #	STAIN / COLOR	FINISH	REMARK
WP1	CRANE COMPOSITES INC.	F.R.P. THICKNESS: 075	LBCS.14	#636 (GRAY), SM/SM	CONTACT: LINDA RUSE 310.857.9036	
WP2	-	S.S. PANEL (22 GA)	-	BRUSHED FINISH	FURNISHED BY PX, INSTALLED BY G.C.	
WP3	-	S.S. PANEL (22 GA)	-	DIAMOND PATTERN FINISH	FURNISHED BY PX, INSTALLED BY G.C.	
WP4	NOT USED					
WP5	NOT USED					
W101	NOT USED					
W102	WOLF GORDON	RED BAMBOO	-	-	CONTACT: CATHY DY 310.770.1155 cathy.dy@wolfgordon.com	
W103	WOLF GORDON	CLOUD WALLCOVERING	-	-	CONTACT: CATHY DY 310.770.1155 cathy.dy@wolfgordon.com	

NO.	MANUFACTURER	PRODUCT	MFG #	STAIN / COLOR	FINISH	REMARK
Q2-5	NOT USED					
Q2-6	NOT USED					
Q2-7	CORIAN	ARTIFICIAL QUARTZ	-	LONDON SKY	POLISHED	SERVICE COUNTER & DRINK STATION PROVIDED BY PX, INSTALLED BY G.C.
Q2-8	DALTILE	ARTIFICIAL QUARTZ	-	BROADWAY BLACK	POLISHED	SERVICE COUNTER & DRINK STATION PROVIDED BY PX, INSTALLED BY G.C.

NO.	MANUFACTURER	MFG #	COLOR	FINISH	REMARK
PR0A	SHERWIN-WILLIAMS	SW 7065	ARGOS	PROMAR 200, ZERO VOC, LATEX SEMI-GLOSS	REAR SERVICE DOOR
PR0B	NOT USED				
PT01	SHERWIN-WILLIAMS	SW 6252	ICE CUBE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	RESTROOM & RESTROOM VESTIBULE CEILING, SERVICE LINE SOFFIT
PT02	NOT USED				
PT03	NOT USED				
PT04	SHERWIN-WILLIAMS	SW 2850	CHELSEA GRAY	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	DINING RM. WALLS, RESTROOM VESTIBULE WALLS
PT05	NOT USED				
PT06	SHERWIN-WILLIAMS	SW 7020	BLACK FOX	DTM ACRYLIC GLOSS, LOW VOC	RESTROOM DOOR FRAMES & LCD NICHE (BACK WALL)
PT07	SHERWIN-WILLIAMS	SW 7675	SEALSKIN	PROMAR 200, ZERO VOC, LATEX EGG-SHELL	FRONT & BACK & UNDERSIDE FACES OF SERVICE COUNTER SOFFIT, DRINK STATION SOFFIT

**NOTE!!!!!!!!!!!!!!:**  
\*ALL INTERIOR DIMENSIONS ARE TO FACE OF GYPSUM BOARD

**NOTE:**  
CONTRACTOR TO NOTIFY 3rd PARTY VENDOR, PER THE VENDOR LIST, FOR WALL PRE-TREAT BEFORE CLOSING WALLS

TILE SCHEDULE (SEE SHEET A-104)

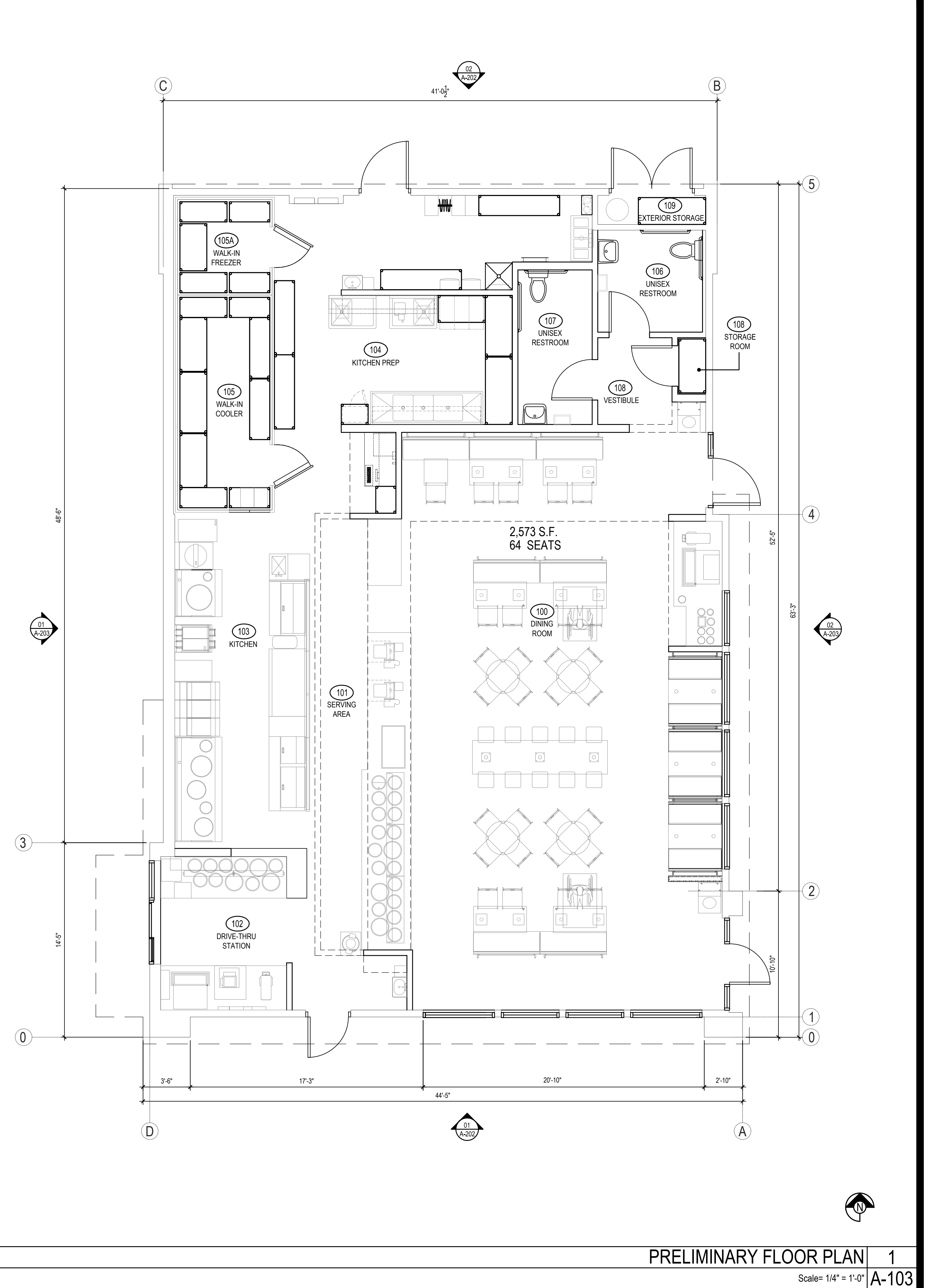
WALL LEGEND	
	NEW EXTERIOR WALL
	NEW EXTERIOR WALL FRAMED WITH STRUCTURAL STEEL STUDS
	NEW INTERIOR WALL (FULL HT.)
	NEW INTERIOR WALL (LOW WALL - REF. ELEV. & DETAILS)
	WALK-IN BOX PANEL

NOTE: THE FOLLOWING STAINLESS STEEL PROVIDED BY PX-INSTALLED BY G.C.  
1. PANEL DIVIDERS AT WP3  
2. INSIDE CORNER AT WP3 TO WP2  
3. FLASHING AT TOP OF BASE WP3  
4. WP2 PIECE AT LENGTH OF WALL

NOTE: THE FOLLOWING STAINLESS STEEL PROVIDED BY G.C.-INSTALLED BY G.C.  
5. INSTALL 18 GA STAINLESS STEEL CORNER GUARD & WALL CAP INSIDE KITCHEN

18 GA. STAINLESS STEEL CORNER GUARD - FULL HT.  
18 GA. STAINLESS STEEL CORNER GUARD - 4'-0" HIGH  
18 GA. STAINLESS STEEL CORNER GUARD/FRAME - ALL AROUND PERIMETER OF OPENING - FRAME TO BE WELDED WITH MITERED CORNERS TO FORM SINGLE UNIT.  
18 GA. STAINLESS STEEL WALL CAP

ALL OTHER STAINLESS STEEL BY G.C.



PANDA EXPRESS, INC.  
1683 Walnut Grove Ave.  
Rosemead, California  
91770  
Telephone: 626.799.9898  
Facsimile: 626.372.8288

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REVISIONS:	DATE	DESCRIPTION

ISSUE DATE:

DRAWN BY: CRM Architects & Planners, Inc.

PANDA PROJECT #: S8-22-D8284  
ARCH PROJECT #: CRM 2101

**CRM Architects & Planners Inc.**  
5800 Stanford Ranch Road Suite 720  
Rocklin, CA 95765  
phone: (916) 451-1500



**REGIONAL SHOPPING CENTER**  
SWC MOONEY BLVD. & VISALIA PKWY  
VISALIA, CA 93277

2500 Plan

**A** □ □ □ □

PRELIMINARY FLOOR PLAN

PRELIMINARY FLOOR PLAN 1

Scale= 1/4" = 1'-0" A-103

SPR SUBMITTAL DWGS





SOUTH ELEVATION | 2  
Scale= 1/4" = 1'-0" | A-202



NORTH ELEVATION | 1  
Scale= 1/4" = 1'-0" | A-202

PROPOSED SIGNAGE UNDER SEPARATE PERMIT & SUBMITTAL BY SIGNAGE COMPANY

CITY OF VISALIA  
PLANNING & DEVELOPMENT DEPARTMENT  
CUP APPLICATION NO. 2019-31  
REGIONAL RETAIL DEVELOPMENT



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REVISIONS:

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ISSUE DATE:


DRAWN BY: CRM Architects & Planners, Inc.

PANDA PROJECT #: S8-22-D8284  
ARCH PROJECT #: CRM 2101

**CRM** Architects & Planners  
Inc.

5800 Stanford Ranch Road Suite 720  
Rocklin, CA 95765  
phone: (916) 451-1500



REGIONAL SHOPPING CENTER

SWC MOONEY BLVD. & VISALIA PKWY  
VISALIA, CA 93277

2500 Plan

A-202

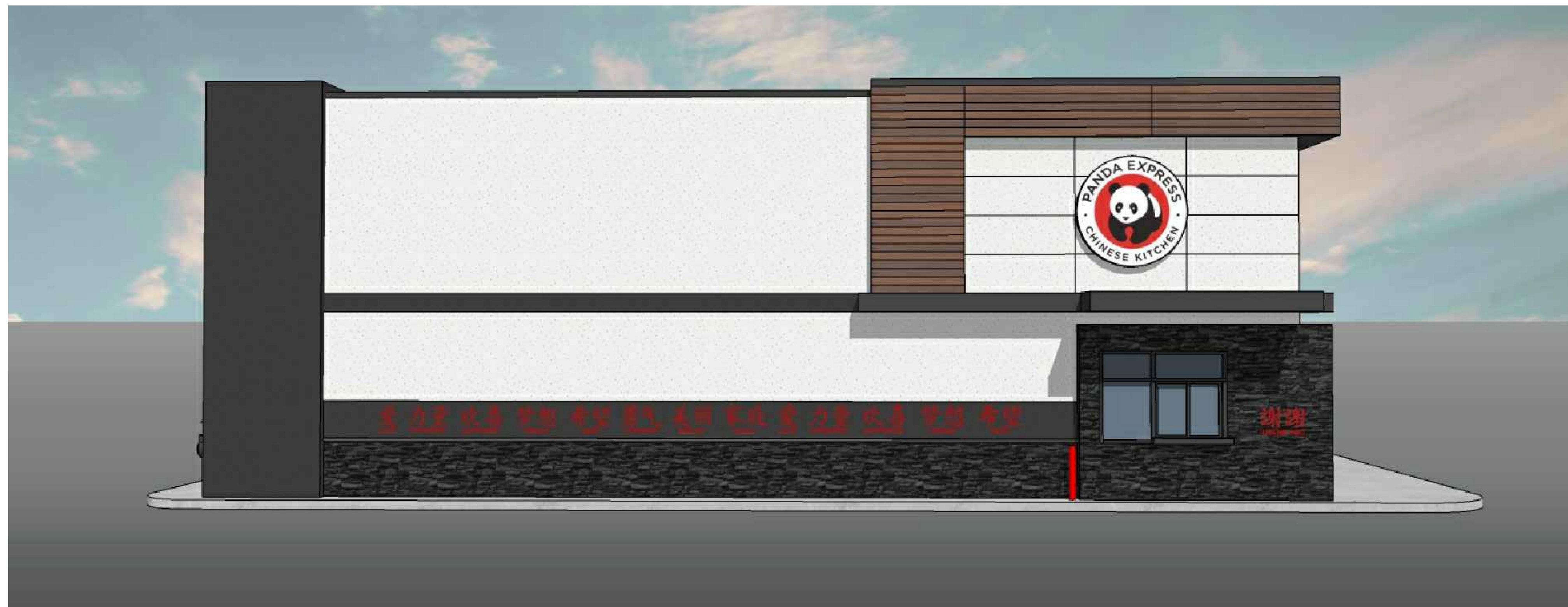
COLORED EXTERIOR ELEVATIONS





WEST ELEVATION 2

Scale= 1/4" = 1'-0" A-203



EAST ELEVATION 1

Scale= 1/4" = 1'-0" A-203

PROPOSED SIGNAGE UNDER SEPARATE PERMIT & SUBMITTAL BY SIGNAGE COMPANY

CITY OF VISALIA  
PLANNING & DEVELOPMENT DEPARTMENT  
CUP APPLICATION NO. 2019-31  
REGIONAL RETAIL DEVELOPMENT



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REVISIONS:

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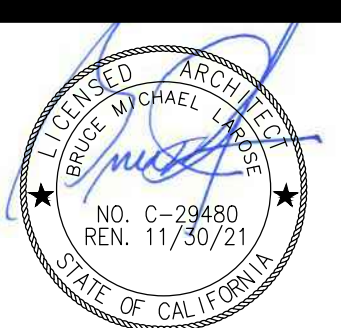
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ARCH PROJECT #: CRM 2101

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phone: (916) 451-1500



REGIONAL SHOPPING CENTER

SWC MOONEY BLVD. & VISALIA PKWY  
VISALIA, CA 93277

2500 Plan

A-203

COLORED EXTERIOR ELEVATIONS



# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and assistance in filling out this application can be found at the City of Visalia website ([www.visalia.city](http://www.visalia.city)) or by calling (559) 713-4440-



This application MUST be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirement details below). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -
- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: DAVID GONZALES Date: 7/30/21

Project Description: LOT LINE ADJUSTMENT

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: SPR 20-214

Property Owner: DAVID GONZALES

Applicant(s) Name: SAME

Project Address/Location: 1018 Emission King + 213 OAKHURST ST. VISALIA CA

Assessor Parcel Number: 93292

Parcel Size (Acreage or Square Feet): SEE ATTACHED Building or Suite Square Footage: \_\_\_\_\_

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ \_\_\_\_\_

Describe All Proposed Building Modifications: NONE

--- THIS AREA FOR CITY STAFF USE ONLY ---

Date Received: 07/30/2021

SPR Agenda: 08/11/2021 Item No. \_\_\_\_\_

Zone: C-MU SPR No. 21-139

Historic District: Yes  No

Flood Zone: X  AE  X/AE

-- A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS --

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: OFFICE

Proposed Building Use: FOR SALE

Proposed Hours of Operation: ---

Days of Week In Operation (Circle): Su M T W Th F Sa

Number of Employees Per Day: Existing \_\_\_\_\_ Proposed \_\_\_\_\_

Number of Customers Per Day (Estimated): Existing \_\_\_\_\_ Proposed \_\_\_\_\_

Predicted Peak Operating Hour: \_\_\_\_\_

Describe Any Truck Delivery Schedule & Operations: \_\_\_\_\_

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): ---

Describe Any Special Events Planned for the Facility: ---



**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

- ⇨ Plan(s) must be clear, legible, and on a sheet size appropriate to easily convey all necessary project information. Suggested minimum sheet size for site plans is 11"x17" (Excludes tentative parcel and final maps)
- ⇨ Site plan shall provide for and indicate all of the following:
  - North arrow
  - Existing & proposed structures
  - Loading/unloading areas
  - All existing & proposed site features
  - Adjacent street names
  - Accessible path of travel from right of way
  - Site dimensions, including building
  - Refuse enclosures & containers
  - Accessible path of travel from ADA stall
  - Existing and proposed fencing at site
  - Valley oak trees (show drip line)
  - Location and width of drive approaches to site
  - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
  - Existing & proposed landscaping
  - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
  - Parking stalls (include ADA)
- ⇨ Submit 20 copies of the site plan with this application, folded to a legal size of 9" x 12" with the print on the outside (no rolled plans)

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: DAVID GONZALES Signature of Owner or Authorized Agent\*  
 Address: 21350 OAKHURST ST STE D David Gonzales  
 City, State, Zip VISALIA CA 93292 Owner 7/30/21 Date  
 Phone: 559-799-1351  
 Email: DESIGNGUY10@AOL.COM Authorized Agent\* \_\_\_\_\_ Date \_\_\_\_\_

\* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION FORM

**AGENCY AUTHORIZATION**

OWNER:  
 I, DAVID GONZALES, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
See ATTACHED

AGENT:  
 I designate \_\_\_\_\_, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to \_\_\_\_\_ relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this 30 day of JULY, 2021.

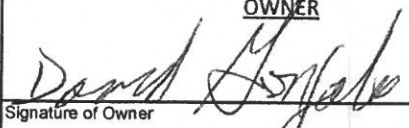
OWNER	AGENT
 Signature of Owner	_____ Signature of Agent
<u>21350 OAKHURST ST. STE D</u> Owner Mailing Address	_____ Agent Mailing Address
<u>VISALIA CA. 93292</u> Owner Phone Number	_____ Agent Phone Number

EXHIBIT 'C'

# LOT LINE ADJUSTMENT

BEING AN ADJUSTMENT OF LOTS 6 THROUGH 10 OF OAKHURST ADDITION RECORDED IN BOOK 18, PAGE 15 OF MAPS, TULARE COUNTY RECORDS, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

MAY 2021

PREPARED BY: NEIL ZERLANG - LAND SURVEYOR

2908-B WEST MAIN STREET, VISALIA, CA 93291; PHONE: (559) 739-1616

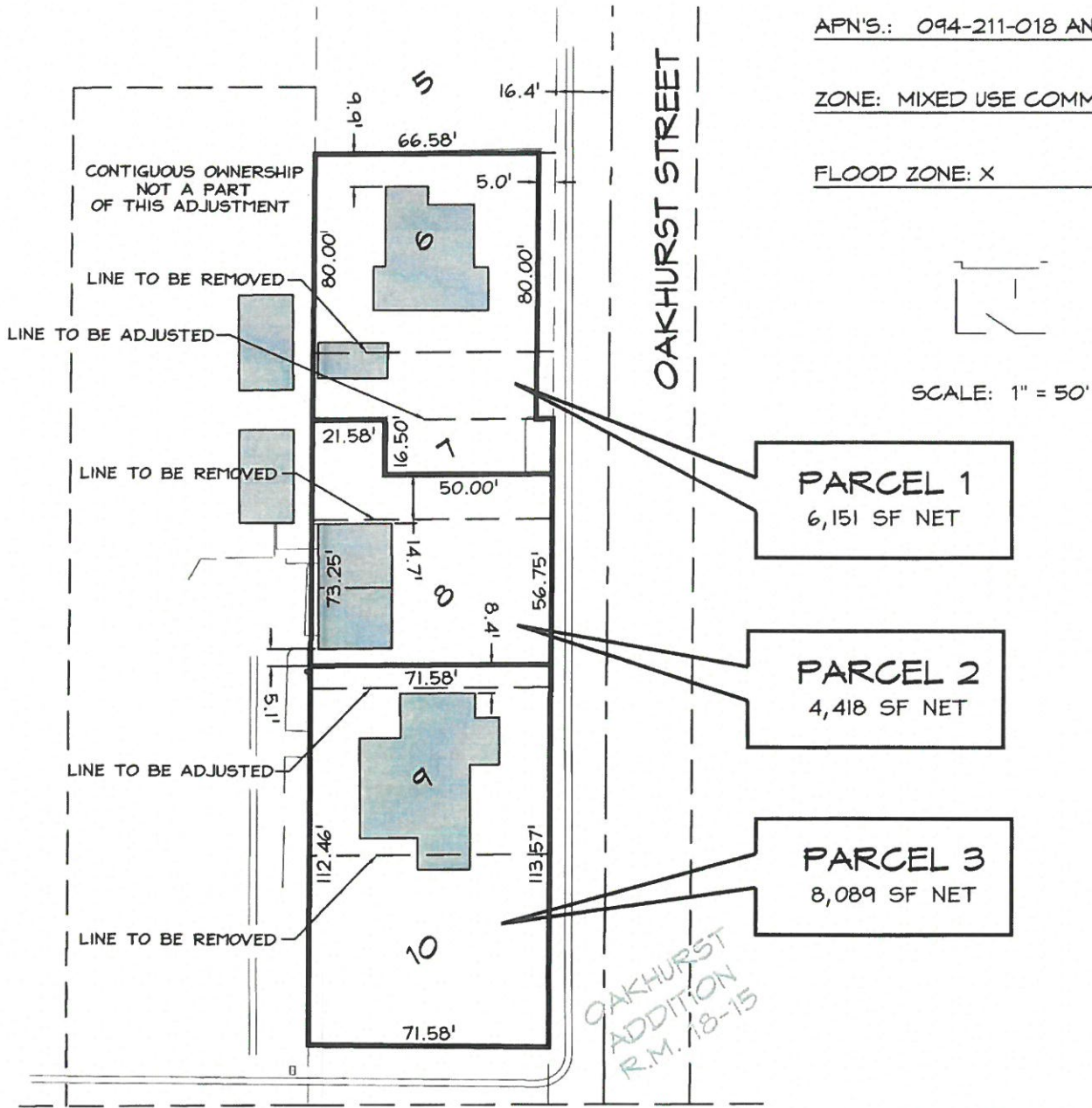
PREPARED FOR: DAVID GONZALES

213 S. OAKHURST STREET, SUITE D, VISALIA, CA 93292; PHONE: (559) 799-1351

APN'S.: 094-211-018 AND 036

ZONE: MIXED USE COMMERCIAL

FLOOD ZONE: X



PARCEL NO.	PARCELS 1, 2 & 3
EXISTING USE	COMMERCIAL
PROPOSED USE	COMMERCIAL
WATER BY	CAL. WATER SERVICE
SEWER BY	CITY OF VISALIA

MINERAL KING AVENUE

## LEGAL DESCRIPTIONS

### Proposed Parcels – David Gonzales Lot Line Adjustment

#### PARCEL 1

Lot 6 of Oakhurst Addition to the City of Visalia, in the City of Visalia, County of Tulare, State of California, as per Map recorded in Book 18, Page 15 of Maps, in the Office of the County Recorder of said County.

Together with the North 20.00 feet of Lot 7 of said Oakhurst Addition.

Also together with the South 16.50 feet of the North 36.50 feet of the East 50.00 feet of Lot 7 of said Oakhurst Addition.

Excepting therefrom the East 5 feet of said land, as conveyed to the City of Visalia by Deed recorded April 16, 1992as Instrument No 92-027336, Tulare County Records.

#### PARCEL 2

Lots 7 and 8 of Oakhurst Addition to the City of Visalia, in the City of Visalia, County of Tulare, State of California, as per Map recorded in Book 18, Page 15 of Maps, in the Office of the County Recorder of said County.

Excepting therefrom the North 20.00 feet of Lot 7 of said Oakhurst Addition.

Also excepting therefrom with the South 16.50 feet of the North 36.50 feet of the East 50.00 feet of Lot 7 of said Oakhurst Addition.

Also excepting therefrom the South 6.75 feet of Lot 8 of said Oakhurst Addition.

#### PARCEL 3

The South 6.75 feet of Lot 8, together with all of Lots 9 and 10 of Oakhurst Addition to the City of Visalia, in the City of Visalia, County of Tulare, State of California, as per Map recorded in Book 18, Page 15 of Maps, in the Office of the County Recorder of said County.





# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional Information and assistance in filling out this application can be found at the City of Visalia website (www.visalia city) or by calling (559) 713-4440-



This application MUST be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirements & submittal details on Page 2) Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -

- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: Rockwood Estates Date: 7/25/21  
Project Description: 5.4 Acres, to be divided into 30 paper lots and developed as a gated community(PUD)

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: N/A

Property Owner: Ryzen Development

Applicant(s) Name: Daniel Calderon

Project Address/Location: 0 St. John's Parkway, Visalia, Ca 93291

Assessor Parcel Number: 091-333-044 091-045-025

Parcel Size (Acreage or Square Feet): 5.4 Acres Building or Suite Square Footage: 1500-2200 sq ft homes

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ N/A

Describe All Proposed Building Modifications: This ill be a SFR subdivision in a private community with a security gate at the entrance

--- THIS AREA FOR CITY STAFF USE ONLY ---

Date Received: 08/04/2021

SPR Agenda: 08/11/2021 Item No. \_\_\_\_\_

Zone: R-1-5 SPR No 21-140

Historic District: Yes  No

Flood Zone: X  AE  X/AE

-- A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS --

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: N/A

Proposed Building Use: R-1-5 SFR use

Proposed Hours of Operation: PUD SFR Gated Community

Days of Week In Operation (Circle): Su M T W Th F Sa N/A

Number of Employees Per Day: Existing N/A Proposed N/A

Number of Customers Per Day (Estimated): Existing N/A Proposed N/A

Predicted Peak Operating Hour: N/A

Describe Any Truck Delivery Schedule & Operations: N/A

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees

(Provide Separate Attachment if Necessary): There will be 30 SFR in the Community that will require a working Security gate at the entrance.

Describe Any Special Events Planned for the Facility: N/A



**SITE PLAN MINIMUM REQUIREMENTS**


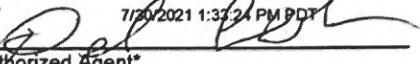
SITE PLAN REQUIREMENTS

- ⇩ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇩ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇩ Site plan shall provide for and indicate all of the following:
  - North arrow
  - Existing & proposed structures
  - Loading/unloading areas
  - All existing & proposed site features
  - Adjacent street names
  - Accessible path of travel from right of way
  - Site dimensions, including building
  - Refuse enclosures & containers
  - Accessible path of travel from ADA stall
  - Existing and proposed fencing at site
  - Valley oak trees (show drip line)
  - Location and width of drive approaches to site
  - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
  - Existing & proposed landscaping
  - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
  - Parking stalls (include ADA)

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: Daniel Calderon  
 Address: 3726 W La Vida Ave  
 City, State, Zip Visalia, Ca 93277  
 Phone: 559-802-0788  
 Email: daniel@calrov.com

Signature of Owner or Authorized Agent\*  
  
Rayzen Development Inc / Larry Nelson Date 07/30/2021  
 7/30/2021 1:33:24 PM PDT  
 Authorized Agent\* Date 7/30/21

\* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:

I, Larry Nelson, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
091-333-044 & 091-045-025

AGENT:

I designate Daniel Calderon to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Entitle, Improve and Develop according to City Plan relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this 30<sup>th</sup> day of 07/30/2021, 2021.

OWNER	AGENT
Signatures	Signatures
 <u>Rayzen Development Inc / Larry Nelson</u> <u>1020 River Way, Dr</u> <small>7/30/2021 1:33:46 PM PDT</small>	 Signature of Agent <u>Daniel Calderon</u>
Owner Mailing Address <u>Visalia, CA 93291</u>	Agent Mailing Address <u>3726 W La Vida Ave, Visalia, Ca 93277</u>
<u>559-805-3546</u>	<u>559-802-0788</u>
Owner Phone Number	Agent Phone Number







# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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This application MUST be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirement details below). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -

- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: Belissa Multi-Family CUP Date: 7/26/21

Project Description: Proposing 168 multi-family units on an approximately 7.15 ± acre site

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: \_\_\_\_\_

Property Owner: JPA Investments, LLC

Applicant(s) Name: 4Creeks, Inc.

Project Address/Location: NW CORNER OF DEMAREE ST. AND RIVERWAY DRIVE

Assessor Parcel Number: 0 7 7 - 0 5 0 - 0 0 6

Parcel Size (Acreage or Square Feet): 7.15 AC Building or Suite Square Footage: \_\_\_\_\_

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ \_\_\_\_\_

Describe All Proposed Building Modifications: \_\_\_\_\_

--- THIS AREA FOR CITY STAFF USE ONLY ---

Date Received: 08/04/2021

SPR Agenda: 08/11/2021 Item No. \_\_\_\_\_

Zone: X SPR No. 21-141

Historic District: Yes  No

Flood Zone: X  AE  X/AE

-- A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS --

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: Agriculture

Proposed Building Use: \_\_\_\_\_

Proposed Hours of Operation: \_\_\_\_\_

Days of Week In Operation (Circle): Su M T W Th F Sa

Number of Employees Per Day: Existing \_\_\_\_\_ Proposed \_\_\_\_\_

Number of Customers Per Day (Estimated): Existing \_\_\_\_\_ Proposed \_\_\_\_\_

Predicted Peak Operating Hour: \_\_\_\_\_

Describe Any Truck Delivery Schedule & Operations: \_\_\_\_\_

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees

(Provide Separate Attachment if Necessary): \_\_\_\_\_

Describe Any Special Events Planned for the Facility: \_\_\_\_\_



**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

- ⇒ Plan(s) must be clear, legible, and on a sheet size appropriate to easily convey all necessary project information. Suggested minimum sheet size for site plans is 11"x17" (Excludes tentative parcel and final maps)
- ⇒ Site plan shall provide for and indicate all of the following:
  - North arrow
  - Existing & proposed structures
  - Loading/unloading areas
  - All existing & proposed site features
  - Adjacent street names
  - Accessible path of travel from right of way
  - Site dimensions, including building
  - Refuse enclosures & containers
  - Accessible path of travel from ADA stall
  - Existing and proposed fencing at site
  - Valley oak trees (show drip line)
  - Location and width of drive approaches to site
  - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
  - Existing & proposed landscaping
  - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
  - Parking stalls (include ADA)
- ⇒ Submit 20 copies of the site plan with this application, folded to a legal size of 9" x 12" with the print on the outside (no rolled plans)

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: <u>David Duda, 4Creeks, Inc</u>	Signature of Owner or Authorized Agent*	
Address: <u>324 S Santa Fe St A</u>		Date _____
City, State, Zip: <u>Visalia, CA 93292</u>	Owner	7/26/21
Phone: <u>(559)-802-3052</u>		Date _____
Email: <u>david.duda@4-creeks.com</u>	Authorized Agent*	Date _____

\* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:

I, Josh Peterson, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

077-050-006

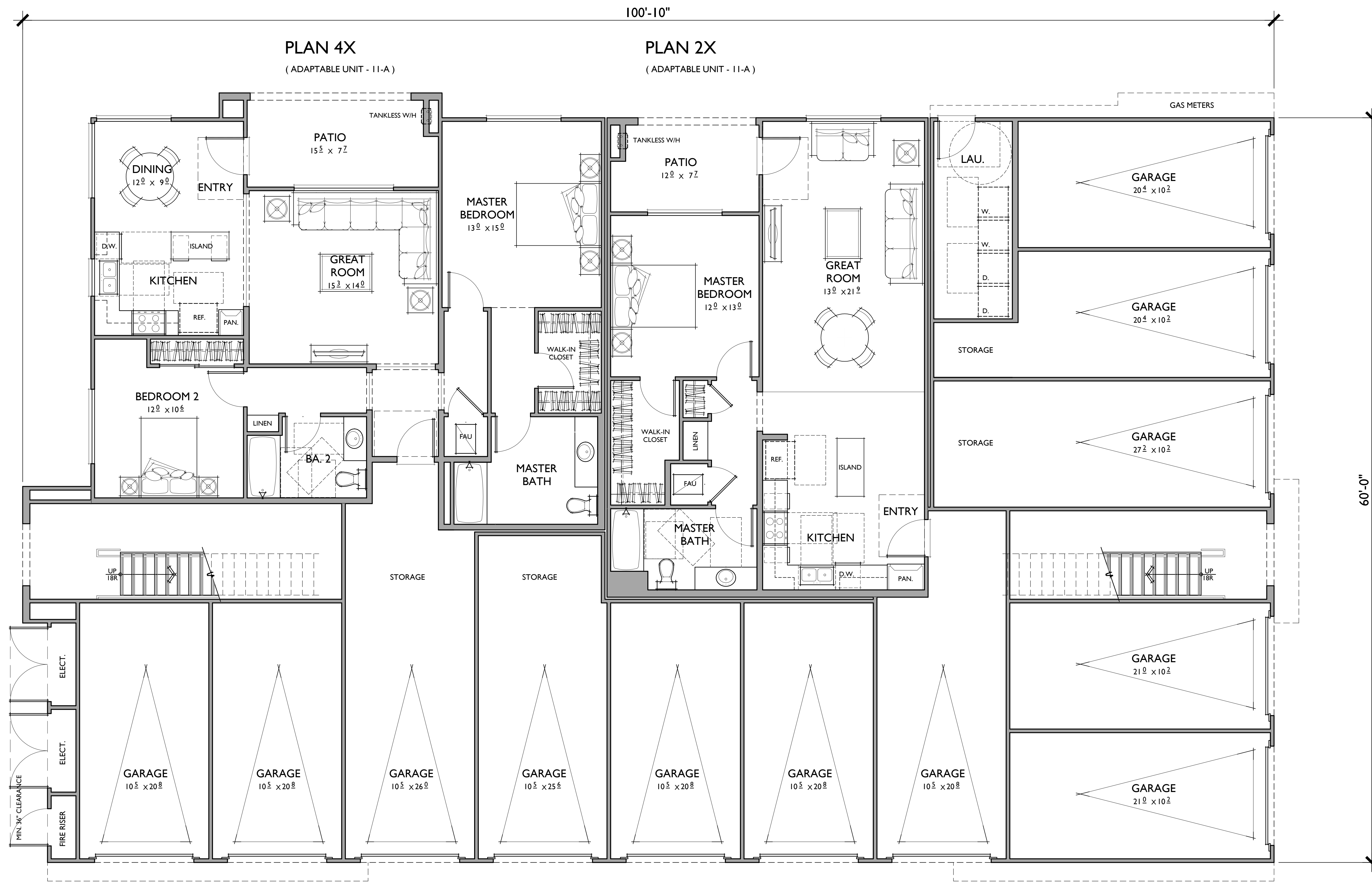
AGENT:

I designate David Duda, 4Creeks, Inc., to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to PROCESS SITE PLAN REVIEW AND ASSOCIATED ENTITLEMENTS relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

OWNER	AGENT
Signature of Owner <u>Josh Peterson</u>	Signature of Agent <u>David Duda, 4Creeks, Inc.</u>
Owner Mailing Address <u>2505 Alluvial Ave., Clovis, CA 93611</u>	Agent Mailing Address <u>324 S. Santa Fe St., Ste A, Visalia, CA 93292</u>
Owner Phone Number <u>559-432-8181</u>	Agent Phone Number <u>(559)-802-3052</u>



**PLAN 1**  
 793 SQ. FT.  
 1 BEDROOMS / 1 BATHS  
 1 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	793 SQ. FT.
TOTAL	793 SQ. FT.
DECK	100 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**PLAN 2 / 2X / 2Y**  
 901 SQ. FT.  
 1 BEDROOMS / 1 BATHS  
 1 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	901 SQ. FT.
TOTAL	901 SQ. FT.
PATIO	93 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**PLAN 3**  
 1,020 SQ. FT.  
 2 BEDROOMS / 2 BATHS  
 1 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,020 SQ. FT.
TOTAL	1,020 SQ. FT.
DECK	51 SQ. FT.

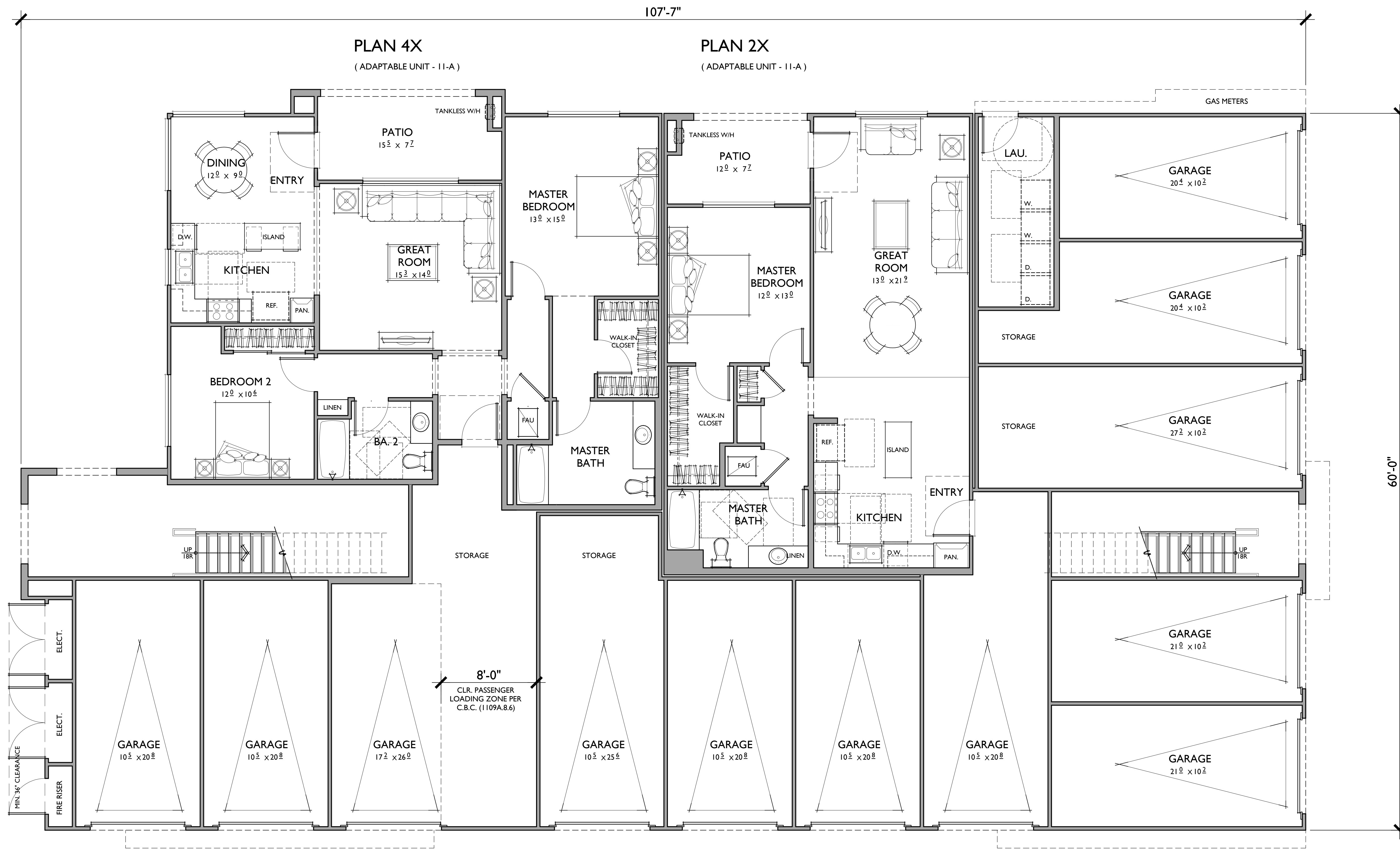
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**PLAN 4 / 4X / 4Y**  
 1,212 SQ. FT.  
 2 BEDROOMS / 2 BATHS  
 1 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,212 SQ. FT.
TOTAL	1,212 SQ. FT.
PATIO	118 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION





**PLAN 1**  
 793 SQ. FT.  
 1 BEDROOMS / 1 BATHS  
 1 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	793 SQ. FT.
TOTAL	793 SQ. FT.
DECK	100 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**PLAN 2 / 2X / 2Y**  
 901 SQ. FT.  
 1 BEDROOMS / 1 BATHS  
 1 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	901 SQ. FT.
TOTAL	901 SQ. FT.
PATIO	93 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**PLAN 3**  
 1,020 SQ. FT.  
 2 BEDROOMS / 2 BATHS  
 1 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,020 SQ. FT.
TOTAL	1,020 SQ. FT.
DECK	51 SQ. FT.

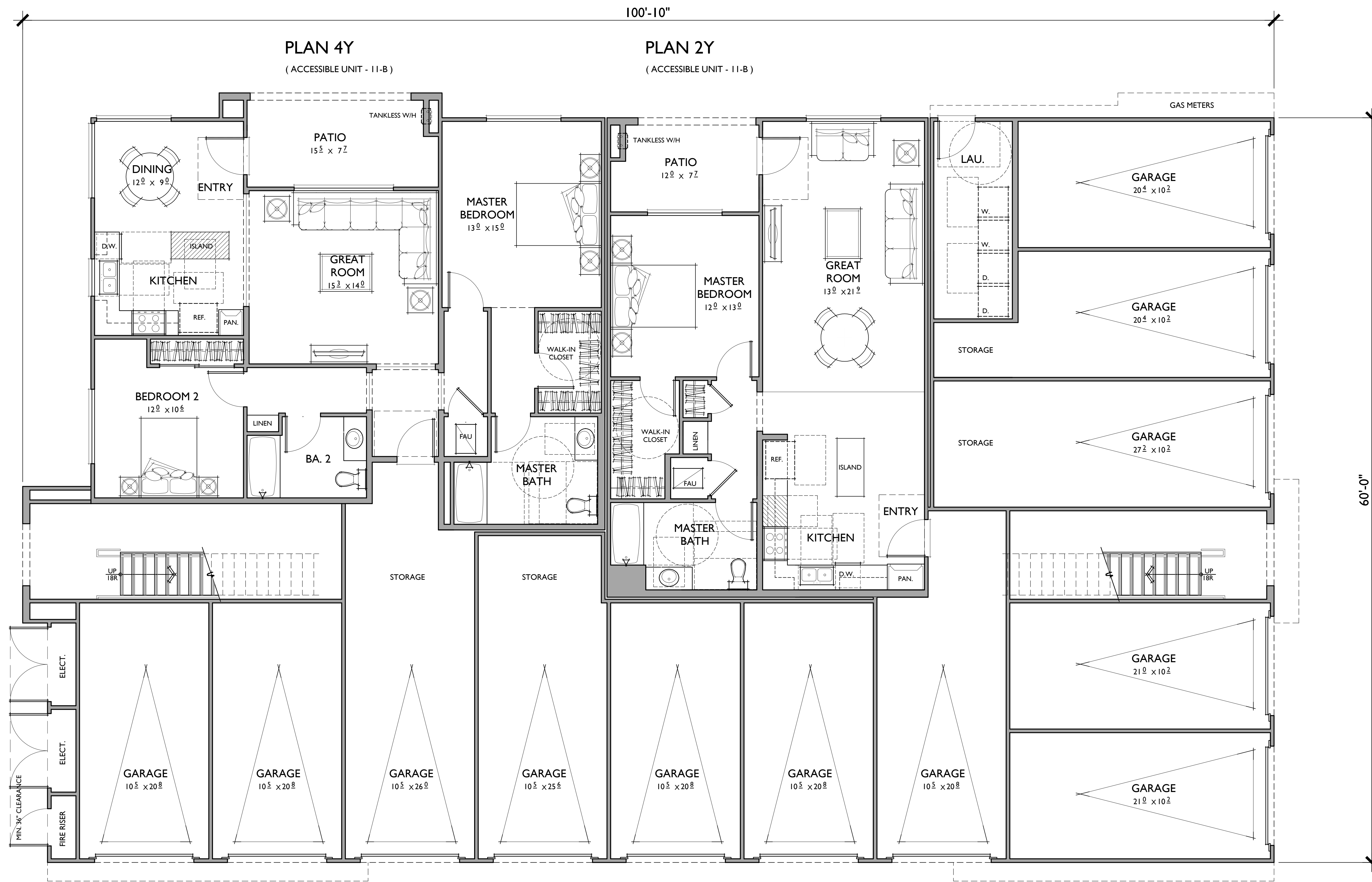
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**PLAN 4 / 4X / 4Y**  
 1,212 SQ. FT.  
 2 BEDROOMS / 2 BATHS  
 1 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,212 SQ. FT.
TOTAL	1,212 SQ. FT.
PATIO	118 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION





INDICATES ADJUSTABLE KITCHEN WORK SURFACE

2016 C.B.C.: 11B-804.3.2  
**HEIGHT.** THE KITCHEN WORK SURFACE SHALL BE 34" MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.  
 EXCEPTION: A COUNTER THAT IS ADJUSTABLE TO PROVIDE A KITCHEN WORK SURFACE AT VARIABLE HEIGHTS, 29 INCHES MINIMUM AND 36 INCHES MAXIMUM SHALL BE PERMITTED.

**PLAN 1**  
 793 SQ. FT.  
 1 BEDROOMS / 1 BATHS  
 1 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	793 SQ. FT.
TOTAL	793 SQ. FT.
DECK	100 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**PLAN 2 / 2X / 2Y**  
 901 SQ. FT.  
 1 BEDROOMS / 1 BATHS  
 1 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	901 SQ. FT.
TOTAL	901 SQ. FT.
PATIO	93 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**PLAN 3**  
 1,020 SQ. FT.  
 2 BEDROOMS / 2 BATHS  
 1 - CAR GARAGE

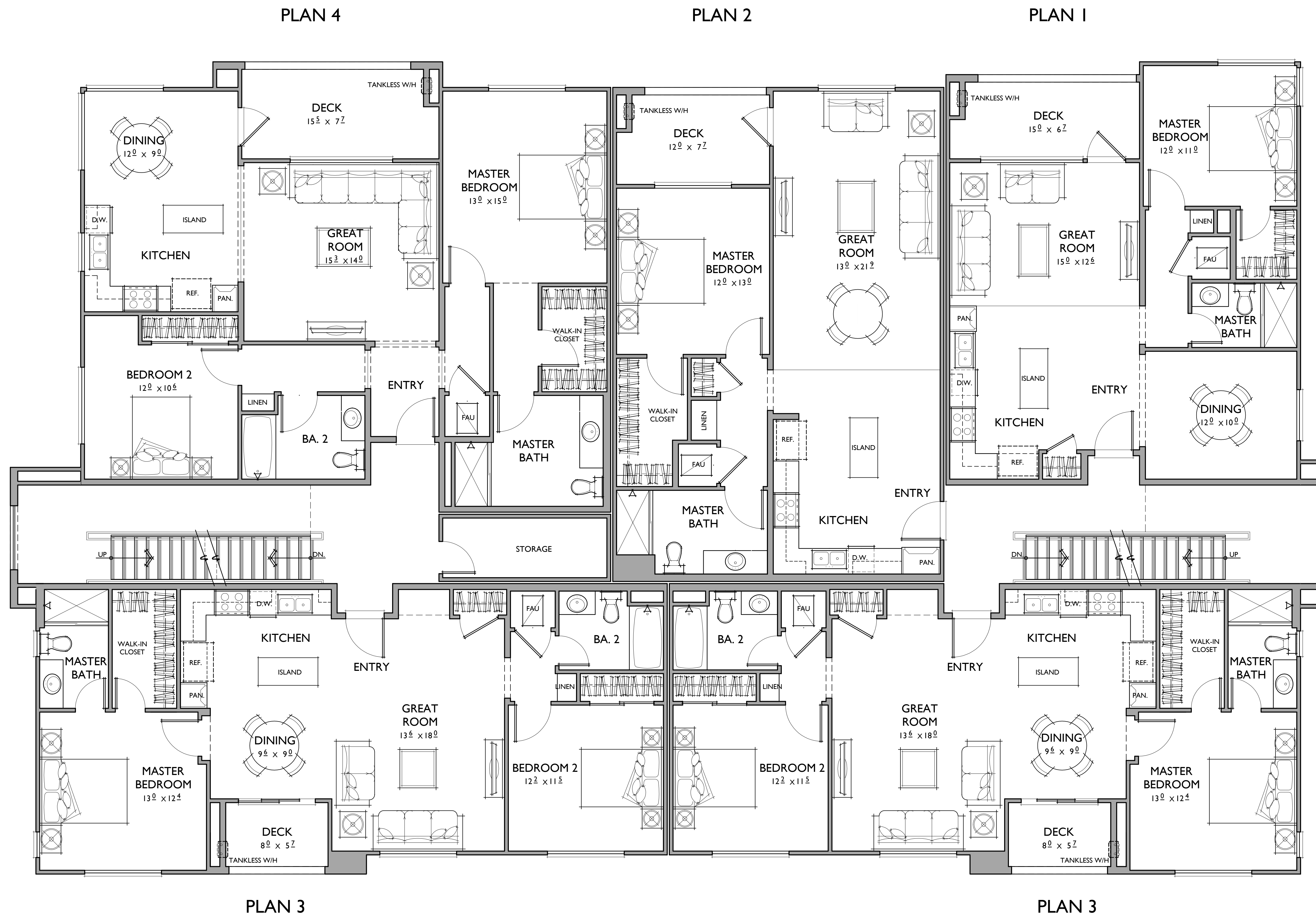
FLOOR AREA TABLE	
1ST FLOOR	1,020 SQ. FT.
TOTAL	1,020 SQ. FT.
DECK	51 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**PLAN 4 / 4X / 4Y**  
 1,212 SQ. FT.  
 2 BEDROOMS / 2 BATHS  
 1 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,212 SQ. FT.
TOTAL	1,212 SQ. FT.
PATIO	118 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



# 12-PLEX - CONCEPTUAL FLOOR PLAN

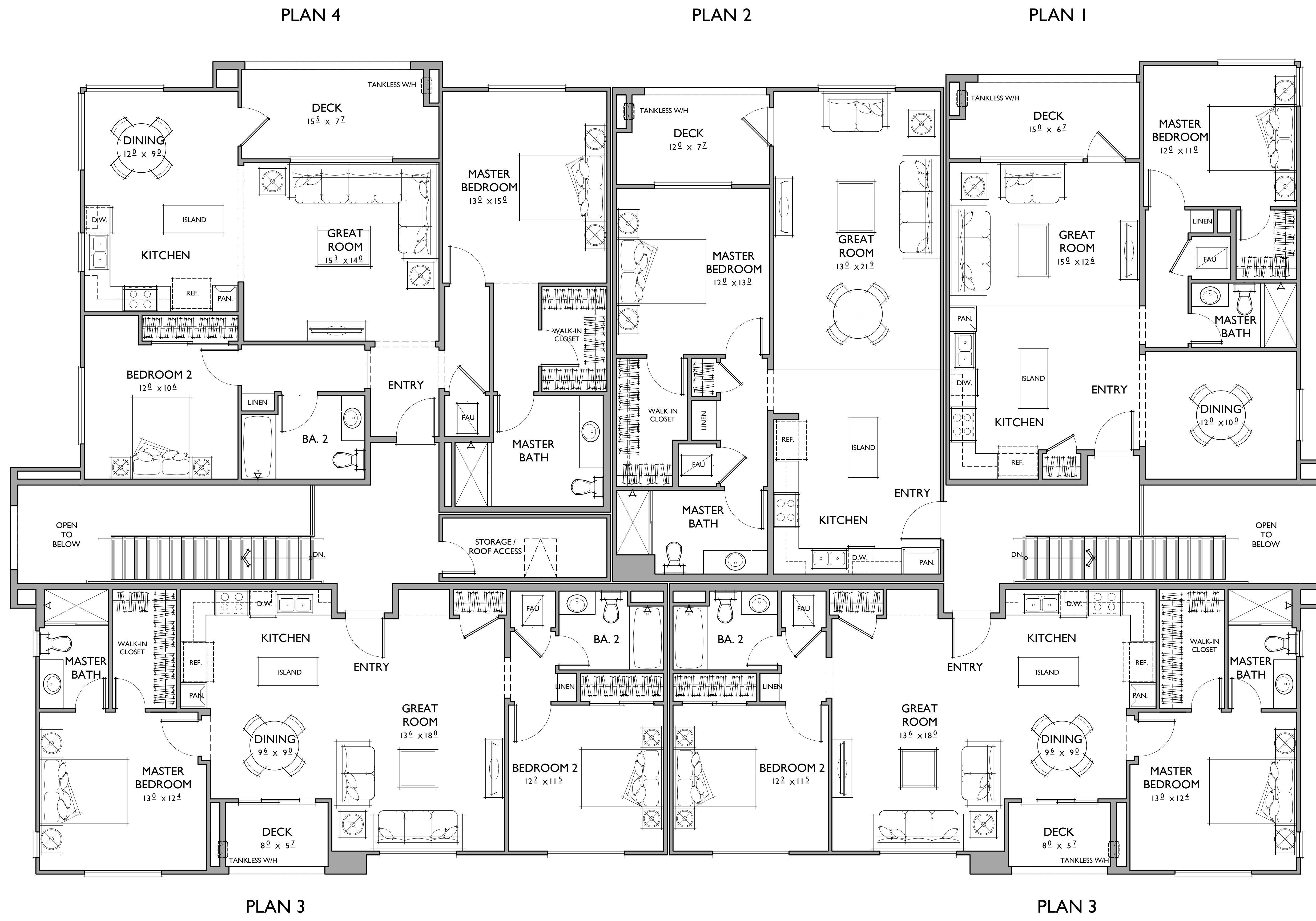
Second Floor

## WICKS APARTMENTS

Clovis, CA

0 2 4 8  
 457.19124

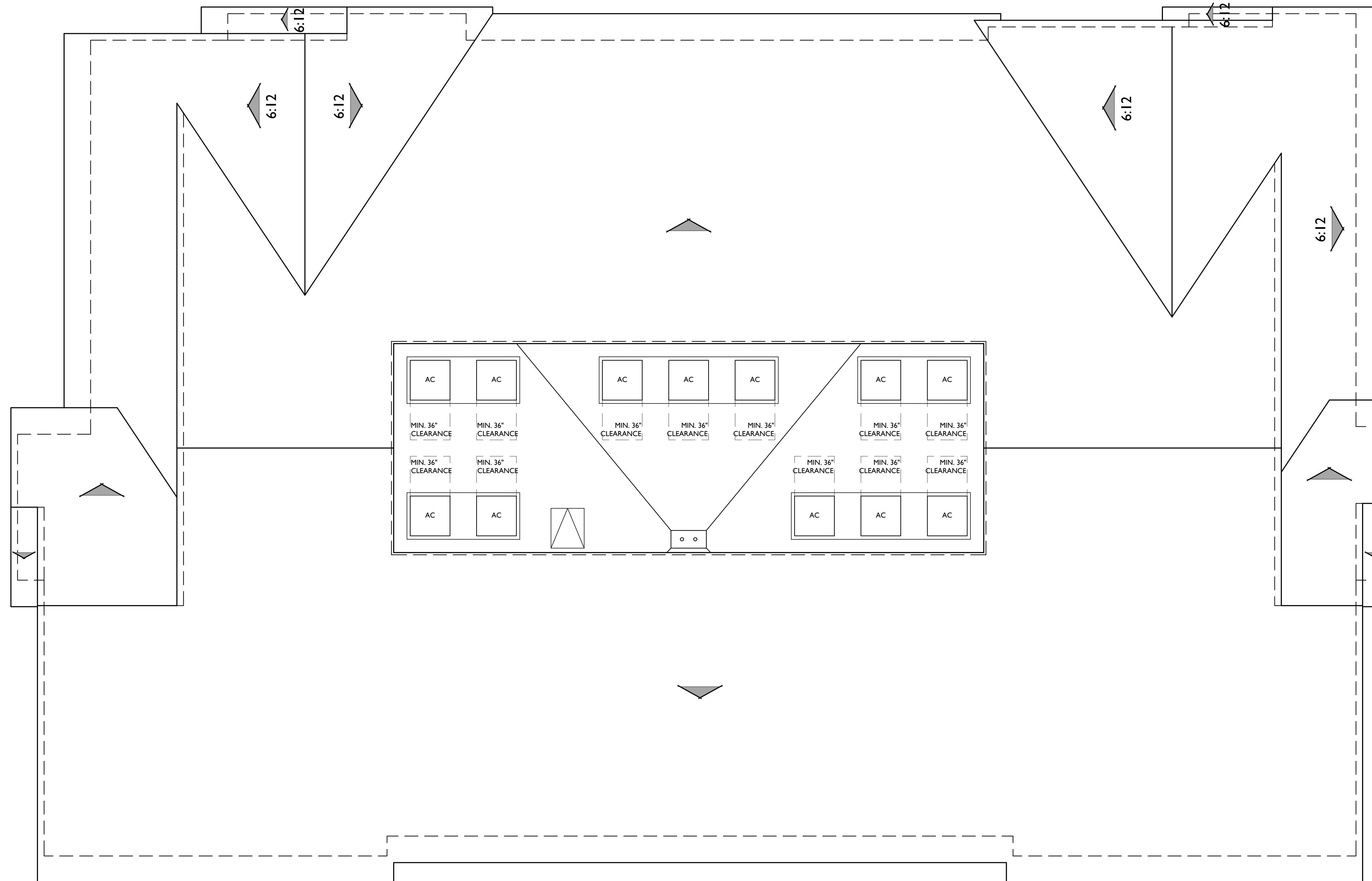




**12-PLEX - CONCEPTUAL FLOOR PLAN**

Third Floor  
**WICKS APARTMENTS**  
 Clovis, CA

0 2 4 8  
 457.19124



**BUILDING ROOF PLAN**

PITCH: 4:12 U.N.O.  
 RAKE: 6"  
 EAVE: 24"  
 ROOF MATERIAL: COMPOSITE SHINGLE















# BELISSA MULTI-FAMILY CONDITIONAL USE PERMIT

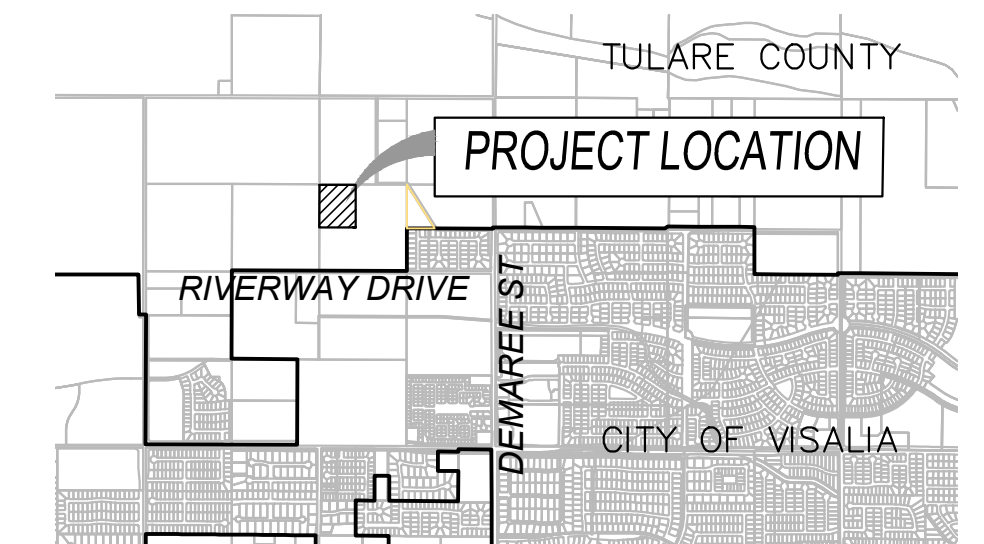
A PORTION OF LOT 2 OF SHANNON RANCH CENTRAL SUBDIVISION, RECORDED IN VOL. 40 OF MAPS, AT PAGE 99, TCR, LOCATED IN THE SE 1/4 OF SECTION 14, TOWNSHIP 18 SOUTH, 24 EAST, MDB&M, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

**SITE DATA:**

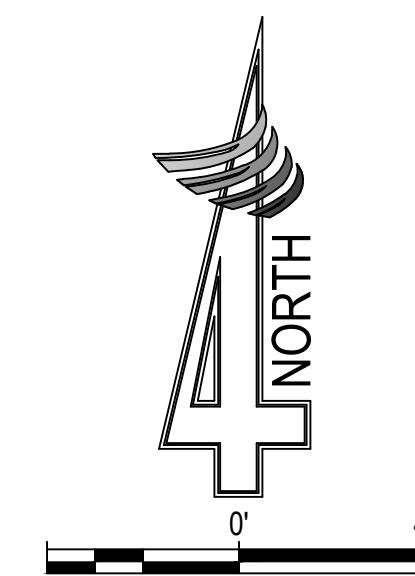
APN:	077-050-006
TOTAL AREA:	7.15 (GROSS) ±
EXISTING ZONING:	AE-40 (COUNTY)
PROPOSED ZONING:	RM-3
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL
GENERAL PLAN DESIGNATION:	HIGH DENSITY RESIDENTIAL
FLOOD ZONE:	X02
JURISDICTION:	TULARE COUNTY - TO BE ANNEXED
VISALIA UDB TIER:	TIER 2
TOTAL BUILDINGS:	14 (4 VAN ACCESSIBLE)
TOTAL UNITS:	168
REQUIRED PARKING:	252
PROPOSED PARKING:	286 (168 GARAGE)
DENSITY:	23.5 DU/AC

SANITARY SEWER AND WATER UTILITIES TO TIE INTO FUTURE LINES ALONG LINWOOD

**BELISSA TSM  
(NOT YET APPROVED)**



VICINITY MAP



PREPARED BY:



**4CREEKS**

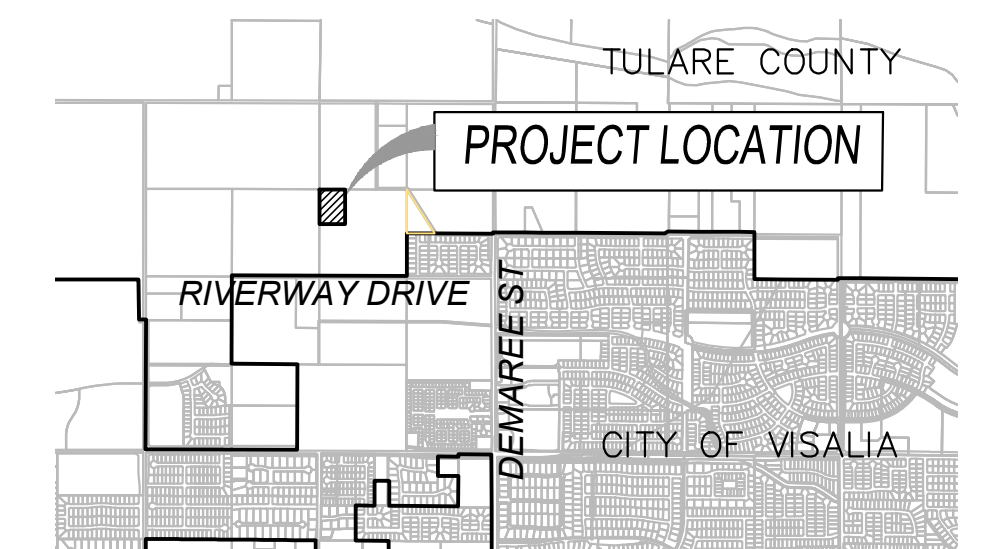
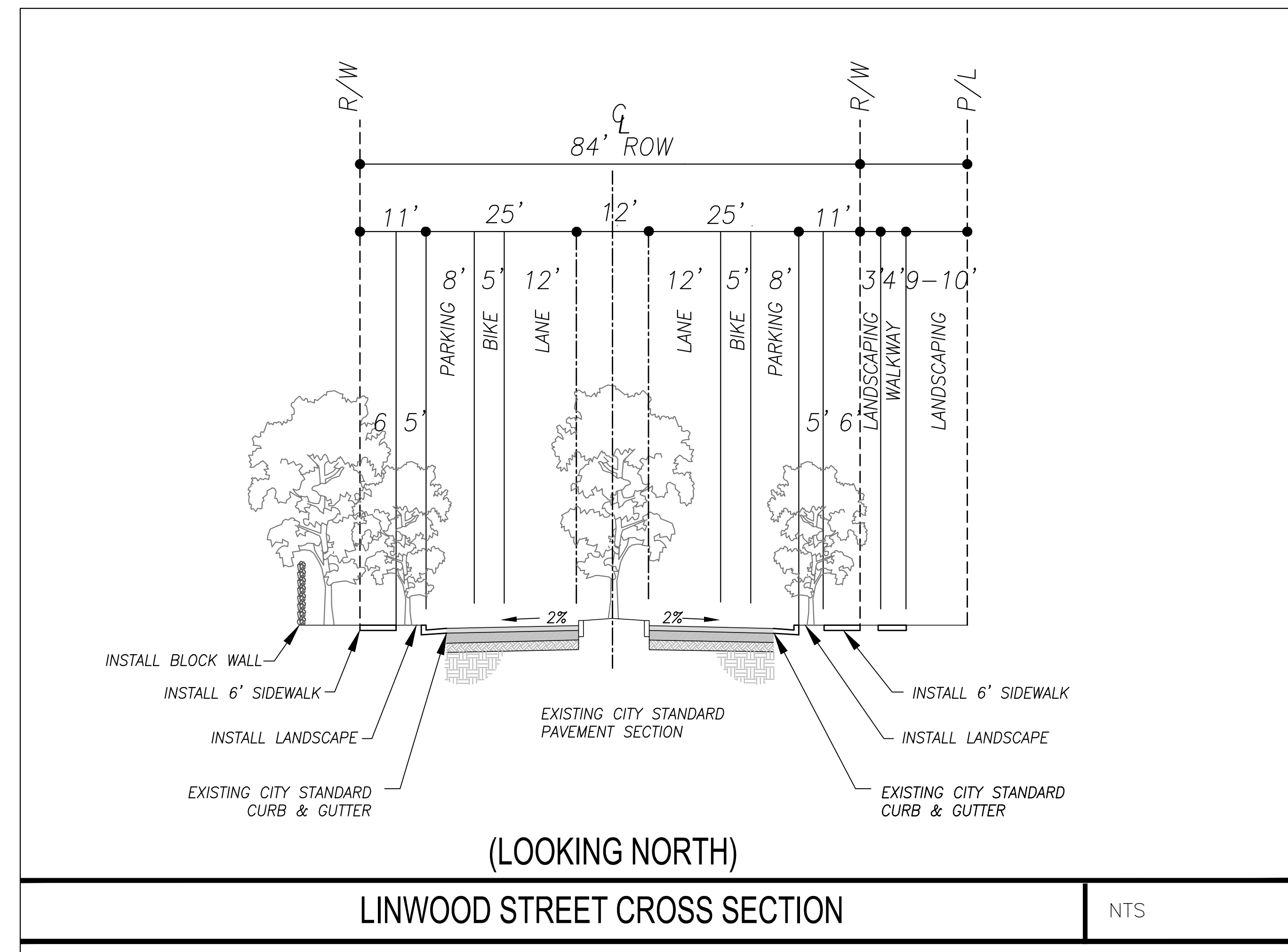
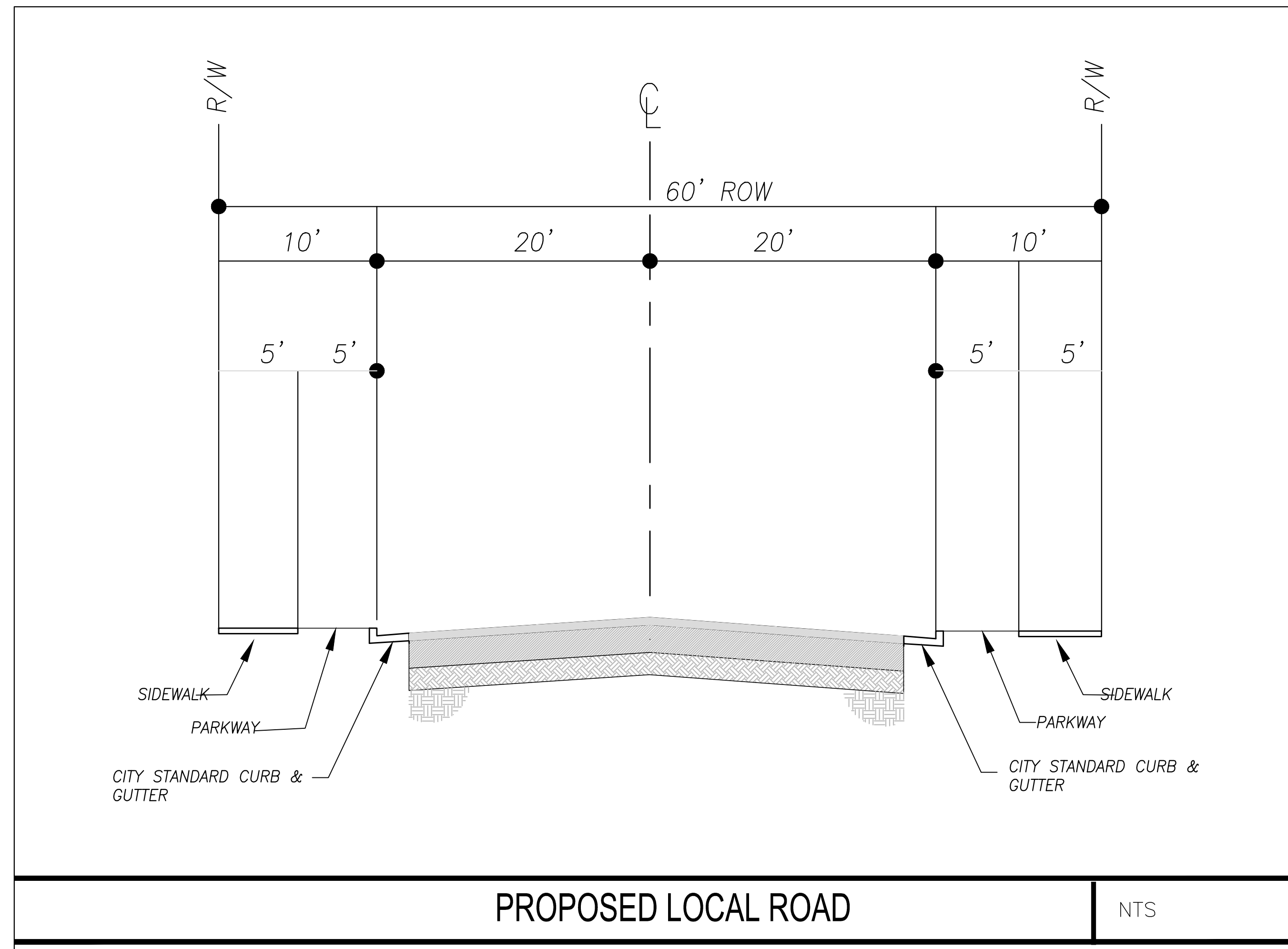
324 S. SANTA FE ST., STE. A  
P.O. BOX 7593  
VISALIA, CA 93292  
TEL: 559.802.3052  
FAX: 559.802.3215



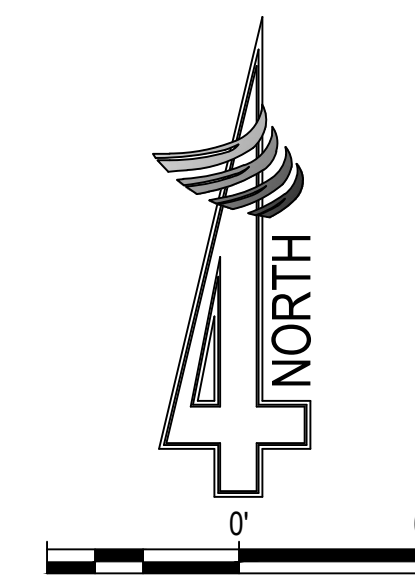
# BELISSA MULTI-FAMILY CONDITIONAL USE PERMIT

A PORTION OF LOT 2 OF SHANNON RANCH CENTRAL SUBDIVISION, RECORDED IN VOL. 40 OF MAPS, AT PAGE 99, TCR, LOCATED IN THE SE 1/4 OF SECTION 14, TOWNSHIP 18 SOUTH, 24 EAST, MDB&M, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

REQUESTING CUP FOR DENSITY SPREAD AND LOT SIZES THAT DO NOT MEET THE R-1 AND RM ZONING STANDARDS.



## VICINITY MAP



PREPARED BY:  
  
 324 S. SANTA FE ST., STE. A  
 P.O. BOX 7593  
 VISALIA, CA 93292  
 TEL: 559.802.3052  
 FAX: 559.802.3215

# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and assistance in filling out this application can be found at the City of Visalia website (www.visalia.city) or by calling (559) 713-4440-



This application **MUST** be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirements & submittal details on Page 2). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

- **Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present** -  
 - Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: Dish Wireless / 301049 Date: 8/4/21

Project Description: Dish Wireless to collocate to an existing tower by removing existing microwave dish & adding on 3 new antennas. Tower and ground work to be done with no expansion to the premises.

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: \_\_\_\_\_

Property Owner: Celillo Don G

Applicant(s) Name: Carol Kincheloe obo Dish Wireless

Project Address/Location: 1830 North Kelsey Street, Visalia, CA 93291

Assessor Parcel Number: 077 - 150 - 020

Parcel Size (Acreage or Square Feet): 2,250 Building or Suite Square Footage: N/A

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ 30,000

Describe All Proposed Building Modifications: Remove Microwave antennas. Install 3 panel antennas, 1 monopole T-arm mount kit, 6 RRUs, 1 over voltage protection device, 1 hybrid cable. Ground work-Install 1 concrete pad, 1 ice bridge, 1 ppc cabinet, 1 equip cabinet, 1 power conduit, 1 telco conduit, 1 telco-fiber box, 1 gps unit, 1 safety switch, 1 fiber nid, 1 meter socket.

- - - THIS AREA FOR CITY STAFF USE ONLY - - -

Date Received: 08/05/2021

SPR Agenda: 08/11/2021 Item No. \_\_\_\_\_

Zone: I SPR No. 21-142

Historic District: Yes  No

Flood Zone: X  AE  X/AE

OPERATIONS & TRAFFIC INFORMATION

**- - A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS - -**

Existing/Prior Building Use: a wireless communications tower

Proposed Building Use: same as above

Proposed Hours of Operation: unmanned facility

Days of Week In Operation (Circle):    Su   M   T   W   Th   F   Sa

Number of Employees Per Day:                      Existing N/A                      Proposed \_\_\_\_\_

Number of Customers Per Day (Estimated):    Existing \_\_\_\_\_                      Proposed \_\_\_\_\_

Predicted Peak Operating Hour:                      N/A

Describe Any Truck Delivery Schedule & Operations: N/A

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): N/A

Describe Any Special Events Planned for the Facility: N/A



**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:
  - North arrow
  - All existing & proposed site features
  - Site dimensions, including building
  - Existing and proposed fencing at site
  - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
  - Existing & proposed structures
  - Adjacent street names
  - Refuse enclosures & containers
  - Valley oak trees (show drip line)
  - Existing & proposed landscaping
  - Parking stalls (include ADA)
  - Loading/unloading areas
  - Accessible path of travel from right of way
  - Accessible path of travel from ADA stall
  - Location and width of drive approaches to site
  - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: _____	Signature of Owner or Authorized Agent*	
Address: _____	Owner _____	Date _____
City, State, Zip _____	Authorized Agent* _____	Date _____
Phone: _____		
Email: _____		

\* If signed by an authorized agent , the "Agency Authorization" information below must be completed for this application to be considered acceptable.

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:

I, \_\_\_\_\_ (see attached), declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

\_\_\_\_\_

AGENT:

I designate \_\_\_\_\_, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to \_\_\_\_\_ relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

<u>OWNER</u>	Signatures	<u>AGENT</u>
(see attached)		
Signature of Owner _____		<i>Carol Kincheloe</i> Signature of Agent
Owner Mailing Address _____		4710 E. Elwood, Ste 9, Phoenix, AZ 85040 Agent Mailing Address
		ckincheloe@tepgroup.net Agent Mailing Address
		619-488-0933 Agent Phone Number
Owner Phone Number _____		



**AMERICAN TOWER®**  
CORPORATION

**LETTER OF AUTHORIZATION**

**SITE NO: 301049**

**SITE NAME: Visalia Airport**

**PROJECT: 13685472**

**ADDRESS: 1830 North Kelsey Street, Visalia, CA 93291**

**APN: 077-150-020-000**

I, Margaret Robinson, Senior Counsel, US Tower Division on behalf of American Tower\*, owner of the tower facility located at the address identified above (the "Tower Facility"), do hereby authorize **Tower Engineering Professionals**, its successors and assigns, to act as American Tower's non-exclusive agent for the purpose of filing and securing any zoning, land-use, building permit and/or electrical permit application(s) and approvals of the applicable jurisdiction for and to conduct the construction of the installation of antennas and related telecommunications equipment on the Tower Facility located at the above address. This installation shall not affect adjoining lands and will occur only within the area leased by American Tower.

American Tower understands that the application may be denied, modified or approved with conditions. The above authorization is limited to the acceptance by American Tower of conditions related to American Tower's installation. Any such conditions of approval or modifications will not be effective unless approved in writing by American Tower.

The above authorization does not permit **Tower Engineering Professionals** to modify or alter any existing permit(s) and/or zoning or land-use conditions or impose any additional conditions unrelated to American Tower's installation of telecommunications equipment without the prior written approval of American Tower.

Signature: \_\_\_\_\_

Margaret Robinson, Senior Counsel  
US Tower Division

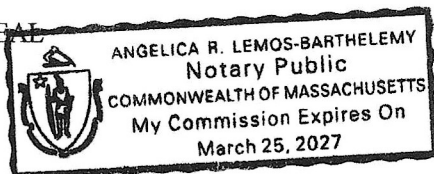
**NOTARY BLOCK**

COMMONWEALTH OF MASSACHUSETTS  
County of Middlesex

This instrument was acknowledged before me by Margaret Robinson, Senior Counsel of American Tower (Tower Facility owner and/or operator), personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same.

WITNESS my hand and official seal, this 3<sup>rd</sup> day of August 2021.

NOTARY SEAL



Notary Public \_\_\_\_\_  
My Commission Expires: March 25, 2027

\* American Tower as used herein is defined as American Tower Corporation and any of its affiliates or subsidiaries.





**AMERICAN TOWER®**  
CORPORATION

**LETTER OF AUTHORIZATION**

**ATC Site No./Name/Project: 301049 / Visalia Airport / 13685472**

**Site Address: 1830 North Kelsey Street, Visalia, CA 93291**

**APN: 077-150-020-000**

**Licensee: Dish Wireless L.L.C. d/b/a Dish Wireless L.L.C.**

I, Margaret Robinson, Senior Counsel for American Tower\*, by and through its wholly owned subsidiary, American Tower Asset Sub, LLC, as attorney-in-fact for **Don G. Celillo\*\***, the owner of the property located at the address identified above (the "Tower Facility"), do hereby authorize **Dish Wireless L.L.C.** its successors and assigns, and/or its agent, (collectively, the "Licensee") to act as American Tower's non-exclusive agent for the sole purpose of filing and consummating any land-use or building permit application(s) as may be required by the applicable permitting authorities for Licensee's telecommunications' installation.

We understand that this application may be denied, modified or approved with conditions. The above authorization is limited to the acceptance by Licensee only of conditions related to Licensee's installation and any such conditions of approval or modifications will be Licensee's sole responsibility.

Signature:

Print Name: Margaret Robinson  
Senior Counsel  
American Tower\*

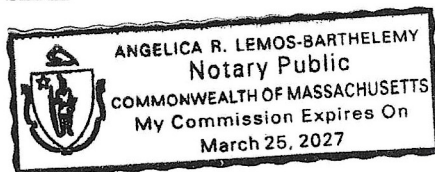
**NOTARY BLOCK**

Commonwealth of MASSACHUSETTS  
County of Middlesex

This instrument was acknowledged before me by Margaret Robinson, Senior Counsel for American Tower\*, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS my hand and official seal, this 3<sup>rd</sup> day of August 2021.

**NOTARY SEAL**



Notary Public \_\_\_\_\_  
My Commission Expires: March 25, 2027

**\*American Tower includes all affiliates and subsidiaries of American Tower Corporation.  
\*\*For Authority, see Easement Agreement**





2013-0053526

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Recorded	REC FEE	50.00
Official Records		
County of		
Tulare		
ROLAND P. HILL		
Clerk Recorder		
	DJF	
08:01AM 22-Aug-2013	Page 1 of 12	

Recording Requested by J

When Recorded Return To:  
 Indecomm Global Services  
 2925 Country Drive  
 St. Paul, MN 55117

I

~~Prepared by and Return to:~~

Attorney Patricia Barnaby, Land Management  
 Site No.: 301049  
 Site Name: Visalia Airport CA  
 c/o American Tower  
 10 Presidential Way  
 Woburn, MA 01801

ATC-269696-C

(Recorder's Use Above this Line)

STATE OF CALIFORNIA

Premises Parcel No.: 077-150-020-000

COUNTY OF TULARE

**EASEMENT AGREEMENT**

This Easement Agreement ("Agreement") dated as of July 3, 2013, by and between Donald Joseph Jacobs and Eloise Helen Jacobs, Husband and Wife as Trustors and Trustees of The Donald and Eloise Jacobs Family Trust Dated January 5, 1996, ("Grantor") and American Tower Asset Sub, LLC, a Delaware limited liability company, ("Grantee").

**BACKGROUND**

Grantor is the owner of the real property described on Attachment "A" hereto (the "Premises"). Grantor desires to grant to Grantee certain easement rights with respect to the Premises, as more particularly described below, and subject to the terms and conditions of this Agreement.

**AGREEMENTS**

For and in consideration of the covenants and agreements herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

- Grant of Easements. Grantor, for itself and its heirs, personal representatives, successors and assigns, hereby grants and conveys unto Grantee, its successors and assigns: (i) a perpetual, exclusive easement (the "Exclusive Easement") in and to that portion of the Premises more particularly described on Attachment "B" hereto; and (ii) a perpetual, non-exclusive easement in and to that portion of the Premises more particularly described on Attachment "C" hereto (the "Access and Utility Easement") (the Exclusive Easement and the Access and Utility Easement being collectively referred to herein as the "Easements"). The Easements shall be used for the purposes set forth in Section 6 hereof.
- Private Easement. Nothing in this Agreement shall be deemed to be a dedication of any area for public use. All rights, easements and interests herein created are private and do not constitute a grant for public use or benefit.
- Successors Bound. This Agreement shall be binding on and inure to the benefit of the parties hereto and their respective heirs, personal representatives, lessees, successors and assigns. It is the intention of the parties hereto that all of the various rights, obligations, restrictions and easements created in this Agreement, including but not







limited to those set forth in Sections 1, 10, 11, 12, 23 and 25, shall run with the affected lands and shall inure to the benefit of and be binding upon all future owners and lessees of the affected lands and all persons claiming under them.

4. Duration. The duration of the Easements granted herein (the "Term") shall be perpetual, unless Grantee provides written, recordable notice of its intent to terminate this Agreement, in which event this Agreement and all obligations of Grantee hereunder shall terminate upon Grantee's recordation of any such notice. In the event that the use of the Easements is abandoned by Grantee, or its successors, then Grantor, or its successors, may terminate the Easements by providing legally sufficient evidence of such abandonment, and following such termination all right and title to the land constituting the Easements shall revert back to Grantor. Abandonment shall be deemed to have occurred if neither Grantee nor any of its affiliates, customers, tenants, subtenants, employees or agents utilize (such use shall be construed broadly to include, but not be limited to, use of the tower for the broadcast and receipt of telecommunications signals, maintenance of the tower or the equipment located on the Exclusive Easement, or maintenance and/or upkeep of the Easements) the tower site or facilities in any manner for a consecutive period of ten (10) years, and, following the expiration of such 10 year period, do not respond within forty-five (45) days of Grantor's written notice to Grantee.

5. Easement Consideration / Incorporation of Easement Acquisition Agreement. Grantor hereby acknowledges the receipt, contemporaneous with the execution hereof, of adequate and sufficient consideration paid to Grantor pursuant to the terms of the Easement Acquisition Agreement. Grantor and Grantee hereby declare that there may be additional payments due to Grantor by Grantee pursuant to the terms of the Easement Acquisition Agreement. Grantor and Grantee agree that the Easement Acquisition Agreement is made a part hereof and shall be incorporated within this Agreement. Grantor and Grantee acknowledge and declare that this Agreement is not a complete summary of the terms and conditions contained in the Easement Acquisition Agreement that specifically survived closing of the transaction between Grantor and Grantee. The provisions in this Agreement should not be used in interpreting the applicable provisions in the Easement Acquisition Agreement that specifically survived closing. In the event of a conflict between this Agreement and the Easement Acquisition Agreement as it relates specifically to the terms that survived closing, specifically; (i) any consideration to be paid by Grantee, or (ii) any provision related to the manner, method or amount of payment of consideration by Grantee or receipt of such consideration by Grantor, or (iii) any provision regarding any ancillary rights or obligations of Grantor or Grantee related to any additional consideration owed by Grantee and/or payable to Grantor, or (iv) any provision related to any warranties, representations or covenants that survive closing of the transaction between Grantor and Grantee, the provisions and terms of the Easement Acquisition Agreement shall control in those limited and specific instances. Notwithstanding anything to the contrary in this Agreement, with the exception of any consideration that may still be owed pursuant to the Easement Acquisition Agreement, there shall be no other consideration owed to Grantor by Grantee under this Agreement. In the event this Agreement is terminated for any reason, except as may be provided in a certain Easement Acquisition Agreement by and between Grantor and Grantee, any consideration owed hereunder or under the Easement Acquisition Agreement shall cease and Grantee shall not be required to make any further payments.

6. Use of Easement Areas.

a. Exclusive Easement. The Exclusive Easement shall be used by Grantee and its designated customers, lessees, sublessees, licensees, agents, successors and assigns for installing, constructing, maintaining, operating, modifying, repairing and replacing improvements and equipment, which may be located on the Exclusive Easement from time to time, for the facilitation of communications and other related uses. Grantee may make any improvements, alterations or modifications to the Easements as are deemed appropriate by Grantee, in its sole discretion. At all times during the Term, Grantee shall have the exclusive right to use, and shall have free access to, the Easements seven (7) days a week, twenty-four (24) hours a day. Grantee shall have the exclusive right to lease, sublease, license, or sublicense any structure or equipment on the Exclusive Easement and shall also have the right to license, lease or sublease to third parties any portion of the Exclusive Easement, but no such lease, sublease or license shall relieve or release Grantee from its obligations under this Agreement. Grantor shall not have the right to use the Exclusive Easement for any reason and shall not disturb Grantee's right to use the Exclusive Easement in any manner. Grantor and Grantee acknowledge that Grantee shall be locating expensive telecommunications equipment in the Exclusive Easement and that Grantee, in order to comply with FCC regulations, must construct a fence around all or part of the Exclusive Easement, and shall have the right to prohibit anyone, including Grantor, from entry into such Exclusive Easement.

b. Access and Utility Easement. The Access and Utility Easement shall be used by Grantee, its customers, lessees, sublessees, licensees, agents, successors and assigns for ingress and egress from and to the Exclusive



Easement, as well as the construction, installation, operation and maintenance of overhead and underground electric, water, gas, sewer, telephone, data transmission and other utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) with the right to reconstruct, improve, add to, enlarge, change and remove such facilities, and to connect the same to utility lines located in a publicly dedicated right of way. Grantor shall not in any manner prevent access to, and use of, the Access and Utility Easement by Grantee or its customers, lessees, sublessees, licensees, agents, successors and assigns; and Grantor shall not utilize the Access and Utility Easement in any manner that interferes with Grantee's or its customers', lessees', sublessees', licensees', agents', successors' and assigns' use of such area. If the Access and Utility Easement is currently used by Grantor or its tenants, then Grantee shall not in any manner prevent access to, and use of, the Access and Utility Easement by Grantor or its tenants.

7. Equipment and Fixtures. Grantee or its licensees and customers shall have the right to erect, install, maintain, replace and operate on the Exclusive Easement such equipment, structures, fixtures, antennae and other personal property as Grantee may deem necessary or appropriate, and such property, including the equipment, structures, fixtures and other personal property currently on the Exclusive Easement, shall not be deemed to be part of the Premises, but shall remain the property of Grantee or its licensees and customers. At any time during the term of this Agreement and within 90 days after termination hereof, Grantee or its customers may remove their equipment, structures, fixtures and other personal property from the Easements.

8. Assignment. Grantee may assign this Agreement, in whole or in part, to any person or entity at any time without the prior written consent of Grantor, including but not limited to an affiliate of Grantee. If any such assignee agrees to assume all of the obligations of Grantee under this Agreement, then Grantee will be relieved of all responsibility hereunder.

9. Covenants and Agreements.

a. Grantor represents and warrants that it is the owner in fee simple of the Easements, free and clear of all liens and encumbrances, and that it alone has full right to grant the Easements and assign the Lease (as defined in Section 25 hereof). Grantor further represents and warrants that Grantee shall peaceably and quietly hold and enjoy the Easements during the Term without any hindrance, molestation or ejection by any party whomsoever.

b. During the Term, Grantor shall pay when due all real property taxes and all other fees and assessments attributable to the Premises. Grantee hereby agrees to pay any increase in real property taxes levied against the Premises which are directly attributable to Grantee's use of the Easements (but not, however, taxes attributable to periods prior to the date of this Agreement such as roll-back or greenbelt assessments) if Grantor furnishes proof of such increase to Grantee. If Grantor fails to pay when due any taxes affecting the Premises, Grantee shall have the right but not the obligation to pay such taxes and demand payment therefor from Grantor, which payment Grantor shall make within ten (10) days of such demand by Grantee.

c. Unless the Exclusive Easement already constitutes a separate tract or tax parcel, Grantor shall not cause the area comprising the Easements to be legally or otherwise subdivided from any master tract of which it is a part, nor shall Grantor cause the area comprising the Easements to be separately assessed for tax purposes. If it is determined by Grantee that the transfer of the Easements set forth herein requires or shall require the subdivision of the Premises, and if Grantee, in its sole judgment, determines that it desires to seek subdivision approval, then Grantor agrees to cooperate with Grantee, at Grantee's expense, in obtaining all necessary approvals for such subdivision.

d. Grantor shall not grant, create, or suffer any claim, lien, encumbrance, easement, restriction or other charge or exception to title to the Easements that would adversely affect Grantee's use of the Easements.

e. Grantor will comply, with all environmental, health and safety laws with respect to the Premises.

f. Grantor hereby agrees to indemnify, defend and hold harmless Grantee and its officers, directors, shareholders, agents and attorneys for, from, and against all damages asserted against or incurred by any of them by reason of or resulting from a breach by Grantor of any representation, warranty or covenant of Grantor contained herein.

10. Non-Disturbance. During the Term, Grantor will not improve or grant any other easement, ground lease, lease, license, sale or other similar interest of or upon the Premises if such improvement or interest would interfere with Grantee's use of the Easements. Grantee and its customers are currently utilizing the Exclusive Easement for the purpose of transmitting and receiving telecommunication signals, including but not limited to wireless telecommunications signals. Grantor and Grantee recognize that Grantee's use of the easement rights set forth in



this Agreement would be frustrated if the telecommunications signals were blocked, if an obstruction were built that would cause interference with such transmission, or if access and/or utilities to and from the Exclusive Easement were partially and/or completely inhibited. Grantor, for itself, its successors and assigns, hereby agrees to use its best efforts to prevent the occurrence of any of the foregoing, and shall promptly undertake any remedial action necessary to do so. Grantee shall have the express right to seek an injunction to prevent any of the activity prohibited by this Section 10.

11. Access and Utilities. To the extent not otherwise addressed herein (or to the extent any access and utility easement specifically referenced herein, including but not limited to the Access and Utility Easement or the Exclusive Easement, if applicable, cannot, does not, or will not fully accommodate the access and utility needs of the Exclusive Easement at any time), Grantor hereby grants and conveys unto Grantee, its tenants, licensees, employees, agents, contractors, successors, assigns, assignees, and sublessees, full, complete, uninterrupted and unconditional access to and from the Exclusive Easement, seven days a week, 24 hours a day, over and across any adjacent property now or hereafter owned by Grantor, for, without limitation, ingress and egress to and from the Exclusive Easement, as well as the construction, installation, location, maintenance, relocation and repair of overhead and/or underground utility connections, including electric, telephone, gas, water, sewer, and any other utility connection, provided that Grantee shall repair any damages to the Premises caused by such access. This easement, and the rights granted herein, shall be assignable by Grantee to any public or private utility company to further effect this provision. Grantor agrees to maintain all access roadways from the nearest public right of way to the Exclusive Easement in a manner sufficient to allow for pedestrian and vehicular access to the Exclusive Easement at all times. If it is reasonably determined by Grantor or Grantee that any utilities that currently serve the Exclusive Easement are not encompassed within the description of the Access and Utility Easement set forth herein, then Grantor and Grantee agree to amend the description of the Access and Utility Easement set forth herein to include the description of such areas. If it becomes necessary to relocate any of the utility lines that serve the Exclusive Easement, Grantor hereby consents to the reasonable relocation of such utility lines upon the Premises for no additional consideration, and hereby agrees to reasonably cooperate with Grantee to create a revised legal description for Access and Utility Easement that will reflect such relocation.

12. Mortgagees' Continuation Rights and Notice and Cure. Grantor consents to the granting by Grantee of a lien and security interest in Grantee's interest in this Agreement and all of Grantee's property and fixtures attached to the Exclusive Easement described herein, and furthermore consents to the exercise by Grantee's mortgagee ("Grantee's Mortgagee") of its rights of foreclosure with respect to its lien and security interest. Provided that Grantee gives Grantor written notice of any such mortgagee, Grantor agrees to recognize Grantee's Mortgagee as Grantee hereunder upon any such exercise by Grantee's mortgagee of its rights of foreclosure. Grantor hereby agrees to give Grantee and Grantee's Mortgagee written notice of any breach or default of the terms of this Agreement within fifteen (15) days after the occurrence thereof at such address as is specified by Grantee in its notice to Grantor of the existence of such Grantee's Mortgagee. Grantor further agrees that no default under this Agreement shall be deemed to have occurred unless such notice to Grantee's Mortgagee is also given and that, in the event of any such breach or default under the terms of this Agreement, Grantee and Grantee's Mortgagee shall have the right for a period of 90 days after receipt of written notice from Grantor to cure or correct any such default, and Grantor agrees to accept such payment or performance on the part of the Grantee's Mortgagee as though the same had been made or performed by the Grantee. Grantor agrees that it shall enter into any reasonable amendment hereto requested by Grantee's current or proposed mortgagee.

13. Notices. All notices required to be given under this Agreement, unless otherwise stated, shall be in writing and delivered in person or by a national overnight delivery service (and shall be effective when received, when refused or when the same cannot be delivered) to the appropriate party at the address set forth below (or at such other address designated in writing pursuant to the terms hereof):

To Grantee: American Tower Asset Sub, LLC  
c/o American Tower  
10 Presidential Way  
Woburn, MA 01801

To Grantor: Donald J. Jacobs  
Eloise H. Jacobs  
617 South Linwood St.  
Visalia, CA 93277

With copy to: American Tower Asset Sub, LLC  
c/o American Tower  
116 Huntington Avenue  
Boston, MA 02116



Attn: Legal Department

14. Force Majeure. The time for performance by Grantor or Grantee of any term, provision, or covenant of this Agreement shall be deemed extended by time lost due to delays resulting from strikes, civil riots, floods, labor or supply shortages, material or labor restrictions by governmental authority, litigation, injunctions, and any other cause not within the control of Grantor or Grantee, as the case may be.
15. Recording. This Agreement shall be recorded.
16. Miscellaneous. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns. This Agreement shall be governed by and construed in accordance with the laws of the state or commonwealth where the Premises are located.
17. Captions and Headings. The captions and headings in this Agreement are for convenience and shall not be held or deemed to define, limit, describe, explain, modify, amplify or add to the interpretation, construction or meaning of any provisions of or the scope or intent of this Agreement.
18. Cumulative Remedies. Except as otherwise expressly provided herein, each and every one of the rights, benefits and remedies provided to Grantor or Grantee by this Agreement, or by any instrument or documents executed pursuant to this Agreement, are cumulative and shall not be exclusive of any other of said rights, remedies and benefits allowed by law or equity to Grantee.
19. Counterparts. This Agreement may be executed in one or more counterparts, and by the different parties hereto in separate counterparts, each of which when executed shall be deemed to be an original but all of which taken together shall constitute one and the same agreement.
20. Severability. If any provision of this Agreement is deemed unenforceable in whole or in part, such provision shall be limited to the extent necessary to render the same valid or shall be excised from this Agreement, as circumstances require, and this Agreement shall be construed as if such provision had been so limited or as if such provision had not been included herein, as the case may be. Additionally, if any laws, rules or regulations promulgated by any state, county or local jurisdiction, including without limitation those concerning zoning, subdivision or land use, or should any court of competent jurisdiction, make the sale of the Easements herein either void or voidable, Grantor agrees that upon the written request of Grantee, the grant of the Easements shall convert to a ground lease between Grantor, as lessor, and Grantee, as lessee, (with the Exclusive Easement area being the leased premises therein, and the Access and Utility Easement area remaining a non-exclusive easement for access and utility purposes) for uses consistent with those set forth in Section 6 hereof, and containing other terms and conditions acceptable to both parties; provided that Grantee shall not be required to obtain the consent of Grantor to enter into any sublease or license of any portion of the Exclusive Easement or to permit sublessees or licensees to utilize the Access and Utility Easement; nor shall Grantor be entitled to any additional consideration in connection with such subleases and licenses; and provided that that the delivery of the consideration paid by Grantee to Grantor for the Easements shall constitute the prepayment of rent under such ground lease for an extended term of 99 years, or as long as permitted by applicable law.
21. Attorney's Fees. If there is any legal action or proceeding between Grantor or Grantee arising from or based on this Agreement, the unsuccessful party to such action or proceeding shall pay to the prevailing party all costs and expenses, including reasonable attorney's fees and disbursements incurred by such prevailing party in such action or proceeding and in any appeal in connection therewith. If such prevailing party recovers a judgment in any such action, proceeding or appeal, such costs, expenses and attorney's fees and disbursements shall be included in and as a part of such judgment.
22. Entire Understanding and Amendment. This Agreement, the Easement Acquisition Agreement by and between Grantor and Grantee, and the closing documents executed in connection therewith, constitute the entire understanding between the parties with regard to the subject matter hereof and there are no representations, inducements, conditions, or other provisions other than those expressed herein. This Agreement may not be modified, amended, altered or changed in any respect except by written agreement and signed by each of the parties hereto.
23. Zoning. To the extent any improvements upon the Exclusive Easement do not meet zoning or other land-use requirements, or to the extent such improvements may otherwise have to be relocated, Grantor hereby consents to the reasonable relocation of such improvements to accommodate such requirements. Grantor hereby agrees to



reasonably cooperate with Grantee to create a revised legal description for the Exclusive Easement and the Access and Utility Easement that will accommodate the requirements for any relocated tower, including its access and utility needs. Grantor hereby covenants and agrees that neither Grantor nor an affiliate of Grantor shall at any time file an opposition to a zoning or land use application of Grantee or in any way publicly oppose Grantee at a zoning hearing or other land use proceedings in connection with the Premises and the Easements; and that Grantor shall promptly cooperate with Grantee in making application for obtaining all licenses, permits, and any other necessary approvals that may be required for Grantee's intended use of the Easements.

24. Rule Against Perpetuities. If the rule against perpetuities or any other rule of law would invalidate the Easements or any portion or provision hereof or would limit the time during which the Easements or any portion or provision hereof shall be effective due to the potential failure of an interest in property created herein to vest within a particular time, then each such interest in property shall be effective only from the date hereof until the passing of twenty (20) years after the death of the last survivor of the members of Congress of the United States of America (including the House of Representatives and the Senate) representing the state in which the Premises is located who are serving on the date hereof, but each such interest in property shall be extinguished after such time, and all other interests in property created herein and all other provisions hereof shall remain valid and effective without modification.

25. Assignment of Ground Lease. The parties hereby recognize and agree that the Premises is currently subject to that certain lease dated July 30, 1997 between **Donald J. Jacobs and Eloise H. Jacobs, Trustees of Donald Jacobs and Eloise Jacobs Family Trust**, predecessor in interest to Seller as lessor, and **Smart SMR of California, Inc.**, predecessor in interest to Buyer as lessee, as amended from time to time (collectively, the "Lease") recorded with the records of Tulare County, California. Grantor hereby acknowledges that there currently exists no default under the Lease, and no conditions that, with the passage of time, would constitute defaults under the Lease. Grantor hereby assigns, transfers, sets over and delivers to Grantee, all of its rights, title and interests under the Lease arising or accruing on or after the date of this Agreement, and Grantee hereby accepts, assumes and agrees to be bound by all the terms and conditions which are the responsibility of the landlord under the Lease. Grantor hereby releases and forever remises Grantee from all claims arising under the Lease. Grantor hereby agrees to indemnify and agrees to hold Grantee harmless with respect to any demands, claims, actions, causes of action, assessments, expenses, costs, damages, losses, and liabilities (including reasonable attorneys' fees and costs) under the Lease which relate to costs or actions first arising on or before the date of this Agreement. Grantee hereby agrees to indemnify and agrees to hold Grantor harmless with respect to any demands, claims, actions, causes of action, assessments, expenses, costs, damages, losses, and liabilities (including reasonable attorneys' fees and costs) under the Lease which relate to costs or actions first arising after the date of this Agreement.

26. Further Acts; Attorney-In-Fact. Grantor shall cooperate with Grantee in executing any documents necessary to protect Grantee's rights under this Agreement or Grantee's use of the Easements and to take such action as Grantee may reasonably require to effect the intent of this Agreement. Grantor hereby irrevocably appoints Grantee as Grantor attorney-in-fact coupled with an interest to prepare, execute and deliver land-use and zoning applications that concern the tower or the tower facilities, on behalf of Grantor with federal, state and local governmental authorities.

27. Survey. Grantee may elect, at Grantee's expense, to order a boundary, as built or similar survey of the Easements (the "Survey") from a surveyor duly licensed under the laws of the state in which the Premises is located. Grantor further agrees that upon written notice from Grantee to Grantor, Grantee may elect to replace Attachment B and Attachment C with Attachment B-1 and Attachment C-1 depicting and/or describing the Exclusive Easement and Access and Utilities Easement(s) in accordance with the Survey conducted by Grantee.

28. Trustee Authority. The undersigned Trustees and Trustees of The Donald and Eloise Jacobs Family Trust Dated January 5, 1996 (the "Trust"), hereby certify as follows:

- a. We are the sole Trustor and Trustees of the Trust;
- b. The Trust has not been altered, amended or terminated and is still in force and effect;
- c. No beneficiary of the Trust is a minor, a corporation selling all or substantially all of its assets, and no beneficiaries of the Trust are mentally disabled; and
- d. All of the beneficiaries of the Trust have authorized us to enter into this Agreement.

[Signatures Appear on Following Page]



IN WITNESS WHEREOF, the parties hereto have executed this Agreement under seal as of the day and year set forth below.

**GRANTOR:**

**WITNESSES:**

The Donald and Eloise Jacobs Family Trust Dated January 5, 1996

Signature: *Donald Jacobs*  
By: Donald J. Jacobs  
Title: Trustor and Trustee  
Date: 7-3-2017

Signature: *Lisa Dixon*  
Print Name: Lisa Dixon

Signature: *Carla R. Gomes*  
Print Name: CARLA R. GOMES

**ACKNOWLEDGMENT**

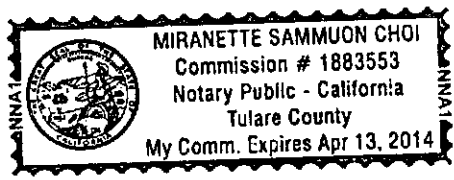
State of California  
County of Tulare

On 07/03/2017, before me, Miranette Sammuon Choi (Notary Public)  
(Insert Name and Title of the Officer)

personally appeared Donald J. Jacobs, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.  
Signature *[Signature]* (Seal)





Mitsubishi Bank (Ltd) (Tokyo, Japan)

THE HONOURABLE  
THE ATTORNEY GENERAL  
GOVERNMENT OF CANADA  
OTTAWA, ONTARIO  
K1P 5K6



**GRANTOR:**

**WITNESSES:**

The Donald and Eloise Jacobs Family Trust Dated January 5, 1996

Signature: Eloise H. Jacobs  
By: Eloise H. Jacobs  
Title: Trustor and Trustee  
Date: July 3, 2013

Signature: [Handwritten Signature]  
Print Name: Lisa Dixon  
Signature: Carla R. Gomes  
Print Name: CARLA R GOMES

**ACKNOWLEDGEMENT**

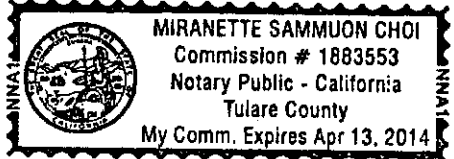
State of California  
County of Tulare

On 07/03/2013, before me, Mirnette Sammoon Choi (Notary Public)  
(Insert Name and Title of the Officer)

personally appeared Eloise H. Jacobs, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.  
Signature [Handwritten Signature] (Seal)





Alameda Superior Court (Notary Public)

MIRABELLE CAMERON CHOI  
Commission # 1880260  
Notary Public - California  
Folsom County  
My Comm. Expires on 12/31/24





**GRANTEE:**

**WITNESSES:**

**American Tower Asset Sub, LLC**  
a Delaware limited liability company

Signature: [Signature]  
By: Shawn Lanier  
Its: Vice President Legal  
Date: 7-11-2013

Signature: [Signature]  
Print Name: Renee Bird

Signature: [Signature]  
Print Name: Ryan Curran

**Acknowledgement**

**GRANTEE**

COMMONWEALTH OF MASSACHUSETTS

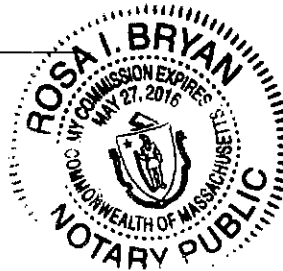
COUNTY OF MIDDLESEX

On this the 11<sup>th</sup> day of July 2013, before me, Rosa Bryan, the undersigned Notary Public, personally appeared Shawn Lanier, proved to me through satisfactory evidence of identity, in which he is personally known to me, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
Notary Public  
My Commission Expires: 5/27/16



{Seal}

**Attachments:**

- Attachment "A" – Premises (legal description of Premises to be attached)
- Attachment "B" – Exclusive Easement (legal description of Exclusive Easement to be attached)
- Attachment "C" – Access and Utility Easement (legal description of Access and Utility Easement to be attached)



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**Attachment "A" – Premises (legal description of Premises to be attached)**

*This Attachment May be Replaced by descriptions and/or depictions from an As-Built Survey conducted by Grantee at Grantee's option that depict and/or describe the Premises*

SITUATED IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA:

PARCEL NO. 11 OF PARCEL MAP NO. 2045, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21, PAGE 46 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TAX I.D. NUMBER: 077-150-020-000



**Attachment "B" – Exclusive Easement (legal description of Exclusive Easement to be attached)**

*This Attachment B May be Replaced by Attachment B-1 with descriptions and/or depictions from an As-Built Survey conducted by Grantee at Grantee's option that depict and/or describe the Exclusive Easement*

THAT PORTION OF PARCEL NO. 11 AS SHOWN ON PARCEL MAP NO. 2045, RECORDED IN BOOK 21 OF PARCEL MAPS AT PAGES 46 TO 56, TULARE COUNTY RECORDS, AND LYING IN SECTION 21, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

THE SOUTH 48.00 FEET OF THE NORTH 74.44 FEET OF SAID PARCEL 11.



**Attachment "C" – Access and Utility Easement (legal description of Access and Utility Easement to be attached)**

*This Attachment C May be Replaced by Attachment C-1 with descriptions and/or depictions from an As-Built Survey conducted by Grantee at Grantee's option that depict and/or describe the Access and Utilities Easements*

All existing utility and access easements from Exclusive Easement to public right of way, including but not limited to the following:

TOGETHER WITH AN EASEMENT 12.00 FEET IN WIDTH FOR INGRESS AND EGRESS, ELECTRICAL POWER AND TELEPHONE LINES, OVER, UNDER AND ACROSS SAID PARCEL 11, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE ABOVE DESCRIBED PROJECT AREA, DISTANT THEREON S 89° 46' 98" E, 8.07 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE N 0° 22' 01" W, PARALLEL WITH THE EAST LINE OF SAID PARCEL 11, A DISTANCE OF 26.44 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 11 AND THE SOUTH RIGHT-OF-WAY LINE OF DOE AVENUE, SAID CENTERLINE THERE TERMINATING THE SIDELINES OF WHICH BEING LENGTHENED OR SHORTENED TO TERMINATE ON THE NORTH LINE OF THE ABOVE DESCRIBED PROJECT AREA, THE NORTH LINE OF SAID PARCEL 11 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID DOE AVENUE.



+U04196650+

7408 8/15/2013 78960534/1









2014-0017910

Recorded  
Official Records  
County of  
Tulare  
ROLAND P. HILL  
Clerk Recorder

REC FEE 17.00  
TAX 550.00  
SURVEY MONUMENT 10.00

08:00AM 14-Apr-2014 | Page 1 of 2

Vis  
SUR

**RECORDING REQUESTED BY:**

Chicago Title Company  
Order No.: FWVI-4211400811

**When Recorded Mail Document To:**

Don G. Celillo  
The Don G. Celillo 1997 Trust dated April 15,  
1997  
PO BOX 648  
Visalia, CA 93279

APN/Parcel ID(s): 077 150 020 000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

**The undersigned grantor(s) declare(s)**

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$550.00** \_\_\_\_\_ and is computed on:
  - the full value of the interest or property conveyed.
  - the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in  the **City of Visalia.**

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** Donald Joseph Jacobs and Eloise Helen Jacobs, as Trustor(s) and Trustee(s) of The Donald and Eloise Jacobs Family Trust dated January 5, 1996

**hereby GRANT(S) to** Don G. Celillo, as Trustee of the Don G. Celillo 1997 Trust dated April 15, 1997

**the following described real property in the** City of Visalia, County of Tulare, State of California:

**For APN/Parcel ID(s): 077 150 020 000**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Parcel No. 11 of Parcel Map No. 2045, in the City of Visalia, County of Tulare, State of California, as per map recorded in Book 21, Page 46 of Parcel Maps, Tulare County Records.

Excepting 1/3 the oil, gas, minerals and hydrocarbon substances for a period of 25 years, as reserved in the Deed from Hazel G. M. Montague to Albert F. Blain, ET AL, dated August 8, 1958, recorded August 22, 1958 in Book 2072, Page 5 of Official Records.

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**



**GRANT DEED**

(continued)

APN/Parcel ID(s): 077 150 020 000

Dated. April 9, 2014

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Donald Joseph Jacobs and Eloise Helen Jacobs, as Trustor(s) and Trustee(s) of The Donald and Eloise Jacobs Family Trust dated January 5, 1996

BY: *Donald Joseph Jacobs*  
Donald Joseph Jacobs  
Trustee

BY: *Eloise Helen Jacobs*  
Eloise Helen Jacobs  
Trustee

State of California

County of Tulare

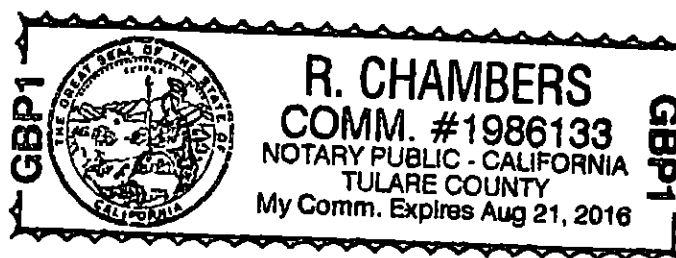
On 11th April 2014 before me, April, 2014 R. Chambers, Notary Public,  
(here insert name and title of the officer)

personally appeared Donald Joseph Jacobs and Eloise Helen Jacobs,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the  
within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),  
and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)  
acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.  
*[Signature]*  
Signature

(Seal)







DISH Wireless L.L.C. SITE ID:

**SCMCA00129B**

DISH Wireless L.L.C. SITE ADDRESS:

**1830 NORTH KELSEY STREET  
VISALIA, CA 93291**

SCOPE OF WORK	
THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:	
<b>TOWER SCOPE OF WORK:</b>	
<ul style="list-style-type: none"> <li>• REMOVE EXISTING M/W ANTENNAS @ 58'-6" LEVEL</li> <li>• INSTALL (3) PROPOSED PANEL ANTENNAS (1 PER SECTOR)</li> <li>• INSTALL (1) PROPOSED MONOPOLE T-ARM MOUNT KIT</li> <li>• INSTALL PROPOSED JUMPERS</li> <li>• INSTALL (6) PROPOSED RRUs (2 PER SECTOR)</li> <li>• INSTALL (1) PROPOSED OVER VOLTAGE PROTECTION DEVICE (OVP)</li> <li>• INSTALL (1) PROPOSED HYBRID CABLE</li> </ul>	
<b>GROUND SCOPE OF WORK:</b>	
<ul style="list-style-type: none"> <li>• INSTALL (1) PROPOSED CONCRETE PAD</li> <li>• INSTALL (1) PROPOSED ICE BRIDGE</li> <li>• INSTALL (1) PROPOSED PPC CABINET</li> <li>• INSTALL (1) PROPOSED EQUIPMENT CABINET</li> <li>• INSTALL (1) PROPOSED POWER CONDUIT</li> <li>• INSTALL (1) PROPOSED TELCO CONDUIT</li> <li>• INSTALL (1) PROPOSED TELCO-FIBER BOX</li> <li>• INSTALL (1) PROPOSED GPS UNIT</li> <li>• INSTALL (1) PROPOSED SAFETY SWITCH (IF REQUIRED)</li> <li>• INSTALL (1) PROPOSED FIBER NID (IF REQUIRED)</li> <li>• INSTALL (1) PROPOSED METER SOCKET</li> </ul>	

SITE INFORMATION	PROJECT DIRECTORY
PROPERTY OWNER: CELILLO DON G (TR) ADDRESS: PO BOX 648 VISALIA, CA 93279-0648	APPLICANT: DISH Wireless L.L.C. 5701 SOUTH SANTA FE DRIVE LITTLETON, CO 80120
TOWER TYPE: MONOPOLE	TOWER OWNER: AMERICAN TOWER CORPORATION 10 PRESIDENTIAL WAY WOBURN, MA 01801 (781) 926-4500
TOWER CO SITE ID: 301049	SITE DESIGNER: B+T GROUP 1717 S. BOULDER AVE, SUITE 300 TULSA, OK 74119 (918) 587-4630
TOWER APP NUMBER: 13685472	SITE ACQUISITION: KENNETH BRADBURY (919) 466-5095
COUNTY: TULARE	CONSTRUCTION MANAGER: LEE NORRIS LEE.NORRIS@DISH.COM
LATITUDE (NAD 83): 36° 20' 45.42" N 36.345950 N	RF ENGINEER: PARMJIT SIDHU PARMJIT.SIDHU@DISH.COM
LONGITUDE (NAD 83): 119° 23' 5.28" W 119.384800 W	
ZONING JURISDICTION: CITY OF VISALIA	
ZONING DISTRICT: N/A	
PARCEL NUMBER: 077150020	
OCCUPANCY GROUP: U	
CONSTRUCTION TYPE: V-B	
POWER COMPANY: SOUTHERN CA. EDISON	
TELEPHONE COMPANY: T.B.D.	



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



B&T ENGINEERING, INC.

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

DRAWN BY: BLJ    CHECKED BY: RMC    APPROVED BY: MJP

RFDS REV #: 1

**CONSTRUCTION DOCUMENTS**

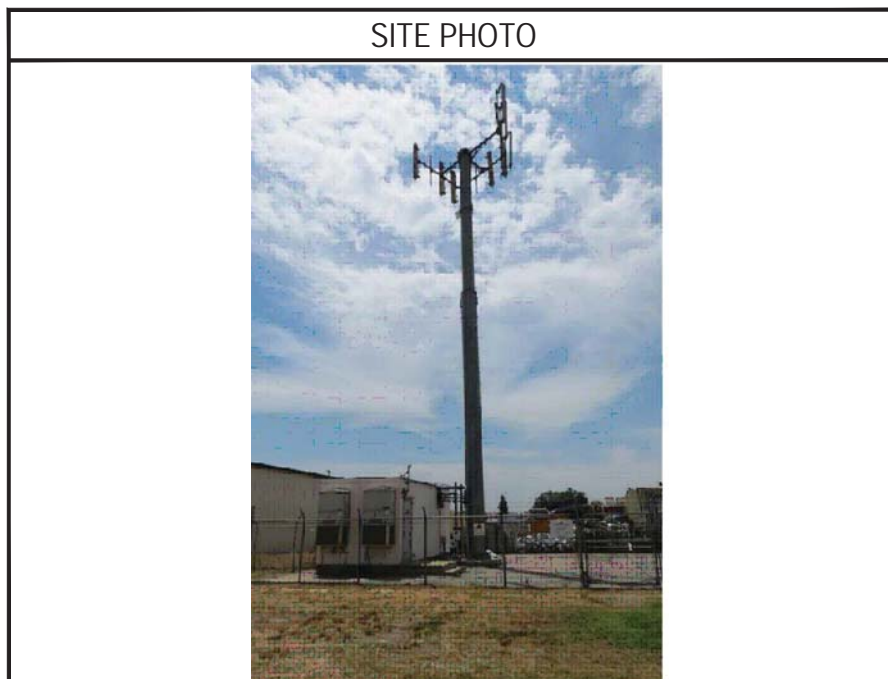
SUBMITTALS		
REV	DATE	DESCRIPTION
A	6/22/21	ISSUED FOR REVIEW
0	7/2/21	ISSUED FOR CONSTRUCTION

A&E PROJECT NUMBER  
152026.001.01

DISH Wireless L.L.C.  
PROJECT INFORMATION  
SCMCA00129B  
1830 NORTH KELSEY ST  
VISALIA, CA 93291

SHEET TITLE  
TITLE SHEET

SHEET NUMBER  
**T-1**



**UNDERGROUND SERVICE ALERT**  
UTILITY NOTIFICATION CENTER OF CALIFORNIA  
(800) 642-2444  
WWW.CALIFORNIA811.ORG  
CALL 2-14 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

**GENERAL NOTES**

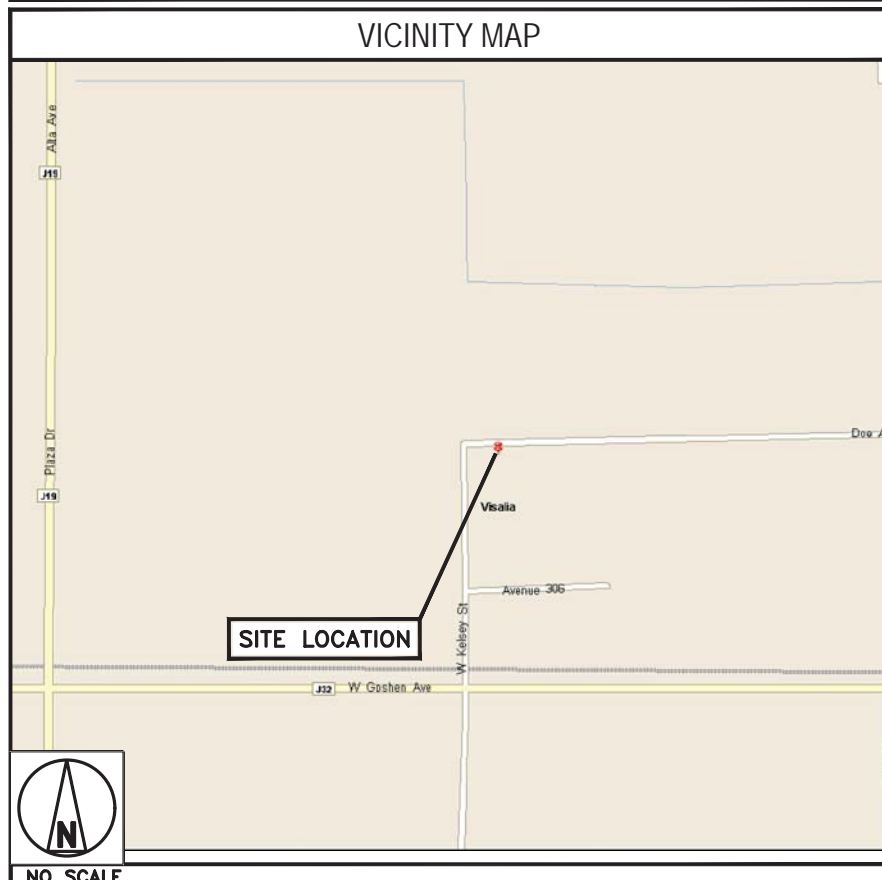
THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE, NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE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

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

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

**DIRECTIONS**

**DIRECTIONS FROM FRESNO YOSEMITE INTERNATIONAL AIRPORT:**  
DEPART FRESNO YOSEMITE INT'L AIRPORT ON E MCKINLEY AVE (EAST). TURN RIGHT (SOUTH) ONTO (N) CLOVIS AVE. TURN LEFT AND TAKE RAMP ONTO CA-99. AT EXIT 98B, KEEP RIGHT ONTO RAMP. TURN LEFT (EAST) ONTO CR-J32 [BETTY DR]. KEEP STRAIGHT ONTO CR-J32 [ELDER AVE]. BEAR LEFT (EAST) ONTO CR-J32 [ELDER DR]. TURN RIGHT (SOUTH) ONTO CR-J32 [CAMP DR]. TURN LEFT (EAST) ONTO CR-J32 [W GOSHEN AVE]. TURN LEFT (NORTH) ONTO N KELSEY DR [ROAD 84]. ROAD NAME CHANGES TO N KELSEY ST [ROAD 84]. ARRIVE AT SITE.



**CALIFORNIA - CODE COMPLIANCE**

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

CODE TYPE	CODE
BUILDING	2019 CALIFORNIA BUILDING CODE (CBC)/2018 IBC
MECHANICAL	2019 CALIFORNIA MECHANICAL CODE (CMC)/2018 UMC
ELECTRICAL	2019 CALIFORNIA ELECTRICAL CODE (CEC)/2017 NEC

SHEET INDEX	
SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
A-1	OVERALL AND ENLARGED SITE PLAN
A-2	ELEVATION, ANTENNA LAYOUT AND SCHEDULE
A-3	EQUIPMENT PAD AND H-FRAME DETAILS
A-4	EQUIPMENT DETAILS
A-5	EQUIPMENT DETAILS
A-6	EQUIPMENT DETAILS
E-1	ELECTRICAL/FIBER ROUTE PLAN AND NOTES
E-2	ELECTRICAL DETAILS
E-3	ELECTRICAL ONE-LINE, FAULT CALCS & PANEL SCHEDULE
G-1	GROUNDING PLANS AND NOTES
G-2	GROUNDING DETAILS
G-3	GROUNDING DETAILS
RF-1	RF CABLE COLOR CODE
RF-2	RF PLUMBING DIAGRAM
GN-1	LEGEND AND ABBREVIATIONS
GN-2	GENERAL NOTES
GN-3	GENERAL NOTES
GN-4	GENERAL NOTES



**NOTES**

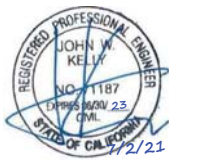
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.

**NOTES**

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
3. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



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DRAWN BY: BLJ    CHECKED BY: RMC    APPROVED BY: MJP

RFDS REV #: 1

**CONSTRUCTION DOCUMENTS**

SUBMITTALS		
REV	DATE	DESCRIPTION
A	6/22/21	ISSUED FOR REVIEW
0	7/2/21	ISSUED FOR CONSTRUCTION

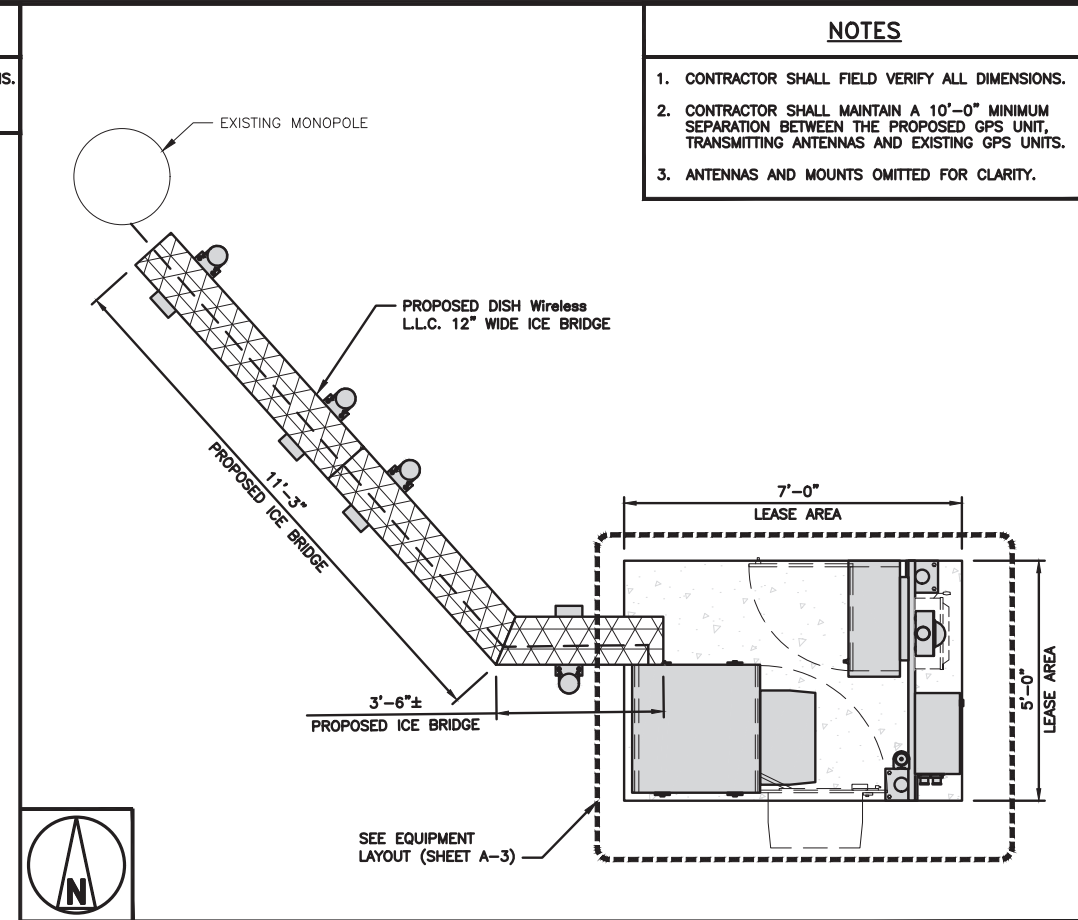
A&E PROJECT NUMBER  
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DISH Wireless L.L.C.  
PROJECT INFORMATION  
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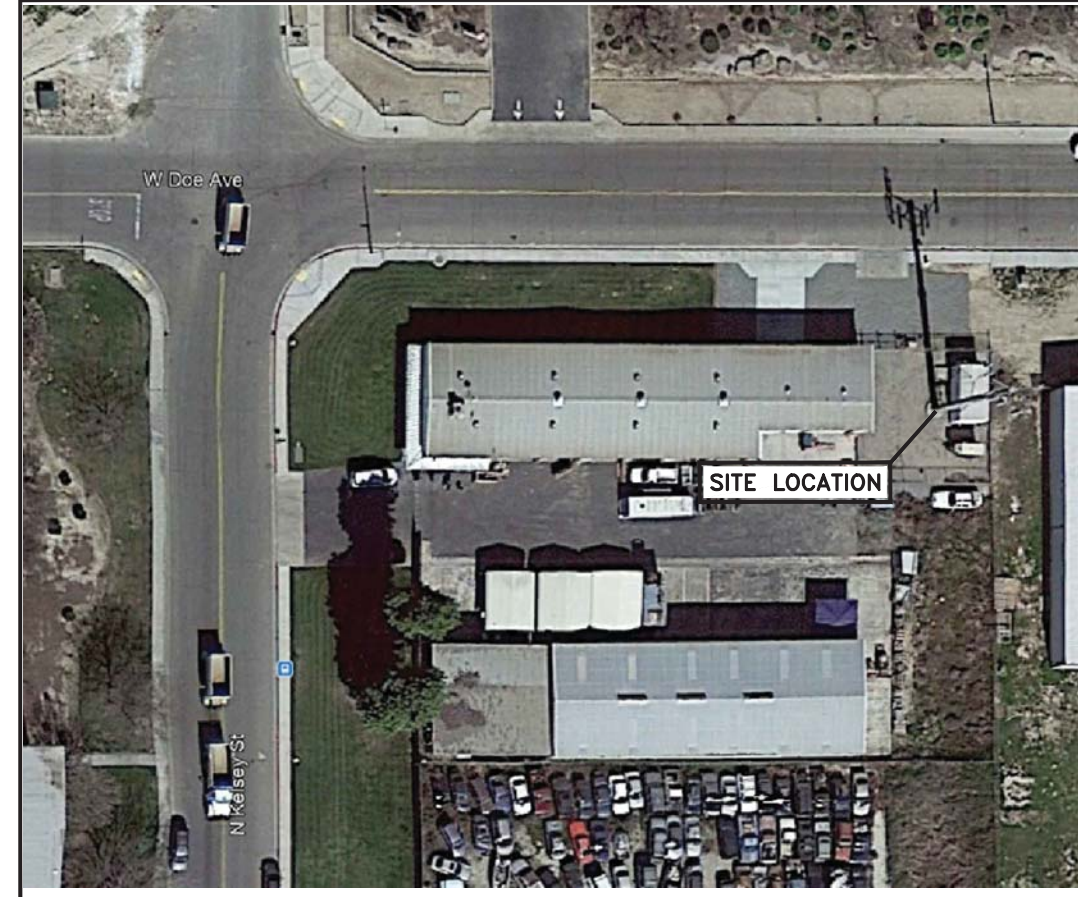
SHEET TITLE  
OVERALL AND ENLARGED  
SITE PLAN

SHEET NUMBER

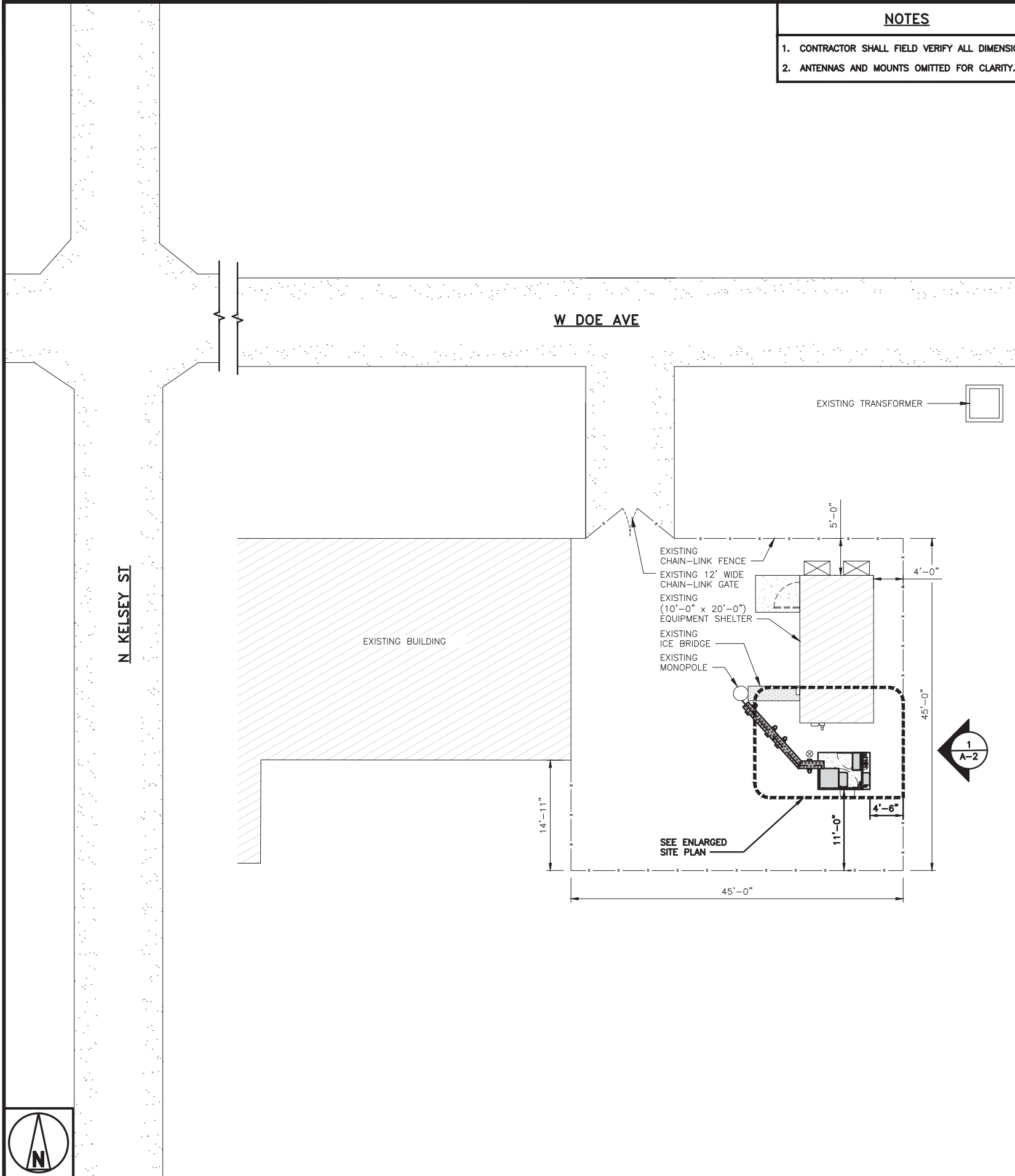
**A-1**



**ENLARGED SITE PLAN**    12" 6" 0' 1' 2' 3' 4' 5'    1/2"=1'-0"    2



**AERIAL VIEW**    NO SCALE    3

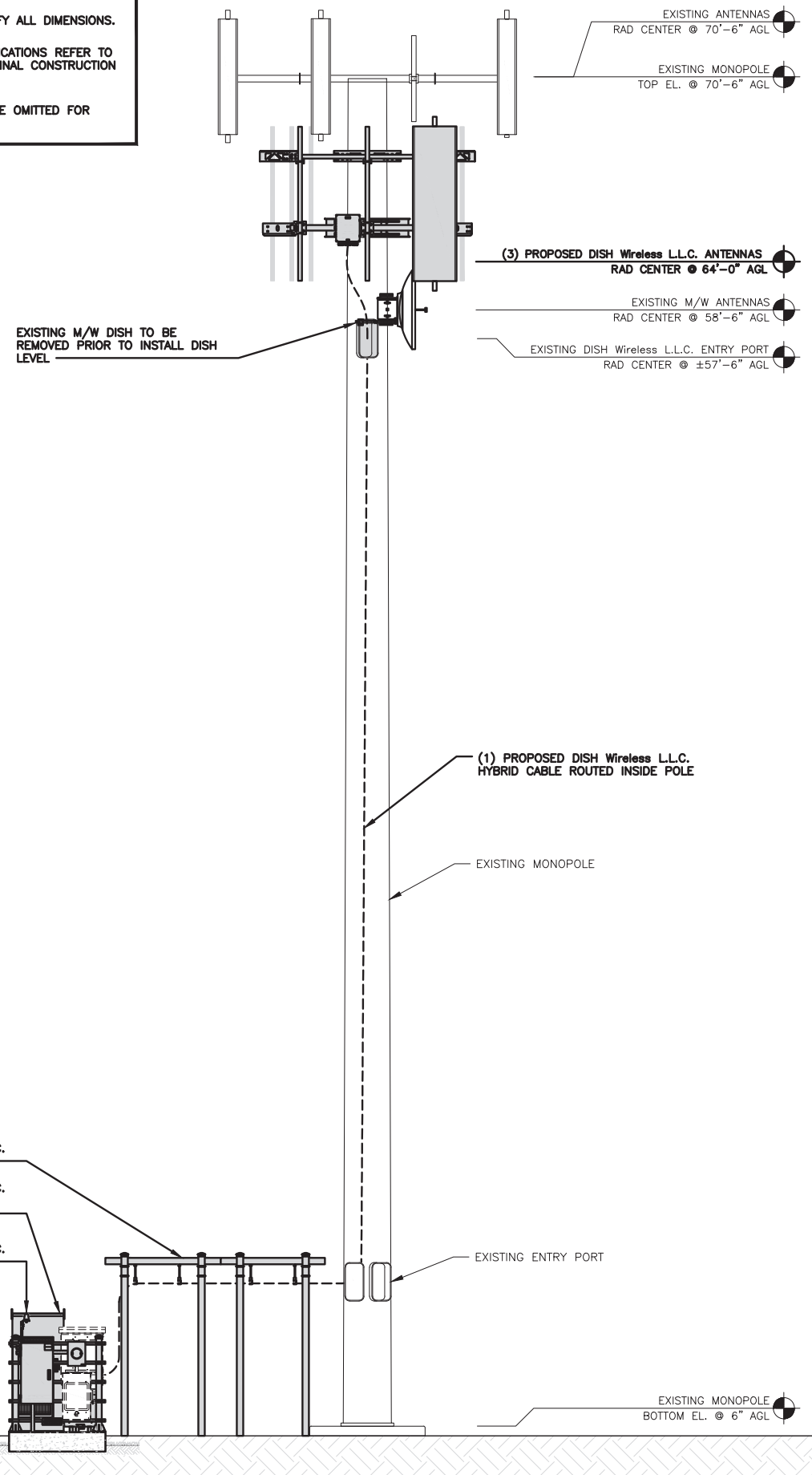


**OVERALL SITE PLAN**    8' 4' 0' 8' 16'    1/8"=1'-0"    1

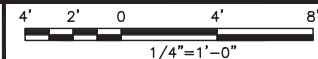


**NOTES**

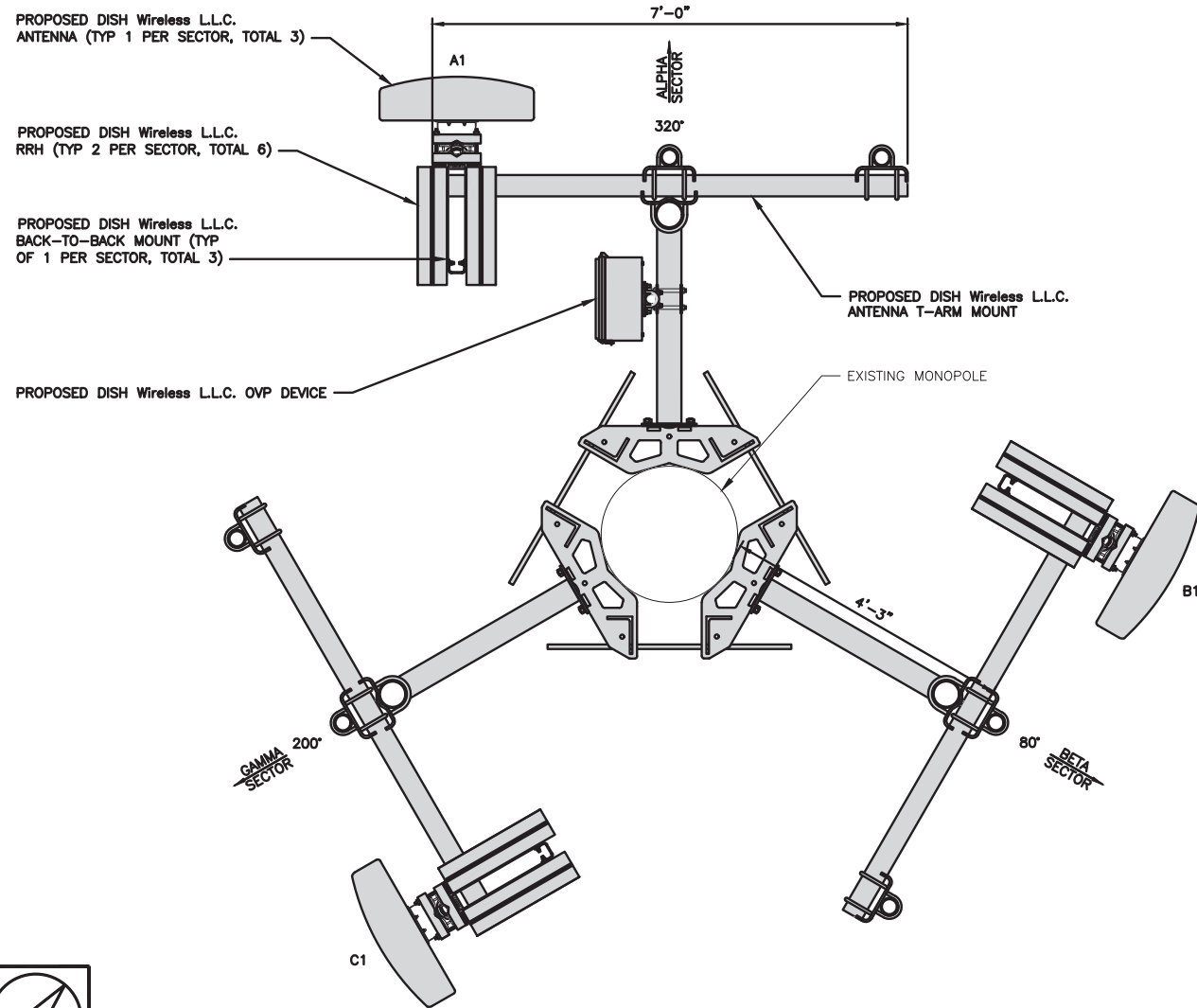
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNA AND MW DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS
3. EXISTING EQUIPMENT AND FENCE OMITTED FOR CLARITY.



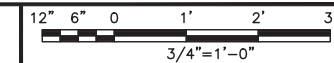
**PROPOSED EAST ELEVATION**



1



**ANTENNA LAYOUT**



2

SECTOR	POSITION	ANTENNA						TRANSMISSION CABLE
		EXISTING OR PROPOSED	MANUFACTURER - MODEL NUMBER	TECHNOLOGY	SIZE (HxW)	AZIMUTH	RAD CENTER	FEED LINE TYPE AND LENGTH
ALPHA	A1	PROPOSED	CELLMAX- CX12045X	5G	96.5" x 26.7"	320°	61'-0"	(1) HIGH-CAPACITY HYBRID CABLE (99' LONG)
BETA	B1	PROPOSED	CELLMAX- CX12045X	5G	96.5" x 26.7"	80°	61'-0"	
GAMMA	C1	PROPOSED	CELLMAX- CX12045X	5G	96.5" x 26.7"	200°	61'-0"	

SECTOR	POSITION	RRH		NOTES
		MANUFACTURER - MODEL NUMBER	TECHNOLOGY	
ALPHA	A1	FUJITSU- TA08025-B605	5G	1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS. 2. ANTENNA AND RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE PROPOSED DESIGN AND STRUCTURAL ANALYSES.
	A1	FUJITSU- TA08025-B604	5G	
BETA	B1	FUJITSU- TA08025-B605	5G	
	B1	FUJITSU- TA08025-B604	5G	
GAMMA	C1	FUJITSU- TA08025-B605	5G	
	C1	FUJITSU- TA08025-B604	5G	

**ANTENNA SCHEDULE**

NO SCALE

3



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



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DRAWN BY: BLJ  
CHECKED BY: RMC  
APPROVED BY: MJP

RFDS REV #: 1

**CONSTRUCTION DOCUMENTS**

SUBMITTALS		
REV	DATE	DESCRIPTION
A	6/22/21	ISSUED FOR REVIEW
0	7/2/21	ISSUED FOR CONSTRUCTION

A&E PROJECT NUMBER  
152026.001.01

DISH Wireless L.L.C. PROJECT INFORMATION  
SCMCA00129B  
1830 NORTH KELSEY ST  
VISALIA, CA 93291

SHEET TITLE  
ELEVATION, ANTENNA LAYOUT AND SCHEDULE

SHEET NUMBER  
**A-2**





5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



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RFDS REV #: 1

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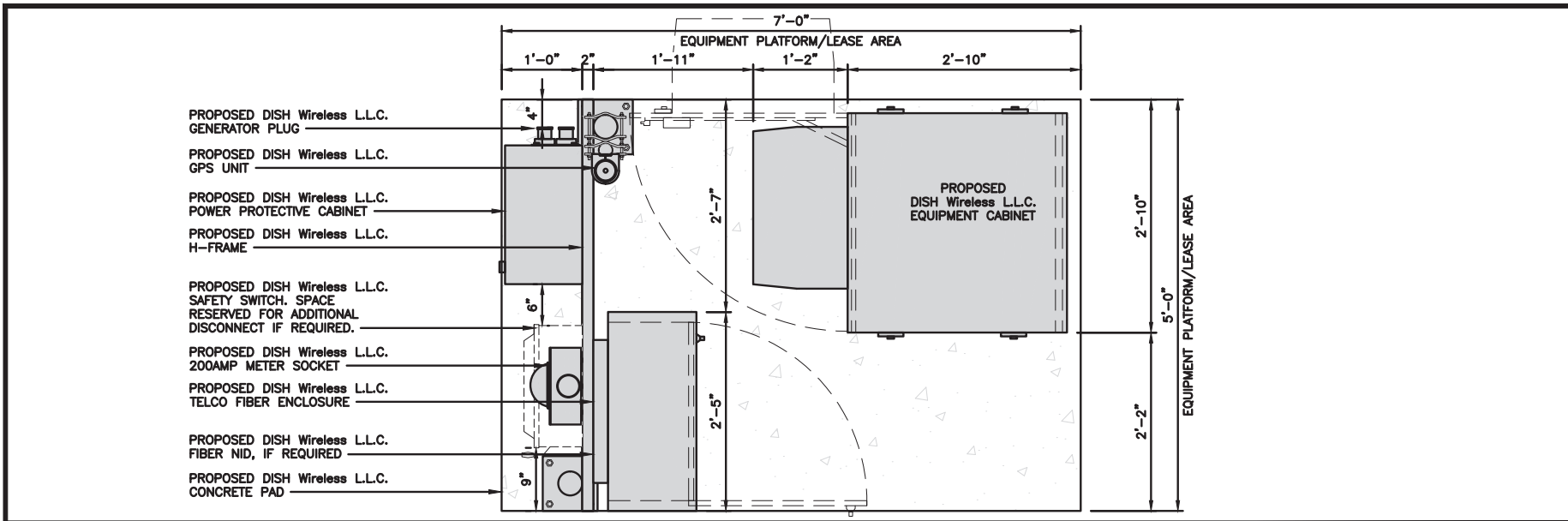
DISH Wireless L.L.C.  
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SHEET TITLE  
EQUIPMENT PAD AND  
H-FRAME DETAILS

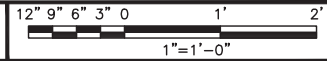
SHEET NUMBER  
**A-3**

**NOTES**

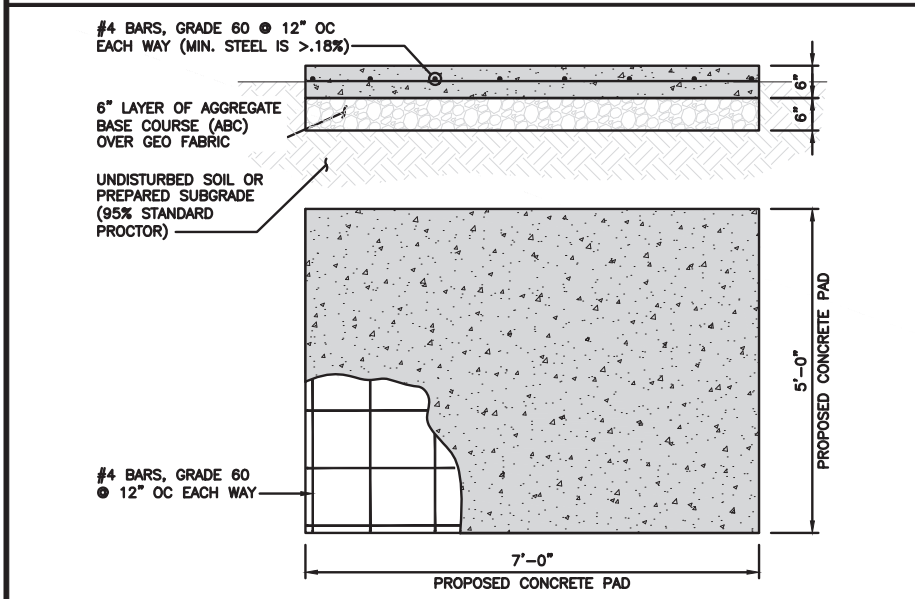
1. CONTRACTOR TO BURY PLATFORM FEET WITH A MINIMUM OF 2" OF FILL PER EXISTING SITE SURFACE
2. WEED BARRIER FABRIC TO BE ADDED AT DISCRETION OF DISH Wireless L.L.C. CONSTRUCTION MANAGER AT TIME OF CONSTRUCTION. ONE SHEET 8'x8' INSTALLED UNDER ALL FOUR FEET OF THE PLATFORM (4 MIL BLACK PLASTIC)
3. EQUIPMENT CABINET OMITTED FOR CLARITY



**EQUIPMENT PLAN**

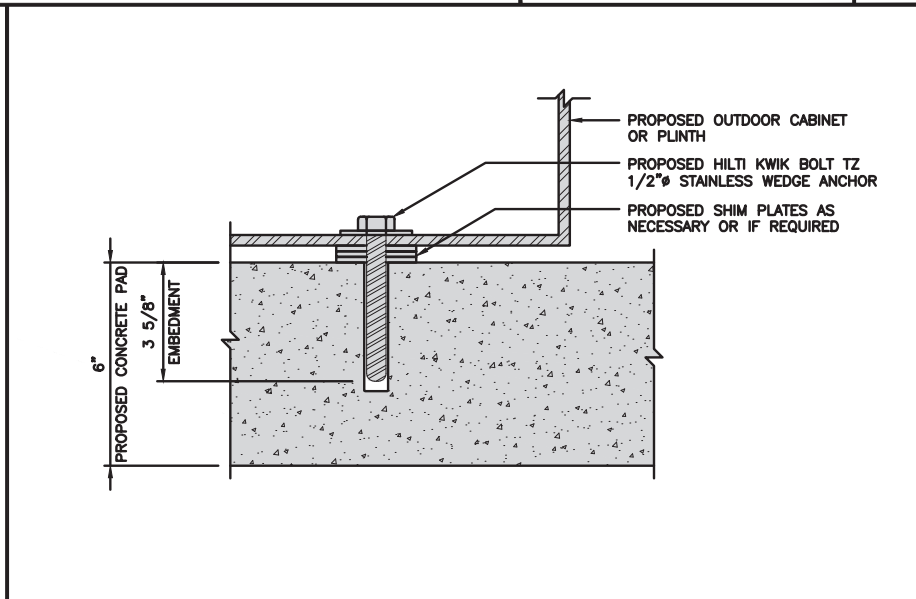


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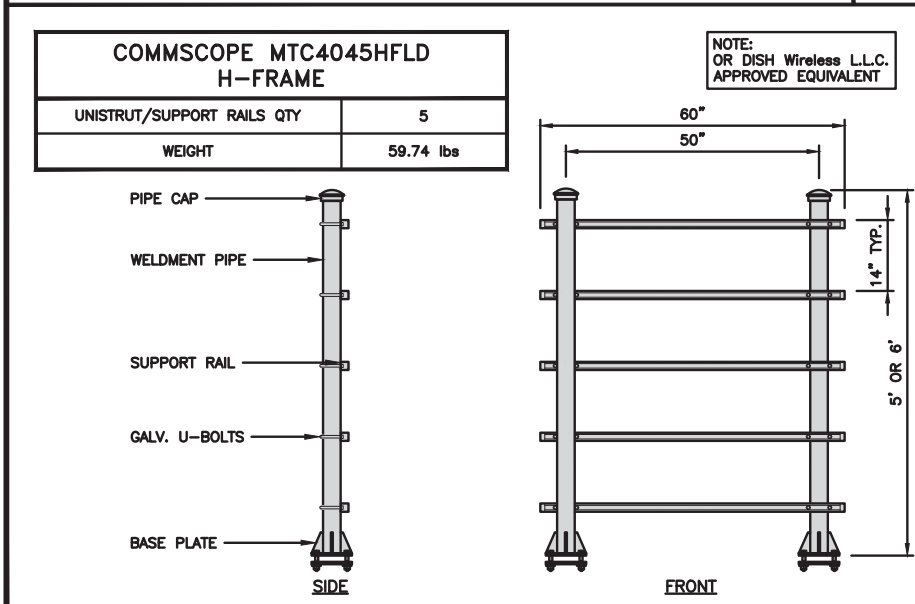
**TYPICAL CONCRETE PAD DETAIL**

2A



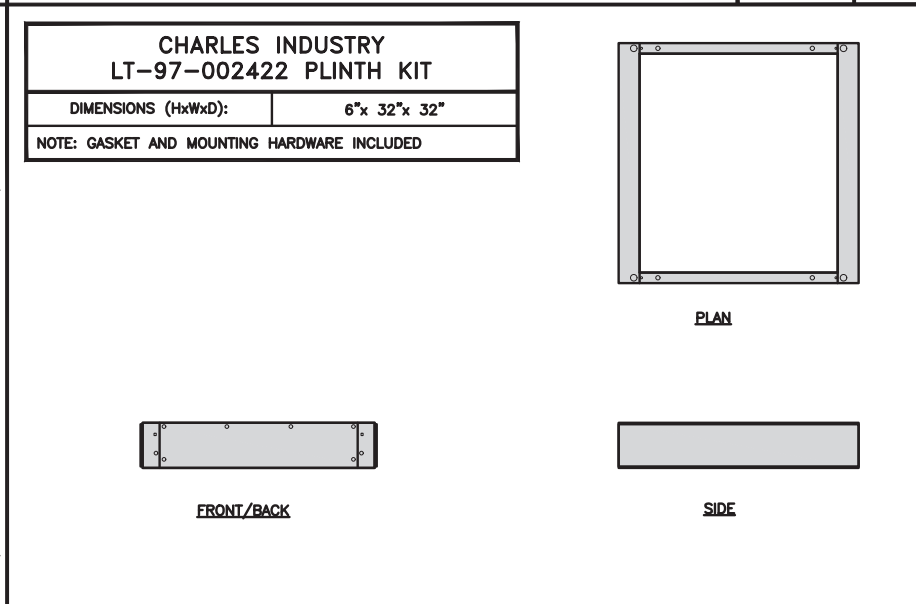
**TYPICAL OUTDOOR EQUIPMENT TO CONCRETE SLAB ANCHORAGE**

NO SCALE 2B



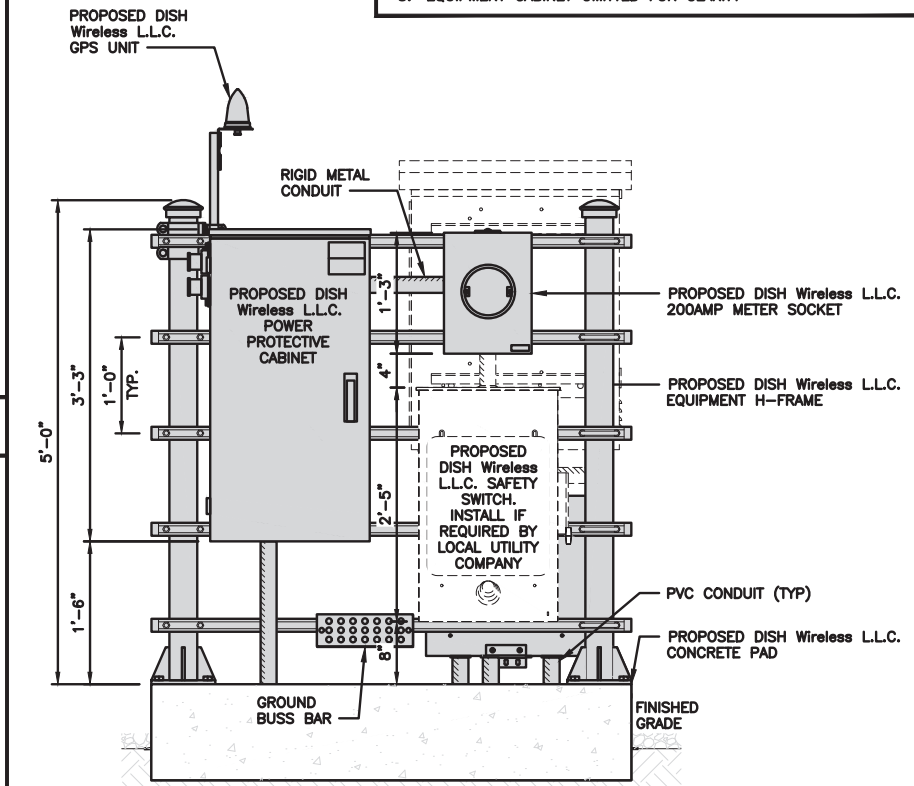
**H-FRAME DETAIL**

NO SCALE 3

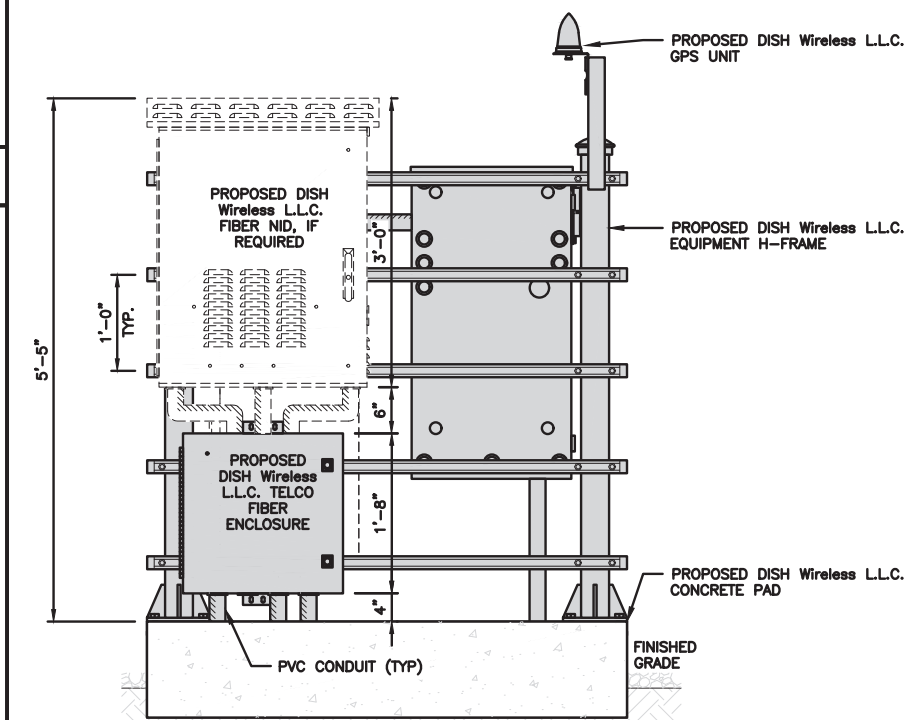


**CABINET DETAIL**

NO SCALE 4



**FRONT ELEVATION**



**BACK ELEVATION**



5



<b>CHARLES INDUSTRY HEX CUBE-PM639155N4</b>	
DIMENSIONS (HxWxD):	74"x32"x32"
POWER PLANT:	-48VDC ABB/600W
TOTAL WEIGHT (EMPTY)	408 LBS

**CABINET DETAIL** NO SCALE 1

<b>RAYCAP PPC RDIAC-2465-P-240-MTS</b>	
ENCLOSURE DIMENSIONS (HxWxD):	39"x22.855"x12.593
WEIGHT:	80 lbs
OPERATING AC VOLTAGE	240/120 1 PHASE 3W+G

**POWER PROTECTION CABINET (PPC) DETAIL** NO SCALE 2

<b>SQUARE D SAFETY SWITCHES D224NRB</b>	
ENCLOSURE DIM (HxWxD)	29.25"x19.00"x8.50"
ENCLOSURE TYPE	NEMA 3R RAINPROOF
UL LISTED	FILE E-2875

**SAFETY SWITCH DETAIL** NO SCALE 3

<b>EATON METER SOCKET UNRRS213BEUSE</b>	
METER SOCKET TYPE	RING
ENCLOSURE DIM (HxWxD)	16"x12"x6"
MAIN AMPERE RATING	200A
WEIGHT	18 LBS

**METER SOCKET DETAIL** NO SCALE 4

<b>ZAYO 5RU CABINET LEFT SWING DOOR ("LIT" SITES)</b>	
DIMENSIONS (HxWxD)	36.115"x29"x12.9"
WEIGHT	85 LBS
POWER INPUT	20A, -48VDC

**NETWORK INTERFACE UNIT DETAIL** NO SCALE 5

<b>CHARLES CFIT-PF2020DSH1 FIBER TELCO ENCLOSURE</b>	
ENCLOSURE DIMS (HxWxD)	20"x20"x9"
ENCLOSURE WEIGHT	20 lbs
MOUNTING	WALL
COMPLIANCE	TYPE 4

**FIBER TELCO ENCLOSURE DETAIL** NO SCALE 6

<b>COMMSCOPE WB-K110-B WAVEGUIDE BRIDGE KIT</b>		INCLUDED PRODUCTS:	WB-T12-3 TRAPEZE KIT, 3 RUNGS
DIMENSIONS (HxL)	160"x10'	WB-LB12-3 SUPPORT BRACKET	
WEIGHT/ VOLUME	325.0 LBS	MF-130 DIRECT BURIAL PIPE COLUMN, 13'-4"	
CABLE RUN (QTY)	12		

**ICE BRIDGE DETAIL** NO SCALE 7

<b>SITEPRO1 BSF35 BASE SHOE FEET</b>	
DIMENSIONS (HxWxL)	8"x8"x1/2"
WEIGHT	15.0 LBS
POST SIZE:	2-7/8" OR 3-1/2"

**ICE BRIDGE PIPE MOUNT DETAIL** NO SCALE 8

**HYBRID CABLE RUN** NO SCALE 9

5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120

10 PRESIDENTIAL WAY  
WOBURN, MA 01801

1717 S. BOULDER  
SUITE 300  
TULSA, OK 74119  
PH: (918) 587-4630  
www.blgrp.com

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RFDS REV #:		1

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EQUIPMENT DETAILS

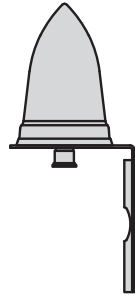
SHEET NUMBER  
**A-4**



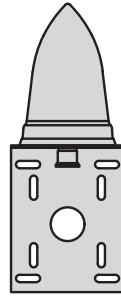
PCTEL GPSGL-TMG-SPI-40NCB	
DIMENSIONS (DIAxH) MM/INCH	81x184mm 3.2"x7.25"
WEIGHT W/ACCESSORIES	075 lbs
CONNECTOR	N-FEMALE
FREQUENCY RANGE	1590 ± 30MHz



TOP



BACK

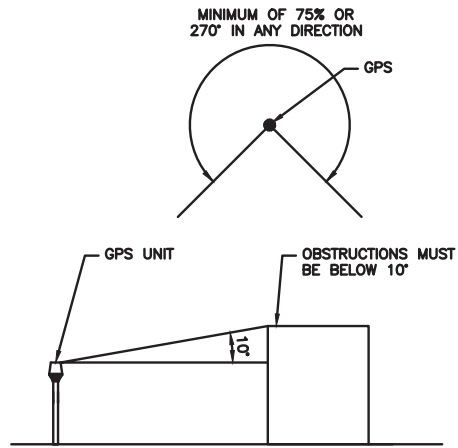


SIDE

GPS DETAIL

NO SCALE

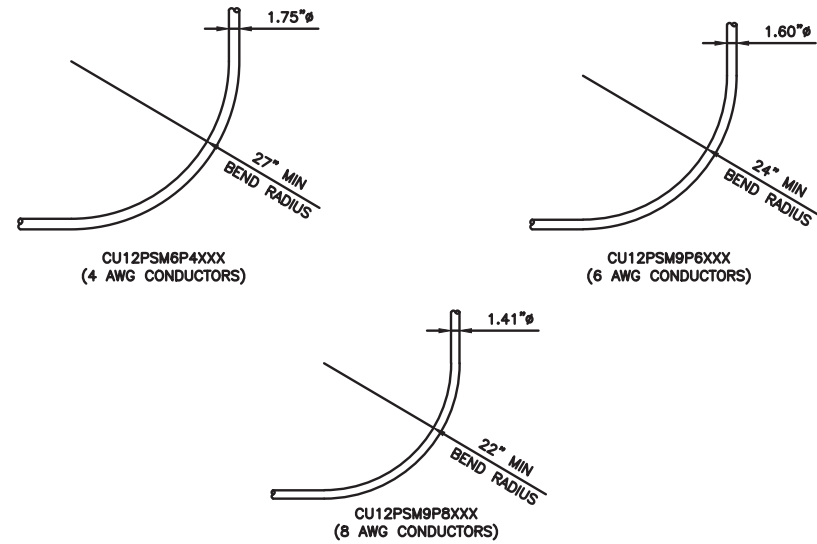
1



GPS MINIMUM SKY VIEW REQUIREMENTS

NO SCALE

2



CABLES UNLIMITED HYBRID CABLE  
MINIMUM BEND RADIUS

NO SCALE

3

NOT USED

NO SCALE

4

NOT USED

NO SCALE

5

NOT USED

NO SCALE

6

NOT USED

NO SCALE

7

NOT USED

NO SCALE

8

NOT USED

NO SCALE

9

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VISALIA, CA 93291

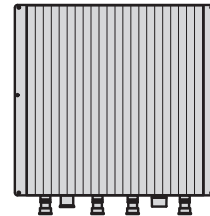
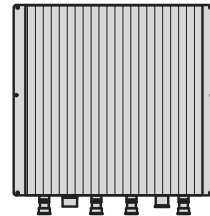
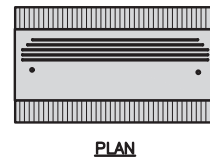
SHEET TITLE  
EQUIPMENT DETAILS

SHEET NUMBER

**A-5**



FUJITSU TRIPLE BAND TA08025-B605	
DIMENSIONS (HxWxD)	14.9"x15.7"x9"
WEIGHT	74.95 lbs
CONNECTOR TYPE	4.3-10 RF CONNECTOR
POWER SUPPLY	DC -58~-36V

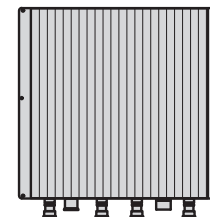
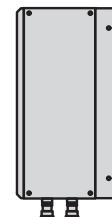
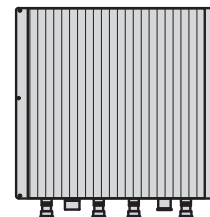
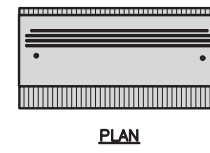


BACK

SIDE

FRONT

FUJITSU DUAL BAND TA08025-B604	
DIMENSIONS (HxWxD)	14.9"x15.7"x7.8"
WEIGHT	63.9 lbs
CONNECTOR TYPE	4.3-10 RF CONNECTOR
POWER SUPPLY	DC -58~-36V



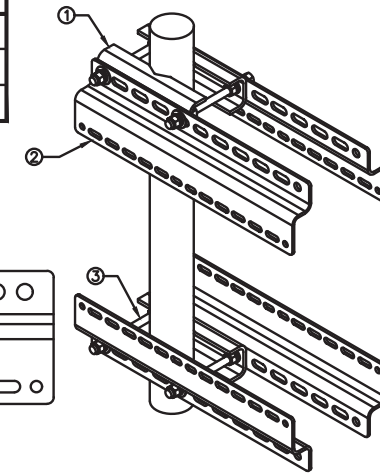
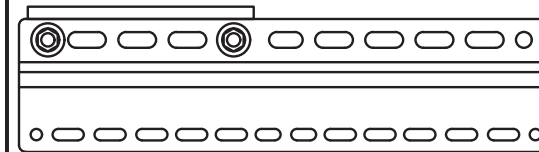
BACK

SIDE

FRONT

SABRE DOUBLE Z-BRACKET C10123155	
DIMENSIONS (HxWxD) (1 BRACKET)	5"x20"x1-13/16"
WEIGHT (FULL ASSEMBLY)	35.79 lbs
PACKAGE QUANTITY	4

#	DESCRIPTION
1	PLATE, CHANNEL BRACKET
2	RRH Z BRACKET, 3/16"
3	THREADED ROD ASSEMBLY 1/2"x12"



NOTE:  
OR DISH Wireless L.L.C.  
APPROVED EQUIVALENT

RRH DETAIL

NO SCALE

1

RRH DETAIL

NO SCALE

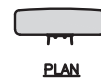
2

RRH MOUNT DETAIL

NO SCALE

3

CELLMAX 12045X CMA-UBTULBULBHH/6517/17/21/21	
DIMENSIONS (HxWxD)(MM/IN)	2450x680x196 96.5"x26.7"x196"
TOTAL WEIGHT (kg/lb)	59 kg/130 lbs
CONNECTORS	8 x 4.3-10 FEMALE



SIDE



FRONT

ANTENNA DETAIL

NO SCALE

4

NOT USED

NO SCALE

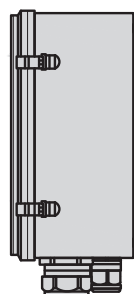
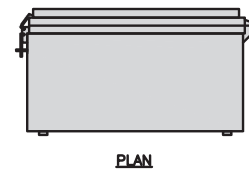
5

ANTENNA MOUNTING DETAIL

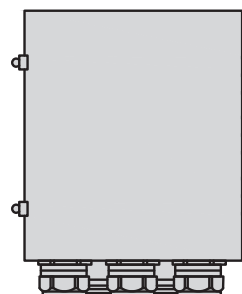
NO SCALE

6

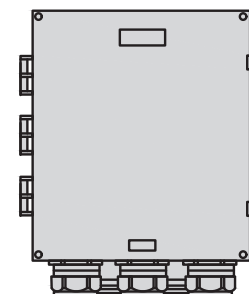
RAYCAP RDIC-9181-PF-48 DC SURGE PROTECTION (OVP)	
DIMENSIONS (HxWxD)	18.98"x14.39"x8.15"
WEIGHT	21.82 LBS



SIDE



BACK



FRONT

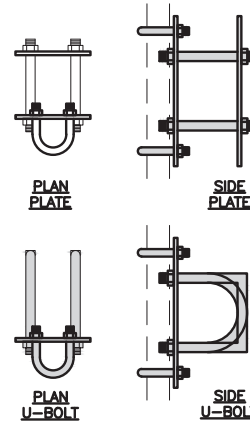
SURGE SUPPRESSION DETAIL (OVP)

NO SCALE

7

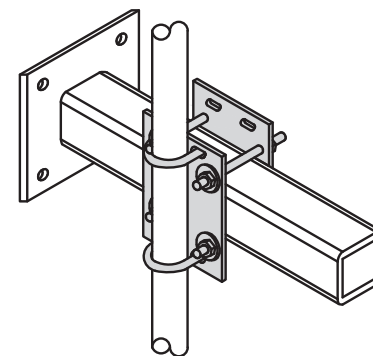
COMMSCOPE XP-2040 CROSSOVER PLATE	
DIMENSIONS (HxW)	10"x12"
WEIGHT	11 lbs

NOTE:  
OR DISH Wireless L.L.C.  
APPROVED EQUIVALENT



PLAN U-BOLT

SIDE U-BOLT

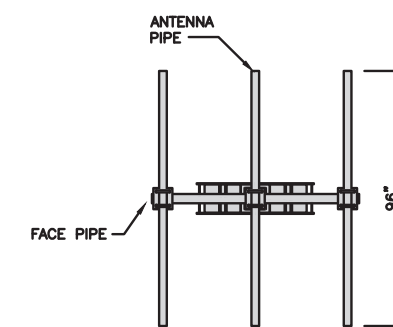


RRH/OVP MOUNT DETAIL

NO SCALE

8

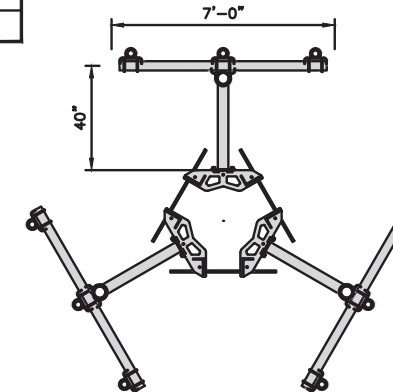
COMMSCOPE MC-K6MHDX-9-96	
FACE WIDTH	7'-0"
WEIGHT	1203.31 lbs
NOTE: 15" TO 50" O.D.	



ANTENNA PIPE

FACE PIPE

96"



I-ARM MOUNT DETAIL

NO SCALE

9

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**A-6**



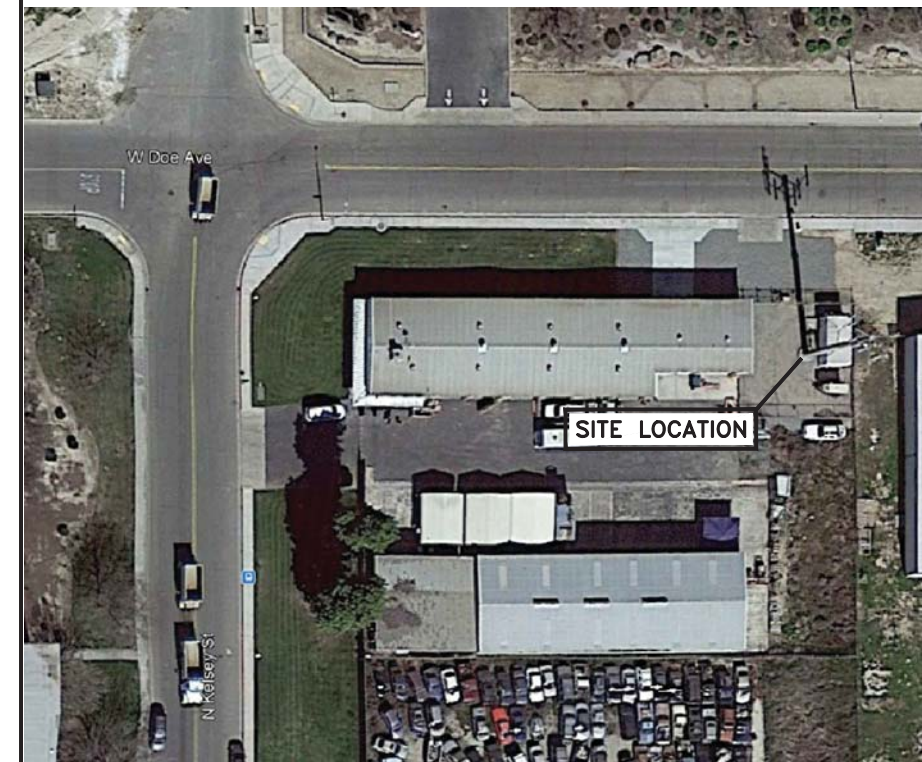
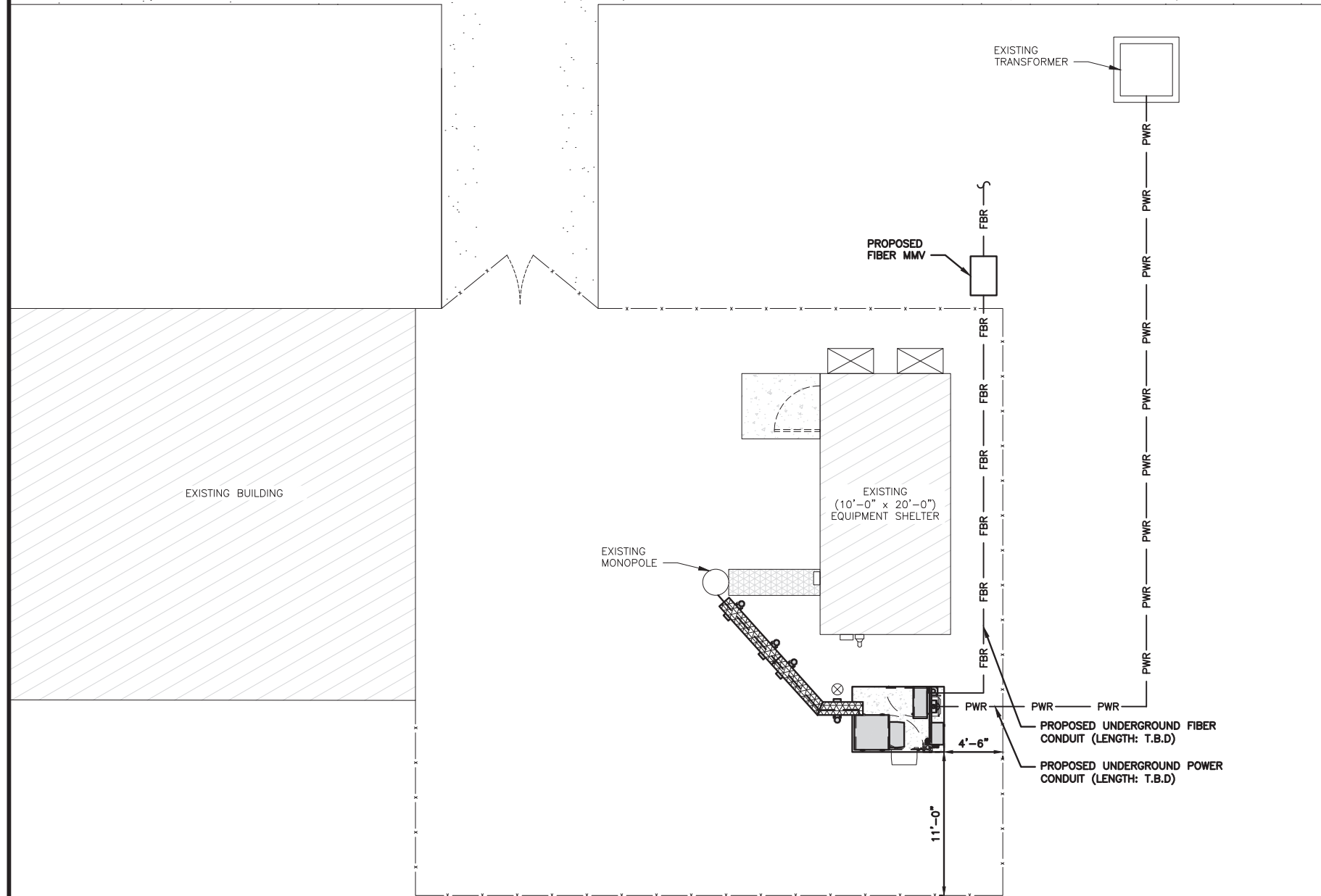
**NOTES**

1. CONTRACTOR SHALL FIELD VERIFY ALL PROPOSED UNDERGROUND UTILITY CONDUIT ROUTE.
2. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.

DC POWER WIRING SHALL BE COLOR CODED AT EACH END FOR IDENTIFYING +24V AND -48V CONDUCTORS. RED MARKINGS SHALL IDENTIFY +24V AND BLUE MARKINGS SHALL IDENTIFY -48V.

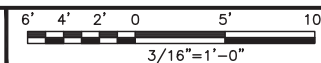
1. CONTRACTOR SHALL INSPECT THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID. ANY QUESTIONS ARISING DURING THE BID PERIOD IN REGARDS TO THE CONTRACTOR'S FUNCTIONS, THE SCOPE OF WORK, OR ANY OTHER ISSUE RELATED TO THIS PROJECT SHALL BE BROUGHT UP DURING THE BID PERIOD WITH THE PROJECT MANAGER FOR CLARIFICATION, NOT AFTER THE CONTRACT HAS BEEN AWARDED.
2. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT NATIONAL ELECTRICAL CODES AND ALL STATE AND LOCAL CODES, LAWS, AND ORDINANCES. PROVIDE ALL COMPONENTS AND WIRING SIZES AS REQUIRED TO MEET NEC STANDARDS.
3. LOCATION OF EQUIPMENT, CONDUIT AND DEVICES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE COORDINATED WITH FIELD CONDITIONS PRIOR TO CONSTRUCTION.
4. CONDUIT ROUGH-IN SHALL BE COORDINATED WITH THE MECHANICAL EQUIPMENT TO AVOID LOCATION CONFLICTS. VERIFY WITH THE MECHANICAL EQUIPMENT CONTRACTOR AND COMPLY AS REQUIRED.
5. CONTRACTOR SHALL PROVIDE ALL BREAKERS, CONDUITS AND CIRCUITS AS REQUIRED FOR A COMPLETE SYSTEM.
6. CONTRACTOR SHALL PROVIDE PULL BOXES AND JUNCTION BOXES AS REQUIRED BY THE NEC ARTICLE 314.
7. CONTRACTOR SHALL PROVIDE ALL STRAIN RELIEF AND CABLE SUPPORTS FOR ALL CABLE ASSEMBLIES. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
8. ALL DISCONNECTS AND CONTROLLING DEVICES SHALL BE PROVIDED WITH ENGRAVED PHENOLIC NAMEPLATES INDICATING EQUIPMENT CONTROLLED, BRANCH CIRCUITS INSTALLED ON, AND PANEL FIELD LOCATIONS FED FROM.
9. INSTALL AN EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS PER THE SPECIFICATIONS AND NEC 250. THE EQUIPMENT GROUNDING CONDUCTORS SHALL BE BONDED AT ALL JUNCTION BOXES, PULL BOXES, AND ALL DISCONNECT SWITCHES, AND EQUIPMENT CABINETS.
10. ALL NEW MATERIAL SHALL HAVE A U.L. LABEL.
11. PANEL SCHEDULE LOADING AND CIRCUIT ARRANGEMENTS REFLECT POST-CONSTRUCTION EQUIPMENT.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR AS-BUILT PANEL SCHEDULE AND SITE DRAWINGS.
13. ALL TRENCHES IN COMPOUND TO BE HAND DUG

W DOE AVE



AN EXISTING CONDITIONS SURVEY WAS NOT AVAILABLE AT THE TIME THIS DRAWING'S CREATION

**UTILITY ROUTE PLAN**



1

**ELECTRICAL NOTES**

NO SCALE

2



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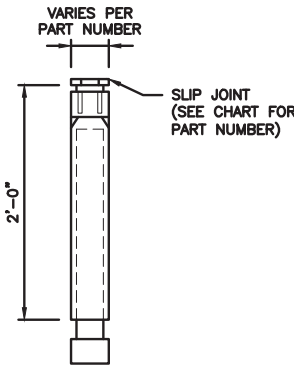
SHEET TITLE  
ELECTRICAL/FIBER ROUTE  
PLAN AND NOTES

SHEET NUMBER

**E-1**



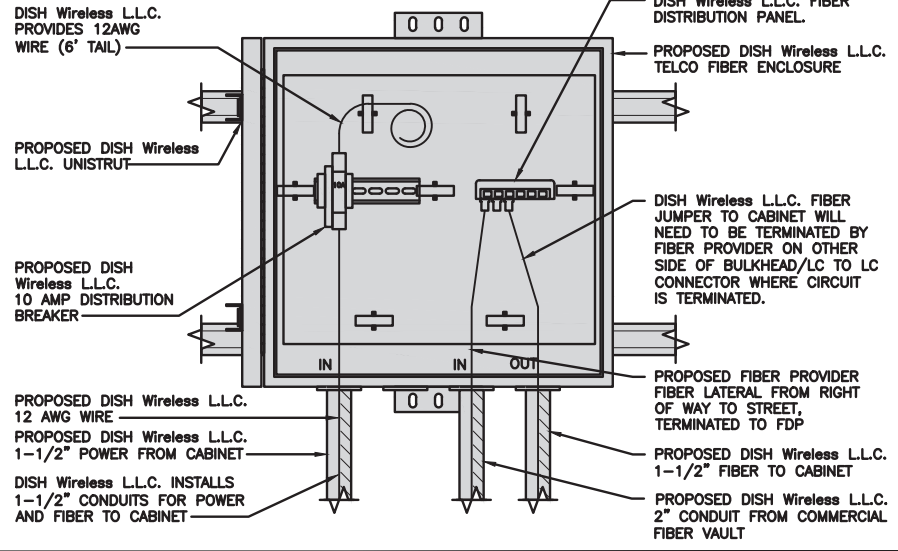
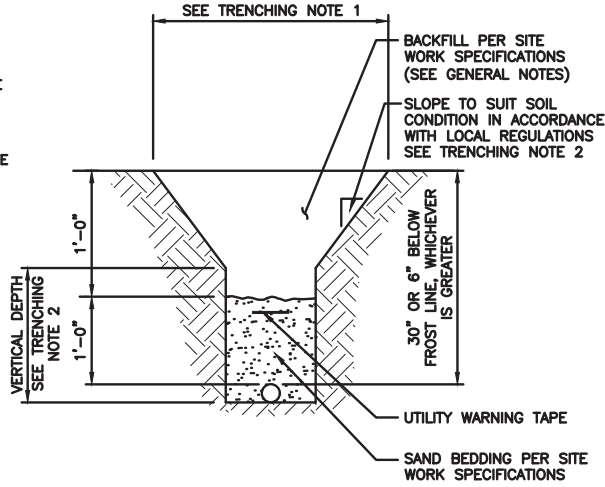
CARLON EXPANSION FITTINGS				
COUPLING END PART#	MALE TERMINAL ADAPTER END PART#	SIZE	STD CTN QTY.	TRAVEL LENGTH
E945D	E945DX	1/2"	20	4"
E945E	E945EX	3/4"	15	4"
E945F	E945FX	1"	10	4"
E945G	E945GX	1 1/4"	5	4"
E945H	E945HX	1 1/2"	5	4"
E945J	E945JX	2"	15	8"
E945K	E945KX	2 1/2"	10	8"
E945L	E945LX	3"	10	8"
E945M	E945MX	3 1/2"	5	8"
E945N	E945NX	4"	5	8"
E945P	E945PX	5"	1	8"
E945R	E945RX	6"	1	8"



NOTE: CONTRACTOR TO INSTALL EXPANSION FITTING SLIP JOINT AT METER CENTER CONDUIT TERMINATION, AS PER LOCAL UTILITY POLICY, ORDINANCE AND/OR SPECIFIED REQUIREMENT.

**TRENCHING NOTES**

- CONTRACTOR SHALL RESTORE THE TRENCH TO ITS ORIGINAL CONDITIONS BY EITHER SEEDING OR SODDING GRASS AREAS, OR REPLACING ASPHALT OR CONCRETE AREAS TO ITS ORIGINAL CROSS SECTION.
- TRENCHING SAFETY; INCLUDING, BUT NOT LIMITED TO SOIL CLASSIFICATION, SLOPING, AND SHORING, SHALL BE GOVERNED BY THE CURRENT OSHA TRENCHING AND EXCAVATION SAFETY STANDARDS.
- ALL CONDUITS SHALL BE INSTALLED IN COMPLIANCE WITH THE CURRENT NATIONAL ELECTRIC CODE (NEC) OR AS REQUIRED BY THE LOCAL JURISDICTION, WHICHEVER IS THE MOST STRINGENT.



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RFDS REV #: 1

**CONSTRUCTION DOCUMENTS**

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DISH Wireless L.L.C.  
PROJECT INFORMATION  
SCMCA00129B  
1830 NORTH KELSEY ST  
VISALIA, CA 93291

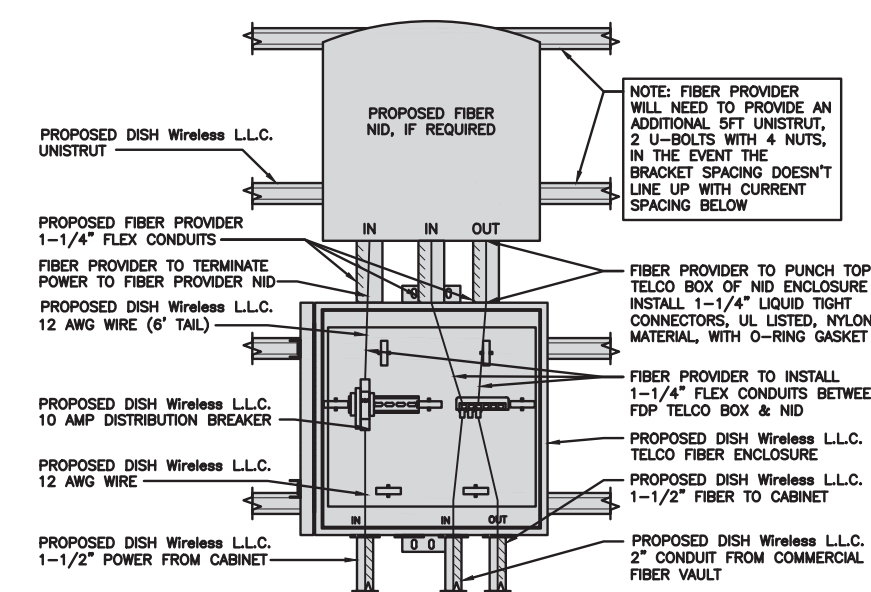
SHEET TITLE  
ELECTRICAL  
DETAILS

SHEET NUMBER  
**E-2**

EXPANSION JOINT DETAIL    NO SCALE    1

TYPICAL UNDERGROUND TRENCH DETAIL    NO SCALE    2

DARK TELCO BOX – INTERIOR WIRING LAYOUT    NO SCALE    3



LIT TELCO BOX – INTERIOR WIRING LAYOUT (OPTIONAL)    NO SCALE    4

NOT USED    NO SCALE    5

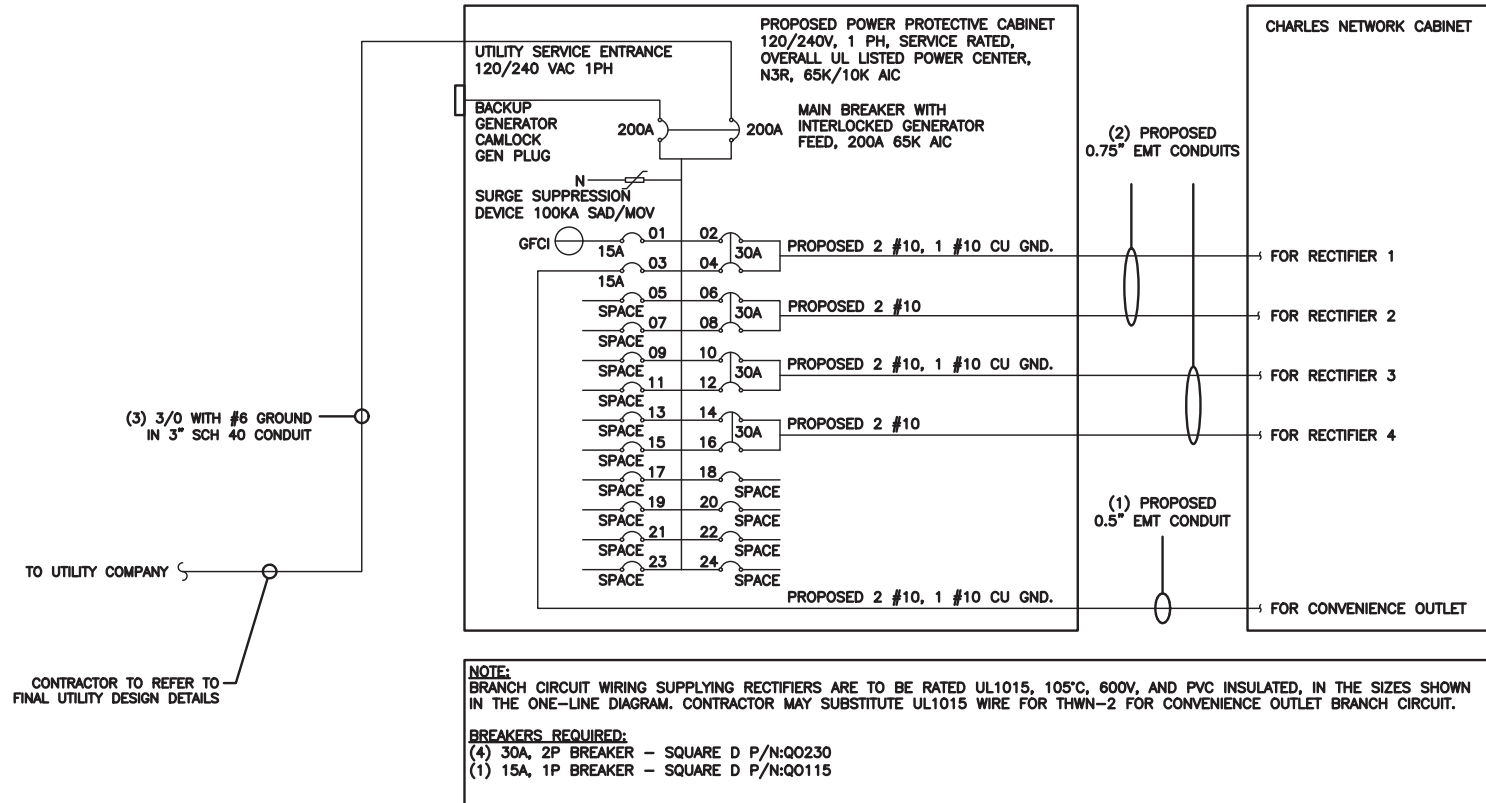
NOT USED    NO SCALE    6

NOT USED    NO SCALE    7

NOT USED    NO SCALE    8

NOT USED    NO SCALE    9





**NOTES**

THE (2) CONDUITS WITH (4) CURRENT CARRYING CONDUCTORS EACH, SHALL APPLY THE ADJUSTMENT FACTOR OF 80% PER 2014/17 NEC TABLE 310.15(B)(3)(g) OR 2020 NEC TABLE 310.15(C)(1) FOR UL1015 WIRE.

#12 FOR 15A-20A/1P BREAKER: 0.8 x 30A = 24.0A  
 #10 FOR 25A-30A/2P BREAKER: 0.8 x 40A = 32.0A  
 #8 FOR 35A-40A/2P BREAKER: 0.8 x 55A = 44.0A  
 #6 FOR 45A-60A/2P BREAKER: 0.8 x 75A = 60.0A

CONDUIT SIZING: AT 40% FILL PER NEC CHAPTER 9, TABLE 4, ARTICLE 358.  
 0.5" CONDUIT - 0.122 SQ. IN AREA  
 0.75" CONDUIT - 0.213 SQ. IN AREA  
 2.0" CONDUIT - 1.316 SQ. IN AREA  
 3.0" CONDUIT - 2.907 SQ. IN AREA

CABINET CONVENIENCE OUTLET CONDUCTORS (1 CONDUIT): USING THWN-2, CU.  
 #10 - 0.0211 SQ. IN X 2 = 0.0422 SQ. IN  
 #10 - 0.0211 SQ. IN X 1 = 0.0211 SQ. IN <GROUND  
 TOTAL = 0.0633 SQ. IN

0.5" EMT CONDUIT IS ADEQUATE TO HANDLE THE TOTAL OF (3) WIRES, INCLUDING GROUND WIRE, AS INDICATED ABOVE.

RECTIFIER CONDUCTORS (2 CONDUITS): USING UL1015, CU.  
 #10 - 0.0266 SQ. IN X 4 = 0.1064 SQ. IN  
 #10 - 0.0082 SQ. IN X 1 = 0.0082 SQ. IN <BARE GROUND  
 TOTAL = 0.1146 SQ. IN

0.75" EMT CONDUIT IS ADEQUATE TO HANDLE THE TOTAL OF (5) WIRES, INCLUDING GROUND WIRE, AS INDICATED ABOVE.

PPC FEED CONDUCTORS (1 CONDUIT): USING THWN, CU.  
 3/0 - 0.2679 SQ. IN X 3 = 0.8037 SQ. IN  
 #6 - 0.0507 SQ. IN X 1 = 0.0507 SQ. IN <GROUND  
 TOTAL = 0.8544 SQ. IN

3.0" SCH 40 PVC CONDUIT IS ADEQUATE TO HANDLE THE TOTAL OF (4) WIRES, INCLUDING GROUND WIRE, AS INDICATED ABOVE.

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B&T ENGINEERING, INC.

PPC ONE-LINE DIAGRAM

NO SCALE 1

**PROPOSED CHARLES PANEL SCHEDULE**

LOAD SERVED	VOLT AMPS (WATTS)		TRIP	CKT #	PHASE	CKT #	TRIP	VOLT AMPS (WATTS)		LOAD SERVED
	L1	L2						L1	L2	
PPC GFCI OUTLET	180	180	15A	1	A	2	30A	2880	2880	ABB/GE INFINITY RECTIFIER 1
CHARLES GFCI OUTLET			15A	3	B	4				
-SPACE-				5	A	6	30A	2880	2880	ABB/GE INFINITY RECTIFIER 2
-SPACE-				7	B	8				
-SPACE-				9	A	10	30A	2880	2880	ABB/GE INFINITY RECTIFIER 3
-SPACE-				11	B	12				
-SPACE-				13	A	14	30A	2880	2880	ABB/GE INFINITY RECTIFIER 4
-SPACE-				15	B	16				
-SPACE-				17	A	18				
-SPACE-				19	B	20				
-SPACE-				21	A	22				
-SPACE-				23	B	24				
VOLTAGE AMPS		180	180					11520	11520	
200A MCB, 1φ, 24 SPACE, 120/240V				L1	L2					
MB RATING: 65,000 AIC				11700	11700					
				98	98					
				98						
				123						

PANEL SCHEDULE

NO SCALE 2

NOT USED

NO SCALE 3

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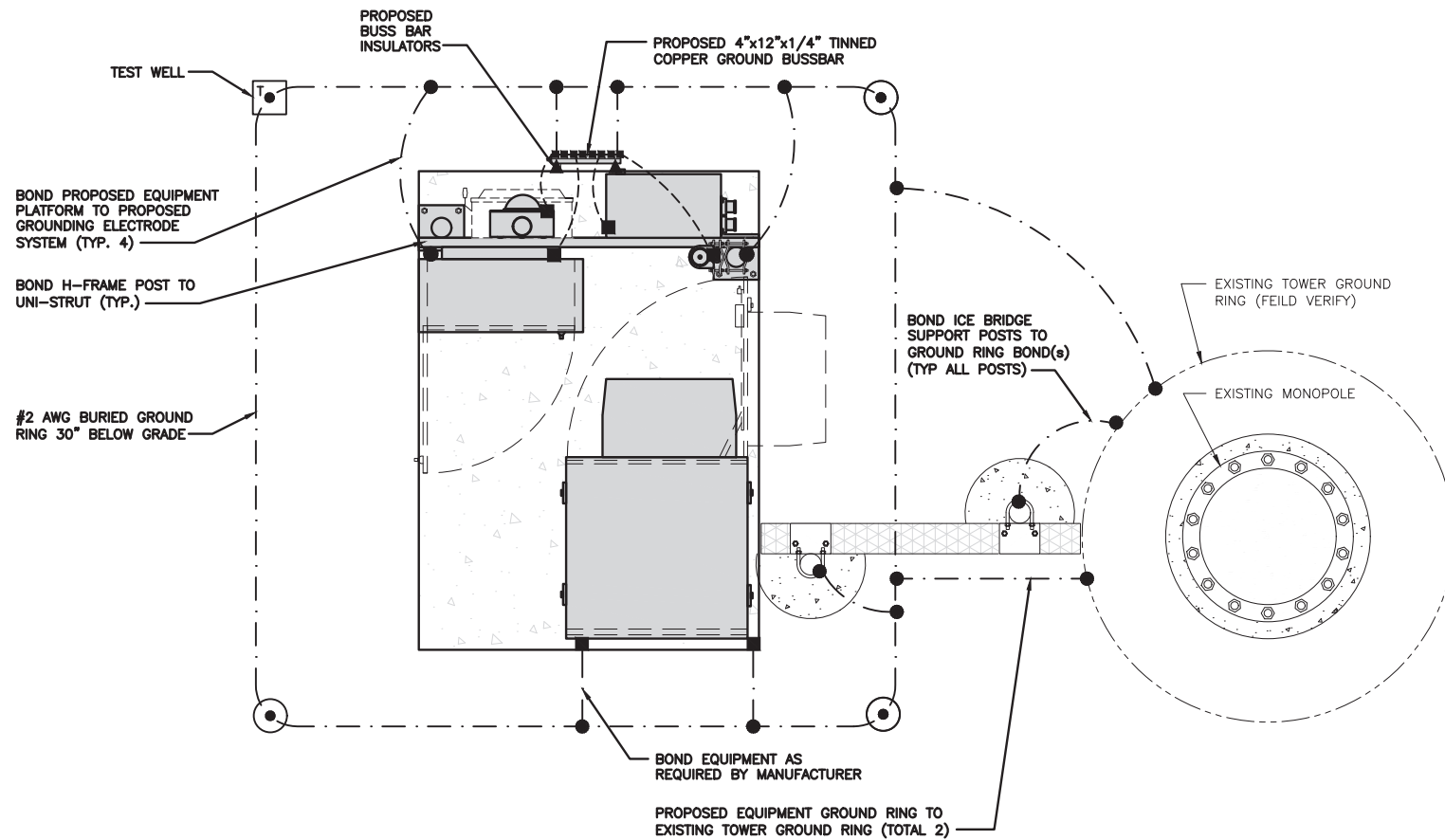
DISH Wireless L.L.C.  
PROJECT INFORMATION

SCMCA00129B  
1830 NORTH KELSEY ST  
VISALIA, CA 93291

SHEET TITLE  
ELECTRICAL ONE-LINE, FAULT  
CALCS & PANEL SCHEDULE

SHEET NUMBER  
**E-3**



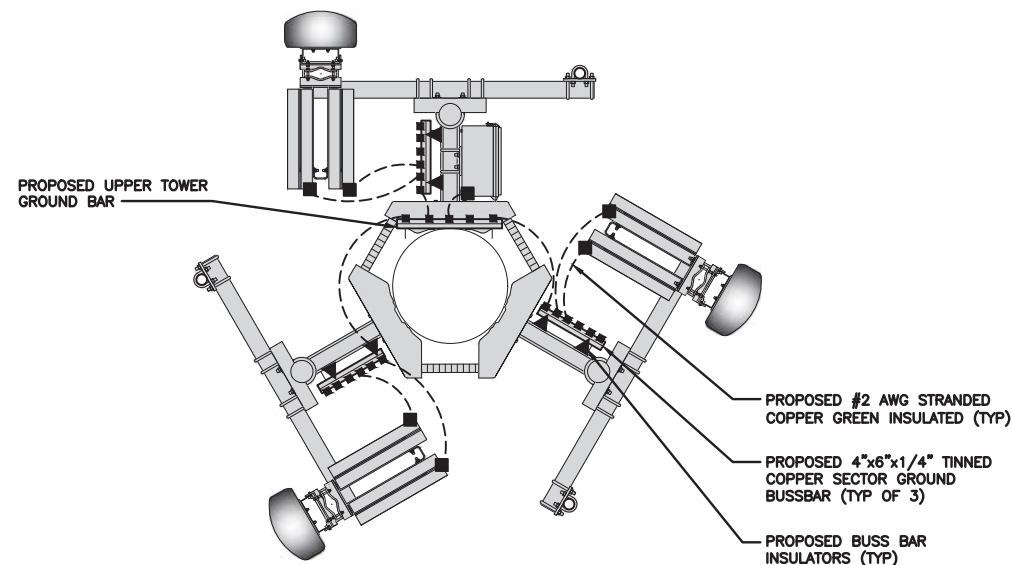


TYPICAL EQUIPMENT GROUNDING PLAN

NO SCALE 1

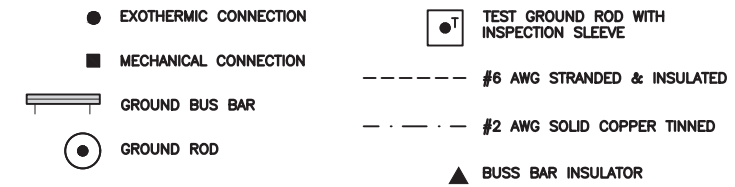
NOTES

1. ANTENNAS AND OVP SHOWN ARE GENERIC AND NOT REFERENCING TO A SPECIFIC MANUFACTURER. THIS LAYOUT IS FOR REFERENCE ONLY



TYPICAL ANTENNA GROUNDING PLAN

NO SCALE 2



GROUNDING LEGEND

1. GROUNDING IS SHOWN DIAGRAMMATICALLY ONLY.
2. CONTRACTOR SHALL GROUND ALL EQUIPMENT AS A COMPLETE SYSTEM. GROUNDING SHALL BE IN COMPLIANCE WITH NEC SECTION 250 AND DISH Wireless L.L.C. GROUNDING AND BONDING REQUIREMENTS AND MANUFACTURER'S SPECIFICATIONS.
3. ALL GROUND CONDUCTORS SHALL BE COPPER; NO ALUMINUM CONDUCTORS SHALL BE USED.

GROUNDING KEY NOTES

- (A) **EXTERIOR GROUND RING:** #2 AWG SOLID COPPER, BURIED AT A DEPTH OF AT LEAST 30 INCHES BELOW GRADE, OR 6 INCHES BELOW THE FROST LINE AND APPROXIMATELY 24 INCHES FROM THE EXTERIOR WALL OR FOOTING.
- (B) **TOWER GROUND RING:** THE GROUND RING SYSTEM SHALL BE INSTALLED AROUND AN ANTENNA TOWER'S LEGS, AND/OR GUY ANCHORS. WHERE SEPARATE SYSTEMS HAVE BEEN PROVIDED FOR THE TOWER AND THE BUILDING, AT LEAST TWO BONDS SHALL BE MADE BETWEEN THE TOWER RING GROUND SYSTEM AND THE BUILDING RING GROUND SYSTEM USING MINIMUM #2 AWG SOLID COPPER CONDUCTORS.
- (C) **INTERIOR GROUND RING:** #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTOR EXTENDED AROUND THE PERIMETER OF THE EQUIPMENT AREA. ALL NON-TELECOMMUNICATIONS RELATED METALLIC OBJECTS FOUND WITHIN A SITE SHALL BE GROUNDED TO THE INTERIOR GROUND RING WITH #6 AWG STRANDED GREEN INSULATED CONDUCTOR.
- (D) **BOND TO INTERIOR GROUND RING:** #2 AWG SOLID TINNED COPPER WIRE PRIMARY BONDS SHALL BE PROVIDED AT LEAST AT FOUR POINTS ON THE INTERIOR GROUND RING, LOCATED AT THE CORNERS OF THE BUILDING.
- (E) **GROUND ROD:** UL LISTED COPPER CLAD STEEL MINIMUM 1/2" DIAMETER BY EIGHT FEET LONG. GROUND RODS SHALL BE INSTALLED WITH INSPECTION SLEEVES. GROUND RODS SHALL BE DRIVEN TO THE DEPTH OF GROUND RING CONDUCTOR.
- (F) **CELL REFERENCE GROUND BAR:** POINT OF GROUND REFERENCE FOR ALL COMMUNICATIONS EQUIPMENT FRAMES. ALL BONDS ARE MADE WITH #2 AWG UNLESS NOTED OTHERWISE STRANDED GREEN INSULATED COPPER CONDUCTORS. BOND TO GROUND RING WITH (2) #2 SOLID TINNED COPPER CONDUCTORS.
- (G) **HATCH PLATE GROUND BAR:** BOND TO THE INTERIOR GROUND RING WITH TWO #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTORS. WHEN A HATCH-PLATE AND A CELL REFERENCE GROUND BAR ARE BOTH PRESENT, THE CRGB MUST BE CONNECTED TO THE HATCH-PLATE AND TO THE INTERIOR GROUND RING USING (2) TWO #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTORS EACH.
- (H) **EXTERIOR CABLE ENTRY PORT GROUND BARS:** LOCATED AT THE ENTRANCE TO THE CELL SITE BUILDING. BOND TO GROUND RING WITH A #2 AWG SOLID TINNED COPPER CONDUCTORS WITH AN EXOTHERMIC WELD AND INSPECTION SLEEVE.
- (I) **TELCO GROUND BAR:** BOND TO BOTH CELL REFERENCE GROUND BAR OR EXTERIOR GROUND RING.
- (J) **FRAME BONDING:** THE BONDING POINT FOR TELECOM EQUIPMENT FRAMES SHALL BE THE GROUND BUS THAT IS NOT ISOLATED FROM THE EQUIPMENTS METAL FRAMEWORK.
- (K) **INTERIOR UNIT BONDS:** METAL FRAMES, CABINETS AND INDIVIDUAL METALLIC UNITS LOCATED WITH THE AREA OF THE INTERIOR GROUND RING REQUIRE A #6 AWG STRANDED GREEN INSULATED COPPER BOND TO THE INTERIOR GROUND RING.
- (L) **FENCE AND GATE GROUNDING:** METAL FENCES WITHIN 7 FEET OF THE EXTERIOR GROUND RING OR OBJECTS BONDED TO THE EXTERIOR GROUND RING SHALL BE BONDED TO THE GROUND RING WITH A #2 AWG SOLID TINNED COPPER CONDUCTOR AT AN INTERVAL NOT EXCEEDING 25 FEET. BONDS SHALL BE MADE AT EACH GATE POST AND ACROSS GATE OPENINGS.
- (M) **EXTERIOR UNIT BONDS:** METALLIC OBJECTS, EXTERNAL TO OR MOUNTED TO THE BUILDING, SHALL BE BONDED TO THE EXTERIOR GROUND RING. USING #2 TINNED SOLID COPPER WIRE
- (N) **ICE BRIDGE SUPPORTS:** EACH ICE BRIDGE LEG SHALL BE BONDED TO THE GROUND RING WITH #2 AWG BARE TINNED COPPER CONDUCTOR. PROVIDE EXOTHERMIC WELDS AT BOTH THE ICE BRIDGE LEG AND BURIED GROUND RING.
- (O) **DURING ALL DC POWER SYSTEM CHANGES INCLUDING DC SYSTEM CHANGE OUTS, RECTIFIER REPLACEMENTS OR ADDITIONS, BREAKER DISTRIBUTION CHANGES, BATTERY ADDITIONS, BATTERY REPLACEMENTS AND INSTALLATIONS OR CHANGES TO DC CONVERTER SYSTEMS IT SHALL BE REQUIRED THAT SERVICE CONTRACTORS VERIFY ALL DC POWER SYSTEMS ARE EQUIPPED WITH A MASTER DC SYSTEM RETURN GROUND CONDUCTOR FROM THE DC POWER SYSTEM COMMON RETURN BUS DIRECTLY CONNECTED TO THE CELL SITE REFERENCE GROUND BAR**
- (P) **TOWER TOP COLLECTOR BUSS BAR IS TO BE MECHANICALLY BONDED TO PROPOSED ANTENNA MOUNT COLLAR. REFER TO DISH Wireless L.L.C. GROUNDING NOTES.**

GROUNDING KEY NOTES

NO SCALE 3



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APPROVED BY: MJP

RFDS REV #: 1

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DISH Wireless L.L.C.  
PROJECT INFORMATION  
SCMCA00129B  
1830 NORTH KELSEY ST  
VISALIA, CA 93291

SHEET TITLE  
GROUNDING PLANS  
AND NOTES

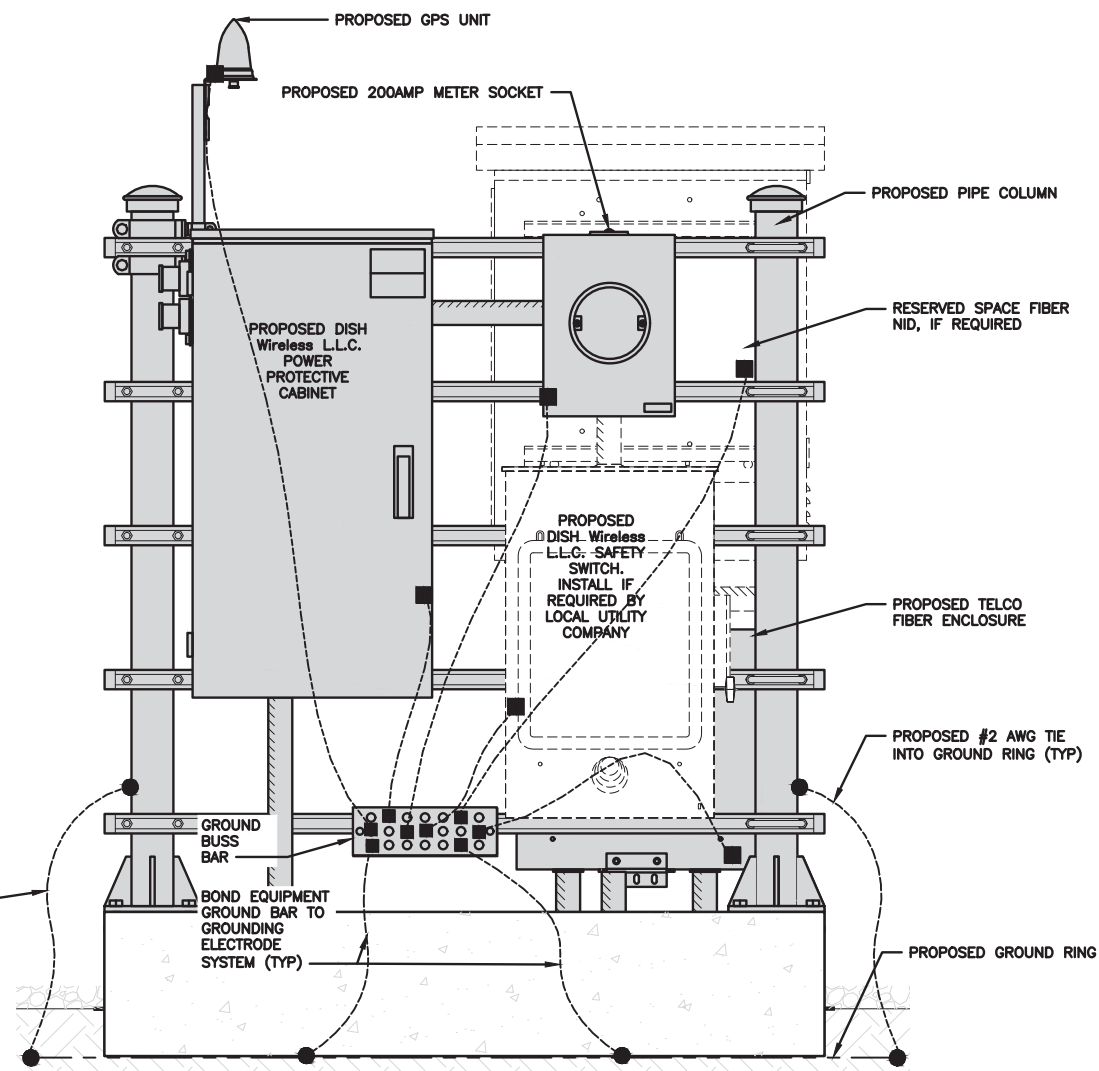
SHEET NUMBER

G-1



**NOTES**

EQUIPMENT CABINET OMITTED FOR CLARITY

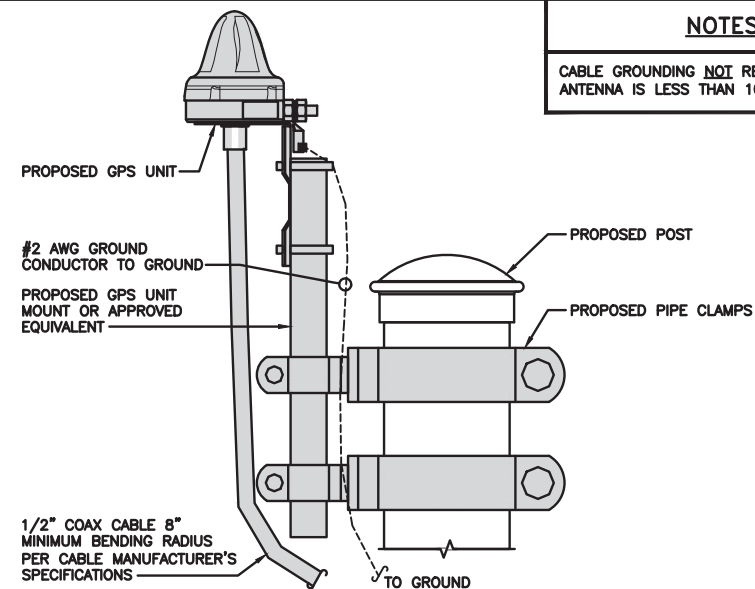


**H-FRAME GROUNDING DETAIL**

NO SCALE 1

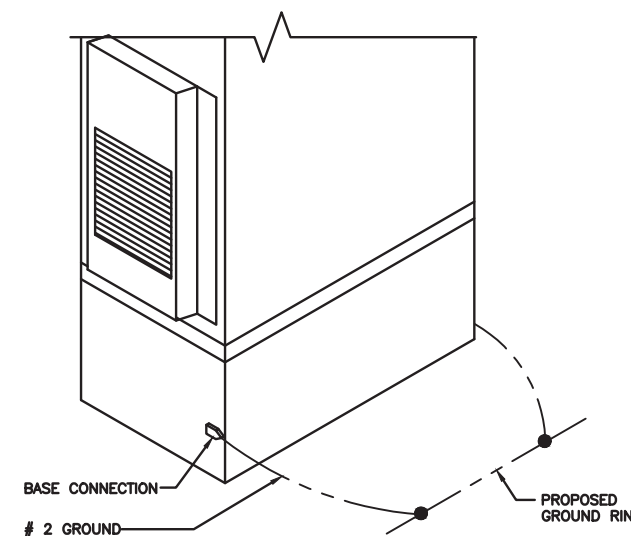
**NOTES**

CABLE GROUNDING **NOT** REQUIRED WHEN ANTENNA IS LESS THAN 10' FROM CABINET



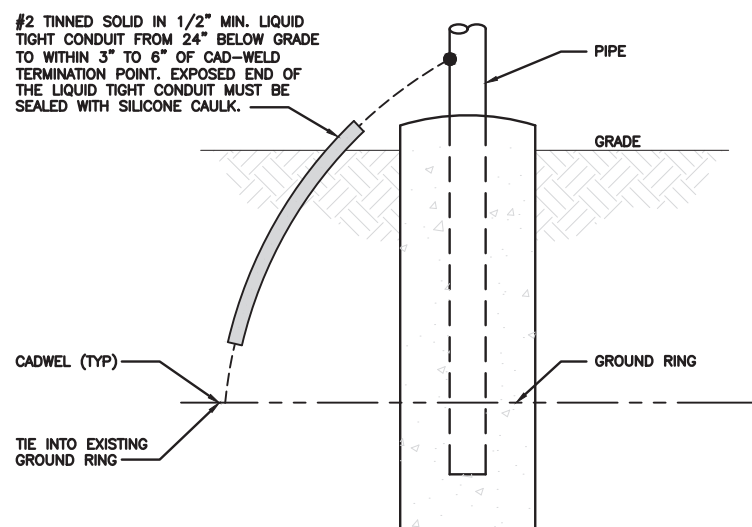
**TYPICAL GPS UNIT GROUNDING**

NO SCALE 2



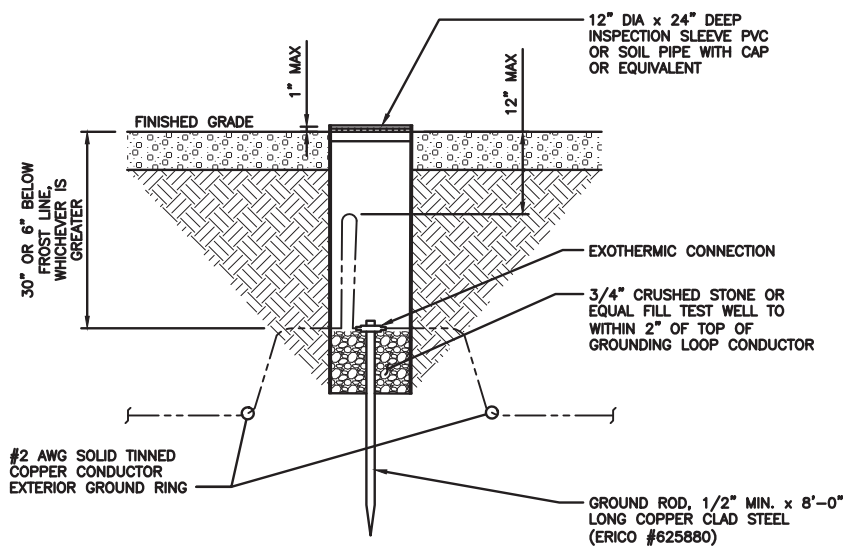
**OUTDOOR CABINET GROUNDING**

NO SCALE 3



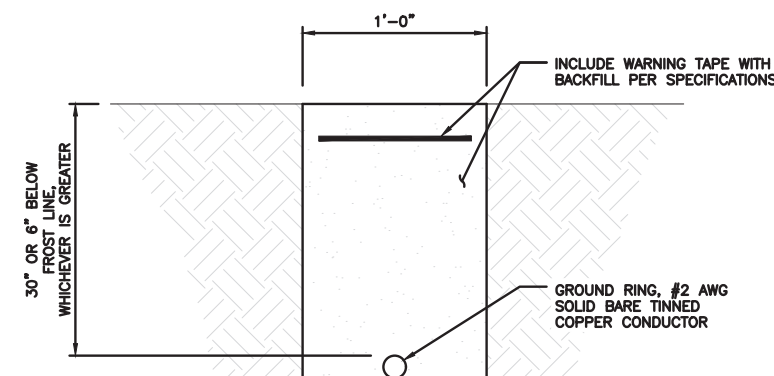
**TRANSITIONING GROUND DETAIL**

NO SCALE 4



**TYPICAL TEST GROUND ROD WITH INSPECTION SLEEVE**

NO SCALE 5



**TYPICAL GROUND RING TRENCH**

NO SCALE 6

**dish wireless.**

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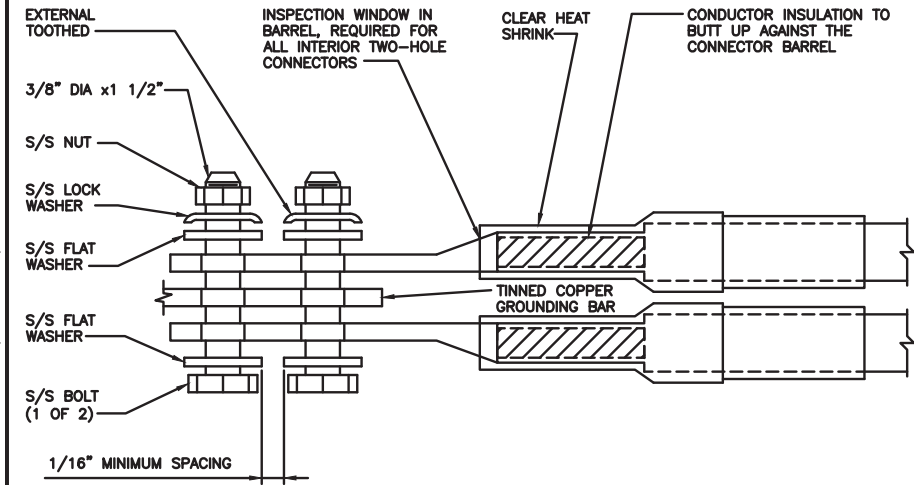
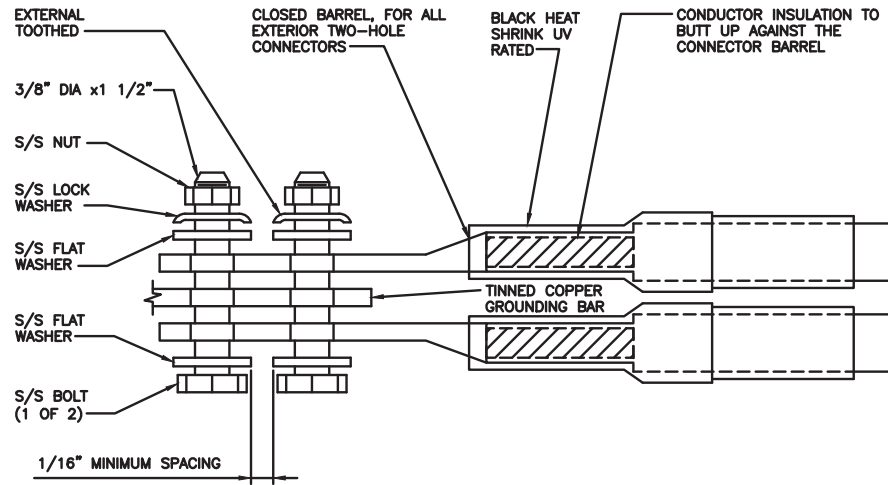
SHEET TITLE  
 GROUNDING DETAILS

SHEET NUMBER

**G-2**



1. EXOTHERMIC WELD (2) TWO, #2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUND BAR. ROUTE CONDUCTORS TO BURIED GROUND RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
2. ALL EXTERIOR GROUNDING HARDWARE SHALL BE STAINLESS STEEL 3/8" DIAMETER OR LARGER. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
3. FOR GROUND BOND TO STEEL ONLY: COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
4. DO NOT INSTALL CABLE GROUNDING KIT AT A BEND AND ALWAYS DIRECT GROUND CONDUCTOR DOWN TO GROUNDING BUS.
5. NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUND BAR AND BOLTED ON THE BACK SIDE.
6. ALL GROUNDING PARTS AND EQUIPMENT TO BE SUPPLIED AND INSTALLED BY CONTRACTOR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADDITIONAL GROUND BAR AS REQUIRED.
8. ENSURE THE WIRE INSULATION TERMINATION IS WITHIN 1/8" OF THE BARREL (NO SHINERS).



TYPICAL GROUNDING NOTES

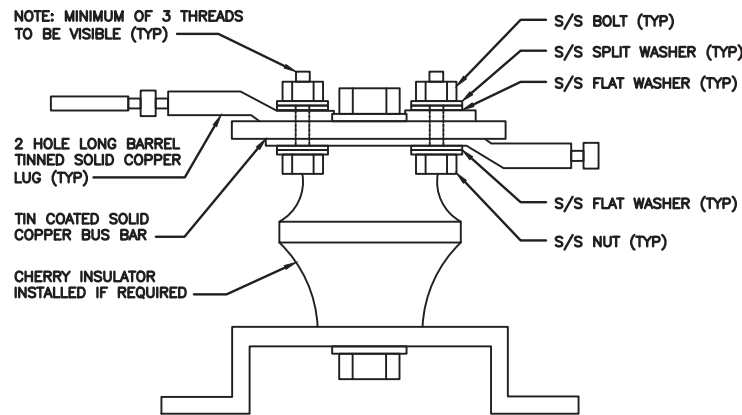
NO SCALE 1

TYPICAL EXTERIOR TWO HOLE LUG

NO SCALE 2

TYPICAL INTERIOR TWO HOLE LUG

NO SCALE 3



LUG DETAIL

NO SCALE 4

NOT USED

NO SCALE 5

NOT USED

NO SCALE 6

NOT USED

NO SCALE 7

NOT USED

NO SCALE 8

NOT USED

NO SCALE 9



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SHEET TITLE  
GROUNDING DETAILS

SHEET NUMBER  
G-3

**RF JUMPER COLOR CODING**

3/4" TAPE WIDTHS WITH 3/4" SPACING

LOW-BAND RRH -  
(600MHz N71 BASEBAND) +  
(850MHz N26 BAND) +  
(700MHz N29 BAND) - OPTIONAL PER MARKET

ADD FREQUENCY COLOR TO SECTOR BAND  
(CBRS WILL USE YELLOW BANDS)

ALPHA RRH				BETA RRH				GAMMA RRH			
PORT 1 + SLANT	PORT 2 - SLANT	PORT 3 + SLANT	PORT 4 - SLANT	PORT 1 + SLANT	PORT 2 - SLANT	PORT 3 + SLANT	PORT 4 - SLANT	PORT 1 + SLANT	PORT 2 - SLANT	PORT 3 + SLANT	PORT 4 - SLANT
RED	RED	RED	RED	BLUE	BLUE	BLUE	BLUE	GREEN	GREEN	GREEN	GREEN
ORANGE	ORANGE	RED	RED	ORANGE	ORANGE	BLUE	BLUE	ORANGE	ORANGE	GREEN	GREEN
	WHITE (-) PORT	ORANGE	ORANGE		WHITE (-) PORT	ORANGE	ORANGE		WHITE (-) PORT	ORANGE	ORANGE
			WHITE (-) PORT				WHITE (-) PORT				WHITE (-) PORT

MID-BAND RRH -  
(AWS BANDS N66+N70)

ADD FREQUENCY COLOR TO SECTOR BAND  
(CBRS WILL USE YELLOW BANDS)

RED	RED	RED	RED	BLUE	BLUE	BLUE	BLUE	GREEN	GREEN	GREEN	GREEN
PURPLE	PURPLE	RED	RED	PURPLE	PURPLE	BLUE	BLUE	PURPLE	PURPLE	GREEN	GREEN
	WHITE (-) PORT	PURPLE	PURPLE		WHITE (-) PORT	PURPLE	PURPLE		WHITE (-) PORT	PURPLE	PURPLE
			WHITE (-) PORT				WHITE (-) PORT				WHITE (-) PORT

**HYBRID/DISCREET CABLES**

INCLUDE SECTOR BANDS BEING SUPPORTED  
ALONG WITH FREQUENCY BANDS

EXAMPLE 1 - HYBRID, OR DISCREET, SUPPORTS  
ALL SECTORS, BOTH LOW-BANDS AND MID-BANDS

EXAMPLE 2 - HYBRID, OR DISCREET, SUPPORTS  
CBRS ONLY, ALL SECTORS

EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
RED	RED	RED
BLUE	BLUE	
GREEN	GREEN	ORANGE
ORANGE	YELLOW	PURPLE
PURPLE		

**NOTES**

- CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS. FINAL RFDS IS IN NEXYSONE.

**FIBER JUMPERS TO RRHs**

LOW-BAND RRH FIBER CABLES HAVE SECTOR  
STRIPE ONLY

LOW BAND RRH	HIGH BAND RRH	LOW BAND RRH	HIGH BAND RRH	LOW BAND RRH	HIGH BAND RRH
RED	RED	BLUE	BLUE	GREEN	GREEN
	PURPLE		PURPLE		PURPLE

**POWER CABLES TO RRHs**

LOW-BAND RRH POWER CABLES HAVE SECTOR  
STRIPE ONLY

LOW BAND RRH	HIGH BAND RRH	LOW BAND RRH	HIGH BAND RRH	LOW BAND RRH	HIGH BAND RRH
RED	RED	BLUE	BLUE	GREEN	GREEN
	PURPLE		PURPLE		PURPLE

**RET MOTORS AT ANTENNAS**

ANTENNA 1 LOW BAND/ "IN"	ANTENNA 1 HIGH BAND/ "IN"	ANTENNA 1 LOW BAND/ "IN"	ANTENNA 1 HIGH BAND/ "IN"	ANTENNA 1 LOW BAND/ "IN"	ANTENNA 1 HIGH BAND/ "IN"
RED	RED	BLUE	BLUE	GREEN	GREEN
	PURPLE		PURPLE		PURPLE

**MICROWAVE RADIO LINKS**

LINKS WILL HAVE A 1.5-2 INCH WHITE WRAP WITH  
THE AZIMUTH COLOR OVERLAPPING IN THE MIDDLE.  
ADD ADDITIONAL SECTOR COLOR BANDS FOR EACH  
ADDITIONAL MW RADIO.

MICROWAVE CABLES WILL REQUIRE P-TOUCH  
LABELS INSIDE THE CABINET TO IDENTIFY THE  
LOCAL AND REMOTE SITE ID'S

FORWARD AZIMUTH OF 0-120 DEGREES		FORWARD AZIMUTH OF 120-240 DEGREES		FORWARD AZIMUTH OF 240-360 DEGREES	
PRIMARY	SECONDARY	PRIMARY	SECONDARY	PRIMARY	SECONDARY
WHITE	WHITE	WHITE	WHITE	WHITE	WHITE
RED	RED	BLUE	BLUE	GREEN	GREEN
WHITE	WHITE	WHITE	WHITE	WHITE	WHITE
	RED		BLUE		GREEN
	WHITE		WHITE		WHITE

**RF CABLE COLOR CODES**

NO SCALE

1

LOW BANDS (N71+N26)  
OPTIONAL - (N29)



AWS  
(N66+N70+H-BLOCK)



CBRS TECH  
(3 GHz)



NEGATIVE SLANT PORT  
ON ANT/RRH



ALPHA SECTOR



BETA SECTOR



GAMMA SECTOR



COLOR IDENTIFIER

NO SCALE

2

NOT USED

NO SCALE

3

NOT USED

NO SCALE

4



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



B&T ENGINEERING, INC.

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TO ALTER THIS DOCUMENT.

DRAWN BY: BLJ CHECKED BY: RMC APPROVED BY: MJP

RFDS REV #: 1

**CONSTRUCTION DOCUMENTS**

SUBMITTALS		
REV	DATE	DESCRIPTION
A	6/22/21	ISSUED FOR REVIEW
0	7/2/21	ISSUED FOR CONSTRUCTION

A&E PROJECT NUMBER  
152026.001.01

DISH Wireless L.L.C.  
PROJECT INFORMATION  
SCMCA00129B  
1830 NORTH KELSEY ST  
VISALIA, CA 93291

SHEET TITLE  
RF  
CABLE COLOR CODES

SHEET NUMBER  
RF-1





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## CONSTRUCTION DOCUMENTS

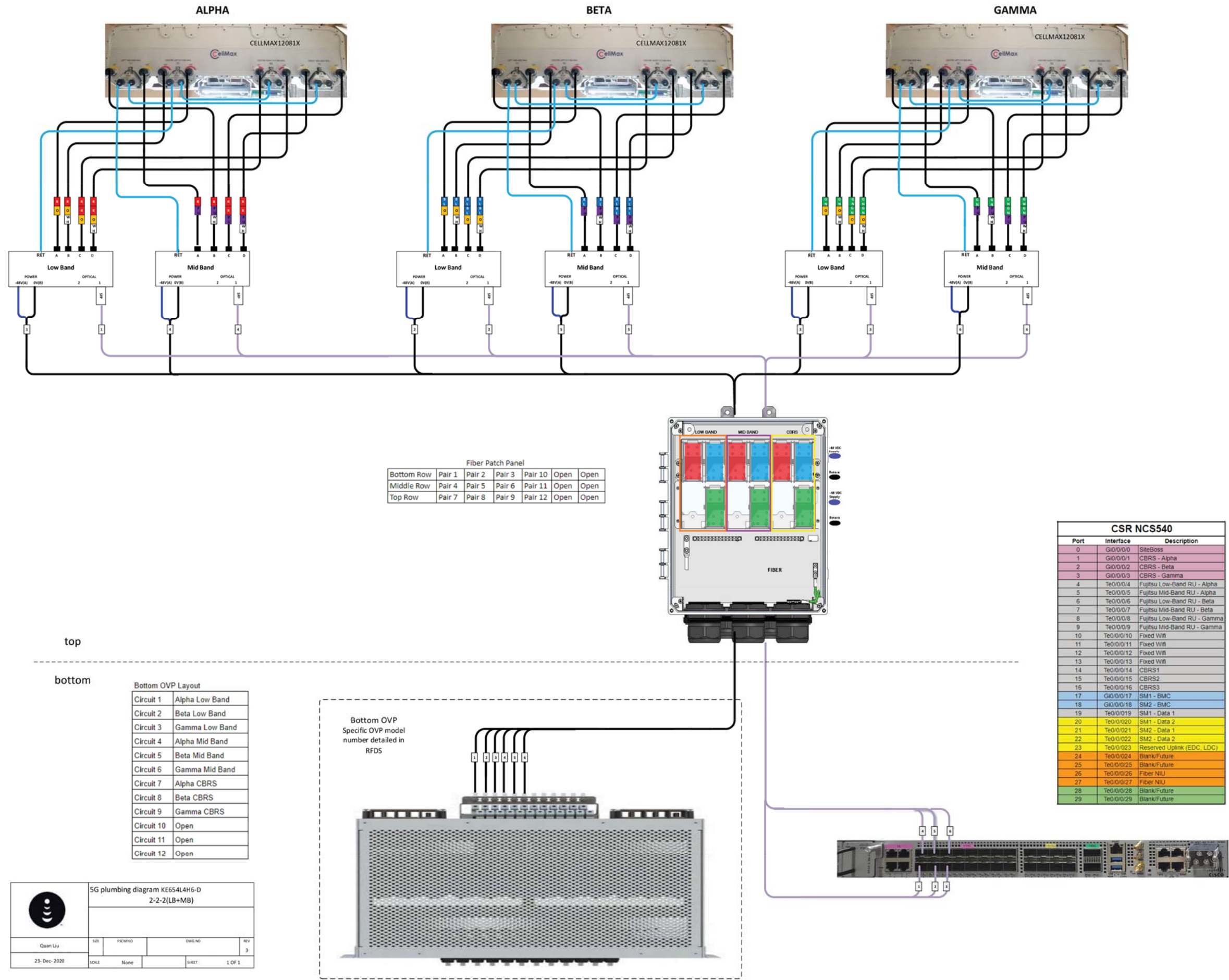
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**152026.001.01**

DISH Wireless L.L.C.  
PROJECT INFORMATION  
**SCMCA00129B**  
1830 NORTH KELSEY ST  
VISALIA, CA 93291

SHEET TITLE  
**RF PLUMBING DIAGRAM**

SHEET NUMBER  
**RF-2**



Fiber Patch Panel

Bottom Row	Pair 1	Pair 2	Pair 3	Pair 10	Open	Open
Middle Row	Pair 4	Pair 5	Pair 6	Pair 11	Open	Open
Top Row	Pair 7	Pair 8	Pair 9	Pair 12	Open	Open

CSR NCS540

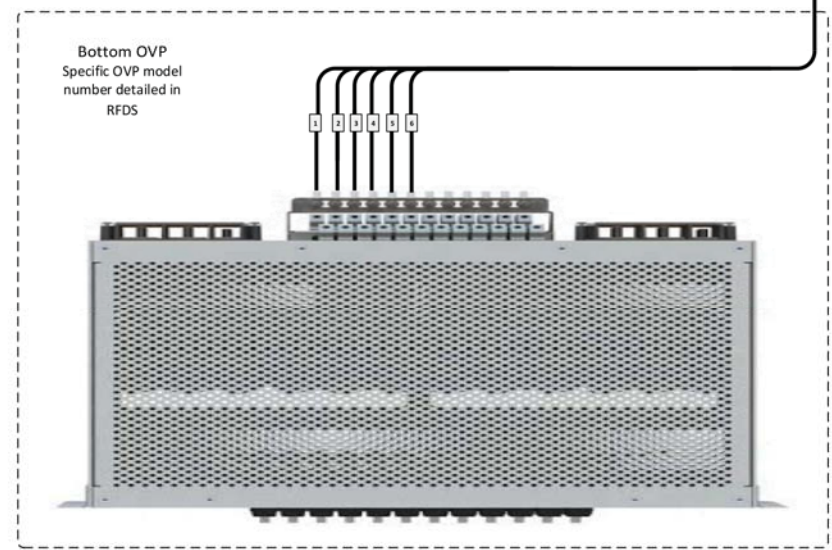
Port	Interface	Description
0	G0/0/0/0	SiteBoss
1	G0/0/0/1	CBRS - Alpha
2	G0/0/0/2	CBRS - Beta
3	G0/0/0/3	CBRS - Gamma
4	Te0/0/0/4	Fujitsu Low-Band RU - Alpha
5	Te0/0/0/5	Fujitsu Mid-Band RU - Alpha
6	Te0/0/0/6	Fujitsu Low-Band RU - Beta
7	Te0/0/0/7	Fujitsu Mid-Band RU - Beta
8	Te0/0/0/8	Fujitsu Low-Band RU - Gamma
9	Te0/0/0/9	Fujitsu Mid-Band RU - Gamma
10	Te0/0/0/10	Fixed Wifi
11	Te0/0/0/11	Fixed Wifi
12	Te0/0/0/12	Fixed Wifi
13	Te0/0/0/13	Fixed Wifi
14	Te0/0/0/14	CBRS1
15	Te0/0/0/15	CBRS2
16	Te0/0/0/16	CBRS3
17	G0/0/0/17	SM1 - BMC
18	G0/0/0/18	SM2 - BMC
19	Te0/0/0/19	SM1 - Data 1
20	Te0/0/0/20	SM1 - Data 2
21	Te0/0/0/21	SM2 - Data 1
22	Te0/0/0/22	SM2 - Data 2
23	Te0/0/0/23	Reserved Uplink (EDC, LDC)
24	Te0/0/0/24	Blank/Future
25	Te0/0/0/25	Blank/Future
26	Te0/0/0/26	Fiber NIU
27	Te0/0/0/27	Fiber NIU
28	Te0/0/0/28	Blank/Future
29	Te0/0/0/29	Blank/Future

top

bottom

Bottom OVP Layout

Circuit 1	Alpha Low Band
Circuit 2	Beta Low Band
Circuit 3	Gamma Low Band
Circuit 4	Alpha Mid Band
Circuit 5	Beta Mid Band
Circuit 6	Gamma Mid Band
Circuit 7	Alpha CBRS
Circuit 8	Beta CBRS
Circuit 9	Gamma CBRS
Circuit 10	Open
Circuit 11	Open
Circuit 12	Open



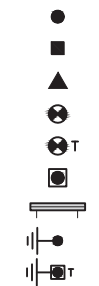
Bottom OVP  
Specific OVP model  
number detailed in  
RFDS

5G plumbing diagram KE654L4H6-D  
2-2-2(LB+MB)

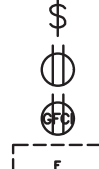
Quan Liu	DES	FCM/NO	DWG NO	REV
23-Dec-2020	SCALE	Name	SHEET	1 OF 1

### PLUMBING DIAGRAM

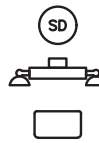
EXOTHERMIC CONNECTION  
 MECHANICAL CONNECTION  
 BUSS BAR INSULATOR  
 CHEMICAL ELECTROLYTIC GROUNDING SYSTEM  
 TEST CHEMICAL ELECTROLYTIC GROUNDING SYSTEM  
 EXOTHERMIC WITH INSPECTION SLEEVE  
 GROUNDING BAR  
 GROUND ROD  
 TEST GROUND ROD WITH INSPECTION SLEEVE



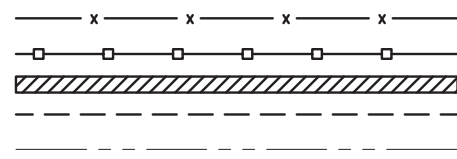
SINGLE POLE SWITCH  
 DUPLEX RECEPTACLE  
 DUPLEX GFCI RECEPTACLE  
 FLUORESCENT LIGHTING FIXTURE (2) TWO LAMPS 48-T8



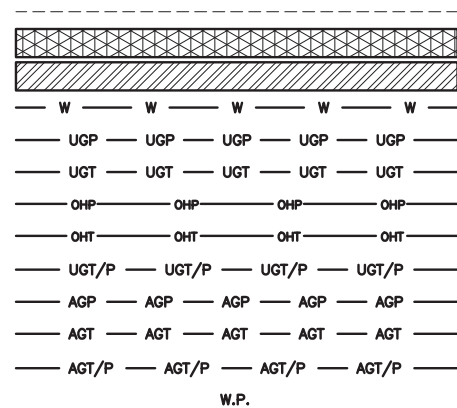
SMOKE DETECTION (DC)  
 EMERGENCY LIGHTING (DC)  
 SECURITY LIGHT W/PHOTOCELL LITHONIA ALXW LED-1-25A400/51K-SR4-120-PE-DOBTXD



CHAIN LINK FENCE  
 WOOD/WROUGHT IRON FENCE  
 WALL STRUCTURE  
 LEASE AREA  
 PROPERTY LINE (PL)



SETBACKS  
 ICE BRIDGE  
 CABLE TRAY  
 WATER LINE  
 UNDERGROUND POWER  
 UNDERGROUND TELCO  
 OVERHEAD POWER  
 OVERHEAD TELCO  
 UNDERGROUND TELCO/POWER  
 ABOVE GROUND POWER  
 ABOVE GROUND TELCO  
 ABOVE GROUND TELCO/POWER  
 WORKPOINT



SECTION REFERENCE



DETAIL REFERENCE



**LEGEND**

AB	ANCHOR BOLT	IN	INCH	INT	INTERIOR
ABV	ABOVE	INT	INTERIOR	LB(S)	POUND(S)
AC	ALTERNATING CURRENT	LF	LINEAR FEET	LTE	LONG TERM EVOLUTION
ADDL	ADDITIONAL	MAS	MASONRY	MAX	MAXIMUM
AFF	ABOVE FINISHED FLOOR	MB	MACHINE BOLT	MECH	MECHANICAL
AFG	ABOVE FINISHED GRADE	MFR	MANUFACTURER	MGB	MASTER GROUND BAR
AGL	ABOVE GROUND LEVEL	MIN	MINIMUM	MISC	MISCELLANEOUS
AIC	AMPERAGE INTERRUPTION CAPACITY	MTL	METAL	MTS	MANUAL TRANSFER SWITCH
ALUM	ALUMINUM	MW	MICROWAVE	NEC	NATIONAL ELECTRIC CODE
ALT	ALTERNATE	NM	NEWTON METERS	NO.	NUMBER
ANT	ANTENNA	#	NUMBER	NTS	NOT TO SCALE
APPROX	APPROXIMATE	OC	ON-CENTER	OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
ARCH	ARCHITECTURAL	OPNG	OPENING	P/C	PRECAST CONCRETE
ATS	AUTOMATIC TRANSFER SWITCH	PCS	PERSONAL COMMUNICATION SERVICES	PCU	PRIMARY CONTROL UNIT
AWG	AMERICAN WIRE GAUGE	PP	POLARIZING PRESERVING	PRC	PRIMARY RADIO CABINET
BATT	BATTERY	PSF	POUNDS PER SQUARE FOOT	PP	POLARIZING PRESERVING
BLDG	BUILDING	PSI	POUNDS PER SQUARE INCH	PT	PRESSURE TREATED
BLK	BLOCK	PWR	POWER CABINET	QTY	QUANTITY
BLKG	BLOCKING	RAD	RADIUS	RECT	RECTIFIER
BM	BEAM	REF	REFERENCE	REINF	REINFORCEMENT
BTC	BARE TINNED COPPER CONDUCTOR	REQ'D	REQUIRED	RET	REMOTE ELECTRIC TILT
BOF	BOTTOM OF FOOTING	RF	RADIO FREQUENCY	RMC	RIGID METALLIC CONDUIT
CAB	CABINET	RRH	REMOTE RADIO HEAD	RRU	REMOTE RADIO UNIT
CANT	CANTILEVERED	RWY	RACEWAY	SCH	SCHEDULE
CHG	CHARGING	SHT	SHEET	SIAD	SMART INTEGRATED ACCESS DEVICE
CLG	CEILING	SIM	SIMILAR	SPEC	SPECIFICATION
CLR	CLEAR	SQ	SQUARE	SS	STAINLESS STEEL
COL	COLUMN	STD	STANDARD	STL	STEEL
COMM	COMMON	TEMP	TEMPORARY	THK	THICKNESS
CONC	CONCRETE	TMA	TOWER MOUNTED AMPLIFIER	TOA	TOP OF ANTENNA
CONSTR	CONSTRUCTION	TN	TOE NAIL	TOC	TOP OF CURB
DBL	DOUBLE	TOF	TOP OF FOUNDATION	TOP	TOP OF PLATE (PARAPET)
DC	DIRECT CURRENT	TOS	TOP OF STEEL	TOW	TOP OF WALL
DEPT	DEPARTMENT	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION	TYP	TYPICAL
DF	DOUGLAS FIR	UG	UNDERGROUND	UL	UNDERWRITERS LABORATORY
DIA	DIAMETER	UNO	UNLESS NOTED OTHERWISE	UMTS	UNIVERSAL MOBILE TELECOMMUNICATIONS SYSTEM
DIAG	DIAGONAL	UPS	UNINTERRUPTIBLE POWER SYSTEM (DC POWER PLANT)	VIF	VERIFIED IN FIELD
DIM	DIMENSION	W	WIDE	W	WIDE
DWG	DRAWING	W/	WITH	WD	WOOD
DWL	DOWEL	WP	WEATHERPROOF	WT	WEIGHT
EA	EACH				
EC	ELECTRICAL CONDUCTOR				
EL	ELEVATION				
ELEC	ELECTRICAL				
EMT	ELECTRICAL METALLIC TUBING				
ENG	ENGINEER				
EQ	EQUAL				
EXP	EXPANSION				
EXT	EXTERIOR				
EW	EACH WAY				
FAB	FABRICATION				
FF	FINISH FLOOR				
FG	FINISH GRADE				
FIF	FACILITY INTERFACE FRAME				
FIN	FINISH(ED)				
FLR	FLOOR				
FDN	FOUNDATION				
FOC	FACE OF CONCRETE				
FOM	FACE OF MASONRY				
FOS	FACE OF STUD				
FOW	FACE OF WALL				
FS	FINISH SURFACE				
FT	FOOT				
FTG	FOOTING				
GA	GAUGE				
GEN	GENERATOR				
GFCI	GROUND FAULT CIRCUIT INTERRUPTER				
GLB	GLUE LAMINATED BEAM				
GLV	GALVANIZED				
GPS	GLOBAL POSITIONING SYSTEM				
GND	GROUND				
GSM	GLOBAL SYSTEM FOR MOBILE				
HDG	HOT DIPPED GALVANIZED				
HDR	HEADER				
HGR	HANGER				
HVAC	HEAT/VENTILATION/AIR CONDITIONING				
HT	HEIGHT				
IGR	INTERIOR GROUND RING				

**ABBREVIATIONS**



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DISH Wireless L.L.C.  
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 SCMCA00129B  
 1830 NORTH KELSEY ST  
 VISALIA, CA 93291

SHEET TITLE  
 LEGEND AND ABBREVIATIONS

SHEET NUMBER  
**GN-1**



**SITE ACTIVITY REQUIREMENTS:**

- NOTICE TO PROCEED – NO WORK SHALL COMMENCE PRIOR TO CONTRACTOR RECEIVING A WRITTEN NOTICE TO PROCEED (NTP) AND THE ISSUANCE OF A PURCHASE ORDER. PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE DISH Wireless L.L.C. AND TOWER OWNER NOC & THE DISH Wireless L.L.C. AND TOWER OWNER CONSTRUCTION MANAGER.
- "LOOK UP" – DISH Wireless L.L.C. AND TOWER OWNER SAFETY CLIMB REQUIREMENT:  
THE INTEGRITY OF THE SAFETY CLIMB AND ALL COMPONENTS OF THE CLIMBING FACILITY SHALL BE CONSIDERED DURING ALL STAGES OF DESIGN, INSTALLATION, AND INSPECTION. TOWER MODIFICATION, MOUNT REINFORCEMENTS, AND/OR EQUIPMENT INSTALLATIONS SHALL NOT COMPROMISE THE INTEGRITY OR FUNCTIONAL USE OF THE SAFETY CLIMB OR ANY COMPONENTS OF THE CLIMBING FACILITY ON THE STRUCTURE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: PINCHING OF THE WIRE ROPE, BENDING OF THE WIRE ROPE FROM ITS SUPPORTS, DIRECT CONTACT OR CLOSE PROXIMITY TO THE WIRE ROPE WHICH MAY CAUSE FRICTIONAL WEAR, IMPACT TO THE ANCHORAGE POINTS IN ANY WAY, OR TO IMPEDE/BLOCK ITS INTENDED USE. ANY COMPROMISED SAFETY CLIMB, INCLUDING EXISTING CONDITIONS MUST BE TAGGED OUT AND REPORTED TO YOUR DISH Wireless L.L.C. AND DISH Wireless L.L.C. AND TOWER OWNER POC OR CALL THE NOC TO GENERATE A SAFETY CLIMB MAINTENANCE AND CONTRACTOR NOTICE TICKET.
- PRIOR TO THE START OF CONSTRUCTION, ALL REQUIRED JURISDICTIONAL PERMITS SHALL BE OBTAINED. THIS INCLUDES, BUT IS NOT LIMITED TO, BUILDING, ELECTRICAL, MECHANICAL, FIRE, FLOOD ZONE, ENVIRONMENTAL, AND ZONING. AFTER ONSITE ACTIVITIES AND CONSTRUCTION ARE COMPLETED, ALL REQUIRED PERMITS SHALL BE SATISFIED AND CLOSED OUT ACCORDING TO LOCAL JURISDICTIONAL REQUIREMENTS.
- ALL CONSTRUCTION MEANS AND METHODS; INCLUDING BUT NOT LIMITED TO, ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RESCUE PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREIN, AND SHALL MEET ANSI/ASSE A10.48 (LATEST EDITION); FEDERAL, STATE, AND LOCAL REGULATIONS; AND ANY APPLICABLE INDUSTRY CONSENSUS STANDARDS RELATED TO THE CONSTRUCTION ACTIVITIES BEING PERFORMED. ALL RIGGING PLANS SHALL ADHERE TO ANSI/ASSE A10.48 (LATEST EDITION) AND DISH Wireless L.L.C. AND TOWER OWNER STANDARDS, INCLUDING THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION, TO CERTIFY THE SUPPORTING STRUCTURE(S) IN ACCORDANCE WITH ANSI/TIA-322 (LATEST EDITION).
- ALL SITE WORK TO COMPLY WITH DISH Wireless L.L.C. AND TOWER OWNER INSTALLATION STANDARDS FOR CONSTRUCTION ACTIVITIES ON DISH Wireless L.L.C. AND TOWER OWNER TOWER SITE AND LATEST VERSION OF ANSI/TIA-1019-A-2012 "STANDARD FOR INSTALLATION, ALTERATION, AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS."
- IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY DISH Wireless L.L.C. AND TOWER OWNER PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
- ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES INCLUDING PRIVATE LOCATES SERVICES PRIOR TO THE START OF CONSTRUCTION.
- ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING AND EXCAVATION E) CONSTRUCTION SAFETY PROCEDURES.
- ALL SITE WORK SHALL BE AS INDICATED ON THE STAMPED CONSTRUCTION DRAWINGS AND DISH PROJECT SPECIFICATIONS, LATEST APPROVED REVISION.
- CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATING WASTE MATERIAL, DEBRIS, AND TRASH AT THE COMPLETION OF THE WORK. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
- 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 DISH Wireless L.L.C. AND TOWER OWNER, AND/OR LOCAL UTILITIES.
- THE CONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE REQUIRED BY LOCAL JURISDICTION AND SIGNAGE REQUIRED ON INDIVIDUAL PIECES OF EQUIPMENT, ROOMS, AND SHELTERS.
- THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE CARRIER'S EQUIPMENT AND TOWER AREAS.
- THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
- THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE CONSTRUCTION DRAWINGS AND/OR PROJECT SPECIFICATIONS.
- CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
- THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
- CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS AND RADIOS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
- CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.
- NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

**GENERAL NOTES:**

- FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:  
CONTRACTOR:GENERAL CONTRACTOR RESPONSIBLE FOR CONSTRUCTION  
CARRIER:DISH Wireless L.L.C.  
TOWER OWNER:TOWER OWNER
- THESE DRAWINGS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE ENGINEERS IN THIS OR SIMILAR LOCALITIES. IT IS ASSUMED THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKPEOPLE WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.
- THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY FOR PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, FORMWORK, SHORING, ETC. SITE VISITS BY THE ENGINEER OR HIS REPRESENTATIVE WILL NOT INCLUDE INSPECTION OF THESE ITEMS AND IS FOR STRUCTURAL OBSERVATION OF THE FINISHED STRUCTURE ONLY.
- NOTES AND DETAILS IN THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT, AND/OR AS PROVIDED FOR IN THE CONTRACT DOCUMENTS. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL NOTES, AND SPECIFICATIONS, THE GREATER, MORE STRICT REQUIREMENTS, SHALL GOVERN. IF FURTHER CLARIFICATION IS REQUIRED CONTACT THE ENGINEER OF RECORD.
- SUBSTANTIAL EFFORT HAS BEEN MADE TO PROVIDE ACCURATE DIMENSIONS AND MEASUREMENTS ON THE DRAWINGS TO ASSIST IN THE FABRICATION AND/OR PLACEMENT OF CONSTRUCTION ELEMENTS BUT IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE DIMENSIONS, MEASUREMENTS, AND/OR CLEARANCES SHOWN IN THE CONSTRUCTION DRAWINGS PRIOR TO FABRICATION OR CUTTING OF ANY NEW OR EXISTING CONSTRUCTION ELEMENTS. IF IT IS DETERMINED THAT THERE ARE DISCREPANCIES AND/OR CONFLICTS WITH THE CONSTRUCTION DRAWINGS THE ENGINEER OF RECORD IS TO BE NOTIFIED AS SOON AS POSSIBLE.
- PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CARRIER POC AND TOWER OWNER.
- ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CARRIER AND TOWER OWNER PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
- CONTRACTOR IS TO PERFORM A SITE INVESTIGATION, BEFORE SUBMITTING BIDS, TO DETERMINE THE BEST ROUTING OF ALL CONDUITS FOR POWER, AND TELCO AND FOR GROUNDING CABLES AS SHOWN IN THE POWER, TELCO, AND GROUNDING PLAN DRAWINGS.
- THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF DISH Wireless L.L.C. AND TOWER OWNER
- CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
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1830 NORTH KELSEY ST  
VISALIA, CA 93291

SHEET TITLE  
GENERAL NOTES

SHEET NUMBER  
**GN-2**

**CONCRETE, FOUNDATIONS, AND REINFORCING STEEL:**

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. UNLESS NOTED OTHERWISE, SOIL BEARING PRESSURE USED FOR DESIGN OF SLABS AND FOUNDATIONS IS ASSUMED TO BE 1000 psf.
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f'c) OF 3000 psi AT 28 DAYS, UNLESS NOTED OTHERWISE. NO MORE THAN 90 MINUTES SHALL ELAPSE FROM BATCH TIME TO TIME OF PLACEMENT UNLESS APPROVED BY THE ENGINEER OF RECORD. TEMPERATURE OF CONCRETE SHALL NOT EXCEED 90°F AT TIME OF PLACEMENT.
4. CONCRETE EXPOSED TO FREEZE-THAW CYCLES SHALL CONTAIN AIR ENTRAINING ADMIXTURES. AMOUNT OF AIR ENTRAINMENT TO BE BASED ON SIZE OF AGGREGATE AND F3 CLASS EXPOSURE (VERY SEVERE). CEMENT USED TO BE TYPE II PORTLAND CEMENT WITH A MAXIMUM WATER-TO-CEMENT RATIO (W/C) OF 0.45.
5. ALL STEEL REINFORCING SHALL CONFORM TO ASTM A615. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185. ALL SPLICES SHALL BE CLASS "B" TENSION SPLICES, UNLESS NOTED OTHERWISE. ALL HOOKS SHALL BE STANDARD 90 DEGREE HOOKS, UNLESS NOTED OTHERWISE. YIELD STRENGTH (Fy) OF STANDARD DEFORMED BARS ARE AS FOLLOWS:
  - #4 BARS AND SMALLER 40 ksi
  - #5 BARS AND LARGER 60 ksi
6. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
  - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
  - CONCRETE EXPOSED TO EARTH OR WEATHER:
    - #6 BARS AND LARGER 2"
    - #5 BARS AND SMALLER 1-1/2"
  - CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
    - SLAB AND WALLS 3/4"
    - BEAMS AND COLUMNS 1-1/2"
7. A TOOLED EDGE OR A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

**ELECTRICAL INSTALLATION NOTES:**

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES/ORDINANCES.
2. CONDUIT ROUTINGS ARE SCHEMATIC. CONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED AND TRIP HAZARDS ARE ELIMINATED.
3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
- 4.1. ALL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OF APPROVAL, AND SHALL CONFORM TO REQUIREMENT OF THE NATIONAL ELECTRICAL CODE.
- 4.2. ALL OVERCURRENT DEVICES SHALL HAVE AN INTERRUPTING CURRENT RATING THAT SHALL BE GREATER THAN THE SHORT CIRCUIT CURRENT TO WHICH THEY ARE SUBJECTED, 22,000 AIC MINIMUM. VERIFY AVAILABLE SHORT CIRCUIT CURRENT DOES NOT EXCEED THE RATING OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH ARTICLE 110.24 NEC OR THE MOST CURRENT ADOPTED CODE PRE THE GOVERNING JURISDICTION.
5. EACH END OF EVERY POWER PHASE CONDUCTOR, GROUNDING CONDUCTOR, AND TELCO CONDUCTOR OR CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.
6. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH LAMICOID TAGS SHOWING THEIR RATED VOLTAGE, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (i.e. PANEL BOARD AND CIRCUIT ID'S).
7. PANEL BOARDS (ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
8. TIE WRAPS ARE NOT ALLOWED.
9. ALL POWER AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE COPPER CONDUCTOR (#14 OR LARGER) WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
10. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE COPPER CONDUCTOR (#6 OR LARGER) WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
11. POWER AND CONTROL WIRING IN FLEXIBLE CORD SHALL BE MULTI-CONDUCTOR, TYPE SOOW CORD (#14 OR LARGER) UNLESS OTHERWISE SPECIFIED.
12. POWER AND CONTROL WIRING FOR USE IN CABLE TRAY SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 OR LARGER), WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION NOT LESS THAN 75° C (90° C IF AVAILABLE).
14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
15. ELECTRICAL METALLIC TUBING (EMT), INTERMEDIATE METAL CONDUIT (IMC), OR RIGID METAL CONDUIT (RMC) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.

16. ELECTRICAL METALLIC TUBING (EMT) OR METAL-CLAD CABLE (MC) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. SCHEDULE 40 PVC UNDERGROUND ON STRAIGHTS AND SCHEDULE 80 PVC FOR ALL ELBOWS/90s AND ALL APPROVED ABOVE GRADE PVC CONDUIT.
18. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
19. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
20. CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND THE NEC.
21. WIREWAYS SHALL BE METAL WITH AN ENAMEL FINISH AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS (WIREMOLD SPECMATE WIREWAY).
22. SLOTTED WIRING DUCT SHALL BE PVC AND INCLUDE COVER (PANDUIT TYPE E OR EQUAL).
23. CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON-PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES (i.e. POWDER-ACTUATED) FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED FLUSH TO FINISH GRADE TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHING ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE.
24. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL SHALL MEET OR EXCEED UL 50 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND NEMA 3 (OR BETTER) FOR EXTERIOR LOCATIONS.
25. METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
26. NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2 (NEWEST REVISION) AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
27. THE CONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CARRIER AND/OR DISH Wireless L.L.C. AND TOWER OWNER BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
28. THE CONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD LIFE AND PROPERTY.
29. INSTALL LAMICOID LABEL ON THE METER CENTER TO SHOW "DISH Wireless L.L.C.".
30. ALL EMPTY/SPARE CONDUITS THAT ARE INSTALLED ARE TO HAVE A METERED MULE TAPE PULL CORD INSTALLED.



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



B&T ENGINEERING, INC.

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DRAWN BY:	CHECKED BY:	APPROVED BY:
BLJ	RMC	MJP

RFDS REV #: 1

**CONSTRUCTION DOCUMENTS**

SUBMITTALS		
REV	DATE	DESCRIPTION
A	6/22/21	ISSUED FOR REVIEW
0	7/2/21	ISSUED FOR CONSTRUCTION

A&E PROJECT NUMBER  
152026.001.01

DISH Wireless L.L.C.  
PROJECT INFORMATION  
SCMCA00129B  
1830 NORTH KELSEY ST  
VISALIA, CA 93291

SHEET TITLE  
GENERAL NOTES

SHEET NUMBER  
**GN-3**



**GROUNDING NOTES:**

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GES'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE CONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS, THE CONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
4. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
5. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
6. EACH CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, #6 STRANDED COPPER OR LARGER FOR INDOOR BTS; #2 BARE SOLID TINNED COPPER FOR OUTDOOR BTS.
7. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED BACK TO BACK CONNECTIONS ON OPPOSITE SIDE OF THE GROUND BUS ARE PERMITTED.
8. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
11. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
12. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
13. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
14. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
15. APPROVED ANTIOXIDANT COATINGS (i.e. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
16. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
17. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
18. BOND ALL METALLIC OBJECTS WITHIN 6 ft OF MAIN GROUND RING WITH (1) #2 BARE SOLID TINNED COPPER GROUND CONDUCTOR.
19. GROUND CONDUCTORS USED FOR THE FACILITY GROUNDING AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (i.e., NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
20. ALL GROUNDS THAT TRANSITION FROM BELOW GRADE TO ABOVE GRADE MUST BE #2 BARE SOLID TINNED COPPER IN 3/4" NON-METALLIC, FLEXIBLE CONDUIT FROM 24" BELOW GRADE TO WITHIN 3" TO 6" OF CAD-WELD TERMINATION POINT. THE EXPOSED END OF THE CONDUIT MUST BE SEALED WITH SILICONE CAULK. (ADD TRANSITIONING GROUND STANDARD DETAIL AS WELL).
21. BUILDINGS WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE CONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWERS, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM, THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN 2/0 COPPER. ROOFTOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM, THE BUILDING STEEL COLUMNS, LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATER LINE (FERROUS OR NONFERROUS METAL PIPING ONLY). DO NOT ATTACH GROUNDING TO FIRE SPRINKLER SYSTEM PIPES.



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



**AMERICAN TOWER**  
10 PRESIDENTIAL WAY  
WOBURN, MA 01801



1717 S. BOULDER  
SUITE 300  
TULSA, OK 74119  
PH: (918) 587-4630  
www.blgrp.com



**B&T ENGINEERING, INC.**

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DRAWN BY:	CHECKED BY:	APPROVED BY:
BLJ	RMC	MJP

RFDS REV #: 1

**CONSTRUCTION DOCUMENTS**

SUBMITTALS		
REV	DATE	DESCRIPTION
A	6/22/21	ISSUED FOR REVIEW
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A&E PROJECT NUMBER  
152026.001.01

DISH Wireless L.L.C.  
PROJECT INFORMATION  
SCMCA00129B  
1830 NORTH KELSEY ST  
VISALIA, CA 93291

SHEET TITLE  
GENERAL NOTES

SHEET NUMBER  
**GN-4**

# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and assistance in filling out this application can be found at the City of Visalia website ([www.visalia.city](http://www.visalia.city)) or by calling (559) 713-4440-



This application **MUST** be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirements & submittal details on Page 2). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -  
 - Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: RSD Date: 8/4/21  
 Project Description: EXTENSION OF EXISTING TILT UP BY 56,000 SQ. FT  
 Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: \_\_\_\_\_  
 Property Owner: BUTCH OLD FIELD  
 Applicant(s) Name: NATE STRABLE  
 Project Address/Location: 10014 W. NICHOLAS 081-013-091  
 Assessor Parcel Number: 081-010-072, 081-010-071, 081-010-070, 081-010-069  
 Parcel Size (Acreage or Square Feet): \_\_\_\_\_ Building or Suite Square Footage: \_\_\_\_\_

Are There Any Proposed Building Modifications: Yes  No   
 Estimated Cost of Modifications to Building: \$ 4.7 MILLION  
 Describe All Proposed Building Modifications: EXTEND EXISTING  
TILT UP BY 56,000 SQ FT + ADD 4 LOADING  
DOCK POSITIONS

--- THIS AREA FOR CITY STAFF USE ONLY ---

Date Received: 08/04/2021  
 SPR Agenda: 08/11/2021 Item No. \_\_\_\_\_  
 Zone: 1 SPR No. 21-143  
 Historic District: Yes  No   
 Flood Zone: X  AE  X/AE

-- A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS --

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: WAREHOUSING  
 Proposed Building Use: WAREHOUSING  
 Proposed Hours of Operation: 6AM - 5PM  
 Days of Week In Operation (Circle): Su       Sa   
 Number of Employees Per Day: Existing 2 Proposed 7  
 Number of Customers Per Day (Estimated): Existing 0 Proposed 0  
 Predicted Peak Operating Hour: SHIPPING AND RECEIVING THROUGHOUT BUSINESS HOURS  
 Describe Any Truck Delivery Schedule & Operations: 10 SEMITRUCKS PER WEEK OFFLOADING  
SMALLER DELIVERY FLAT BED TRUCKS MAKING MULTIPLE DELIVERIES  
 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees EACH DAY  
 (Provide Separate Attachment if Necessary): N/A  
 Describe Any Special Events Planned for the Facility: N/A



**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

- ↪ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ↪ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ↪ Site plan shall provide for and indicate all of the following:
  - North arrow
  - Existing & proposed structures
  - Loading/unloading areas
  - All existing & proposed site features
  - Adjacent street names
  - Accessible path of travel from right of way
  - Site dimensions, including building
  - Refuse enclosures & containers
  - Accessible path of travel from ADA stall
  - Existing and proposed fencing at site
  - Valley oak trees (show drip line)
  - Location and width of drive approaches to site
  - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
  - Existing & proposed landscaping
  - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
  - Parking stalls (include ADA)

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: NATE STRABLE Signature of Owner or Authorized Agent\*

Address: 1345 N. AMERICAN ST.

City, State, Zip VISALIA CA 93291 Owner \_\_\_\_\_ Date \_\_\_\_\_

Phone: 559-972-2785 Authorized Agent\* \_\_\_\_\_ Date 8/4/21

Email: NSTRABLE@AMAIL.COM

\* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:

I, Corwyn OLDFIELD declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

081-013-091, 081-010,072, 081-010-071, 081-010-070, 081-010-069

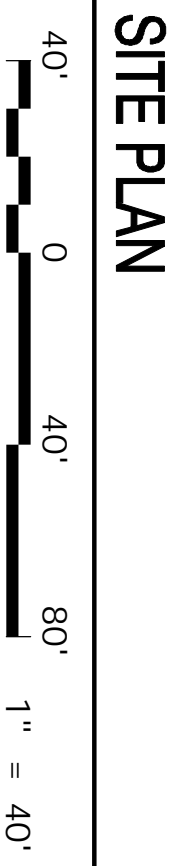
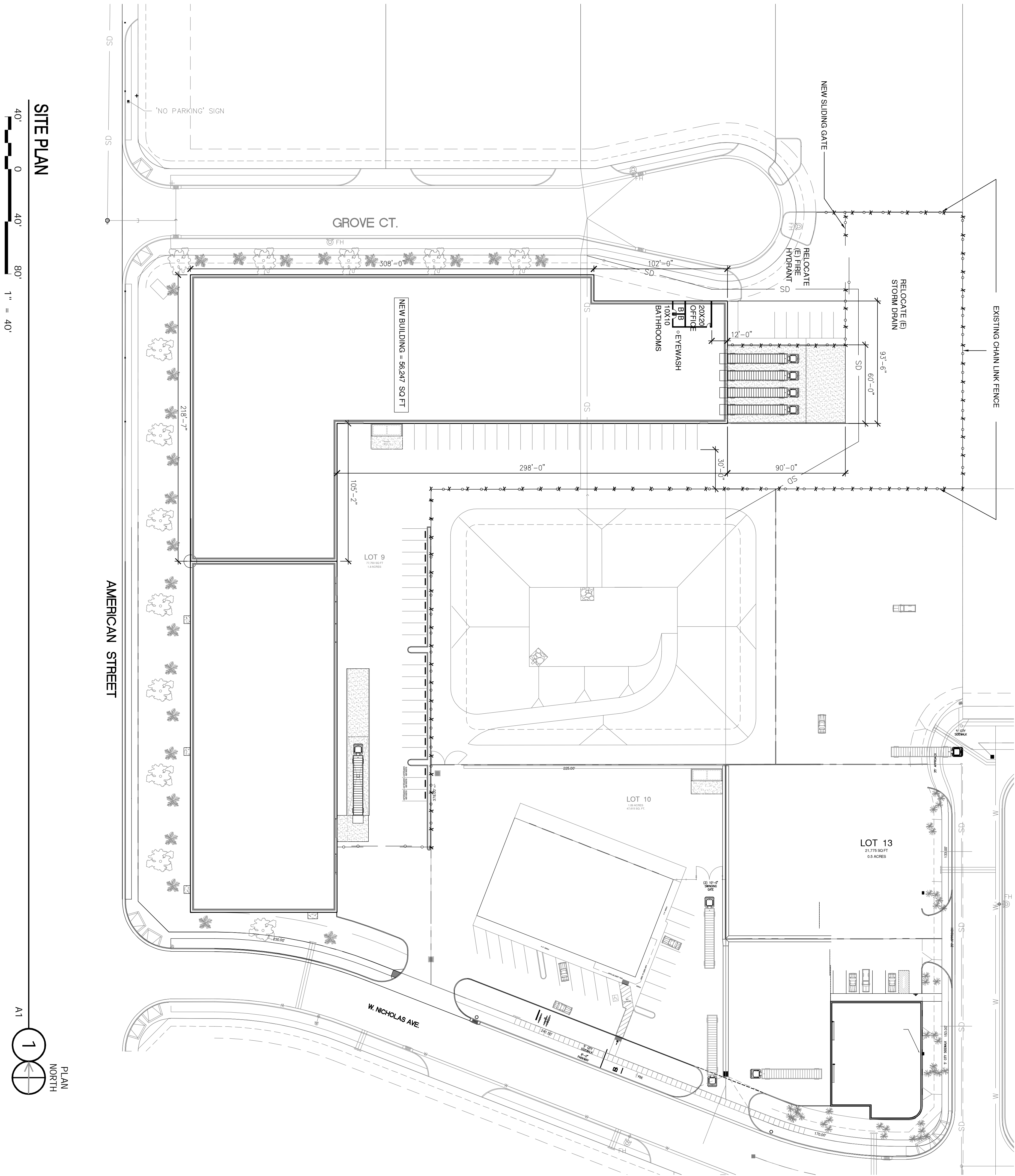
AGENT:

I designate NATE STRABLE to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to CONSTRUCT A BUILDING relative to the property mentioned herein.

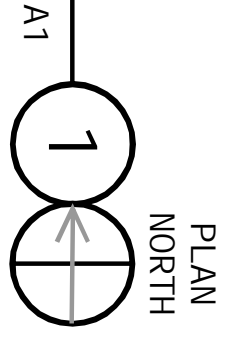
I declare under penalty of perjury the foregoing is true and correct.

Executed this 4 day of AUGUST, 2021.

<b>OWNER</b>	<b>AGENT</b>
	
Signature of Owner	Signature of Agent
<u>4222 W FERGUSON AVE</u>	<u>1345 N. AMERICAN ST.</u>
Owner Mailing Address	Agent Mailing Address
<u>VISALIA Ca. 93291</u>	<u>VISALIA CA 93291</u>
<u>(559) 730 6910</u>	<u>559-972-2785</u>
Owner Phone Number	Agent Phone Number



**SITE PLAN**



PROJECT <b>GROVE CT. PARCELS</b> VISALIA, CA	PROJECT NO. ###
SHEET TITLE <b>RSD EXPANSION</b>	CHECKED BY: NS
	DATE: 07/15/21
	DRAWN BY: RCARRILLO
	SHEET: 1 OF 1
	SHEET NO. <b>A-1</b>

REV:	DATE:	DESCRIPTION:
0	07/15/21	REVIEW
1	07/26/21	GENERAL REVISION
2	07/29/21	GENERAL REVISION
3	08/05/21	GENERAL REVISION

**AMERICAN INCORPORATED**

1345 North American Street Visalia, CA 93291  
Lic. 292529 Phone: (559) 651-1776 Fax: (559) 651-0205

NOT FOR  
PROGRESS  
PRINT  
CONSTRUCTION

**PROPRIETARY:**

THIS DRAWING CONTAINS CONFIDENTIAL INFORMATION PROPRIETARY TO AMERICAN INCORPORATED. IT MUST NOT BE REPRODUCED OR DISCLOSED TO OTHERS OR USED IN ANY OTHER WAY, IN WHOLE OR IN PART, EXCEPT AS AUTHORIZED IN WRITING BY AMERICAN INCORPORATED.



# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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 - Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: Orchard Walk Medium Density Project Date: August 5, 2021

Project Description: Development of vacant parcel into 158 Single-Family Residential lots

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: March 24, 2021

Property Owner: North Vislalia Holdings, LP, 20331 Irvine Avenue, Suite #E2, Newport Beach, CA 92660

Applicant(s) Name: WHA, 680 Newport Center Drive, Suite 300, Newport Beach, CA 92660

Project Address/Location: Northeast corner of N. Court Street and W. Riggan Avenue

Assessor Parcel Number: 0 7 9 - 3 1 0 - 0 0 4 and 005

Parcel Size (Acreage or Square Feet): 15.69 acres Building or Suite Square Footage: \_\_\_\_\_

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ \_\_\_\_\_

Describe All Proposed Building Modifications: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- - - THIS AREA FOR CITY STAFF USE ONLY - - -

Date Received: 08/05/2021

SPR Agenda: 08/11/2021 Item No. \_\_\_\_\_

Zone: R-M-2 SPR No. 21-144

Historic District: Yes  No

Flood Zone: X  AE  X/AE

OPERATIONS & TRAFFIC INFORMATION

**- - A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS - -**

Existing/Prior Building Use: Undeveloped - Vacant

Proposed Building Use: Small Lot Single-Family Development

Proposed Hours of Operation: \_\_\_\_\_

Days of Week In Operation (Circle):    Su   M   T   W   Th   F   Sa

Number of Employees Per Day:                      Existing \_\_\_\_\_                      Proposed \_\_\_\_\_

Number of Customers Per Day (Estimated):                      Existing \_\_\_\_\_                      Proposed \_\_\_\_\_

Predicted Peak Operating Hour: \_\_\_\_\_

Describe Any Truck Delivery Schedule & Operations: \_\_\_\_\_

\_\_\_\_\_

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees  
 (Provide Separate Attachment if Necessary): \_\_\_\_\_

\_\_\_\_\_

Describe Any Special Events Planned for the Facility: \_\_\_\_\_

\_\_\_\_\_

**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:
  - North arrow
  - Existing & proposed structures
  - Loading/unloading areas
  - All existing & proposed site features
  - Adjacent street names
  - Accessible path of travel from right of way
  - Site dimensions, including building
  - Refuse enclosures & containers
  - Accessible path of travel from ADA stall
  - Existing and proposed fencing at site
  - Valley oak trees (show drip line)
  - Location and width of drive approaches to site
  - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
  - Existing & proposed landscaping
  - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
  - Parking stalls (include ADA)

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: <u>WHA</u>	Signature of Owner or Authorized Agent*	
Address: <u>680 Newport Center Drive, Suite 300</u>	Owner _____	Date _____
City, State, Zip <u>Newport Beach, CA 92660</u>	<u>Scott Naples</u>	<u>8/5/21</u>
Phone: <u>(949) 250-0607 ext 8812</u>	Authorized Agent* _____	Date _____
Email: <u>scottn@whainc.com</u>		

\* If signed by an authorized agent , the "Agency Authorization" information below must be completed for this application to be considered acceptable.

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:

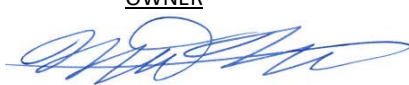
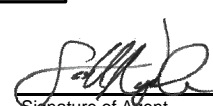
I, North Visalia Holdings, LP, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
079 310 004 and 005

AGENT:

I designate WHA, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Major Site Plan Review relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this 5th day of August, 2021.

OWNER	AGENT
Signatures	
	
Signature of Owner	Signature of Agent
<u>20331 Irvine Avenue, Suite #E2</u>	<u>680 Newport Center Drive, Suite 300</u>
Owner Mailing Address <u>Newport Beach, CA 92660</u>	Agent Mailing Address <u>Newport Beach, CA 92660</u>
<u>(949) 612-9185</u>	<u>(949) 250-0607 ext. 8812</u>
Owner Phone Number	Agent Phone Number



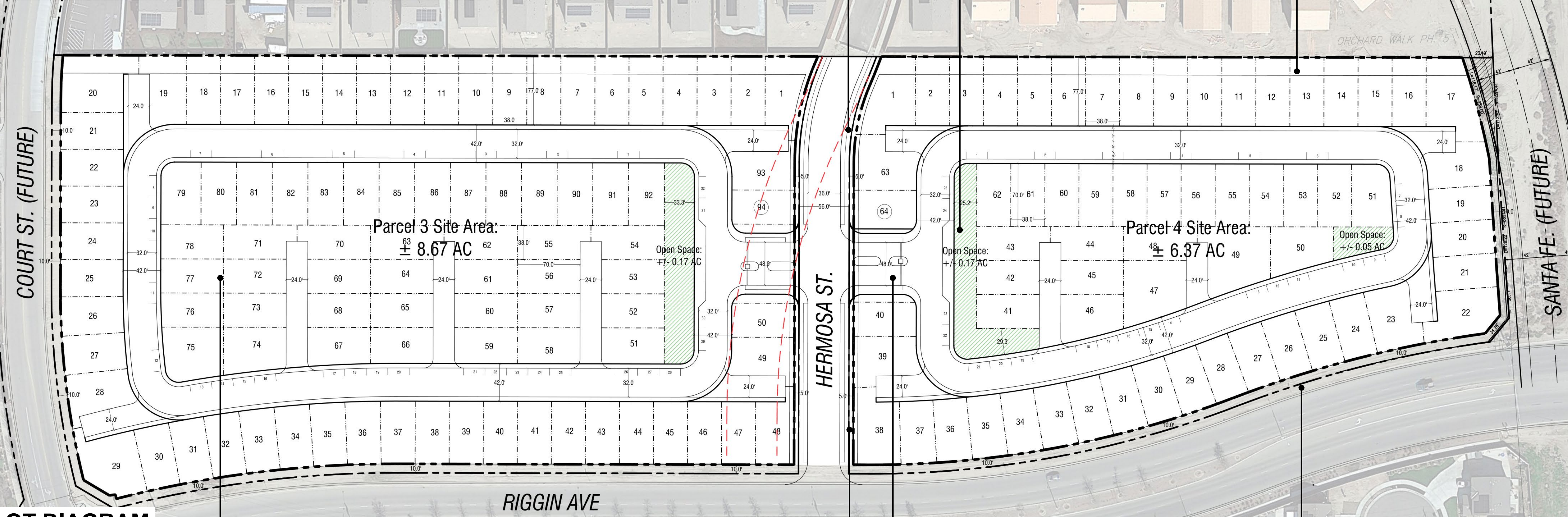
Product	Area (AC)	Density (DU/AC)	Lots	Garage Parking	Driveway Parking	On-Street Parking	Total Parking Provided <sup>3</sup>
<b>Parcel 3</b>	<b>9.02</b>	<b>10.42</b>	<b>94</b>	<b>188</b>	<b>188</b>	<b>32</b>	<b>408</b>
38' x 70' Lots	8.67	10.84	94				
Landscaped Lot	0.35						
<b>Parcel 4</b>	<b>6.67</b>	<b>9.60</b>	<b>64</b>	<b>128</b>	<b>128</b>	<b>25</b>	<b>281</b>
38' x 70' Lots	6.37	10.05	64				
Landscaped Lot	0.30						
<b>Total (Net)<sup>1</sup></b>	<b>15.04</b>	<b>10.51</b>	<b>158</b>	<b>316</b>	<b>316</b>	<b>57</b>	<b>689</b>
<b>Total (Gross)</b>	<b>15.69</b>	<b>10.07</b>	<b>158</b>	<b>316</b>	<b>316</b>	<b>57</b>	<b>689</b>

Notes:  
<sup>1</sup> Net area excludes landscape lettered lots  
<sup>2</sup> Corner lots include an additional 5' setback  
<sup>3</sup> Parking ratio: 4.36 SP/DU

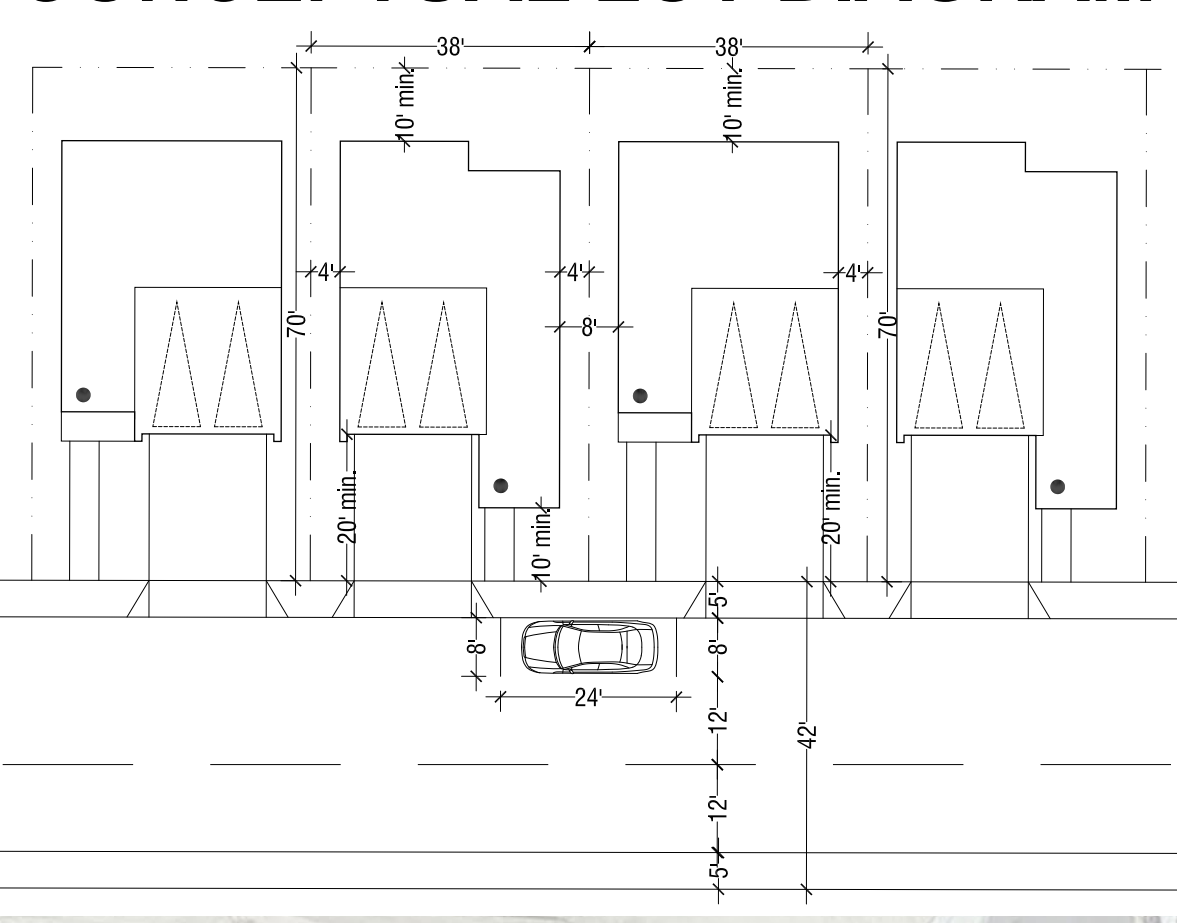
Central road separating Parcels 3 and 4 aligns with existing neighborhood to the north, but the alignment to the south has been straightened to maximize efficiency in the parcels

Each gated entry comes into a neighborhood open space amenity (+/- 0.17 AC)

Lots along the northern edge of the site include a minimum 20' building setback to the property boundary (77' deep lots)



**CONCEPTUAL LOT DIAGRAM**



Autocourt product includes a 24' wide accessway and full length drive aprons

Additional setback of 5' added to the central road separating Parcel 3 and 4 to be consistent with existing development to the north

Both parcels have 1 entry/exit point. An EVA at the stub drives can be provided as needed based upon input from the City/Fire Authority

The setbacks have been adjusted to be consistent with the adjacent development Required = 15', proposed = 10'

**CONCEPTUAL SITE PLAN**  
**HERMOSA ST**  
**VISALIA, CA**