

# STAFF REPORT FOR ADMINISTRATIVE PERMIT REVIEW OF FEBRUARY 24, 2021

FILE NO: LU-2021-0029

AGENDA ITEM: D-1

STAFF CONTACT: Lena Reseck, Assistant Planner

**AGENDA TITLE:** For Possible Action: Discussion and possible action regarding a request for an Administrative Permit to allow for the co-location of equipment at an existing wireless communication facility on property zoned Public Regional (PR) located at 2600 College Parkway, APN 0005-011-01. (Lena Reseck, [ireseck@carson.org](mailto:ireseck@carson.org))

Summary: The applicant is proposing to co-locate nine antennas and nine remote radio units located 44 feet high on an existing 75.6 foot high tower and the installation of four small cabinets and a diesel generator on concrete pads located within an existing fenced area. Per 18.15.025(2)(a) wireless telecommunication facilities and/or equipment may locate on an existing monopole with the approval of an administrative permit.

**RECOMMENDED MOTION:** “I move to approve LU-2021-0029, based on the findings and subject to the conditions of approval contained in the staff report.”

## VICINITY MAP:



## **RECOMMENDED CONDITIONS OF APPROVAL:**

### **The following shall be completed prior to commencement of the use:**

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Administrative Hearing Examiner meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. The applicant shall obtain a building permit from the Carson City Building Division prior to any proposed construction.
5. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted within 12 months of the date of final approval. A single, one year extension of time may be granted if requested in writing to the Community Development Department 30 days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.

### **The following shall be submitted with any building permit application:**

6. The applicant shall submit a copy of the Notice of Decision and conditions of approval, signed by the applicant and owner, with any building permit application.
7. The applicant shall submit documentation with a building permit application that the applicant is a carrier licensed by the Federal Communications Commission (FCC) and has the legal right to install and use the proposed facility.
8. The exterior of facilities and equipment shall not be lighted unless required by Federal Aviation Administration (FAA), with the exception of manually operated emergency lighting. The applicant shall submit exterior light fixture details for any proposed fixtures for the facility with a building permit application. On-site lighting of the ground facility shall only be turned on during maintenance visits to the site. Lights must be recessed or shielded with a 90-degree full cutoff so that light is projected downward and not horizontally or upward. Light sources or refractors shall not extend below the bottom of the shield.
9. The antennas shall match the existing tower colors. The applicant shall provide the Planning Division with the proposed color choices for review and approval with the building permit.
10. A Knox box or Knox padlock is required for the gate.

### **The following applies to the site throughout the life of the project:**

11. This permit shall become null and void and the wireless communications tower structure and ancillary equipment shall be removed from the site if and when the use is abandoned for a period of more than 12 consecutive months.

**LEGAL REQUIREMENTS:** CCMC 18.02.110 (Administrative Permits), 18.04.185 (Public Regional Uses), 18.15 (Communication Facilities and Equipment), and Development Standards Division 1 Land Use and Site Design at 1.9 (Wireless Telecommunication Facilities and Equipment).

**MASTER PLAN DESIGNATION:** Public/Quasi-Public

**PRESENT ZONING:** Public Regional (PR)

**KEY ISSUES:** Will the proposed colocation of a wireless telecommunication facility be in keeping with all the standards of the Carson City Municipal Code?

#### **SURROUNDING ZONING AND LAND USE INFORMATION**

WEST: Limited Industrial (LI)  
EAST: General Industrial (GI)  
NORTH: Air Industrial Park (AIP)  
SOUTH: Retail Commercial (RC)/Mobile Home 12000 (MH12)

#### **ENVIRONMENTAL INFORMATION**

FLOOD ZONE: X (Low-Risk Flood Zone)  
EARTHQUAKE FAULT: Moderate Severity, Zone II, beyond 500 feet  
SLOPE: Site is flat

#### **SITE DEVELOPMENT INFORMATION**

LOT SIZE: 264.90 acres  
STRUCTURE SIZE/HEIGHT: Existing tower is 75.6 feet tall. The added antennas and radio units will be located at the 44 foot high level and will not increase existing height. The ground equipment will be on a 5 foot x 13 foot concrete pad and the generator will be on a 5 foot x 10 foot concrete pad.  
SETBACKS: Setbacks are determined by Special Use Permit (U-96/97-65)  
VARIANCES REQUESTED: None

#### **PREVIOUS REVIEWS**

- U-96/97-65 was approved to construct communication tower
- U-00/01-34 was approved to relocate and replace an existing airport beacon
- ADM-05-124 was approved to add antennas on an existing tower
- ADM-09-101 was approved to replace the antenna

#### **DISCUSSION:**

Carson City Municipal Code (CCMC) 18.15 *Communication Facilities and Equipment* requires approval of an Administrative Permit for the co-locating of wireless telecommunication facilities and/or equipment on any existing tower provided such installations do not increase the height of the existing structure by more than 10 feet.

T-Mobile is proposing to co-locate nine antennas and nine remote radio units located 44 feet high on an existing 75.6 foot high tower and the installation of four small cabinets and a diesel generator on concrete pads located within an existing fenced area. The new antennas are 44 feet tall and will not increase the overall height of the existing tower.

Once the construction of the wireless facility is complete, visitation to the site requires only infrequent maintenance visits (approximately once a month). Access to the facility is via an

existing access road from College Pkwy.

**PUBLIC COMMENTS:** On February 9, 2021, public notices were mailed to 354 adjacent property owners and 264 tenants of mobile home parks within 900 feet of the subject site. As of the writing of this report, staff has not received any written comments either in favor of or in opposition to the proposal. Any comments that are received after this report is completed will be submitted to the Hearings Examiner prior to or at the meeting on February 24, 2021, depending on the date of submission of the comments to the Planning Division.

**OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:** The following comments were received by various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

**Fire Department:**

1. Project must comply with the International Fire Code and northern Nevada fire code amendments as adopted by Carson City.
2. Permits are required for installation.
3. A Knox box or Knox padlock is required for the gate.

**FINDINGS:** Staff's recommendation is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

**1. *Will be consistent with the master plan elements.***

The addition of antennas to an existing tower is consistent with the Master Plan, specifically Goal 3.2c – Communication Facilities and Equipment “Ensure that communication facilities and equipment, such as cellular towers, are located and designed so as to not detract from the City’s visual quality”. The proposed T-Mobile facility is the least intrusive means to improve coverage and capacity relief by co-locating on an existing tower and locating the ground equipment within an existing, fenced area. There will be no overall height increase and no expansion of the ground premises. The addition of the antennas will strengthen the capacity to handle a certain amount of calls or data at one time and meet the demand as the number of wireless users increase.

**2. *Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.***

The proposed project, as designed and conditioned, will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood. The project will not cause objectionable noise, vibrations, fumes, odors, dust, glare or physical activity. The ground mounted portions of the facility will be screened from view with an existing fence. The only lighting proposed will be downward facing lights at the equipment cabinets. Additionally, T-Mobile’s installation will be able to ensure the high-quality coverage that customers expect.

**3. *Will have little or no detrimental effect on vehicular or pedestrian traffic.***

The facility will be un-manned and therefore not expected to generate pedestrian and little vehicular traffic. T-Mobile technicians will inspect the facility one time per month and will access the facility from an existing access road from College Pkwy.

**4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.**

The facility will be un-manned and therefore will not require the extension or expansion of any public services and facilities are adequate in the area to accommodate the proposed facility.

**5. Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.**

Communication Antennas/Towers are permitted in the Public Regional (PR) zoning district with the approval of a Special Use Permit. A Special Use Permit (U-96/97-65) was approved for the original monopole. Per title 18.15.025.2a, Wireless telecommunication facilities and/or equipment may locate on any existing tower/monopole subject to a building permit, approval of an administrative permit, and subject to Division 1 of the Development Standards, provided that such installations do not increase the height of the existing structure by more than 10 feet. Title 18 of the Development Standard provides standards for Development of Wireless Communication Facilities. Compliance with these provisions are outlined below:

*1. Location and Placement Standards.*

**The applicant is proposing to co-locate with existing wireless communication service facilities. Per Development Standards, this is a more desirable method of placing antennas than constructing a new tower. The ground mounted portions of the facility will be screened from view with an existing fenced area.**

*Either the applicant or co-applicant must be a carrier licensed by the Federal Communications Commission and submit documentation of the legal right to install and use the proposed facility.*

**Recommended Condition of Approval #7 requires that the applicant submit documentation with the submittal of a building permit application**

*2. Height and Dimensional Standards.*

**The existing tower is 75.6 feet tall. The applicant is proposing to locate the antennas and radio units at 44 feet tall. The visual impact will be minimal and the overall height of the pole will not be increased.**

*3. Setbacks.*

**The new equipment will be placed on an existing tower, which was approved by Special Use Permit (U-96/97-65). Setbacks were previously reviewed and approved.**

*4. Design Standards.*

**The tower is existing and the applicant is not proposing to light the antennas or equipment. There is downward facing lighting proposed on the facility near the equipment cabinets. The proposed equipment color will match the color of the existing tower. The equipment shelters will be above ground. The location of the area is surrounded by an existing fence that will screen the equipment from view.**

**6. Will not be detrimental to the public health, safety, convenience and welfare.**

The proposed antennas, equipment shelter building, and related equipment will not be detrimental to the public health, safety, convenience and welfare, and will cause no adverse impacts to surrounding properties. T-Mobile has identified capacity issues with its wireless network in Carson City. In order to offload cellular traffic at other site locations and to create additional network capacity, T-Mobile is proposing to install a new facility at the Carson City Airport.

**7. Will not result in material damage or prejudice to other property in the vicinity.**

As noted above, the impacts of the proposed facility, with the recommended conditions of approval, will be minimal and will not result in material damage or prejudice to other property in the vicinity as the proposed antennas will be located on an existing monopole and the ground-mounted portions of the facility will be screened from view with the existing fence. The facility will be painted to match the existing tower and equipment per condition #9.

Attachments:

Application LU-2021-0029

**Carson City Planning Division**  
108 E. Proctor Street • Carson City NV 89701  
Phone: (775) 887-2180 • E-mail: [planning@carson.org](mailto:planning@carson.org)

**FOR OFFICE USE ONLY**  
CCMC 18.02.110

**FILE #** LU-2021-0029

**ADMINISTRATIVE PERMIT**

**APPLICANT** T-Mobile **PHONE #** Ph: (916) 505-3683

**FEE\*:** \$750.00 + noticing fee  
+ \$60/hr over 10 hours  
\*Due after application is deemed complete by staff

**MAILING ADDRESS, CITY, STATE, ZIP**  
12920 SE 38th Street, Bellevue, WA 98006 (Attn:Lease Compliance/SC14527B)

- SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies)**
  - Application Form
  - Site Plan
  - Written Project Description
  - Administrative Permit Findings
  - Applicant's Acknowledgment Statement
  - Master Plan Policy Checklist
  - Documentation of Taxes Paid-to-Date
- CD or USB DRIVE with complete application in PDF**

**EMAIL ADDRESS**  
[propertymanagement@t-mobile.com](mailto:propertymanagement@t-mobile.com)

**Application Reviewed and Received By:**

**PROPERTY OWNER** Carson City on behalf of the Carson City Airport Authority **PHONE #**

**MAILING ADDRESS, CITY, STATE, ZIP**  
2600 E. College Parkway #6, Carson City, NV 89706

**EMAIL ADDRESS**  
[Kmoen@flycarsoncity.com](mailto:Kmoen@flycarsoncity.com)

**APPLICANT AGENT/REPRESENTATIVE** Jeff Lienert **PHONE #** (916) 505-3683

**Submittal Deadline: Anytime during business hours.**

**MAILING ADDRESS, CITY, STATE, ZIP**  
2154 Medici Way, El Dorado Hills, CA 95762

**Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional Information may be required.**

**EMAIL ADDRESS**  
[jeff.lienert@gmail.com](mailto:jeff.lienert@gmail.com)

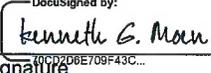
<b>Project's Assessor Parcel Number(s):</b> 005-011-01	<b>Street Address</b> 2600 E. College Parkway, Carson City, NV
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<b>Project's Current Master Plan Designation</b>	<b>Project's Current Zoning</b> PR	<b>Nearest Major Cross Street(s)</b> N. Lompa Lane
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Please provide a brief description of your proposed project below. Provide additional pages to describe your request in more detail.  
Please see attached Project Description.

**PROPERTY OWNER'S AFFIDAVIT**

Kenneth G. Moen, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

<b>DocuSigned by:</b>  Signature	<b>Date</b> 1/26/2021
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See additional page(s) if necessary for other names.

STATE OF NEVADA )  
COUNTY )

I, \_\_\_\_\_, 2\_\_\_\_\_, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

\_\_\_\_\_  
Notary Public

**NOTE:** If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include it in your detailed description.

Please type and sign the statement on the following page at the end of your findings response.

**ACKNOWLEDGMENT OF APPLICANT**

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.



Applicant's Signature

Jeff Lienert

Print Name

2/5/21

Date

# Master Plan Policy Checklist

## Special Use Permits & Major Project Reviews & Administrative Permits

### PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: \_\_\_\_\_

Reviewed By: \_\_\_\_\_

Date of Review: \_\_\_\_\_

### DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

#### CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

**Is or does the proposed development:**

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

**2** **Special Use Permit, Major Project Review, & Administrative Permit Development Checklist**

- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?
- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

**CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES**



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

**Is or does the proposed development:**

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

**CHAPTER 5: ECONOMIC VITALITY**



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

**Is or does the proposed development:**

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?
- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

## CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

### Is or does the proposed development:

- Use durable, long-lasting building materials (6.1 a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1 b)?
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1 c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
  - Integrate an appropriate mix and density of uses (8.1a, e)?
  - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
  - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

## CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational



**Special Use Permit, Major Project Review, & Administrative Permit Development Checklist**

amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

**Is or does the proposed development:**

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?



## Project Description

### T-Mobile Site # SC14527B

**Site Address: 2600 E. College Parkway, Carson City, NV**

**APN: 005-011-05**

T-Mobile currently operates a wireless network in Carson City from multiple cell site locations. Coverage areas must be improved and network capacity expanded to handle the growing number of calls and wireless data usage. T-Mobile must especially improve services where consumers are increasingly using their phones and data devices – at home and in their neighborhoods. In an effort to improve its service and to provide clear, consistent mobile communications service in Carson City, T-Mobile is proposing to install and operate an unmanned wireless communications facility at the Carson City Airport.

Determining when and where a new wireless facility is required to improve service is a rigorous process based on scientific analysis and modeling, as well as customer input. T-Mobile analyzes many criteria, such as the following factors:

- **Network Performance Data:** RF engineering experts conduct meticulous scientific analysis of T-Mobile's network, examining network performance data, call volume and usage patterns.
- **Customer satisfaction surveys and feedback:** Customer feedback and research by independent organizations help T-Mobile assess wireless service quality and determine where improvements are needed.
- **Real-time drive test data:** T-Mobile engineering teams and independent researchers simulate our customers' call experience by driving through service areas with advanced testing equipment. They collect network performance statistics to gain precise, real-time measurements of network quality.

All wireless providers are clamoring for more airwaves to keep up with the explosive growth of online apps, mobile video and other bandwidth-hungry wireless applications. A single wireless antenna can only handle a certain amount of calls or data ("capacity") at a time. As the number of wireless users increases, so does the need for additional antennas to meet that demand. And, even though you may have a good signal at a certain location or during particular times of the day, you may not be able to get a signal when the antenna serving you is operating at full capacity (i.e. during peak times of the day). As a general rule, additional antennas are needed in areas where wireless phone and data use is high. This increasingly includes residential areas.

Wireless antennas are low-power radio transmitters and need to be located in the areas they are intending to serve. As consumers use their wireless devices at home and in their neighborhoods wireless providers must add additional capacity to their networks to handle the increasing call and data volume. By placing antennas in these areas, T-Mobile is able to ensure the high-quality coverage that its customers expect.

T-Mobile has identified capacity issues with its wireless network in Carson City. In order to offload traffic at surrounding cell sites and to create additional network capacity T-Mobile is proposing to install a new wireless communications facility at the Carson City Airport. T-Mobile's proposed facility will include the collocation of nine (9) panel antennas and (9) remote radio units at 44' AGL on an existing 75.6' Carson City Airport beacon communications tower. T-Mobile will locate its



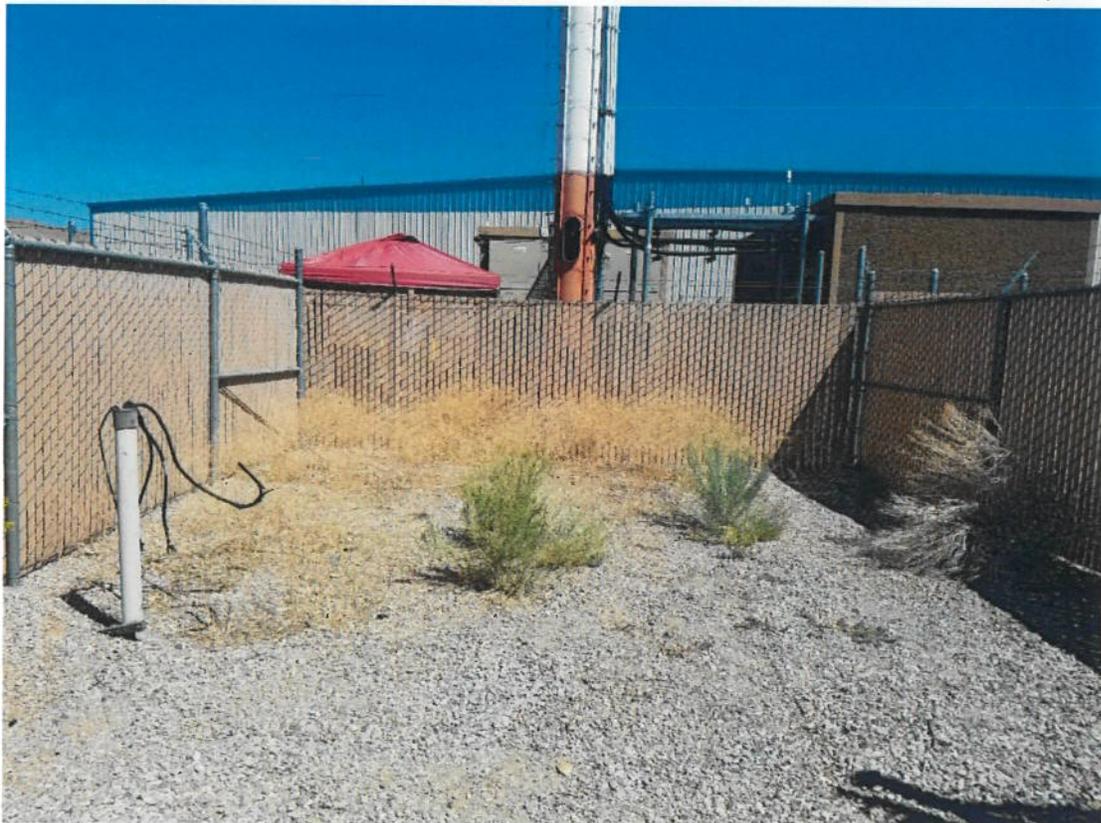
ground equipment within an existing fenced (and abandoned) ground lease area. T-Mobile's ground equipment will include four (4) small cabinets on a 5' x 13' concrete pad, a 25kW diesel generator on a new 5' x 10' concrete pad and an H-Frame with utilities. The proposed T-Mobile facility is the least intrusive means to improve coverage and capacity relief in that T-Mobile will be collocating on an existing tower and locating its ground within an existing, fenced compound. There will be no net increase in the number of towers as a result of the installation of this new wireless facility. And, there will be no overall height increase and no expansion of the ground premises.



Existing Carson City Airport communications tower. T-Mobile is proposing to collocate an antenna array below the existing panel antennas on this tower.



Above and below: Existing fenced compound and proposed T-Mobile ground equipment area.





### **Access**

The proposed T-Mobile facility is unmanned and requires only infrequent maintenance visits (approximately one time a month). Access to the facility is via an existing access road from East College Parkway. No improvements are necessary.

### **Conclusion**

Based on the foregoing analysis, the proposed T-Mobile wireless communications facility constitutes the least intrusive means to improve service and increase capacity based upon the values expressed in the Carson City Zoning Ordinance. In compliance with those values, the proposed wireless communications facility will be collocated on an existing tower which, as a result, will minimize aesthetic impacts.

The proposed wireless communications facility will be designed and constructed to meet applicable governmental and industry safety standards. Specifically, T-Mobile will comply with all FCC and FAA rules governing construction requirements, technical standards, interference protection, power and height limitations, and radio frequency standards. In addition, T-Mobile will comply with all applicable FAA rules on site location. Any and all RF emissions are subject to the exclusive jurisdiction of the FCC.

Please see following sheets for response(s) to Findings.



## **FINDINGS**

CCMC 18.02.080(5) FINDINGS. Findings from a preponderance of evidence must indicate that the proposed use:

**1. Will be consistent with the objectives of the Master Plan elements.** T-Mobile's proposed facility includes the collocation of antennas on an existing monopole tower which will not result in any overall height increase. T-Mobile is proposing to locate its ground equipment within an existing, fenced communication site compound, resulting in no overall expansion of disturbance to ground space. As a result, T-Mobile's wireless communications facility, as proposed, is not in conflict with the Carson City Master Plan Elements.

**2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.** The establishment and operation of T-Mobile's wireless communications facility as proposed will not create unusual noise, vibrations, fumes, odors, dust, glare or other conditions or situations that may be objectionable, detrimental or incompatible with other permitted uses in the vicinity. In fact, T-Mobile's installation will enhance the provision of wireless communications service to the surrounding neighborhood.

**3. Will have little or no detrimental effect on vehicular or pedestrian traffic.** The establishment and operation of this wireless communications facility as proposed will not impact vehicular or pedestrian traffic. The proposed T-Mobile facility will be unmanned and after construction will typically only be visited approximately once a month for an hour or so by an operations technician. The site location is at the Carson City Airport at an existing, established wireless communications facility and is accessed via an existing access driveway.

**4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements.** T-Mobile's proposed facility will enhance emergency services and improve wireless communication capabilities for the surrounding community. There will be no burden to public services, schools, police and fire protection, sewer, public roads, storm drainage or other public improvements. The proposed T-Mobile facility is entirely self-monitored by sophisticated computers that connect directly to a central-office and alert personnel to equipment malfunction or breach of security. T-Mobile's wireless technology provides vital communications in emergency situations and will be commonly used by local residents and emergency personnel to protect the general public's health, safety and welfare. In fact, the majority of all "911" and distress calls are placed on wireless phones in the United States. The proposed T-Mobile facility will be a benefit and not a burden.

**5. Meets the definition and specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district.** T-Mobile's proposed facility is a collocation on an existing tower and within an existing fenced compound. As proposed, the facility will comply with Title 18.15 - Communication Facilities and Equipment.



**6. Will not be detrimental to the public health, safety, convenience and welfare.** The proposed wireless communications facility will be designed and constructed to meet applicable governmental and industry safety standards. Specifically, T-Mobile will comply with all FCC and FAA rules governing construction requirements, technical standards, interference protection, power and height limitations, and radio frequency standards. In addition, T-Mobile will comply with all applicable FAA rules on site location. Any and all RF emissions are subject to the exclusive jurisdiction of the FCC. All proposed mechanical equipment is appropriately designed and located to minimize visual, noise, and air quality impacts to adjacent properties and the general public. The proposed use, together with any applicable conditions, will not be detrimental to the public health, safety, or general welfare of the County.

**7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.** The proposed facility will not materially adversely affect adjacently located properties or their permitted uses. The proposed facility is a modern-day utility and will contribute to the provision of an enhanced wireless communication technology for the general public and emergency service use.

## GENERAL NOTES

- DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE. AND THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR, AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN.
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE (E) PROJECT, WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS, FIELD CONDITIONS AND CONFIRM THAT THE PROJECT MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY ERRORS, OMISSIONS, OR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
- THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/ CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/ VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
- ALL WORK PERFORMED ON PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.
- GENERAL CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
- THE STRUCTURAL COMPONENTS OF THIS PROJECT SITE/ FACILITY ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
- DETAILS INCLUDED HEREIN ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR SITUATIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.
- SEAL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L LISTED OR FIRE MARSHALL APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND OR PROJECT SITE.
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
- CONTRACTOR SHALL SEE TO IT THAT GENERAL WORK AREA IS KEPT CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
- THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.

# T-Mobile

## T-MOBILE WEST LLC NSD

PROPRIETARY INFORMATION  
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CLIENT:

**T-Mobile**  
T-MOBILE WEST LLC  
1755 Creekside Oaks Drive, Suite 190 • Sacramento, CA 95833

PROJECT INFORMATION:

**CARSON CITY AIRPORT**  
2600 E. COLLEGE PARKWAY  
CARSON CITY, NV 89706

REV: DATE: DESCRIPTION: BY:

1	9-21-20	90% CDS	VRT
2	9-29-20	100% CDS	AMP

COORDINATING ENGINEER:

**Peek Site-Com**  
12852 Earhart Ave. Suite 101  
Auburn, California 95602  
Phone (530) 885-6160  
E-Mail info@peeksitcom.com

SEAL:



SITE #: CHK.: DRAWN BY:

SC14527B VRT

SHEET TITLE:

**TITLE SHEET**

SHEET NUMBER: REVISION:

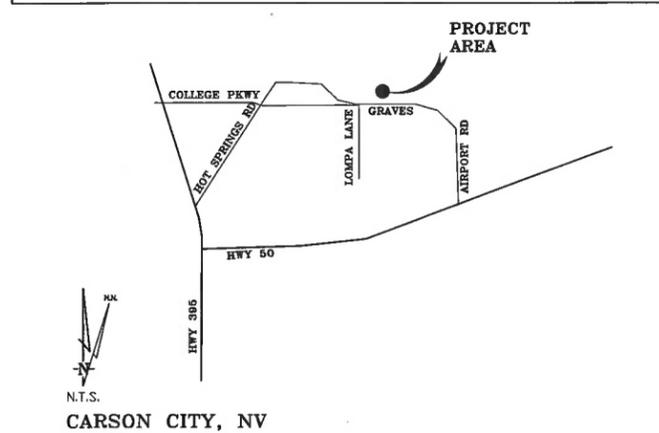
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LEGEND	PROJECT SUMMARY	SHEET INDEX
— A — ANTENNA CABLE (ABOVE GROUND)	SITE NAME: CARSON CITY AIRPORT	T-1 TITLE SHEET
— T — TELEPHONE SERVICE (ABOVE GROUND)	SITE NUMBER: SC14527B	C-1 SURVEY
— E — POWER SERVICE (ABOVE GROUND)	SITE ADDRESS: 2600 E. COLLEGE PARKWAY CARSON CITY, NV 89706	C-2 SURVEY
— G — GROUND RING (ABOVE GROUND)	SITE CONTACT: BUDD WUELFING 530-863-7342	A-1 OVERALL SITE PLAN
— A — ANTENNA CABLE (BURIED)	OWNER: CARSON CITY AIRPORT AUTHORITY	A-2 ELEVATION SHEET
— T — TELEPHONE SERVICE (BURIED)	OWNER ADDRESS: 2600 E. COLLEGE PARKWAY CARSON CITY, NV 89706	A-2.1 ELEVATION SHEET
— E — POWER SERVICE (BURIED)	APPLICANT: T-MOBILE WEST LLC	A-3 DETAILS
— G — GROUND RING (BURIED)	APPLICANTS ADDRESS: 1755 CREEKSIDE OAKS BLVD, SUITE 190 SACRAMENTO, CA 95833	A-3.1 DETAILS
	ASSESSORS PARCEL NUMBER(S): 005-011-05	A-3.2 DETAILS
		A-3.3 DETAILS
		E-1 ELECTRICAL SHEET
		E-1.1 ELECTRICAL SHEET
		E-2 GROUNDING SHEET
		E-2.1 GROUNDING SHEET
		D-1 T-MOBILE CONST. REQ.

## VICINITY MAP

## CONTACTS

## SCOPE OF WORK



**R.E. ENGINEERING:**  
T-MOBILE WEST LLC  
1755 CREEKSIDE OAKS DRIVE  
SUITE 190  
SACRAMENTO, CALIFORNIA 95833

**CONSTRUCTION MANAGER:**  
BUDD WUELFING  
1755 CREEKSIDE OAKS BLVD, SUITE 190  
SACRAMENTO, CA 95833  
(530) 863-7342

T-MOBILE PROPOSES TO CONSTRUCT A WIRELESS COMMUNICATION SITE IN AN (E) EQUIPMENT COMPOUND. T-MOBILE'S INSTALLATION WILL INCLUDE:

- (1) NEW 6160 RADIO CABINET ON NEW CONC. SLAB
- (1) FUTURE 6160 RADIO CABINET
- (1) NEW B160 CABINET ON NEW CONC. SLAB
- (1) FUTURE B160 CABINET
- (9) NEW ANTENNAS ON NEW ANTENNA MOUNTS
- NEW RRUS AT ANTENNAS
- NEW 25KW DIESEL GENERATOR
- NEW PPC PANEL, TELCO PANEL, AND AUTOMATIC TRANSFER SWITCH ON NEW H-FRAME SUPPORT
- (3) NEW HYBRID CABLES

## CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION 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.

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL EXISTING CODE
- 2018 UNIFORM MECHANICAL CODE
- 2017 NATIONAL ELECTRIC CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 NORTHERN NEVADA AMENDMENTS
- 2018 NORTHERN NEVADA FIRE AMENDMENTS

# CARSON CITY AIRPORT Site No. SC14527B

N.T.S.  
CARSON CITY, NV

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 CARSON CITY, NV 89706

REV.	DATE	DESCRIPTION	BY
1	9-21-20	90% CDS	VRT
2	9-29-20	100% CDS	AMP

COORDINATING ENGINEER:  
**Peek Site-Com**  
 12852 Earhart Ave. Suite 101  
 Auburn, California 95602  
 Phone (530) 885-6160  
 E-Mail info@peeksitocom.com

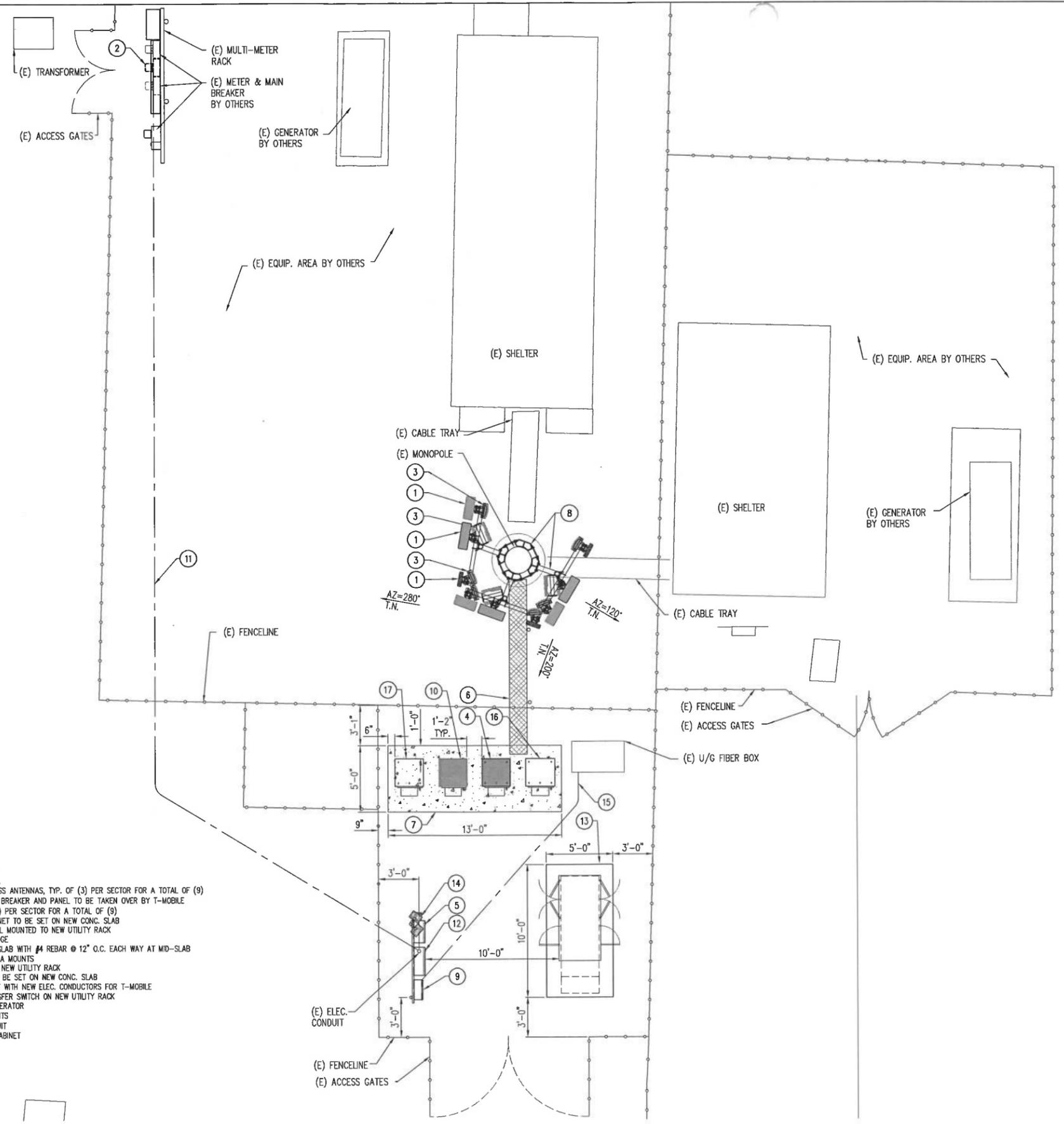
SEAL:  


SITE #: SC14527B    CHK.: ...    DRAWN BY: VRT

SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NUMBER:    REVISION:

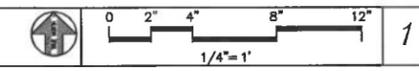
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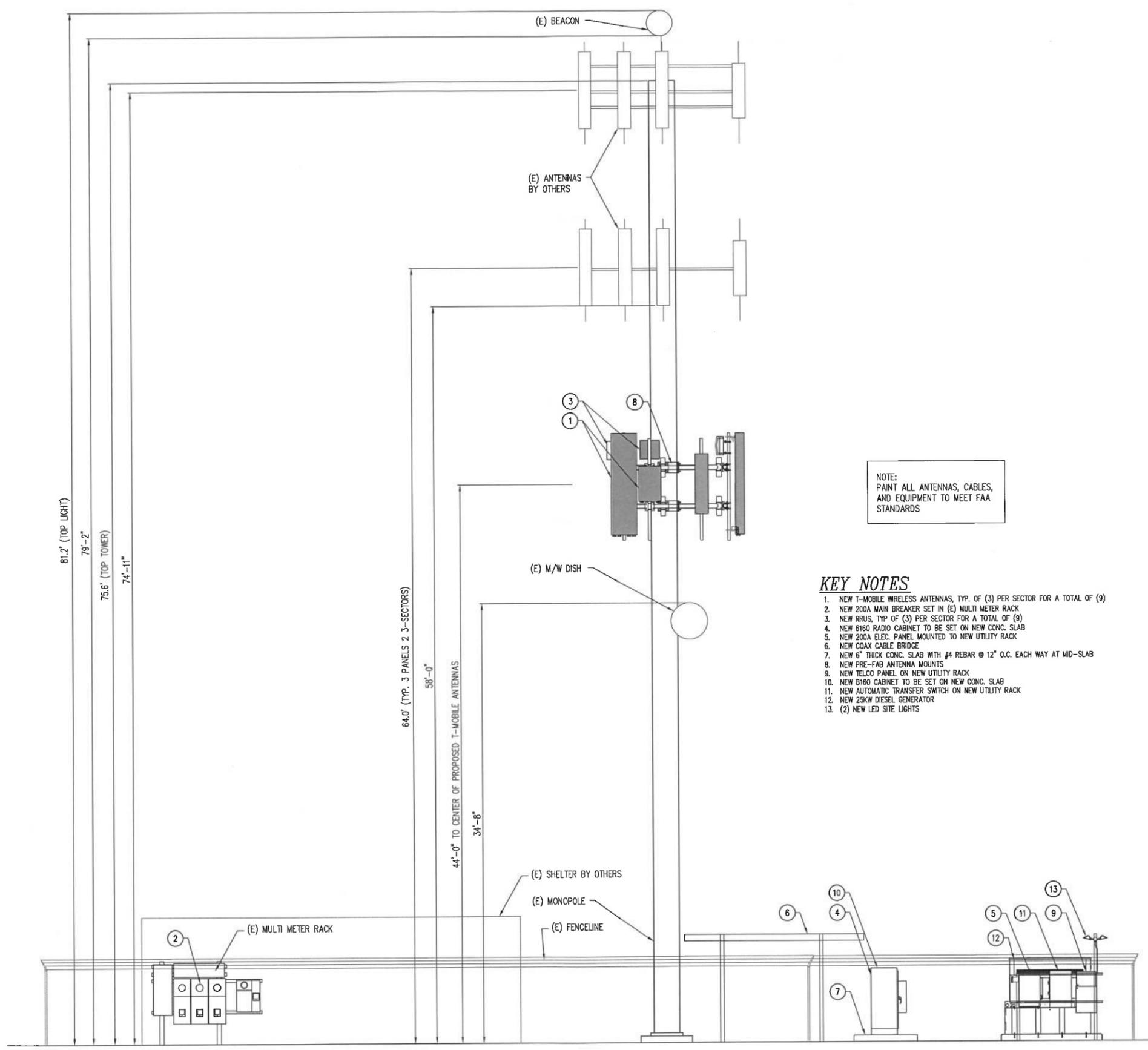
**CONCRETE PAD SPECS.**  
 CONCRETE MIX DESIGNS SHALL CONFORM TO CBC SECTION 1903  
 PORTLAND CEMENT SHALL BE TYPE II AND CONFORM TO ASTM C150  
 CONCRETE SHALL HAVE A MIN. 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI. #4 REBAR AT 12" OC

- KEY NOTES**
1. NEW T-MOBILE WIRELESS ANTENNAS, TYP. OF (3) PER SECTOR FOR A TOTAL OF (9)
  2. (E) 200A METER MAIN BREAKER AND PANEL TO BE TAKEN OVER BY T-MOBILE
  3. NEW RRUS, TYP. OF (3) PER SECTOR FOR A TOTAL OF (9)
  4. NEW 6160 RADIO CABINET TO BE SET ON NEW CONC. SLAB
  5. NEW 200A ELEC. PANEL MOUNTED TO NEW UTILITY RACK
  6. NEW COAX CABLE BRIDGE
  7. NEW 6" THICK CONC. SLAB WITH #4 REBAR @ 12" O.C. EACH WAY AT MID-SLAB
  8. NEW PRE-FAB ANTENNA MOUNTS
  9. NEW TELCO PANEL ON NEW UTILITY RACK
  10. NEW B160 CABINET TO BE SET ON NEW CONC. SLAB
  11. (E) U.G. ELEC. CONDUIT WITH NEW ELEC. CONDUCTORS FOR T-MOBILE
  12. NEW AUTOMATIC TRANSFER SWITCH ON NEW UTILITY RACK
  13. NEW 25KW DIESEL GENERATOR
  14. (2) NEW LED SITE LIGHTS
  15. NEW U/G FIBER CONDUIT
  16. FUTURE 6160 RADIO CABINET
  17. FUTURE B160 CABINET

ENLARGED SITE PLAN



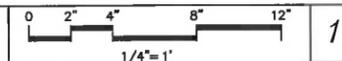




NOTE:  
PAINT ALL ANTENNAS, CABLES,  
AND EQUIPMENT TO MEET FAA  
STANDARDS

**KEY NOTES**

1. NEW T-MOBILE WIRELESS ANTENNAS, TYP. OF (3) PER SECTOR FOR A TOTAL OF (9)
2. NEW 200A MAIN BREAKER SET IN (E) MULTI METER RACK
3. NEW RRUS, TYP OF (3) PER SECTOR FOR A TOTAL OF (9)
4. NEW 6160 RADIO CABINET TO BE SET ON NEW CONC. SLAB
5. NEW 200A ELEC. PANEL MOUNTED TO NEW UTILITY RACK
6. NEW COAX CABLE BRIDGE
7. NEW 6" THICK CONC. SLAB WITH #4 REBAR @ 12" O.C. EACH WAY AT MID-SLAB
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11. NEW AUTOMATIC TRANSFER SWITCH ON NEW UTILITY RACK
12. NEW 25KW DIESEL GENERATOR
13. (2) NEW LED SITE LIGHTS



WEST ELEVATION

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REV: DATE: DESCRIPTION: BY:

1	9-21-20	90% CDS	VRT
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Phone (530) 885-6160  
E-Mail info@peeksitcom.com

SEAL:

SITE # \_\_\_\_\_ CHK: \_\_\_\_\_ DRAWN BY: \_\_\_\_\_  
SC14527B ... VRT

SHEET TITLE: \_\_\_\_\_

**ELEVATION SHEET**

SHEET NUMBER: \_\_\_\_\_ REVISION: \_\_\_\_\_

**A-2.1** **O**

CHAPTER 12, SECTION 1206  
ELECTRICAL ENERGY STORAGE SYSTEM

1206.2 Scope:  
Stationary storage battery systems having capacities exceeding the values shown in table 1206.2 shall comply with Section 1206.2.1 through 1206.2.12.6, as applicable.

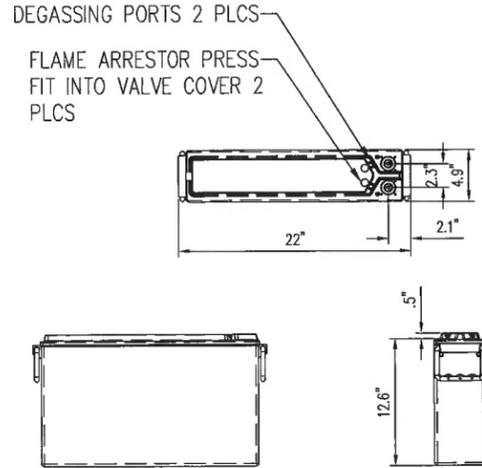
Battery Storage System Threshold Qty's	
Battery Technology	Capacity allowed
Lead acid, all types	70 kWh (252 Megajoules)

AH = Voltage (AH)/ 1000				
Volts	AH	kWh	No. of Batteries	Total kWh
12	190	2.28	8	18.24

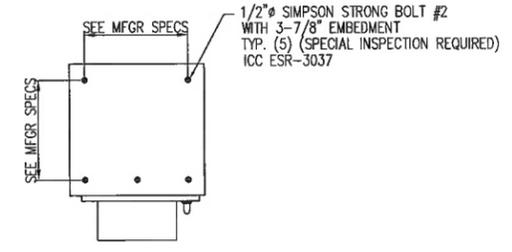
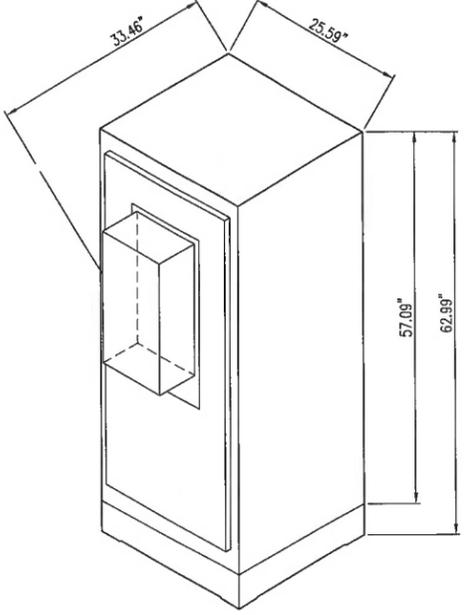
Conclusion:  
18.24 < 70 kWh Section 1206.2 does not apply

NSB 190FT BATTERY SPECIFICATIONS

HEIGHT	12.6 IN
LENGTH	22 IN
WIDTH	4.9 IN
WEIGHT	123 LBS
TERMINAL	FEMALE M8 x1.25
TERMINAL TORQUE	8.0 Nm (71 IN-LBS)
1 HR CAPACITY TO 1.8VPC @ 20/25C (68/77F)	123 / 129 Ah
3 HR CAPACITY TO 1.75VPC @ 20/25C (68/77F)	160 / 164 Ah
8 HR CAPACITY TO 1.5VPC @ 20/25C (68/77F)	183 / 186 Ah
10 HR CAPACITY TO 1.4VPC @ 20/25C (68/77F)	187 / 190 Ah
FLOAT VOLTAGE @ 20/25C (68/77F)	2.28 / 2.27 VPC
IMPEDANCE (1Khz)	2.8 M @25°C (77F)
CONDUCTANCE	1900 S
SHORT CIRCUIT CURRENT	5000 A
OPERATION TEMP. RANGE	-40°C TO +65° C
NOMINAL VOLTAGE	12V



B160 BATTERY CABINET TOTAL WEIGHT:  
CABINET=373LBS + 12 (MAX) -NSB190FT BATTERIES 123LBS EA =1476 LBS  
TOTAL=1849 LBS



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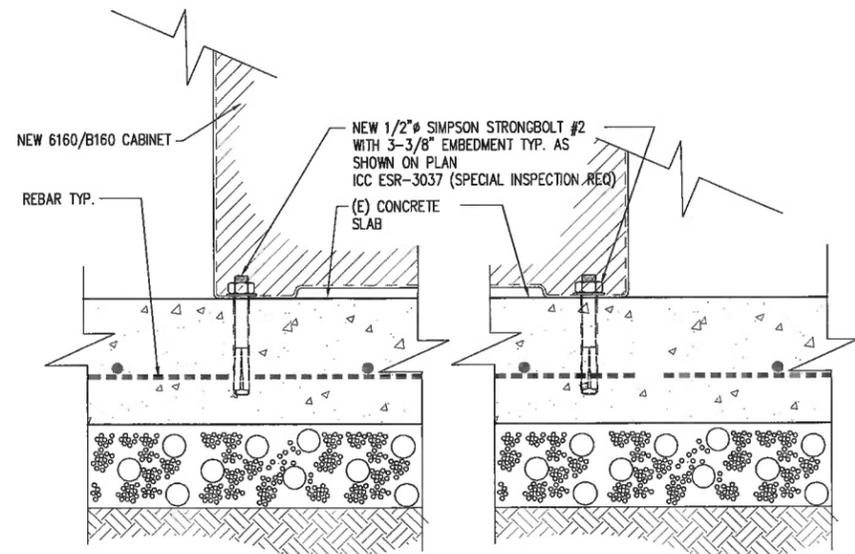
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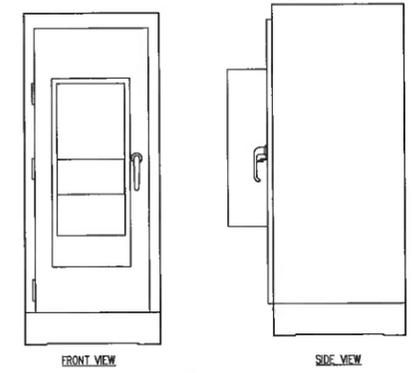
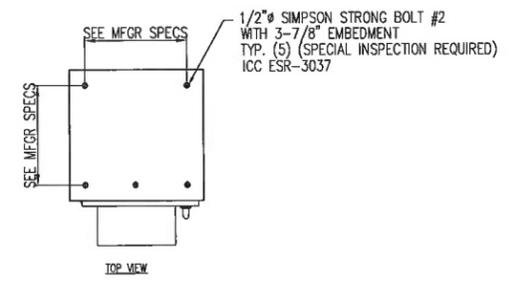
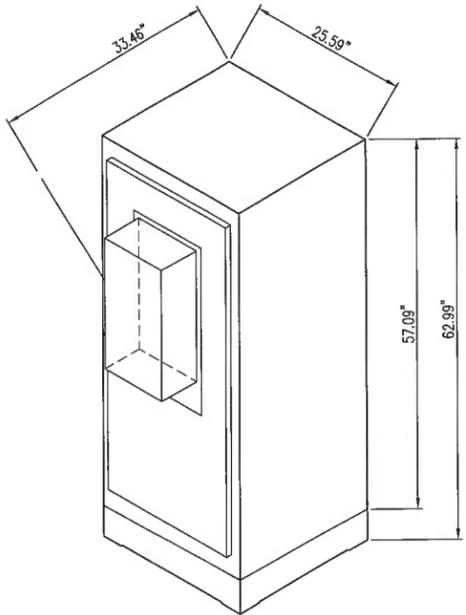
REV.	DATE	DESCRIPTION	BY
1	9-21-20	90% CDS	VRT
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NEW B160 BATTERY CABINET DETAIL

SCALE: N.T.S. 1



6160 CABINET TOTAL WEIGHT:  
CABINET=373LBS



COORDINATING ENGINEER:

**Peek Site-Com**  
12852 Earhart Ave. Suite 101  
Auburn, California 95602  
Phone (530) 885-6160  
E-Mail info@peeksitcom.com

SEAL:

SITE #	CHK.	DRAWN BY
SC14527B	...	VRT

SHEET TITLE: **DETAILS**

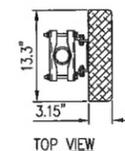
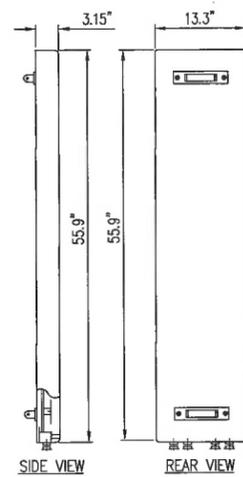
SHEET NUMBER: **A-3** REVISION: **0**

B160 & 6160 CABINET BOLT DOWN DETAIL

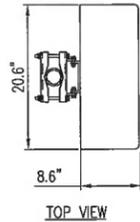
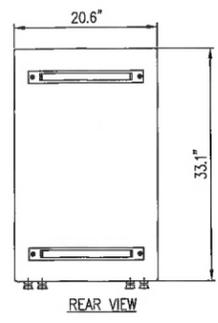
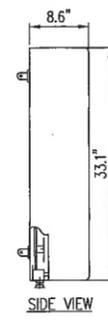
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NEW 6160 RADIO CABINET DETAIL

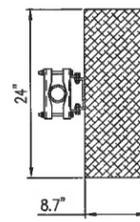
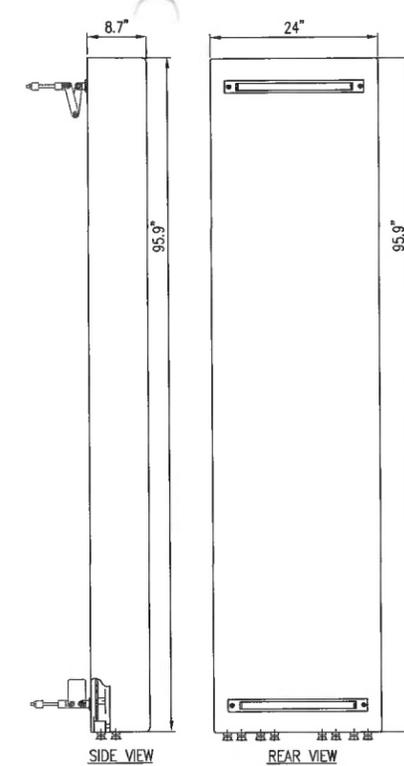
SCALE: N.T.S. 2



APX16DWV-16DWV-S-E-A20  
TYP. (3) NEW  
WT: APPROX. 50LBS



AIR 6449 B41  
WEIGHT: 104 LBS.  
TYP. (3) NEW



APXVAARR24 43-U-NA20  
WEIGHT: 128 LBS.  
TYP. (3) NEW

NEW ANTENNA DETAILS

SCALE: N.T.S.

1

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SEAL:



SITE #: CHK.: DRAWN BY:

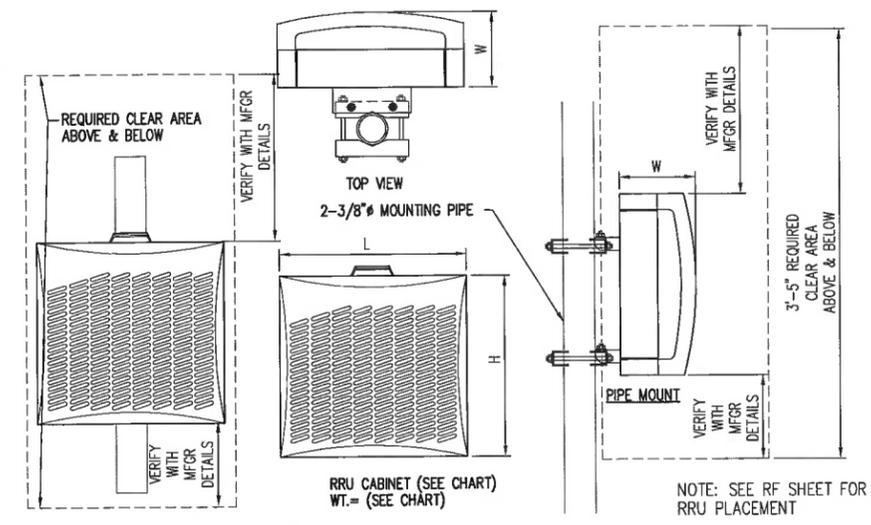
SC14527B ... VRT

SHEET TITLE:

**DETAILS**

SHEET NUMBER: REVISION:

**A-3.1 0**



TYPE	LENGTH	HEIGHT	WIDTH	WEIGHT	QUANTITY
RRU-4449 B71 + B12	15"	13.2"	9.3"	74 LBS	3 NEW
RRU-4425	13.4"	14.95"	5.39"	44 LBS	3 NEW
RRU-4415 B25	13.4"	14.95"	5.39"	44 LBS	3 NEW

NEW RRU UNIT DETAILS

SCALE: N.T.S.

2

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SEAL:



SITE #: CHK.: DRAWN BY:

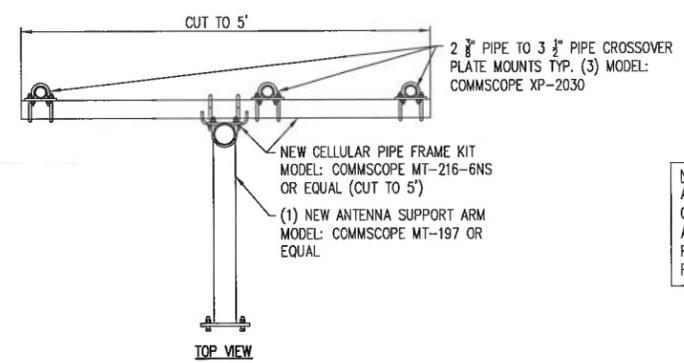
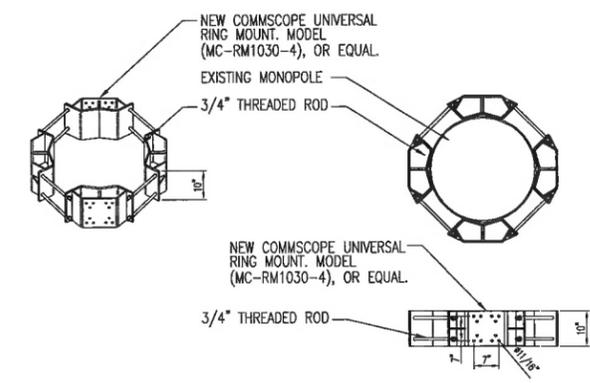
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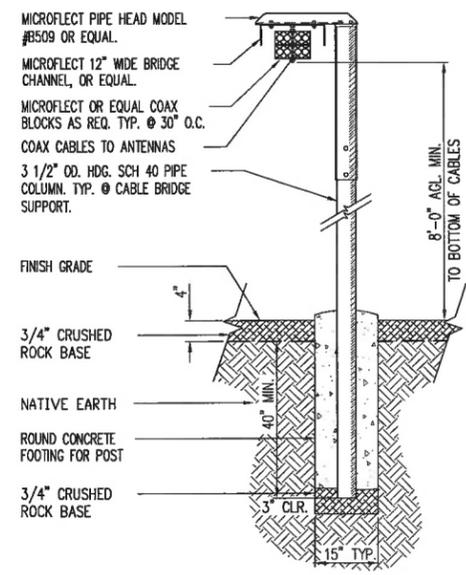
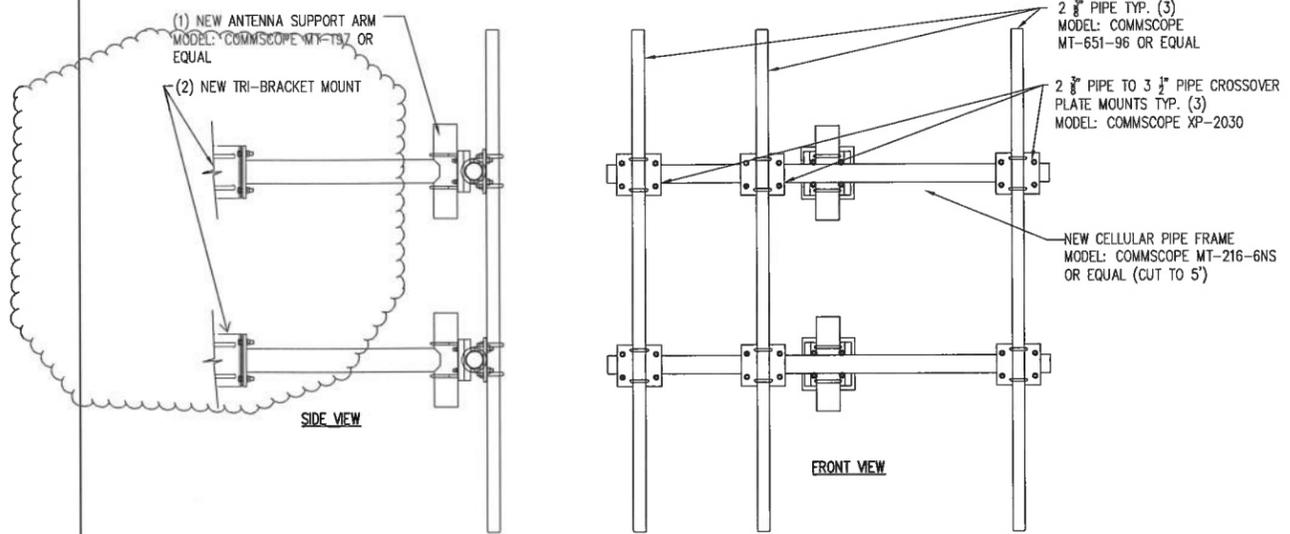
**DETAILS**

SHEET NUMBER: REVISION:

**A-3.2** **O**



NOTE:  
 AZIMUTHS: 120/200/280  
 COLLARS: 20/110/200/290  
 ARMS: 110/200/290  
 ROTATE MOUNTS TO MATCH AZIMUTH FACE 120/200/280



NEW COAX CABLE BRIDGE DETAIL

SCALE: N.T.S. 2

NEW ANTENNA MOUNT DETAILS

SCALE: N.T.S. 1

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CLIENT:

**T-Mobile**  
 T-MOBILE WEST LLC  
 1755 Creekside Oaks Drive, Suite 190 • Sacramento, CA 95833

PROJECT INFORMATION:

**CARSON CITY AIRPORT**  
 2600 E. COLLEGE PARKWAY  
 CARSON CITY, NV 89706

REV: DATE: DESCRIPTION: BY:

REV	DATE	DESCRIPTION	BY
1	9-21-20	90% CDS	VRT
2	9-29-20	100% CDS	AMP

COORDINATING ENGINEER:

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 E-Mail info@peeksitecom.com

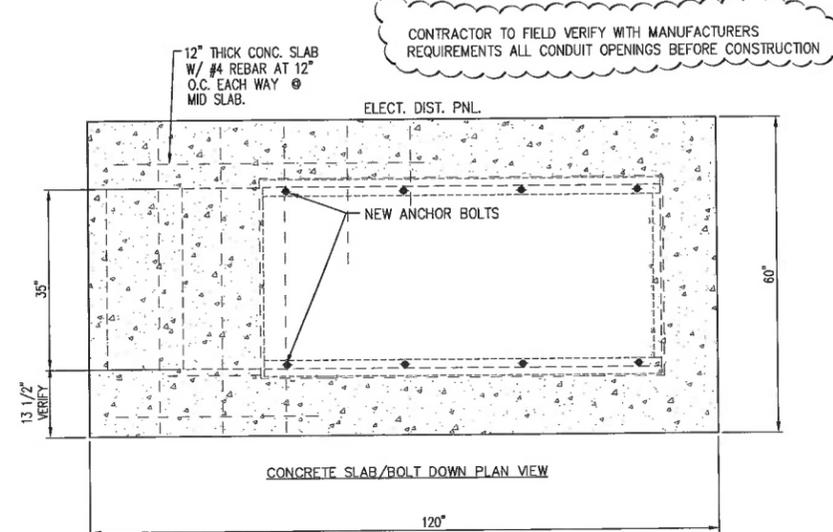
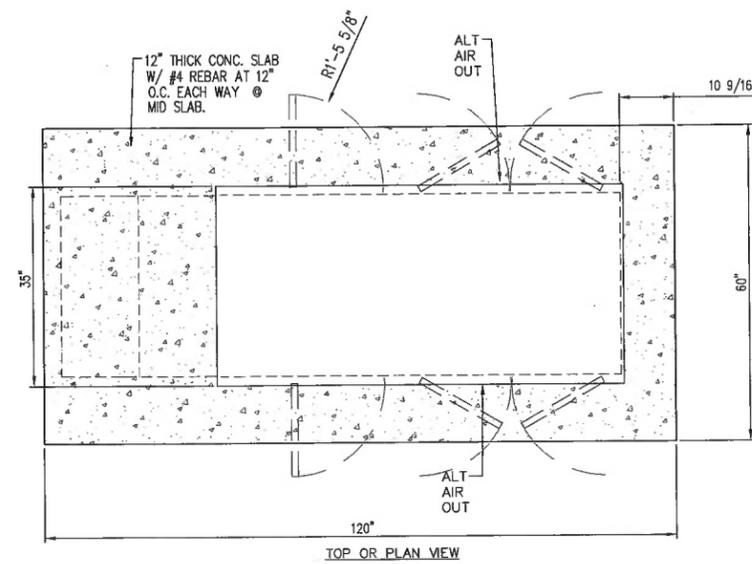
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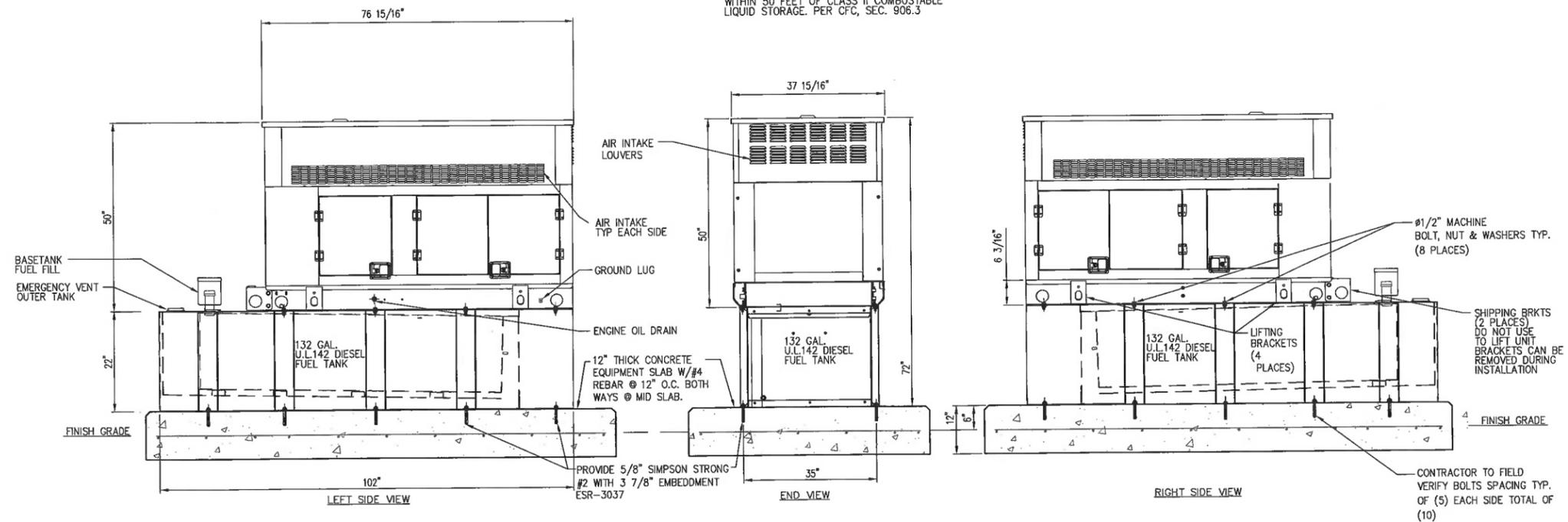
SITE #: SC14527B CHK: ... DRAWN BY: VRT

SHEET TITLE: DETAILS

SHEET NUMBER: A-3.3 REVISION: 0



NOTE:  
 ALL MOUNTING HARDWARE INCLUDING BOLTS, NUTS, & WASHERS SHALL BE HDG. U.O.N.  
 NOTE:  
 PROVIDE A 2A:20BC FIRE EXTINGUISHER INSTALLED NOT LESS THAN 10 FEET & WITHIN 50 FEET OF CLASS II COMBUSTIBLE LIQUID STORAGE. PER CFC, SEC. 906.3



NEW GENERATOR DETAILS

SCALE: N.T.S. 1

## ELECTRICAL LEGEND

NEW	EXISTING	
		PANEL BOARD, SURFACE MOUNTED
		DRY TYPE TRANSFORMER
		METER
		CIRCUIT BREAKER
		NON-FUSIBLE DISCONNECT SWITCH, MOUNTED 54" A.F.F.
		FUSIBLE DISCONNECT SWITCH, MOUNTED 54" A.F.F.
		TRANSIENT VOLTAGE SURGE SUPPRESSOR WITH BUILT-IN FUSES, SURFACE MOUNTED
		DUPLEX OUTLET, SURFACE MOUNTED, 20 AMPS, 125 VOLTS, SINGLE PHASE
		JUNCTION BOX, SURFACE MOUNTED 18" A.F.F.
		KEYED SWITCH, SURFACE MOUNTED
		WALL MOUNTED, ENCLOSED, AND GASKETED INDUSTRIAL INCANDESCENT FIXTURE WITH ONE 100 AMP LAMP MOUNT 72" A.F.F.
		EXPOSED WIRING
		HOME RUNS, MINIMUM 2#10 + 1#10G IN 3/4" CONDUIT U.O.N.
A.F.F.		ABOVE FINISHED FLOOR
U.O.N.		UNLESS OTHERWISE NOTED
WP		WEATHERPROOF
GFI		GROUND FAULT INTERRUPTER

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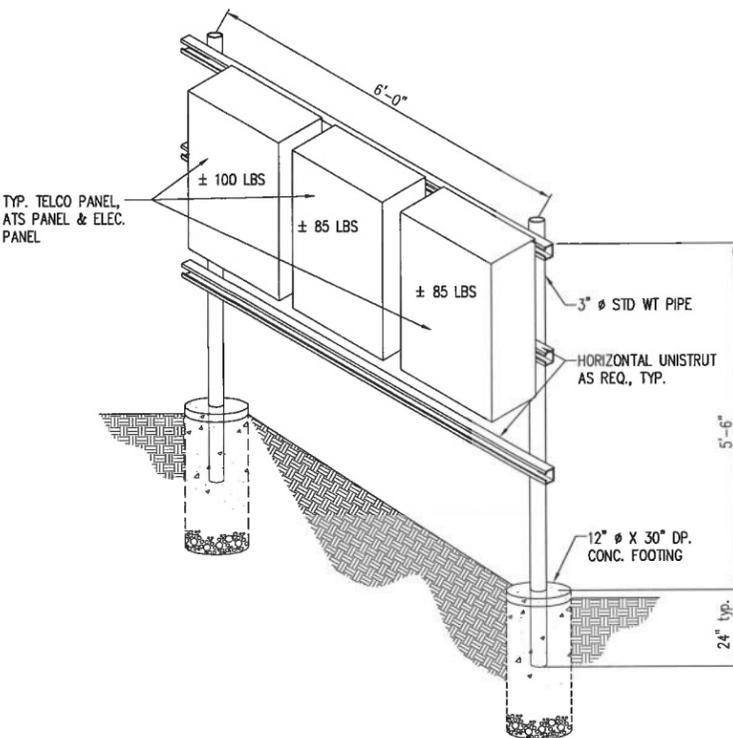
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SITE #: SC14527B CHK.: ... DRAWN BY: VRT

SHEET TITLE: ELECTRICAL SHEET

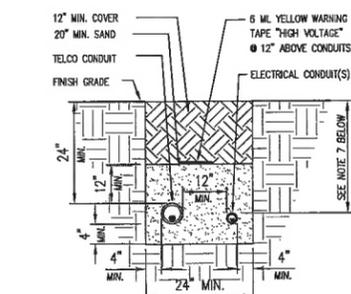
SHEET NUMBER: E-1 REVISION: O



SITE UTILITY RACK DETAIL

SCALE: N.T.S.

1



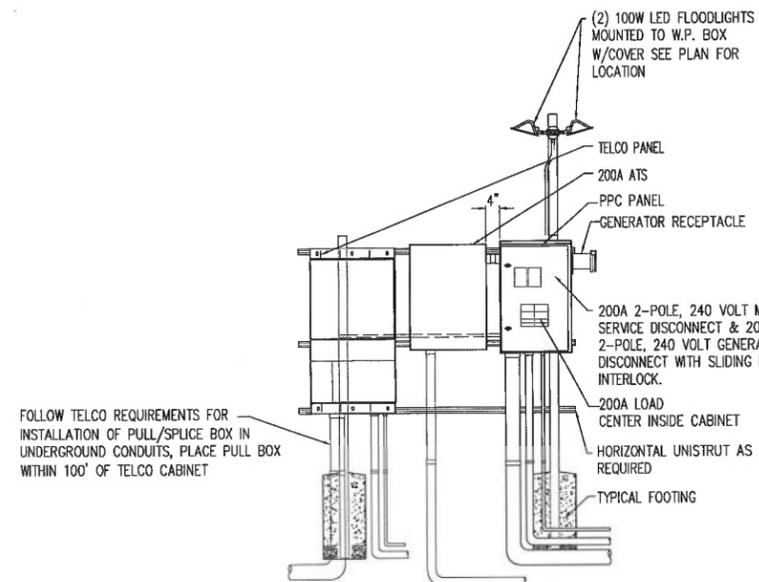
#### NOTES:

- EXCAVATE TO REQUIRED DEPTH
- VERIFY ALL TRENCHING REQUIREMENTS WITH SERVING UTILITIES.
- CALL BEFORE YOU DIG! CONTACT SERVING UTILITIES
- RESTORE GRADE TO ORIGINAL CONDITION OR BETTER.
- RETURN ORIGINAL MATERIAL TO TRENCH, (TOP 12") COMPACT TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557.
- IF TRENCH IS UNDER CONCRETE PAD, OR AC PAVING, BACKFILL WITH ASSHTO-57 STONE, MINUS 1" MATERIAL.
- PROVIDE MINIMUM OF 30" COVERAGE FOR MAIN ELECTRICAL SERVICE CONDUIT(S). 24" MINIMUM COVERAGE FOR OTHERS.

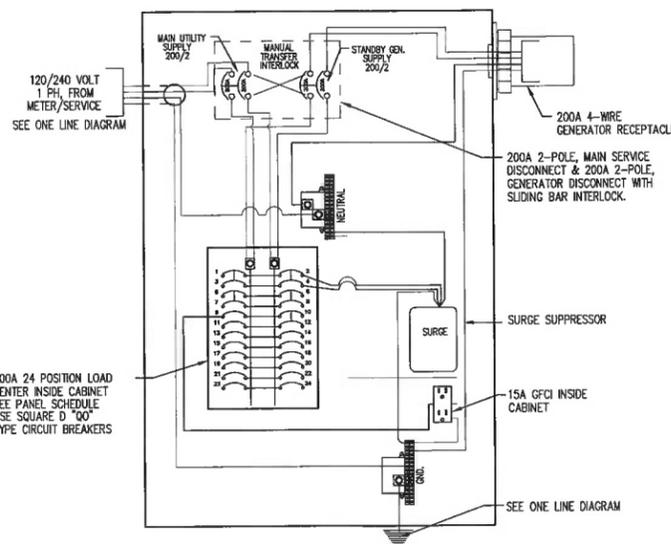
BURIED CONDUITS DETAIL

SCALE: N.T.S.

3



FRONT VIEW



PRE-WIRED PPC SCHEMATIC

SCALE: N.T.S.

2

## ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE NATIONAL ELECTRICAL CODE (NEC) AS WELL AS APPLICABLE STATE AND LOCAL CODES.
- ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER SPECIFICATION REQUIREMENTS.
- THE ELECTRICAL WORK INCLUDES ALL LABOR AND MATERIAL DESCRIBED BY DRAWINGS AND SPECIFICATION, INCLUDING INCIDENTAL WORK, TO PROVIDE COMPLETE, OPERATING AND APPROVED ELECTRICAL SYSTEM.
- CONTRACTOR SHALL PAY FEES FOR PERMITS, AND BE RESPONSIBLE FOR OBTAINING SAID PERMITS AND COORDINATION OF INSPECTIONS.
- ELECTRICAL AND TELCO WIRING INSIDE A BUILDING SHALL RUN IN EMT OR SCHEDULE 40 PVC, PER PLAN. (AS PERMITTED BY CODE)
- ELECTRICAL AND TELCO WIRING OUTSIDE A BUILDING AND EXPOSED TO WEATHER SHALL BE IN WATERTIGHT GALVANIZED RIGID STEEL CONDUITS OR SCHEDULE 80 PVC (AS PERMITTED BY CODE) AND, WHERE REQUIRED, IN LIQUID TIGHT FLEXIBLE METAL OR NONMETALLIC CONDUITS.
- BURIED CONDUIT SHALL BE SCHEDULE 40 PVC, U.O.N.
- ELECTRICAL WIRING SHALL BE COPPER WITH TYPE XHHW, THWN, OR THHN INSULATION, (PER PLAN).
- RUN ELECTRICAL CONDUIT BETWEEN ELECTRICAL UTILITY DEMARCATION POINT AND T-MOBILE CELL SITE ELECTRICAL PANEL/PEDESTAL AS INDICATED ON THIS DRAWING. PROVIDE FULL LENGTH PULL ROPES. COORDINATE INSTALLATION WITH UTILITY COMPANY.
- RUN TELCO CONDUITS BETWEEN TELEPHONE UTILITY DEMARCATION POINT AND T-MOBILE CELL SITE TELCO SERVICE CABINET AND EQUIPMENT CABINET(S) AS INDICATED ON THIS DRAWING. PROVIDE FULL LENGTH PULL ROPES AND TRUE TAPE IN INSTALLED CONDUITS.
- WHERE CONDUIT BETWEEN BTS AND T-MOBILE CELL SITE ELECTRICAL PEDESTAL AND BETWEEN BTS AND T-MOBILE CELL SITE TELCO SERVICE CABINET ARE UNDERGROUND, USE PVC SCHEDULE 40 CONDUIT, ABOVE THE GROUND PORTION OF THESE CONDUITS SHALL BE FLEXIBLE CONDUIT.
- ALL EQUIPMENT SHALL HAVE NEMA 3R ENCLOSURE.
- WHERE APPLICABLE, POWER PEDESTAL IS SUPPLIED BY T-MOBILE
- CALL U.S.A. 1-800-642-2444 24 HOURS PRIOR TO COMMENCING ELECTRICAL OR TELCO WORK.
- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR FINAL AND EXACT WORK/MATERIALS REQ. AND CONSTRUCT TO UTILITY COMPANY ENGINEERING PLAN AND SPECIFICATIONS ONLY.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULLWIRES, CABLE PULLBOXES, CONC ENCASEMENT OF CONDUIT (IF REQ.), TRANSFORMER PAD, BARRIERS, POLE RISERS, TRENCHING, BACKFILL, AND INCLUDE ANY UTILITY COMPANY REQ. IN SCOPE OF WORK

**GENERAL NOTES:**

- PROVIDE MIN. 36" WORK CLEARANCE IN FRONT OF PANELS/SERVICE EQUIPMENT
- ALL BREAKERS SHOWN SHALL BE RATED 10,000 RMS SYMMETRICAL AMPS, 240V
- ALL WIRING SHALL BE RATED 75 DEG. C.

**LOAD CENTER "PPC" PANEL SCHEDULE**

PANEL DESIGNATION: 120/240 VOLTS 1 PHASE 3 WIRE SURFACE MTRG: X MAIN BUS: X WITH SEPARATE GROUND BUS 2P, 200A		φA		φB		φC		φN		φG		LOAD DESCRIPTION		NO.
1	TYSS	5	-	30/2	100/2	-	-	-	-	-	-	10000	NEW 6160 CABINET	2
3		-	5			10000								4
5	GEN BLOCK HEATER	1000	-	20/2		-	-	-	-	-	-	10000	SPACE	6
7		-	1000			1000						10000	GEN BATTERY CHARGER	8
9	GFCI	-	500	15/1	20/2	-	-	-	-	-	-	1000		10
11	LIGHT	900	-	20/1									SPACE	12
13	SPACE	-	-	-	-	-	-	-	-	-	-	-	SPACE	14
15	SPACE	-	-	-	-	-	-	-	-	-	-	-	SPACE	16
17	SPACE	-	-	-	-	-	-	-	-	-	-	-	SPACE	18
19	SPACE	-	-	-	-	-	-	-	-	-	-	-	SPACE	20
21	SPACE	-	-	-	-	-	-	-	-	-	-	-	SPACE	22
23	SPACE	-	-	-	-	-	-	-	-	-	-	-	SPACE	24
25	SPACE	-	-	-	-	-	-	-	-	-	-	-	SPACE	26
27	SPACE	-	-	-	-	-	-	-	-	-	-	-	SPACE	28
29	SPACE	-	-	-	-	-	-	-	-	-	-	-	SPACE	30

TOTAL CONNECTED (PROPOSED) VA: 21000  
 TOTAL CONNECTED (FUTURE) VA: 21000  
 TOTAL CONNECTED (P+F) VA: 21000  
 DEMAND FACTOR: 1.0  
 DEMAND LOAD, VA: 21000

(THIS ASSUMES CONTINUOUS VALUES OF 125% OF ACTUAL LOAD FOR ALL HEATERS, RADIOS, & RECEIVERS IN ITS UNITS)

2100VA/240V=87.5AA  
 87.5AA x 200A

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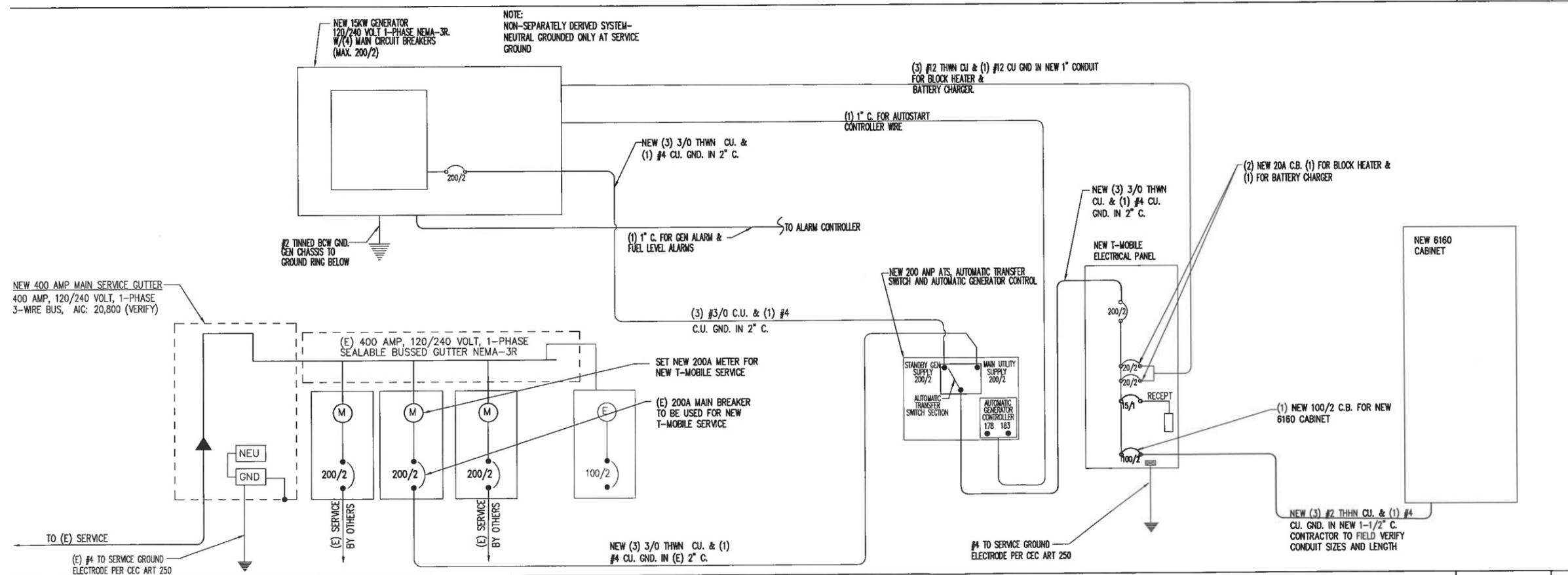
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**PANEL SCHEDULE** SCALE: N.T.S. 1



**PARTIAL ONE LINE DIA.** SCALE: N.T.S. 2

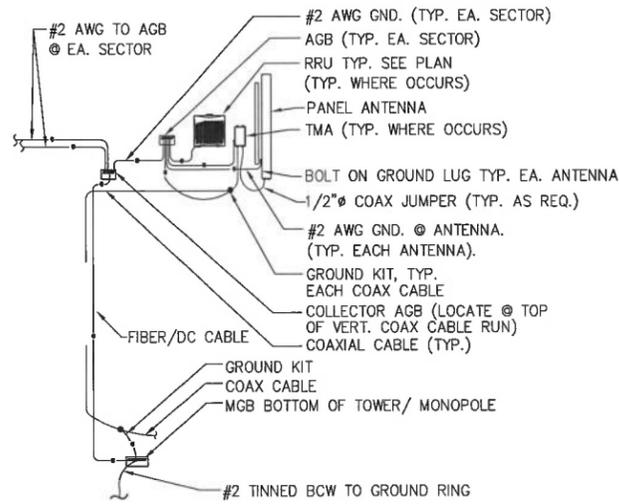
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SITE #: SC14527B CHK: ... DRAWN BY: VRT

**ELECTRICAL SHEET**

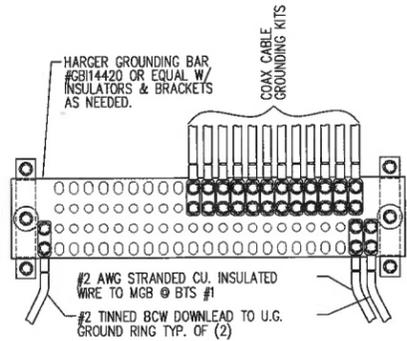
SHEET NUMBER: E-1.1 REVISION: 0



RISER DIAGRAM

SCALE: N.T.S.

6



TYP. MASTER GROUND BAR (COAX)

SCALE: N.T.S.

4

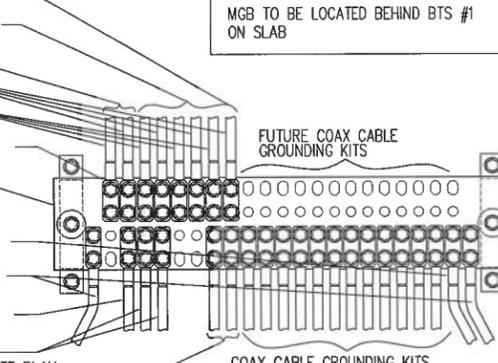
TYP. GROUND BAR CONNECTIONS DETAIL

SCALE: N.T.S.

1

SEE BTS GROUND LEAD TAPE SCHEDULE (SHEET D-1)  
 TO BTS UNITS #2-#4 TYP. AS NEEDED TO BTS UNIT #1  
 TO BTS BUS BAR GROUND #2 AWG INSULATED CU WIRE.  
 TO BTS PLINTH BASE GROUND #2 AWG INSULATED CU WIRE.  
 LONG BARREL COMPRESSION LUGS, TYP. WITH (2) 3/8" BOLTS & LOCK WASHERS  
 HARGER GROUNDING BAR #GB114420 OR EQUAL W/INSULATORS & BRACKETS AS NEEDED.  
 #2 AWG INSULATED STRANDED CU WIRE TO COLLECTOR AGB, TYP. AS NEEDED  
 #2 SOLID, TINNED, BARE COPPER WIRE DOWNLEAD TO U.G. GROUND RING, TYP. (2)  
 #2 AWG INSULATED STRANDED CU WIRE TELCO PNL. GND. AS NEEDED SEE PLAN  
 #2 AWG INSULATED STRANDED WIRE ADD'L RADIO & M.W. CABINETS, AS NEEDED SEE PLAN  
 #2 AWG INSULATED STRANDED WIRE GPS & OMNI DOWNLINK ANTENNAS, AS NEEDED SEE PLAN

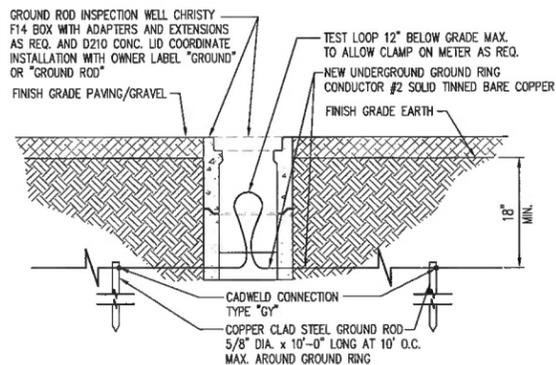
NOTE:  
MGB TO BE LOCATED BEHIND BTS #1 ON SLAB



MASTER GROUND BAR (MGB)

SCALE: N.T.S.

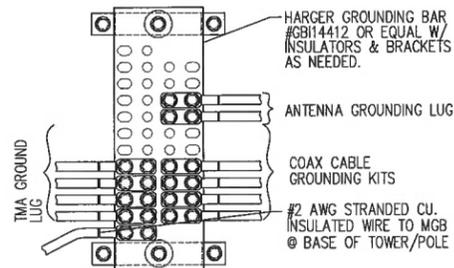
2



GROUNDING INSPECTION WELL DETAIL

SCALE: N.T.S.

7



TYP. SECTOR AGB

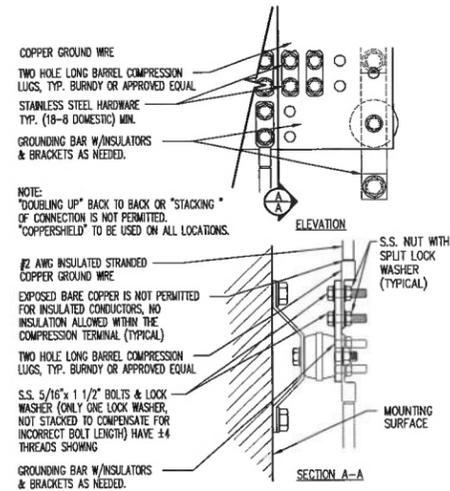
SCALE: N.T.S.

5

GROUNDING CONNECTION DETAIL

SCALE: N.T.S.

3

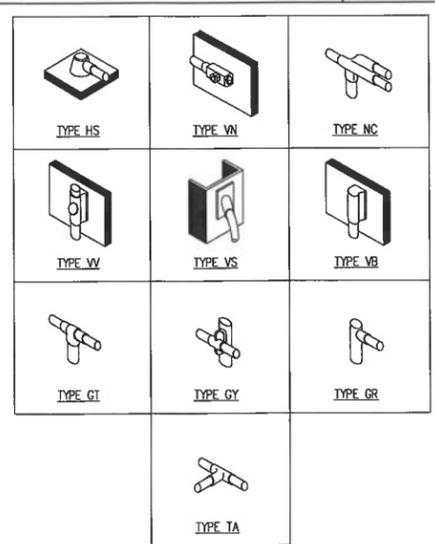


GROUNDING LEGEND

- TYP. #2 TINNED BCW (BARE COPPER WIRE) U.G. GROUND RING @ MIN. 30" BELOW FINISH GRADE, OR 6" BELOW LOCAL FROST LINE WHICHEVER IS DEEPER.
- TYP. #2 TINNED BCW DOWN LEAD
- TYP. CADWELD CONNECTION.
- TYP. FINAL DOUBLE CRIMPED CONNECTIONS TO INTERIOR HALO RING ONLY
- TYP. TWO HOLE LONG BARREL COMPRESSION LUG, TWO (2) 5/16" DIA. BOLTS, & STAR LOCK WASHERS.
- TYP. CADWELD INSPECTION WELL, TOTAL OF (2)
- TYP. 5/8" DIA. COPPER CLAD GROUND ROD, 18" BELOW FINISH GRADE, OR 6" BELOW LOCAL FROST LINE, WHICHEVER IS DEEPER, 10' LONG SPACED @ 10' O.C. OR 8' LONG SPACED 8' O.C.

GROUNDING NOTES

1. GROUNDING SHALL COMPLY WITH NEC ART. 250.
2. GROUND COAXIAL CABLE SHIELDS MINIMUM AT BOTH ENDS USING MANUFACTURERS COAX CABLE GROUNDING KITS SUPPLIED BY T-MOBILE.
3. USE #2 COPPER STRANDED WIRE WITH GREEN COLOR INSULATION FOR ABOVE GRADE GROUNDING (UNLESS OTHERWISE SPECIFIED) AND #2 SOLID TINNED BARE COPPER WIRE FOR BELOW GRADE GROUNDING AS INDICATED ON THE DRAWING.
4. ALL GROUND CONNECTIONS TO BE BURNDY HYGROUND COMPRESSION TYPE CONNECTORS OR CADWELD EXOTHERMIC WELD. DO NOT ALLOW BARE COPPER WIRE TO BE IN CONTACT WITH GALVANIZED STEEL.
5. ROUTE GROUNDING CONDUCTORS ALONG THE SHORTEST AND STRAIGHTEST PATH POSSIBLE, EXCEPT AS OTHERWISE INDICATED. GROUNDING LEADS SHOULD NEVER BE BENT AT RIGHT ANGLE. ALWAYS MAKE AT LEAST 12" RADIUS BENDS. #6 WIRE CAN BE BENT AT 6" RADIUS WHEN NECESSARY.
6. BOND ANY METAL OBJECTS WITHIN 7 FEET OF T-MOBILE EQUIPMENT CABINETS TO MASTER GROUND BAR OR DIRECTLY TO U.G. GROUND RING W/#2 TINNED BCW DOWNLEAD
7. CONNECTIONS TO MGB SHALL BE ARRANGED IN THREE MAIN GROUPS: SURGE PRODUCERS (COAXIAL CABLE GROUND KITS, TELCO AND POWER PEDESTAL GROUND OR SURGE PROTECTOR) SURGE ABSORBERS (GROUNDING ELECTRODE RING OR BUILDING STEEL); NON-SURGING OBJECTS (ECB GROUND IN BTS).
8. CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO HOLE COMPRESSION TYPE COPPER LUGS AND NO-OX OR EQUIVALENT PLACED BETWEEN CONNECTOR AND GROUND BAR.
9. THE GROUND ELECTRODE SYSTEM SHALL CONSIST OF DRIVEN GROUND RODS UNIFORMLY SPACED AROUND CELL SITE. THE GROUND ROD SHALL BE 5/8" # COPPER CLAD STEEL & BE 10'-0" LONG SPACED @ 10'-0" O.C. OR 8'-0" LONG SPACED 8'-0" O.C. ALONG GROUND RING. THE RODS SHALL BE INTERCONNECTED WITH #2 SOLID TINNED COPPER GROUND WIRE BURIED A MINIMUM 18" BELOW THE SURFACE OF THE SOIL.
10. SYSTEM GROUND RESISTANCE MUST BE 5 OHMS OR LESS. TO ACHIEVE THIS LEVEL OF RESISTANCE THE CONTRACTOR SHALL PURSUE ONE OF THE FOLLOWING THREE OPTIONS:
  - a. CONNECT TO EXISTING GROUNDING SYSTEM.
  - b. CONNECT TO BUILDING STEEL COLUMNS.
  - c. INSTALL NEW GROUNDING SYSTEM.
  - d. INSTALL NEW CHEMICAL ROD (S).
 UPON COMPLETION OF THE GROUNDING INSTALLATION THE CONTRACTOR SHALL EMPLOY AN OWNER APPROVED 3rd PARTY (PAID FOR BY OWNER) TO CONDUCT A "FALL OF POTENTIAL" TEST AND SUBMIT A REPORT OF SUCH TEST FOR APPROVAL TO EITHER THE OWNER OR ARCHITECT/ENGINEER.
11. TEST COMPLETED GROUND SYSTEM AND RECORD RESULTS FOR PROJECT CLOSE-OUT DOCUMENTATION.
12. MUST APPLY BUTYL & ELECTRICAL TAPE OVER COLD SHRINK AT ALL LOCATIONS. FOR WEATHER PROOFING OVER GROUND KITS. MORE BUTYL TAPE WILL NEED TO BE APPLIED THAN WHAT IS PROVIDED WITH THE MFR. KIT.



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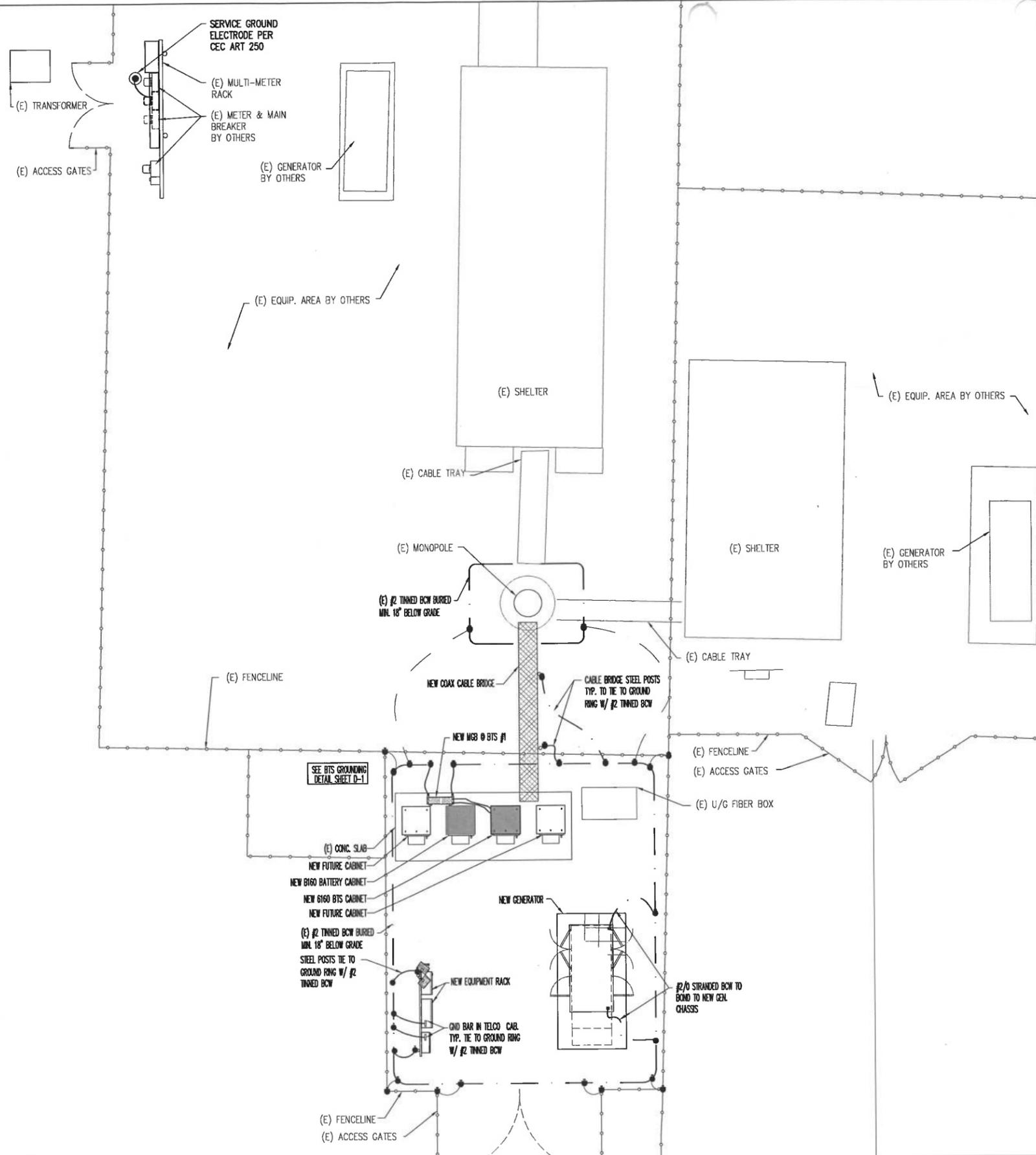
SC14527B ... VRT

SHEET TITLE:

**GROUNDING SHEET**

SHEET NUMBER: REVISION:

**E-2 0**



GROUNDING PLAN DIAGRAM

SCALE: N.T.S.

1

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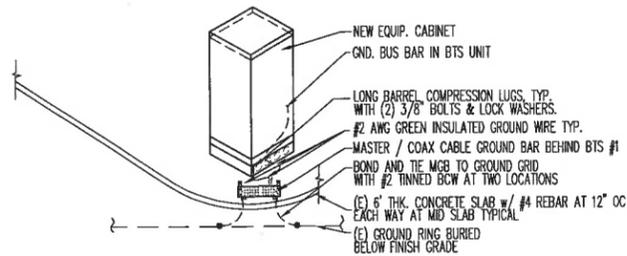
SC14527B ... VRT

SHEET TITLE:

**GROUNDING SHEET**

SHEET NUMBER: REVISION:

**E-2.1 0**



TYP. BTS GROUNDING DETAIL

SCALE: N.T.S.

BTS GROUND LEAD TAPE SCHEDULE

BTS	BTS BUS	BTS BASE (2-HOUR LUG)
#1	W/P	P
#2	W/P/P	P/P
#3	W/P/P/P	P/P/P
#4	W/P/P/P/P	P/P/P/P

GENERAL NOTES

1. ALL REQ. SIGNAGE PROVIDED BY & INSTALLED BY GENERAL CONTRACTOR

ANTENNA COLOR CODING

1. GENERAL CONTRACTOR SHALL PLACE REFLECTIVE ADHESIVE DOTS, SUPPLIED BY T-MOBILE, ON UNDERSIDE, IN LINE ON ALL ANTENNAS PER COLOR CODING SCHEDULE.

SECTOR	COLOR	NUMBER OF DOTS PER ANTENNA #			
		#1	#2	#3	#4
ALPHA	RED	1	2	3	4
BETA	GREEN	1	2	3	4
GAMMA	BLUE	1	2	3	4

COAX CABLES

1. ALL COAX CONNECTIONS & JUMPERS SHALL HAVE ANDREW WEATHER SHIELD CONNECTION PROTECTION ENCLOSURES (CLAMSHELL)

BTS CABINETS

1. GENERAL CONTRACTOR SHALL CAULK BASE TO SLAB & BASE TO BTS BEFORE INSTALLATION
2. GENERAL CONTRACTOR SHALL CAULK ALL BASE SIDE PLATES BEFORE INSTALLING.
3. BTS BASE FRAME SHALL ALL BE VALLEY ELECTRIC KIT #1 SHALL INCLUDE A SET OF BOOT PLATES PROVIDED BY GENERAL CONTRACTOR

CAULK/ ADHESIVE SEALANT

1. ALL CAULK ADHESIVE SEALANT SHALL USE DOW CORNING 832 MULTI-SURFACE ADHESIVE SEALANT AS SPECIFIED BY T-MOBILE U.O.N.

GROUNDING

1. ALL FENCE POSTS WITH IN 6" OF GROUND RING OR EVERY 25' SHALL BE BONDED TO GROUND RING W/ #2 TINNED BCW (SEE FENCE POST DETAIL THIS PAGE)
2. ALL CORNER & GATE FENCE POSTS TO BE GROUNDED TO GROUND W/ #2 TINNED BCW
3. MGB GND. DOWN LEADS TYP. (2) #2 TINNED BCW SHALL BE RUN TO EXIT GRADE WITH IN 6" OF EDGE OF SLAB BEHIND BTS #1 & ENCASED IN 1/2" LIQUID TIGHT FLEX CONDUITS FROM 6" BELOW EARTH FINISH GRADE TO WITH IN 4" OF GROUND LUG & BUS BAR.
4. ALL U/G GROUND RING LEADS SHALL BE SOLID #2 TINNED BCW.
5. ALL BUS BARS SHALL BE TINNED
6. ALL SITES TO HAVE (2) GROUND TEST WELLS. GROUND SYSTEM MUST BE TESTED AND SHALL HAVE A RESISTANCE OF 5 OHMS OR LESS. SUBMIT IN INDEPENDENT "FALL POTENTIAL" TESTING REPORT.
7. GROUND BUS BAR IN TELCO BOX SHALL BE BONDED TO U/G GROUND RING W/ #2 TINNED BCW IN 3/4" LIQUID TIGHT FLEX CONDUIT
8. ALL LIQUID TIGHT FLEX USED TO ENCASE GROUND LEADS SHALL BE CAULKED @ TOP WHEN GROUND LEAD EXITS CONDUITS

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO PEEK SITE-COM IS STRICTLY PROHIBITED

CLIENT:

**T-Mobile**  
T-MOBILE WEST LLC  
1755 Creekside Oaks Drive, Suite 190 • Sacramento, CA 95833

PROJECT INFORMATION:

**CARSON CITY AIRPORT**  
2600 E. COLLEGE PARKWAY  
CARSON CITY, NV 89706

REV: DATE: DESCRIPTION: BY:

REV	DATE	DESCRIPTION	BY
1	9-21-20	90% CDS	VRT
2	9-29-20	100% CDS	AMP

COORDINATING ENGINEER:

**Peek Site-Com**  
12852 Earhart Ave. Suite 101  
Auburn, California 95602  
Phone (530) 885-6160  
E-Mail info@peeksitcom.com

SEAL:



SITE #: CHK.: DRAWN BY:

SC14527B	...	VRT
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SHEET TITLE:

**T-MOBILE CONST. REQ.**

SHEET NUMBER: REVISION:

**D-1 O**