

AGENDA SUMMARY ITEM

Agenda Item #: C- 12

Agenda Item: Approval and authorization for the Mayor to sign the “Co-Location Agreement” between the Village of Royal Palm Beach and Cellco Partnership d/b/a Verizon Wireless regarding the cell tower site at 1050 Royal Palm Beach Boulevard.

If approved, this Co-Location Agreement will allow Cellco Partnership d/b/a Verizon Wireless (“Verizon”) to locate a wireless communication facility adjacent to the existing tower site managed by American Tower (ID # 10126614). Verizon is proposing to lease 204 square feet of space from the Village to support its wireless communication facility. Verizon has agreed to pay the Village \$67,340.40 for the initial five-year term of the Agreement (\$13,468.08 per year). Payment for the entire initial five-year term is due within thirty (30) days of execution of the Agreement by both parties. Subsequent payment amounts for renewal terms are outlined in the Agreement.

Recommended Action:

Staff recommends that the Village Council approve the Co-Location Agreement with Verizon, and authorize the Mayor to sign.

Initiator	Village Manager Approval	Agenda Date	Village Council Action
Sharon Almeida Finance Director		October 16, 2025	

CO-LOCATION AGREEMENT

THIS CO-LOCATION AGREEMENT is entered into effective as of the date of execution by the last party to sign (the "Effective Date"), between the Village of Royal Palm Beach, a municipal corporation, ("Village") having its principal office located at 1050 Royal Palm Beach Boulevard, Royal Palm Beach, Florida, 33411; and Celco Partnership d/b/a Verizon Wireless, a Delaware general partnership, with its principal offices at One Verizon Way, Basking Ridge, New Jersey 07920 ("Verizon").

WHEREAS, the Village is the fee owner of the real property located at 1050 Royal Palm Beach Boulevard, Royal Palm Beach (Palm Beach County), Florida 33411, and legally described and depicted as set forth on the attached Exhibit "A" (a/k/a American Tower ID # 10126614) (hereinafter referred to as the "American Tower Premises"); and

WHEREAS, the Village, as landlord, and New Cingular Wireless PCS, LLC, a Delaware limited liability company ("Tenant"), entered into that certain Lease Agreement dated May 11, 2009 for the lease of the American Tower Premises (the "American Tower Premises Lease"); and

WHEREAS, Verizon seeks to lease space from the Village that is adjacent to the American Tower Premises in order to co-locate certain wireless communication facilities at that location; and

WHEREAS, the Village is willing to enter into a lease agreement with Verizon for ground space adjacent to the American Tower Premises in order to accommodate Verizon's co-location of wire communication facilities.

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, as well as other good and valuable consideration outlined herein, the receipt and sufficiency of which are hereby acknowledged, the Village and Verizon hereby agree as follows:

1. LEASE AREA AND USE. Village agrees to allow Verizon to co-locate certain of its facilities on a portion of the Village's Property identified in the attached Exhibit "B" and consisting of approximately two hundred and four (204) square feet of land adjacent to Tenant's "American Tower Premises" (hereinafter referred to as the "Lease Area") and within existing access and utility easement areas (hereinafter referred to as the "Access and Utility Easements Areas"). Tenant has no objection to such co-location of facilities on the adjacent Village Property as such an arrangement was specifically agreed to in Section 7 of the American Tower Premises Lease, as provided Exhibit "C". The location and legal description of the American Tower Premises, Lease

Area and Access and Utility Easement Areas are depicted on Exhibits "A" and "B". The location of a non-exclusive access and utility easements for the sole purpose of providing access and utilities (fiber and electric) to the Lease Area are described on Exhibits "A" and "B". The Lease Area will be used by Verizon for the purpose of co-locating, removing, replacing, maintaining and operating, at its sole expense, a wireless communication facility (hereinafter referred to as "WCF"), or other electronic signal transmission device or technology, including related antenna equipment and fixtures. The Access and Utility Easement Areas shall be used by Verizon for the sole purpose of installing, maintaining and replacing underground utilities required for co-location of the WCF. Verizon expressly agrees that within the Access and Utility Easement Area, in the area between the Existing Palm Beach County Sheriff's Office Building and David D. Farber Building to the south, prior to any digging, boring, trenching, construction, excavation, demolition, restoration, or staging, Verizon shall hand dig to verify the locations and elevations of underground utilities and facilities to ensure no damage to such existing underground utilities and facilities in the affected area. Any WCF in the Lease Area which produces noise shall be sited and/or insulated in such a fashion as to minimize the audio impact on adjacent property and buildings, and shall not exceed fifty (50) decibels (50 db) when measured from the nearest property line to such equipment. Any WCF in the Lease Area shall not exceed fifty (50) inches in height.

2. TERM. The Term of this Co-location Agreement (the "Initial Term") shall commence on the Effective Date and shall run for a period of five (5) years. This Agreement will be automatically renewed for five (5) additional renewal terms (each a "Renewal Term") of five (5) years each, unless either party provides notice of intention not to renew not less than ninety (90) days prior to the expiration of the First Renewal Term or any subsequent Renewal Term.

3. FEES.

A. INITIAL TERM FEE. The initial annual user fee for the Lease Area will be THIRTEEN THOUSAND FOUR HUNDRED SIXTY-EIGHT DOLLARS AND EIGHT CENTS (\$13,468.08), which is equivalent to One Thousand One Hundred Twenty-Two Dollars and Thirty-Four Cents (\$1,122.34) per month. The total fee due for the entire five (5) year Initial Term is **SIXTY-SEVEN THOUSAND THREE HUNDRED AND FORTY DOLLARS AND FORTY/CENTS (\$67,340.40)** (hereinafter the "Initial Term Fee"). Verizon shall pay the Initial

Term Fee to the Village within thirty (30) days after the Effective Date of this Co-Location Agreement.

B. RENEWAL TERM FEES. The total fee for each of the Renewal Terms (the “Renewal Term Fee”) shall be as follows:

- \$75,865.36 for the First Renewal Term
- \$92,301.82 for the Second Renewal Term
- \$112,299.27 for the Third Renewal Term
- \$136,629.23 for the Fourth Renewal Term
- \$166,230.36 for the Fifth Renewal Term

The fee for the First Renewal Term is calculated by taking the fee for the last year of the Initial Term (\$13,468.08), increasing it at the effective rate of four percent (4%) a year compounded annually during the duration of the Initial Term and multiplying this annual compounded total amount for the last year by five (the number of years in the First Renewal Term).

Each Renewal Term Fee shall be payable in advance for the entire Renewal Term at the beginning of each five (5) Year Renewal Term. Verizon shall pay each Renewal Term Fee to the Village on or before the first day of the applicable Renewal Term.

4. TITLE AND QUIET POSSESSION. Village represents and agrees as follows:

- (a) that it is the owner of the Lease Area;
- (b) that it has the right to enter into this Co-location Agreement;
- (c) that the person signing this Co-location Agreement on behalf of the Village has the authority to sign; and
- (d) that Verizon is entitled to access to the Lease Area at all times and to the use of the Lease Area for the purposes set forth herein throughout the Initial Term and each Renewal Term so long as Verizon is not in default beyond the expiration of any cure period.

5. ASSIGNMENT/SUBLETTING. Verizon shall not assign or transfer this Co-location Agreement without the prior written consent of Village, which consent will not be unreasonably

withheld, delayed or conditioned; provided, however, that Verizon may assign without Village's prior written consent to any party controlling, controlled by or under common control with Verizon or to any party which acquires substantially all of the assets of Verizon. Verizon may sublet the Lease Area, but in such case shall remain fully liable to Village under this Co-location Agreement.

6. USE OF ADJACENT PREMISES BY THIRD PARTIES. Verizon hereby acknowledges and understands that additional third parties may be allowed by the Village at its sole discretion to co-locate their equipment in other areas adjacent to the Lease Area and/or the American Tower Premises and/or on the self supported structure managed by the Tenant under certain circumstances. It is also understood and agreed that the Village may utilize the self-supported structure on the American Tower Premises for the location of the Village telemetry system and other communications facilities, as needed at no cost to the Village as stated in the American Tower Premises Lease.

7. NOTICES. All notices must be in writing and are effective when delivered via certified mail, or a nationally recognized courier service, to the address set forth below, or as otherwise provided by law.

Village	Verizon
Village of Royal Palm Beach 1050 Royal Palm Beach Boulevard Royal Palm Beach, Florida 33411 Attn: Raymond C. Liggins, P.E., Village Manager	Cellco Partnership d/b/a Verizon Wireless 180 Washington Valley Road Bedminster, New Jersey 07921 Attn: Network Real Estate cenre.property.management.mail@verizon.com With a copy to: Basking Ridge Mail Hub Attn: Legal Intake One Verizon Way Basking Ridge, New Jersey 07920

8. IMPROVEMENTS. Subject to the interference provisions set forth in Section 10 hereinbelow, Verizon may, at its expense, make such improvements on or within the Lease Area as it deems necessary from time to time for the operation of a transmitter Site for a wireless voice and data communications in cooperation with Tenant and in such a way as will not interfere with

Tenant's site management, Village's use of the American Tower Premises or other buildings for a police station or other municipal purposes, or others' pre-existing use of the American Tower Premises at such time. Within thirty (30) day of termination or expiration of this Agreement, Verizon shall remove its equipment and improvements, excluding any installed conduit which shall be left in place and become property of the Village. Verizon shall restore the Lease Area to the condition existing prior to the Effective Date of this Agreement, except for ordinary wear and tear within thirty (30) days of the expiration or termination of this Agreement.

9. COMPLIANCE WITH LAWS. Village represents that Village's property (including the Lease Area) and all improvements located thereon, are in compliance with building, life/safety, disability and other laws, codes and regulations of applicable governmental authorities. Verizon shall comply with all applicable laws relating to its possession and use of the Lease Area and understands that the Village may lease adjacent property to other tenants of American Tower at a future time.

10. INTERFERENCE. Verizon will resolve technical interference problems with other equipment located at the American Tower Premises upon the Effective Date of this Agreement as well as with any equipment that becomes attached to said Premises at any future date when and if additional equipment is added to the Premises in accordance with this Agreement or others in effect at the time. Likewise, Village will not permit the installation of any future equipment, upgrades or enhancements by others which results in technical interference problems with Verizon's equipment or creates structural problems with American Tower's self-support structure.

11. UTILITIES. Village represents that utilities adequate for Verizon 's use of the Lease Area are available. Verizon will pay for all utilities used by it at the Lease Area. Village will cooperate with Verizon in Verizon's efforts to obtain utilities from any location provided by the Village.

12. TERMINATION.

- (a) Termination by Verizon for Convenience. Notwithstanding any provision contained in this Agreement to the contrary, Verizon may, at any time for any reason,

terminate this Agreement by delivering thirty (30) days' written notice to the Village. In such instance, the Village shall retain the prepaid fees for the balance of the then-current year, plus the fees for one (1) additional year (the "Termination Fee"), and the Village shall promptly remit any additional prepaid fees to Verizon within ninety (90) days from the date of the termination.

- (b) Termination by Verizon for Cause. In addition to the foregoing right of termination for convenience, Verizon may terminate this Agreement, upon thirty (30) days written notice to the Village, without payment of the Termination Fee, in the following circumstances: (1) if Verizon determines that the Village fails to have proper ownership of the Lease Area or the Lease Agreement has not been assigned in accordance with Section 5 above; (2) if Verizon fails to obtain any license, permit, approval or authorization for the initial installation and setup of its WCF and related equipment and fixtures at the Lease Area at the beginning of this Agreement, failed to obtain any license, permit, approval or authorization for any future reasonable installation and setup of WCF-related equipment and fixtures at the Lease Area that complies with all federal, state and local laws, or has any such approval revoked, canceled, expires or terminated by third parties having jurisdiction over same (i.e., FCC) despite diligent efforts by Verizon; or (3) if the Village is in default under this Agreement and fails to cure such default within thirty (30) days of its receipt of Verizon's notice of default. In such circumstances, the Village shall refund all unused Initial Term Fee or Renewal Term Fee, as applicably, prorated after the date of termination, to Verizon within ninety (90) days from the date of termination.
- (c) Nonrenewal by Either Party. Notwithstanding any other provision in this Agreement, either party may terminate this Agreement by providing the other party written notice of nonrenewal not less than one hundred eighty (180) days prior to the expiration of the Initial Term of any subsequent Renewal Term.

13. DEFAULT. If Verizon is in default under this Co-location Agreement for a period of ten (10) days following receipt of notice from the Village with respect to a default which may be cured solely by the payment of money, or is in default under this Co-location Agreement for a period of thirty (30) days following receipt of notice from the Village with respect to a default

which may not be cured solely by the payment of money, then, in either event, this Co-location Agreement may, at the option of the Village, be terminated in which case the Village shall be entitled to retain all pre-paid monies. However, in the case of a default which may not be cured solely by the payment of money and which cannot reasonable be cured within the thirty (30) day period, if Verizon shall commence the curing of such default within the thirty (30) day period and proceed diligently to completion, the Village agrees not to terminate this Co-location Agreement. The determination as to whether or not Verizon is proceeding diligently shall be solely within the discretion of the Village. All improvements placed on the Lease Area by Verizon shall be removed within thirty (30) days of the termination. If Village is in default under this Co-location Agreement for a period of thirty (30) days following receipt of notice from Verizon with respect to a non-monetary default, then this Co-location Agreement may, at the option of Verizon, be terminated. The remedies provided in this Section 13 are not exclusive, and in the event of a default by either party, the non-defaulting party may pursue any available remedies under law or in equity.

14. INDEMNITY. Village, subject to the limitations set forth below, and Verizon each indemnifies the other against and holds the other harmless from any and all costs (including reasonable attorney's fees) and claims of liability or loss which arise out of the use and/or occupancy of the Lease Area by the indemnifying party. This indemnity does not apply to any claims arising from the sole negligence or intentional misconduct of either party. Verizon hereby acknowledges that it does not currently intend to use the Lease Area for propane tanks or generators. However, if in the future, Verizon does intend to use the Lease Area for those purposes, then Verizon specifically accepts all responsibility and liability, whatsoever, for those facilities and/or for any and all damages which may arise by virtue of the placement of those facilities in the Lease Area. The foregoing indemnification by the Village shall not constitute a waiver of sovereign immunity beyond the limits set forth in Section 768.28, Florida Statutes.

15. HAZARDOUS SUBSTANCES. Village represents that it has no knowledge of any substance, chemical or waste on the Lease Area that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. Verizon shall not introduce or use any such substance on the Lease Area in violation of any applicable law. Should the requisite authority, such as the FCC, OSHA, having jurisdiction over the same, determine that the WCF system is dangerous

to the public's health, safety and welfare, and if Verizon is unable or unwilling to correct or modify its WCF system in such a way as to remedy the dangerous determination within the timeframe provided by such government agency ("Agency Deadline"), then the Village shall have the unilateral right to terminate this Agreement for convenience upon thirty (30) days' prior written notice to Verizon, and shall not be required to give Verizon notice and opportunity to cure before termination, so long as such termination notice is given after the Agency Deadline, and the Village shall be entitled to retain the Termination Fee for breach of contract. Verizon shall be required to cease operation immediately upon delivery of the Village's notice of termination, and shall remove its equipment and improvements within thirty (30) days after the termination date. The remedies provided in this Section 15 are not exclusive, and the Village shall have the right to pursue any additional remedies available under law or in equity.

16. MISCELLANEOUS.

- (a) This Co-location Agreement applies to and binds the heirs, successors, executors, administrators and assigns of the parties to this Co-location Agreement;
- (b) This Co-location Agreement is governed by the laws of the State of Florida and venue for any lawsuits brought to enforce this Co-location Agreement shall be Palm Beach County;
- (c) This Co-location Agreement constitutes the entire agreement between the parties and supersedes all prior written and verbal agreements, representations, promises or understandings between the parties. Any amendments to this Co-location Agreement must be in writing and executed by both parties;
- (d) If any provision of this Co-location Agreement is invalid or unenforceable with respect to any party, the remainder of this Co-location Agreement or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, will not be affected and each provision of this Co-location Agreement will be valid and enforceable to the fullest extent permitted by law; and
- (e) The prevailing party in any action or proceeding in court to enforce the terms of the Co-location Agreement is entitled to receive its reasonable attorneys' fees and other reasonable enforcement costs and expenses from the non-prevailing party.

IN WITNESS WHEREOF, the parties have executed this Co-location Agreement of the day and year first above written.

WITNESSES:

By: _____

Print Name: _____

By: _____

Print Name: _____

CELLCO PARTNERSHIP D/B/A
VERIZON WIRELESS

By: _____

Name: _____

Its: _____

Date: _____

WITNESSES:

By: _____

Print Name: _____

By: _____

Print Name: _____

VILLAGE OF ROYAL PALM BEACH

By: _____

Name: Jeff Hmara

Its: Mayor _____

Date: _____

ATTEST:

Diane DiSanto, Village Clerk

(SEAL)

EXHIBIT A
AMERICAN TOWER PREMISES LEASE AREA

SURVEYOR'S NOTE: THE CALL "CONCAVE TO THE NORTHEAST" IS IN ERROR, THE CORRECT CALL IS "CONCAVE TO THE NORTHWEST".

PROPERTY DESCRIPTIONS

PARENT PARCEL
(PROVIDED BY CLIENT)

COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, RUN EASTERLY ALONG THE NORTH LINE OF SAID SECTION 26 ON A BEARING OF NORTH 88°10'42" EAST A DISTANCE OF 1384.2 FEET TO THE RADIUS POINT OF A CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A CENTRAL ANGLE OF 87°23'53" AND A RADIUS OF 1,000 FEET; THENCE CONTINUE EASTERLY ON A BEARING OF SOUTH 88°47'02" EAST A DISTANCE OF 1,000 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD, SAID POINT BEING THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1,000 FEET AND A CENTRAL ANGLE OF 87°23'53" A DISTANCE OF 1,525.38 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ROYAL PALM BEACH BOULEVARD; THENCE RUN NORTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF ROYAL PALM BEACH BOULEVARD ON A BEARING OF NORTH 0°54'26" EAST A DISTANCE OF 948.05 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD; THENCE RUN EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD ON A BEARING OF NORTH 88°10'42" EAST A DISTANCE OF 961.06 FEET TO THE POINT OF BEGINNING.

TOWER PARCEL
(PREPARED BY GEOLINE SURVEYING, INC)

THAT PART OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND NAIL & DISK MARKING A POINT OF REVERSE CURVATURE IN THE CENTERLINE OF SPARROW DRIVE (60' WIDE RIGHT OF WAY), SAID POINT BEING 30.23 FEET SOUTH OF THE SOUTHERLY CORNER OF LOT 4, BLOCK "M", THE WILLOWS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTHWESTERLY ALONG SAID CENTERLINE AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1280.00 FEET, A CENTRAL ANGLE OF 41°01'06" AND A CHORD OF 896.91 FEET, THAT BEARS NORTH 46°40'19" EAST, FOR 916.36 FEET TO A FOUND NAIL & DISK MARKING A POINT OF REVERSE CURVATURE IN SAID CENTERLINE, SAID POINT LYING 30.23 FEET SOUTHEASTERLY FROM THE MOST SOUTHERLY CORNER OF LOT 25, BLOCK "L", OF SAID THE WILLOWS; THENCE NORTH 58°32'34" WEST FOR 523.40 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°03'42" WEST FOR 43.00 FEET; THENCE NORTH 01°56'18" WEST FOR 42.00 FEET TO AN INTERSECTION WITH THE EXTERIOR FACE OF THE SOUTHERLY WALL OF AN EXISTING ONE STORY COMMERCIAL BUILDING; THENCE EASTERLY ALONG SAID EXTERIOR FACE FOR THE FOLLOWING THREE (3) DESCRIBED COURSES; (1) NORTH 88°03'42" EAST FOR 33.00 FEET; (2) SOUTH 01°53'51" EAST FOR 14.96 FEET; (3) NORTH 88°06'09" EAST FOR 10.01 FEET; THENCE SOUTH 01°56'18" EAST FOR 27.04 FEET TO SAID POINT OF BEGINNING.

CONTAINING 1,656 SQUARE FEET MORE OR LESS.

EXHIBIT B
DRAWINGS, SKETCH AND LEGAL DESCRIPTION OF VERIZON LEASE AREA

DESCRIPTION OF PROPOSED VERIZON WIRELESS LEASE AREA:

A PARCEL OF LAND BEING A PORTION OF LOT 1, VILLAGE HALL, AS RECORDED IN PLAT BOOK 123, PAGES 170-171 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1;

THENCE ON A PLAT BEARING OF S89°18'05"W ALONG THE NORTH LINE OF SAID LOT 1, ON, A DISTANCE OF 320.12 FEET;

THENCE S87°55'36" CONTINUING ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 17.08 FEET;

THENCE S02°04'24"E A DISTANCE OF 211.00 FEET TO THE POINT OF BEGINNING;

THENCE S00°55'00"E A DISTANCE OF 17.00 FEET;

THENCE S89°05'00"W A DISTANCE OF 12.00 FEET;

THENCE N00°55'00"W A DISTANCE OF 17.00 FEET;

THENCE N89°05'00"E A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 204.0 SQUARE FEET, MORE OR LESS.

DESCRIPTION OF PROPOSED NON-EXCLUSIVE ACCESS EASEMENT:

A PARCEL OF LAND BEING A PORTION OF LOT 1, VILLAGE HALL, AS RECORDED IN PLAT BOOK 123, PAGES 170-171 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1;

THENCE ON A PLAT BEARING OF S89°18'05"W ALONG THE NORTH LINE OF SAID LOT 1, ON, A DISTANCE OF 234.05 FEET TO THE POINT OF BEGINNING;

THENCE S02°28'00"W A DISTANCE OF 131.04 FEET;

THENCE S89°36'30"W A DISTANCE OF 189.56 FEET;

THENCE S50°14'00"W A DISTANCE OF 100.67 FEET;

THENCE S32°00'00"E A DISTANCE OF 100.84 FEET;

THENCE N64°13'00"E A DISTANCE OF 109.00 FEET;

THENCE N89°05'00"E A DISTANCE OF 9.85 FEET;

THENCE S00°55'00"E A DISTANCE OF 20.00 FEET;

THENCE S89°05'00"W A DISTANCE OF 5.44 FEET;

THENCE S64°13'00"W A DISTANCE OF 122.53 FEET;

THENCE N32°00'00"W A DISTANCE OF 136.24 FEET;

THENCE N50°14'00"E A DISTANCE OF 125.28 FEET;

THENCE N89°36'30"E A DISTANCE OF 177.69 FEET;

THENCE N02°28'00"E A DISTANCE OF 110.91 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD (PUBLIC RIGHT-OF-WAY - WIDTH VARIES):

THENCE N89°18'05"E ALONG SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.03 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 13,190.4 SQUARE FEET, MORE OR LESS.

DESCRIPTION OF PROPOSED NON-EXCLUSIVE UTILITY EASEMENT:

A PARCEL OF LAND BEING A PORTION OF LOT 1, VILLAGE HALL, AS RECORDED IN PLAT BOOK 123, PAGES 170-171 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1;

THENCE ON A PLAT BEARING OF S89°18'05"W ALONG THE NORTH LINE OF SAID LOT 1, ON, A DISTANCE OF 320.12 FEET;

THENCE S87°55'36" CONTINUING ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 107.91 FEET TO THE POINT OF BEGINNING;

THENCE S00°27'40"W A DISTANCE OF 194.25 FEET;

THENCE S37°36'00"E A DISTANCE OF 39.46 FEET;

THENCE S52°24'00"W A DISTANCE OF 26.63 FEET;

THENCE S25°44'00"E A DISTANCE OF 20.30 FEET;

THENCE N64°13'00"E A DISTANCE OF 69.29 FEET;

THENCE N89°05'00"E A DISTANCE OF 9.85 FEET;

THENCE S00°55'00"E A DISTANCE OF 20.00 FEET;

THENCE S89°05'00"W A DISTANCE OF 5.44 FEET;

THENCE S64°13'00"W A DISTANCE OF 85.22 FEET;

THENCE N25°44'00"W A DISTANCE OF 56.55 FEET;

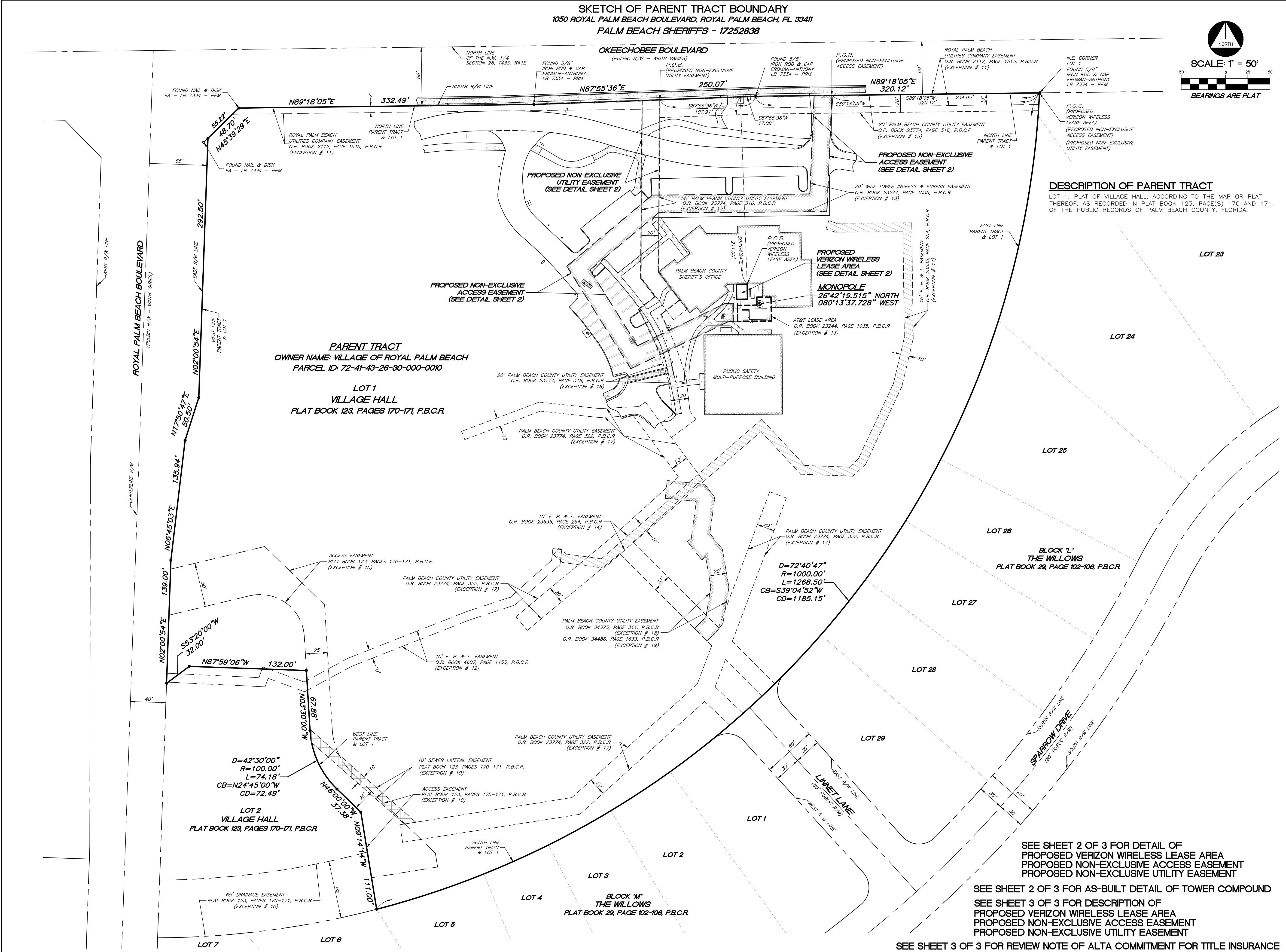
THENCE N52°24'00"E A DISTANCE OF 22.87 FEET;

THENCE N37°36'00"W A DISTANCE OF 26.35 FEET;

THENCE N00°27'40"E A DISTANCE OF 200.27 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD (PUBLIC RIGHT-OF-WAY - WIDTH VARIES):

THENCE N87°55'36"E ALONG SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.02 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 7,567.9 SQUARE FEET, MORE OR LESS.



PALM BEACH SHERIFFS - 17252838

THIS SITE

STATE ROAD NO. 80 (SOUTHERN BOULEVARD)

U.S. HIGHWAY NO. 441

LOCATION SKETCH
SECTION 26-1435-R41E
NOT TO SCALE

LEGEND

P.O.C.	POINT OF COMMENCEMENT	LAMP POST
P.O.B.	POINT OF BEGINNING	TELCO SERVICE
P.B.C.R.	PALM BEACH COUNTY RECORDS	CONCRETE UTILITY POLE
R/W	RIGHT-OF-WAY	ELECTRIC SERVICE
O.R.	OFFICIAL RECORD	FIBER SERVICE
E/P	EDGE OF PAVEMENT	CATCH BASIN
SPOT ELEVATION		PARKING SIGN
LIVE OAK TREE		GUY ANCHOR WIRE
SYCAMORE TREE		SEWER VALVE
OH	OVERHEAD UTILITY	
X	FENCE (TYPE NOTED)	

REPORT OF SPECIFIC PURPOSE SURVEY

1. THE PARENT TRACT SHOWN HEREON IS BASED ON A SEARCH CONDUCTED BY WSP CONSULTANTS, INC. OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, WITH A COMMITMENT DATE OF OCTOBER 4, 2024, COMMITMENT NO. FL2417582.

2. UNLESS OTHERWISE NOTED HEREON RECORD AND MEASURED VALUES (SHOWN) ARE IN SUBSTANTIAL AGREEMENT.

3. THE PURPOSE OF THIS SURVEY IS TO LOCATE THE EXISTING FEATURES WITHIN THE PARENT TRACT FOR THE FUTURE INSTALLATION OF COMMUNICATIONS RELATED FACILITIES.

4. THIS SURVEY MEETS THE ACCURACY AS REQUIRED BY THE FLORIDA STANDARDS OF PRACTICE (5J-17.051 THROUGH 5J-17.053 F.A.C.).

5. ELEVATIONS OF WELL-IDENTIFIED FEATURES CONTAINED IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL ACCURACY OF 0.1'.

6. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.

7. UNDERGROUND FOUNDATIONS AND/OR UTILITIES HAVE NOT BEEN LOCATED.

8. FLOOD ZONE INFORMATION SHOWN HEREON WAS OBTAINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM).

9. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88) AND ARE REFERENCED TO THE FOLLOWING NATIONAL GEODETIC SURVEY (N.G.S.) OPUS SOLUTION "OP173680176154" FROM BASE STATIONS: PID# DH3757, PID# DN8735 AND PID# DG9757. THE MEASUREMENTS WERE OBTAINED UTILIZING A "CARLSON BRX7 GNSS" RTK GPS RECEIVER.

10. THE VALUES FOR THE LATITUDE, LONGITUDE AND ELEVATIONS SHOWN HEREON ARE WITHIN THE ALLOWABLE TOLERANCES FOR THE FEDERAL AVIATION ADMINISTRATION 1-A LETTER.

11. THE LATITUDE AND LONGITUDE SHOWN HEREON WERE OBTAINED UTILIZING THE FOLLOWING NATIONAL GEODETIC SURVEY (N.G.S.) OPUS SOLUTION "OP173680176154" FROM BASE STATIONS: PID# DH3757, PID# DN8735 AND PID# DG9757. THESE BASE STATIONS HAVE PUBLISHED VALUES RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/2011 (NAD83/2011), AS PROJECTED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE). THE MEASUREMENTS WERE OBTAINED UTILIZING A "CARLSON BRX7" GNSS GPS RECEIVER.

12. THE BEARINGS SHOWN HEREON ARE PLAT (GRID) AND ARE RELATIVE TO THE NORTH LINE OF LOT 1, VILLAGE HALL AS RECORDED IN PLAT BOOK 123, PAGES 170-171 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A PLAT (GRID) BEARING OF N89°18'05"E.

13. THE TOWER COMPOUND AREA, THE PROPOSED VERIZON WIRELESS LEASE AREA, THE PROPOSED NON-EXCLUSIVE ACCESS EASEMENT AND THE PROPOSED NON-EXCLUSIVE ACCESS EASEMENT SHOWN IN THIS SURVEY LIE ENTIRELY WITHIN THE DESCRIBED PARENT TRACT.

14. THE SURVEYOR HAS REVIEWED THE ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, WITH A COMMITMENT DATE OF OCTOBER 4, 2024, COMMITMENT NO. FL2417582. ALL PLOTTABLE MATTERS OF RECORD IDENTIFIED IN THE ALTA COMMITMENT FOR TITLE INSURANCE THAT ARE PERTINENT TO THE PARENT TRACT, THE PROPOSED VERIZON WIRELESS LEASE AREA, THE PROPOSED NON-EXCLUSIVE ACCESS EASEMENT AND THE PROPOSED VERIZON WIRELESS UTILITY EASEMENT, IF APPLICABLE, HAVE BEEN SHOWN OR NOTED ON THIS SURVEY. THE SURVEYOR RELIED SOLELY UPON THAT ALTA COMMITMENT FOR TITLE INSURANCE WITH RESPECT TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES AGREEMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS.

15. BASED UPON OUR FIELD WORK AND ALTA COMMITMENT FOR TITLE INSURANCE, THE PROPOSED VERIZON LEASE AREA HAS ACCESS TO OKEECHOBEE BOULEVARD (A PUBLIC RIGHT-OF-WAY) BY MEANS OF THE PROPOSED NON-EXCLUSIVE ACCESS EASEMENT DEPICTED HEREON. THAT EASEMENT LIES ENTIRELY WITHIN THE PARENT TRACT, AND NO EASEMENTS OR OTHER RIGHTS OF THIRD PARTIES DISCLOSED BY THE ALTA COMMITMENT FOR TITLE INSURANCE WOULD PRECLUDE ACCESS OVER THE PARENT TRACT FROM THE PROPOSED VERIZON WIRELESS LEASE AREA TO OKEECHOBEE BOULEVARD (A PUBLIC RIGHT-OF-WAY).

CERTIFIED TO:
CELCO PARTNERSHIP D/B/A VERIZON WIRELESS, ITS AFFILIATES, SUBSIDIARIES & LENDERS
CHICAGO TITLE INSURANCE AGENCY, INC.

CERTIFICATE

I, WILLIAM S. PAYNE, DO HEREBY STATE THAT THIS MAP OF SPECIFIC PURPOSE SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER STATE THAT THIS MAP OF SPECIFIC PURPOSE SURVEY WAS COMPLETED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING STATED IN RULES 5J-17.051 THROUGH 5J-17.053 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

WILLIAM S. PAYNE
PROFESSIONAL SURVEYOR AND MAPPER #LS 5685
WSP CONSULTANTS, INC. #LB 7188 - STATE OF FLORIDA

**SEE SHEET 2 OF 3 FOR DETAIL OF PROPOSED VERIZON WIRELESS LEASE AREA
PROPOSED NON-EXCLUSIVE ACCESS EASEMENT
PROPOSED NON-EXCLUSIVE UTILITY EASEMENT**

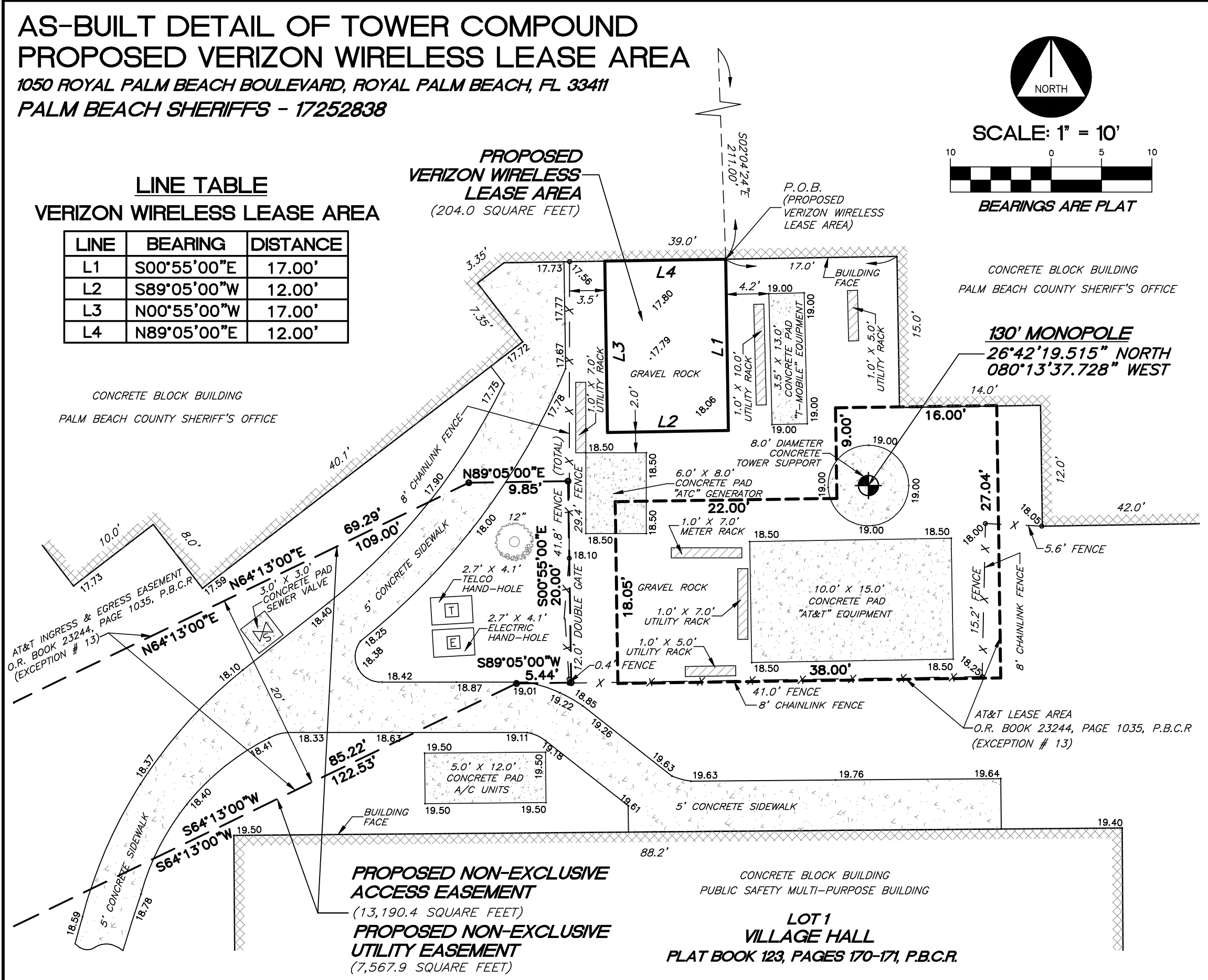
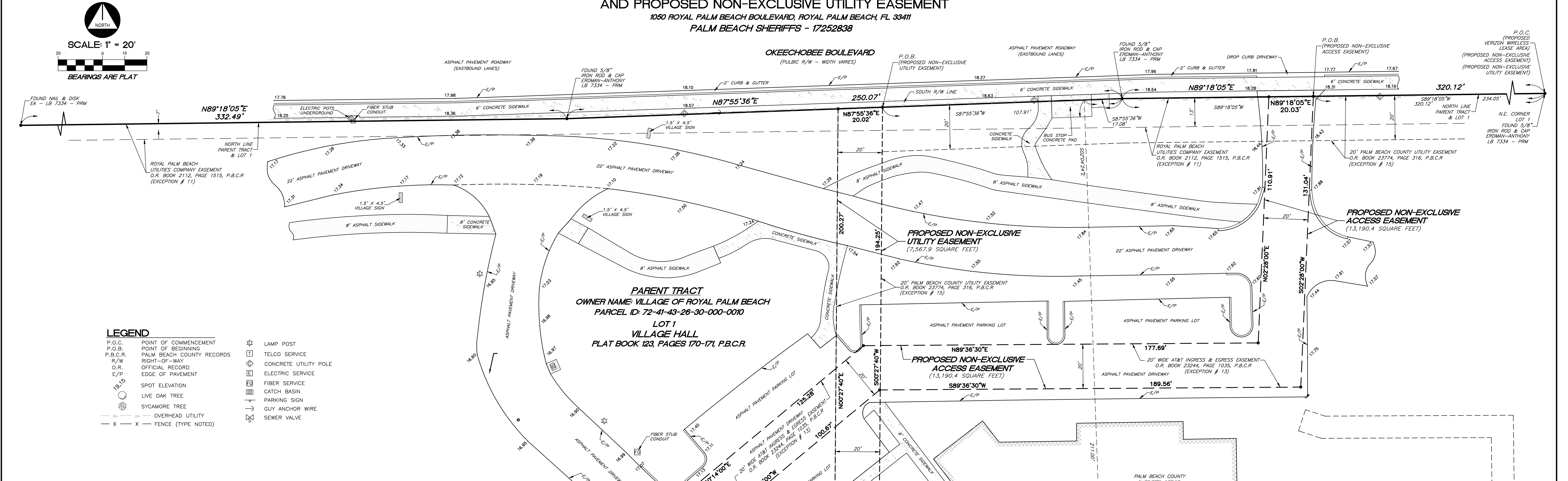
SEE SHEET 2 OF 3 FOR AS-BUILT DETAIL OF TOWER COMPOUND

**SEE SHEET 3 OF 3 FOR DESCRIPTION OF PROPOSED VERIZON WIRELESS LEASE AREA
PROPOSED NON-EXCLUSIVE ACCESS EASEMENT
PROPOSED NON-EXCLUSIVE UTILITY EASEMENT**

SEE SHEET 3 OF 3 FOR REVIEW NOTE OF ALTA COMMITMENT FOR TITLE INSURANCE

FLOOD ZONE INFORMATION						DRAWN: WSP					<div><div>WSP Consultants, Inc.</div><div>SURVEYORS & MAPPERS</div><div>18815 ANNELIS DRIVE, LUTZ, FL 33548</div><div>PHONE (813) 909-2420</div><div>PROFESSIONAL SURVEYING & MAPPING CERTIFICATE OF AUTHORIZATION: LB 7188, STATE OF FLORIDA</div></div>	MAP OF SPECIFIC PURPOSE SURVEY PALM BEACH SHERIFFS - 17252838 PREPARED FOR: <div>Verizon Wireless</div> <div>LOCATED IN: PALM BEACH COUNTY, FLORIDA</div>	PROJECT NO: 24-1673	
						CHECKED: WSP								
						MANAGER: WSP								
COMMUNITY NUMBER 120225	PANEL NUMBER 0553	SUFFIX F	DATE OF FIRM 10/05/2017	FIRM ZONE X	BASE FLOOD ELEVATION NOT APPLICABLE	DWG FILE: 24-1673.DWG								SHEET NO: 1 OF 3
						SURVEY DATE: 02/06/2025	1	09/25/2025	UPDATE PROPOSED ACCESS EASEMENT AND PROPOSED UTILITY EASEMENT		WSP			
						No.	DATE	REVISION	BY					

DETAIL OF PROPOSED NON-EXCLUSIVE ACCESS EASEMENT
AND PROPOSED NON-EXCLUSIVE UTILITY EASEMENT
1050 ROYAL PALM BEACH BOULEVARD, ROYAL PALM BEACH, FL 33411
PALM BEACH SHERIFFS - 17252838



DRAWN: WSP																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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ATC SITE NUMBER:
ATC SITE NAME:
MDG LOCATION ID:
VERIZON SITE NAME:
STRUCTURE TYPE:
MARKET:
PROJECT TYPE:

FL-273355
AARQ FL
5000957581
PALM BEACH SHERIFFS
±130' MONOPOLE TOWER
JUPITER
NEW COLOCATE

VICINITY MAP	CONTACT INFORMATION	SCOPE OF WORK	LIST OF DRAWINGS		
	<div>VERIZON CONTACTS: VERIZON WIRELESS 7701 E TELECOM PKWY. TEMPLE TERRACE, FL 33637</div> <div>TOWER OWNER: ATC 116 HUNTINGTON AVE, 11TH FLR BOSTON, MA 02116 TEL: (617) 375-7500</div>	<div>ARCHITECT/ ENGINEER: HUGH REILLY, PE 6505 N HIMES AVE TAMPA, FL 33614 hugh.reilly@cbvrtelecom.com</div> <div>PROPERTY OWNER: VILLAGE OF ROYAL PALM BEACH 1050 ROYAL PALM BEACH BLVD ROYAL PALM BEACH FL 33411 1605</div>	SHT. NO.	DESCRIPTION	REV. NO.
	SITE GENERAL ARRANGEMENT PLANS				
	T-1		TITLE SHEET	C	
G-1	GENERAL NOTES	B			
G-2	GENERAL NOTES	B			
ARCHITECTURAL / CIVIL PLANS					
C-1	OVERALL SITE PLAN WITH AERIAL	C			
C-2	ENLARGED COMPOUND PLAN	B			
C-2.1	ENLARGED EQUIPMENT PLAN	B			
C-2.2	ENLARGED GENERATOR GENPLUG AREA	C			
C-3	TOWER ELEVATION AND ANTENNA DETAILS	B			
C-4	EQUIPMENT DETAILS	B			
C-5	ANTENNA MOUNT DETAILS	B			
C-6	CONSTRUCTION DETAILS	B			
ELECTRICAL PLANS					
E-1	EQUIPMENT DETAILS	B			
E-2	ELECTRICAL DETAILS	C			
E-3	EQUIPMENT GROUNDING DETAILS	B			
E-4	GROUNDING DETAILS	B			
APPROVALS					
PROPERTY OWNER: _____					
RF ENGINEER: _____					
CONSTRUCTION: _____					
SITE ACQUISITION: _____					
ZONING: _____					
NETWORK: _____					
OPERATIONS: _____					

FROM I-95 NORTH TO JOB SITE:

1. Get on I-95 North.

2. Use the right 2 lanes to take exit 70 for FL-704 W

3. Use any lane to turn left onto FL-704 W/Okeechobee Blvd

4. Turn left

5. Continue straight

6. Destination will be on the left

Sunshine811



PREPARED BY

TELECOM DESIGN GROUP

6505 N HIMES AVE
TAMPA, FLORIDA 33614
(813) 353-0026
FL CA # 31014

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PROFESSIONAL SEAL

PRELIM
FOR
REVIEW

PREPARED FOR

7701 E. TELECOM PKWY
TEMPLE TERRACE, FLORIDA 33637

PROJECT INFORMATION

5000957581
PALM BEACH SHERIFFS
1050 ROYAL PALM BEACH BLVD
ROYAL PALM BEACH, FL 33411

CBVR PROJECT #: VZW.288.24

ISSUED DATES		
A	PRELIM FOR REVIEW	12.18.24
B	PRELIM FOR REVIEW	02.12.25
C	PRELIM FOR REVIEW	03.25.25
D	PRELIM FOR REVIEW	03.26.25

SHEET NAME

TITLE SHEET

SHEET NUMBER
T-1

GENERAL NOTES:

- CONTRACTOR(S) SHALL VISIT PROJECT SITE TO BE FAMILIARIZED WITH ALL EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS. NO CHANGE ORDERS WILL BE ALLOWED AS A RESULT OF ANY FORESEEABLE EXISTING CONDITION PRIOR TO SUBMITTING A BID AND WORK SHALL BE COMPLETED AT NO ADDITIONAL COST TO THE OWNER.
- THE COMPLETE BID PACKAGE INCLUDES A SET OF CONSTRUCTION DRAWINGS HEREIN AND TOWER DRAWINGS, OTHER REFERENCED DRAWINGS, SPECIFICATIONS, STANDARDS, AND MANUFACTURER'S CATALOG DATA AS MAY BE REQUIRED SUCH THAT A FULL UNDERSTANDING OF THE WORK REQUIRED IS PROVIDED. CONTRACTOR(S) IS RESPONSIBLE FOR REVIEW OF TOTAL BID PACKAGE DOCUMENTS PRIOR TO SUBMITTAL OF BIDS. THE TERM "CONSTRUCTION MANAGER" SHALL MEAN VERIZON WIRELESS SITE DEVELOPMENT PROJECT MANAGER, CONSTRUCTION MANAGER, OR SITE REPRESENTATIVE THAT IS DEEMED IN RESPONSIBLE CHARGE OF SAID CONTRACT.
- THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL CHANGES AND SUBSTITUTIONS FROM THE PLANS TO THE FINAL "AS-BUILT" INSTALLATION. A RECORD OF CHANGES SHALL BE MADE ON A CLEAN SET OF CONTRACT DRAWINGS MARKED "AS-BUILT" TO BE TURNED OVER TO THE CONSTRUCTION MANAGER UPON COMPLETION AND ACCEPTANCE OF THE WORK. CHANGES OR SUBSTITUTIONS ARE PERMITTED ONLY BY WRITTEN ACCEPTANCE FROM "CONSTRUCTION MANAGER".
- THE GENERAL CONTRACTOR SHALL MAINTAIN COMPLETE RESPONSIBILITY FOR THE WORK SITE CONDITIONS, INCLUDING THE SAFETY (SEE NOTE #4-PERMIT AND CODE REQUIREMENTS) OF ALL PERSONS AND PROPERTY DURING THE COURSE OF THE CONSTRUCTION UNTIL FINAL ACCEPTANCE AND RELEASE. RESPONSIBILITY OF THE WORK SITE SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR(S) FURTHER AGREE TO INDEMNIFY AND HOLD DESIGN ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK AS SPECIFIED. ANY DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF WORK PERFORMED WILL BE CORRECTED BY THE CONTRACTOR AT NO EXTRA COST TO THE CONTRACT.
- CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH PROPERTY OWNER SO AS TO AVOID INTERRUPTIONS TO PROPERTY OPERATIONS.
- ALL WORK SHALL BE COMPLETED IN A SATISFACTORY, PROFESSIONAL, WORKMANLIKE MANNER, SUBJECT TO PERIODIC AND/OR REQUIRED INSPECTIONS DURING CONSTRUCTION, AND FOR FINAL ACCEPTANCE OF COMPLETED WORK BY THE CONSTRUCTION MANAGER. THE CONTRACTOR SHALL USE ADEQUATE NUMBER OF SKILLED WORKERS WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH SPECIFIED REQUIREMENTS AND METHODS NEEDED FOR PROPER PERFORMANCE OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AN APPROVED TRAFFIC CONTROL PLAN, AS REQUIRED, FOR THE PUBLIC SAFETY ADJACENT TO CONSTRUCTION SITE. THE TRAFFIC CONTROL PLAN MUST BE IN ACCORDANCE WITH LATEST TRAFFIC CONTROL REGULATIONS.
- CONTRACTOR SHALL SUPPLY/ PROVIDE ALL MATERIALS, EQUIPMENT, AND MAN POWER EXCEPT AS PROVIDED IN THE VERIZON WIRELESS B.O.M. OF ALL MATERIAL AND EQUIPMENT TO BE FURNISHED BY VERIZON WIRELESS.

ENVIRONMENTAL:

- ALL WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH ISSUED PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF FINES AND PROPER CLEAN UP FOR AREAS IN VIOLATION.
- CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS AND SHALL BE MAINTAINED IN PLACE THROUGH FINAL JURISDICTIONAL INSPECTION & RELEASE OF SITE.
- CONTRACTOR SHALL INSTALL/CONSTRUCT ALL NECESSARY SEDIMENT/SILT CONTROL FENCING AND PROTECTIVE MEASURES WITHIN THE LIMITS OF SITE DISTURBANCE PRIOR TO CONSTRUCTION.
- NO SEDIMENT SHALL BE ALLOWED TO EXIT THE PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ADEQUATE MEASURES FOR CONTROLLING EROSION. ADDITIONAL SEDIMENT CONTROL FENCING MAY BE REQUIRED IN ANY AREAS SUBJECT TO EROSION.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES WITH SILT AND EROSION CONTROL MEASURES MAINTAINED ON THE DOWNSTREAM SIDE OF SITE DRAINAGE. ANY DAMAGE TO ADJACENT PROPERTY AS A RESULT OF EROSION WILL BE CORRECTED AT THE CONTRACTORS EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTIONS AND ANY REPAIRS OF ALL SEDIMENT CONTROL MEASURES INCLUDING SEDIMENT REMOVAL AS NECESSARY.
- CLEARING OF VEGETATION AND TREE REMOVAL SHALL BE ONLY AS PERMITTED AND BE HELD TO A MINIMUM. ONLY TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED.
- SEEDING AND MULCHING OF THE SITE WILL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE PROJECT FACILITIES AFFECTING LAND DISTURBANCE.
- CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL, COUNTY AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND TO PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS LEAVING THE CONSTRUCTION AREA. THIS MAY INCLUDE SUCH MEASURES AS SILT FENCES, STRAW BALE SEDIMENT BARRIERS, AND CHECK DAMS.
- RIP RAP OF SIZES INDICATED SHALL CONSIST OF CLEAN, HARD, SOUND, DURABLE, UNIFORM IN QUALITY STONE FREE OF ANY DETRIMENTAL QUANTITY OF SOFT, FRIABLE, THIN, ELONGATED OR LAMINATED PIECES, DISINTEGRATED MATERIAL, ORGANIC MATTER, OIL, ALKALI, OR OTHER DELETERIOUS SUBSTANCES.

PERMITS AND CODE REQUIREMENTS:

- ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES OR ORDINANCES. THE MOST STRINGENT SHALL APPLY IN THE CASE OF DISCREPANCIES OR DIFFERENCES IN THE CODE REQUIREMENTS. ALL CONSTRUCTION, INSTALLATIONS AND MATERIALS SHALL COMPLY WITH THE MOST RECENT EDITIONS OF THE FLORIDA BUILDING CODE, ANY APPLICABLE COUNTY CODES AND REGULATIONS AND SHALL MEET OR EXCEED THE STRICTER OF SAID REQUIREMENT. THE CONSTRUCTION MANAGER WILL CONFIRM APPLICABLE CODE REQUIREMENTS PRIOR TO CONSTRUCTION.
- CONTRACTOR(S) SHALL SECURE ALL THE NECESSARY REGULATORY PERMITS FOR THIS WORK FROM ALL APPLICABLE GOVERNMENT AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL THE CONDITIONS AND REQUIREMENTS OF THE PERMITS. GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR REQUIRED PERMITS, LICENSES, FEES, INSPECTIONS, ETC..
- THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING OF REQUIRED INSPECTIONS AND ALLOWING TIMELY NOTICE TO THE BUILDING INSPECTION DEPARTMENT; A MINIMUM OF 24 HOURS OF NOTICE SHALL BE GIVEN.
- ALL WORK SHALL COMPLY WITH OSHA (OCCUPATIONAL SAFETY HAZARD ADMINISTRATION) AND ANY STATE SAFETY REQUIREMENTS. PROCEDURES FOR THE PROTECTION OF EXCAVATIONS, EXISTING CONSTRUCTION AND UTILITIES SHALL BE ESTABLISHED PRIOR TO ANY ACTIVITIES. IN ADDITION, CONTRACTOR AND ALL PERSONEL SHALL COMPLY WITH VERIZON WIRELESS CONTRACT SAFETY REQUIREMENTS THAT MAY MEET OR EXCEED OTHER REFERENCED STANDARDS, I.E. MINIMUM WORK CLOTHING OF SHIRT, LONG PANTS, WORK BOOTS, HARD HAT, AND SAFETY GLASSES.
- CONTRACTOR(S) ARE RESPONSIBLE FOR ALL TEMPORARY CONSTRUCTION STAGING, BRACING, SHORING, TIES, FORM-WORK ETC.. AS MAY BE NECESSARY OR REQUIRED TO PERFORM THE WORK TO IT'S COMPLETION IN A SAFE MANNER. ALL TEMPORARY WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES TO SAFELY EXECUTE WORK.
- FAA/FCC COMPLIANCE COORDINATION AND NOTIFICATIONS SHALL BE HANDLED BY VERIZON WIRELESS.
- CONTRACTOR SHALL REMOVE ALL DEBRIS AND EMPTY COAXIAL CABLE REELS FROM THE SITE UPON COMPLETION OF THE PROJECT.
- BOUNDARY, TOPOGRAPHY AND EXISTING SITE FEATURES ARE BASED ON PROPERTY SURVEY. CONTRACTOR SHALL UTILIZE SURVEY TO ESTABLISH LOCATIONS OF PROPERTY BOUNDARIES ELEVATIONS, BENCHMARKS AND OTHER SITE INFORMATION. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS AND IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER/ENGINEER OF ANY DISCREPANCIES BETWEEN THE SURVEY (OR EXISTING CONDITIONS) AND THE DRAWINGS PRIOR TO PROCEEDING WITH WORK.
- CONTRACTOR SHALL DOCUMENT THE EXISTING LOCATIONS OF ALL BURIED UTILITIES, INCLUDING POWER, GROUNDING, CONDUIT SIZES AND LOCATIONS, ETC.
- CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTS DURING THE CONSTRUCTION AND REESTABLISH ANY DISTURBED MONUMENTS BY A PROFESSIONAL LAND SURVEYOR.
- ANTENNA TOWER AND TOWER FOUNDATIONS ARE SHOWN ONLY FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO TOWER RELEASE DRAWINGS AND/OR TOWER AS-BUILTS FOR TOWER DETAILS.
- WHERE REQUIRED, MAINTAIN A MINIMUM OF 10 FT. CLEARANCE DISTANCE FROM TANK FILL CONNECTION AND ANY EXTERIOR SOURCE OF IGNITION.
- ANY SUBSTITUTIONS OF MATERIALS, EQUIPMENT OR ALTERATIONS FROM THE PLANS AND/OR SPECIFICATIONS SHALL BE APPROVED BY THE CONSTRUCTION MANAGER PRIOR TO ORDERING OR INSTALLATIONS.
- COLOR OPTIONS SHALL BE SELECTED BY CONSTRUCTION MANAGER.
- ANY MATERIALS STORED ON SITE SHALL BE STORED IN CLOSED OR COVERED CONTAINERS AND ALL EXCESS WASTE MATERIALS SHALL BE PROPERLY DISPOSED.

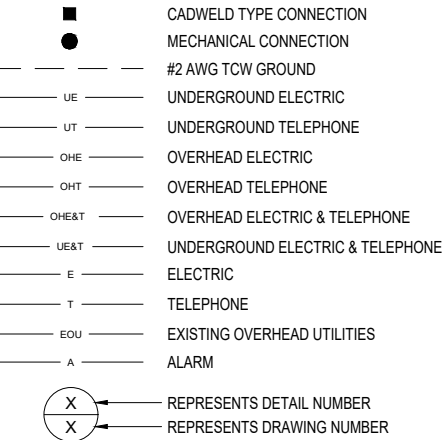
REINFORCED CONCRETE:

- PREPARATION, TESTING, AND PLACING OF CONCRETE AND REINFORCEMENT SHALL BE PER ACI-318, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", LATEST EDITION.
- ALL CONCRETE SHALL BE NORMAL WEIGHT FIBER MESH AND OBTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT END OF 28 DAYS AS DETERMINED BY ASTM C31 AND C39. CONTRACTOR SHALL SUBMIT CONCRETE TEST RESULTS TO THE CONSTRUCTION MANAGER IN A TIMELY MANNER TO NOT DELAY CONSTRUCTION SEQUENCE OF ACTIVITIES. ALL CONCRETE TEST RESULTS FOR 7 DAY AND FOR 28 DAY SHALL BE SUBMITTED FOR ACCEPTANCE. CONCRETE THAT DOES NOT MEET THE STRENGTH REQUIREMENTS SHALL BE REPLACED AT NO ADDITIONAL COST INCLUDING ANY ASSOCIATED COSTS WITH REMOVING AND REINSTALLING EQUIPMENT.
- FIBER REINFORCED CONCRETE SHALL COMPLY WITH ASTM A820 WITH MINIMUM DOSAGE RATE OF 80 LBS PER CUBIC YARD OF CONCRETE.
- REINFORCING BARS SHALL HAVE A MINIMUM TENSILE YIELD STRENGTH OF 60,000 PSI AND SHALL COMPLY WITH ASTM A615.
- PROVIDE MINIMUM OF 3 INCHES OF CONCRETE COVER OVER STEEL REINFORCING.
- DURING PLACEMENT OF CONCRETE, MAINTAIN TEMPERATURE BETWEEN 50° AND 90° FAHRENHEIT.
- CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER PRIOR TO ANY CONCRETE PLACEMENT.
- ALL CONCRETE ANCHORAGE SUCH AS EXPANSION ANCHORS, WEDGE ANCHORS & ADHESIVE ANCHORS SHALL BE INSTALLED PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURES. ANCHOR BOLTS, DOWELS AND/OR THREADED RODS, SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH, OR AS SHOWN ON DRAWINGS.

STRUCTURAL STEEL:

- ALL WORK ON SELF-SUPPORT TOWER SHALL COMPLY WITH TOWER STRUCTURAL REQUIREMENTS.
- STRUCTURAL PIPE SHALL COMPLY WITH ASTM A53, TYPE E OR S, GRADE B, FY = 35KSI. WIDE FLANGE SHAPES SHALL COMPLY WITH ASTM A992, GRADE 50. ALL OTHER STRUCTURAL SHAPES & PLATES SHALL COMPLY WITH ASTM A36.
- ALL EXPOSED STEEL SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION PER ASTM A153 OR A123.
- WELDING: ALL WELDING IS TO BE DONE BY PRE-QUALIFIED WELDERS, HOLDING CURRENT CERTIFICATE FROM A RECOGNIZED TESTING LABORATORY. CONSTRUCTION MANAGER SHALL RECEIVE ON FILE CERTIFICATES OF WELDERS FOR APPROVAL PRIOR TO ANY WELDING OPERATIONS. ALL WELDS ARE TO BE PER AWS D1.1, LATEST EDITION. ALL WELDS SHALL BE 3/16" MINIMUM FILLET WELDS U.O.N. ELECTRODES SHALL BE E70XX.
- ON SITE WELDING SHALL NOT BE ALLOWED OTHER THAN THE WELDING SHOWN ON THESE DRAWINGS AS FIELD WELDS. TORCH CUTTING OF STEEL IS NOT ALLOWED.
- APPLY TWO COATS OF ZINC-RICH RUST-OLEUM #2185 PAINT TO ALL FIELD DRILLED HOLES AND EXPOSED CUT SURFACES, INCLUDING ALL ENDS OF CUT 'UNI-STRUT' INSTALLED AS PART OF WORK. GLID-GUARD EPOXY #5465 COATING SHALL BE APPLIED TO ALL AREAS WHERE GALVANIZED SURFACES NEED TO BE RECONDITIONED, INCLUDING ALL WELD AREAS. THOROUGHLY CLEAN SURFACE PRIOR TO APPLICATION OF ANY CORROSION INHIBITING COMPOUND OR PRODUCTS.
- FASTENERS SHALL BE DOMESTIC, NEW HIGH STRENGTH GALVANIZED BOLTS, BEARING TYPE "X" (THREADS EXCLUDED) AND SHALL COMPLY WITH ASTM A325 SPECIFICATIONS, U.O.N.
- BOLTS SHALL BE TIGHTENED USING TURN-OF-THE-NUT METHOD, U.O.N. EXCEPT TORQUE MECHANICAL AND ADHESIVE ANCHORS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

ELECTRICAL LEGEND:



ABBREVIATIONS

ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BATT	BATTERY
BGR	BURIED GROUND RING
C	CONDUIT
CONC	CONCRETE
CGB	COAX GROUND BAR
DOT	DEPARTMENT OF TRANSPORTATION
GEN	GENERATOR
GPS	GLOBAL POSITIONING SYSTEM
FNMC	FLEXIBLE NON-METALIC CONDUIT
MTS	MANUAL TRANSFER SWITCH
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
PPC	POWER PROTECTION CABINET
RBS	RADIO BASE STATION
RGS	RIGID GALVANIZED STEEL
TCW	TINNED COPPER WIRE (#2 AWG SOLID)
TYP	TYPICAL

CAUTION:
CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, SO AS TO NOT DISTURB ANY EXISTING UNDERGROUND UTILITIES OR GROUNDING SYSTEMS.

GENERAL NOTES



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PROFESSIONAL SEAL

PRELIM
FOR
REVIEW

PREPARED FOR



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CBVR PROJECT #: VZW.288.24

ISSUED DATES

A	PRELIM FOR REVIEW	12.18.24
B	PRELIM FOR REVIEW	02.12.25
C	PRELIM FOR REVIEW	03.25.25
D	PRELIM FOR REVIEW	03.26.25

SHEET NAME

GENERAL NOTES

SHEET NUMBER

G-1

ELECTRICAL:

1. ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE W/DRAWINGS AND ANY/ALL APPLICABLE SPECIFICATIONS. IF ANY PROBLEMS ARE ENCOUNTED BY COMPLYING WITH THESE REQUIREMENTS, CONTRACTOR SHALL NOTIFY 'CONSTRUCTION MANAGER' AS SOON AS POSSIBLE, AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE 'CONSTRUCTION MANAGER' HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.
2. ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. ALL EXISTING CONDITIONS OF ELECTRICAL EQUIP., LIGHT FIXTURES, ETC., THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE CONTRACTOR, PRIOR TO THE SUBMITTING OF HIS BID. FAILURE TO COMPLY WITH THIS PARAGRAPH WILL IN NO WAY RELIEVE CONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC AND ALL CODES AND LOCAL ORDINANCES OF THE LOCAL POWER & TELEPHONE COMPANIES HAVING JURISDICTION AND SHALL INCLUDE BUT NOT BE LIMITED TO:

A. NFC - NATIONAL FIRE CODES

B. UL - UNDERWRITERS LABORATORIES

C. NEC - NATIONAL ELECTRICAL CODE

D. NEMA - NATIONAL ELECTRICAL MANUFACTURERS ASSOC.

E. OSHA - OCCUPATIONAL SAFETY AND HEALTH ACT

F. SBC - STANDARD BUILDING CODE
4. DO NOT SCALE ELECTRICAL DRAWINGS, REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT, AND CONFIRM WITH 'CONSTRUCTION MANAGER' ANY SIZES AND LOCATIONS WHEN NEEDED.
5. EXISTING SERVICES: CONTRACTOR SHALL NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER.
6. CONTRACTOR SHALL PAY FOR ANY/ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR IS TO OBTAIN PERMITS AND APPROVED SUBMITTALS PRIOR TO THE WORK BEGINNING OR ORDERING EQUIPMENT.
7. THE TERM "PROVIDE" USED IN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, INDICATES THAT THE CONTRACTOR SHALL FURNISH AND INSTALL.
8. CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE OWNERS' CONFIRMATION, ETC... ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER, PRIOR TO BEGINNING ANY WORK.
9. MINIMUM WIRE SIZE SHALL BE #12 AWG, NOT INCLUDING CONTROL WIRING, UNLESS NOTED OTHERWISE. ALL CONDUCTORS SHALL BE COPPER WITH THHN / THWN INSULATION.
10. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
11. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
12. ELECTRICAL SYSTEM SHALL BE AS COMPLETELY AND EFFECTIVELY GROUNDED, AS REQUIRED BY SPECIFICATIONS, SET FORTH BY VERIZON WIRELESS.
13. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND SUBJECT TO REGULATORY INSPECTION AND APPROVAL BY CONSTRUCTION MANAGER.
14. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
15. CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.
16. THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OR THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY HAVE BEEN DAMAGED THEREIN.
17. ADEQUATE AND REQUIRED LIABILITY INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK.
18. PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES AND DEVICES FOR ALL OUTLETS AS INDICATED.
19. DITCHING AND BACK FILL: CONTRACTOR SHALL PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES INCLUDING EXCAVATION AND BACKFILLING AND COMPACTION. REFER TO NOTES AND REQUIREMENTS 'EXCAVATION, AND BACKFILLING.
20. MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SHALL APPEAR ON THE LIST OF U.L. APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEC, NEMA AND IECE.
21. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURES CATALOG INFORMATION OF ANY/ALL LIGHTING FIXTURES, SWITCHES AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
22. ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE 'CONSTRUCTION MANAGER' UPON FINAL ACCEPTANCE.
23. THE ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS WITH ONLY TYPEWRITTEN DIRECTORIES. ALL ELECTRICAL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
24. DISCONNECT SWITCHES SHALL BE H.P. RATED HEAVY-DUTY, QUICK-MAKE AND QUICK-BREAK ENCLOSURES, AS REQUIRED BY EXPOSURE TYPE.
25. ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANT-OXIDE COMPOUND SUCH AS "NO-OXIDE A" BY DEARBORNE CHEMICAL CO. COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED - NO SUBSTITUTIONS.

ELECTRICAL (CONT'D):

26. RACEWAYS: CONDUIT SHALL BE SCHEDULE 40 PVC MEETING OR EXCEEDING NEMA TC2 - 1990. CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS - 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 2 FT. RADIUS. RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. COAT ALL THREADS WITH 'BRITE ZINC' OR 'GOLD GALV'.
27. SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY NEC.
28. CONDUCTORS: CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER WITH TYPE THHN / THWN INSULATION, 600 V OR AS APPROVED BY VERIZON WIRELESS UPON SUBMITTAL, COLOR CODED. USE SOLID CONDUCTORS FOR WIRE UP TO AND INCLUDING NO. 8 AWG. USE STRANDED CONDUCTORS FOR WIRE ABOVE NO. 8 AWG.
29. CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.
30. SERVICE: 240/120V, SINGLE PHASE, 3 WIRE CONNECTION AVAILABLE FROM UTILITY COMPANY. OWNER OR OWNERS AGENT WILL APPLY FOR POWER.
31. TELEPHONE SERVICE: CONTRACTOR SHALL PROVIDE EMPTY CONDUITS WITH PULL STRINGS AS INDICATED ON DRAWINGS.
32. ELECTRICAL AND TELCO RACEWAYS TO BE BURIED A MINIMUM OF 2' DEPTH.
33. CONTRACTOR SHALL PLACE TWO LENGTHS OF WARNING TAPE AT A DEPTH OF 12" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL AND TELCO SERVICE CONDUITS. CAUTIONS TAPE TO READ "CAUTION BURIED ELECTRIC" OR "BURIED TELECOMM".
34. ALL BOLTS SHALL BE STAINLESS STEEL.

UTILITIES:

1. DAMAGE TO ALL UTILITIES, LAND, DRIVEWAY AREAS AND PROPERTY OF OTHERS, DISTURBED BY CONSTRUCTION ACTIVITIES, SHALL BE RETURNED TO ITS ORIGINAL CONDITION OR BETTER FOR FINAL ACCEPTANCE.
2. CONTRACTOR SHALL COORDINATE WITH THE LOCAL POWER AND TELEPHONE UTILITIES, AND THE 'CONSTRUCTION MANAGER', TO CONFIRM THE SOURCE OF SERVICE PRIOR TO INSTALLATION OF CONDUITS.
3. CONTRACTOR SHALL INSTALL THE UNDERGROUND POWER AND TELEPHONE SERVICE TO EQUIPMENT, AS INDICATED ON ELECTRICAL PLAN AND CONDUIT TRENCH DETAIL.
4. CONTRACTOR SHALL CONTACT SUBSURFACE UTILITY LOCATOR FOR EXACT LOCATION OF EXISTING UTILITIES, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATIONS BY TEST PIT, AS NECESSARY TO OBTAIN EXACT LOCATION OF UTILITIES. THE UTILITIES SHOWN ON PLANS ARE APPROXIMATE AND FOR SCHEMATIC PURPOSES ONLY.
5. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND PROVIDE PROTECTION DURING CONSTRUCTION ACTIVITIES AS REQUIRED.
6. ALL INTERFACING SURFACES OF DISSIMILAR METALS THAT SHALL BE COATED WITH 'NO-OX' TO PROHIBIT OXIDATION.
7. UTILITIES LOCATED WITHIN ROADWAYS SHALL BE BACK FILLED WITH MIN 18" THICK DENSELY GRADED COARSE AGGREGATE SUB BASE.
8. HAND EXCAVATION SHALL BE REQUIRED IN ANY AREAS WHERE EXISTING UTILITIES MAY BE UNCOVERED OR NEAR BY. EXISTING ACTIVE UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES.

GROUNDING:

1. SITE GROUNDING SHALL COMPLY WITH VERIZON WIRELESS GROUNDING STANDARDS, LATEST EDITION, AND COMPLY WITH THE GROUNDING CHECKLIST, LATEST VERSION. WHEN NATIONAL AND LOCAL REQUIREMENTS ARE MORE STRINGENT THEY SHALL GOVERN. GROUNDING SHALL BE COMPLETED BEFORE ERECTION OF TOWER AND/OR INSTALLATION OF ANTENNAS AS SHOWN.
2. GROUNDING OF ANTENNA MOUNTS, COAX AND EQUIPMENT SHALL BE IN ACCORDANCE WITH VERIZON WIRELESS SPECIFICATIONS.
3. GROUND RING TO EARTH RESISTIVITY SHALL BE 5 OHMS OR LESS.
4. GROUND RODS TO BE 5/8"Ø X 10' LONG COPPER CLAD STEEL RODS TO BE DRIVEN TO A DEPTH OF 30 INCHES AND SPACED AT A MAXIMUM OF 10 FEET ALONG EQUIPMENT GROUND RINGS.
5. EXOTHERMIC WELDS SHALL BE USED FOR ALL BELOW GRADE CONNECTIONS, EXCEPT FOR ROD TO ROD CONNECTION.
6. EXOTHERMIC WELDS SHALL BE USED FOR ALL LUG FITTINGS TO GROUND WIRE CONNECTIONS AT ANTENNA GROUND BAR AND COLLECTOR BARS.
7. TOWER GROUND RING SHALL BE ATTACHED TO STRUCTURE IN THREE LOCATIONS ON THE FLANGE OF TOWER BASE. DO NOT WELD TO POLE SHAFT OR TOWER LEGS.
8. TOWER AND EQUIPMENT RING SHALL TIE BACK TO BELOW GRADE WITH TWO LEADS.
9. TOWER GROUND RING TO BE INSTALLED WITHIN 3' FROM TOWER FOUNDATION.
10. EQUIPMENT GROUND RING TO BE INSTALLED WITHIN 3' FROM CONCRETE FOUNDATION.
11. TCW SIZE #2 SHALL USED THROUGHOUT EXCEPT WHERE SPECIFICALLY CALLED OUT OTHERWISE ON DRAWINGS.
12. CONNECT GATE TO GATE POST (TYP 2 PLACES) WITH A CONNECT-IT FLEXIBLE GATE JUMPER 4/0 STRANDED (CIW PART #38-5534-24) OR APPROVED EQUAL (FURNISHED BY CONTRACTOR). LENGTH TO ALLOW FOR FULL SWING OPERATION OF ALL GATES.
13. WHERE MECHANICAL CONNECTORS ARE USED, APPLY A LIBERAL PROTECTIVE COATING OF AN ANTI-OXIDE COMPOUND SUCH AS "NO OXIDE A" BY DEARBORNE CHEMICAL COMPANY OR EQUAL. THOROUGHLY CLEAN AND REMOVE ALL PAINT FROM SURFACES REQUIRING GROUND CONNECTIONS. USE STAINLESS STEEL HARDWARE FOR ALL COMPRESSION TYPE LUGS. USE ONLY SILICON BRONZE HARDWARE FOR THERMOWELD LUG CONNECTIONS. USE S.S. BOLTS 1/2 INCH DIA. MIN. WITH WASHER HEAD & NUT & LOCKWASHER FOR LUG CONNECTIONS
14. GROUND ALL ICE BRIDGE POSTS TO THE EQUIPMENT GROUND RING.
15. GROUND RING SHALL BE BURIED A MINIMUM 30" BELOW GRADE.
16. WELD TYPES TO BE: "T" TYPE FOR GROUND RODS AND PARALLEL CONNECTIONS OF SIZE #2.

FOUNDATION, EXCAVATION AND BACKFILL:

1. ALL FINAL GRADED SLOPES SHALL BE A MAXIMUM OF 3 HORIZONTAL TO 1 VERTICAL.
2. ALL EXCAVATIONS PREPARED FOR PLACEMENT OF CONCRETE SHALL BE OF UNDISTURBED SOILS, SUBSTANTIALLY HORIZONTAL AND FREE FROM ANY LOOSE, UNSUITABLE MATERIAL OR FROZEN SOILS, AND WITHOUT THE PRESENCE OF PONDING WATER. DEWATERING FOR EXCESS GROUND WATER SHALL BE PROVIDED WHEN REQUIRED. COMPACTION OF SOILS UNDER CONCRETE PAD FOUNDATIONS SHALL NOT BE LESS THAN 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY FOR THE SOIL IN ACCORDANCE WITH ASTM D1557.
3. CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC OR UNSUITABLE MATERIAL. IF INADEQUATE BEARING CAPACITY IS REACHED AT THE DESIGNED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION SHALL BE FILLED WITH CONCRETE OF THE SAME TYPE SPECIFIED FOR THE FOUNDATION. CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. ANY STONE SUB BASE MATERIAL, IF USED, SHALL NOT SUBSTITUTE FOR REQUIRED THICKNESS OF CONCRETE.
4. ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS, AND SO FORTH PRIOR TO BACK FILLING. BACK FILL SHALL CONSIST OF APPROVED MATERIALS SUCH AS EARTH, SANDY CLAY, SAND AND GRAVEL, OR SOFT SHALE, FREE FROM CLODS OR LARGE STONES OVER 2 1/2" MAX DIMENSIONS. ALL BACK FILL SHALL BE PLACED IN COMPACTED LAYERS.
5. ALL FILL MATERIALS AND FOUNDATION BACK FILL SHALL BE PLACED IN MAXIMUM 6"THICK LIFTS BEFORE COMPACTION. EACH LIFT SHALL BE WETTED IF REQUIRED AND COMPACTED TO NOT LESS THAN 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY FOR SOIL IN ACCORDANCE WITH ASTM D1557.
6. NEWLY PLACED CONCRETE FOUNDATIONS SHALL CURE A MINIMUM OF 72 HRS PRIOR TO BACK FILLING.
7. FINISHED GRADING SHALL BE SLOPED TO PROVIDE POSITIVE DRAINAGE AND PREVENT STANDING WATER. THE FINAL (FINISH) ELEVATION OF SLAB FOUNDATIONS SHALL SLOPE AWAY IN ALL DIRECTIONS FROM THE CENTER. FINISH GRADE OF CONCRETE PADS SHALL BE A MAXIMUM OF 4 INCHES ABOVE FINAL FINISH GRADE ELEVATIONS. PROVIDE SURFACE FILL GRAVEL TO ESTABLISH SPECIFIED ELEVATIONS WHERE REQUIRED.
8. NEWLY GRADED SURFACE AREAS TO RECEIVE GRAVEL SHALL BE COVERED WITH GEOTEXTILE FABRIC TYPE: TYPAR-3401 OR APPROVED EQUIVALENT AS MANUFACTURED BY "CONSTRUCTION MATERIAL 1-800-239-3841" OR AN APPROVED EQUIVALENT, SHOWN ON PLANS. THE GEOTEXTILE FABRIC SHALL BE BLACK IN COLOR TO CONTROL THE RECURRENCE OF VEGETATIVE GROWTH AND EXTEND TO WITHIN 1 FOOT OUTSIDE THE SITE FENCING OR ELECTRICAL GROUNDING SYSTEM PERIMETER WHICH EVER IS GREATER. ALL FABRIC SHALL BE COVERED WITH A MINIMUM OF 2" DEEP COMPACTED CRUSHED LIMESTONE FOR GENERAL COMPOUND AREAS AND 4" DEEP COMPACTED LIMESTONE FOR ACCESS DRIVE AND UNDER CONCRETE PADS (CRUSHED RECYCLED CONCRETE IS NOT ACCEPTABLE) AS SPECIFIED. I.E. FDOT TYPE NO. 57 FOR FENCED COMPOUND; FDOT TYPE NO. 67 FOR ACCESS DRIVE AREA.
9. IN ALL AREAS TO RECEIVE FILL, REMOVE ALL VEGETATION, TOPSOIL, DEBRIS, WET AND UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE. PLOW STRIP OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SUCH THAT FILL MATERIAL WILL BIND WITH EXISTING/PREPARED SOIL SURFACE.
10. WHEN SUB GRADE OR PREPARED GROUND SURFACE HAS A DENSITY LESS THAN THAT REQUIRED FOR THE FILL MATERIAL, SCARIFY THE GROUND SURFACE TO DEPTH REQUIRED, PULVERIZE, MOISTURE-CONDITION AND/OR AERATE THE SOILS AND RECOMPACT TO THE REQUIRED DENSITY PRIOR TO PLACEMENT OF FILLS.
11. IN AREAS WHICH EXISTING GRAVEL SURFACING IS REMOVED OR DISTURBED DURING CONSTRUCTION OPERATIONS, REPLACE GRAVEL SURFACING TO MATCH ADJACENT GRAVEL SURFACING AND RESTORED TO THE SAME THICKNESS AND COMPACTION AS SPECIFIED. ALL RESTORED GRAVEL SURFACING SHALL BE FREE FROM CORRUGATIONS AND WAVES.
12. EXISTING GRAVEL SURFACING MAY BE EXCAVATED SEPARATELY AND REUSED WITH THE CONDITION THAT ANY UNFAVORABLE AMOUNTS OF ORGANIC MATTER, OR OTHER DELETERIOUS MATERIALS ARE REMOVED PRIOR TO REUSE. FURNISH ANY ADDITIONAL GRAVEL RESURFACING MATERIAL AS NEEDED TO PROVIDE A FULL DEPTH COMPACTED SURFACE THROUGHOUT SITE.
13. GRAVEL SUB SURFACE SHALL BE PREPARED TO REQUIRED COMPACTION AND SUB GRADE ELEVATIONS BEFORE GRAVEL SURFACING IS PLACED AND/OR RESTORED. ANY LOOSE OR DISTURBED MATERIALS SHALL BE THOROUGHLY COMPACTED AND ANY DEPRESSIONS IN THE SUB GRADE SHALL BE FILLED AND COMPACTED WITH APPROVED SELECTED MATERIAL. GRAVEL SURFACING MATERIAL SHALL NOT BE USED FOR FILLING DEPRESSIONS IN THE SUB GRADE.
14. PROTECT EXISTING GRAVEL SURFACING AND SUB GRADE FEATURES SUCH AS CULVERTS ETC. IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING 'MATT'S' OR OTHER SUITABLE PROTECTION DESIGNED TO SPREAD EQUIPMENT LOADS AS MAY BE NECESSARY. REPAIR ANY DAMAGE TO EXISTING GRAVEL SURFACING OR SUB GRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTORS OPERATIONS.
15. DAMAGE TO EXISTING STRUCTURES AND/OR UTILITIES RESULTING FROM CONTRACTORS NEGLIGENCE SHALL BE REPAIRED AND/ OR REPLACED TO THE OWNERS SATISFACTION AT NO ADDITIONAL COST TO THE CONTRACT.
16. ALL SUITABLE BORROW MATERIAL FOR BACK FILL OF THE SITE SHALL BE INCLUDED IN THE BID. EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF SITE AT LOCATIONS APPROVED BY GOVERNING AGENCIES AT NO ADDITIONAL COST TO THE CONTRACT. APPROVED LOCATIONS SHALL BE KNOWN PRIOR TO DISPOSAL ACTIVITIES.



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PROFESSIONAL SEAL

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REVIEW



PROJECT INFORMATION

5000957581
PALM BEACH SHERIFFS
1050 ROYAL PALM BEACH BLVD
ROYAL PALM BEACH, FL 33411

CBVR PROJECT #: VZW.288.24

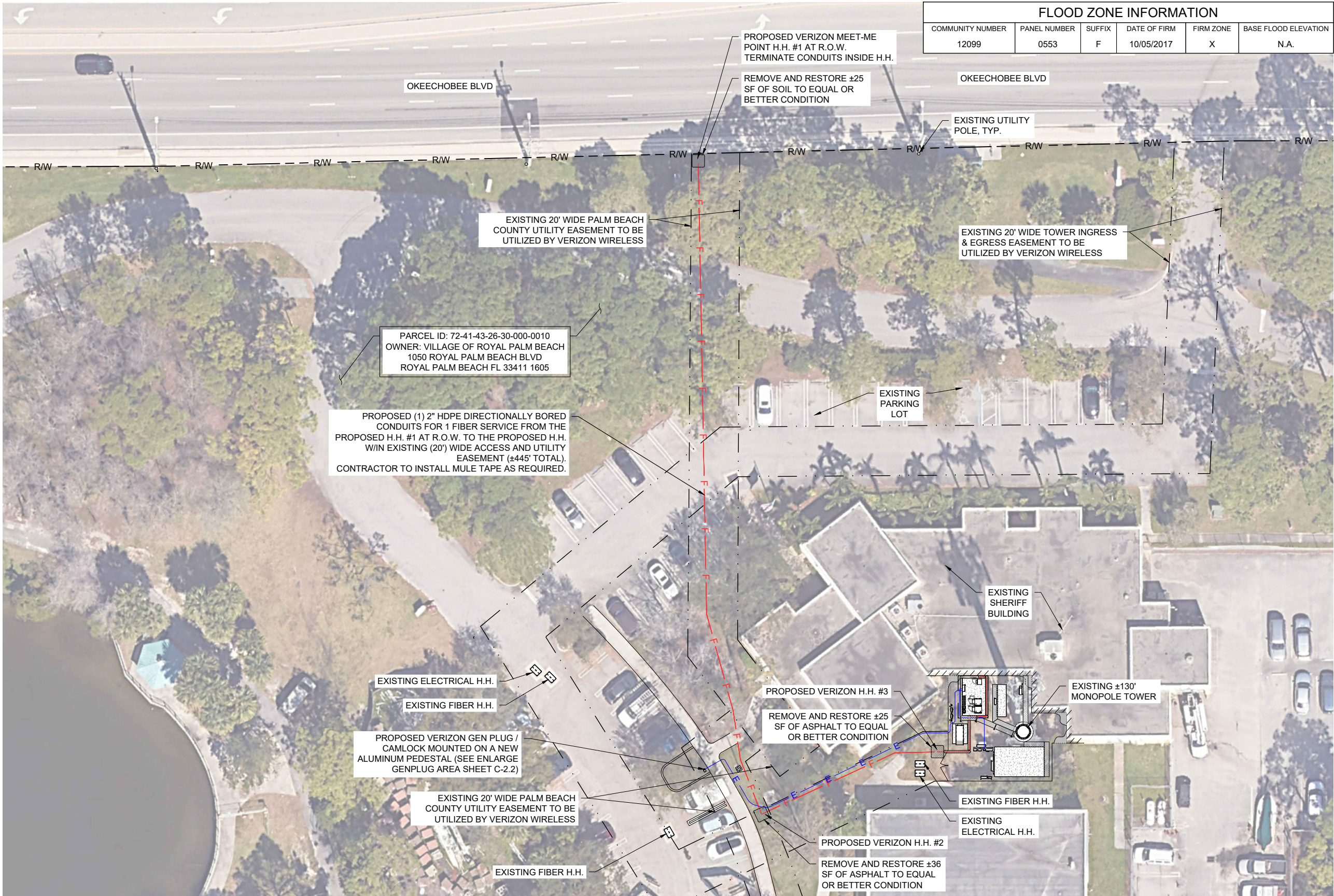
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A	PRELIM FOR REVIEW	12.18.24
B	PRELIM FOR REVIEW	02.12.25
C	PRELIM FOR REVIEW	03.25.25
D	PRELIM FOR REVIEW	03.26.25

SHEET NAME

GENERAL NOTES

SHEET NUMBER

G-2



FLOOD ZONE INFORMATION					
COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
12099	0553	F	10/05/2017	X	N.A.

PREPARED BY



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7701 E. TELECOM PKWY
TEMPLE TERRACE, FLORIDA 33637

PROJECT INFORMATION

5000957581
PALM BEACH SHERIFFS
1050 ROYAL PALM BEACH BLVD
ROYAL PALM BEACH, FL 33411
CBVR PROJECT #: VZW.288.24

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SHEET NAME

OVERALL SITE PLAN WITH
AERIAL

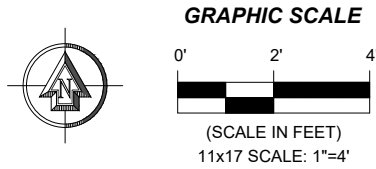
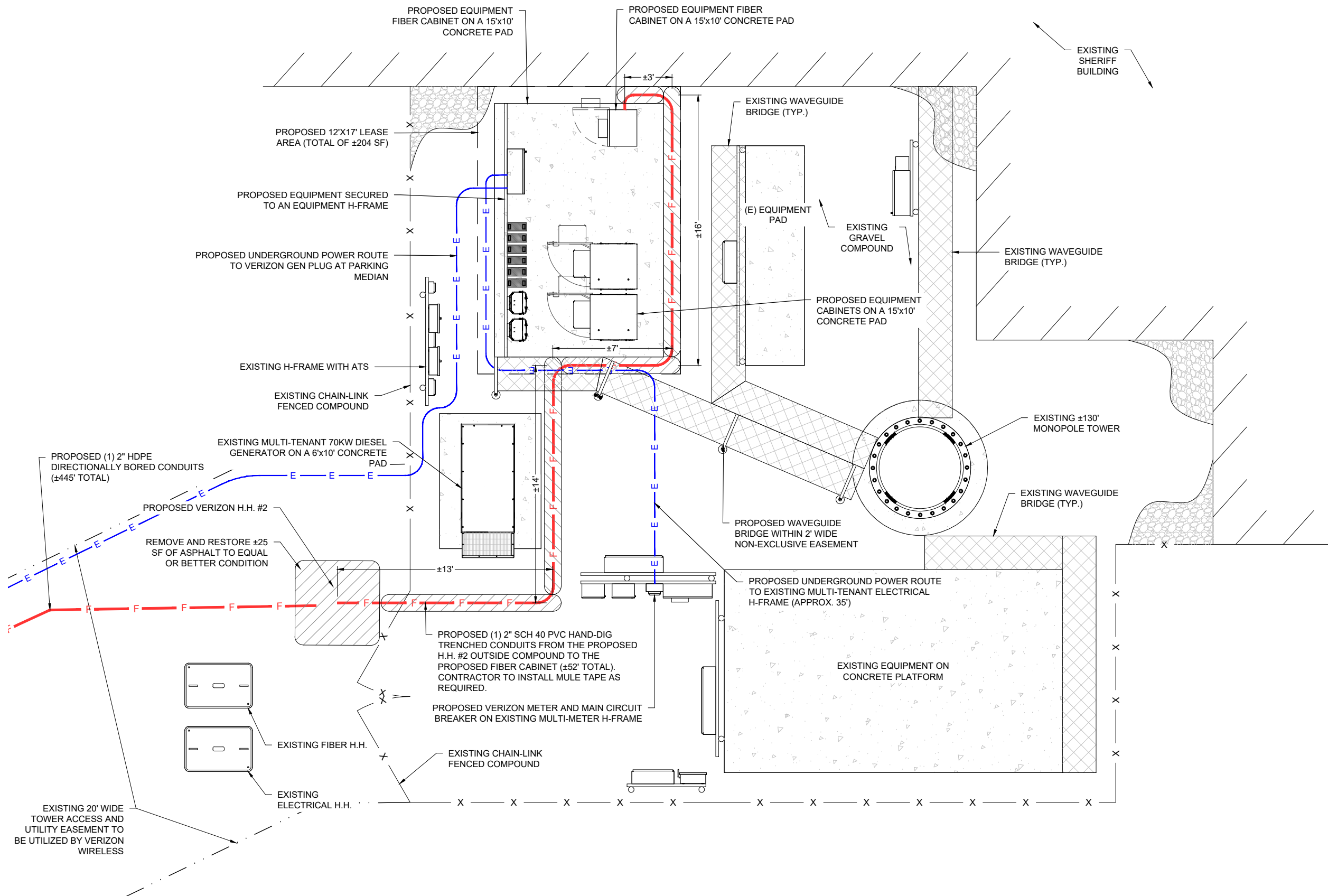
SHEET NUMBER

C-1

GRAPHIC SCALE


(SCALE IN FEET)
11x17 SCALE: 1"=40'

OVERALL SITE PLAN WITH AERIAL



ENLARGED COMPOUND PLAN

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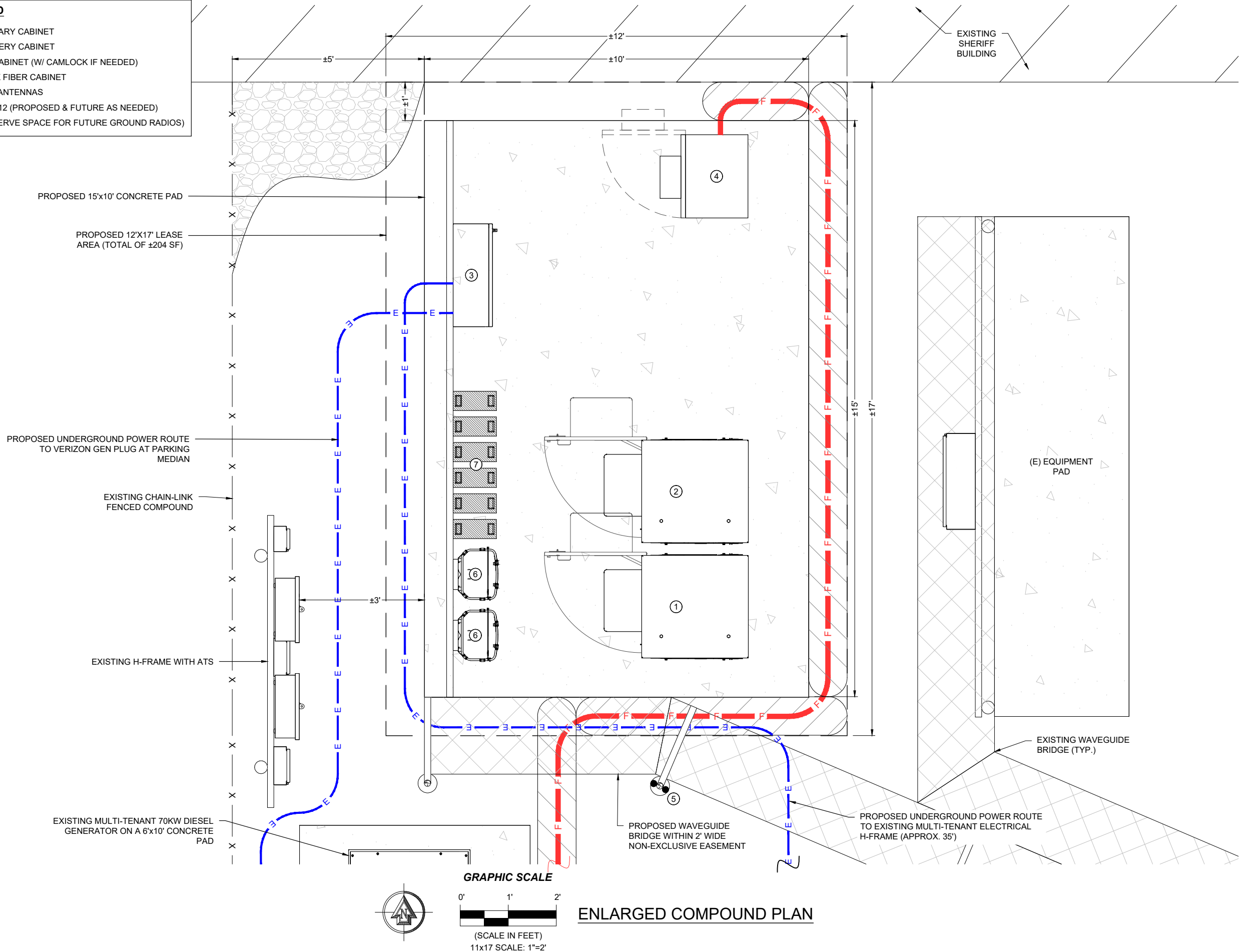
SHEET NAME

ENLARGED COMPOUND PLAN

SHEET NUMBER

C-2

- LEGEND**
- ① PRIMARY CABINET
 - ② BATTERY CABINET
 - ③ ILC CABINET (W/ CAMLOCK IF NEEDED)
 - ④ DARK FIBER CABINET
 - ⑤ GPS ANTENNAS
 - ⑥ OVP-12 (PROPOSED & FUTURE AS NEEDED)
 - ⑦ (RESERVE SPACE FOR FUTURE GROUND RADIOS)



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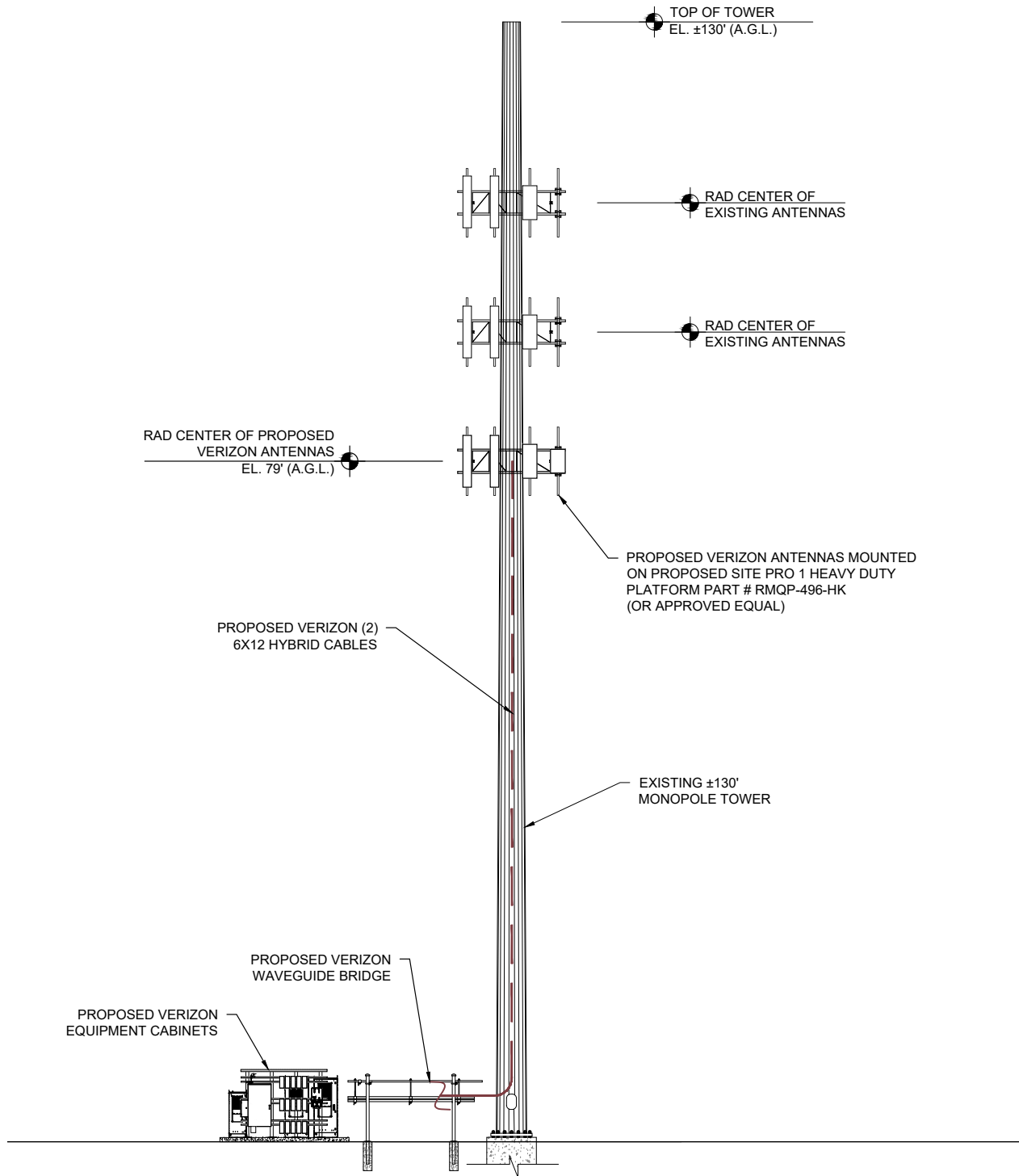
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SHEET NAME

ENLARGED EQUIPMENT PLAN

SHEET NUMBER

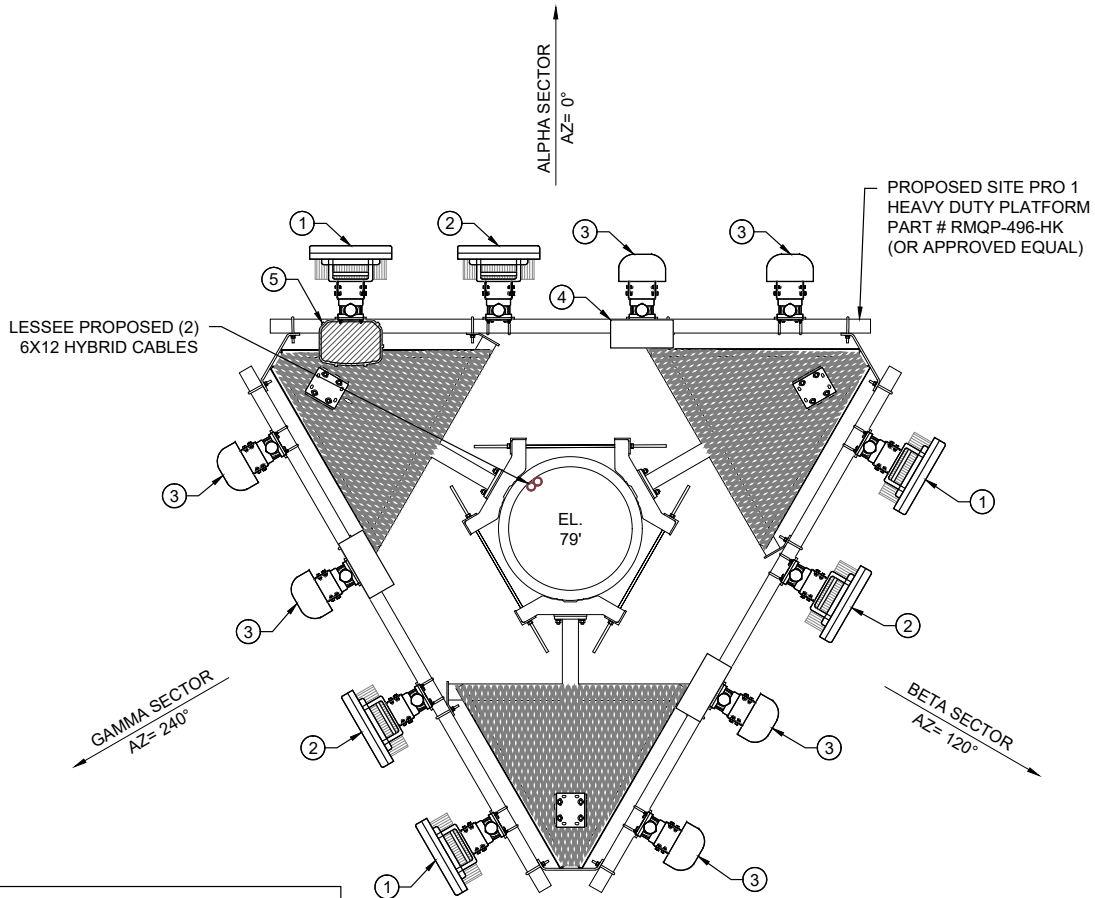
C-2.1



TOWER ELEVATION
NOT TO SCALE

NOTES:

- CONTRACTOR TO FIELD VERIFY ANTENNA MOUNT CONFIGURATION AND PROVIDE MOUNTS OR ADDITIONAL HARDWARE IF REQUIRED TO SUPPORT PROPOSED EQUIPMENT PER MANUFACTURER RECOMMENDATIONS.
- ALL EQUIPMENT AND MOUNTING HARDWARE SHALL CONFORM TO DESIGN REQUIREMENTS PER FLORIDA BUILDING CODE (2023 EDITION) AND ANSI/ TIA-222-G STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS; ULTIMATE WIND SPEED 163 MPH, 3 SECOND GUST.
- AZIMUTH INFO TAKEN FROM VERIZON WIRELESS RF SITE DESIGN DATA. TOWER AND ANTENNAS HEIGHTS TAKEN FROM TOWER DESIGN DOCUMENTATION PROVIDED.
- REFERENCE PASSING STRUCTURAL ANALYSIS REPORT BY OTHERS PRIOR TO EQUIPMENT INSTALLATION.



- LEGEND**
- ① PROPOSED AIR3283 ANTENNA
 - ② PROPOSED AIR6419 ANTENNA
 - ③ PROPOSED NHH-65B-HG-R2B ANTENNA
 - ④ PROPOSED RRU 4490
 - ⑤ PROPOSED OVP-12

ANTENNA LAYOUT
NOT TO SCALE

ANTENNA SECTOR	PROPOSED ANTENNAS	AZIMUTH	RAD CENTER	ELEC. DOWN TILT	MECH. DOWN TILT	CABLE LENGTH	PROPOSED CABLES	PROPOSED EQUIPMENT	PROPOSED OVP
A-1	AIR3283	0°	79'	(*)	(*)	----		(1) RRU 4490	
A-2	AIR6419	0°	79'	(*)	(*)	----			
A-3	NHH-65B-HG-R2B	0°	79'	(*)	(*)	+/- 120'	(1) 6X12 HYBRID CABLE		(1) OVP-12
B-1	AIR3283	120°	79'	(*)	(*)	----		(1) RRU 4490	
B-2	AIR6419	120°	79'	(*)	(*)	----			
B-3	NHH-65B-HG-R2B	120°	79'	(*)	(*)	+/- 120'	(1) 6X12 HYBRID CABLE		
C-1	AIR3283	240°	79'	(*)	(*)	----		(1) RRU 4490	
C-2	AIR6419	240°	79'	(*)	(*)	----			
C-3	NHH-65B-HG-R2B	240°	79'	(*)	(*)				
* REFER TO RFDS FOR ELECTRICAL & MECHANICAL DOWNTILTS				TOTAL PROPOSED		+/- 120'	(2) 6X12 HYBRID CABLES		

NOTES:

- REQUEST CURRENT RFDS BEFORE INSTALLATION
- ANTENNA DIAGRAMS ARE FROM RFDS

ANTENNA SCHEDULE

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7701 E. TELECOM PKWY
TEMPLE TERRACE, FLORIDA 33637

PROJECT INFORMATION

5000957581
PALM BEACH SHERIFFS
1050 ROYAL PALM BEACH BLVD
ROYAL PALM BEACH, FL 33411

CBVR PROJECT #: VZW.288.24

ISSUED DATES

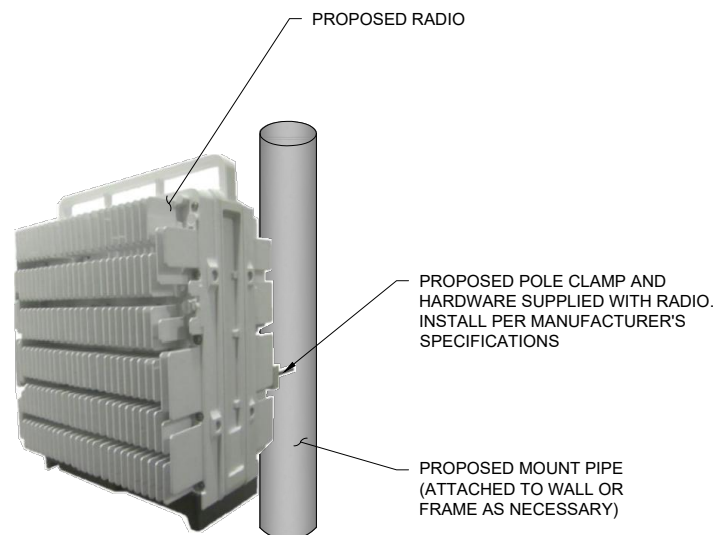
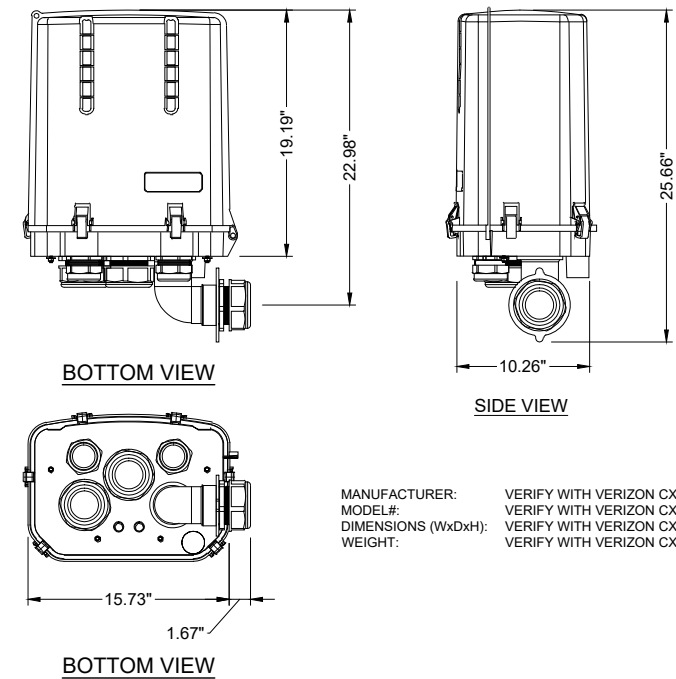
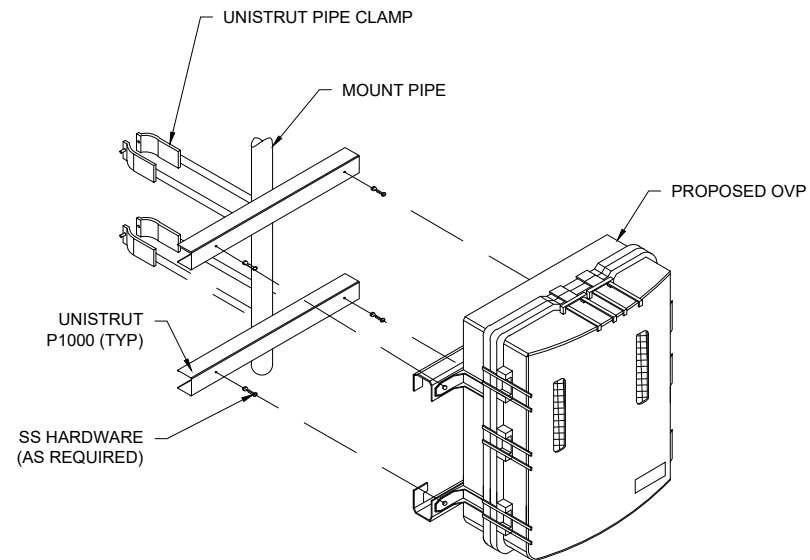
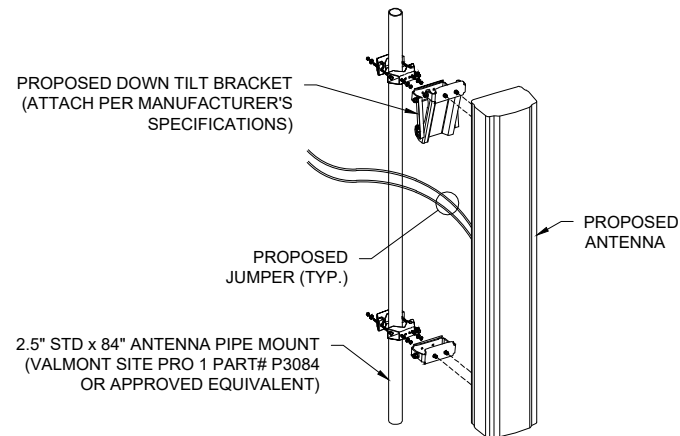
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SHEET NAME

**TOWER ELEVATION AND
ANTENNA DETAILS**

SHEET NUMBER

C-3





RADIO 4490HP 44B5 44B13 C

Pending Commercial Agreements

- 4 common RF ports (C)
- B5: 4x60W, B13: 4x60W
- 480W total RF output power
- L, NR, NB-IoT
- 2x 2.5/4.9/9.8/10.1/24.3 Gbps CPRI/eCPRI

Radio 4490HP 44B5 44B13 C	Height	Width	Depth	Weight
wo protruding items	17.5 in (444 mm)	15.2 in (384 mm)	6.8 in (172 mm)	~68.4 lbs (~31 kg)
w/ protruding items	20.6 in (522 mm)	15.7 in (397 mm)	7.0 in (178 mm)	

- 48 VDC 2-wire (one DC connector input)
- AISG v3.0 TMA & RET support via RS-485 or RF connectors
- Type 4.3-10 RF + connectors
- 2 external alarm
- Convictional cooling
 - Optional fan for increased site flexibility
- IP 65, -40 to +55°C



B5 B13: 4 ports
Common antenna
Common tilt

Now confirmed
max measurements/ will not exceed

The logo for CBVR Telecom Design Group features the letters 'CBVR' in a large, bold, dark blue sans-serif font. A thick, light green swoosh underline starts under the 'C', goes under the 'B' and 'V', and then curves up and around the 'R'. Below the swoosh, the words 'TELECOM DESIGN GROUP' are written in a smaller, dark blue, all-caps sans-serif font. Further down, the address '6505 N HIMES AVE', 'TAMPA, FLORIDA 33614', the phone number '(813) 253-0026', and the fax number 'FL CA # 31014' are listed in a dark blue sans-serif font. At the bottom of the page, a 'DISCLAIMER:' section is enclosed in a thin black rectangular border, containing text about the use of the drawings.

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7701 E. TELECOM PKWY
TEMPLE TERRACE, FLORIDA 33637

PROJECT INFORMATION

5000957581

PALM BEACH SHERIFFS

1050 ROYAL PALM BEACH BLVD

ROYAL PALM BEACH, FL 33411

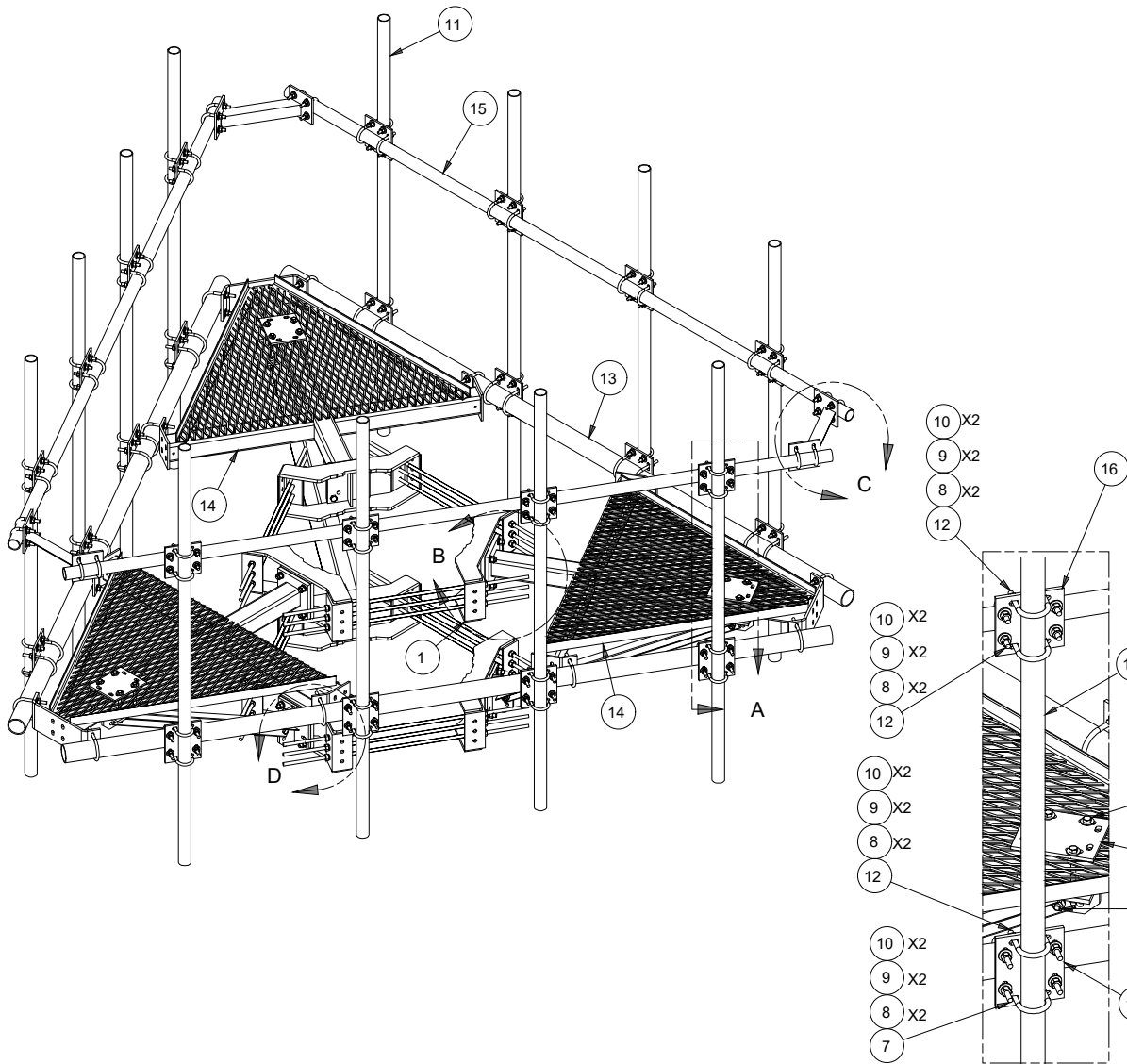
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EQUIPMENT DETAILS

C-4



PARTS LIST						
ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.	NET WT.
1	6	X-LWRM	RING MOUNT WELDMENT		68.81	412.85
2	66	G58LW	5/8" HDG LOCKWASHER		0.03	1.72
3	60	A58NUT	5/8" HDG A325 HEX NUT		0.13	7.79
4	18	G58R-24	5/8" x 24" THREADED ROD (HDG.)		2.09	37.63
4	18	G58R-48	5/8" x 48" THREADED ROD (HDG.)		4.18	75.27
5	24	A58234	5/8" x 2-3/4" HDG A325 HEX BOLT	2 3/4 in	0.36	8.54
6	24	A58FW	5/8" HDG A325 FLATWASHER		0.03	0.82
7	36	X-UB1306	1/2" X 3-5/8" X 6" X 3" U-BOLT (HDG.)		0.83	29.82
8	264	G12FW	1/2" HDG USS FLATWASHER	3/32 in	0.03	9.00
9	252	G12LW	1/2" HDG LOCKWASHER	1/8 in	0.01	3.50
10	252	G12NUT	1/2" HDG HEAVY 2H HEX NUT		0.07	18.05
11	12	P296	2-3/8" X 96" SCH. 40 GALVANIZED PIPE	96 in	30.76	369.08
12	84	X-UB1212	1/2" X 2-1/2" X 4-1/2" X 2" U-BOLT (HDG.)		0.60	50.17
13	3	P3150	3-1/2" X 150" (3" SCH 40) GALVANIZED PIPE	150 in	94.80	284.40
14	3	X-SV196	LOW PROFILE PLATFORM CORNER		212.10	636.31
15	3	P2150	2-3/8" O.D. X 150" SCH 40 GALVANIZED PIPE	150 in	45.77	137.31
16	12	SCX2	CROSSOVER PLATE	7 in	4.80	57.56
17	15	SCX4	CROSSOVER PLATE	8 1/2 in	6.02	90.32
18	6	G58NUT	5/8" HDG HEAVY 2H HEX NUT		0.13	0.78
19	6	X-253993	PLATFORM REINFORCEMENT KIT ANGLE	52 25/32 in	14.33	85.99
20	6	X-TBW	T-BRACKET WELDMENT		13.60	81.60
21	6	G5802	5/8" x 2" HDG HEX BOLT GR5		0.27	1.62
22	12	G12065	1/2" x 6-1/2" HDG HEX BOLT GR5 FULL THREAD	5 1/2 in	0.41	4.91
23	3	X-AHCP	ANGLE HANDRAIL CORNER PLATE		12.92	38.76
TOTAL WT. #						2445.81

TOLERANCE NOTES

TOLERANCES ON DIMENSIONS, UNLESS OTHERWISE NOTED ARE:
SAWED, SHEARED AND GAS CUT EDGES (± 0.030")
DRILLED AND GAS CUT HOLES (± 0.030") - NO CONING OF HOLES
LASER CUT EDGES AND HOLES (± 0.010") - NO CONING OF HOLES
BENDS ARE ± 1/2 DEGREE
ALL OTHER MACHINING (± 0.030")
ALL OTHER ASSEMBLY (± 0.060")

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DESCRIPTION
12' 6" LOW PROFILE PLATFORM
WITH TWELVE 2-3/8" ANTENNA MOUNTING
PIPES, AND HANDRAIL

CPD NO.	DRAWN BY	ENG. APPROVAL
4488	CEK 7/14/2014	
CLASS	DRAWING USAGE	CHECKED BY
81	CUSTOMER	BMC 7/14/2014



A valmont COMPANY

Locations:
New York, NY
Atlanta, GA
Los Angeles, CA
Plymouth, IN
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Dallas, TX
Engineering
Support Team:
1-888-753-7446

PART NO.	PAGE
RMQP-496-HK	1 OF 3
DWG. NO.	
RMQP-496-HK	

A	CHANGED X-253992 TO X-TBW	4488	CEK	9/20/2018
REV	DESCRIPTION OF REVISIONS	CPD	BY	DATE
REVISION HISTORY				

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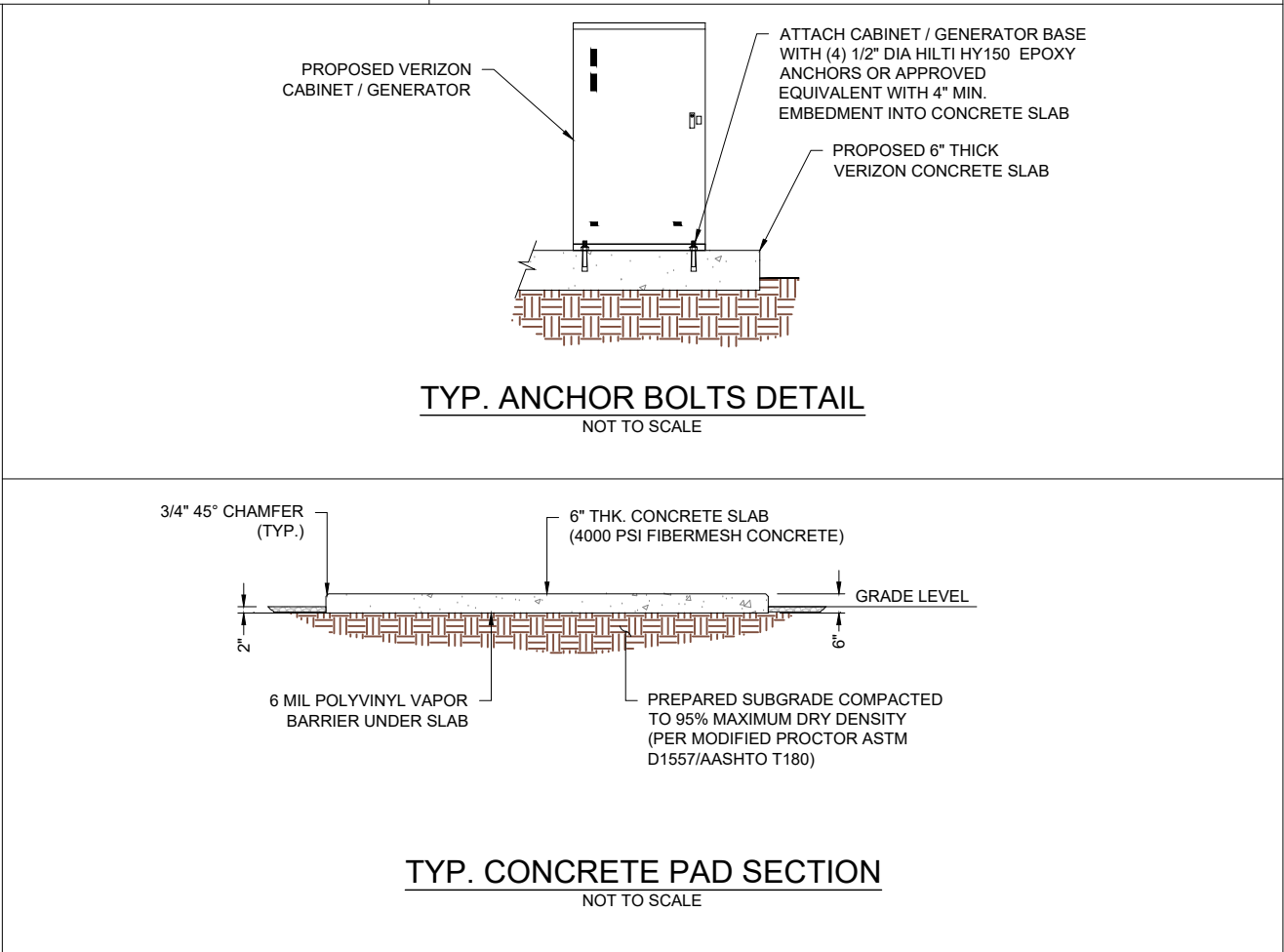
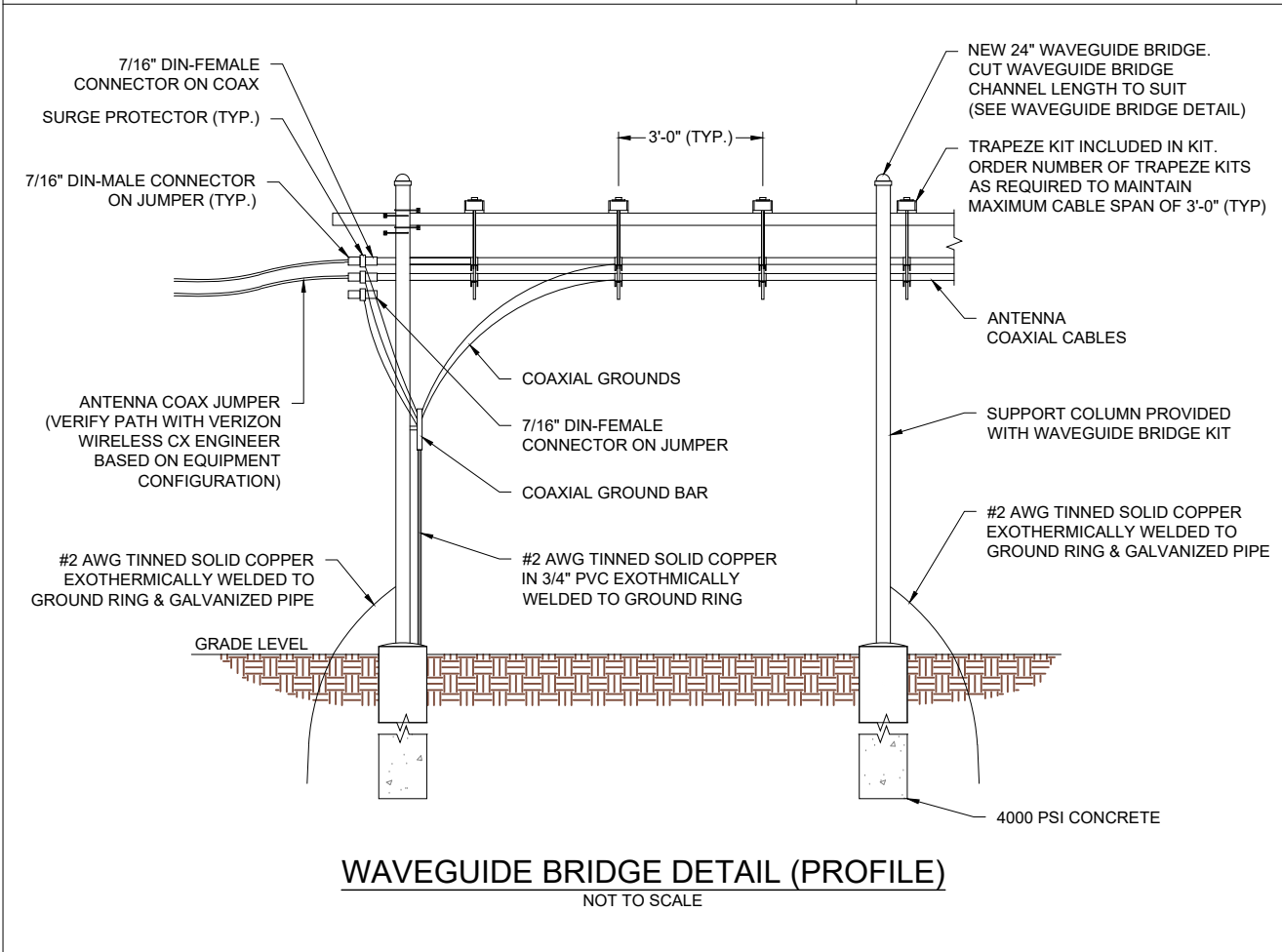
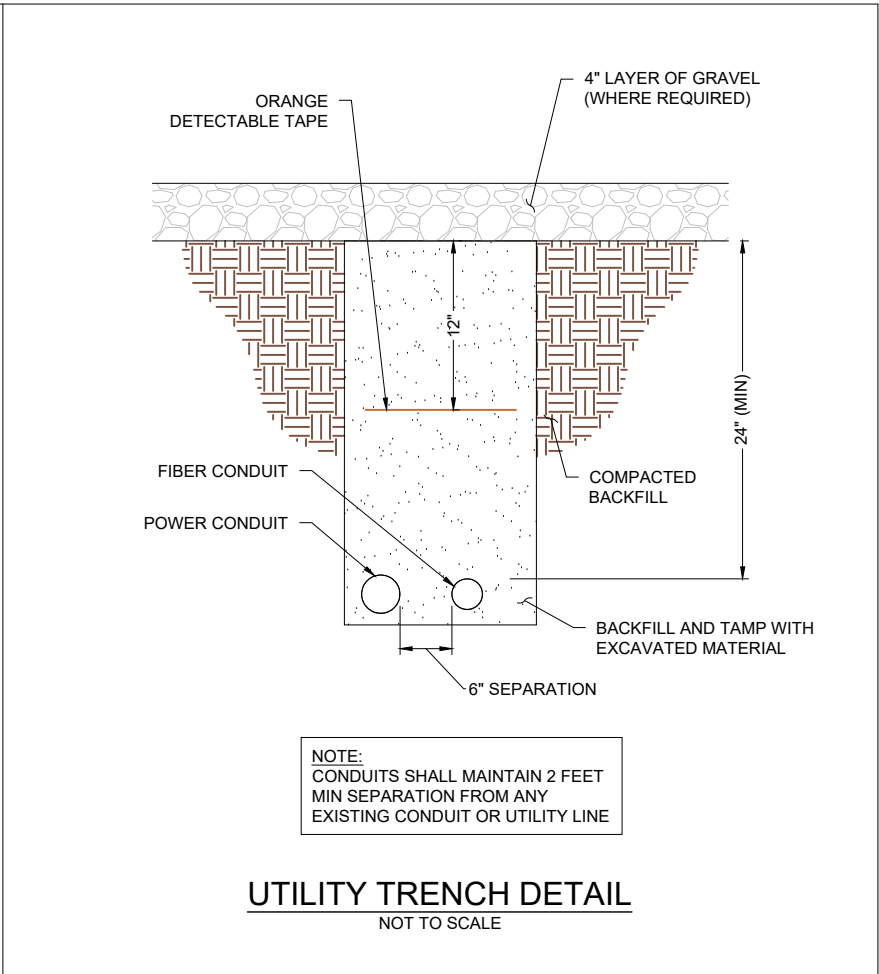
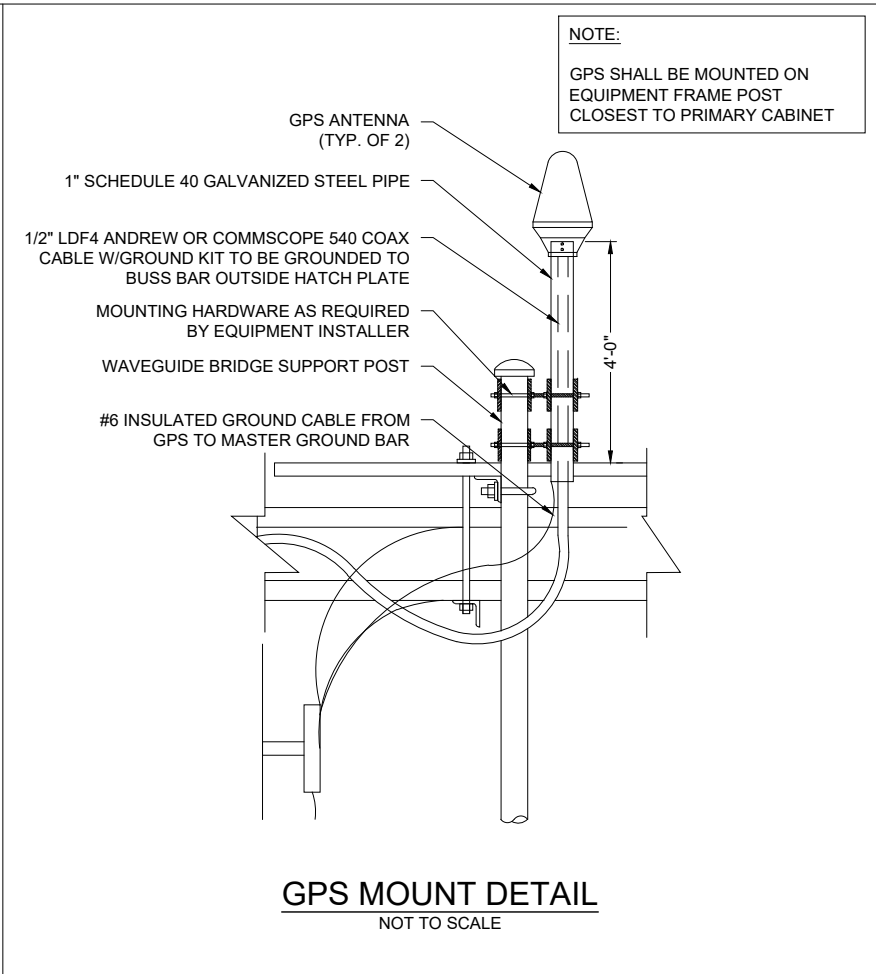
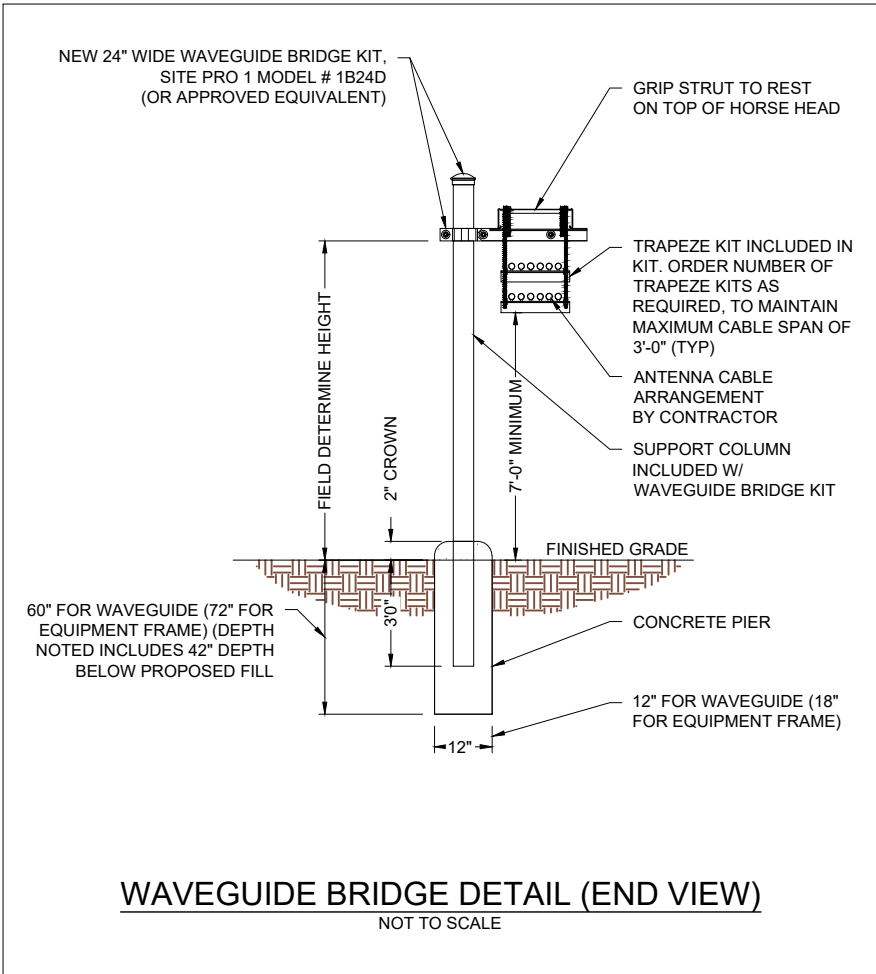
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SHEET NAME

ANTENNA MOUNT DETAILS

SHEET NUMBER

C-5



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1050 ROYAL PALM BEACH BLVD
ROYAL PALM BEACH, FL 33411

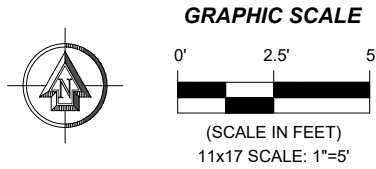
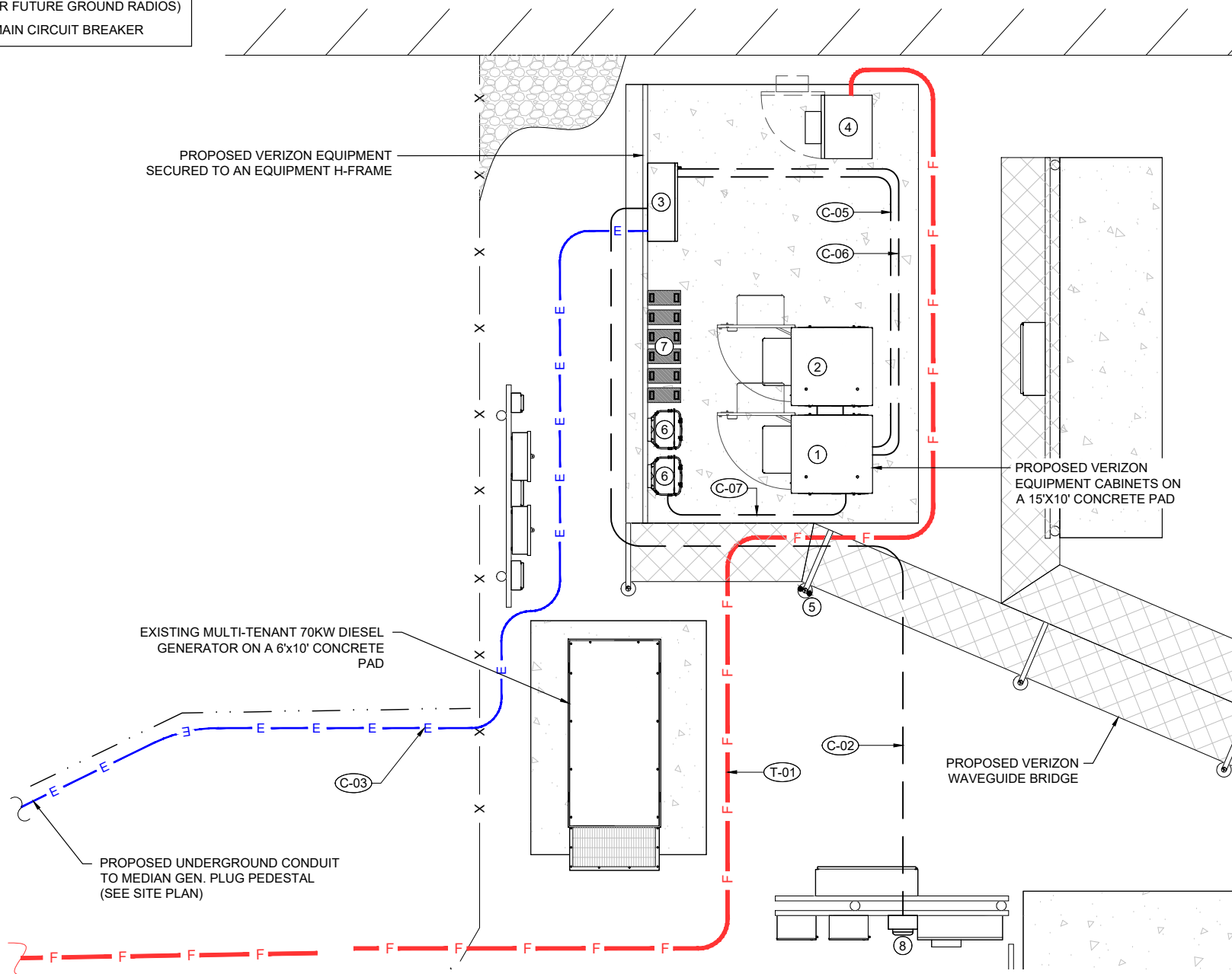
CBVR PROJECT #: VZW.288.24

ISSUED DATES		
A	PRELIM FOR REVIEW	12.18.24
B	PRELIM FOR REVIEW	02.12.25
C	PRELIM FOR REVIEW	03.25.25
D	PRELIM FOR REVIEW	03.26.25
SHEET NAME		
CONSTRUCTION DETAILS		
SHEET NUMBER		
C-6		

- LEGEND**
- ① PRIMARY CABINET
 - ② BATTERY CABINET
 - ③ ILC CABINET (W/ CAMLOCK IF NEEDED)
 - ④ DARK FIBER CABINET
 - ⑤ GPS ANTENNAS
 - ⑥ OVP-12 (PROPOSED & FUTURE AS NEEDED)
 - ⑦ (RESERVE SPACE FOR FUTURE GROUND RADIOS)
 - ⑧ METER AND 200 AM MAIN CIRCUIT BREAKER

NOTES:

1. WHEN EQUIPMENT FRAME IS INSTALLED ADJACENT TO CABINET PAD, INTERCONNECTING CONDUITS SHALL BE INSTALLED AT OR ABOVE GRADE.



EQUIPMENT LAYOUT

PREPARED BY

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TELECOM DESIGN GROUP

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(813) 353-0026
FL CA # 31014

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PROFESSIONAL SEAL

**PRELIM
FOR
REVIEW**

PREPARED FOR

verizon

7701 E. TELECOM PKWY
TEMPLE TERRACE, FLORIDA 33637

PROJECT INFORMATION

5000957581
PALM BEACH SHERIFFS
1050 ROYAL PALM BEACH BLVD
ROYAL PALM BEACH, FL 33411
CBVR PROJECT #: VZW.288.24

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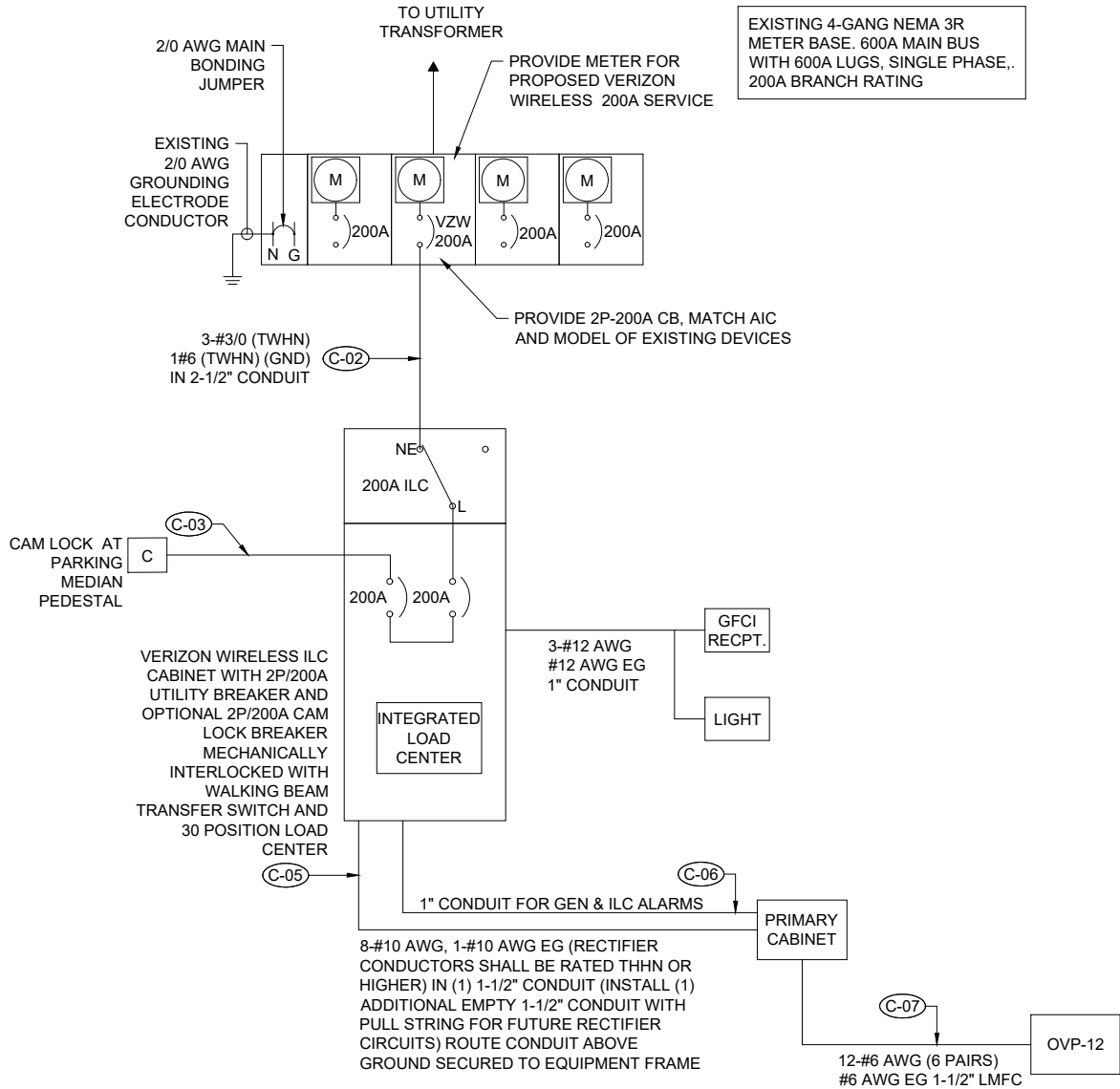
SHEET NAME

EQUIPMENT DETAILS

SHEET NUMBER

E-1

NOTES:
PANEL SCHEDULE AND SINGLE LINE DIAGRAM
REPRESENT A SITE WITH A NEW GE POWER PLANT,
50 KW DIESEL GENERATOR, AND TWO SOURCE ILC
(THREE SOURCE ILC OPTIONAL AS NEEDED).



NOTES:

- ALL EQUIPMENT SHALL BE NEMA 3R RATED.
- ALL EQUIPMENT SHALL BE LIGHTNING PROTECTED IN ACCORDANCE WITH TIA-222-G AND VERIZON WIRELESS STANDARDS.
- DESIGN ENGINEER SHALL VERIFY ALL CONDUCTOR SIZES FOR SITE SPECIFIC DISTANCES REQUIRED (TOTAL SYSTEM VOLTAGE DROP INCLUDING FEEDERS AND BRANCH CIRCUITS TO THE FARTHEST DEMAND SHALL NOT EXCEED 5%).
- WIRE SIZING AND MAXIMUM DISTANCE FROM GENERATOR TO ILC ASSUMES POWER FACTOR OF 0.9.
- BELOW GRADE CONDUIT SHALL BE SCHEDULE 80 PVC. ABOVE GRADE CONDUIT SHALL BE GALVANIZED RIGID CONDUIT. BELOW GRADE PVC CONDUIT SHALL TRANSITION TO GRC PRIOR TO RISING ABOVE GRADE. ALL BENDS SHALL HAVE A MINIMUM 24" RADIUS. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. VERIFY CONDUIT TYPE WITH LOCAL CONSTRUCTION MANAGER AND ADJUST IF NECESSARY. ALL CONDUIT SHALL MEET NEC, STATE, AND LOCAL CODE REQUIREMENTS AS REQUIRED.

VERIZON WIRELESS ELECTRICAL SINGLE LINE DIAGRAM

NOT TO SCALE

PANEL NAME:		VERIZON			MODEL NUMBER:		ASCO D300L SERIES									
RATED VOLTAGE:		240	120	VOLTS	PHASE/WIRE:		1	3								
MAIN BREAKER:		200	AMPS		BUS RATING:		200			KEY DOOR LATCH:		YES				
MOUNT:		SURFACE			NEUTRAL BAR:		YES			HENGED DOOR:		YES				
ENCLOSURE TYPE:		NEMA 3R			AIC:		65K									
POS	USAGE FACTOR	BUS AMPS		LOAD	POLES	AMPS	L1	L2	AMPS	POLES	LOAD	BUS AMPS		USAGE FACTOR	POS	
		L1	L2									L1	L2			
1	1	18		RECTIFIER	2	30A			30A	2	FUTURE RECTIFIER	18		1	2	
3	1		18				30A	2	FUTURE RECTIFIER		18	1	4			
5	1	18		RECTIFIER	2	30A			30A	2	FUTURE RECTIFIER	18		1	6	
7	1		18					2	FUTURE RECTIFIER		18	1	8			
9	1	18		RECTIFIER	2	30A									10	
11	1		18												12	
13	1	18		RECTIFIER	2	30A									14	
15	1		18												16	
17	1	12		GFI RECEPT. /LIGHT	1	20A									18	
19															20	
21															22	
23															24	
25															26	
27															28	
29															30	
		84	84	:FACTORED SUB TOTAL AMPS							FACTORED SUB TOTAL AMPS:		36	36		
										FACTORED TOTAL AMPS:		120	120			

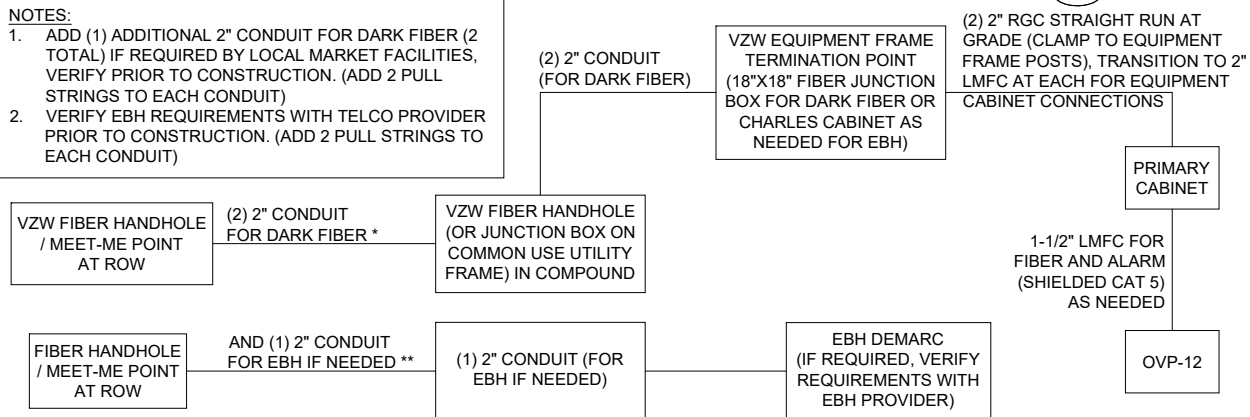
NOTES:

- ALL CONDUCTORS ARE TYPE THWN (75°C) COPPER, UNLESS NOTED OTHERWISE.
- MAXIMUM LENGTH OF RUN FOR RECTIFIER CIRCUITS IS 50FT.
- ASCO INTEGRATED LOAD CENTER INCLUDES 200 AMP MAIN DISCONNECT AND TRANSFER SWITCH FOR PORTABLE OR PERMANENT GENERATOR.
- RECTIFIER LOADS ARE CONSIDERED TO BE NON-CONTINUOUS, BLOCK HEATER AND BATTERY CHARGER ARE INACTIVE WHILE GENERATOR IS IN USE.
- IF ADDITIONAL FUTURE LOADS ARE ADDED WHICH CAUSE TOTAL DEMAND TO EXCEED GENERATOR BREAKER SIZE, BACKUP POWER SYSTEM SHALL BE EVALUATED AND UPGRADED AS NECESSARY.

VZW LOAD CALCULATION

LOAD	AMPS
PROPOSED LOAD:	120
TOTAL DEMAND:	120
VOLTAGE: 120/240V SINGLE PHASE 3W 200A	

PANEL SCHEDULE



FIBER SINGLE LINE DIAGRAM

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7701 E. TELECOM PKWY
TEMPLE TERRACE, FLORIDA 33637

PROJECT INFORMATION

5000957581
PALM BEACH SHERIFFS
1050 ROYAL PALM BEACH BLVD
ROYAL PALM BEACH, FL 33411

CBVR PROJECT #: VZW.288.24

ISSUED DATES

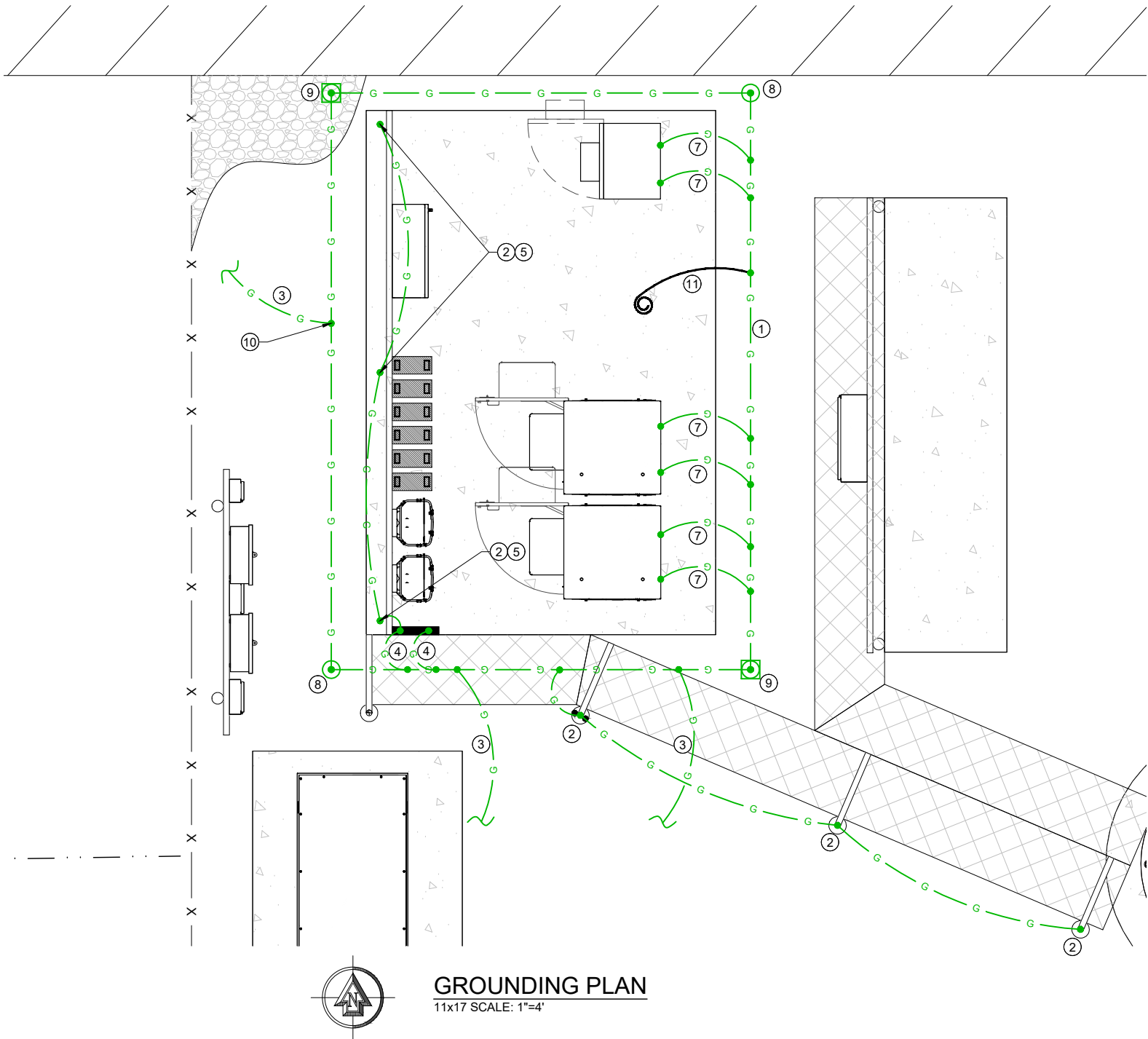
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SHEET NAME

ELECTRICAL DETAILS

SHEET NUMBER

E-2



GROUNDING NOTES

- 1 EQUIPMENT GROUND RING, APPROXIMATELY 12" BEYOND SLAB.
- 2 BOND TO ALL WAVEGUIDE BRIDGE LEGS.
- 3 BOND TO CORNER POST GROUND RING (MIN TWO PLACES).
- 4 BOND TO EQUIPMENT GROUND BAR MOUNTED ON WAVEGUIDE BRIDGE (TYPICAL OF 2).
- 5 BOND TO H-FRAME PIPE (TYPICAL OF EACH PIPE)
- 6 BOND TO ELECTRICAL SERVICE GROUND ROD.
- 7 BOND TO EQUIPMENT ENCLOSURE (TYPICAL 2 PER ENCLOSURE).
- 8 COPPER GROUND ROD.
- 9 COPPER GROUND ROD WITH INSPECTION WELL.
- 10 EXOTHERMIC WELD CONNECTION, TYPICAL.
- 11 6' PIGTAIL FOR FUTURE EQUIPMENT ENCLOSURE CONNECTION, TYPICAL.

EQUIPMENT GROUNDING DETAILS

GENERAL GROUNDING NOTES AND SPECIFICATIONS:

- 1. THE GROUND RING SHALL CONSIST OF 2 AWG BARE SOLID TINNED COPPER CONDUCTOR, UNLESS NOTED OTHERWISE, BURIED AT 30" BELOW FINISHED GRADE AND 18 INCHES OUTSIDE OF EQUIPMENT PAD.
- 2. ALL GROUNDING CONNECTIONS SHALL BE MADE USING AN EXOTHERMIC WELD, UNLESS NOTED OTHERWISE. EXCEPT FOR EQUIPMENT CONNECTIONS WHICH SHALL BE MECHANICALLY FASTENED. CLEAN ALL SURFACES PRIOR TO CONNECTION. SPRAY EXOTHERMICALLY WELDED CONNECTIONS WITH ANTI-OXIDATION PAINT.
- 3. ALL GROUNDING DEVICES SHALL BE UL APPROVED OR LISTED FOR THEIR INTENDED USE.
- 4. ROUTE ALL GROUND CONDUCTORS ALONG THE SHORTEST ROUTE AND AVOID SHARP BENDS. THE BEND RADIUS SHALL NOT BE LESS THAN 12".
- 5. ALL GROUND RODS SHALL BE A MINIMUM OF 10 FEET LONG, COPPER CLAD STEEL (302 OR 304), 5/8" DIAMETER. GROUND ROD SPACING AS SHOWN.
- 6. PRIOR TO INSTALLING LUGS ON GROUND CONDUCTORS OR BOLTING GROUND LUGS, APPLY THOMAS & BETTS KOPR-SHIELD OR EQUIVALENT.
- 7. SPLIT BOLTS SHALL NOT BE USED.
- 8. ENSURE THAT NO CONTINUOUS METAL RING SURROUNDS A GROUNDING CONDUCTOR. USE PVC SUPPORT CLAMPS. ENSURE ANY GROUNDING CONDUCTORS RUN THROUGH METAL CONDUIT IS BONDED TO THE CONDUIT AT BOTH ENDS.
- 9. ANY METAL OBJECT WITHIN 6' OF THE GROUND RING SHALL BE BONDED DIRECTLY TO THE RING.
- 10. ALL GROUNDING COMPONENTS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
- 11. ALL GROUNDING/BONDING CONDUCTORS RUN FROM ABOVE GRADE TO THE GROUND RING SHALL BE INSTALLED IN 3/4" PVC CONDUIT FROM 1 FOOT ABOVE GRADE AND SEALED WITH A SILICONE SEALANT.
- 12. CONTRACTOR SHALL NOTIFY THE TOWER OWNER/CARRIER CONSTRUCTION MANAGERS TO ALLOW THE CONSTRUCTION MANAGERS TO INSPECT THE GROUNDING SYSTEM PRIOR TO BACKFILLING.
- 13. ALL BONDING JUMPERS SHALL BE SOLID #2 COPPER.
- 14. ALL BONDING JUMPERS SHALL BE INSTALLED OVER TOP OF SLAB. NO JUMPERS SHALL BE RUN THROUGH SLAB.
- 15. GROUND SYSTEM SHALL BE TESTED AND SHALL HAVE A RESISTANCE OF 5 OHMS OR LESS. IF RESISTANCE VALUE IS EXCEEDED, NOTIFY VERIZON WIRELESS FOR FURTHER INSTRUCTIONS. SUBMIT A COPY OF THE TEST REPORT TO VERIZON WIRELESS.

NOTE:

ANY EXISTING HALO AND GROUNDING SYSTEM COMPONENTS TO BE REUSED MUST BE TESTED FOR RESISTANCE REQUIREMENTS, AND APPROVAL MUST BE OBTAINED FROM VERIZON WIRELESS CONSTRUCTION MANAGER.

LEGEND

- PROPOSED GROUND ROD TEST WELL
- PROPOSED GROUND ROD PROPOSED
- EXOTHERMIC WELD PROPOSED
- GROUND BUSS BAR PROPOSED
- GROUNDING SYSTEM

PREPARED BY

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REVIEW**

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verizon

7701 E. TELECOM PKWY
TEMPLE TERRACE, FLORIDA 33637

PROJECT INFORMATION

5000957581
PALM BEACH SHERIFFS
1050 ROYAL PALM BEACH BLVD
ROYAL PALM BEACH, FL 33411

CBVR PROJECT #: VZW.288.24

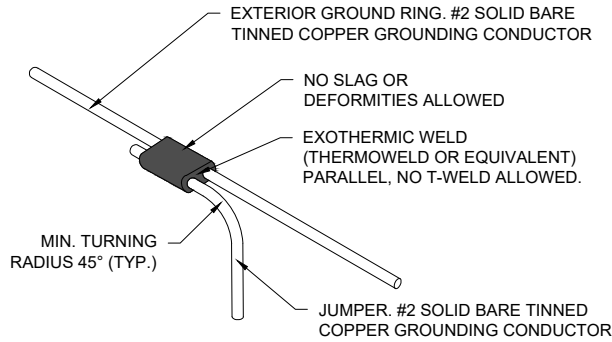
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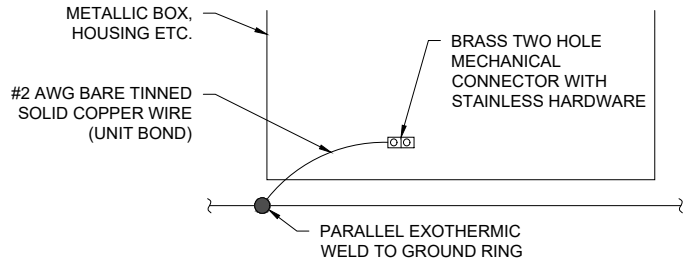
**EQUIPMENT GROUNDING
DETAILS**

SHEET NUMBER

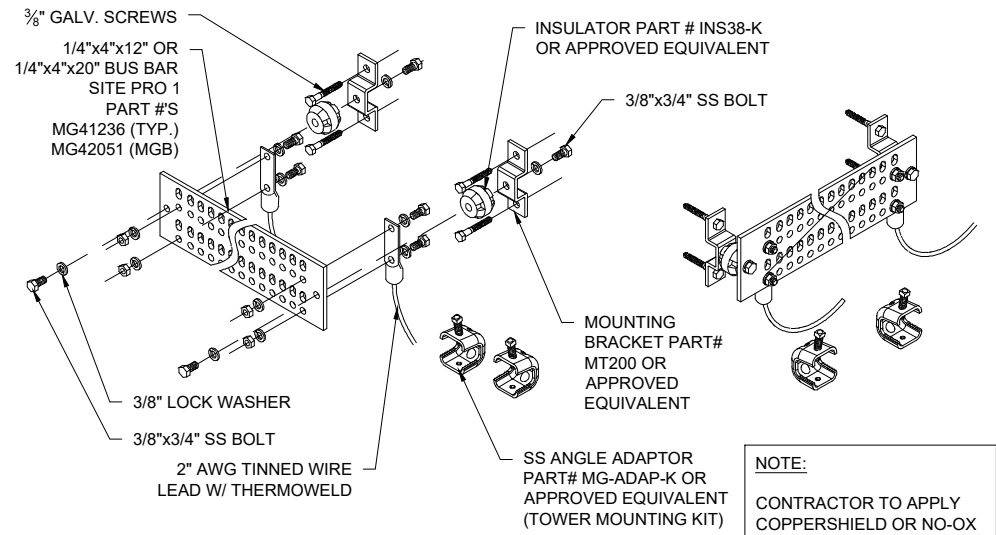
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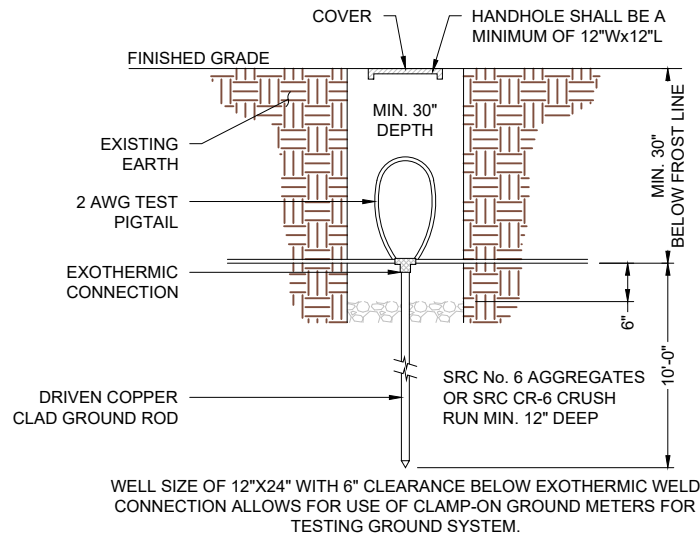
EXOTHERMIC WELD DETAIL
NOT TO SCALE



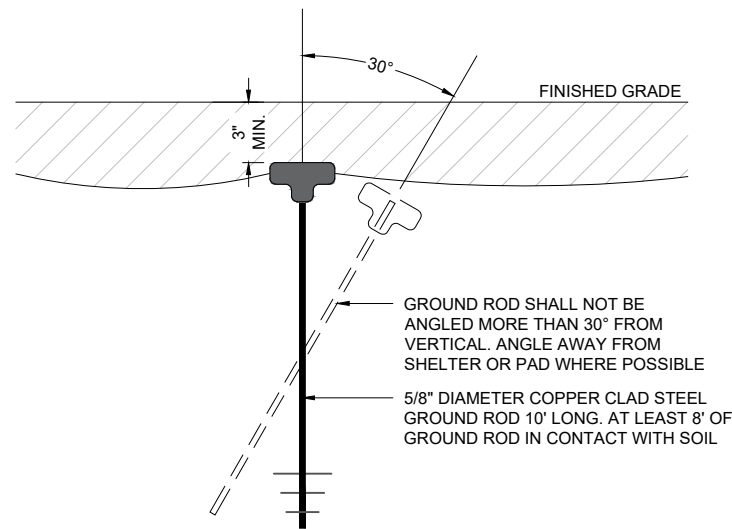
TYP. METALLIC GROUNDING DETAIL
NOT TO SCALE



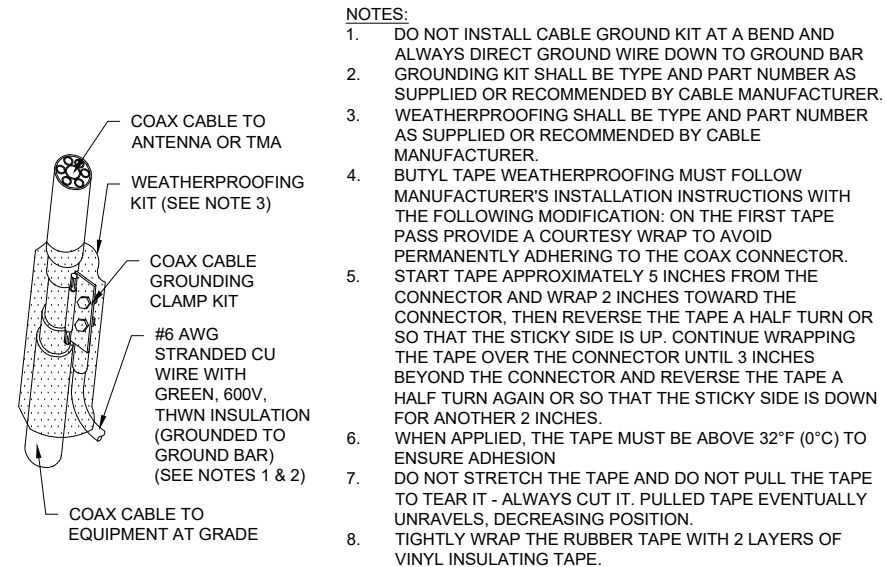
TYP. GROUND BAR DETAIL
NOT TO SCALE



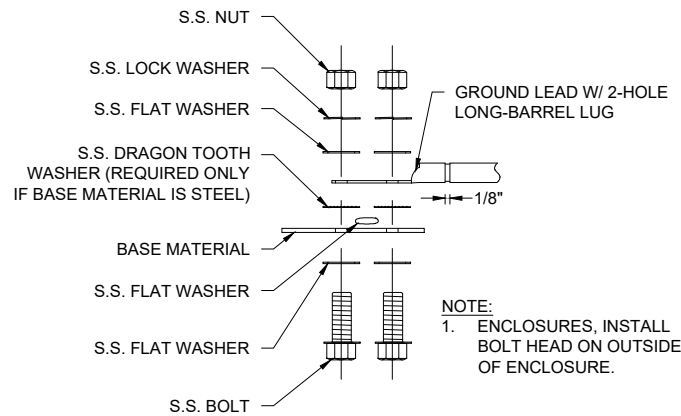
TEST WELL DETAIL
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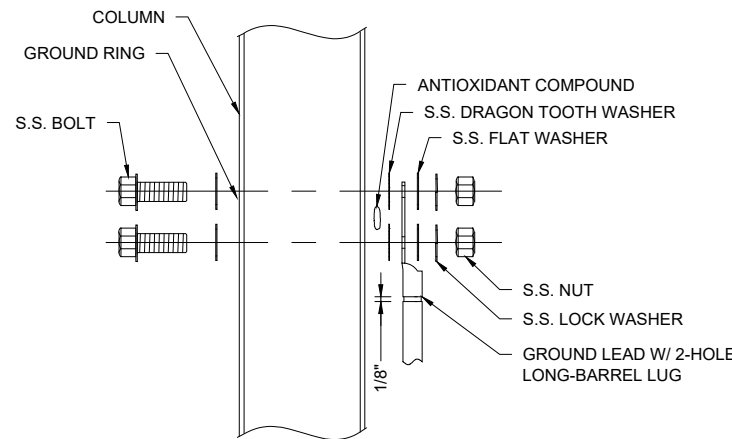
GROUND ROD DETAIL
NOT TO SCALE



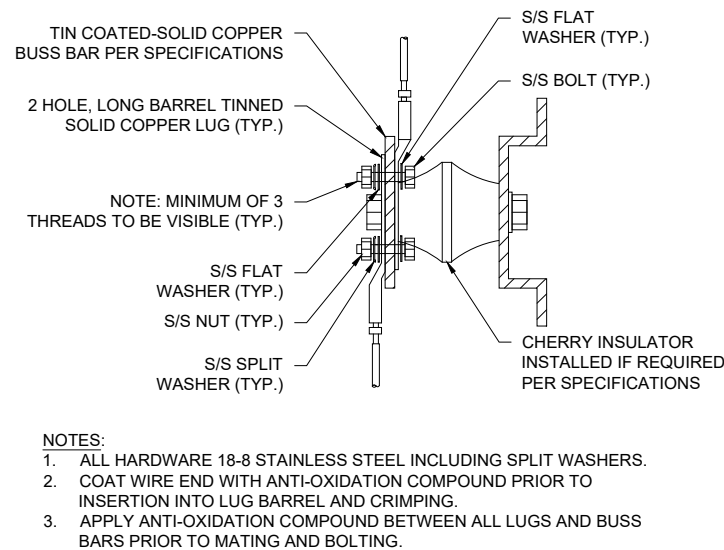
COAX CABLE GROUND
NOT TO SCALE



SINGLE GROUND LUG INSTALLATION DETAIL FOR STEEL OBJECTS
NOT TO SCALE



SINGLE GROUND LUG INSTALLATION DETAIL FOR STEEL TUBING
NOT TO SCALE



GROUNDING BAR LUG DETAIL
NOT TO SCALE



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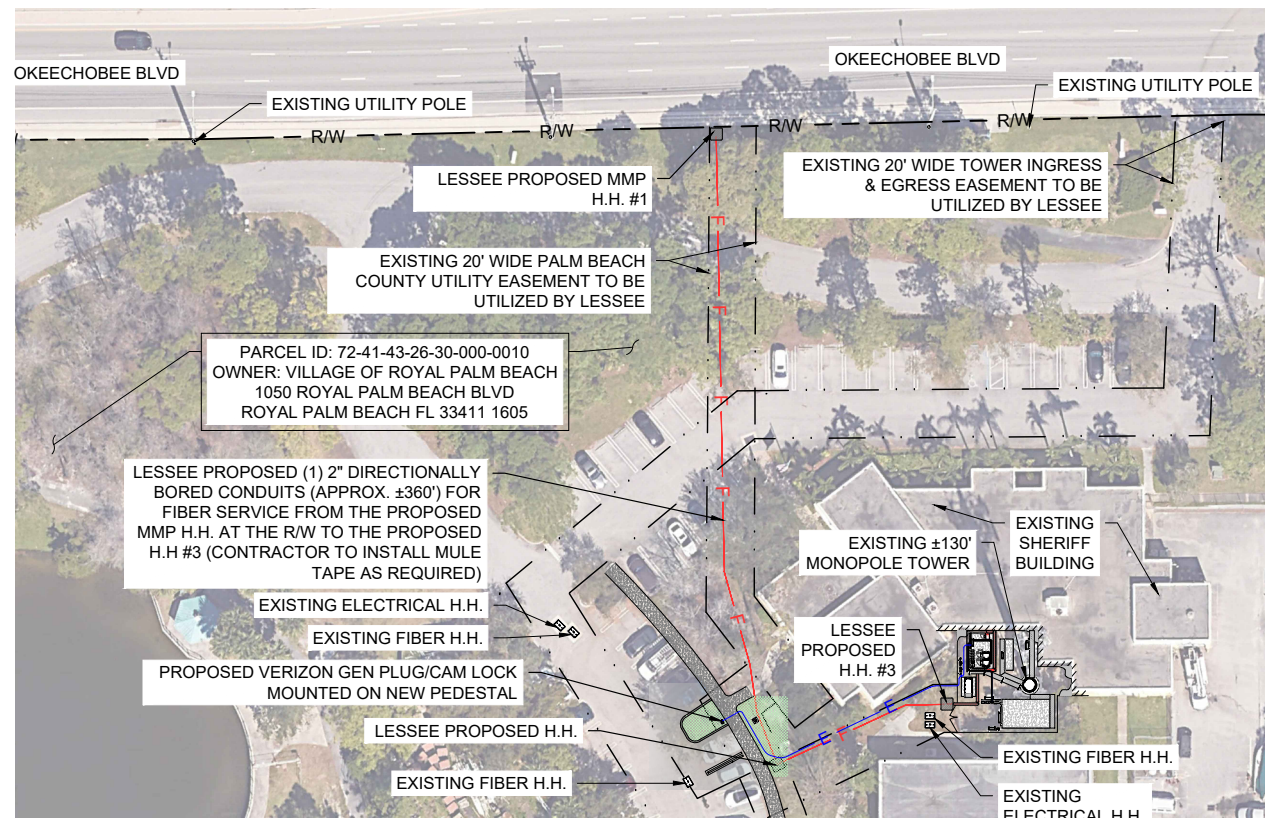
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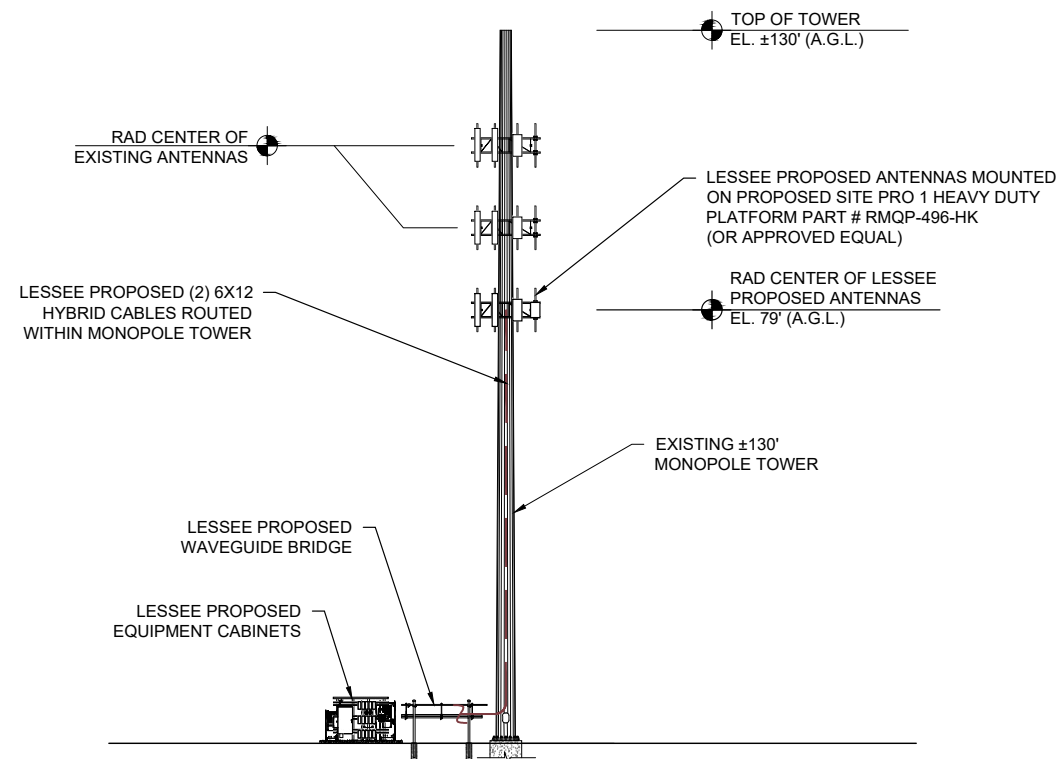
GROUNDING DETAILS

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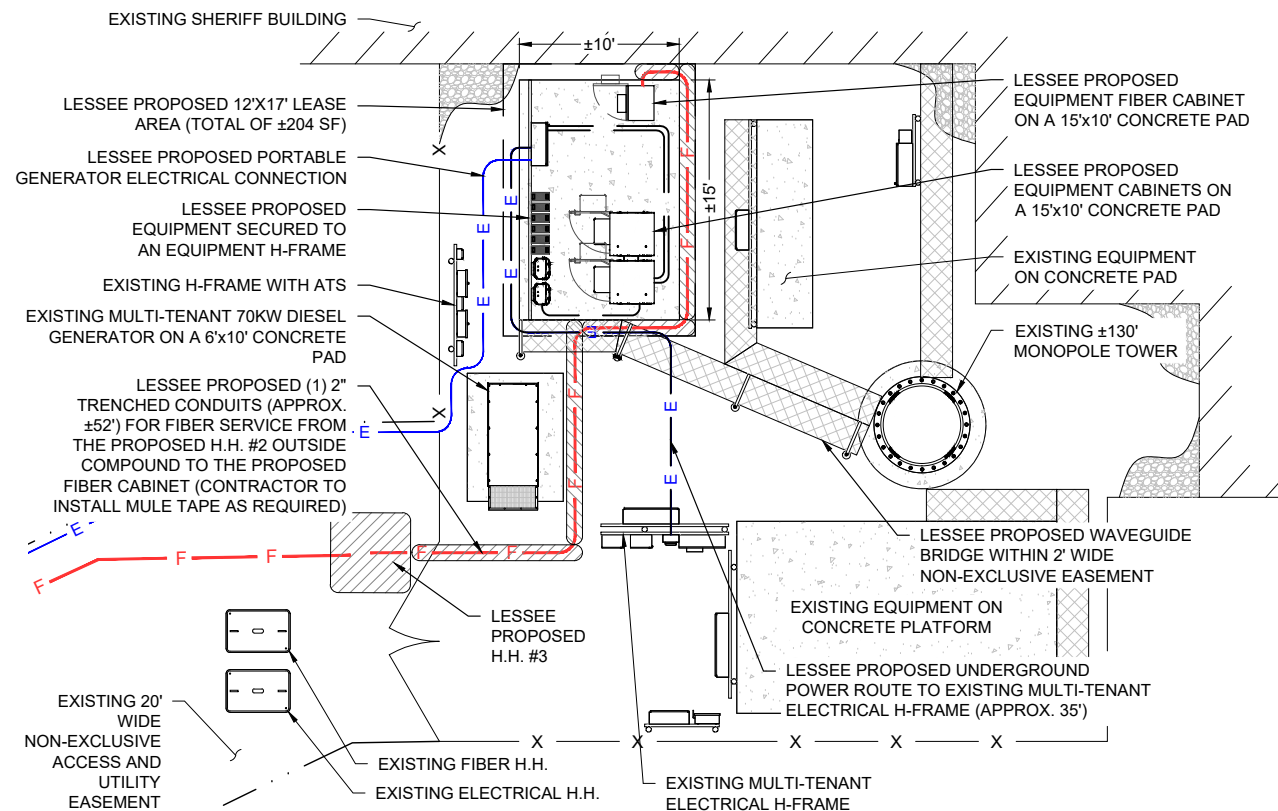
E-4



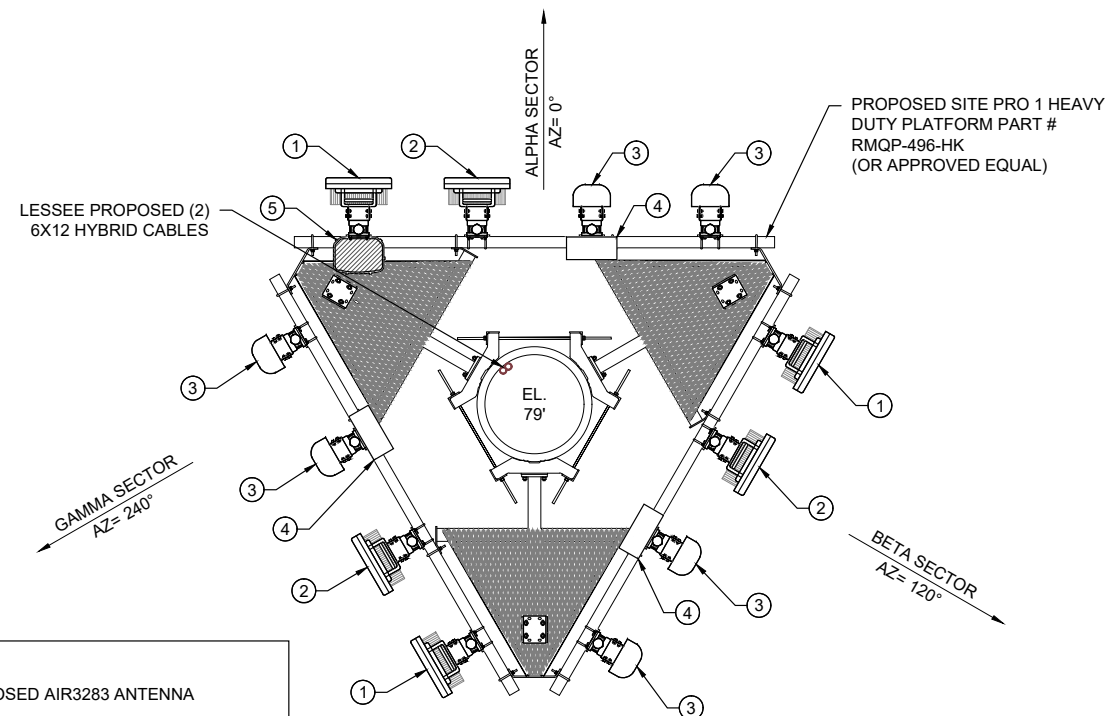
OVERALL SITE PLAN W/ AERIAL VIEW
11x17 SCALE: 1"=80'



TOWER ELEVATION
NOT TO SCALE



ENLARGED SITE PLAN
11x17 SCALE: 1"=12'



- LEGEND**
- ① PROPOSED AIR3283 ANTENNA
 - ② PROPOSED AIR6419 ANTENNA
 - ③ PROPOSED NHH-65B-HG-R2B ANTENNA
 - ④ PROPOSED RRU 4490
 - ⑤ PROPOSED OVP-12



ANTENNA LAYOUT
NOT TO SCALE

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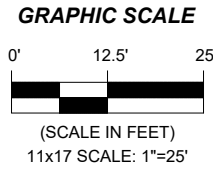
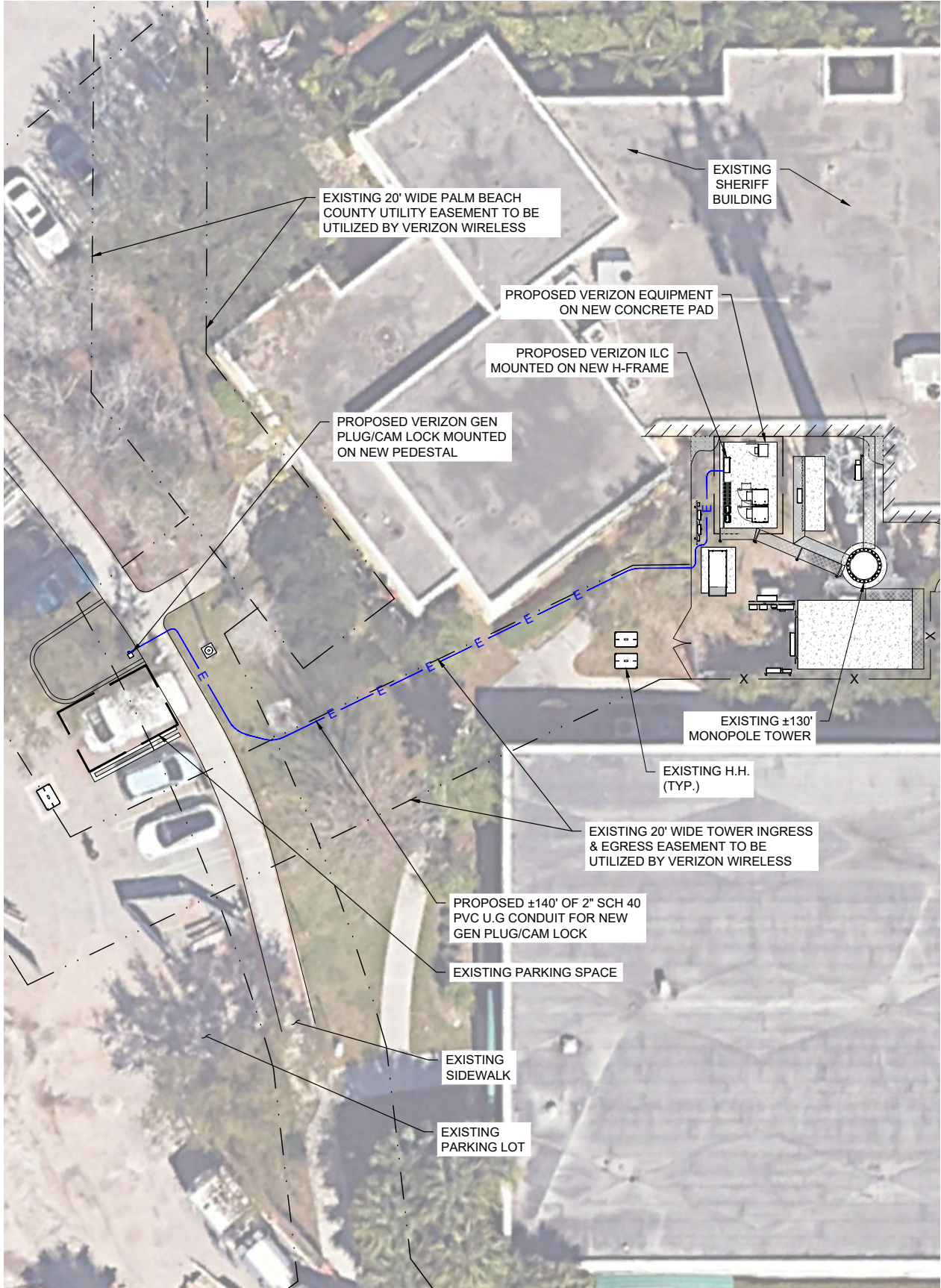
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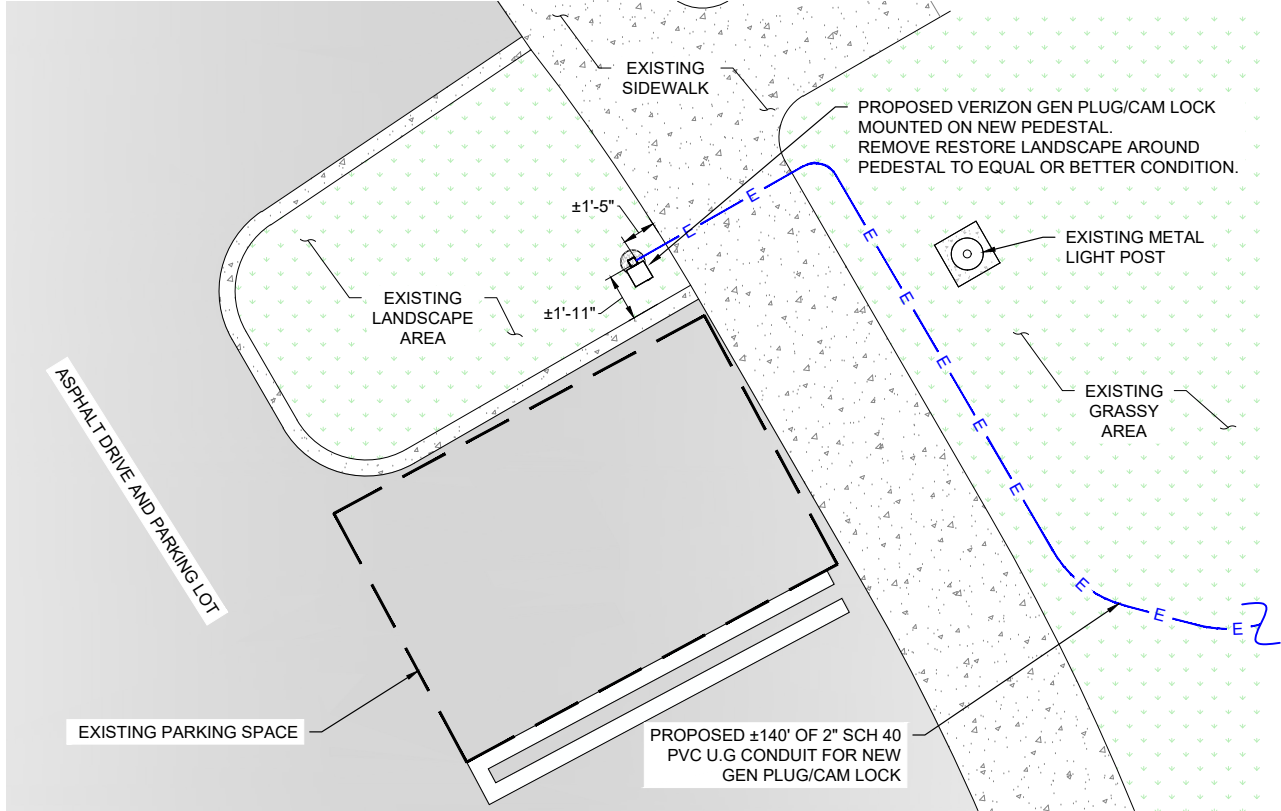
LEASE EXHIBIT

SHEET NUMBER

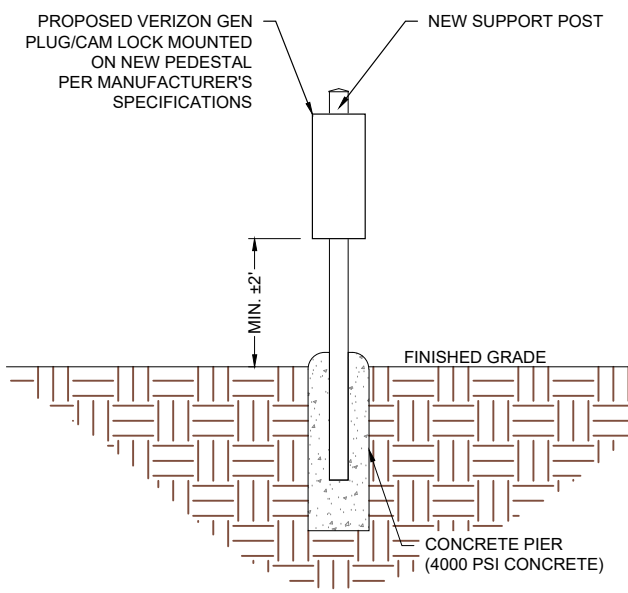
LE-1



OVERALL PLAN W/ AERIAL VIEW



PROPOSED ENLARGED PLAN
11x17 SCALE: 1"=8'



PEDESTAL DETAIL
NOT TO SCALE



PHOTOSIM
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ISSUED DATES		
A	PRELIM FOR REVIEW	03.14.25

SHEET NAME

GEN PLUG SKETCH

SHEET NUMBER

SK-1

EXHIBIT C
LETTER BY TENANT INDICATING NO OBJECTION TO VERIZON LEASE



April 17, 2025

Raymond C. Liggins
Village Manager
Village of Royal Palm Beach
1050 Royal Palm Beach Boulevard
Royal Palm Beach, FL 33411

RE: American Tower Site No./Name: 273355 AARQ FL (the "Site")

Dear Mr. Liggins,

It is our understanding that you require written confirmation of American Tower's consent of a lease agreement between the Village of Royal Palm Beach and Verizon Wireless for ground space adjacent to or near the Site owned and operated by American Tower located at 1040 Royal Palm Beach Blvd., West Palm Beach, FL 33411.

Please accept this letter as American Tower's written approval of lease agreement by and between the Village of Royal Palm Beach and Verizon Wireless for ground space to accommodate Verizon Wireless' ground equipment at the Site. Please let me know if you have any questions or require further information. Thank you for your cooperation.

Sincerely,

Susana Picillo
Supervising Attorney
American Tower Corporation