

PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A 100' MONOPOLE WITH (12) 8' ANTENNAS, (6) RRU'S, (1) 2' MICROWAVE, (1) GPS ANTENNA, REQUIRED ANTENNA CABLING, HCS JUMPERS, (2) GROUND MOUNTED RADIO CABINETS, (1) RAISED CONCRETE PAD, CABLE ICE BRIDGE, UTILITY BACKBOARD AND MULTI-METER UTILITY SERVICE MOUNTED ON H-FRAME WITHIN A 40'x40' FENCED LEASE AREA. NO WATER OR SEWER SERVICE IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

CODE COMPLIANCE:

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

1. 2022 CALIFORNIA BUILDING CODE
2. 2022 CALIFORNIA TITLE 24
3. 2022 CALIFORNIA FIRE CODE
3. 2022 CALIFORNIA ELECTRIC CODE
4. 2022 CALIFORNIA ENERGY CODE
5. 2022 CALIFORNIA MECHANICAL CODE
6. TIA/EIA-222-H OR LATEST EDITION
5. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
6. CITY/COUNTY ORDINANCES



**US-CA-7252
FARMON CANYON
S/E CORNER OF
W. LUCHESSA AVE. & THOMAS RD.
GILROY, CA 95070
100' MONOPOLE
TENANT SITE ID: SF54024C**

APPROVAL BLOCK				
		APPROVED	APPROVED AS NOTED	DISAPPROVED REVISE
VERTICAL BRIDGE	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SITE ACQUISITION	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONSTRUCTION MANAGER	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PERMITTING	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RF ENGINEERING	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CLIENT
verticalbridge
750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SITE ACQUISITION
AD
ASSURANCE DEVELOPMENT
1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079



VICINITY MAP
N.T.S.

DRAWING INDEX	
DRWG. #	TITLE
T1	TITLE SHEET
LS-1	SURVEY
LS-2	SURVEY
A1	SITE PLAN
A2	ENLARGED SITE PLAN
A3	ENLARGED COMPOUND PLAN
A4	EQUIPMENT AND ANTENNA PLAN
A5	ELEVATIONS



LOCATION MAP
N.T.S.

PROJECT INFORMATION	
SITE NAME:	FARMON CANYON
SITE NUMBER:	US-CA-7252
TENANT SITE ID:	SF54024C
SITE ADDRESS:	S/E CORNER OF W. LUCHESSA AVE. & THOMAS RD.
PARCEL #:	808-21-023
DEED REFERENCE:	N/A
ZONING CLASSIFICATION:	A-20 AC
ZONING JURISDICTION:	SANTA CLARA COUNTY
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	U (UNMANNED TELECOM FACILITY)
NO. OF STORIES:	1 (ENCLOSURE ONLY)
SPRINKLER:	NONE
STRUCTURE TYPE:	MONOPOLE
STRUCTURE HEIGHT:	100'
CONSTRUCTION AREA:	1,600 SQ. FT.
GROUND ELEVATION:	214' (NAVD88)
LATITUDE (NAD 83):	36.990939° (36° 59' 27.379" N)
LONGITUDE (NAD 83):	-121.573034° (121° 34' 22.922" W)

PROJECT DIRECTORY	
PROPERTY OWNER:	DAVID WILSON 14428 BIG BASIN WAY SARATOGA, CA 95070
APPLICANT:	VERTICAL BRIDGE 750 PARK OF COMMERCE DR. #200 BOCA RATON, FL 33487
CONTACT:	ASSURANCE DEVELOPMENT 1499 HUNTINGTON DR. #305 SOUTH PASADENA, CA 91030 CONTACT: BILL LEWIS PHONE: 626.765.5079
POWER COMPANY:	PG&E
TELCO COMPANY:	AT&T

EMERGENCY:
CALL 911


UNDERGROUND SERVICE ALERT
(800) 642-2444
WWW.CALIFORNIA811.ORG


CALL 2 TO 14 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

2	GENERATOR UPDATE	JR	08/01/24
1	WPG COMMENTS	APP	07/01/24
0	WPG COMMENTS	JR	04/23/24
B	REVISED SITE LOCATION	APP	03/21/24
A	ISSUED FOR REVIEW	JR	01/22/24
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: JR
DESIGNED: JR
CHECKED: BL

PROJECT NUMBER: US-CA-7252

PROJECT TITLE:
**US-CA-7252
SF54024C
FARMON CANYON
S/E CORNER OF
W. LUCHESSA AVE.
& THOMAS RD.
GILROY, CA 95070**

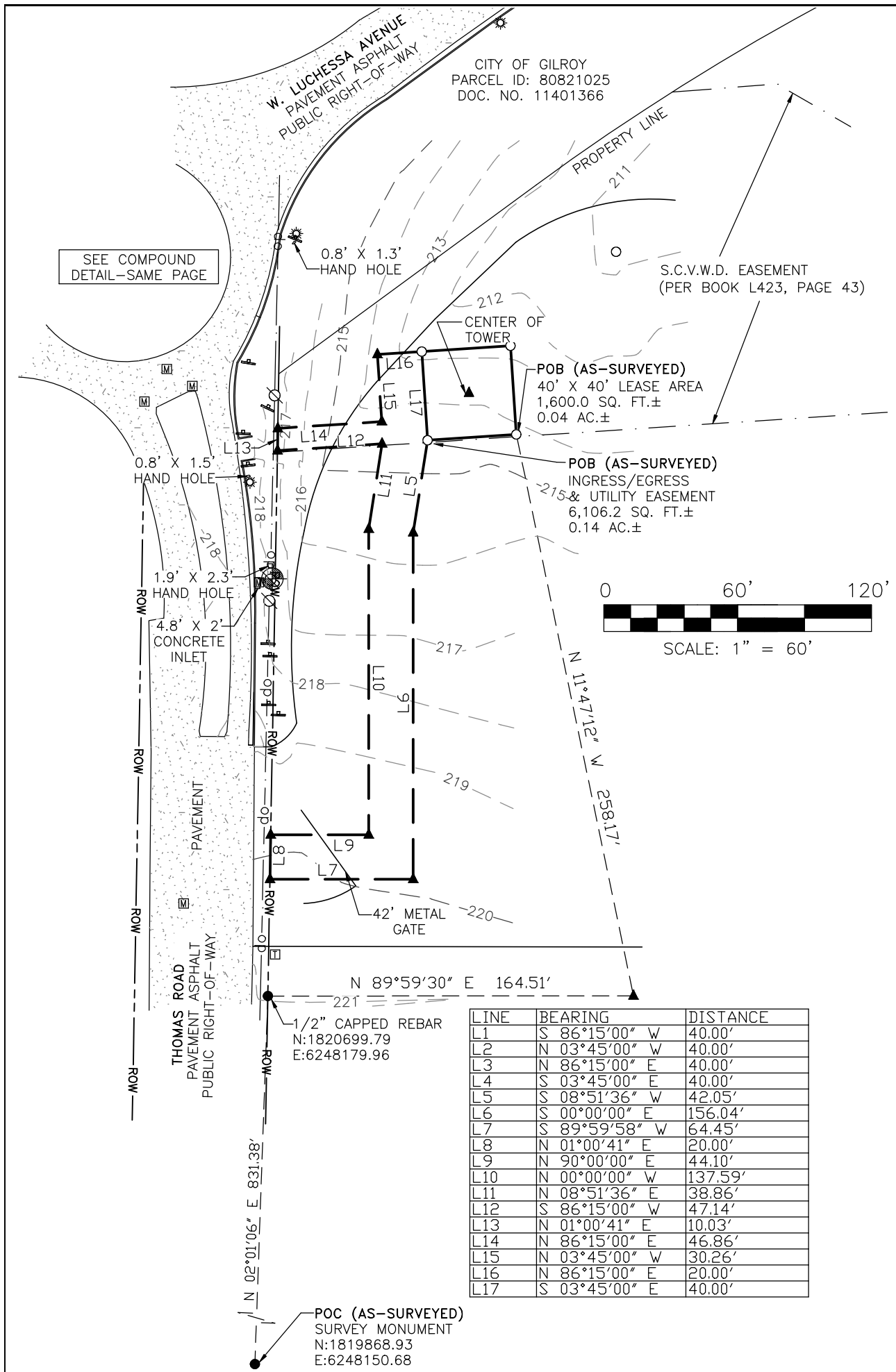
ENGINEER STAMP:

DRAWING TITLE:
TITLE SHEET

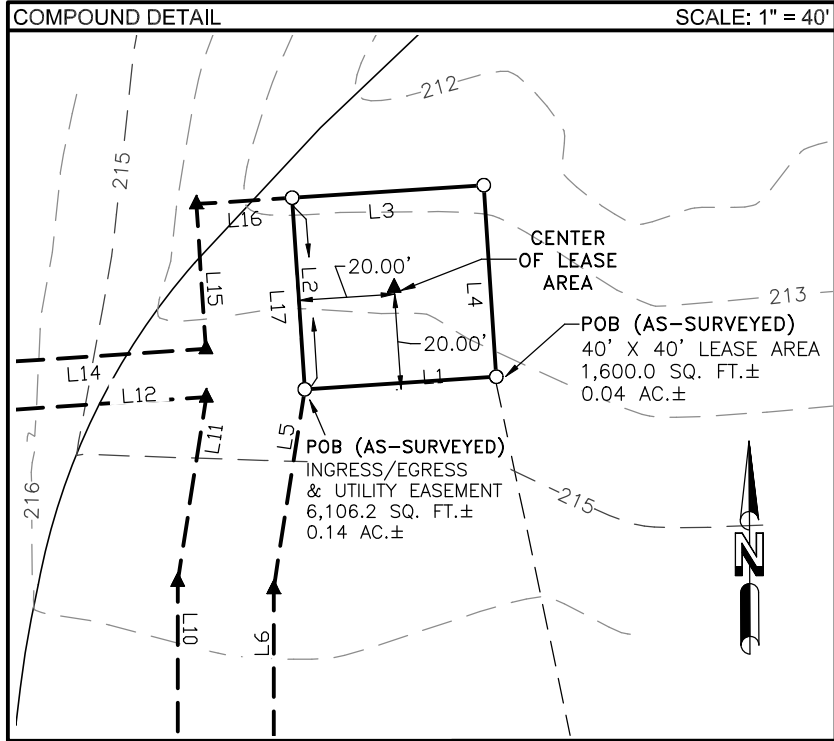
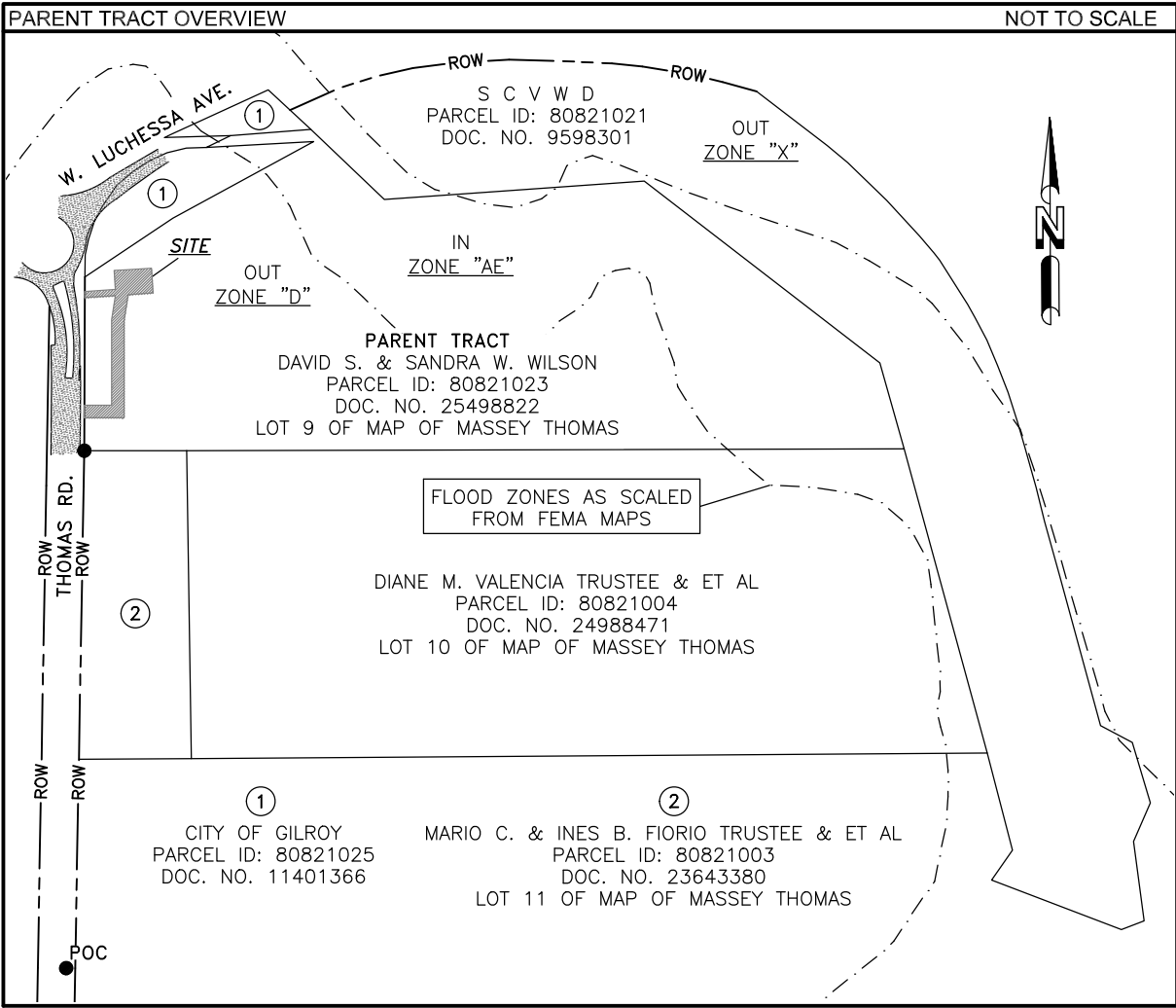
DRAWING SCALE:
AS NOTED **ZD**
DATE:
01/22/24

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DRAWING NUMBER:
T1



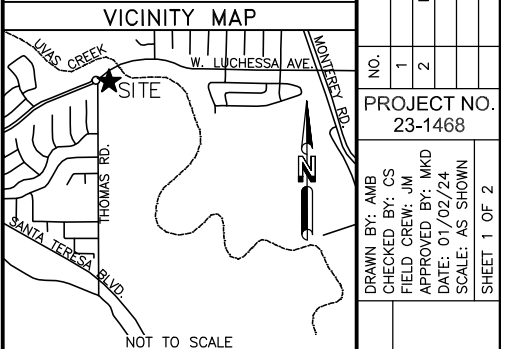
LINE	BEARING	DISTANCE
L1	S 86°15'00" W	40.00'
L2	N 03°45'00" W	40.00'
L3	N 86°15'00" E	40.00'
L4	S 03°45'00" E	40.00'
L5	S 08°51'36" W	42.05'
L6	S 00°00'00" E	156.04'
L7	S 89°59'58" W	64.45'
L8	N 01°00'41" E	20.00'
L9	N 90°00'00" E	44.10'
L10	N 00°00'00" W	137.59'
L11	N 08°51'36" E	38.86'
L12	S 86°15'00" W	47.14'
L13	N 01°00'41" E	10.03'
L14	N 86°15'00" E	46.86'
L15	N 03°45'00" W	30.25'
L16	N 86°15'00" E	20.00'
L17	S 03°45'00" E	40.00'



CENTER OF LEASE AREA INFO

CENTER OF LEASE AREA:
 LATITUDE: 36°59'27.379" NORTH
 LONGITUDE: 121°34'22.922" WEST (NAD 83)
 GROUND ELEVATION: 214' ABOVE MEAN SEA LEVEL (NAVD88)

SITE ADDRESS:
 THOMAS ROAD
 GILROY, CA 95070



CALIFORNIA 3
 GRID NORTH

GRID TO TRUE NORTH CONVERGENCE
 -0°39'24.65992"

TRUE NORTH TO MAGNETIC DECLINATION
 12°45' E

COMBINED SCALE FACTOR
 1.000016483

- LEGEND**
- = 5/8" REBAR SET
 - = FOUND PROPERTY MARKER
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - POE = POINT OF ENDING
 - ▲ = CALCULATED POINT
 - ⊙ = POWER POLE
 - ☼ = LIGHT POLE
 - ⊥ = ROAD SIGN
 - ⊠ = TELEPHONE PEDESTAL
 - ⊞ = MANHOLE
 - ⊕ = TEMPORARY BENCHMARK
 - NAIL IN POWER POLE
 N:1820887.58
 E:6248181.97
 ELEV.: 218.48'
- ROW --- = RIGHT-OF-WAY
 - - - - - op - - - - - = OVERHEAD POWER

FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone 'D' of the Flood Insurance Rate Map Community Panel No. 06085C0752H, which bears an effective date of May 18, 2009 and IS NOT in a special flood hazard area.
 Zone 'D': Areas in which flood hazards are undetermined, but possible.

US-CA-7252 FARMON CANYON SF54024
 A PORTION OF LOT 9, MAP OF MASSEY THOMAS SENIOR SUBDIVISION IN LAS ANIMAS RANCH LOT NO. 15
 SANTA CLARA COUNTY, CALIFORNIA

RAWLAND TOWER SURVEY

ASSURANCE DEVELOPMENT

FOR: SMW Engineering Group, Inc.
 158 Business Center Drive
 Birmingham, Alabama 35244
 Ph: 205-252-6985
 www.smweng.com

PROJECT NO. 23-1468

REVISION: 1
 CLIENT COMMENTS: 2
 LEASE/EASEMENT REVISIONS: 03/29/24
 DATE: 01/23/24
 BY: PWK
 PH: 03/29/24

DRAWN BY: AMB
 CHECKED BY: CS
 FIELD CREW: JM
 APPROVED BY: MKD
 DATE: 01/02/24
 SCALE: AS SHOWN

SHEET 1 OF 2

PARENT TRACT (DOCUMENT NO. 25498822):

Lot numbered Nine, (9), as delineated upon that certain Map entitled, "Map of Massey Thomas," which Map was filed for record in the office of the Recorder of the County of Santa Clara, State of California on April 15, 1893, in Volume G of Maps, page(s) 59.

EXCEPTING THEREFROM the portion as conveyed to the Santa Clara Valley Water District by Deed recorded July 20, 1990 in Book L423 of Official Records, page 43, described as follows:

Being a portion of the lands shown as Lot 9, on that certain Map entitled, "Map of Massey Thomas, Senior Subdivision of Las Animas Ranch Lot No. 15." and filed in Book "G" of Maps, at page 636, in the office of the Recorder, County of Santa Clara, State of California, to wit:

All of said Lot 9, which lies Northerly of the following described general Southeasterly line:

Beginning at the intersection of the Northerly line of the lands designated "Parcel 3," on that certain Parcel Map filed in Book 395 of Maps, at page 51, Santa Clara County Records, with the centerline of Thomas Road (39.6 feet wide), as said intersection is shown on said Parcel Map; thence along said centerline South 41.86 feet to the true point of beginning; thence leaving said centerline, N. 53° 01' 46" E. 168.78 feet; thence along a curve to the right having a radius of 1090.0 feet, through a central angle of 17° 41' 15" for an arc distance of 338.49 feet to the general Northeasterly line of said Parcel 9.

40' X 40' LEASE AREA (AS-SURVEYED)

Being a portion of Lot 9, on that certain Map entitled, "Map of Massey Thomas," which Map was filed for record in the office of the Recorder of the County of Santa Clara, State of California on April 15, 1893, in Volume G of Maps, page(s) 59, in the office of the County Recorder of said County, being more particularly described as follows:

Commencing at a found survey monument at the intersection of the centerlines of Thomas Drive and Babbs Creek Drive, having California 3 State Plane Coordinates of N:1819868.93 and E:6248150.68; thence run N 02°01'06" E for a distance of 831.38 feet to an illegible 1/2" capped rebar found on the east Right-of-Way line of Thomas Drive, having California 3 State Plane Coordinates of N:1820699.79 and E:6248179.96, and marking the southwest corner of the above mentioned Lot 9; thence leaving said east Right-of-Way line and along the south boundary line of said Lot 9, N 89°59'30" E for a distance of 164.51 feet to a point, and marking the northeast corner of a called 2.05 acres tract of land recorded in Document No. 23643380 in the office of the County Recorder of Santa Clara, State of California; thence leaving said south boundary line, N 11°47'12" W for a distance of 258.17 feet to a 5/8" rebar set and the POINT OF BEGINNING; thence S 86°15'00" W a distance of 40.00 feet to a 5/8" rebar set; thence N 03°45'00" W a distance of 40.00 feet to a 5/8" rebar set; thence N 86°15'00" E a distance of 40.00 feet to a 5/8" rebar set; thence S 03°45'00" E a distance of 40.00 feet to the POINT OF BEGINNING. Said above described Lease Area contains 1,600.0 square feet or 0.04 acres, more or less.

INGRESS/EGRESS & UTILITY EASEMENT (AS-SURVEYED)

Being a portion of Lot 9, on that certain Map entitled, "Map of Massey Thomas," which Map was filed for record in the office of the Recorder of the County of Santa Clara, State of California on April 15, 1893, in Volume G of Maps, page(s) 59, in the office of the County Recorder of said County, being more particularly described as follows:

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SURVEYOR'S NOTES

1. This is a Rawland Tower Survey, made on the ground under the supervision of a California Registered Land Surveyor. Date of field survey is December 15, 2023.
2. The following surveying instruments were used at time of field visit: Topcon GM-55 and Topcon Hiper SR G.P.S. receiver, (R.T.K. network capable).
3. Bearings are based on California 3 State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID DH7211. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted with the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.

PLOTTABLE EXCEPTIONS

Tower Title & Closing
Commitment for Title Insurance Commitment File No. IC-TWR-144746-C
Dated August 30, 2023 at 9:29am
Schedule B, Section II

Exception No.	Instrument	Comment
1-4, 6		Standard exceptions. Contain no survey matters.
5	Book G, Page 59	Original subdivision of lots, but contains no easements or encumbrances that affect subject Lease Area or Easement.

SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of California to the best of my knowledge, information, and belief.

Timothy Leigh Fish
California Registered No. L9566

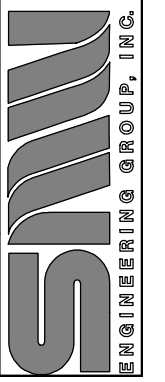
NO.	REVISION	DATE	BY
1	CLIENT COMMENTS	01/23/24	PHK
2	LEASE/EASEMENT REVISIONS	03/29/24	PH

PROJECT NO.
23-1468

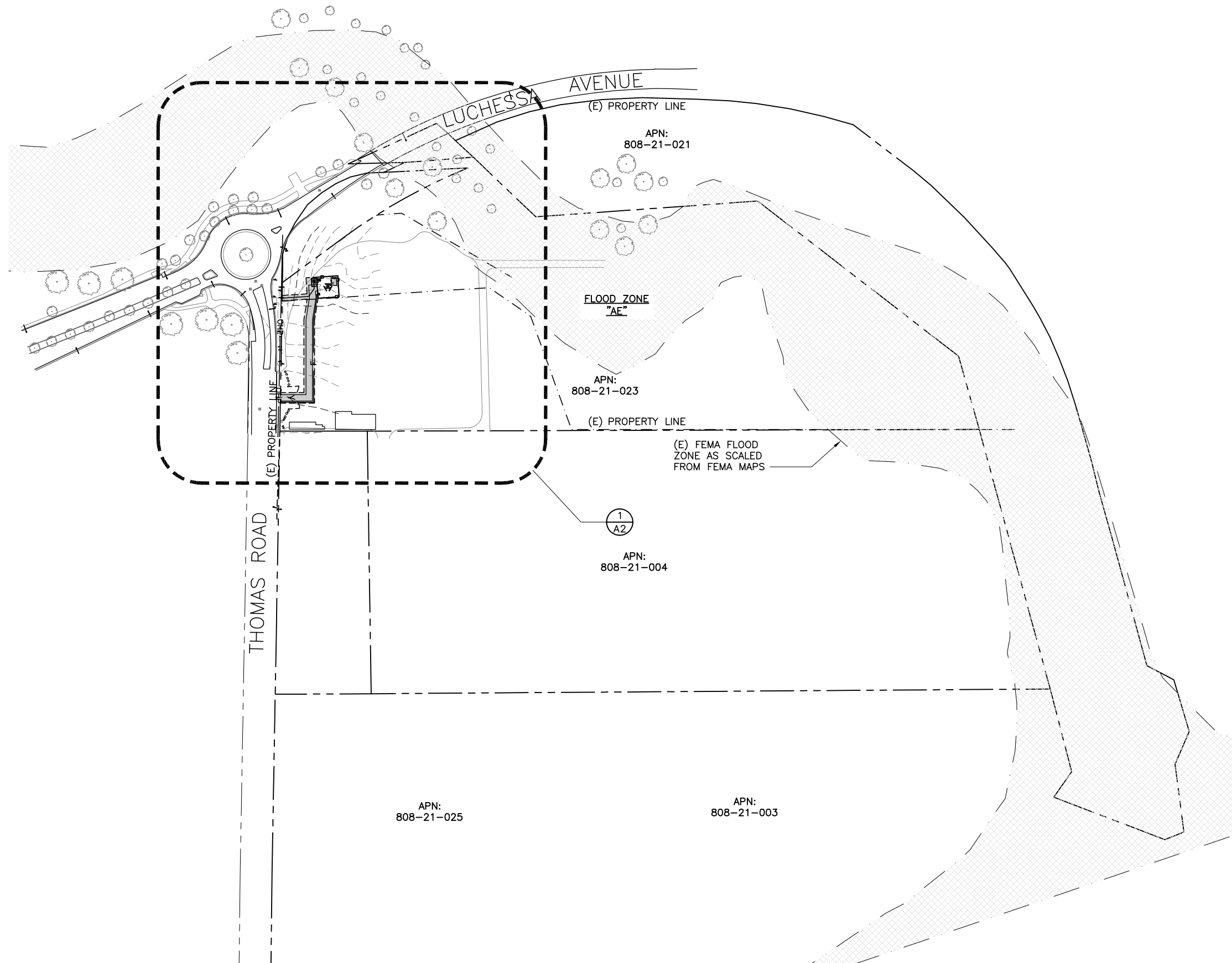
DRAWN BY: AMB
CHECKED BY: CS
FIELD CREW: JM
APPROVED BY: MKD
DATE: 01/02/24
SCALE: N.T.S.
SHEET 2 OF 2

RAWLAND TOWER SURVEY
FOR:
ASSURANCE DEVELOPMENT
HUNTINGTON DRIVE, SUITE 305
SOUTH PASADENA, CALIFORNIA 91030

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com



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SF54024
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DRAWING SCALE:
 AS NOTED
ZD
 DATE:
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DRAWING NUMBER:
A1

NO.	SUBMITTAL / REVISION	BY	DATE
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EQUIPMENT AND
ANTENNA PLAN

DRAWING SCALE:
AS NOTED

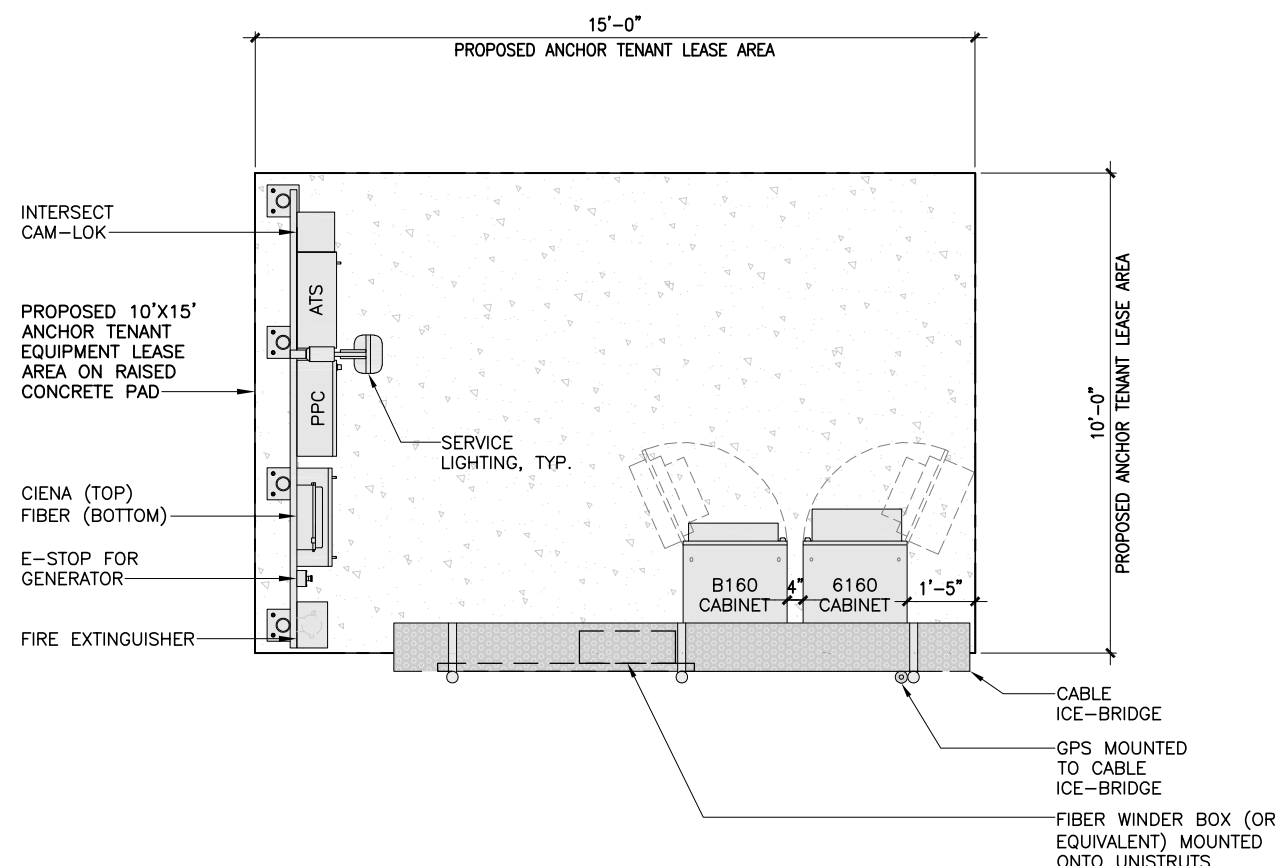
ZD

DATE:
01/22/24

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DRAWING NUMBER:

A4



NOT USED

SCALE
 N.T.S.

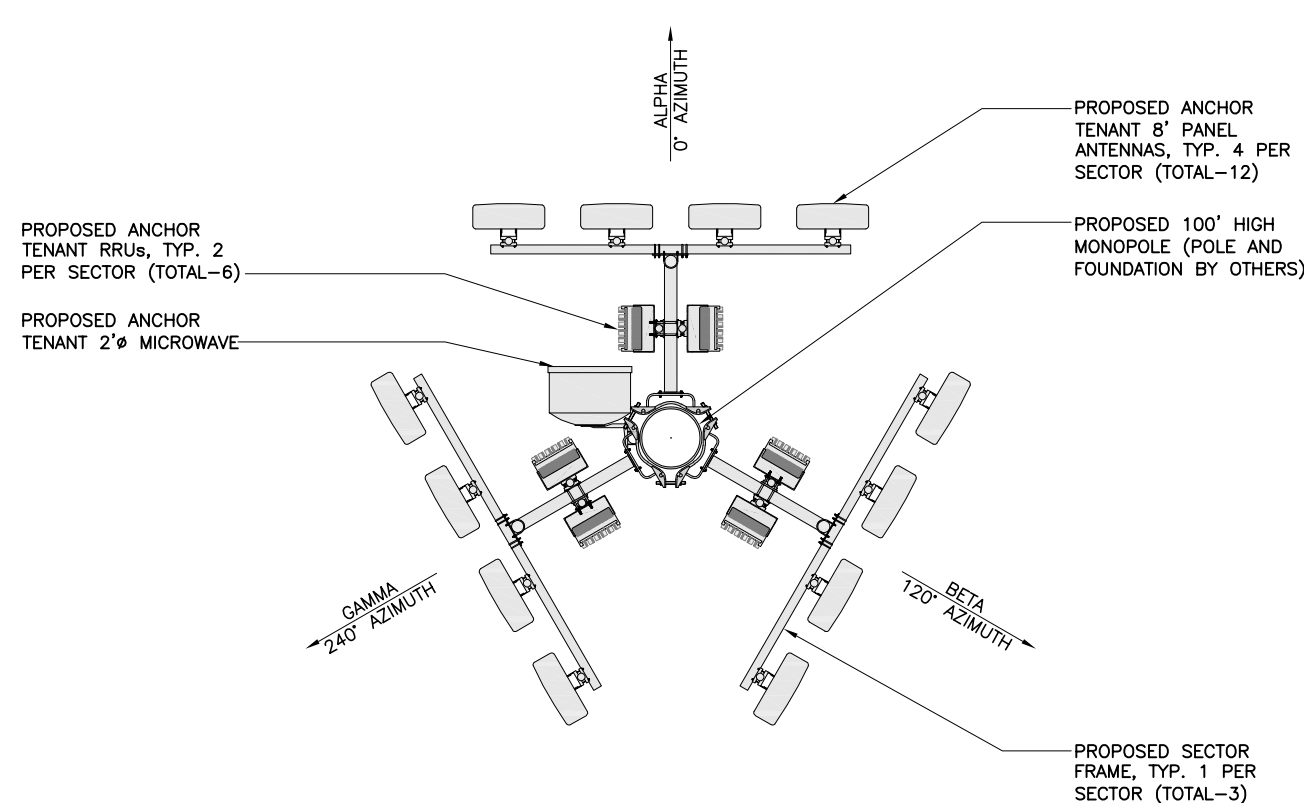
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EQUIPMENT PLAN

11"x17" SCALE: 1/4" = 1'-0"
 24"x36" SCALE: 1/2" = 1'-0"



1



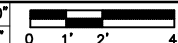
NOT USED

SCALE
 N.T.S.

4

ANTENNA PLAN

11"x17" SCALE: 3/16" = 1'-0"
 24"x36" SCALE: 3/8" = 1'-0"



2

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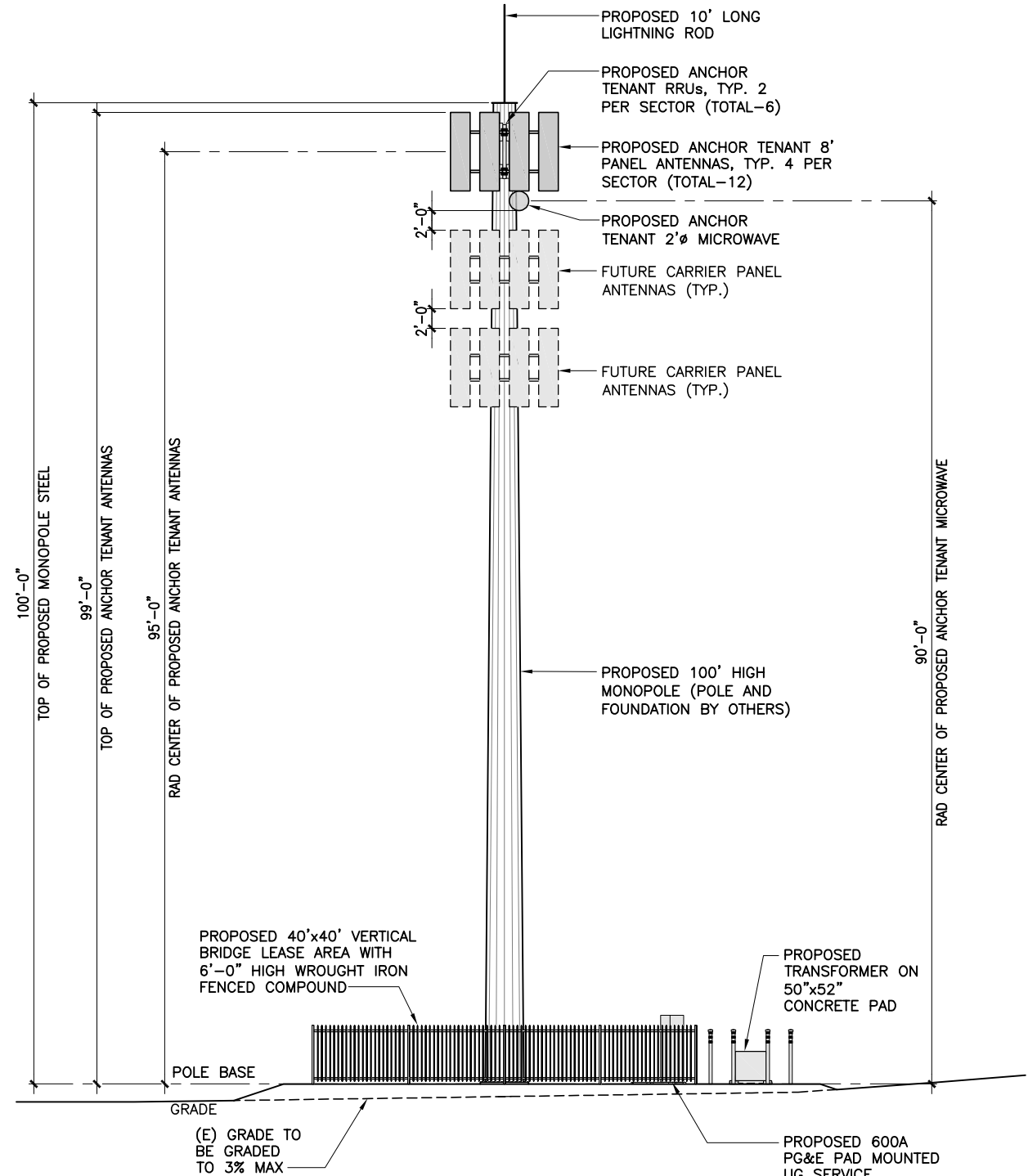
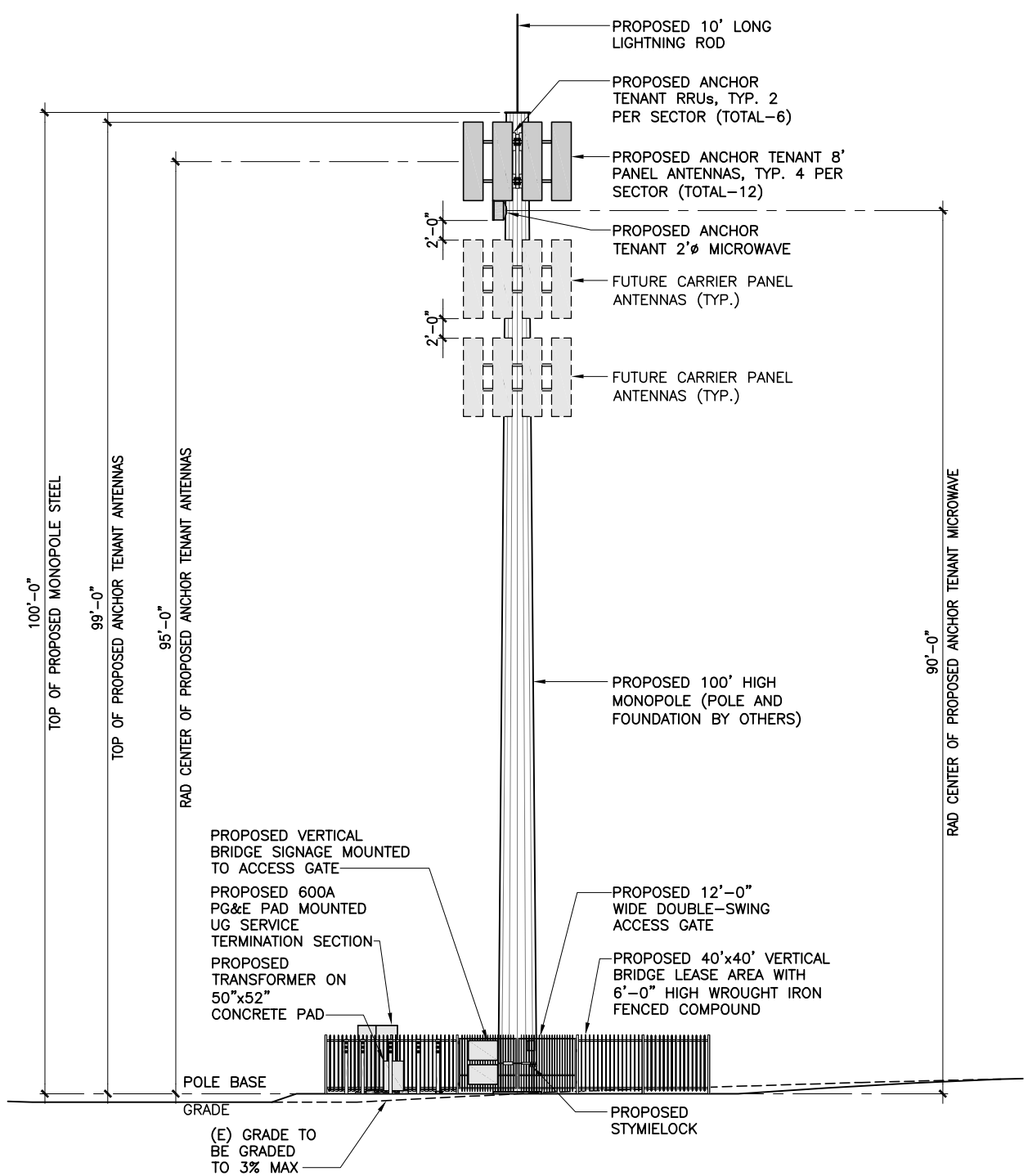
ENGINEER STAMP:

DRAWING TITLE:
ELEVATIONS

DRAWING SCALE:
 AS NOTED
ZD
 DATE:
 01/22/24

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 APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:
A5



WEST ELEVATION

11"x17" SCALE: 1/16" = 1'-0"
 24"x36" SCALE: 1/8" = 1'-0"
 0 2' 4' 8' 16'

2 NORTH ELEVATION

11"x17" SCALE: 1/16" = 1'-0"
 24"x36" SCALE: 1/8" = 1'-0"
 0 2' 4' 8' 16'

1