

T-Mobile NORTHEAST LLC

SITE NAME:

1AT4189C

111 S. BUFFALO

SITE ADDRESS:

111 S. BUFFALO AVE
VENTNOR, NJ 08406

ZONING DRAWINGS



**Know what's below.
Call before you dig.**

UTILITY NOTIFICATION CENTER
TOLL FREE 1800-227-2600

T-Mobile
NORTHEAST LLC
T-MOBILE NORTHEAST LLC
475 VIRGINIA DR
FORT WASHINGTON, PA 19034
PHONE: (215) 633-5200
FAX: (215) 633-5393

velocitel
complete wireless solutions
200 NORTH WARNER ROAD, SUITE #215
KING OF PRUSSIA, PA 19406
610-992-4101 (MAIN)
610-992-4109 (FAX)

AeroSolutions LLC
Optimizing Your Wireless Infrastructure
5555 CENTRAL AVENUE #100
BOULDER, COLORADO 80301
PH: (720) 304-6882
FAX: (720) 304-6883

AERO PROJECT #: 205-19-0033

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION
5	08-06-20	LCW	FINAL ZONING
4	07-15-20	RPH	FINAL ZONING
3	06-19-19	LCW	FINAL ZONING
2	06-10-19	LCW	FINAL ZONING

DRAWING TITLE:

TITLE SHEET

DRAWING SHEET:

T-1

SHEET NUMBER:

1 OF 5

SITE INFORMATION:

SITE NAME:
1AT4189C
111 S. BUFFALO
SITE ADDRESS:
111 S. BUFFALO AVE
VENTNOR, NJ 08406
JURISDICTION:
CITY OF VENTNOR,
ATLANTIC COUNTY, NJ

CERTIFICATE OF AUTHORIZATION
#0400409660

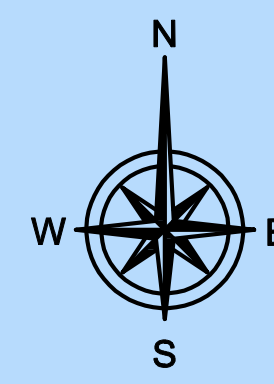
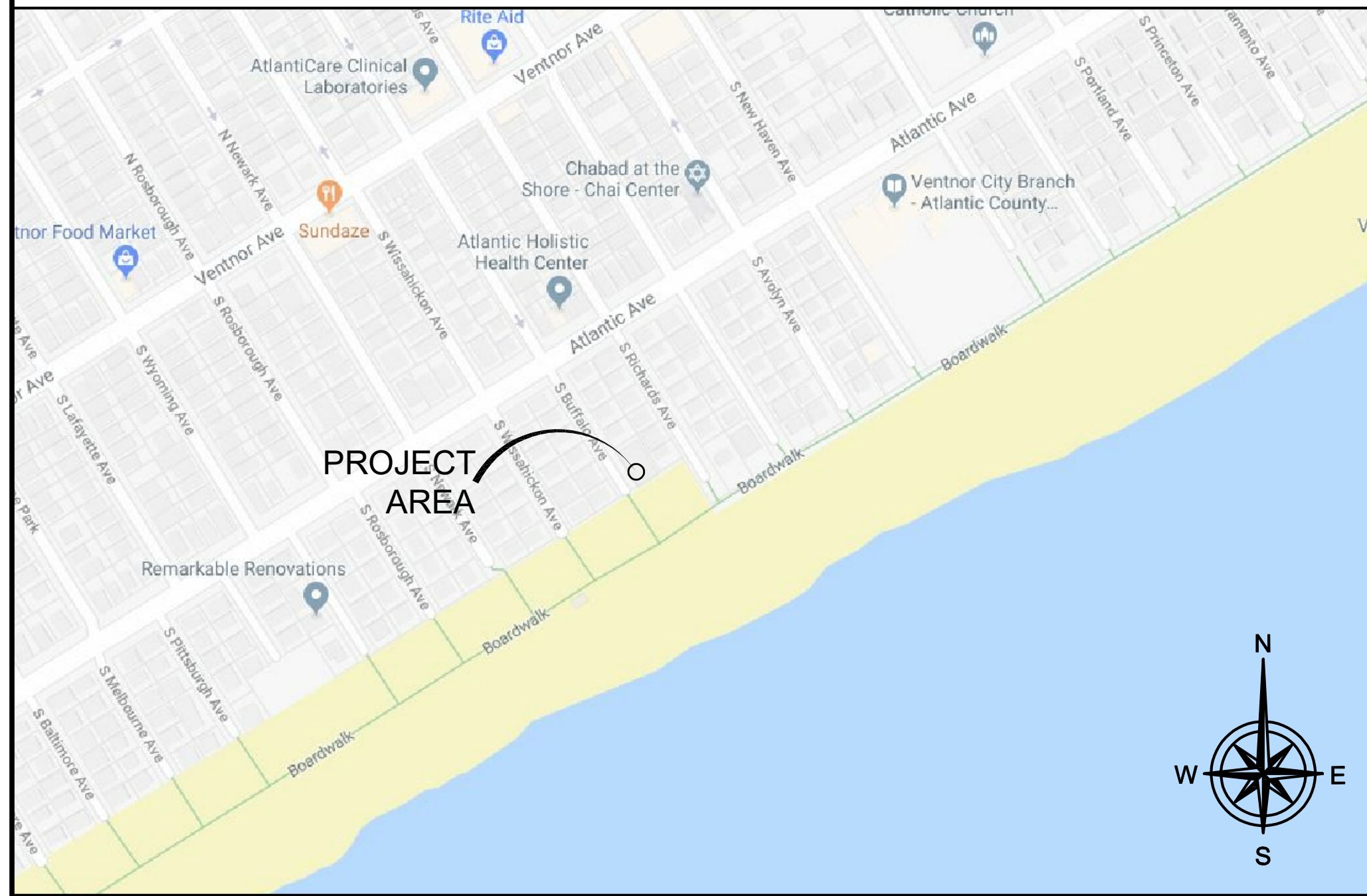


MIKKO AHOLA, P.E.
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE #24GE05166300 (EXP. 04/30/2022)

SITE DIRECTIONS

FROM 475 VIRGINIA DR, FORT WASHINGTON, PA: TAKE I-276 E TO I-76 E. TAKE THE WALT WHITMAN BRIDGE ONTO NJ-42 S. TAKE NJ-42 S TO ATLANTIC CITY EXPRESSWAY. TAKE EXIT 2 FOR N ALBANY RD. TURN RIGHT ONTO WEST END AVE. TURN LEFT ONTO DORSET AVE. TURN RIGHT ONTO ATLANTIC AVE. TURN LEFT ONTO S BUFFALO AVE. SITE IS ON THE LEFT.

VICINITY MAP



VENTNOR, NJ

PROJECT DATA

JURISDICTION: CITY OF VENTNOR,
ATLANTIC COUNTY, NJ
BLOCK: 32
LOT: 1
ZONING: RESIDENTIAL
APN: 22-00032-0000-00001
PARCEL SIZE: 0.14 AC
ELEVATION: 8.3' (NAVD 88)
STRUCTURE TYPE: ROOFTOP
STRUCTURE HEIGHT: 84'-0" (TOP OF PENTHOUSE)
ANTENNA RAD CENTER: 88'-0" AGL
COORDINATES: 39° 20' 03.12" N (NAD83)
74° 29' 04.62" W (NAD83)
APPLICANT: T-MOBILE NORTHEAST LLC
APPLICANT CONTACT: 475 VIRGINIA DR
FORT WASHINGTON, PA 19034
PHONE: 240-264-8600

CLIENT

T-MOBILE NORTH EAST LLC
475 VIRGINIA DR
FORT WASHINGTON, PA 19034
PHONE: 240-264-8600

PROJECT MANAGER

VELOCITEL, LLC
200 N. WARNER ROAD, SUITE 215
KING OF PRUSSIA, PA 19406
CONTACT: MICHAEL SANDERS
PHONE: (610) 992-4101

PROPERTY MANAGER

HAWKEYE MANAGEMENT
PO BOX 3182
MARGATE CITY, NJ 08402

ENGINEER

AERO SOLUTIONS, LLC
5555 CENTRAL AVE #100
BOULDER, CO 80301
PHONE: 720-304-6882

PROPERTY OWNER

6800 BOARDWALK CONDOMINIUM ASSOCIATION, INC
111 S BUFFALO AVE, UNIT 201
VENTNOR, NJ 08406

SHEET INDEX

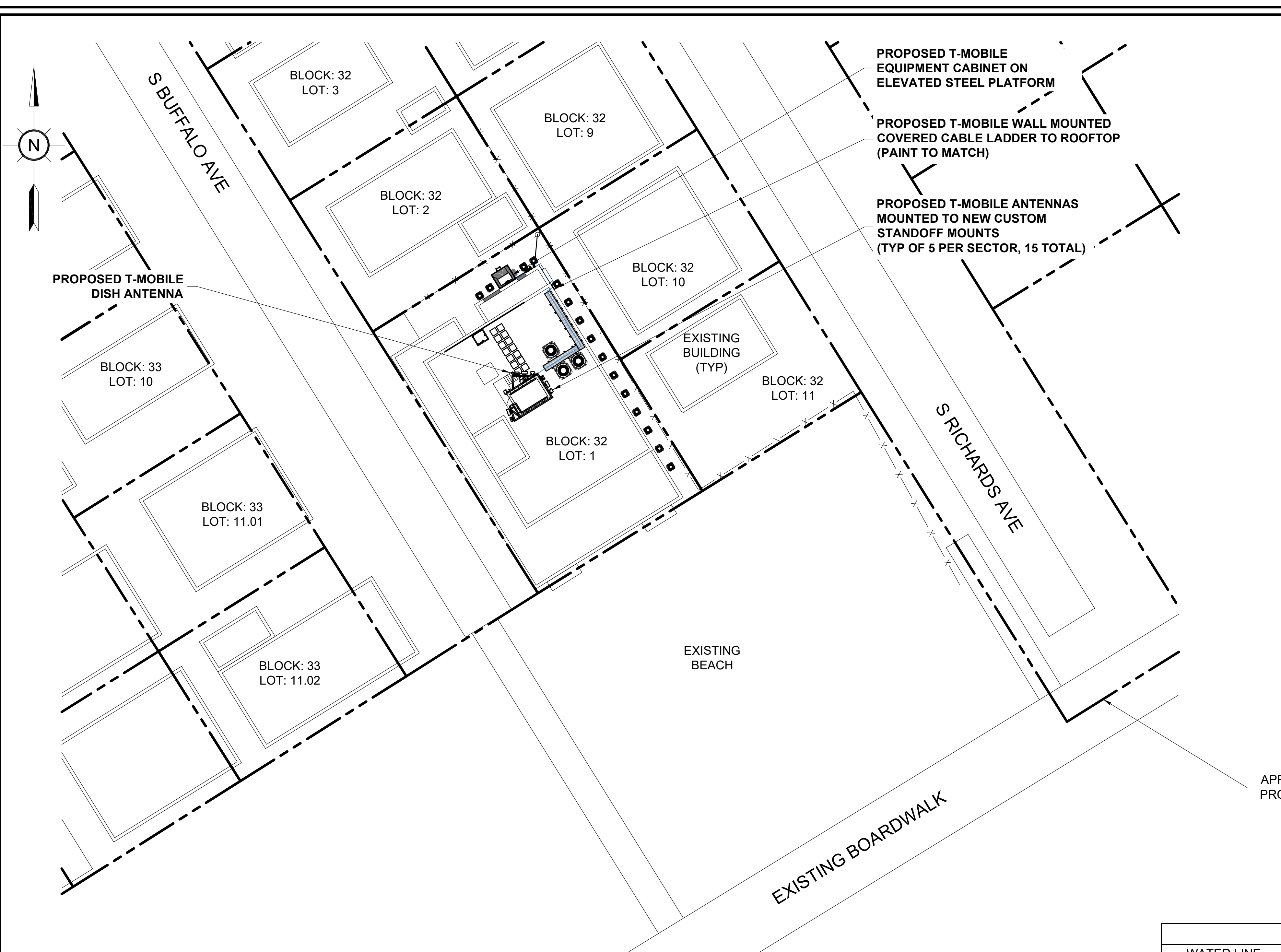
T-1	TITLE SHEET
Z-1	SITE PLAN
Z-2	ENLARGED SITE PLAN
Z-3	ELEVATION
Z-4	EQUIPMENT PLAN

PROJECT DESCRIPTION

1. INSTALL NEW T-MOBILE EQUIPMENT ON NEW ELEVATED STEEL PLATFORM.
2. INSTALL (18) NEW LINES ROUTED UP EXISTING BUILDING EXTERIOR.
3. INSTALL (15) NEW T-MOBILE ANTENNAS ON NEW CUSTOM STANDOFF MOUNTS
4. INSTALL (15) NEW T-MOBILE RRUS.
5. INSTALL (1) NEW MICROWAVE DISH ANTENNA.
6. INSTALL (1) NEW GPS ANTENNA

CODE ANALYSIS

BUILDING CODE:	IBC 2018 (NJ EDITION)
ELECTRICAL CODE:	NEC 2017
FIRE SAFETY CODE:	IFC 2018
USE GROUP:	U - UTILITY
CONSTRUCTION TYPE:	IIB



GENERAL NOTES:

1. THIS PLAN WAS PREPARED USING TAX MAPS, DEEDS AND DOCUMENTS OF RECORD AND SHOULD NOT BE CONSTRUED AS AN ACCURATE SITE SURVEY.
2. THE PROPOSED FACILITY WILL CAUSE "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
3. NO NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
4. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. (THERE IS NO HANDICAP ACCESS REQUIRED).
5. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
6. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
7. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE STREET SIGNS OF ANY TYPE.
8. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES.

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SITE PLAN

DRAWING SHEET:
Z-1

SHEET NUMBER:
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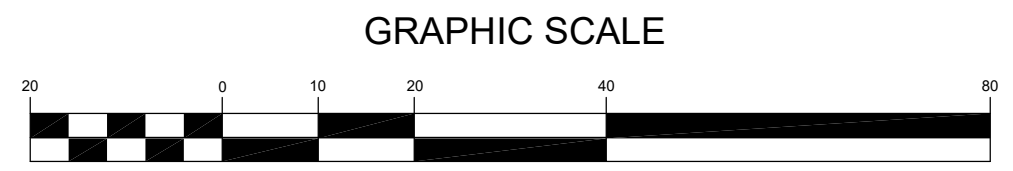


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1 SITE PLAN
 SCALE: 1" = 20'-0"

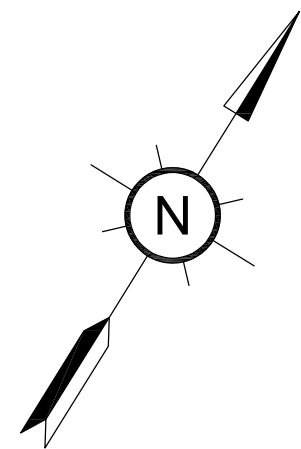


(IN FEET)
 1 inch = 20ft.
 (SCALE BASED ON FULL SIZE 22"x34" SHEETS ONLY)
 (DO NOT USE SCALE ON OTHER SIZED DRAWINGS)

BULK REQUIREMENTS			
ZONING DISTRICT:	RESIDENTIAL		
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. AREA:	3,000 SF	6,221 SF	NO CHANGE
MIN. FRONT YARD:	12 FT	0 FT*	NO CHANGE
MIN. SIDE YARD:	5 FT	0 FT*	NO CHANGE
MIN. REAR YARD:	10 FT	0 FT*	NO CHANGE

*PRE-EXISTING CONDITION

WATER LINE	— W ——— W ——— W ———	STORM DRAIN	— SD ——— SD ——— SD ——— SD ——— SD ———
SANITARY SEWER	— SS ——— SS ——— SS ———	UG ELECTRIC	— UE ——— UE ——— UE ———
GAS LINE	— GAS ——— GAS ——— GAS ——— GAS ——— GAS ———	ELECTRIC	— E ——— E ——— E ———
FIBER LINE	— F ——— F ——— F ———	OH TELCO	— OT ——— OT ——— OT ———
OH ELECTRIC	— OE ——— OE ——— OE ———	PROPERTY LINE	— ——— ——— ——— ——— ———
UG TELCO	— UT ——— UT ——— UT ———	FENCE IRON	— O ——— O ——— O ——— O ———
FENCE CLF	— X ——— X ——— X ——— X ——— X ———	UG UTILITIES	— UG ——— UG ——— UG ———
RIGHT OF WAY	— ——— ——— ——— ——— ——— ———	OH UTILITIES	— OHW ——— OHW ——— OHW ———
WATER METER	WM	SIGNAGE	— S —
WATER VALVE	WV	CATCH BASIN	CB
IRRIGATION VALVE	ICV	STORM MANHOLE	D
SAN SEWER MH	S	POWER POLE	PP
TELCO MAN HOLE	T	TRAFFIC SIGNAL	TS
LIGHT POLE	L	ELECTRIC VAULT	EV
ELEC PULL BOX	E	ELECTRIC CABINET	CAB
ELECTRIC EQUIP	EQ	ELECTRICAL XFMR	ET



PROPOSED T-MOBILE HANDRAIL ON TOP DECK WALL NEAR ACCESS HATCH

EXISTING ACCESS HATCH

PROPOSED T-MOBILE WALKING PADS FROM ACCESS HATCH

PROPOSED T-MOBILE DISH ANTENNA W/ RADIO MOUNTED ON NEW STANDOFF BRACKET. LOCATION TO BE DETERMINED

PROPOSED T-MOBILE PPC & BACKHAUL CABINET ON PENTHOUSE WALL

PROPOSED T-MOBILE FLOODLIGHT ON PENTHOUSE WALL

PROPOSED T-MOBILE GPS ANTENNA

EXISTING DECK WITH STAIRS

PROPOSED T-MOBILE ANTENNAS MOUNTED TO NEW CUSTOM WALL STAND OFF MOUNT (TYP OF 3 PER SECTOR, 9 TOTAL) (PAINT TO MATCH)

EXISTING DOOR

PROPOSED T-MOBILE RRUS MOUNTED BEHIND ANTENNAS (TYP OF 2 PER SECTOR, 6 TOTAL)

EXISTING FENCE
EXISTING HVAC (TYP)

RELOCATE EXISTING HVAC AS NEEDED FOR CONSTRUCTION
PROPOSED T-MOBILE CUSTOM PLATFORM ACCESS LADDER
EXISTING WINDOW (TYP)

EXISTING UTILITY POLE

PROPOSED T-MOBILE 6'-0" HIGH EQUIPMENT CABINET ON NEW ELEVATED STEEL PLATFORM

EXISTING COURTYARD AT GRADE

EXISTING METER BANK MOUNTED TO WALL AT GRADE

PROPOSED T-MOBILE WALL MOUNTED COVERED CABLE LADDER TO ROOFTOP (PAINT TO MATCH)

PROPOSED T-MOBILE ROOFTOP CABLE TRAY MOUNTED ON PVC SLEEPERS & RUBBER PADS ON TOP OF ROOFTOP (TYP)

PROPOSED (3) T-MOBILE LINES ROUTED ALONG CABLE TRAY TO ANTENNAS

EXISTING LOWER ROOFTOP

EXISTING UPPER ROOFTOP

EXISTING HVAC (TYP)

EXISTING PENTHOUSE

PROPOSED CUSTOM ANTENNA MOUNT (SEE ST SHEETS FOR MORE DETAIL) (PAINT TO MATCH BUILDING EXTERIOR)

1 ENLARGED SITE PLAN
SCALE: 1" = 10'-0"



(IN FEET)
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ENLARGED SITE PLAN

DRAWING SHEET:

Z-2

SHEET NUMBER:

3 OF 5

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PROPOSED T-MOBILE DISH ANTENNA W/ RADIO MOUNTED ON NEW STANDOFF BRACKET. LOCATION TO BE DETERMINED

PROPOSED T-MOBILE RRUS MOUNTED BEHIND ANTENNAS (TYP OF 2 PER SECTOR, 6 TOTAL) (PAINT TO MATCH)

PROPOSED T-MOBILE FLOODLIGHT ON PENTHOUSE WALL

PROPOSED T-MOBILE HANDRAIL ON TOP DECK WALL NEAR ACCESS HATCH

PROPOSED T-MOBILE PPC & BACKHAUL CABINET MOUNTED TO UNISTRUT ON PENTHOUSE WALL

EXISTING FIRE ESCAPE

PROPOSED (3) T-MOBILE LINES IN NEW WALL MOUNTED CABLE TRAY UP TO ROOFTOP CABLE TRAY

PROPOSED T-MOBILE WALL MOUNTED COVERED CABLE LADDER TO ROOFTOP (PAINT TO MATCH)

PROPOSED FLOODLIGHT ABOVE EQUIPMENT CABINET

PROPOSED T-MOBILE EQUIPMENT CABINET ON NEW ELEVATED STEEL PLATFORM

EXISTING WINDOW (TYP)

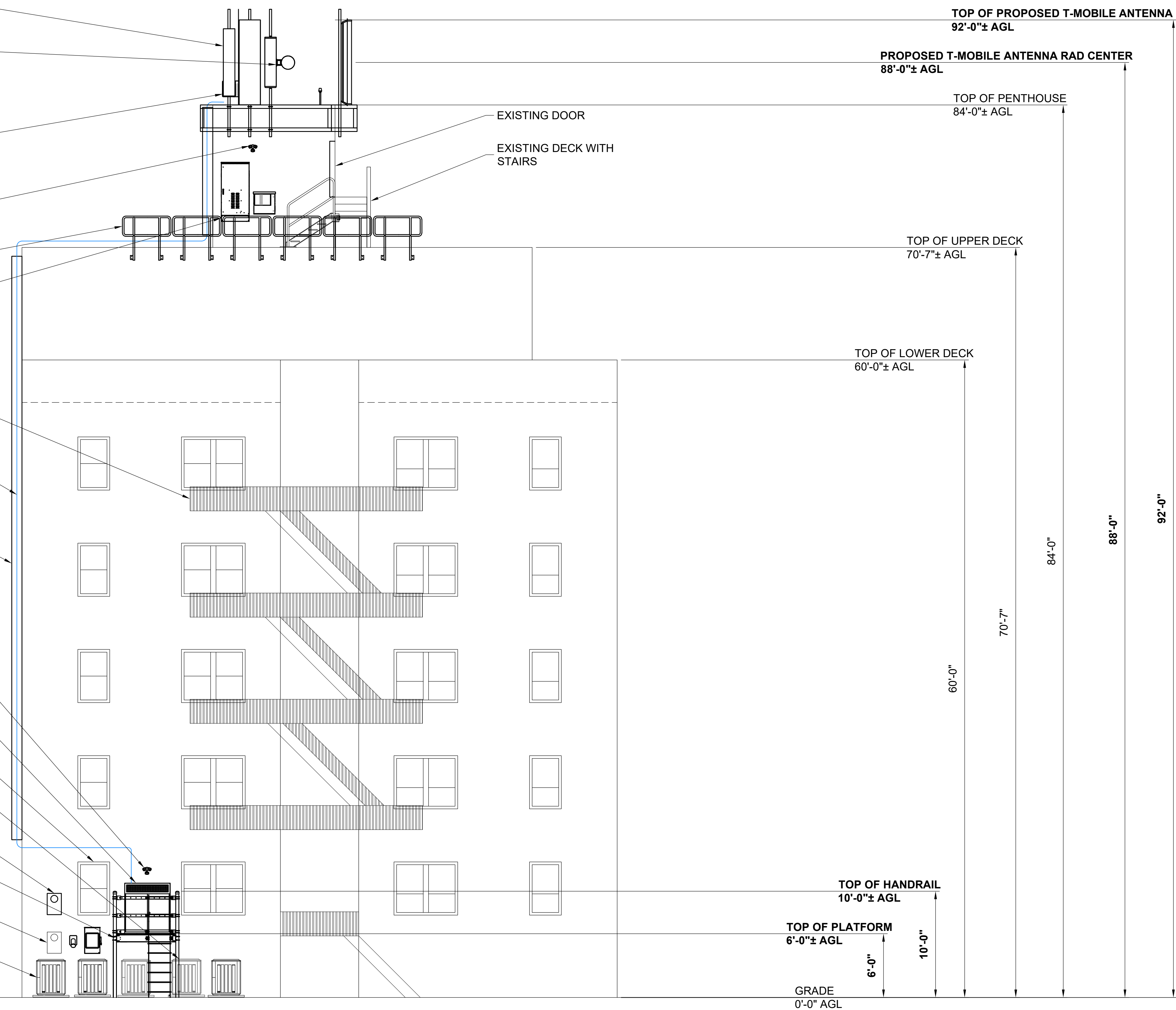
RELOCATE EXISTING HVAC AS NEEDED FOR CONSTRUCTION

PROPOSED T-MOBILE METER ATTACHED TO EXISTING EXTERIOR WALL

PROPOSED T-MOBILE CUSTOM ELEVATED STEEL PLATFORM WITH ACCESS LADDER

EXISTING METER

EXISTING HVAC (TYP)



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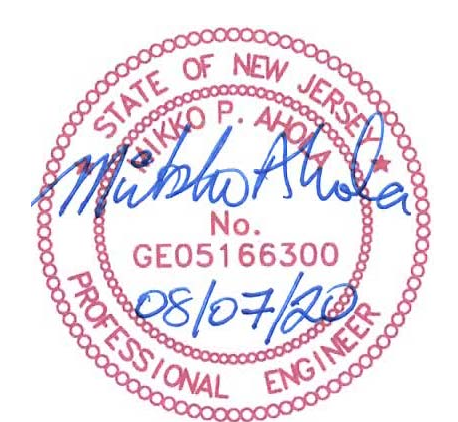
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DRAWING TITLE:
ELEVATION

DRAWING SHEET:
Z-3

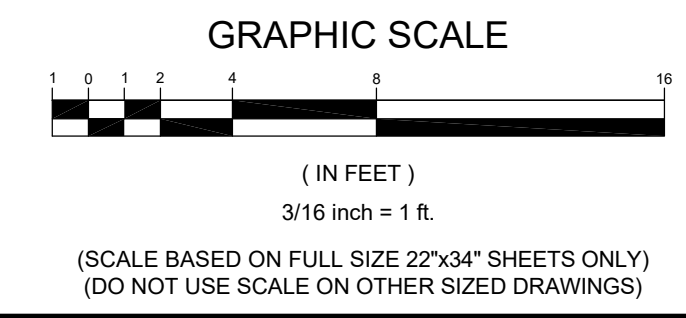
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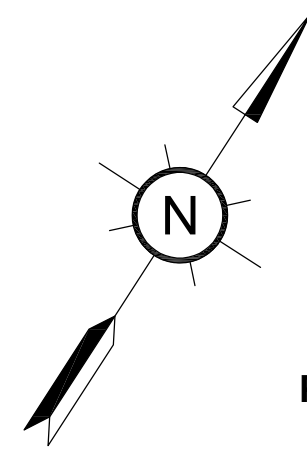
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1 ELEVATION
Z-3 SCALE: 3/16"=1'-0"

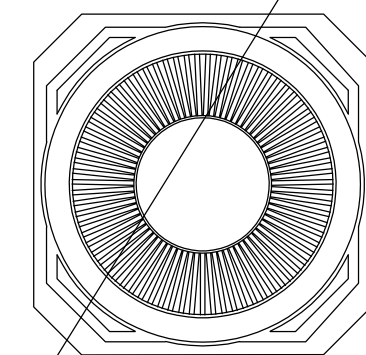
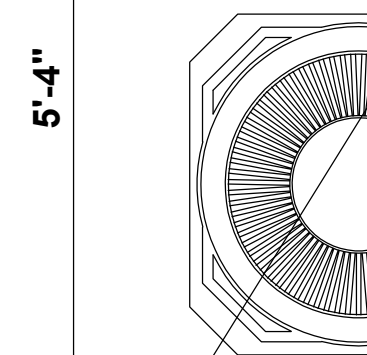
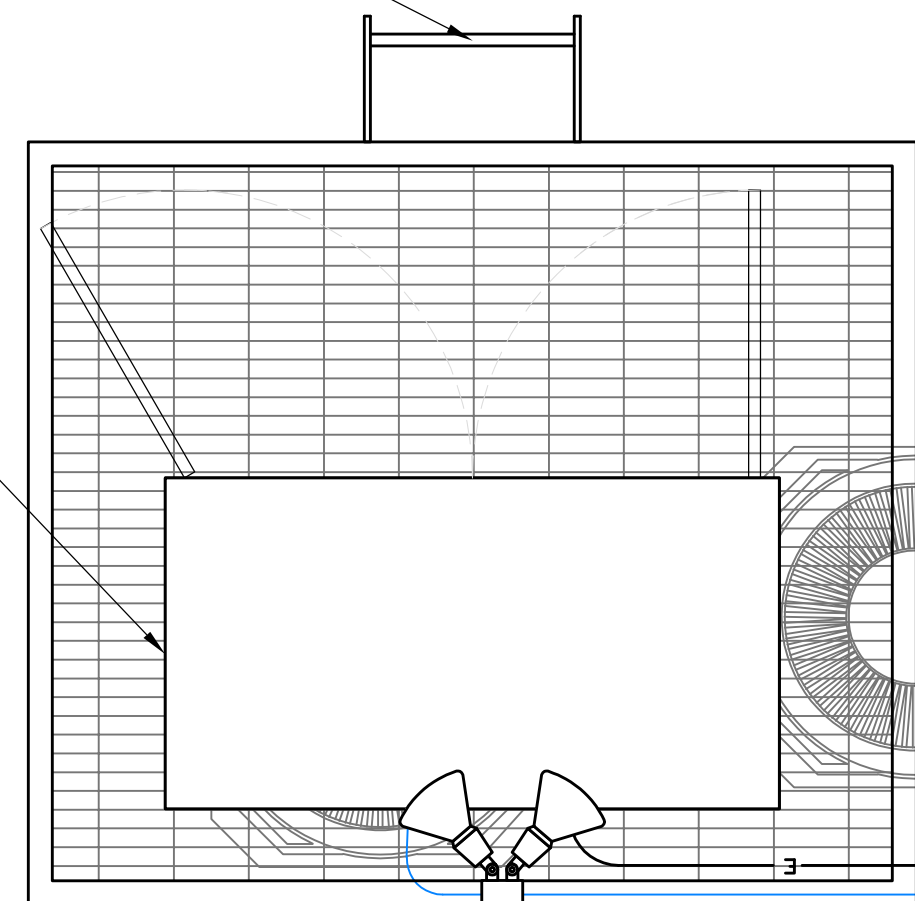
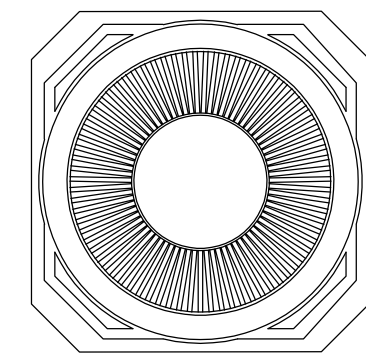




PROPOSED T-MOBILE
PLATFORM ACCESS
LADDER

PROPOSED T-MOBILE
EQUIPMENT CABINET
ON NEW ELEVATED
STEEL PLATFORM

EXISTING COURTYARD
AT GRADE



RELOCATE EXISTING HVAC AS
NEEDED FOR CONSTRUCTION

EXISTING WINDOW (TYP)

EXISTING UTILITY POLE

PROPOSED GENERATOR PLUG
MOUNTED TO EXTERIOR WALL

EXISTING FENCE

EXISTING HVAC (TYP)

PROPOSED T-MOBILE METER
MOUNTED TO EXTERIOR WALL

PROPOSED (3) T-MOBILE
LINES RUN UP EXTERIOR
WALL TO ROOFTOP

EXISTING MAIN SWITCH

EXISTING ENCLOSED
METER BANK

PROPOSED T-MOBILE WALL MOUNTED
COVERED CABLE LADDER TO ROOFTOP
(PAINT TO MATCH)

EXISTING HVAC
(TYP)

PROPOSED T-MOBILE
ROOFTOP CABLE TRAY
MOUNTED ON PVC SLEEPERS
& RUBBER PADS ON TOP OF
ROOFTOP (TYP)

PROPOSED (3) T-MOBILE
LINES ROUTED ALONG CABLE
TRAY TO ANTENNAS

PROPOSED DISCONNECT
MOUNTED TO EXTERIOR WALL

6'-2"

8'-7"

5'-4"

1
Z-4 **EQUIPMENT PLAN**
SCALE: 3/4"=1'-0"



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