



SUN STATE TOWERS

NM14-149 GRAND SLAM / NM4 OVERLOOK

APN: 104-01-0825-1495

580 OVERLOOK RD.

LOS ALAMOS, NM 87544
LOS ALAMOS COUNTY

EXHIBIT C

PREPARED FOR

**SUN STATE
TOWERS**
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-9588 - FAX 480-664-9850

CARRIER

2600 W. GERONIMO PL., CHANDLER, AZ 85224
PHONE: (480) 777-4360
FAX: (480) 777-4391

A&E CONSULTING FIRM & SITE ACQUISITION

Site Acquisition | Engineering | Construction
1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO: NM14-149 GRAND SLAM
DRAWN BY: CS
CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
4	02/18/25	FINAL ZONING	CS
5	03/12/25	FINAL ZONING	CS

SITE DIRECTIONS
DEPART ALBUQUERQUE INTERNATIONAL AIRPORT. HEAD SOUTH ON YALE BLVD SE. SLIGHT LEFT TO STAY ON YALE BLVD SE. MERGE ONTO SUNPORT BLVD. SLIGHT RIGHT TO STAY ON SUNPORT BLVD. KEEP LEFT TO STAY ON SUNPORT BLVD. USE THE LEFT LANE TO MERGE ONTO SUNPORT LOOP SE. KEEP LEFT TO CONTINUE ON SUNPORT BLVD. USE THE RIGHT 2 LANES TO MERGE ONTO I-25 N VIA THE RAMP TO I-40 N/DOWNTOWN/SANTA FE. MERGE ONTO I-25 N. TAKE EXIT 276 FOR NM-599 S TOWARD MADRID. USE THE LEFT 2 LANES TO TURN LEFT ONTO NM-599 N. TAKE THE US-84 N/US-285 EXIT ON THE LEFT TOWARD ESPAÑOLA. MERGE ONTO US-285 N/US-84 W. TAKE THE NM-502 W/LOS ALAMOS EXIT. MERGE ONTO LOS ALAMOS HWY. CONTINUE ONTO NM-502. USE THE RIGHT 2 LANES TO TAKE THE NM-4 RAMP TO WHITE ROCK/BANDELIER NATL MON. CONTINUE ONTO NM-4 W. TURN LEFT ONTO ROVER BLVD. TURN LEFT ONTO MEADOW LN. TURN LEFT ONTO OVERLOOK RD. DESTINATION WILL BE ON THE LEFT.

PROJECT DESCRIPTION
SCOPE OF WORK

- INSTALL PROPOSED 80'-0" SUN STATE TOWERS GALVANIZED STEEL MONOPOLE
- INSTALL PROPOSED 20'-0"X30'-0" SPLIT FACE CMU WALL W/ SLOPPED SECURITY TOPPER
- INSTALL PROPOSED 4'-0"X12'-0" CONCRETE PAD
- INSTALL PROPOSED BATTERY CABINET
- INSTALL PROPOSED RF CABINET
- INSTALL PROPOSED GPS ANTENNA
- INSTALL (9) PROPOSED 4"Ø UNDERGROUND CONDUITS
- INSTALL PROPOSED ELECTRICAL SERVICE
- INSTALL PROPOSED TELCO SERVICE
- INSTALL PROPOSED ANTENNA FRAME
- INSTALL (9) PROPOSED ANTENNAS
- INSTALL (9) PROPOSED REMOTE RADIO HEADS
- INSTALL (1) PROPOSED 12-PORT OVP
- INSTALL (2) PROPOSED HYBRIFLEX CABLES

CONTACT INFORMATION
CLIENT / TOWER OWNER:
SUN STATE TOWERS
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: CHAD WARD
PHONE: [480] 664-9588

PROPERTY OWNER:
LOS ALAMOS COUNTY
1000 CENTRAL AVE.
LOS ALAMOS, NM 87544
PHONE: [505] 662-8333

CARRIER:
VERIZON WIRELESS
6955 W MORELOS PL
CHANDLER, AZ 85226
CONTACT: JEFF DEWALT
PHONE: [505] 332-6007

SITE ACQUISITION:
PINNACLE CONSULTING, INC.
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: MICHELLE JOHNSON
PHONE: (480) 664-9588 ext. 230

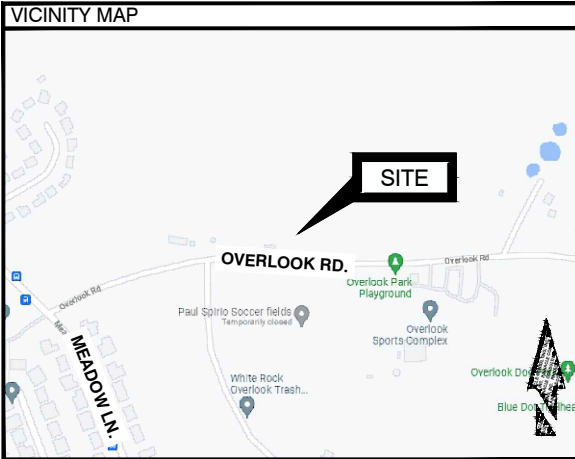
ENGINEERING FIRM:
PINNACLE CONSULTING, INC.
1426 N. MARVIN STREET #101
GILBERT, AZ 85233
ENGINEER: KYLE FORTIN, PE
PHONE: [623] 217-4235

PROJECT DATA
ZONING: OS-PP
PARCEL #: 104-01-0825-1495
USE: UNMANNED COMMUNICATIONS
NEW LEASE AREA: 2200 SQ. FT
JURISDICTION: LOS ALAMOS COUNTY
GOVERNING CODES: 2021 IBC, 2021 NMBC, 2015 NFPA 1, 2020 NMEC

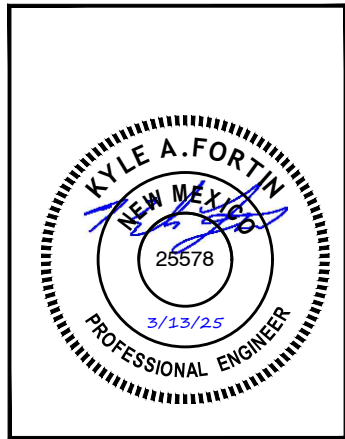
ALL BUILDING CODES LISTED ABOVE SHALL INCLUDE AMENDMENTS BY THE GOVERNING JURISDICTION

COORDINATES
TOWER COORDINATES:
TOWER LATITUDE 35.826752° 35° 49' 36.31" N [NAD83]
TOWER LONGITUDE -106.188301° -106° 11' 17.89" W [NAD83]
TOWER GROUND ELEVATION 6292.8' [NAVD88]
FIBER MMP (MEET ME POINT) COORDINATES:
MMP LATITUDE 35.826074° 35° 49' 33.87" N [NAD83]
MMP LONGITUDE -106.188313° -106° 11' 17.93" W [NAD83]

GENERAL NOTES
1. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.
2. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
3. LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.
4. DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
5. EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.
6. THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.
7. THIS PROJECT INCLUDES C-BAND INSTALLATION.
8. NO ABANDONMENT OF A SMALL WIRELESS FACILITY SHALL BE PERMITTED. ALL SMALL WIRELESS FACILITIES NOT IN SERVICE SHALL BE PHYSICALLY MAINTAINED AS IF IN SERVICE FOR THE PROTECTION AND SAFETY OF THE PUBLIC.



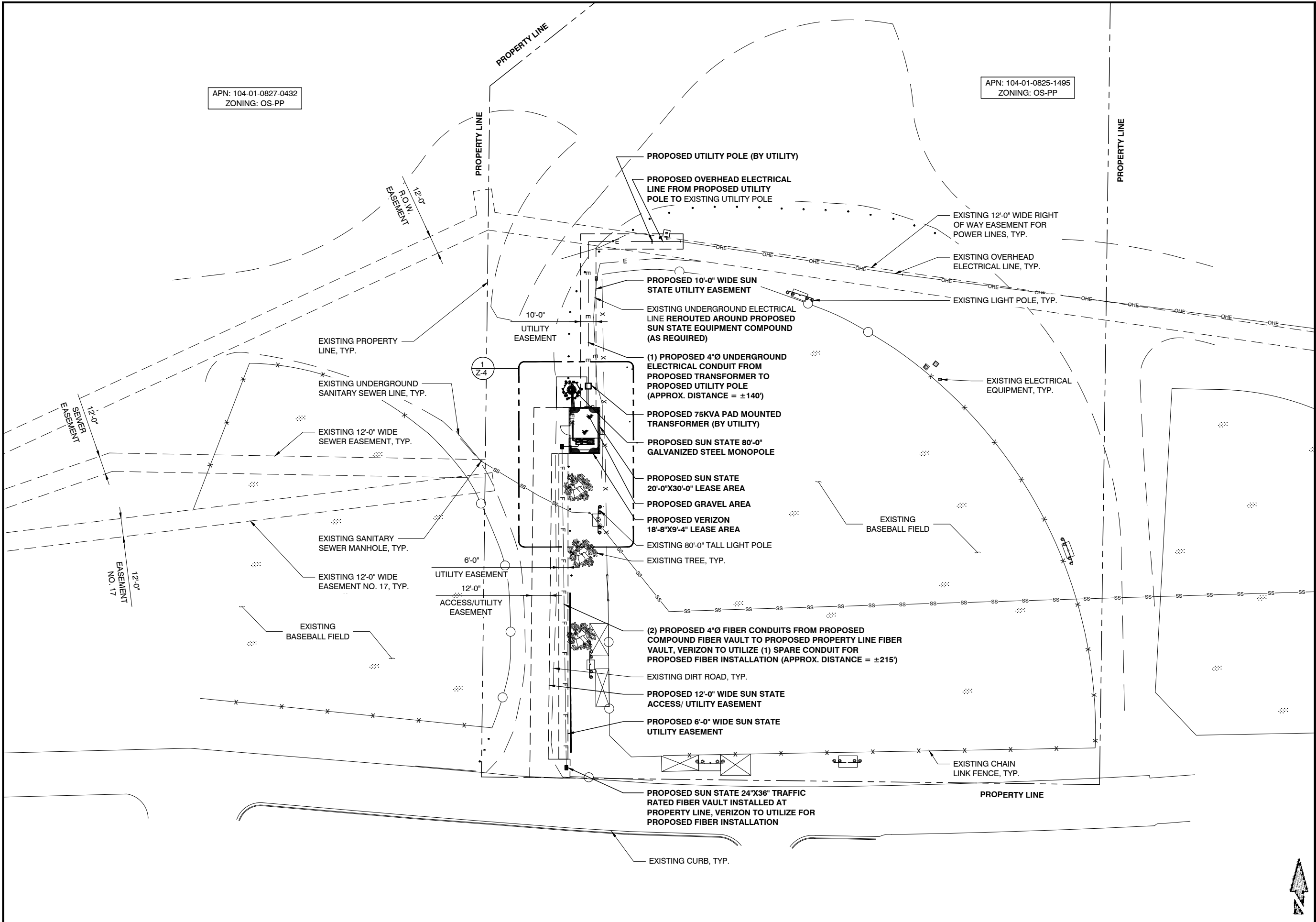
SHEET INDEX	
T-1	PROJECT INFORMATION
Z-1	OVERALL SITE PLAN
Z-2	OVERALL SETBACK PLAN
Z-3	EXISTING SITE PLAN
Z-4	PROPOSED SITE PLAN
Z-5	ENLARGED SITE PLAN AND ANTENNA PLAN
Z-6	ELEVATIONS
Z-7	ELEVATIONS
Z-8	ELEVATIONS
Z-9	COMPOUND ENCLOSURE DETAIL



NM14-149 GRAND SLAM / NM4 OVERLOOK
580 OVERLOOK RD.
LOS ALAMOS, NM 87544
LOS ALAMOS COUNTY

SHEET TITLE
PROJECT INFORMATION

SHEET NUMBER
T-1



APN: 104-01-0827-0432
ZONING: OS-PP

APN: 104-01-0825-1495
ZONING: OS-PP

PREPARED FOR



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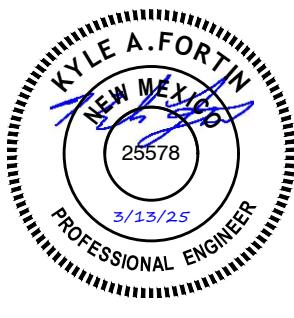
A&E CONSULTING FIRM & SITE ACQUISITION



**PINNACLE
CONSULTING, INC.**
Site Acquisition | Engineering | Construction
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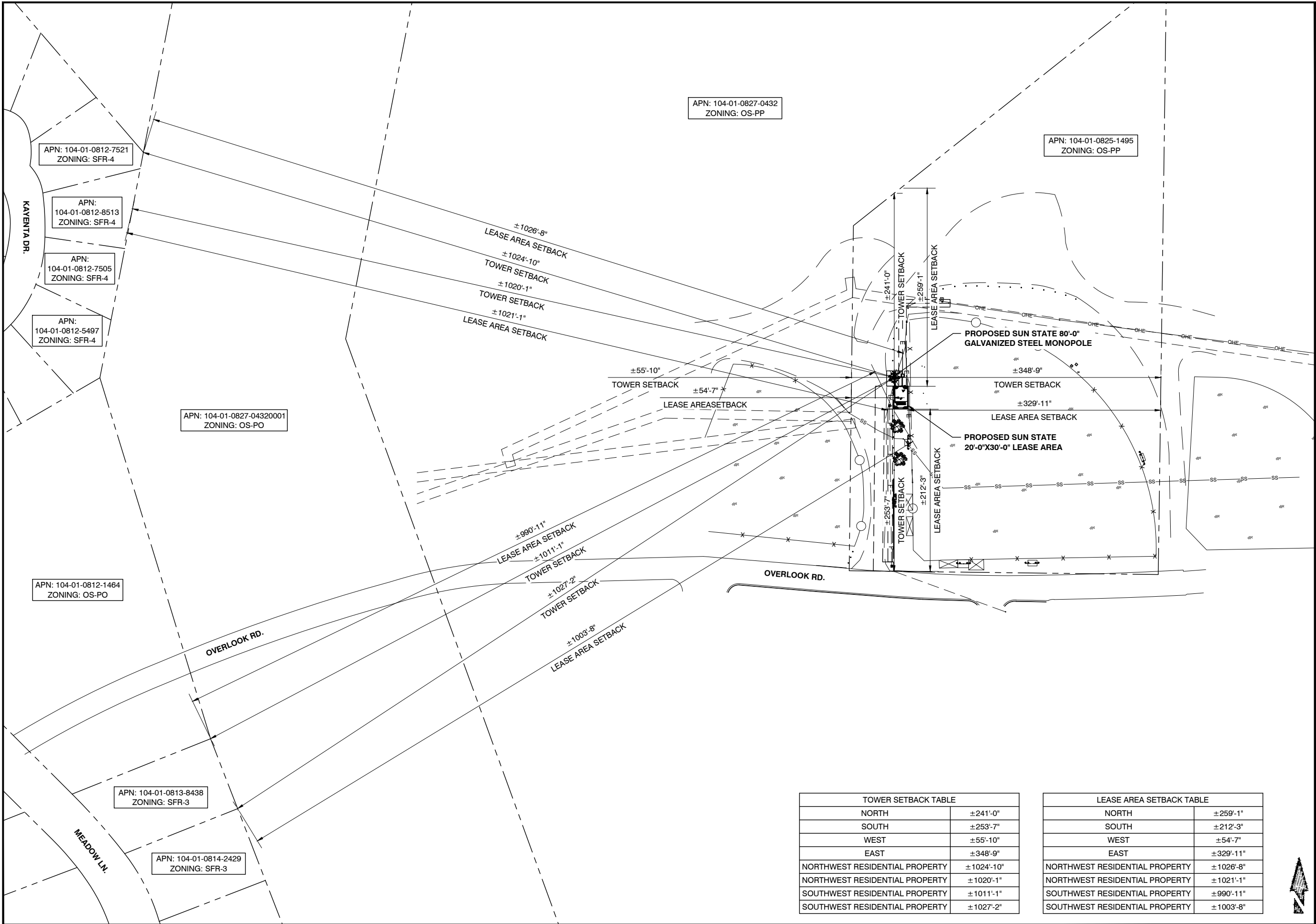


KYLE A. FORTIN
NEW MEXICO
25578
3/13/25
PROFESSIONAL ENGINEER

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SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
Z-1



APN: 104-01-0827-0432
ZONING: OS-PP

APN: 104-01-0825-1495
ZONING: OS-PP

APN: 104-01-0827-04320001
ZONING: OS-PO

APN: 104-01-0812-1464
ZONING: OS-PO

APN: 104-01-0813-8438
ZONING: SFR-3

APN: 104-01-0814-2429
ZONING: SFR-3

TOWER SETBACK TABLE	
NORTH	±241'-0"
SOUTH	±253'-7"
WEST	±55'-10"
EAST	±348'-9"
NORTHWEST RESIDENTIAL PROPERTY	±1024'-10"
NORTHWEST RESIDENTIAL PROPERTY	±1020'-1"
SOUTHWEST RESIDENTIAL PROPERTY	±1011'-1"
SOUTHWEST RESIDENTIAL PROPERTY	±1027'-2"

LEASE AREA SETBACK TABLE	
NORTH	±259'-1"
SOUTH	±212'-3"
WEST	±54'-7"
EAST	±329'-11"
NORTHWEST RESIDENTIAL PROPERTY	±1026'-8"
NORTHWEST RESIDENTIAL PROPERTY	±1021'-1"
SOUTHWEST RESIDENTIAL PROPERTY	±990'-11"
SOUTHWEST RESIDENTIAL PROPERTY	±1003'-8"

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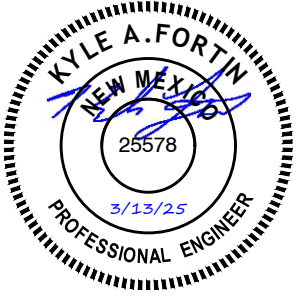
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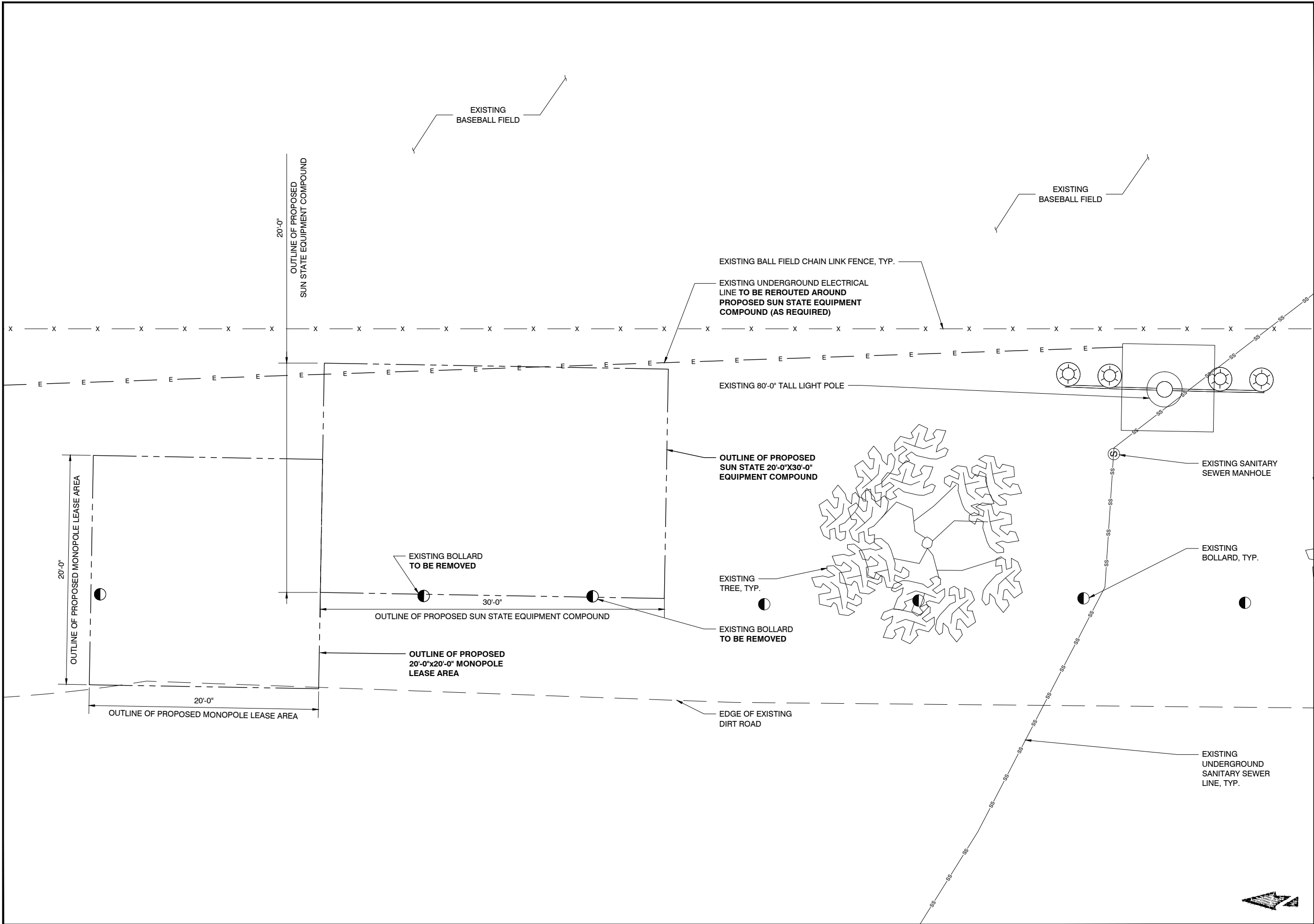
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SHEET TITLE
OVERALL SETBACK PLAN

SHEET NUMBER
Z-2



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3/13/25
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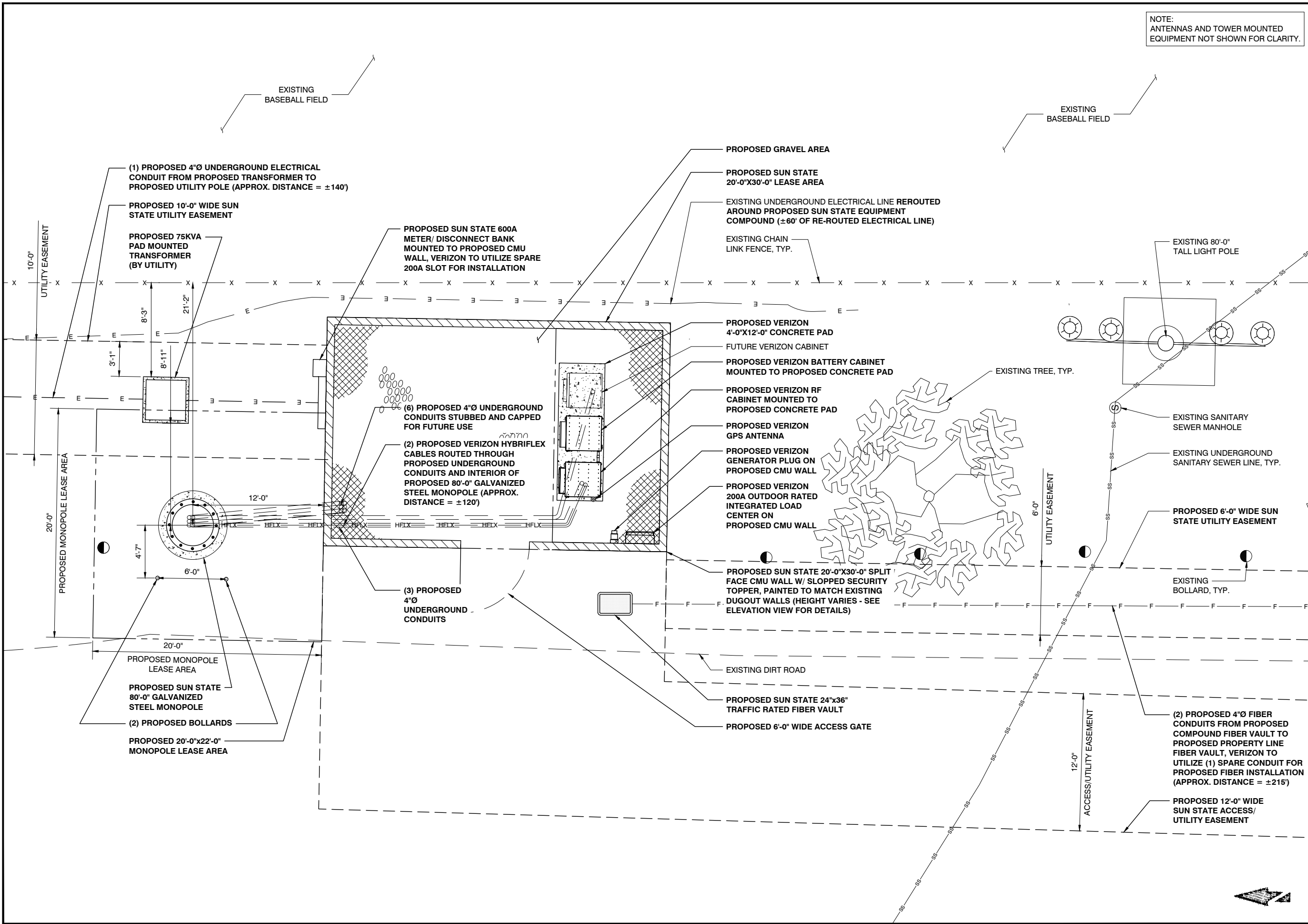
580 OVERLOOK RD.
LOS ALAMOS, NM 87544
LOS ALAMOS COUNTY

SHEET TITLE

EXISTING SITE PLAN

SHEET NUMBER

Z-3



NOTE:
ANTENNAS AND TOWER MOUNTED
EQUIPMENT NOT SHOWN FOR CLARITY.

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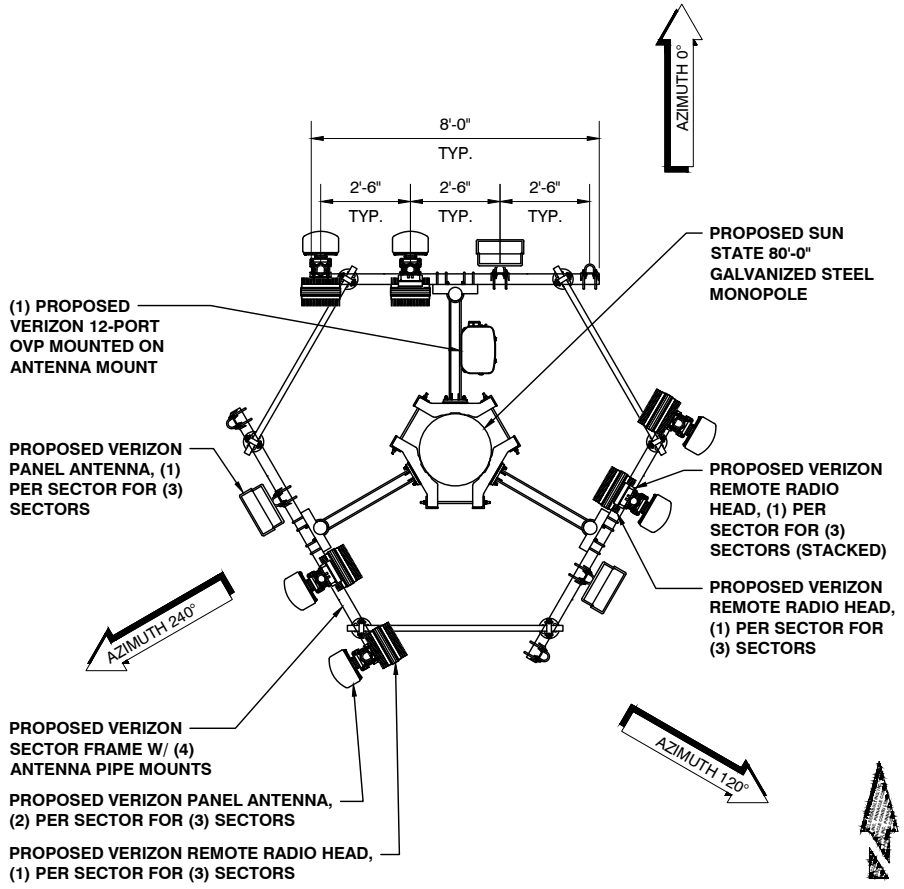
PROPOSED SITE PLAN

SHEET NUMBER

Z-4

NEW HYBRID CABLE SCHEDULE					
SECTOR	AZIMUTH	LENGTH	QTY.	SIZE	TYPE
ALPHA	0°	±120'	2	2"Ø	6X12 HYBRIFLEX CABLE
BETA	120°	-	-	-	-
GAMMA	240°	-	-	-	-

CABLING DETAIL



ANTENNA PLAN

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

1

NOTE:
ANTENNAS AND
TOWER MOUNTED
EQUIPMENT NOT
SHOWN FOR
CLARITY.

(2) PROPOSED BOLLARDS

PROPOSED 20'-0"x20'-0"
MONOPOLE LEASE AREA

PROPOSED SUN STATE 80'-0"
GALVANIZED STEEL MONOPOLE

EXISTING DIRT ROAD

PROPOSED SUN STATE
ACCESS/ UTILITY EASEMENT

(6) PROPOSED 4"Ø UNDERGROUND CONDUITS
STUBBED AND CAPPED FOR FUTURE USE

(2) PROPOSED VERIZON HYBRIFLEX CABLES
ROUTED THROUGH (3) PROPOSED 4"Ø
UNDERGROUND CONDUITS AND INTERIOR OF
PROPOSED 80'-0" GALVANIZED STEEL
MONOPOLE (APPROX. DISTANCE = ±120')

PROPOSED SUN STATE 20'-0"x30'-0" SPLIT FACE CMU
WALL W/ SLOPPED SECURITY TOPPER, PAINTED TO
MATCH EXISTING DUGOUT WALLS (HEIGHT VARIES -
SEE ELEVATION VIEW FOR DETAILS)

(3) PROPOSED 4"Ø
UNDERGROUND CONDUITS

PROPOSED 6'-0" WIDE ACCESS GATE

PROPOSED VERIZON GPS ANTENNA
PROPOSED VERIZON GENERATOR
PLUG ON PROPOSED CMU WALL

(1) PROPOSED 4"Ø UNDERGROUND FIBER
CONDUIT FROM PROPOSED FIBER VAULT
TO PROPOSED VERIZON RF CABINET
(APPROX. DISTANCE = ±15')

PROPOSED VERIZON 200A OUTDOOR
RATED INTEGRATED LOAD CENTER
ON PROPOSED CMU WALL

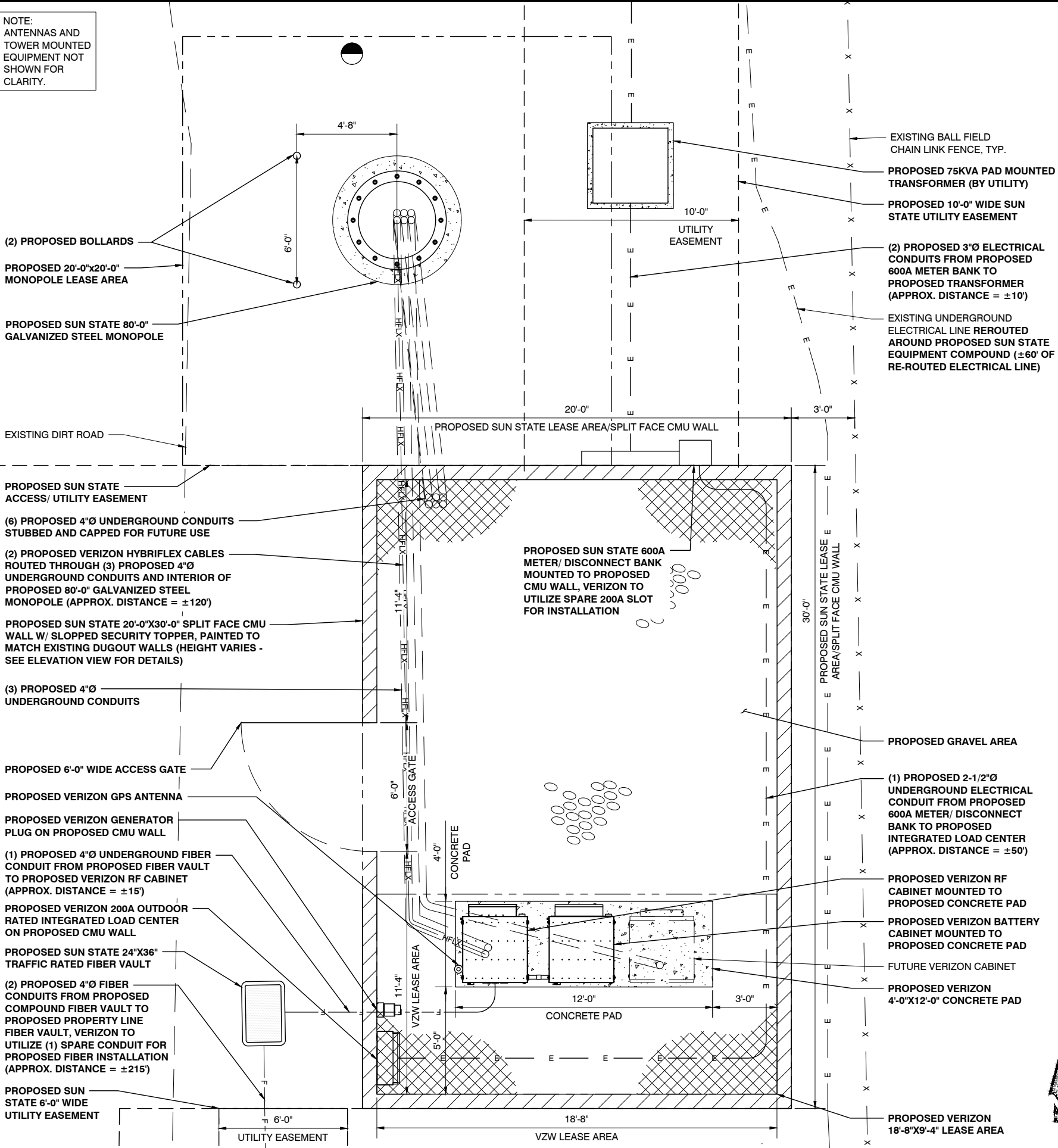
PROPOSED SUN STATE 24"x36"
TRAFFIC RATED FIBER VAULT

(2) PROPOSED 4"Ø FIBER
CONDUITS FROM PROPOSED
COMPOUND FIBER VAULT TO
PROPOSED PROPERTY LINE
FIBER VAULT, VERIZON TO
UTILIZE (1) SPARE CONDUIT FOR
PROPOSED FIBER INSTALLATION
(APPROX. DISTANCE = ±215')

PROPOSED SUN
STATE 6'-0" WIDE
UTILITY EASEMENT

2 ENLARGED SITE PLAN

Attachment C



EXISTING BALL FIELD
CHAIN LINK FENCE, TYP.

PROPOSED 75KVA PAD MOUNTED
TRANSFORMER (BY UTILITY)

PROPOSED 10'-0" WIDE SUN
STATE UTILITY EASEMENT

(2) PROPOSED 3"Ø ELECTRICAL
CONDUITS FROM PROPOSED
600A METER BANK TO
PROPOSED TRANSFORMER
(APPROX. DISTANCE = ±10')

EXISTING UNDERGROUND
ELECTRICAL LINE REROUTED
AROUND PROPOSED SUN STATE
EQUIPMENT COMPOUND (±60' OF
RE-ROUTED ELECTRICAL LINE)

UTILITY EASEMENT

PROPOSED SUN STATE LEASE AREA/SPLIT FACE CMU WALL

PROPOSED SUN STATE 600A
METER/ DISCONNECT BANK
MOUNTED TO PROPOSED
CMU WALL, VERIZON TO
UTILIZE SPARE 200A SLOT
FOR INSTALLATION

PROPOSED GRAVEL AREA

(1) PROPOSED 2-1/2"Ø
UNDERGROUND ELECTRICAL
CONDUIT FROM PROPOSED
600A METER/ DISCONNECT
BANK TO PROPOSED
INTEGRATED LOAD CENTER
(APPROX. DISTANCE = ±50')

PROPOSED VERIZON RF
CABINET MOUNTED TO
PROPOSED CONCRETE PAD

PROPOSED VERIZON BATTERY
CABINET MOUNTED TO
PROPOSED CONCRETE PAD

FUTURE VERIZON CABINET

PROPOSED VERIZON
4'-0"x12'-0" CONCRETE PAD

PROPOSED VERIZON
18'-8"x9'-4" LEASE AREA

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

3

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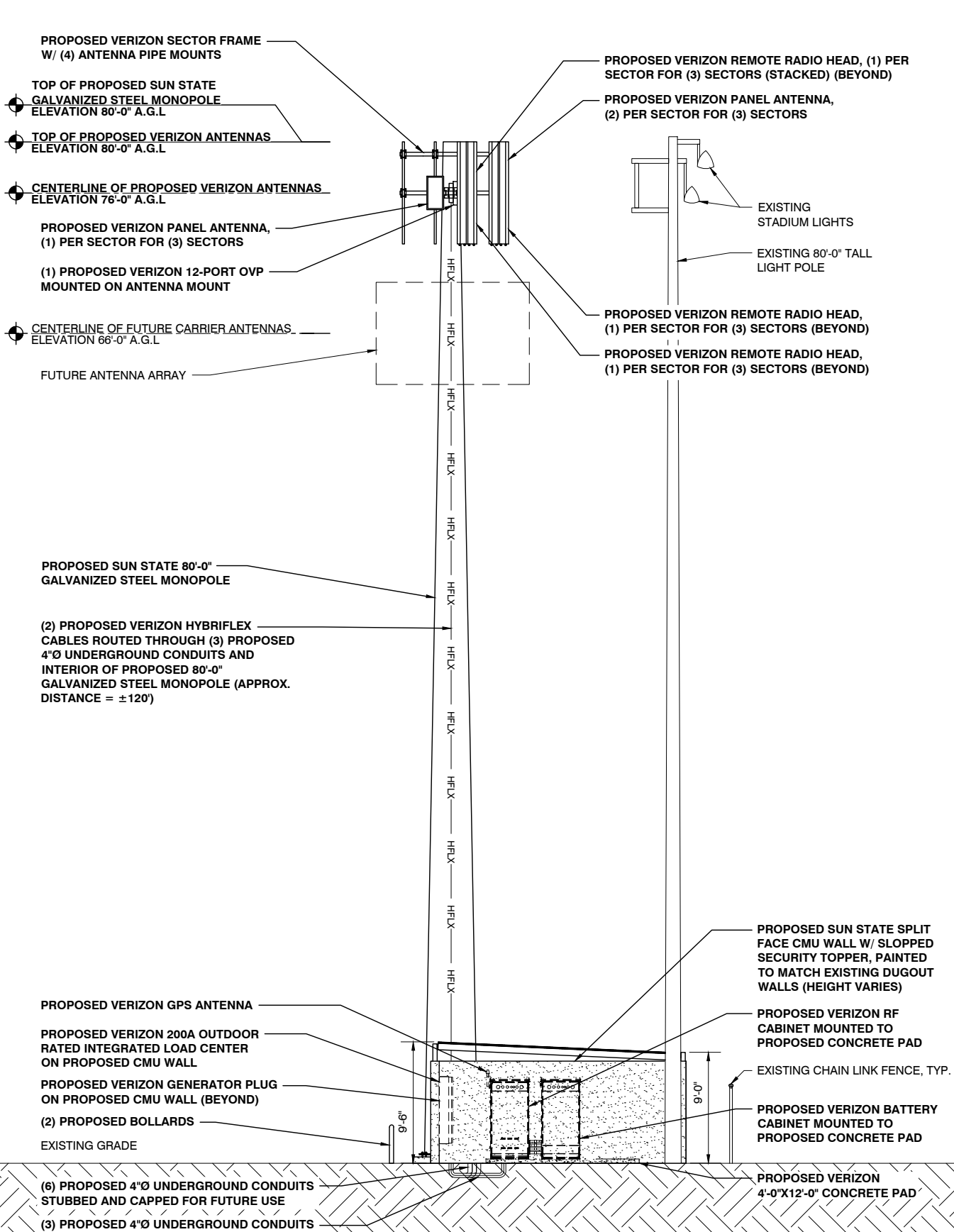
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SHEET TITLE

ENLARGED SITE PLAN
AND ANTENNA PLAN

SHEET NUMBER

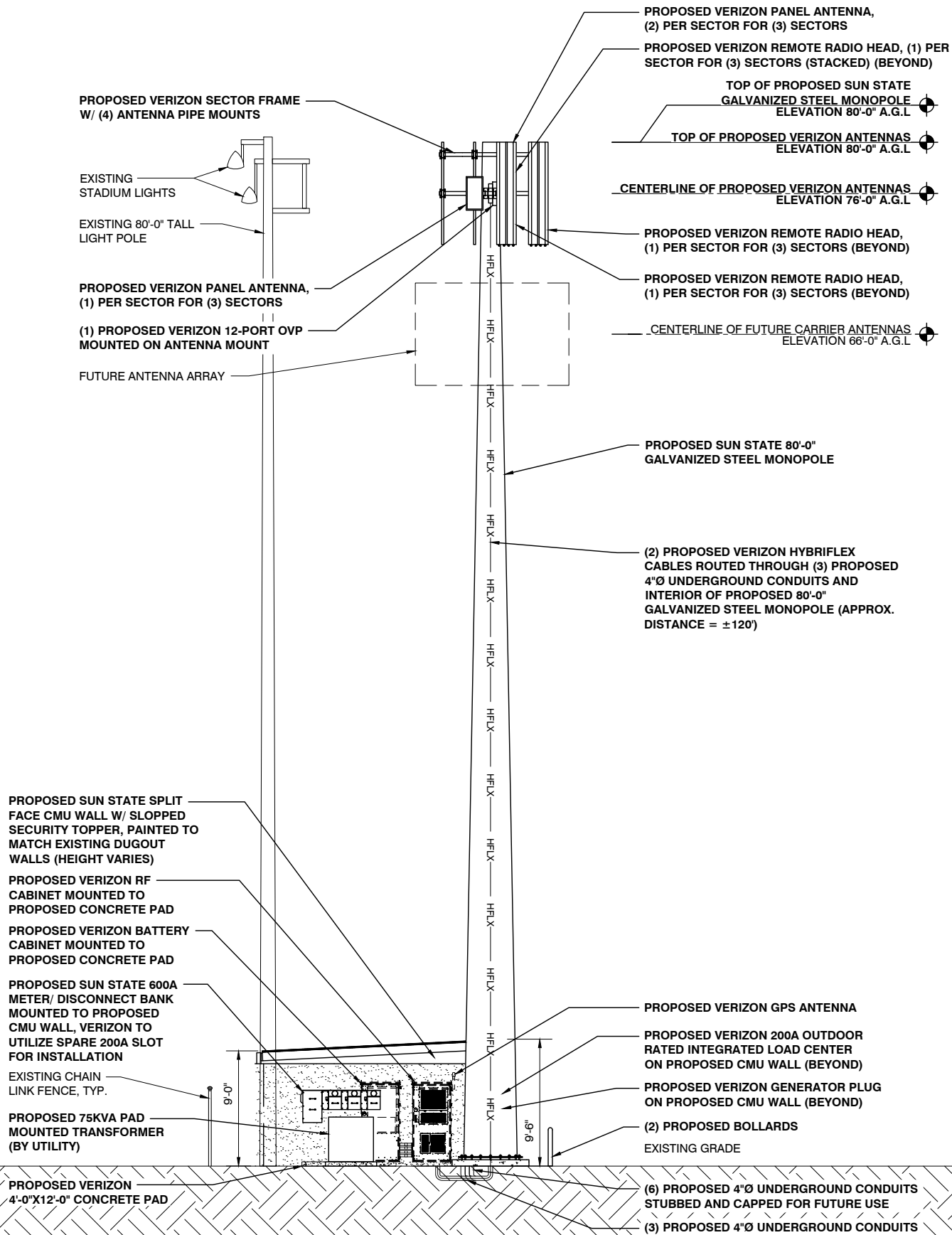
Z-5



PROPOSED SOUTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

1



PROPOSED NORTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

2

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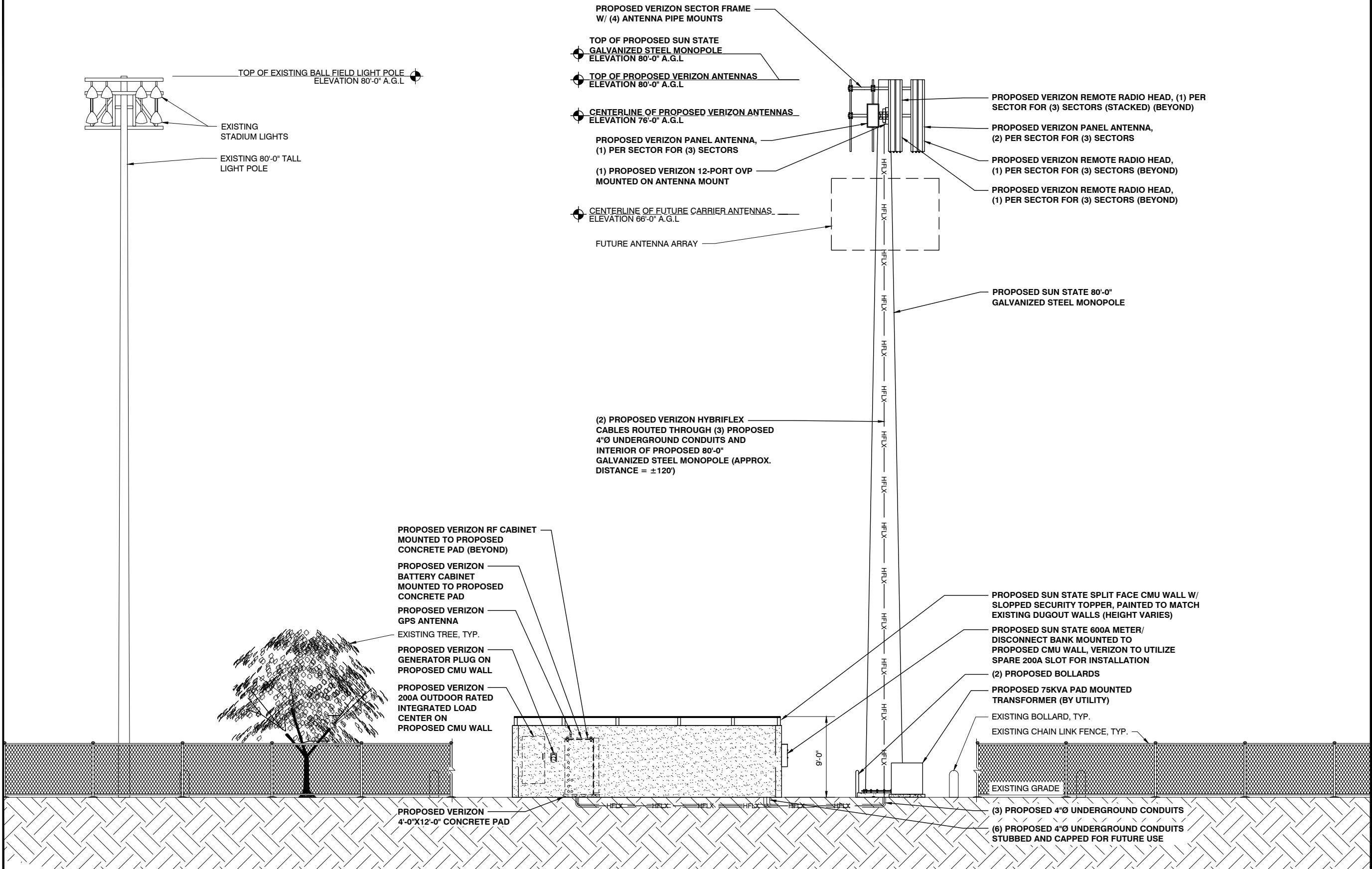
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SHEET TITLE

ELEVATIONS

SHEET NUMBER

Z-6



PROPOSED EAST ELEVATION

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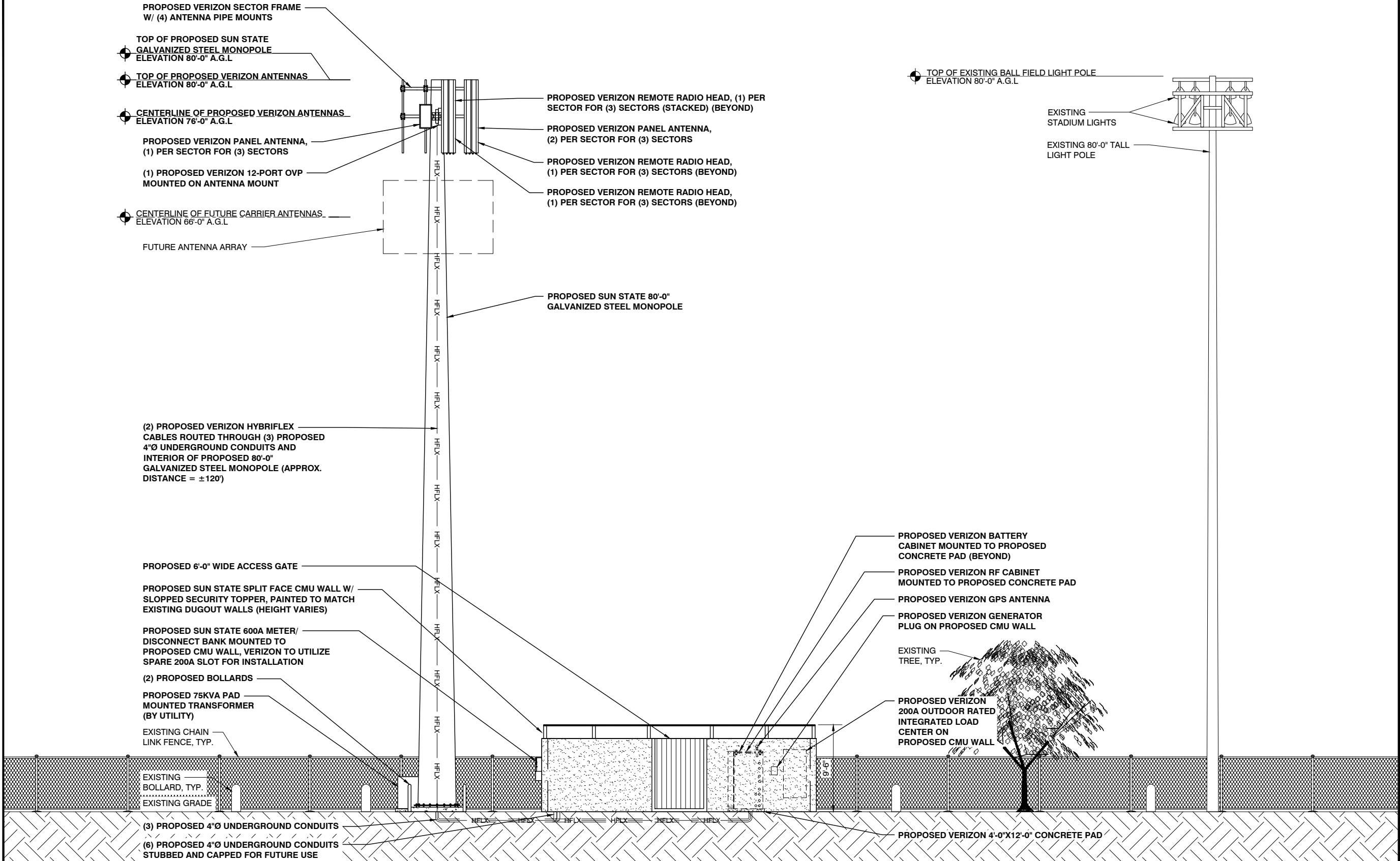
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SHEET TITLE

ELEVATIONS

SHEET NUMBER

Z-7



PROPOSED WEST ELEVATION

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ELEVATIONS

SHEET NUMBER

Z-8

MASONRY NOTES:

MASONRY WALL GENERAL NOTES

CODE:
2021 NEW MEXICO COMMERCIAL BUILDING CODE

WIND:
104 MPH ULTIMATE DESIGN WIND SPEED (RISK CATEGORY II)
EXPOSURE C

SEISMIC:
RISK CATEGORY II
SITE CLASS: C
SEISMIC DESIGN CATEGORY C
S_s = 0.495
S₁ = 0.161

GEOTECHNICAL:
FOUNDATION DESIGN IN ACCORDANCE WITH RECOMMENDATIONS PROVIDED IN GEOTECHNICAL REPORT NO. :2022130.36
BY GDP GROUP
DATED JANUARY 24, 2023
ALLOWABLE BEARING PRESSURE = 3000PSF
AT 2'-6" BELOW LOWEST ADJACENT FINISHED GRADE. REFER TO SOILS REPORT FOR ADDITIONAL INFORMATION.

CONCRETE:
CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. VIBRATE REINFORCED CONCRETE DURING PLACEMENT.

DEFORMED REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60. ALL REINFORCING SHALL BE SECURELY TIED TO PREVENT MOVEMENT WHILE PLACING CONCRETE. WELDING OF REINFORCING IS NOT ALLOWED. LAP REINFORCING 48 BAR DIAMETERS (30" FOR #5, 24" FOR #4). BEND REINFORCING OR PROVIDE CORNER BARS WHERE FOOTING CHANGES DIRECTION.

MINIMUM CONCRETE COVER FOR REINFORCING STEEL CAST IN CONCRETE (UNO):
CAST AGAINST EARTH: 3"
PERMANENTLY EXPOSED TO EARTH OR WEATHER: 1 1/2" (#5 AND SMALLER)
2" (#6 AND LARGER)

MASONRY:
CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C90, LOAD BEARING WITH A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI (NET AREA).

MORTAR SHALL CONFORM TO ASTM C-270, TYPE S.

FILL ALL REINFORCED CELLS WITH 2000 PSI GROUT OR GROUT CONFORMING TO ASTM C476. MAXIMUM GROUT POUR IS 5'-4" WITHOUT CLEANOUTS. MECHANICALLY CONSOLIDATE GROUT AFTER PLACEMENT AND RECONSOLIDATE AFTER APPROXIMATELY 5 MINUTES. SOLID GROUT ALL CELLS BELOW FINISHED GRADE

PROVIDE MASONRY CONTROL JOINTS AT 24' O.C. MAXIMUM WITH A MINIMUM WALL SEGMENT LENGTH OF 8'.

DEFORMED BAR REINFORCING SHALL CONFORM TO ASTM A615, GRADE 60. LAP 48 BAR DIAMETERS (30" FOR #5, 24" FOR #4).

VERTICAL REINFORCING SHALL BE #5, CENTERED IN CELL AT SPACING NOTED ON DRAWING OR AT 48" O.C. MINIMUM. PROVIDE VERTICAL BARS AT ALL WALL ENDS, CORNERS, INTERSECTIONS AND EACH SIDE OF CONTROL JOINTS. ALL VERTICAL BARS SHALL BE DOWELED INTO CONCRETE FOOTING WITH A MINIMUM 30" PROJECTION ABOVE TOP OF FOOTING.

HORIZONTALLY REINFORCE WALLS WITH (1) #5 IN 8" DEEP SOLID GROUTED BOND BEAM AT TOP OF WALL. PROVIDE BENT CORNER BARS TO MATCH BOND BEAM REINFORCING AT ALL CORNERS. PROVIDE 9 GAUGE (W1.7) GALVANIZED LADDER TYPE HORIZONTAL JOINT REINFORCING CONFORMING TO ASTM A951 AT 16" O.C. VERTICALLY MAXIMUM.

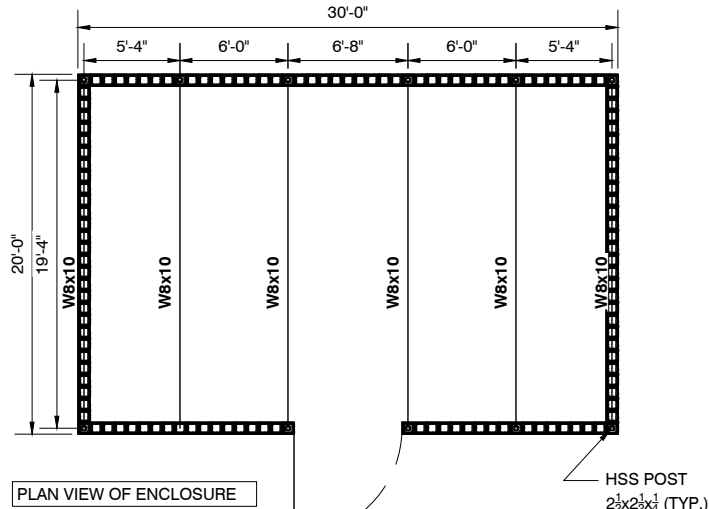
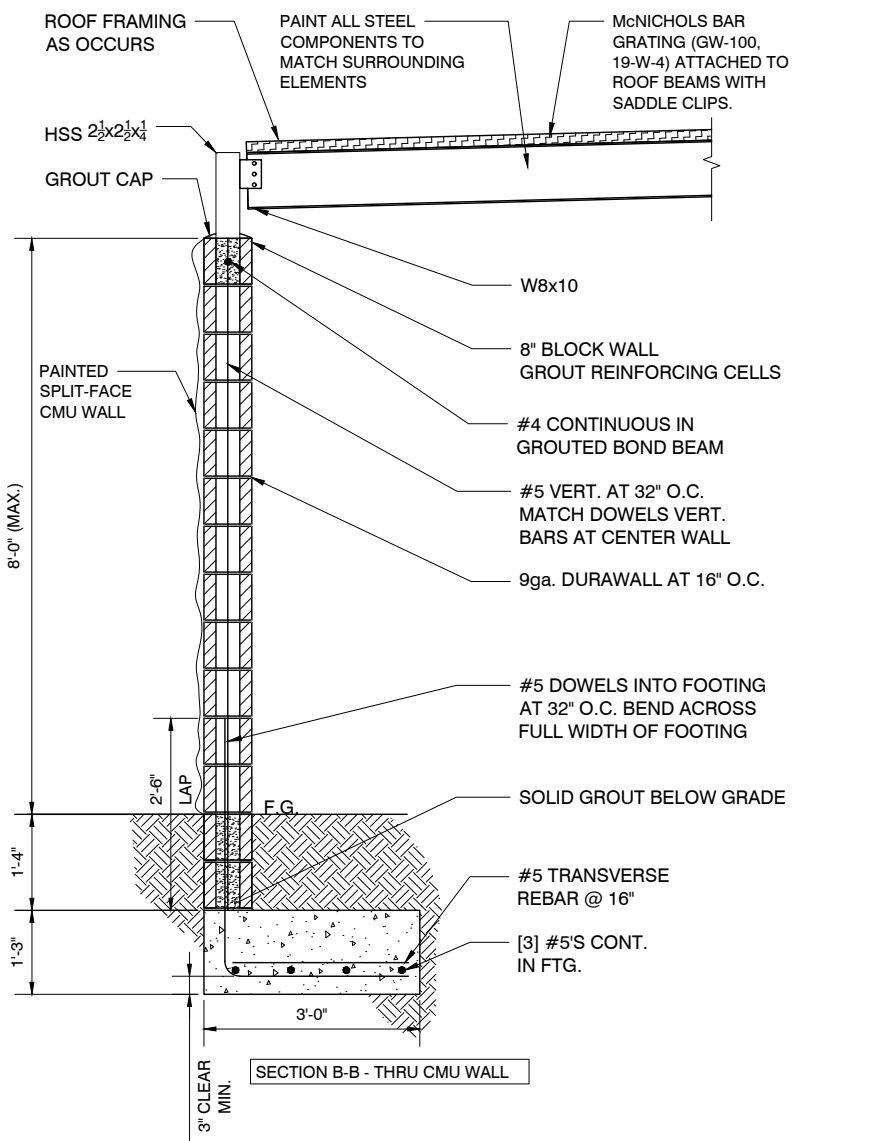
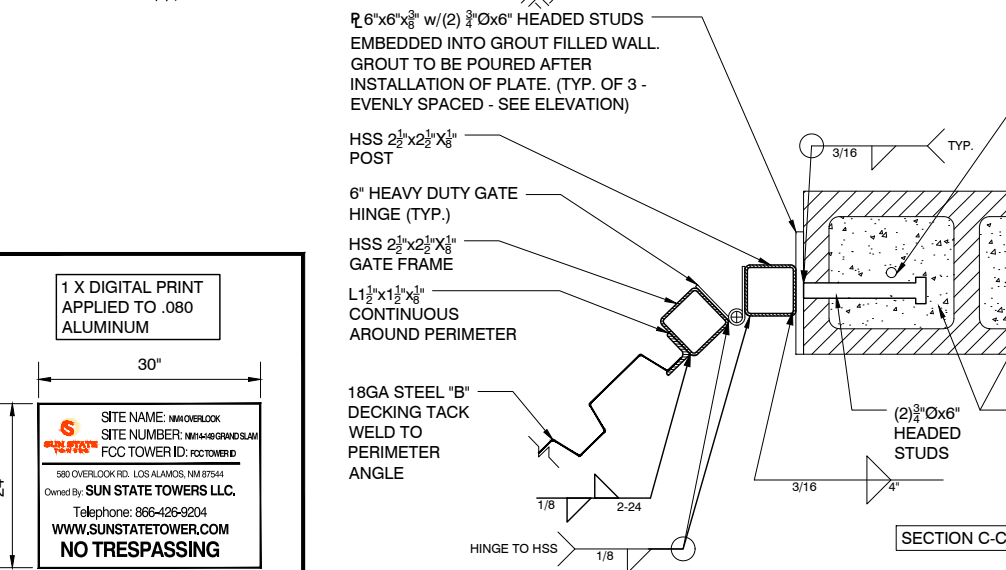
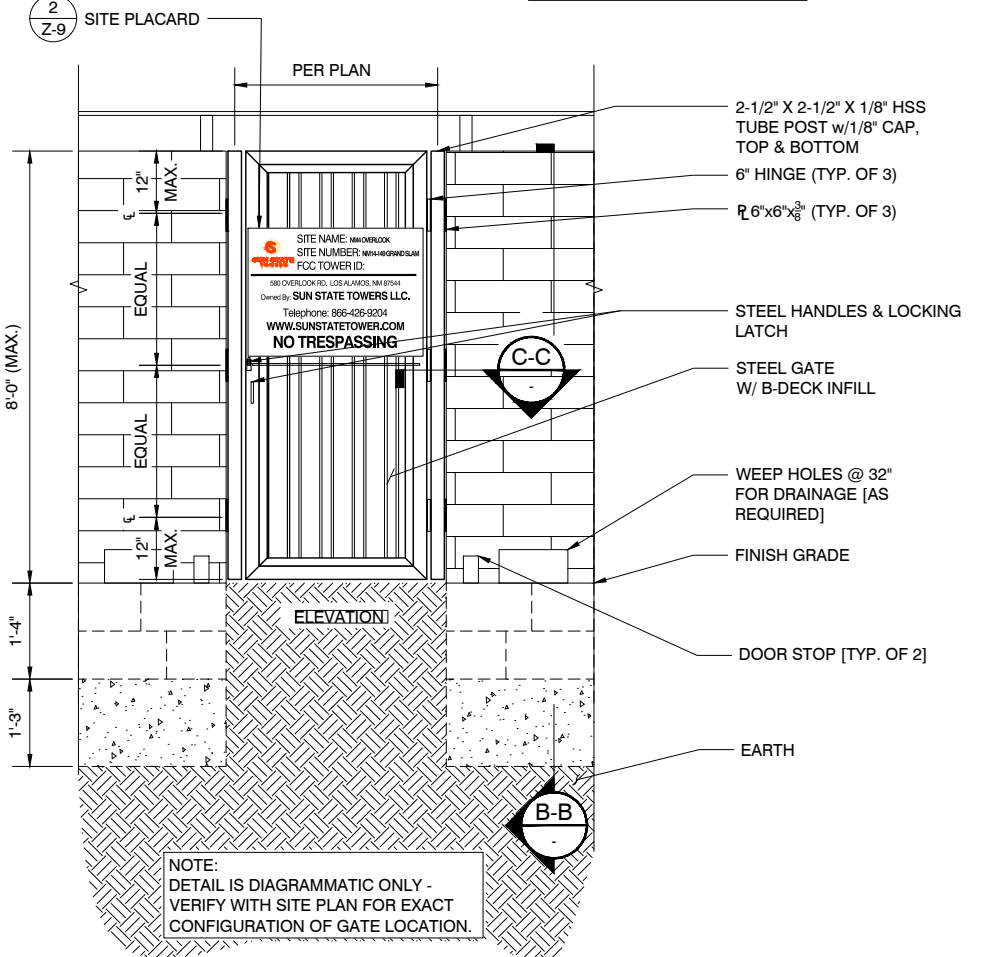
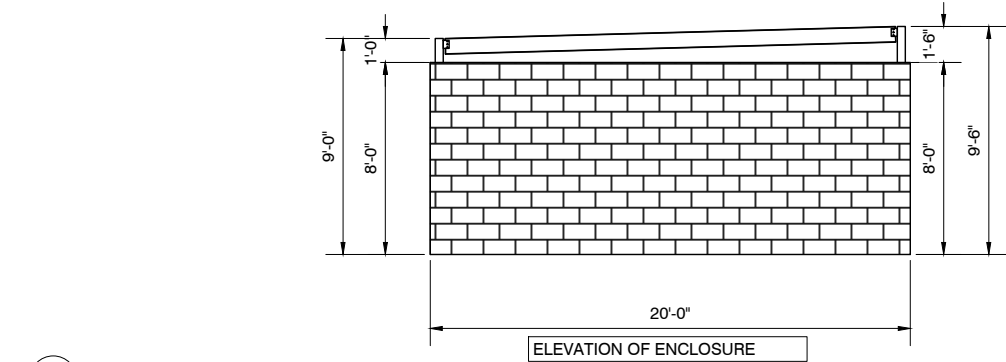
SPECIAL INSPECTIONS:
SPECIAL INSPECTIONS REQUIRED PER IBC CHAPTER 17 FOR THE FOLLOWING ITEMS:

CONCRETE:

- PERIODIC INSPECTION TO VERIFY FOUNDATION SIZE AND REINFORCING SIZE & PLACEMENT

MASONRY:

- PERIODIC INSPECTION TO VERIFY CMU CONSTRUCTION AND REINFORCING SIZE & PLACEMENT
- CONTINUOUS INSPECTION DURING PLACEMENT OF GROUT



PREPARED FOR

SUN STATE TOWERS

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GILBERT, AZ 85233
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CARRIER

verizon

2600 W. GERONIMO PL., CHANDLER, AZ 85224
PHONE: (480) 777-4360
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A&E CONSULTING FIRM & SITE ACQUISITION

PINNACLE CONSULTING, INC

Site Acquisition | Engineering | Construction

1426 NORTH MARVIN STREET # 101
GILBERT, AZ 85233

PROJECT NO:	NM14-149 GRAND SLAM
DRAWN BY:	CS
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
4	02/18/25	FINAL ZONING	CS
5	03/12/25	FINAL ZONING	CS

KYLE A. FORTIN

NEW MEXICO

25578

3/13/25

PROFESSIONAL ENGINEER

NM14-149 GRAND SLAM / NM4 OVERLOOK

580 OVERLOOK RD.
LOS ALAMOS, NM 87544
LOS ALAMOS COUNTY

SHEET TITLE

COMPOUND ENCLOSURE DETAIL

SHEET NUMBER

Z-9