# BENSALEM TOWNSHIP

*Building and Planning Department*
2400 Byberry Road • Bensalem PA 19020
215-633-3644 • FAX 215-633-3653

## SUBDIVISION AND LAND DEVELOPMENT APPLICATION
### SITE AND PLAN CHARACTERISTICS

**ALL APPLICANTS FOR MINOR or MAJOR LAND DEVELOPMENT and MAJOR SUB-DIVISIONS MUST SUBMIT A TRAFFIC STUDY AT TIME OF SUBMISSION**

CHECK ONE: DATE OF SUBMISSION: 5/13/16

| | | | |
|---|---|---|---|
| ☐ | Sketch Plan | Tax Parcel # | 02-001-018-009 |
| ☐ | Lot Line Change | Location | 1210 Northbrook Drive, Bensalem, PA 19020 |
| ☐ | Minor Subdivision | Zoning Classification | PCD |
| ☐ | Minor Land Development | Proposed # of Lots or Leaseholds | N/A |
| ☐ | Preliminary Subdivision | Area of Commercial Bldg of Addition (sf) | N/A |
| ☐ | Preliminary Land Development | Name of Development | 1BU8167B Northbrook Drive |
| ☐ | Final Subdivision | Proposed Use | rooftop collocation of telecommunication antennas with equipment |
| ☐ | Final Land Development | Site Area (ac) | 5.85 acres |
| ☒ | Conditional Use | Development Area (ac) | N/A |
| ☐ | Other | | |

**SUBMISSION IS TO INCLUDE A DISC WITH APPLICATION AND PLAN(S) IN PDF FILE FORMAT or email same to jmryan@bensalempa.gov**

1. Name, address & phone No. of Applicant:
   T-Mobile Northeast LLC
   510 Virginia Drive
   Fort Washington, PA 19034

   Christopher H. Schubert *Signature* on behalf of Applicant — *Daytime Contact Number*

2. Name, address & phone No. of Attorney:
   an applicant)
   Christopher H. Schubert, Esquire
   Riley Riper Hollin & Colagreco
   717 Constitution Drive, Suite 201 Exton, PA 19341

   *nature* — *Daytime Contact Number*

3. Name, address & phone No. of Owner:
   Acorn Development Company
   400 Cresson Boulevard, Suite 105
   Oaks, PA 19456

   Chri *nature* on behalf of Owner as Attorney-in-Fact by LOA — *Daytime Contact Number*

4. Name, address & phone No. of Person Designing Plan:
   William Panek/FDH Velocitel
   200 North Warner Road
   Suite #215, King of Prussia, PA 19406

   Cl *Signature* on behalf of Engineer — *Daytime Contact Number*

5. Has parcel ever been subject to subdivision or land development approval? yes

If Yes:
- Date of Approval: Feb. 22, 1988
- Plan Title: Subdivision Plan for Trappe Associates
- Recording Date: Feb. 23, 1988
- Plan Book: 244
- Page: 9

6. Has parcel ever received relief from the Zoning Hearing Board? No, as confirmed by Township.

If yes, list date of decision and attach copy of the decision.

7. Deed restrictions that apply or are being contemplated. If no restrictions, state none. If yes, attach copy.
None applicable to proposed telecommunications use. See attached March 1998 deed with restrictions.

8. List proposed improvements and utilities to be installed:
See Addendum "A" attached hereto and incorporated herein.

9. List title of each plan, report and any other documents submitted:
Plans entitled 1BU8167B Northbrook Drive dated April 7, 2016, prepared by FDH Velocitel, Sheets T-1, Z-2, Z-3, and Z-4.

10. List presence of floodplain, wetlands, steep slopes or any other environmental features on site:
None

11. List all variances and special exceptions that will be required from the Zoning Hearing Board for this application:
None

12. List all zoning changes, conditional uses and waivers that will be required for this application:
See Addendum "A" attached hereto and incorporated herein.

***NOTE**: Plan requirements can be found in The Code of the Township of Bensalem, Chapter 201*

**MUNICIPAL USE ONLY**

Date Received:

Application Fee:

Escrow:

# *BEFORE THE TOWNSHIP COUNCIL OF*
# *BENSALEM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA*

**IN RE: CONDITIONAL USE APPLICATION**
**T-Mobile Northeast LLC,**
**Site Name: 1BU8167B Northbrook Drive**
**1210 Northbrook Drive**
**Bensalem, Pennsylvania**

## ADDENDUM "A" TO CONDITIONAL USE APPLICATION

## I. Background

The subject property ("Property") is owned by Acorn Development Company, and is located at 1210 Northbrook Drive, Bensalem Township, Bucks County, Pennsylvania. The Property is presently zoned PCD – Planned Commerce Park District and is further identified as Parcel No. 02-001-018-009 on the Bucks County Tax Map. The Property is improved and used as an office complex.

The Applicant, T-Mobile Northeast LLC ("T-Mobile") proposes a rooftop site with collocation of nine (9) antennas proposed as three (3) antennas in sector 1 pointing northeast; three (3) antennas in sector 2 pointing southeast and three (3) antennas in sector 3 pointing southwest. The equipment cabinets will also be located on the roof mounted on a 10' x 20' elevated steel platform with handrails.

Details of the proposed telecommunications facility are shown on the site plans which accompany this application.

## II. Requests for Relief

T-Mobile requests the following:

1. Conditional use approval pursuant to the applicable regulations set forth in Section 232-598 of the Code of the Township of Bensalem (the "Code"), to allow the installation of antennas and equipment cabinets on the rooftop of the Property as proposed.

2. All other interpretations and/or waivers as may ultimately be required.

III. **Basis For Relief**

The proposed use is suitable for the Property and is in the best interests of the community and the requested application should be granted for the following reasons:

1. The proposed facility is necessary in order for T-Mobile to provide telecommunications service in accordance with its Federal Communications Commission license and the Telecommunications Act of 1996.

2. The addition of a telecommunication facility, a passive communications use, to the Property is a suitable and appropriate use of the Property as a telecommunications facility which is permitted by conditional use in the PCD district.

3. The proposed use will not substantially injure or detract from the use of neighboring property or from the character of the neighborhood and the use of the property adjacent to the Property will be adequately safeguarded.

4. The proposed use will serve the best interest of the Township, the convenience of the community, and the public welfare by making enhanced wireless telecommunications service available.

5. The proposed use will be entirely consistent with the logical, efficient and economical extension of public services and facilities within the Township including police and fire protection.

6. The proposed use is in accordance with the comprehensive plan and is consistent with the spirit, purposes and the intent of the Township's Zoning Ordinance.

7. The proposed use is in the best interest of the municipality, the convenience of the community, and the public welfare.

8. The proposed use is suitable for the property in question, and will be designed, constructed, operated and maintained so as to be in harmony with and appropriate in appearance to the existing or intended character of the general vicinity.

9. The proposed use is in conformance with all applicable requirements of the Township's Zoning Ordinance, all municipal ordinances, and all state and federal statutes.

10. The proposed facility will be designed in accordance with all applicable safety and industry standards, and will not endanger the safety of persons or property.

11. The proposed use will not overcrowd the land or create an undue concentration of population.

12. The proposed use will not impair an adequate supply of light and air to adjacent property.

13. The proposed facility will be fully automated and unattended on a daily basis and will be visited only for periodic maintenance or emergency repair.

14. The proposed use will not adversely affect transportation or unduly burden public facilities.

15. The relief requested, if approved, will represent the minimum relief in order for T-Mobile to provide wireless telecommunications services. The height of the proposed telecommunications facility is the minimum height necessary to perform its function.

16. The telecommunications facility complies with all applicable standards established by the Federal Communications Commission.

17. The telecommunications facility shall not cause radio frequency interference with other communications facilities located in the Township.

18. The applicant is licensed by the Federal Communications Commission to operate the telecommunications facility.

19. The telecommunications facility shall comply with all applicable Federal Aviation Administration and Commonwealth Bureau of Aviation Regulations.

20. The building on which the facility will be placed is designed to prevent access to the telecommunications facility by unauthorized persons.

21. The surrounding neighborhood will not be subjected to objectionable noise, lighting, glare, heat, ventilation, smoke, fumes, vapors, dust, dirt, gases or radioactive or electrical disturbances by the proposed use or change. No signs or lights will be mounted on the telecommunications facility.

22. It is necessary for the telecommunications facility to be located on the Property in order to provide safe and reliable services to the community.

23. The telecommunications facility will be maintained in a safe manner in accordance with the requirements of the Township's Code.

On the basis of the foregoing, T-Mobile requests the relief set forth herein and requests that the Township Council convene a hearing on the instant Application. Detailed plans of the proposed use have been submitted to the Township, to be incorporated by reference herein, for consideration before the Township Council.

Respectfully submitted,

LAGRECO

By: _____
Christopher H. Schubert, Esquire
Attorneys for Applicant
T-Mobile Northeast LLC

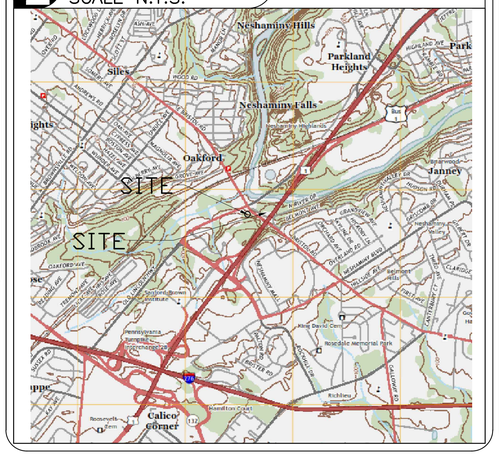
DATE: 5/13/16

# T··Mobile·
## Northeast, LLC
# 1BU8167B
# NORTHBROOK DRIVE
## 1210 NORTHBROOK DRIVE
## TREVOSE, PA. 19053
## BENSALEM TOWNSHIP
## BUCKS COUNTY
## ZONING DRAWINGS

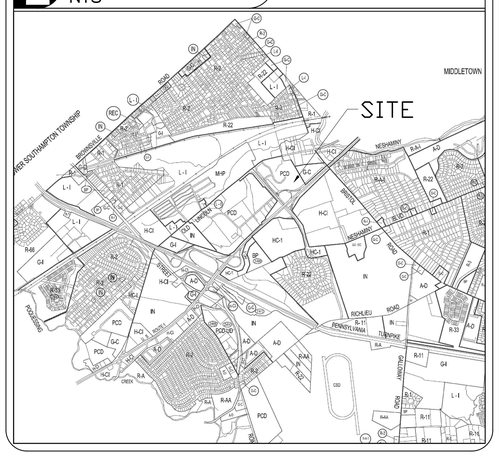
### TABLE OF CONTENTS


| | DRAWING TITLE | REV # | REV DATE |
|---|---|---|---|
| T1 | COVER SHEET | 1 | 06/12/16 |
| Z-2 | SITE PLAN | 1 | 06/12/16 |
| Z-3 | EQUIPMENT LAYOUT & ELEVATION | 1 | 06/12/16 |
| Z-4 | ADJACENT PROPERTY OWNER LIST | 1 | 06/12/16 |

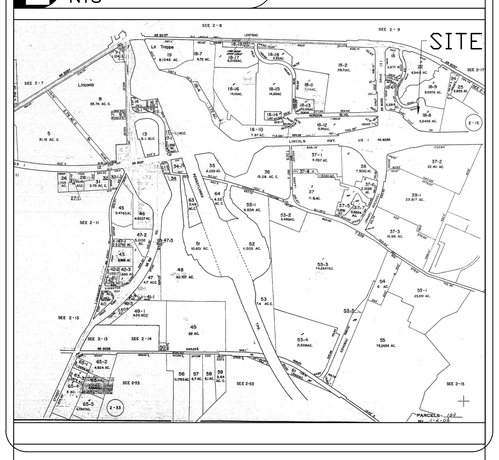

### USGS MAP
SCALE N.T.S.




### ZONING MAP
NTS




### TAX MAP
NTS




### SITE INFORMATION

| | |
|---|---|
| SITE ID: | 1BU8167B<br>NORTHBROOK DRIVE |
| SITE ADDRESS: | 1210 NORTHBROOK DRIVE<br>TREVOSE, PA. 19053 |
| BLOCK / LOT: | BLOCK 1, LOT 3 |
| JURISDICTION: | BENSALEM TOWNSHIP |
| ZONING DISTRICT: | PCD<br>"PLANNED COMMERCE PARK DISTRICT" |
| SITE LOCATION: | N39° 23' 01.59"<br>W74° 31' 48.18" |
| PROPERTY OWNER: | ACORN DEVELOPMENT COMPANY<br>400 CRESSON BOULEVARD, SUITE 105<br>OAKS, PA. 19456 |
| CONTACT: | CAROL DRIVER<br>610-666-0600 ext 109 |
| APPLICANT: | T-MOBILE NORTHEAST LLC<br>510 VIRGINIA DRIVE<br>FORT WASHINGTON, PA 19034 |
| CONTACT: | |
| ENGINEER: | FDH VELOCITEL, INC<br>200 N. WARNER ROAD<br>SUITE 215<br>KING OF PRUSSIA, PA 19406 |
| CONTACT: | DAVID KENYON<br>(610) 992 4101 X 122 |

### SITE DIRECTIONS

FROM T-MOBILE FORT WASHINGTON OFFICE, START OUT HEADING WEST ON VIRGINIA DRIVE (RIGHT OUT OF PARKING LOT). BEAR RIGHT ONTO DELAWARE AVENUE. TURN LEFT ONTO COMMERCE DRIVE. TURN LEFT ONTO PENNSYLVANIA AVENUE. KEEP STRAIGHT ONTO ROAD. TAKE RAMP RIGHT FOR I-276 EAST TOWARD NEW JERSEY. AT EXIT PHILADELPHIA INTERCHANGE. TAKE RAMP RIGHT FOR US-1 NORTH TOWARD MORRISVILLE. TAKE RAMP RIGHT TOWARD NESHAMINY. TURN LEFT ONTO ROCK HILL DRIVE/ ROCKHILL DRIVE. TURN RIGHT ONTO OVERLOOK BOULEVARD. TURN RIGHT ONTO NORTHBROOK DRIVE. SITE/ BUILDING WILL BE ON YOUR RIGHT.


APPLICANT/OWNER:

T··Mobile·
Northeast, LLC
510 Virginia Drive,
Fort Washington, PA 19034
(215) 633 5200

PREPARED BY:

FDH VELOCITEL
ENGINEERING INNOVATION

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



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### REVISIONS

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| A | 04/07/16 | ISSUED FOR REVIEW | DMT |
| 0 | 05/03/16 | ISSUED FOR ZONING | DMT |
| 1 | 06/12/16 | ISSUED FOR ZONING | DMT |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |

PROJECT LOCATION
1BU8167B
NORTHBROOK DRIVE
1210 NORTHBROOK DRIVE
TREVOSE, PA. 19053

DRAWN BY: DMT

CHECKED BY: BP

DATE: APRIL 07, 2016

VELOCITEL #:

SITE NO. : 1BU8167B

DRAWING DESCRIPTION:
COVER SHEET

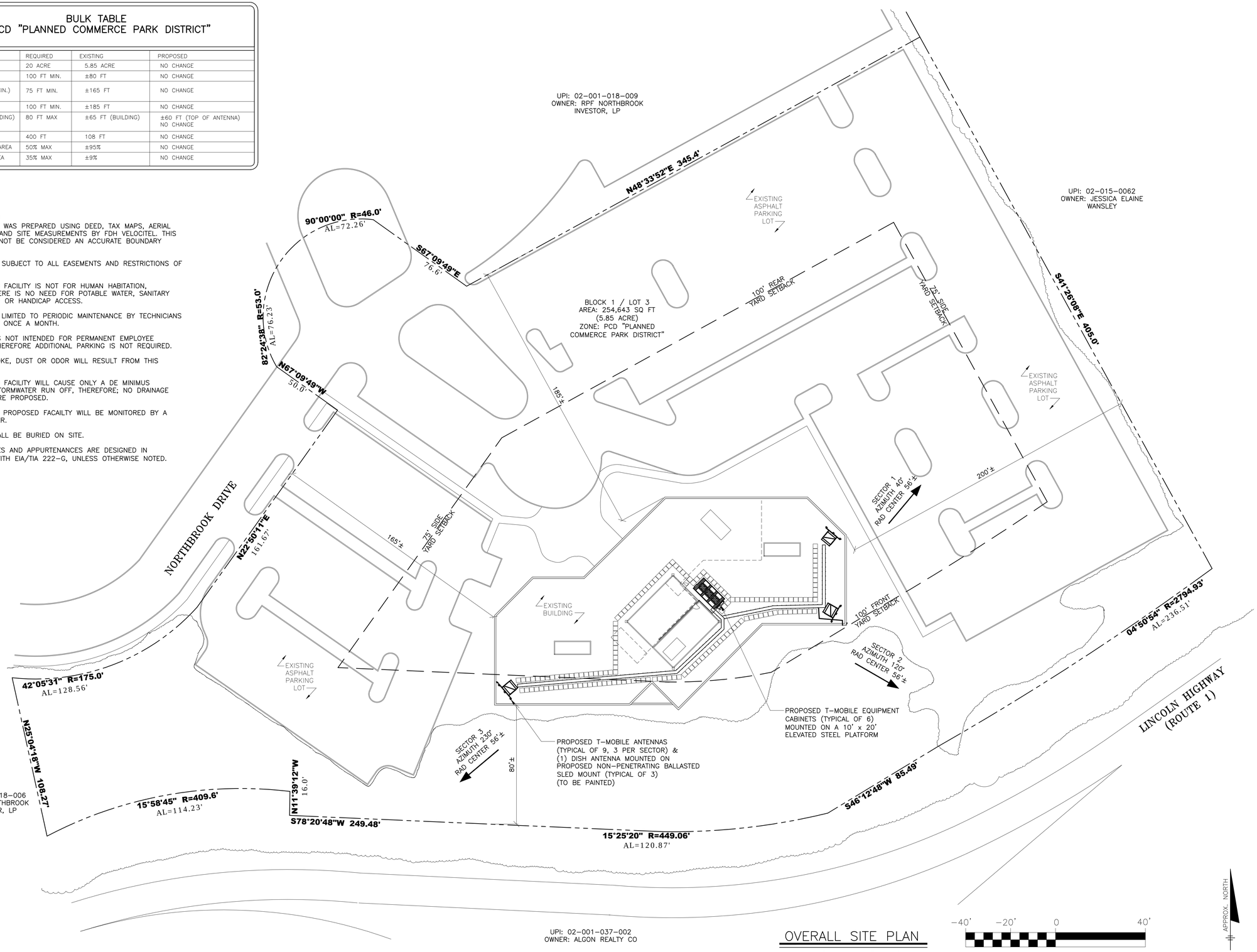
DRAWING NUMBER:
T-1

## BULK TABLE
## PCD "PLANNED COMMERCE PARK DISTRICT"

| | REQUIRED | EXISTING | PROPOSED |
|---|---|---|---|
| MIN. LOT AREA | 20 ACRE | 5.85 ACRE | NO CHANGE |
| MIN. FRONT YARD | 100 FT MIN. | ±80 FT | NO CHANGE |
| MIN. SIDE YARD (MIN.) | 75 FT MIN. | ±165 FT | NO CHANGE |
| MIN. REAR YARD | 100 FT MIN. | ±185 FT | NO CHANGE |
| MAX. HEIGHT (BUILDING) | 80 FT MAX | ±65 FT (BUILDING) | ±60 FT (TOP OF ANTENNA) NO CHANGE |
| MIN. LOT WIDTH | 400 FT | 108 FT | NO CHANGE |
| MAX. IMPERVIOUS AREA | 50% MAX | ±95% | NO CHANGE |
| MAX. BUILDING AREA | 35% MAX | ±9% | NO CHANGE |

## ZONING NOTES:

1. PROPERTY LINE WAS PREPARED USING DEED, TAX MAPS, AERIAL PHOTOGRAPHS AND SITE MEASUREMENTS BY FDH VELOCITEL. THIS PLAN SHOULD NOT BE CONSIDERED AN ACCURATE BOUNDARY SURVEY.
2. THIS PLANS IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
3. THE PROPOSED FACILITY IS NOT FOR HUMAN HABITATION, THEREFORE THERE IS NO NEED FOR POTABLE WATER, SANITARY SEWER SERVICE OR HANDICAP ACCESS.
4. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE BY TECHNICIANS APPROXIMATELY ONCE A MONTH.
5. THE FACILITY IS NOT INTENDED FOR PERMANENT EMPLOYEE OCCUPANCY, THEREFORE ADDITIONAL PARKING IS NOT REQUIRED.
6. NO NOISE, SMOKE, DUST OR ODOR WILL RESULT FROM THIS FACILITY.
7. THE PROPOSED FACILITY WILL CAUSE ONLY A DE MINIMUS INCREASE IN STORMWATER RUN OFF, THEREFORE; NO DRAINAGE STRUCTURES ARE PROPOSED.
8. POWER TO THE PROPOSED FACAILTY WILL BE MONITORED BY A SEPARATE METER.
9. NO DEBRIS SHALL BE BURIED ON SITE.
10. ALL STRUCTURES AND APPURTENANCES ARE DESIGNED IN ACCORDANCE WITH EIA/TIA 222-G, UNLESS OTHERWISE NOTED.




## OVERALL SITE PLAN

24x36" SCALE: 1"= 20'
11x17" SCALE: 1"= 40'

-40' -20' 0 40'

1"=20'


APPLICANT/OWNER:

T··Mobile·

Northeast, LLC
510 Virginia Drive,
Fort Washington, PA 19034
(215) 633 5200

PREPARED BY:

FDH VELOCITEL
ENGINEERING INNOVATION

200 NORTH WARNER ROAD
SUITE #215
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| 8 | | | |

PROJECT LOCATION

**1BU8167B**
**NORTHBROOK DRIVE**
1210 NORTHBROOK DRIVE
TREVOSE, PA. 19053

DRAWN BY: DMT

CHECKED BY: BP

DATE: APRIL 07, 2016

VELOCITEL #:

SITE NO. : 1BU8167B

DRAWING DESCRIPTION:

SITE PLAN

DRAWING NUMBER:

Z-2

## GENERAL NOTES:

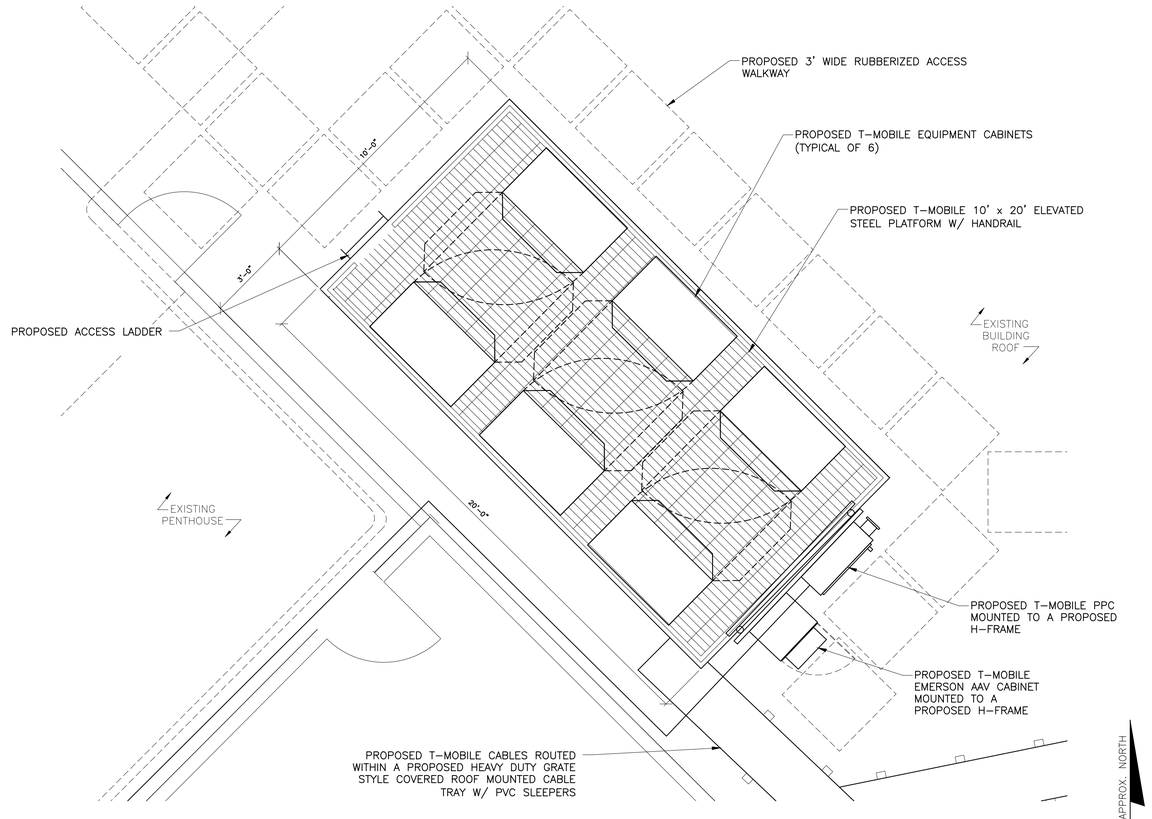
1. ALL CONSTRUCTION, LABOR AND MATERIAL SHALL COMPLY WITH ALL LOCAL AND STATE BUILDING CODES, ORDINANCES AND TO THE RULES AND REGULATIONS OF ALL AGENCIES HAVING JURISDICTION.
2. THE CONTRACTOR MUST VISIT THE SITE AND BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH ANY WORK, PURCHASE, FABRICATION AND ERECTION OF ANY MATERIAL.
3. THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL PERMITS, APPROVALS, INSPECTIONS AND TESTS REQUIRED BY ALL AGENCIES HAVING JURISDICTION.
4. THE CONTRACTOR SHALL PROVIDE ALL ITEMS OF LABOR AND MATERIALS, WHETHER OR NOT SPECIFICALLY INDICATED, IF REQUIRED TO COMPLETE THE INSTALLATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRACING AND PROTECTING OF ALL WORK DURING CONSTRUCTION TO AVOID DAMAGE, COLLAPSE, DISTORTION, MISALIGNMENT, VOIDING ROOFING GUARANTEES AND WARRANTIES, ETC. PROTECTION SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES, STANDARDS AND BEST PRACTICES. ROOF SURFACES SHALL BE RESTORED TO COMPLETE WATER TIGHTNESS WITH THE APPROVED MATERIAL AND AS PRE-APPROVED BY THE OWNER IN WRITING.
6. ALL MATERIALS SHALL BE INSTALLED AS PER THE MANUFACTURERS SPECIFICATIONS.
7. DO NOT SCALE DRAWINGS.
8. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE MEANS AND METHODS OF CONSTRUCTING THE WORK SHOWN ON THESE PLANS. ALL WORK PERFORMED SHALL BE DONE IN A GOOD WORKMANSHIP MANNER TO THE SATISFACTION OF THE OWNER. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY EFFORTS TO PROTECT THE NEW EQUIPMENT DURING THIS INSTALLATION AND APPLICATION SUCH AS:
   - THE TENANT'S EGRESS TO AND FROM THE BUILDING AND/OR THE SITE.
   - THE BUILDING'S FIRE SAFETY OR SHALL NOT CREATE ANY FIRE HAZARDS.
   - THE STRUCTURAL INTEGRITY AND SAFETY OF THE BUILDING.
   - THERE SHALL NOT BE ANY CREATION OF NOISE OUTSIDE THE NORMAL HOURS OF 7 AM TO 6 PM, UNLESS OTHERWISE AGREED UPON WITH THE OWNER.
   - THE BUILDING'S SECURITY SHALL BE MAINTAINED IN ORDER TO PREVENT ANY UNAUTHORIZED PERSONS FROM ENTERING THE PREMISES.
   - THE BUILDING'S UTILITIES (ELECTRICITY, GAS, WATER AND OTHER UTILITIES) SHALL NOT BE INTERRUPTED DURING THIS APPLICATION & INSTALLATION WITHOUT PRIOR APPROVAL FROM OWNER.
   - ALL MASONRY PENETRATIONS SHALL BE DONE USING ROTARY ACTION ONLY (NO HAMMERING ACTION).
   - ALL PENETRATIONS SHALL BE FIRE-STOPPED WITH 3M FS 195 WRAP STRIP FIRE-STOP AND CP25 NON-SHRINK PUTTY FIRE BARRIER SEALANT. MAINTAIN THE FIRE RATING OF ALL PENETRATED SURFACES.
9. THE CONTRACTOR SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE, CONSTRUCTION MATERIAL AND RUBBISH. UPON COMPLETION, ALL DEBRIS SHALL BE REMOVED AND THE PREMISES LEFT IN A "BROOM CLEAN" CONDITION. ALL RUBBISH SHALL BE DISPOSED OF IN A LEGAL MANNER.
10. THE CONTRACTOR SHALL COORDINATE ALL SPECIAL CONSIDERATIONS OF THE CONSTRUCTION (EX. NOISY OPERATIONS, INTERRUPTIONS OF ANY MECHANICAL AND/OR ELECTRICAL SERVICES, MATERIAL DELIVERIES AND/OR STORAGE) WITH THE BUILDING OWNER OR MANAGEMENT PRIOR TO THE START OF THE WORK.
11. THE CONTRACTOR SHALL PATCH AND REPAIR EXISTING CONDITIONS WHERE DISTURBED BY NEW WORK OR AS REQUIRED BY THE PLANS. ALL EXISTING AREAS OF THE BUILDING DAMAGED BY THE CONTRACTOR SHALL BE RESTORED TO ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
12. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND CONFORM TO ALL BUILDING CODE AND LOCAL UTILITY'S REQUIREMENTS.
13. THE GENERAL NOTES CONTAINED HEREIN ARE PART OF THE PLANS AND SPECIFICATIONS, AND ARE TO BE COMPLIED WITH IN ALL RESPECTS. THE MOST RESTRICTIVE NOTES SPECIFIED ARE TO TAKE PRECEDENCE.
14. THESE DOCUMENTS ARE IN COMPLIANCE & ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE FOLLOWING CODES & STANDARDS, LATEST EDITIONS:
   - BOCA NATIONAL BUILDING CODE
   - NATIONAL STANDARD PLUMBING CODE
   - NATIONAL ELECTRIC CODE
   - INTERNATIONAL MECHANICAL CODE
   - NFPA, SECTION 13 & 72
   - EIA/TIA-222-F STANDARDS "STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND SUPPORTING STRUCTURES" DESIGN WIND SPEED OF 85 MILES/HOURS (74 MILES/ HOUR IN CONJUNCTION WITH 0.5 INCHES OF RADIAL ICE).
15. ALL NEW STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH AISC CODE AND ASTM SPECIFICATIONS, LATEST EDITION. ALL NEW STEEL SHALL:
   - CONFORM TO TO ASTM A-36.
   - ALL STEEL PIPES SHALL CONFORM TO ASTM A-501 OR A-53, GRADE B.
   - CONNECTIONS SHALL BE MADE USING SPECIFIED WELDS AND WELDING. ELECTRODES E-70XX OR SPECIFIED HIGH STRENGTH BOLTS SHALL BE ASTM A325. THREADS ARE EXCLUDED FROM THE SHEAR PLANE.
   - ALL SHOP AND FIELD WELDING SHALL BE DONE BY WELDERS QUALIFIED AS DESCRIBED IN THE "AMERICAN WELDING SOCIETY'S STANDARD QUALIFICATION PROCEDURE" TO PERFORM THE NEW WORK.
   - BE HOT DIPPED GALVANIZED AFTER FABRICATION (ONLY EXPOSED TO MOISTURE APPLICATIONS) PER ASTM A-123. ALL DAMAGES SURFACES, WELDED AREAS AND AUTHORIZED NON GALVANIZED MEMBERS OR PARTS (NEW OR OLD) SHALL BE PAINTED WITH TWO (2) COATS OF ZRC COLD GALVANIZING COMPOUND MANUFACTURED BY ARC CHEMICAL PRODUCTS.
   - ALL PIPE SIZES INDICATED HEREIN ARE NOMINAL DIAMETER (INSIDE DIAMETER).
16. ALL NEW ANTENNA APPLICATIONS MOUNTED TO EXTERIOR WALLS SHALL BE SEALED AT THE TOP AND SIDES WITH DOW CORNING CLEAR SILICONE SEALANT OR APPROVED EQUAL. THE SILICONE APPLICATIONS SHALL BE TOOLED TO MAINTAIN A FINISHED APPEARANCE.
17. ALL EQUIPMENT SHALL BE INSTALLED LEVEL AND PLUMB.
18. MATERIALS AND CONDITIONS NOT FABRICATED CORRECTLY, DAMAGED OR NON-CONFORMING SHALL BE REPORTED TO CONSTRUCTION MANAGER, ENGINEER AND OWNER PRIOR TO ANY CORRECTIVE ACTION. ALL ACTIONS REQUIRE APPROVAL FROM THE OWNER.
19. LOCATION BASED SYSTEM (E-911 EQUIPMENT) TO BE INSTALLED - NOT DEPICTED

## ABBREVIATIONS

| | |
|---|---|
| AFF | ABOVE FINISHED FLOOR |
| AFG | ABOVE FINISHED GRADE |
| AWG | AMERICAN WIRE GAUGE |
| & | AND |
| COAX. | COXIAL CABLE |
| C. | CONDUIT |
| CONT. | CONTINUOUS |
| C.J. | CONTROL JOINT |
| CB | CIRCUIT BREAKER |
| DIA. | DIAMETER |
| DWG | DRAWING |
| EL | ELEVATION |
| E.S | EACH SIDE |
| EMT | ELECTRICAL METALLIC TUBING |
| FT | FEET |
| GND | GROUND |
| HORIZ | HORIZONTAL |
| IN | INCH |
| MAX | MAXIUM |
| MFR | MANUFACTURER |
| MIN | MINIMUM |
| MPH | MILES PER HOUR |
| MC | METAL CLAD CABLE |
| MCB | MAIN CIRCUIT BREAKER |
| MDP | MAIN DISTRIBUTION PANEL |
| MGB | MASTER GROUND BAR |
| MLO | MAIN LUGS ONLY |
| N | NEUTRAL |
| NEC | NATIONAL ELECTRIC CODE |
| OCI | T-MOBILE COMMUNICATIONS INC. |
| PNL | PANEL |
| P | PLATE |
| PP | POWER PANEL |
| PVC | POLYVINYL CHLORIDE |
| REQ'D | REQUIRED |
| RA | RIGID ALUMINUM |
| RGS | RIGID GALVANIZED STEEL |
| SIM | SIMILAR |
| STD | STANDARD |
| STL | STEEL |
| TYP | TYPICAL |
| U.N.O. | UNLESS NOTED OTHERWISE |
| WG | WAVEGUIDE |
| W/ | WITH |
| WP | WEATHERPROOF |

## LEGEND

- EXISTING PROPERTY LINE
- NEW LEASE LINE
- EXISTING FENCE
- EXISTING CONTOUR (120)
- EXISTING OVERHEAD UTILITY LINE (OHU)
- IRON ROD SET 5/8"
- UTILITY POLE
- GUY ANCHOR
- EXISTING TREE

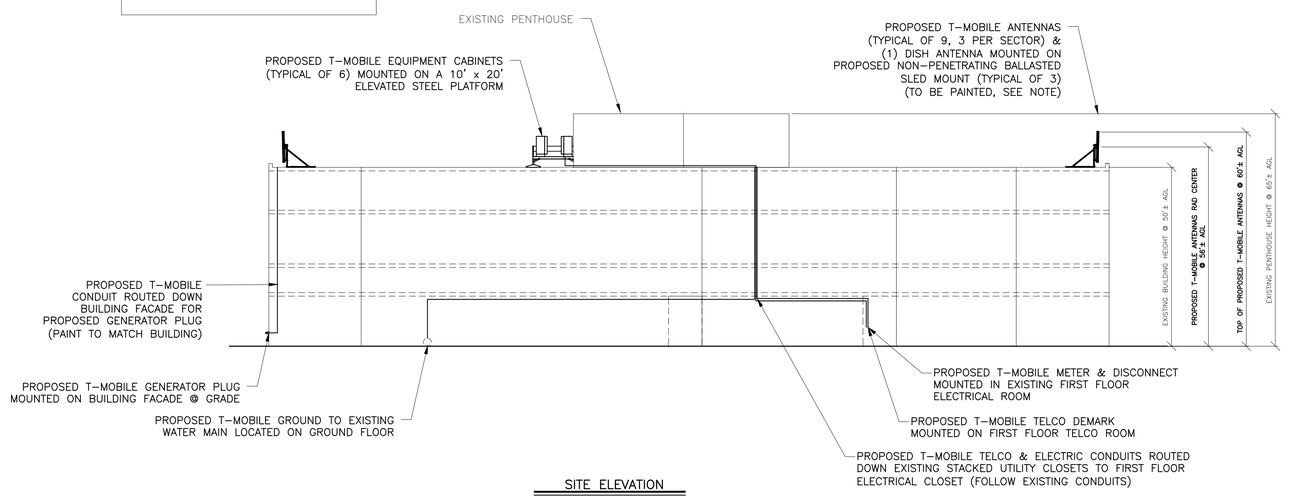



EQUIPMENT PLAN

24x36" SCALE: 3/8"= 1'
11x17" SCALE: 3/8"= 2'

-3' 0 3'

NOTE:
ANTENNAS TO BE PAINTED TO MATCH. COLOR & SCHEME TO BE APPROVED BY BUILDING OWNER PRIOR TO INSTALLATION.




SITE ELEVATION

SCALE: NOT TO SCALE


APPLICANT/OWNER:

T-Mobile

Northeast, LLC
510 Virginia Drive,
Fort Washington, PA 19034
(215) 633 5200

PREPARED BY:

FDH VELOCITEL
ENGINEERING INNOVATION

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



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## REVISIONS

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| A | 04/07/16 | ISSUED FOR REVIEW | DMT |
| 0 | 05/03/16 | ISSUED FOR ZONING | DMT |
| 1 | 06/12/16 | ISSUED FOR ZONING | DMT |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |

PROJECT LOCATION

1BU8167B
NORTHBROOK DRIVE
1210 NORTHBROOK DRIVE
TREVOSE, PA. 19053

DRAWN BY: DMT

CHECKED BY: BP

DATE: APRIL 07, 2016

VELOCITEL #:

SITE NO. : 1BU8167B

DRAWING DESCRIPTION:

EQUIPMENT PLAN, ELEVATION AND ANTENNA PLAN

DRAWING NUMBER:

Z-3

# Parcels adjoining 1210 Northbrook Drive, Bensalem:

| UPI | Owner | Mailing address |
|---|---|---|
| 02-001-018-006 | B T Northbrook Corp Center, LP | c/o BET Investments, Inc.<br>200 Witmer Road, Suite 200<br>Horsham, PA 19044 |
| 02-001-018-009 | RPF Northbrook Investor, LP | c/o Rubenstein Partners<br>Cira Centre<br>2929 Arche Street, 28th Fl<br>Philadelphia, PA 19104 |
| 02-001-037-002 | Algon Realty Co. | c/o Sears Roebuck Co., #1453<br>3333 Beverly Rd., B2-110A<br>Hoffman Estates, IL 60179 |
| 02-015-002 | Jessica Elaine Wansley | 112 Clearfield Court East<br>Lancaster, PA 17603 |
| | | |


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TREVOSE, PA. 19053

DRAWN BY: DMT

CHECKED BY: BP

DATE: APRIL 07, 2016

VELOCITEL #:

SITE NO. : 1BU8167B

DRAWING DESCRIPTION:

ADJACENT
PROPERTY OWNER

DRAWING NUMBER:

Z-4