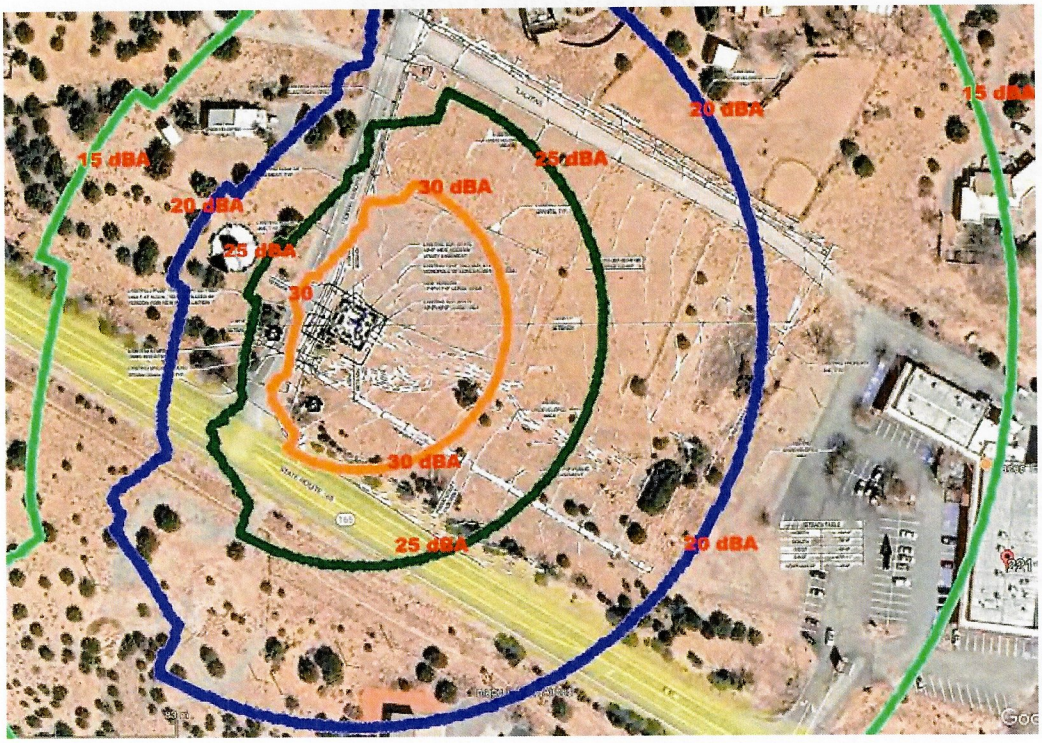


VERIZON – ABQ TIERRA MADRE

221 165 HWY ST – PLACITAS, NM

CELL TOWER NOISE STUDY

verizon

SEPTEMBER 29, 2025

PREPARED FOR:
SUN STATE TOWERS

PREPARED BY:
ACOUSTICS GROUP, INC.
CONSULTANTS IN ACOUSTICS, NOISE & VIBRATION

VERIZON – ABQ TIERRA MADRE
221 165 HWY ST, PLACITAS, NM
CELL TOWER NOISE STUDY

Prepared for:
Chad Ward
Sun State Towers
1426 North Marvin Street #101
Gilbert, AZ 85233

Prepared by:
ROBERT WOO – Principal Acoustical Consultant, INCE
ANGELICA NGUYEN – Senior Acoustical Consultant

ACOUSTICS GROUP, INC.
CONSULTANTS IN ACOUSTICS, NOISE & VIBRATION
(877) 595-9988

TABLE OF CONTENTS

Figures

Tables

EXECUTIVE SUMMARY

Acoustics Group, Inc., (AGI) was retained to conduct a noise study of the Cell Tower Project located at 221 165 HWY ST in Placitas, NM. AGI has reviewed the noise criteria, analyzed the noise levels from the proposed equipment, assessed the impact of the future noise, and identified noise control measures.

The cell tower will produce equipment noise levels as high as 30, 23 and 25 dBA at the nearest residential property boundaries to the west, north and south, respectively. The cell tower noise level will result in a +2.5, +0.6 and +1.0 dB increase above the lowest nighttime ambient noise level, Leq at the same residential property boundaries, respectively. At the nearest residential boundary to the west, the noise level increase would be barely noticeable during the quietest night time hour and would comply with the noise standard. During the daytime and evening hours, the cell tower noise would not be noticeable and would comply with the noise standards. At the nearest residential boundaries to the north and south, the cell tower noise increase would also not be noticeable and would also comply with the noise standard. At the shopping center boundary to the east, the cell tower noise level will be approximately 19 dBA and would result in an 0.3 dB increase above ambient noise levels. This amount of increase would not be noticeable and would also comply with the noise standard.

The final engineering design of the project should be reviewed by as qualified Acoustical Consultant to ensure compliance with the Sandoval County Noise Standards.

INTRODUCTION

The Project proposes to install a new Verizon cell tower at 221 165 Hwy St in Placitas, NM. Refer to Figure 1 for the location of the project site and to Figure 2 for the Site Plan. The main concern is future noise from the cell tower equipment affecting the nearby residences to the north, east, south and northwest and the adjacent industrial properties. Refer to the Appendix for the Project Site Plan.

Figure 1. Location of the Project Site

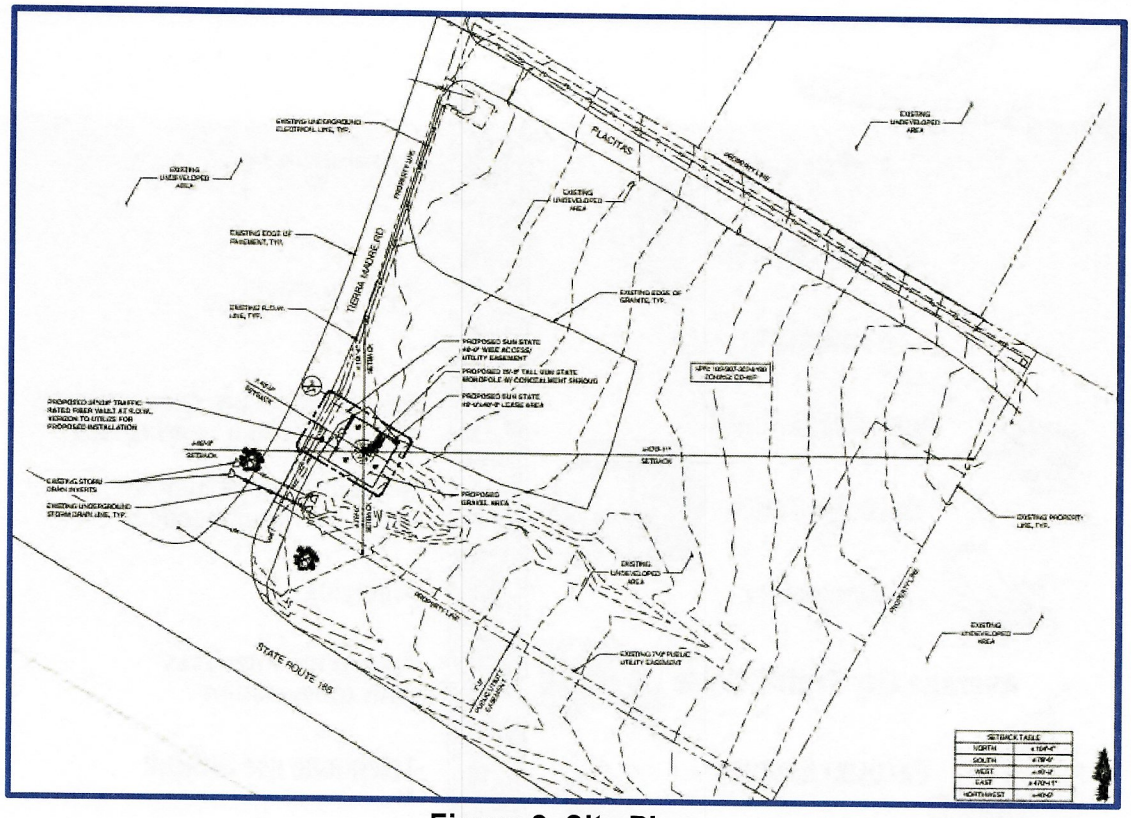
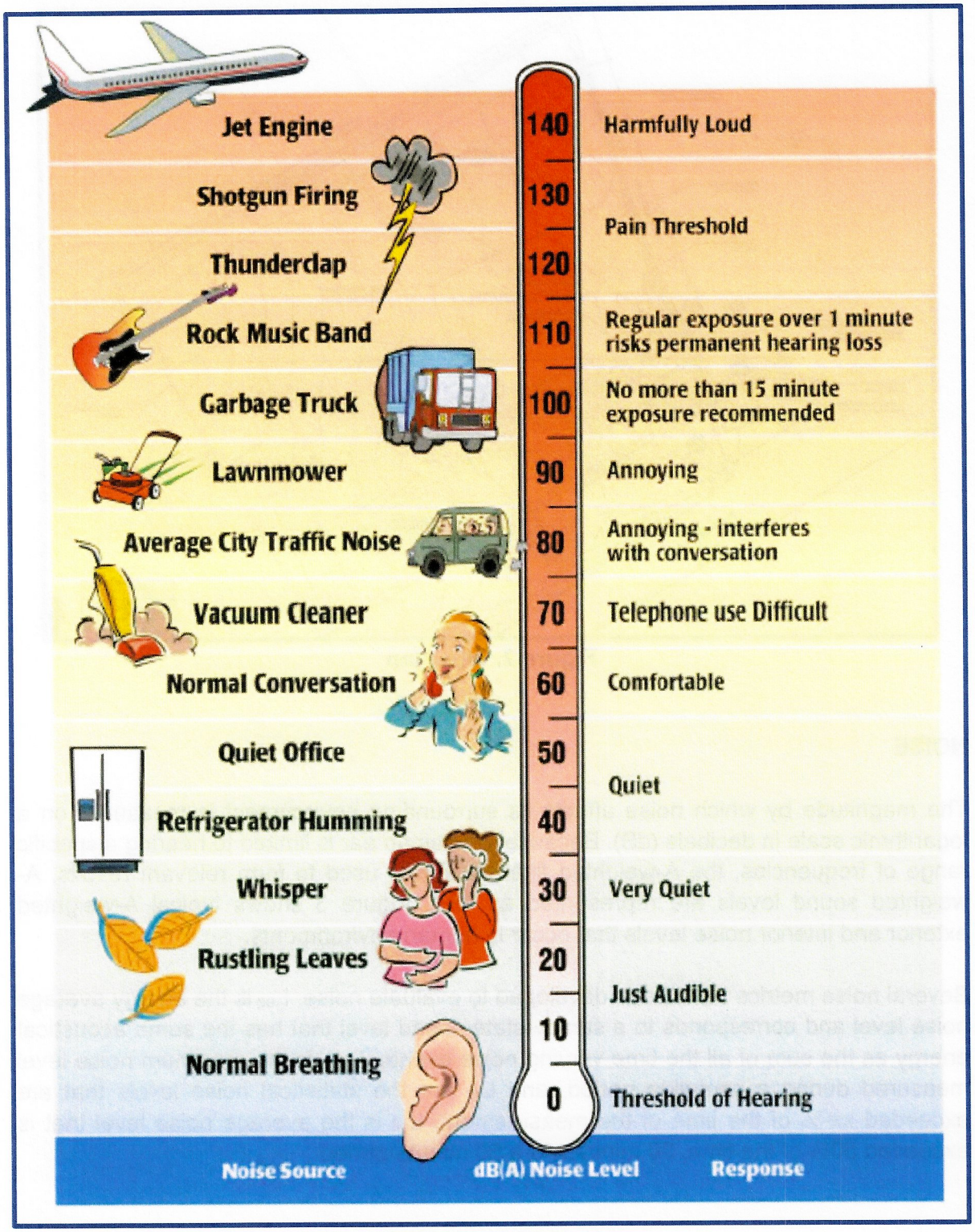


Figure 2. Site Plan

NOISE

The magnitude by which noise affects its surrounding environment is measured on a logarithmic scale in decibels (dB). Because the human ear is limited to hearing a specific range of frequencies, the A-weighted filter system is used to form relevant results. A-weighted sound levels are represented as dBA. Figure 3 shows typical A-weighted exterior and interior noise levels that occur in human environments.

Several noise metrics have been developed to evaluate noise. L_{eq} is the energy average noise level and corresponds to a steady-state sound level that has the same acoustical energy as the sum of all the time varying noise events. L_{max} is the maximum noise level measured during a sampling period, and L_{xx} are the statistical noise levels that are exceeded xx-% of the time of the measurement. L_{50} is the average noise level that is exceeded 50% of the time, 30 minutes in a 60 minute period.



Source: Melville Branch and R. Beland, 1970. EPA/ONAC 550/9-74-004, March 1974.

Figure 3. Typical A-weighted Noise Levels

NOISE STANDARDS

The nearest noise sensitive receptors (residential uses) to the proposed cell tower are located directly to the north, east, south and west directions. Further to the east is a retail shopping center.

The Municipal Code for the Placitas region within Sandoval County, NM specifies the following noise standard:

> *Section 2. Building Design, b. General Requirements, item 4 - Accessory equipment capable of generating noise and vibrations shall be properly insulated and the noise and vibrations shall not be apparent from adjacent properties or the public right-of-way.*

Industry noise guidelines recognize the following:

- A +3 dB increase in noise level is just noticeable in a controlled environment.
- A +5 dB increase in noise level is clearly noticeable.
- A +10 dB increase in noise level is considered twice as loud.

For this study, a +5 dB increase above the ambient background noise level will be considered a significant noise increase and impact.

AMBIENT AND EQUIPMENT NOISE SURVEY

Methodology

Brüel & Kjær Model 2250 and 2270 Acoustical Analyzers were used to conduct the ambient noise survey. The analyzers are precision Type 1 instruments that were calibrated to laboratory standards. The instrument systems were field calibrated before and after the measurements to ensure accuracy and were operated per manufacturer's recommendations.

Ambient Noise Survey

AGI conducted a noise survey on August 13 to 14, 2025, to document baseline ambient noise levels at the project site. A long-term continuous 24-hour ambient noise measurement was conducted at the northwest corner of the property (NM1). Two brief short-term noise measurements were conducted near the westerly (ST1) and center (ST2) of the project site. Refer to Figure 4 for the location of the noise measurement locations. These measurement locations were selected to be representative of the setback of residential structures from Hwy 165 and Tierra Madre Rd.

Figure 4. Noise Measurement Locations

At NM1, the measured ambient hourly Leq ranged from 31.0 to 55.6 dBA. Daytime noise levels from 6 AM to 7 PM were in the 50 dBA range and was primarily attributed to vehicular traffic and to a lesser extent distant aircraft, birds and insects. Evening noise levels from 8 PM to 11 PM were in the high 40 dBA range, while Nighttime - early Morning noise levels between Midnight to 5 AM fluctuated from the low 30 dBA to high 40 dBA range. This is a typical diurnal pattern for rural areas that have a low population density. The noise measured at NM1 is representative of the ambient background noise that is experienced at the home's setback from Hwy 165. At ST1, a short-term Leq of 53 dBA was measured during the noon time hour. A short-term Leq of 52 was measured at ST2 during the same noon time hour. Table 2 summarizes the ambient noise measurement data. Refer to the Appendix for the field data sheet.

Table 1. Measured Existing Ambient Noise Levels

Receiver		Existing Ambient Noise Levels, dBA				Description
		Time	Leq	Lmin	Lmax	
NM1	Northwest Project Site Boundary	August 13 – 14, 2025	31.0 - 55.9	23.3	83.2	Vehicular Traffic, birds, insects
ST1	West Project Site Boundary	August 13, 2025 12:00 PM –12:05 PM	53	-	-	Vehicular Traffic, birds, insects
ST2	Center of Project Site	August 13, 2025 12:20 PM –12:25 PM	52	-	-	Vehicular Traffic, birds, insects

Equipment Noise Survey

An equipment noise survey was conducted at a cell tower site in Albuquerque, NM to quantify the noise produced by a similar facility that is currently operating. The equipment survey resulted in an Leq of 75.7 and 81.0 dBA at the equipment cabinet exhaust and intake faces, respectively. Table 3 summarizes the octave band sound levels and Leq measured from the operating cell tower. Refer to the Appendix for the field data sheet for the equipment survey.

Table 2. Measured Equipment Noise Levels

Verizon Cell Tower Cabinet	Octave Band Sound Pressure Level, dB									Leq, dBA
	31.5	63	125	250	500	1k	2k	4k	8k	
RF Box at Exhaust Grill	71.7	86.2	80.1	75.3	71.5	67.5	64.4	61.1	48.8	75.7
RF Box at Intake Grill	71.1	81.1	80.8	76.7	74.2	75.0	73.5	67.1	58.3	81.0

NOISE ANALYSIS

Methodology

The methodology used to analyze and predict operations noise from the future Project involved the use of the CadnaA computer noise model. CadnaA can simulate the physical environment by factoring in x, y, and z geometrics of a particular site to simulate the buildings, obstacles, and typography. The model uses industry recognized algorithms (ISO 9613) to perform acoustical analyses. The noise generated by future operations was calculated by inputting acoustical source data obtained from the survey and from the manufacturer in their proposed future locations. Noise control was evaluated by modeling engineering controls. The Project's Site Plan previously shown in Figure 2 was used to

identify the relative locations of the future cell tower equipment relative to the site boundaries.

The cell tower equipment was evaluated using the sound power data summarized in Table 3.

Table 3. Equipment Sound Level Input Data

Noise Source	Sound Power Level, dB re: 1 picoWatt at Octave Band Center Frequency, Hz								
	31.5	63	125	250	500	1k	2k	4k	8k
RF Box at Exhaust Grill	63.5	78.0	71.9	67.1	63.3	59.3	56.2	52.9	40.6
RF Box at Intake Grill	62.9	73.0	72.6	68.6	66.0	66.9	65.4	58.9	50.2

Predicted Cell Tower Equipment Noise Level

The cell tower will produce equipment noise levels as high as 30, 23 and 25 dBA at the nearest residential property boundaries to the west, north and south, respectively. At the shopping center boundary to the east, the cell tower noise level will be approximately 19 dBA. Figure 5 shows the predicted cell tower equipment noise contour map.

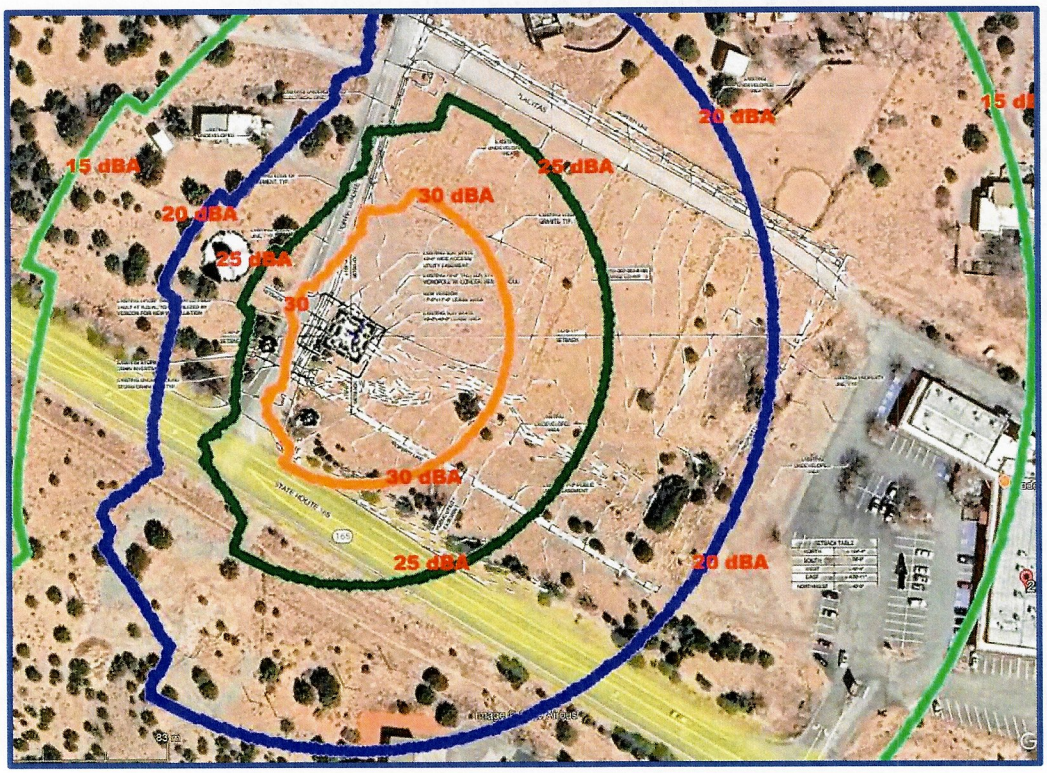


Figure 5. Predicted Cell Tower Equipment Noise Level

IMPACT ASSESSMENT

The cell tower will produce equipment noise levels as high as 30, 23 and 25 dBA at the nearest residential property boundaries to the west, north and south, respectively. The cell tower noise level will result in a +2.5, +0.6 and +1.0 dB increase above the lowest nighttime ambient noise level, Leq at the same residential property boundaries, respectively. At the nearest residential boundary to the west, the noise level increase would be barely noticeable during the quietest night time hour and would comply with the noise standard. During the daytime and evening hours, the cell tower noise would not be noticeable and would comply with the noise standards. At the nearest residential boundaries to the north and south, the cell tower noise increase would also not be noticeable and would also comply with the noise standard. At the shopping center boundary to the east, the cell tower noise level will be approximately 19 dBA and would result in an 0.3 dB increase above ambient noise levels. This amount of increase would not be noticeable and would also comply with the noise standard. Table 4 lists the estimated cell tower noise levels and impact assessment.

Table 4. Cell Tower Noise Levels and Impact Assessment

Receptor	Predicted Cell Tower Equipment Noise Level, dBA	Range in Hourly Ambient Noise Level, dBA	Project Increase Above Lowest Ambient Noise Level, dB	Assessment
Residential Property Line to the West	30	31 - 59	+2.5	**Compliance**
Residential Property Line to the North	23	31 - 59	+0.6	**Compliance**
Residential Property Line to the South	25	31 - 59	+1.0	**Compliance**
Retail Commercial Property Line to the East	19	31 - 59	0.3	**Compliance**

NOISE CONTROL RECOMMENDATIONS

The following noise control measures are suggested to ensure that the cell tower operations are in compliance with the noise standards:

1. The final engineering design of the project should be reviewed by a qualified Acoustical Consultant to ensure compliance with the Sandoval County Noise Standards.

CONCLUSION

Acoustics Group, Inc., (AGI) was retained to conduct a noise study of the Cell Tower Project located at 221 165 HWY ST in Placitas, NM. AGI has reviewed the noise criteria, analyzed the noise levels from the proposed equipment, assessed the impact of the future noise, and identified noise control measures.

The cell tower will produce equipment noise levels as high as 30, 23 and 25 dBA at the nearest residential property boundaries to the west, north and south, respectively. The cell tower noise level will result in a +2.5, +0.6 and +1.0 dB increase above the lowest nighttime ambient noise level, Leq at the same residential property boundaries, respectively. At the nearest residential boundary to the west, the noise level increase would be barely noticeable during the quietest night time hour and would comply with the noise standard. During the daytime and evening hours, the cell tower noise would not be noticeable and would comply with the noise standards. At the nearest residential boundaries to the north and south, the cell tower noise increase would also not be noticeable and would also comply with the noise standard. At the shopping center boundary to the east, the cell tower noise level will be approximately 19 dBA and would result in an 0.3 dB increase above ambient noise levels. This amount of increase would not be noticeable and would also comply with the noise standard.

The final engineering design of the project should be reviewed by as qualified Acoustical Consultant to ensure compliance with the Sandoval County Noise Standards.

NOISE STANDARDS

development on adjacent land uses.

2. *Building Design.*

   a. *Intent.* The intent of this section is to establish standards to encourage the orderly and harmonious appearance of structures along the County's major thoroughfares.

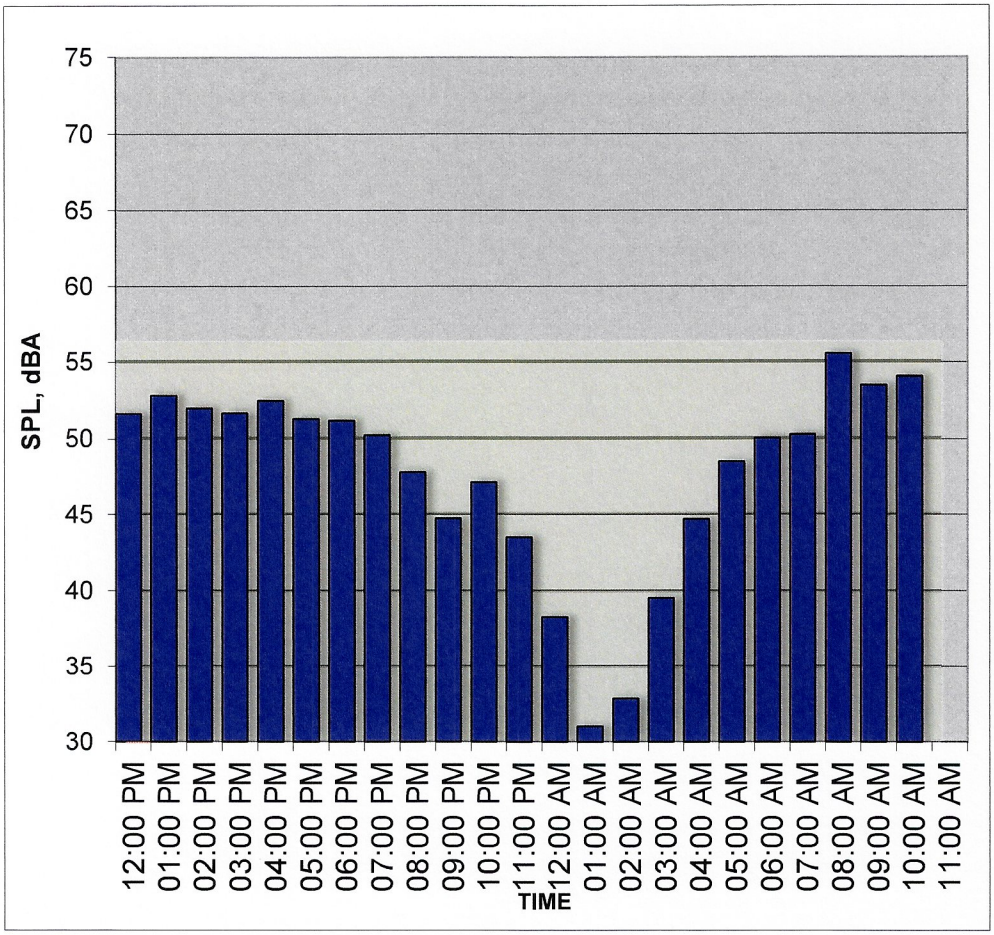
   b. *General Requirements.*

      1. The architecture of buildings shall not be prescribed and the County encourages variety in the style of structures. The architectural character of a proposed structure, however, shall be in harmony with and compatible to those in the immediate proximity.
      2. The building facades of large, massive structures shall be architecturally styled to achieve a smaller scale. Large building walls shall be broken to reduce scale and provide variety to the streetscape by use of landscaping, architectural treatment or murals.
      3. Mechanical equipment, whether ground-level or roof-mounted, shall be screened from public view and be so located as to be perceived as an integral part of the building.
      4. Accessory equipment capable of generating noise and vibrations shall be properly insulated and the noise and vibrations shall not be apparent from adjacent properties or the public right-of-way.

NOISE MEASUREMENT DATA

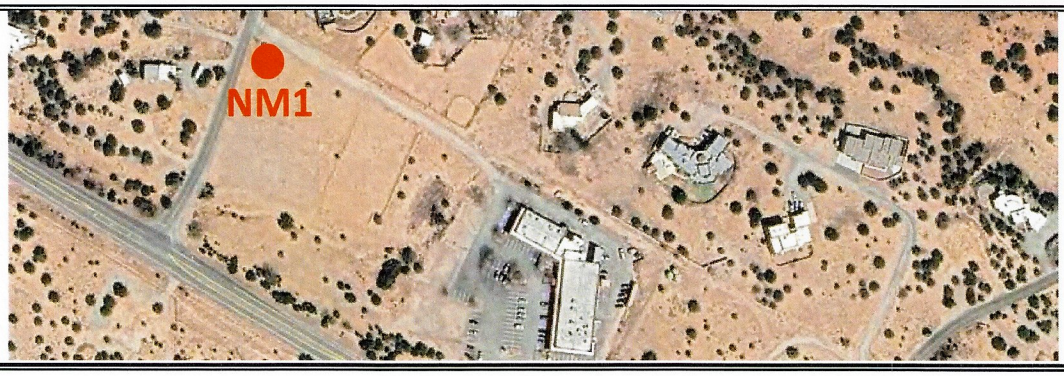
MEASUREMENT DATA - HOURLY NOISE LEVELS

Project:	**Sun State Towers - Verizon ABQ Tierra Madre Project**		
Address:	**221 NM-165, Placitas, NM 87043**	**Date:**	**8/13/2025 - 8/14/2025**
Location:	**Northwest of Property**		
Noise Sources:	**Vehicular Traffic, Insects & Distant Aircraft**	**Position:**	**NM1**



TIME	Leq, dB(A)
12:00 - 01:00 PM	51.6
01:00 - 02:00 PM	52.8
02:00 - 03:00 PM	52.0
03:00 - 04:00 PM	51.7
04:00 - 05:00 PM	52.4
05:00 - 06:00 PM	51.3
06:00 - 07:00 PM	51.2
07:00 - 08:00 PM	50.2
08:00 - 09:00 PM	47.8
09:00 - 10:00 PM	44.8
10:00 - 11:00 PM	47.1
11:00 - 12:00 AM	43.5
12:00 - 01:00 AM	38.3
01:00 - 02:00 AM	31.0
02:00 - 03:00 AM	32.9
03:00 - 04:00 AM	39.5
04:00 - 05:00 AM	44.7
05:00 - 06:00 AM	48.5
06:00 - 07:00 AM	50.1
07:00 - 08:00 AM	50.3
08:00 - 09:00 AM	55.6
09:00 - 10:00 AM	53.5
10:00 - 11:00 AM	54.1
11:00 - 12:00 PM	------

Notes:



Source: Acoustics Group, Inc.

MODELING INPUT & OUTPUT

SUN STATE VERIZON INUT OUTPUT

RECEIVERS

Name	Coordinates			Height	
	X	Y	Z		
	(m)	(m)	(m)	(m)	
R Far Field	260.55	383.06	0	1.5	r
R W	209.63	267.64	0	1.5	r
R N	465.71	204.43	0	1.5	r

SOURCES

Name	Coordinates		Height	Result. PWL	Lw / Li		Correction
	X	Y		Day	Type	Value	Day
	(m)	(m)	(m)	(dBA)			dB(A)
RF1e	1208.03	1203.3	1.5	95	Lw	G50L	0
RF1i	1207.93	1203.3	0.5	75.4	Lw	RFI	0
RF2e	1210.48	1203.3	1.5	69.8	Lw	RFE	0
RF2i	1210.31	1203.3	0.5	75.4	Lw	RFI	0

	Octave Band Lw, dB									
Desc	31.5	63	125	250	500	1000	2000	4000	8000	Leq
RF Box SPL at Ex	63	78	72	67	63	59	56	53	41	75.7
RF Box SPL at In	63	73	73	69	66	67	65	59	50	81

BARRIER

Name

RF1	x (m)	y (m)	z (m)	Ground (m)
	1207.55	1203.55	1.92	0
	1207.58	1204.41	1.92	0
	1208.48	1204.44	1.92	0
	1208.48	1203.55	1.92	0
	1207.55	1203.52	1.92	0

Battery	x (m)	y (m)	z (m)	Ground (m)
	1208.8	1203.54	1.92	0
	1208.8	1204.42	1.92	0
	1209.71	1204.42	1.92	0
	1209.71	1203.51	1.92	0
	1208.8	1203.54	1.92	0

RF2	x (m)	y (m)	z (m)	Ground (m)
	1209.96	1203.56	1.92	0

1209.98	1204.47	1.92	0
1210.91	1204.44	1.92	0
1210.91	1203.57	1.92	0
1209.96	1203.56	1.92	0

OUTPUT

CELL TOWER WITH EMERGENCY GENERATOR

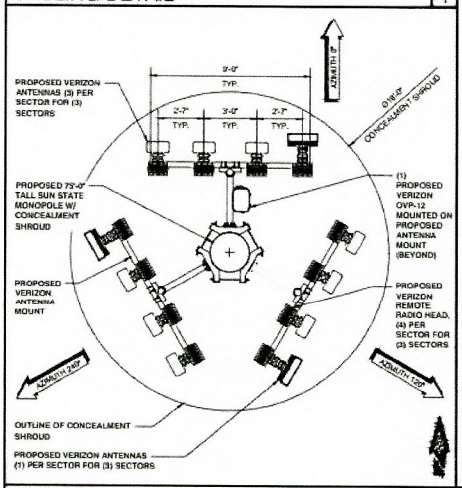
Receiver Name	Lr w/o Noise Control Day dB(A)
R W	30
R N	23
R S	25
R E	19

MANUFACTURER'S INFORMATION

NEW HYBRID CABLE SCHEDULE

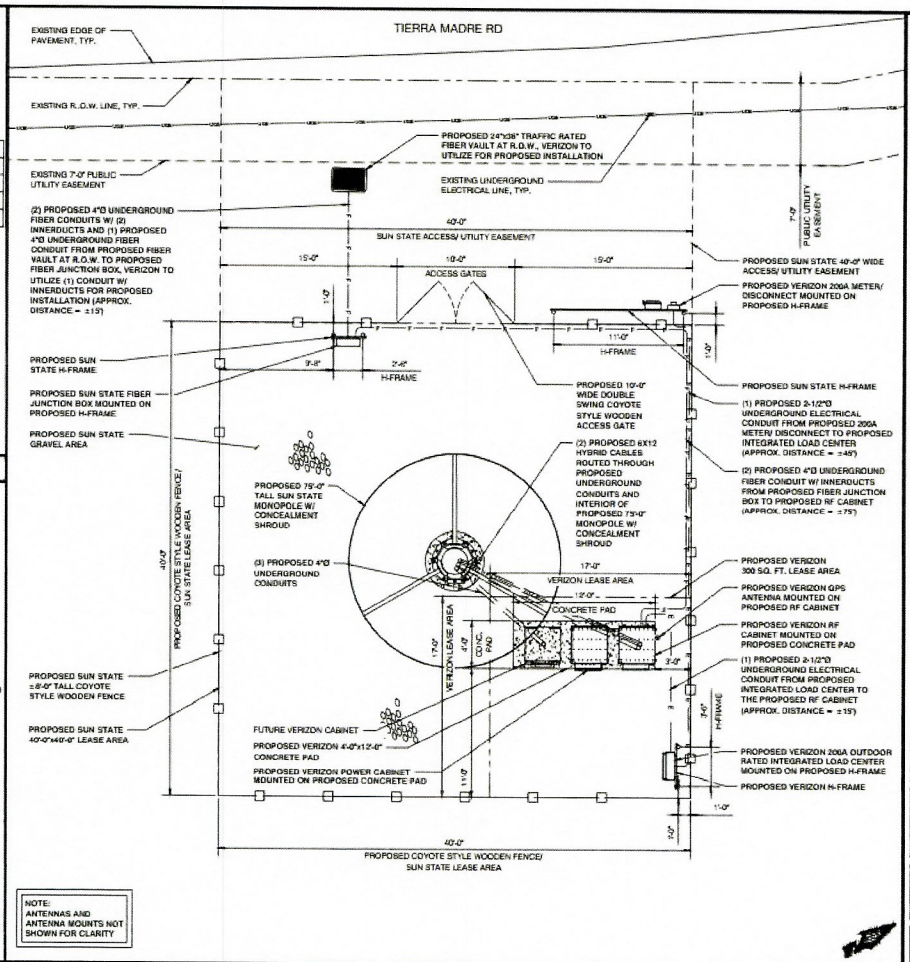
SECTOR	AZIMUTH	LENGTH	QTY.	SIZE	TYPE
ALPHA	0°	±85'	2	1 1/4"Ø	6X12 HYBRID CABLE
BETA	120°				
GAMMA	240°				

CABLING DETAIL 1



ANTENNA PLAN

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



NOTE:
ANTENNAS AND ANTENNA MOUNTS NOT SHOWN FOR CLARITY

ENLARGED SITE PLAN 2

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

PREPARED FOR:
SUN STATE TOWERS
1426 NORTH MARVIN STREET #101
GILBERT, AZ 85233
PHONE: 480-664-0280 - FAX 480-664-0650

CARRIER:
verizon
2600 W. GERVAIS PL., CHANDLER, AZ 85224
PHONE: (480) 777-1300
FAX: (480) 777-1301

A&E CONSULTING FIRM & SITE ACQUISITION:
PINNACLE CONSULTING, INC.
Site Acquisition | Engineering | Construction
1426 NORTH MARVIN STREET, # 101
GILBERT, AZ 85233

PROJECT NO:	NM01-148
DRAWN BY:	M.G.
CHECKED BY:	AT

REV	DATE	DESCRIPTION	BY
A	04/22/24	FINAL ZONING	M.G.
B	05/15/24	FINAL ZONING	CDA
1	09/17/25	FINAL ZONING	M.G.

FINAL FOR ZONING ONLY

NM01-148 SPIKE / ABQ TIERRA MADRE
321 165 HWY ST
PLACITAS, NM 87043
SANDOVAL COUNTY

SHEET TITLE:
ENLARGED SITE PLAN AND ANTENNA PLAN

SHEET NUMBER:
Z-4

ARCHITECTURAL DRAWINGS

SUN STATE TOWERS

NM01-148 SPIKE / ABQ TIERRA MADRE

APN: 102-307-302-8180

221 165 HWY ST

PLACITAS, NM 87043

SANDOVAL COUNTY

SITE DIRECTIONS

DEPART ALBUQUERQUE INTERNATIONAL SUNPORT, 2200 SUNPORT BLVD SE, ALBUQUERQUE, NM 87106, TAKE THE RAMP ON THE RIGHT FOR I-25 N / US-85 N. AT EXIT 242, HEAD RIGHT ON THE RAMP FOR NM-165 / STATE HIGHWAY 165 TOWARD PLACITAS. TURN LEFT ONTO TIERRA MADRE RD. ARRIVE AT LOCATION ON THE RIGHT.

PROJECT DESCRIPTION

SCOPE OF WORK:

- REMOVE (2) EXISTING TREES
- INSTALL PROPOSED 70'-0" SUN STATE MONOPOLE W/ CONCEALMENT SHROUD
- INSTALL PROPOSED 8'-0" TALL COYOTE STYLE WOODEN FENCE
- INSTALL PROPOSED 4'-0"x12'-0" CONCRETE PAD
- INSTALL (3) PROPOSED H-FRAMES
- INSTALL PROPOSED RF CABINET
- INSTALL PROPOSED POWER CABINET
- INSTALL PROPOSED GPS ANTENNA
- INSTALL (12) PROPOSED PANEL ANTENNAS
- INSTALL (12) PROPOSED REMOTE RADIO HEADS
- INSTALL (1) PROPOSED OVP-12
- INSTALL PROPOSED ANTENNA MOUNT
- INSTALL PROPOSED ELECTRICAL SERVICE
- INSTALL PROPOSED TELCO SERVICE

CONTACT INFORMATION

SUN STATE TOWERS
1430 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: CHAD WARD
PHONE: (480) 664-6588 EXT. 214

PROPERTY OWNER:
MCCALLISTER, ORVILLE C AND JUDITH A
71 TUNNEL SPRINGS RD
PLACITAS, NM 87043
PHONE: (505) 228-4021

CARRIER:
VERIZON WIRELESS
2600 W. GERONIMO PL
CHANDLER, AZ 85224
CONTACT: JEFF DEWALT
PHONE: (505) 350-0004

TOWER OWNER:
SUN STATE TOWERS
1430 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: CHAD WARD
PHONE: (480) 664-6588 EXT. 214

SITE ACQUISITION:
PINNACLE CONSULTING, INC.
1430 N. MARVIN STREET #101
GILBERT, AZ 85233
CONTACT: MICHELLE JOHNSON
PHONE: (480) 664-6588 ext. 230

ENGINEERING FIRM:
PINNACLE CONSULTING, INC.
1430 N. MARVIN STREET #101
GILBERT, AZ 85233
ENGINEER: KYLE FORTIN, PE
PHONE: (603) 317-4056

PROJECT DATA

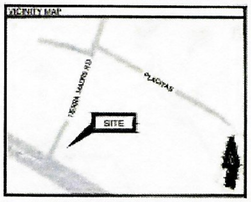
ZONING:	CD-HP
PARCEL #:	102-307-302-8180
USE:	UNMANNED COMMUNICATIONS
NEW LEASE AREA:	1600 SQ. FT
JURISDICTION:	SANDOVAL COUNTY
GOVERNING CODES:	2018 IBC, 2018 IFC, 2018 IMC, 2018 NEC

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

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.

VICINITY MAP



SHEET INDEX

COORDINATES

TOWER COORDINATES:

LATITUDE	35.309466°	35° 18' 34.077" N (NAD83)
LONGITUDE	-106.495432°	-106° 29' 43.557" W (NAD83)
GROUND ELEVATION		5502' (NAVD88)

FIBER MMP (MEET ME POINT) COORDINATES:

LATITUDE	35.309488°	35° 18' 34.157" N (NAD83)
LONGITUDE	-106.495540°	-106° 29' 43.945" W (NAD83)

APPROVALS

(RF): ______________________ DATE: ________

(CONST.): ______________________ DATE: ________

(RE): ______________________ DATE: ________

LANDLORD: ______________________ DATE: ________

PREPARED FOR:

SUN STATE TOWERS

CARRIER:

verizon

A/E CONSULTING FIRM & SITE ACQUISITION:

PINNACLE CONSULTING, INC.

Site Acquisition | Engineering | Construction

PROJECT NO:	NM01-148
DRAWN BY:	M.D.
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
A	[illegible]	FINAL ZONING	M.D.
0	[illegible]	FINAL ZONING	CDN
1	[illegible]	FINAL ZONING	M.D.

FINAL

FOR ZONING

ONLY

NM01-148 SPIKE / ABQ TIERRA MADRE

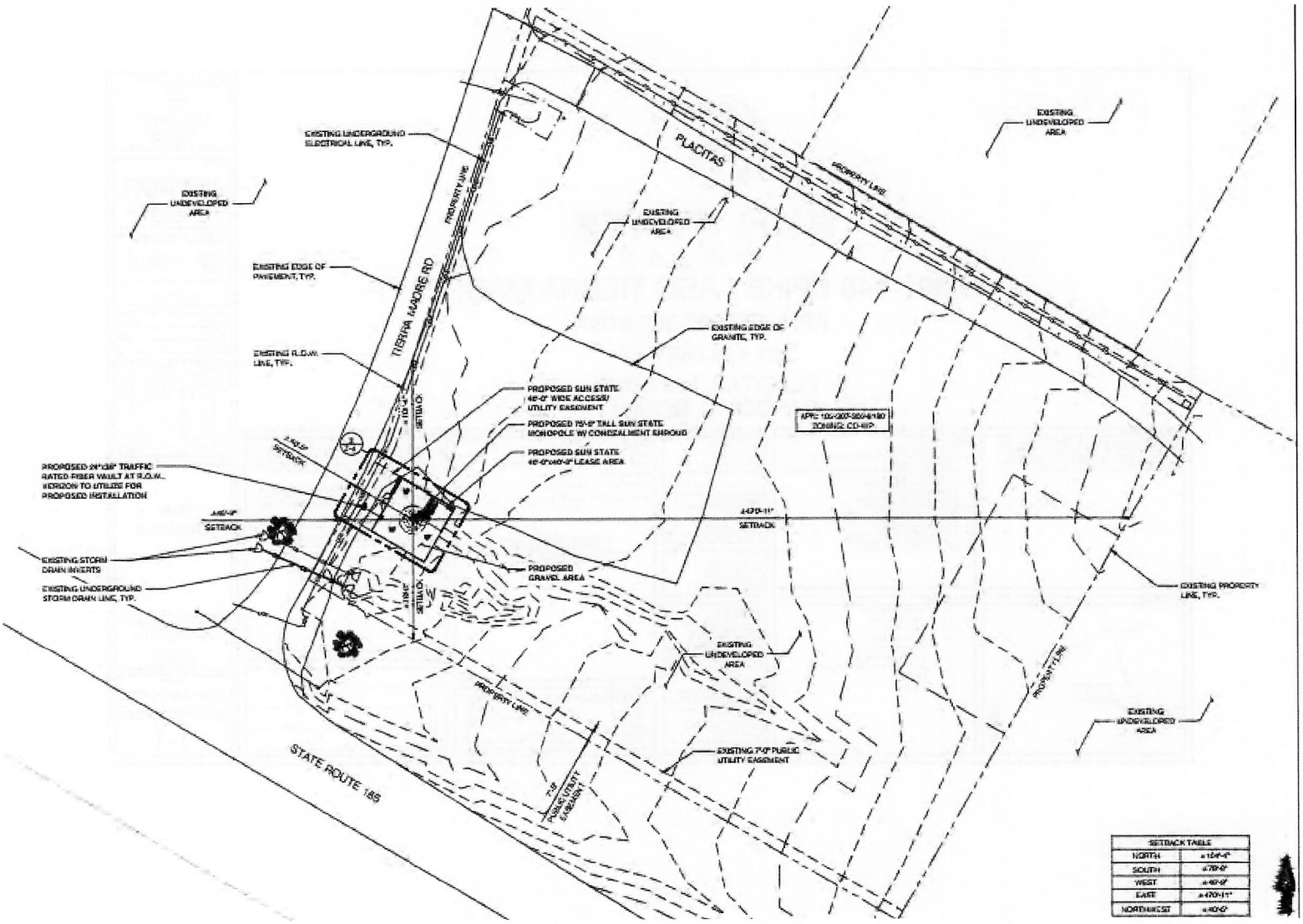
221 165 HWY ST
PLACITAS, NM 87043
SANDOVAL COUNTY

SHEET TITLE

PROJECT INFORMATION

SHEET NUMBER

T-1



SETBACK TABLE	
NORTH	±104'-4"
SOUTH	±78'-0"
WEST	±49'-0"
EAST	±470'-11"
NORTHWEST	±40'-0"