
STAFF REPORT

Date: August 11, 2022

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Tunnel Creek Properties, LLC, New Cellular Monopine Tower, 1200 Tunnel Creek Road, Incline Village, Nevada, Assessor's Parcel Number 130-311-17, TRPA File Number ERSP2022-0330

Proposed Action:

Hearings Officer action on the proposed project and related findings based on this staff summary and the draft permit (Attachment A).

Staff Recommendation:

Staff recommends the Hearings Officer make the required findings and approve the project subject to the special conditions in the draft permit.

Project Description:

The project involves the construction of a new 45-foot tall cellular communications tower and associated ground equipment. The facility will provide greater service reliability by closing an existing coverage gap. The monopine will be located adjacent to several existing trees that range in height from 40 to 60 feet. The antennas will be placed in a concentric pattern on mounting brackets close to the monopine trunk, and will be concealed within faux foliage and branches, with branches extending beyond and above the antennas to provide a realistic tapered crown. Antennas will be covered with pine needle socks to provide further concealment. The portion of the pole below 20 feet will be covered with faux cladding similar to the texture of tree trunk bark.

Adjacent to the monopine will be an 11-foot by 15-foot by 14-foot-high equipment shelter with wood log siding and a gabled roof. Excavation is approved up to a depth of 10 feet. No trees will be removed as a part of the project and the applicant will plant landscape screening to help conceal the equipment shelter. Water Quality Best Management Practices will be installed to capture stormwater runoff from the equipment pad and the existing vehicular access to the site. The project will result in the creation of 1,110 square feet of new land coverage on Class 1a land which will be transferred to the site at a ratio of 1.5:1. The project was approved by Washoe County in June 2020.

Site Description:

The monopine tower will be located on a three-acre property immediately east of the intersection of Highway 28 and Lakeshore Boulevard and is developed with a single-family dwelling. The site slopes down toward the highway, is well vegetated with a mix of brush and trees and is verified as Land Capability Class 1a. The Tunnel Creek Café is located to the north and while single family residences are located to east, south and west. The nearest residence is located approximately 150 feet to the east. The site is visible from Lake Tahoe and Highway 28.

Issues:

The proposed project involves a special use determination and therefore requires Hearing Officer review in accordance with Chapter 2, Subsection 2.2.2.a of the TRPA Code. All other issues are discussed in the following staff analysis:

Staff Analysis:

- A. Environmental Documentation: TRPA staff completed the Initial Environmental Checklist (IEC) and "Project Review Conformance Checklist and Article V(g) Findings" in accordance with Chapter 4, Subsection 4.3 of the TRPA Code of Ordinances. All responses contained on said checklists indicate compliance with the environmental threshold carrying capacities and TRPA staff recommends the Hearings Officer make a Finding of No Significant Effect. A copy of the completed checklists will be made available at the Hearings Officer hearing and at TRPA.
- B. Area Plan: The project is located within the Mill Creek Regulatory Zone of the Washoe County Area Plan where transmission and receiving facilities are listed as a special use.
- C. Land Coverage: The project will result in the creation of 1,110 square feet of new land coverage on Class 1a land which will be transferred to the site at a ratio of 1.5:1.
- D. Height: The proposed height of the monopine tower is 45 feet. The equipment shelter will be 14 feet tall which is below the maximum allowed height of 24 feet. The tower height can be permitted subject to the Chapter 37 height findings below. The height of the new tower is similar or lower in height to the surrounding trees.
- E. Scenic Quality:
TRPA Scenic Roadway Unit: The project site is visible from TRPA designated Scenic Roadway Unit 26, Sand Harbor. The threshold composite score is 26, which is considered in attainment with the threshold standard. The site is not located within a roadway scenic resource view. The proposed monopine will be located approximately 100 feet above the roadway and set back from the road approximately 150 feet. The significant views along this stretch of roadway are towards the lake, in the opposite direction of the proposed monopine. Travelers on the roadway would have to look up, almost vertically, to see the upper most portion of the monopine at the top of the almost 100-foot-high Highway 28 road cut. Given the location of the monopine at the top of the slope, its setback from the roadway and the proposed dark colors and faux tree design, the project will not adversely affect the applicable roadway unit threshold ratings.

TRPA Scenic Shoreline Unit: The project site is visible from the Crystal Bay Unit 23 TRPA designated scenic shoreline unit. Although the threshold composite rating for the unit is 7.5, which is the minimum score for the unit to be in attainment, the score is lower than the 1982 threshold composite rating and therefore the unit is considered not in attainment. As a result, projects in this unit must result in an incremental improvement to the threshold rating. The project is also located within scenic resource area 23-10, Shoreline Views. The resource view is described as "View is of steeper shoreline, rocky, dominated by high, glaring road cuts on slope. Some pier boathouses and housing are seen." The numerical standard for the rating is the 1982 score which is 7. In 2011 the score increased to 7.5 due to "The rebuild of some shoreline structure under the 2002 shoreland ordinance improve the score for these shoreline views" (2011 TRPA Threshold Evaluation Report).

When viewed from the lake at 300 feet offshore, the proposed monopine tower will be located approximately 850 feet away and will be situated on top of a Highway 28 road cut approximately 180 feet above lake level. The proposed 45-foot tall monopine will be situated adjacent to several trees that range in height from 40 to 60 feet. The monopine will not project above the adjacent tree canopies nor will it extend above a ridgeline. Due to the distance from the lake, the location above the lake, the adjacent trees that will enable the monopine to blend in with the surroundings and the proposed dark colors and faux tree design, the project will not result in an impact to scenic quality.

To ensure the project will result in an incremental increase in the shoreline threshold travel route rating, staff is recommending a condition of approval that requires landscaping (5 trees a minimum of 6 to 8 feet tall) to be installed along the edge of the monopine access road, which will help to screen the road cut located behind the site of the proposed monopine, that is identified as detracting from the scenic quality of the shoreline unit.

- F. Radio Frequency Emissions: Congress gave the Federal Communications Commission (“FCC”) “comprehensive powers” over radio communications, and the FCC has exercised “federal primacy” over the technical aspects of such communications. See *Cohen v. Apple, Inc.*, 497 F.Supp.3d 769, 774 and 781 (N.D. Cal. 2020). Congress determined that “it is in the national interest that uniform, consistent requirements, with adequate safeguards of the public health and safety” be established, and it tasked the FCC with adopting regulations for radio frequency (“RF”) emissions. *Id.* at 782; 47 C.F.R. §§ 1.1307(b), 1.1310, 2.1091, 2.1093. While Congress preserved traditional state and local zoning authority, it expressly prohibited states, or instrumentalities thereof, from regulating RF emissions based on health or environmental impacts: No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission’s regulations concerning such emissions. 47 U.S.C. § 332(c)(7)(B)(iv). “Environmental effects” as used in this section includes both impacts on human health and the wider environment, including plants and wildlife. See *T-Mobile Northeast, LLC v. Town of Ramapo*, 701 F. Supp. 2d 446, 460 (S.D.N.Y. 2009) (includes human health concerns); *Jaeger v. Cellco Partnership*, 2010 WL 965730, * 10 (D. Conn. 2010) (“The plain meaning of the term ‘environmental effects’ incorporates adverse effects on all biological organisms”).

Thus, the proposed antennas are required to comply with the FCC limits on RF emissions, and any attempt under state law to impose other limits on RF emissions is preempted. This preemption applies to other federal and state claims as well. For example, the Federal District Court in the Northern District of California recently rejected claims that RF emissions violated the Americans with Disabilities Act, Federal Fair Housing Act, California Fair Employment and Housing Act, and associated tort claims, finding that the Telecommunications Act (TCA) and the FCC’s regulations preempted a city’s ability to regulate radio frequency emissions. *Wolf v. City of Millbrae*, 2021 WL 3727072 (N.D. Cal. Aug. 23, 2021). The project complies with Federal Communications Commission guidelines limiting public exposure to RF energy. The site will generate approximately 68% of the applicable public RF exposure limit for a person at ground level and the RF exposure at the nearest building will not exceed 3% of the allowable exposure limit.

As to TRPA, having been created by an interstate compact, is a creature of federal law. The application of the TCA to its permitting process is not a matter of preemption. Rather, one must reconcile the intent of Congress in passing both the TCA and the Compact and give meaning to both statutes should there be any conflict in implementation. In furtherance of that standard, the agency position to date is this: TRPA will defer to the FCC regulations over general issues of human health and environmental impacts. However, TRPA could choose to regulate RF in the region should cellular facilities be proven to have a particular adverse effect on the unique environment of the Tahoe Region. TRPA has not received any such proof of adverse impacts of RF particular to Tahoe and therefore will not reexamine the determinations of the FCC.

- G. Required Findings: The following is a list of the required findings as set forth in Chapters 4, 21, 37 and 50 of the TRPA Code of Ordinances. Following each finding, agency staff has summarized the evidence on which the finding can be made.

1. Chapter 4 – Required Findings:

- (a) The project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and maps, the Code and other TRPA plans and programs.

The project is located within the Mill Creek Regulatory Zone of the Washoe County Area Plan where transmission and receiving facilities are listed as a special use. Policy PS-1.1 of the Regional Plan supports the upgrade and expansion of public service facilities consistent with the Land Use Element of the Regional Plan. There is no evidence showing the proposed project will have an adverse effect on the Land Use, Transportation, Conservation, Recreation, Scenic Quality, Public Service and Facilities, or Implementation sub-elements of the Regional Plan. The project, as conditioned, will not adversely affect the implementation of any applicable elements of the Regional Plan.

- (b) The project will not cause the environmental threshold carrying capacities to be exceeded.

TRPA staff has completed the “Article V(g) Findings” in accordance with Section 4.4.2 of the TRPA Code of Ordinances and incorporates the checklist into this analysis. All responses contained in the project indicate compliance with the environmental threshold carrying capacities. In addition, the applicant has completed an Initial Environmental Checklist (IEC), which is hereby incorporated into this analysis. A copy of the completed checklist and IEC will be made available at the Hearings Officer hearing and at TRPA offices.

- (c) Wherever federal, state, or local air and water quality standards applicable for the Region, whichever are strictest, must be attained and maintained pursuant to Article V(g) of the TPRA Compact, the project meets or exceeds such standards.

The project, as conditioned, will not have an adverse impact on applicable air and water quality standards for the Region. The project includes the installation of water quality best management practices and will not result in the generation of additional daily vehicle trip ends.

2. Chapter 21 – Special Use Findings:

- (a) The project, to which the use pertains, is of such a nature, scale, density, intensity and type to be an appropriate use for the parcel on which, and surrounding area in which, it will be located.

The nature of the proposed project is consistent with the public service uses permissible within the Area Plan and will provide an important site for wireless technology providers to improve service in the area. The monopine will be located adjacent to several existing trees of equal or greater height. The monopine tower is designed to simulate the appearance of a pine tree and integrate with the natural environment.

- (b) The project to which the use pertains, will not be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood, or general welfare of the region, and the applicant has taken reasonable steps to protect against any such injury and to protect the land, water, and air resources of both the applicant's property and that of surrounding property owners.

The tower will not contain lights or generate noise that will be visible or heard outside the immediate vicinity of the monopine. The only noise generating equipment will be cabinet fans needed to cool the equipment that will be located entirely within the equipment shelter. A noise analysis was complete which concluded anticipated noise levels will be well below the applicable standard. The project complies with Federal Communications Commission guidelines limiting public exposure to radio frequency energy. The site will generate approximately 68% of the applicable public exposure limit for a person at ground level and the exposure at the nearest building will not exceed 3% of the allowable exposure limit.

The nearest residence is located 150 feet to the east and the proposed tower will be significantly screened from the residence by existing vegetation. A condition of approval requires the applicant to submit elevation drawings that include a random branch pattern that mimics the branch pattern of adjacent trees (see Condition 3.E of draft permit). The project will provide important wireless communication service in emergencies to protect public health, safety, and welfare.

- (c) The project, to which the use pertains, will not change the character of the neighborhood or detrimentally affect or alter the purpose of the applicable planning area statement, community plan and specific or master plan, as the case may be.

The communication facility will improve wireless service in the area and will not change the character of the neighborhood due to its monopine design and location. The project is located within the Mill Creek Regulatory Zone of the Washoe County Area Plan where transmission and receiving facilities are listed as a special use.

Policy PS-1.1 of the Regional Plan supports the upgrade and expansion of public service facilities consistent with the Land Use Element of the Regional Plan.

3. Chapter 37 - Additional Height Findings:

- (a) The function of the structure requires greater maximum height than otherwise provided for in this chapter.

Surrounding trees, waterbodies and mountainous topography cause cell signal degradation and scatter. Cell tower functionality is greatest if antennas are located near the top or above the forest canopy and therefore require greater maximum height than otherwise provided for in Chapter 37. The monopine location, design, color, and antenna configuration will ensure the antennas are located within the monopine's branches to achieve a more realistic tree appearance.

- (b) The additional height is the minimum necessary to feasibly implement the project and there are no feasible alternatives requiring less additional height.

The height of the proposed monopine tower is the minimum required to enable the tower to provide adequate cell service from multiple carriers. Allowing multiple carriers to co-locate on the tower will possibly eliminate the need to construct additional towers for each carrier.

5. Chapter 50 – Additional Public Service Facility Findings:

- (a) There is a need for the project.

The existing facilities in the area are not meeting service needs associated with increased wireless data demand around Lake Tahoe. This project will provide an additional facility to meet service needs in the area. The additional facility will provide improved wireless communication service for the public and in emergencies to help protect public health, safety, and welfare.

- (b) The project with the Goals and Policies, applicable plan area statements, and Code.

See rationale in Chapter 4 findings, above.

- (c) The project is consistent with the TRPA Environmental Improvement Program.

The project will not affect implementation of the EIP and will not cause TRPA's environmental thresholds to be exceeded. The height of the new tower is similar in height to the surrounding trees and the site will be partially screened by existing vegetation from the nearest TRPA designated scenic threshold travel routes.

- (d) The project meets the findings adopted pursuant to Article V (g) of the Compact as set forth in Chapter 4: *Required Findings*, as they are applicable to the project's service capacity.

The project's service capacity is shown on wireless propagation maps submitted with the application and shows the areas to be served by the project.

Required Actions:

Staff recommends that the Hearings Officer take the following actions:

- I. Approve the findings contained in this staff summary, and a finding of no significant environmental effect;
- II. Approve the project, based on the staff summary, and record evidence, subject to the conditions contained in the attached Draft TRPA Permit (Attachment A).

Contact Information:

For questions regarding this project please contact Paul Nielsen, Special Project Manager at (530) 318-6025 or pnielsen@trpa.gov.

Attachments:

- A. Draft Permit
- B. Project Plans
- C. Simulations

Attachment A

Draft Permit

Draft Permit

PROJECT DESCRIPTION: New Cellular Communications Tower APN: 130-311-17
PERMITTEE: Tunnel Creek Properties, LLC FILE #: ERSP2022-0330
COUNTY/LOCATION: Washoe / 1200 Tunnel Creek Road, Incline Village

Having made the findings required by Agency ordinances and rules, the TRPA Hearings Officer approved the project on **August 4, 2022**, subject to the standard conditions of approval attached hereto (Attachment Q) and the special conditions found in this permit.

This permit shall expire on **August 4, 2025**, without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. Commencement of construction consists of pouring concrete for a foundation. Diligent pursuit is defined as completion of the project within the approved construction schedule. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action which delayed or rendered impossible the diligent pursuit of the permit.

CONSTRUCTION SHALL NOT COMMENCE UNTIL:

- (1) TRPA RECEIVES A COPY OF THIS PERMIT UPON WHICH THE PERMITTEE(S) HAS ACKNOWLEDGED RECEIPT OF THE PERMIT AND ACCEPTANCE OF THE CONTENTS OF THE PERMIT;
- (2) ALL PRE-CONSTRUCTION CONDITIONS OF APPROVAL ARE SATISFIED AS EVIDENCED BY TRPA'S ACKNOWLEDGEMENT OF THIS PERMIT;
- (3) THE PERMITTEE OBTAINS APPROPRIATE COUNTY PERMIT. TRPA'S ACKNOWLEDGEMENT MAY BE NECESSARY TO OBTAIN A COUNTY PERMIT. THE COUNTY PERMIT AND THE TRPA PERMIT ARE INDEPENDENT OF EACH OTHER AND MAY HAVE DIFFERENT EXPIRATION DATES AND RULES REGARDING EXTENSIONS; AND
- (4) A TRPA PRE-GRADING INSPECTION HAS BEEN CONDUCTED WITH THE PROPERTY OWNER AND/OR THE CONTRACTOR.

TRPA Executive Director/Designee

Date

PERMITTEES' ACCEPTANCE: I have read the permit and the conditions of approval and understand and accept them. I also understand that I am responsible for compliance with all the conditions of the permit and am responsible for my agents' and employees' compliance with the permit conditions. I also understand that if the property is sold, I remain liable for the permit conditions until or unless the new owner acknowledges the transfer of the permit and notifies TRPA in writing of such acceptance. I also understand that certain mitigation fees associated with this permit are non-refundable once paid to TRPA. I understand that it is my sole responsibility to obtain any and all required approvals from any other state, local or federal agencies that may have jurisdiction over this project whether or not they are listed in this permit.

Signature of Permittee(s) _____ Date: _____

(PERMIT CONTINUED ON NEXT PAGE)



APN: 130-311-17
FILE NO. ERSP2022-0330

SECURITY INFORMATION

Project Security (1): Amount \$10,000.00 Type _____ Posted _____ Receipt No. _____

Security Administration Fee (2): Amount \$ _____ Posted _____ Receipt No. _____

Notes:

- (1) See Special Condition 3.F, below.
- (2) \$152 if a cash security is posted or \$135 if a non-cash security is posted.

Required plans determined to be in conformance with approval as of this date: _____

TRPA ACKNOWLEDGEMENT: The permittee has complied with all pre-construction conditions of approval as of this date:

TRPA Executive Director/Designee

Date

SPECIAL CONDITIONS

1. This permit authorizes the construction of a new 45-foot-tall cellular communications tower and associated ground equipment. The antennas shall be placed in a concentric pattern on mounting brackets close to the monopine trunk, and shall be concealed within faux foliage and branches, with branches extending beyond and above the antennas to provide a realistic tapered crown. Antennas shall be covered with pine needle socks to provide further concealment. The portion of the pole below 20 feet shall be covered with faux cladding similar to the texture of tree trunk bark.

Adjacent to the monopine will be an 11-foot by 15-foot by 14-foot-high equipment shelter with wood log siding and a gabled roof. Excavation is approved up to a depth of 10 feet per TRPA LCAP2022-0556. No trees will be removed as a part of the project and the applicant will plant landscape screening to help conceal the equipment shelter. Water Quality Best Management Practices will be installed to capture stormwater runoff from the equipment pad and the existing vehicular access to the site. The project will result in the creation of 1,110 square feet of new land coverage on Class 1a land which will be transferred to the site at a ratio of 1.5:1.

2. The Standard Conditions of Approval listed in Attachment Q shall apply to this permit.
3. Prior to permit acknowledgement, the following conditions of approval must be satisfied:

- A. The site plan shall be revised to include a minimum of 5 Jeffrey pine trees between 6 to 8 feet tall along the edge of the access road adjacent to the project site. The plans shall also include irrigation for the trees.
- B. Revised elevation drawings to include the following modifications:
 - (1) A monopine trunk (within structural limitations), with a textured tree bark-like exterior.
 - (2) Add note stating: "The monopine tower shall be constructed and maintained to integrate with the surrounding pine forest and shall emulate, to the greatest extent feasible, the natural appearance of the surrounding forest with respect to; bark, branch and needle color, trunk color, detail, and taper, branch and needle density, and branch taper."
 - (3) Add note stating: "Antenna sock covers that match the surrounding forest color and pine needle density shall be installed on all antennas and maintained and/or replaced as needed."
- C. The permittee shall submit final proposed monopine bark and needle samples. The material samples shall demonstrate the proposed monopine colors and textures will integrate with the surrounding pine forest and shall be subject to approval by TRPA staff. Final color and material samples shall also be submitted for the proposed equipment shelter.
- D. Final construction elevation drawings shall include a random tree branch and pine needle density and configuration consistent with the monopine tree shown in the right side of the two pictures below. Placement of the cell panel arrays shall be shown on the final drawings and shall be consistent with the cell panel placement in the monopine tree shown in the right side of the two pictures below.



- E. The permittee shall transfer 1,665 (1,110 x 1.5) square feet of Class 1a or Class 1b land coverage to the site.
- F. The Security required under Standard Condition I.2 of Attachment Q shall be \$10,000.00. Please see Attachment J, for accepted methods of positing the security.
- G. The permittee shall submit a projected construction completion schedule. The construction schedule shall indicate that a TRPA inspection of the monopine, to confirm random branch pattern, color and materials are consistent with the approval, is required after the tower is constructed on site but prior to final installation to the approved height.
- H. The Permittee shall submit final site plans and construction drawings.

4. The monopine pole, tree branches, cell panels and sock covers shall be maintained in a condition consistent with requirements of this permit to ensure the long-term appearance of the monopine is consistent with visual simulations prepared for the project.
5. The permittee shall construct the monopine using the best available technology at that time to adhere all branches, bark, and needles to prevent shedding. The permittee shall maintain the monopine for as long as it is present in a condition consistent with the approved project plans. If any branches, bark, or needle clusters dislodge from the monopine then the materials shall be replaced using best available technology at that time. Material colors shall also be consistent with the approved project plans.
6. The permittee is responsible for keeping the site clean of material dislodged from the monopine for as long as the monopine is present. The site, and surrounding area, shall be inspected in the Spring after snow melt and in the Fall prior to snow fall and cleaned of all visible material dislodged from the tree including branches, bark, needle clusters and associated fragments. All collected debris shall be immediately removed from the site and disposed of properly.
7. All excavated materials shall be hauled away from the site approved by TRPA Environmental Compliance staff.
8. All surplus construction waste materials shall be removed from the project and deposited only at approved points of disposal.
9. This approval is based on the permittee's representation that all plans and information contained in the subject application are true and correct. Should any information or representation submitted in connection with the project application be incorrect or untrue, TRPA may rescind this approval, or take other appropriate action.
10. Any normal construction activities creating noise in excess to the TRPA noise standards shall be considered exempt from said standards provided all such work is conducted between the hours of 8:00 A.M. and 6:30 P.M.
11. The permittee is responsible for insuring that the project, as built, does not exceed the approved land coverage figures shown on the site plan. The approved land coverage figures shall supersede scaled drawings when discrepancies occur.
12. This site shall be winterized in accordance with the provisions of Attachment Q by October 15th of each construction season.
13. Grading is prohibited any time of year during periods of precipitation and for the resulting period of time when the site is covered with snow, or is in a saturated, muddy, or unstable condition.
14. All Best Management Practices shall be maintained in perpetuity to ensure effectiveness which may require BMPs to be periodically reinstalled or replaced.

15. Any change to the project requires approval (except for TRPA exempt activities) of a TRPA plan revision permit prior to the changes being made to any element of the project (i.e. structural modifications, grading, BMPs, etc.). Failure to obtain prior approval for modifications may result in monetary penalties.
16. Temporary and permanent BMPs may be field-fit as appropriate by the TRPA inspector. Parking barriers may be required at discretion of the inspector.
17. Excavations are limited to less than 10 feet in depth.
18. The 5 trees required to be planted by this permit shall be adequately maintained to ensure vigor and growth. Any trees that die shall be replaced.
19. In lieu of the 5 trees require as scenic mitigation, the application may propose an equal or superior mitigation, subject to TRPA review and approval of a plan revision permit.
20. By acceptance of this permit the permittee agrees that return of the project security is contingent upon a TRPA determination that the monopine is built in accordance with the project approval and the simulations prepared for the monopine. If TRPA determines the visibility of the monopine is not consistent with the simulations prepared for the project, the permittee agrees to modify the monopine to achieve conformance with the simulations prepared for the project.
21. To the maximum extent allowable by law, the Permittee agrees to indemnify, defend, and hold harmless TRPA, its Governing Board, Planning Commission, agents, and employees (collectively, TRPA) from and against any and all suits, losses, damages, injuries, liabilities, and claims by any person (a) for any injury (including death) or damage to person or property or (b) to set aside, attack, void, modify, amend, or annul any actions of TRPA. The foregoing indemnity obligation applies, without limitation, to any and all suits, losses, damages, injuries, liabilities, and claims by any person from any cause whatsoever arising out of or in connection with either directly or indirectly, and in whole or in part (1) the processing, conditioning, issuance, or implementation of this permit; (2) any failure to comply with all applicable laws and regulations; or (3) the design, installation, or operation of any improvements, regardless of whether the actions or omissions are alleged to be caused by TRPA or the Permittee. Included within the Permittee's indemnity obligation set forth herein, the Permittee agrees to pay all fees of TRPA's attorneys and all other costs and expenses of defenses as they are incurred, including reimbursement of TRPA as necessary for any and all costs and/or fees incurred by TRPA for actions arising directly or indirectly from issuance or implementation of this permit. TRPA will have sole and exclusive control (including the right to be represented by attorneys of TRPA's choosing) over the defense of any claims against TRPA and over their settlement, compromise or other disposition. Permittee shall also pay all costs, including attorneys' fees, incurred by TRPA to enforce this indemnification agreement. If judgment is rendered against TRPA in any action subject to this indemnification, the Permittee shall, at its expense, satisfy and discharge the same.

END OF PERMIT

Attachment B

Project Plans



PROJECT : Ponderosa Ranch

1200 TUNNEL CREEK ROAD
INCLINE VILLAGE, NV 89451

LOCATION NO: 445739

PREPARED FOR



295 Parkshore Drive
Folsom, California 95630

Vendor:



605 Coolidge Dr. Suite 100
Folsom, CA. 95630

Project Address:

1200 Tunnel Creek Road
Incline Village, NV 89451

Architect:

RICHARD SAMBUCETTI

1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916 782 7200 TEL
916 773 3037 FAX

PROJECT NO: 14002-103

LOCATION NO: 445739

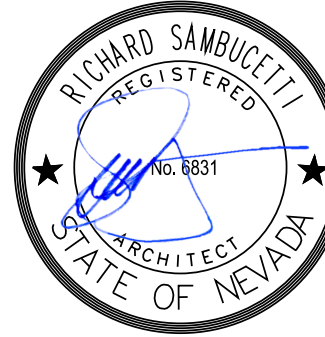
DRAWN BY: J.E.S.

CHECKED BY: J.V.M.

Ponderosa
Ranch
445739

11	07/19/22	TRPA Comments
10	03/03/22	Land Coverage
9	02/10/22	COAs Note
8	01/18/22	Comments
7	05/18/21	Wood Shelter
6	03/24/21	Shelter
5	03/18/21	Shelter
4	03/02/21	BMP Sheet
REV	DATE	DESCRIPTION

Licenser:



IT IS A VIOLATION OF LAW FOR ANY
PERSON, UNLESS THEY ARE ACTING
UNDER THE DIRECTION OF A LICENSED
PROFESSIONAL ENGINEER, TO ALTER
THIS DOCUMENT.

Issued For:

07/19/2022

Comments

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

A-0

PROJECT DESCRIPTION	PROJECT INFORMATION	PROJECT TEAM	SHEET INDEX	REV
<p>NEW SITE BUILD UNMANNED TELECOMMUNICATIONS FACILITY.</p> <p>(P) VERIZON WIRELESS 30'-4" x 20'-2" SQ. FT. EQUIPMENT LEASE AREA & 15' x 15' ANTENNA LEASE AREA FOR A TOTAL OF 832 SQ FT CONTAINING THE FOLLOWING:</p> <ol style="list-style-type: none">1. INSTALL POWER / TELCO / FIBER TO SITE LOCATION2. INSTALL 15'-0" x11'-0" SHELTER3. INSTALL DEEP RAILROAD TIES AT SHELTER LOCATION4. INSTALL 45' MONOPINE5. INSTALL (4) SURGE SUPPRESSORS MOUNTED (2) AT ANTENNA PLAN (2) EQUIPMENT SHELTER6. INSTALL (2) 6' PANEL ANTENNAS PER SECTOR, TOTAL OF (6)7. INSTALL (2) HYBRID TRUNK CABLES8. INSTALL (1) GPS UNIT9. INSTALL (2) RRRhs PER SECTOR FOR A TOTAL OF (8)10. INSTALL 200 AMP POWER METER OUTSIDE OF (P) EQUIPMENT SHELTER11. INSTALL CIENA & UAM, PPC, SURGE SUPPRESSION, SHUT OFF SWITCH INSIDE (P) SHELTER12. INSTALL CMU RETAINING WALLS13. INSTALL WOOD FENCE <p>*** SITE/LANDSCAPE PLAN AND VEGETATION MANAGEMENT/ DEFENSIBLE SPACE PLAN WILL BE SUBMITTED THROUGH A DEFERRED SUBMITTAL BY OTHERS.</p>	<p>Property Information:</p> <p>Site Name: PONDEROSA RANCH</p> <p>Site Number: 445739</p> <p>Site Address: 1200 TUNNEL CREEK ROAD INCLINE VILLAGE, NV 89451</p> <p>A.P.N. Number: 130-311-17</p> <p>Current Use: ----</p> <p>Jurisdiction: WASHOE COUNTY</p> <p>Property Owner:</p> <p>TUNNEL CREEK PROPERTIES, LLC. 930 TAHOE BLVD. #802 INCLINE VILLAGE, NV 89451 contact: CRAIG OLSON email: craigolson81@gmail.com ph: (775) 750-5520</p> <p>Tower Owner:</p> <p>VERIZON WIRELESS 295 PARKSHORE DRIVE FOLSOM, CA 95630</p> <p>Power Agency:</p> <p>NV ENERGY 295 EDISON WAY Reno, NV 89502 ph: (800) 743-5000</p>	<p>Construction Mgr.:</p> <p>EPIC WIRELESS GROUP, INC. 605 COOLIDGE DRIVE, SUITE 100 FOLSOM, CA 95630 contact: JOE ZAGAR email: joe.zagar@epicwireless.net ph: (916) 747-5758</p> <p>Agent for Applicant, Planning and Zoning Mgr:</p> <p>contact: MARK LOBAUGH email: mark.lobaugh@epicwireless.net cell: (530) 203-4067</p> <p>DESIGN PROFESSIONAL:</p> <p>RICHARD SAMBUCETTI 1478 STONE POINT DRIVE, SUITE 350 ROSEVILLE, CA 95661 contact: JESUS ESCALANTE SEGURA email 1: jesus@borgesarch.com email 2: telecomgroup@borgesarch.com ph: (916) 782-7200</p> <p>Structural Engineer:</p> <p>PZSE STRUCTURAL ENGINEERS 1478 STONE POINT DRIVE, SUITE 190 ROSEVILLE, CA 95661 contact: PAUL ZACHER SE, MLSE email: paul@pzse.com ph: (916) 961-3960</p> <p>Survey:</p> <p>Geil Engineering 1226 High Street Auburn, Ca 95603-5015 contact: NEIL ROHDE email: nrohde@pacbell.net ph: (530) 885-0426</p> <p>RF Engineer:</p> <p>VERIZON WIRELESS 295 PARKSHORE DRIVE FOLSOM, CA 95630 contact: ERICSON MALANA email: ericson.malana@verizonwireless.com ph: (925) 788-1863</p>	<p>A-0 TITLE SHEET</p> <p>GN-1 GENERAL NOTES, ABBREV., & NOTES</p> <p>GN-2 SITE SIGNAGE</p> <p>GN-3 BATTERY SPECIFICATIONS</p> <p>C-1 OVERALL PROJECT AREA</p> <p>C-2 PROJECT AREA ENLARGEMENT</p> <p>C-3 ACCESS AREA ENLARGEMENT</p> <p>BMP-1 BEST MANAGEMENT PRACTICES</p> <p>A-1 OVERALL & ENLARGED SITE PLANS</p> <p>A-2.1 ENLARGED FIRE TURNAROUND</p> <p>A-2.2 ENLARGED EQUIPMENT & ANTENNA PLANS</p> <p>A-3.1 ELEVATIONS</p> <p>A-3.2 ELEVATIONS</p> <p>A-3.3 ELEVATIONS</p> <p>A-3.4 ELEVATIONS</p> <p>A-4.1 DETAILS</p> <p>A-4.2 DETAILS</p> <p>A-4.3 DETAILS</p> <p>A-4.4 RETAINING WALL DETAILS</p> <p>E-1.1 ELECTRICAL GENERAL NOTES</p> <p>E-1.2 ELECTRICAL SCHEDULE & SINGLE LINE DIAGRAM</p> <p>G-1 GROUNDING PLANS</p> <p>G-2 GROUNDING DETAILS</p> <p>CIVIL DRAWINGS</p> <p>C1.0 COVER SHEET</p> <p>C1.1 GENERAL NOTES</p> <p>C2.0 GRADING & IMPROVEMENT PLAN</p> <p>C2.1 GRADING SECTION</p> <p>C3.0 EROSION & SEDIMENT CONTROL PLAN</p> <p>C3.1 EROSION CONTROL DETAILS</p> <p>C3.2 EROSION CONTROL DETAILS</p> <p>MONOPINE DRAWINGS</p> <p>MP-1 TITLE SHEET</p> <p>MP-2 NOTES & SPECIFICATIONS</p> <p>MP-3 ELEVATION VIEWS</p> <p>MP-4 DETAILS</p> <p>MP-5 ANTENNA MOUNT DETAILS</p> <p>MP-5.1 RRU MOUNT DETAILS</p> <p>MP-6 FOUNDATION</p> <p>MP-7 BRANCH LAYOUT</p>	<p>9</p> <p>0</p> <p>0</p> <p>0</p> <p>3</p> <p>3</p> <p>3</p> <p>5</p> <p>11</p> <p>11</p> <p>11</p> <p>9</p> <p>9</p> <p>9</p> <p>9</p> <p>8</p> <p>7</p> <p>7</p> <p>5</p> <p>0</p> <p>0</p> <p>5</p> <p>0</p> <p>3</p> <p>3</p> <p>8</p> <p>8</p> <p>8</p> <p>8</p> <p>3</p> <p>3</p> <p>3</p> <p>3</p> <p>3</p> <p>3</p> <p>3</p> <p>3</p> <p>3</p>
CODE COMPLIANCE	VICINITY MAP	DIRECTIONS FROM VERIZON WIRELESS		
<p>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 CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.</p> <ol style="list-style-type: none">1. 2019 INTERNATIONAL BUILDING CODE W/ AMENDMENTS2. 2019 UNIFORM MECHANICAL CODE W/ AMENDMENTS3. 2018 UNIFORM PLUMBING CODE W/ AMENDMENTS4. 2019 ICC ELECTRICAL CODE - ADMIN PROVISIONS5. 2019 NATIONAL ELECTRICAL CODE6. 2009 INTERNATIONAL ENERGY CONSERVATION CODE7. 2018 INTERNATIONAL FIRE CODE W/ AMENDMENTS8. ANSI/EIA-TIA-222-G9. 2012 NFPA 101, LIFE SAFETY CODE10. 2019 NFPA 72, NATIONAL FIRE ALARM CODE11. 2019 NFPA 13, FIRE SPRINKLER CODE12. LOCAL BUILDING CODE13. CITY/ COUNTY ORDINANCES14. ANY APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS15. 2018 INTERNATIONAL WILDLAND URBAN INTERFACE CODE AND AMENDMENTS AS ADOPTED BY NLTFPD RESOLUTION 18-2.		<p>DIRECTIONS FROM VERIZON WIRELESS's OFFICE AT 295 PARKSHORE DRIVE, FOLSOM , CA TO: 1200 TUNNEL CREEK ROAD, INCLINE VILLAGE, NV 89451</p> <ol style="list-style-type: none">1. DEPART PARKSHORE DR TOWARD COOLIDGE DR2. TURN RIGHT ONTO FOLSOM BLVD3. BEAR RIGHT ONTO FOLSOM AUBURN RD4. TURN LEFT ONTO OAK AVENUE PKWY5. ROAD NAME CHANGES TO OAK AVE6. TURN RIGHT ONTO HAZEL AVE / CR-E37. TAKE RAMP RIGHT FOR I-80 EAST TOWARD RENO8. AT EXIT 188B, TAKE RAMP RIGHT FOR CA-267 / CA-89 TOWARD LAKE TAHOE / SIERRAVILLE9. TURN RIGHT ONTO CA-267 / GLENN CARLSON MEMORIAL BYP10. TURN LEFT ONTO CA-2811. PASS THROUGH 2 ROUNDABOUTS, REMAINING ON CA-28 E12. ROAD NAME CHANGES TO NV-2813. ENTER NEVADA14. AT ROUNDABOUT, TAKE 1ST EXIT ONTO NV-28 / TAHOE BLVD15. TURN LEFT ONTO PONDEROSA RANCH RD, AND THEN IMMEDIATELY TURN RIGHT ONTO TUNNEL CREEK RD16. ARRIVE AT TUNNEL CREEK RD17. 1200 TUNNEL CREEK RD, INCLINE VILLAGE, NV 89451 ON THE RIGHT		
NOTES	SPECIAL INSPECTIONS	GENERAL CONTRACTOR NOTES		
<p>N.L.T., F.P.D. NOTE: ESTABLISH AND MAINTAIN DEFENSIBLE SPACE SURROUNDING STRUCTURES IN ACCORDANCE WITH THE 2018 INTERNATIONAL WILDLAND URBAN INTERFACE CODE (IWUIC) WITH AMENDMENTS IN NLTFPD RESOLUTIONS 18-1 AND 18-2. A DEFENSIBLE SPACE INSPECTION IS REQUIRED TO PROVIDE FOR SAFE SEPARATION BETWEEN STRUCTURES AND WILDLAND VEGETATION. ALL ITEMS NOTED DURING THE INSPECTION MUST BE CORRECTED PRIOR TO PERMIT CLOSEOUT. CONTACT AN NLTFPD INSPECTOR AT (775) 833-8107 TO SCHEDULE AN APPOINTMENT.</p> <p>WHEN HOT WORK IS CONDUCTED WITHIN A WILDFIRE RISK AREA IN ACCORDANCE WITH 2018 IFC, SECTION 105.6.23, HOT WORK OPERATIONS INCLUDE CUTTING, WELDING, THERMIT WELDING, BRAZING, SOLDERING, GRINDING, THERMAL SPRAYING, THAWING PIPE, INSTALLATION OF TORCH-APPLIED ROOF SYSTEMS OR ANY OTHER SIMILAR ACTIVITIES. PERMITS FOR HOW WORK OPERATIONS SHALL BE OBTAINED THROUGH THE NORTH LAKE TAHOE FIRE PROTECTION DISTRICT (NLTFPD), (775) 831-0351.</p> <p>SHOULD ANY CAIRN OR GRAVE OF A NATIVE AMERICAN BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE SHERIFF'S OFFICE AS WELL AS THE STATE HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES SHALL BE IMMEDIATELY NOTIFIED PER NRS 383.170.</p>	<p>POST INSTALLED EXPANSION ANCHORS</p>	<p>DO NOT SCALE DRAWINGS</p> <p>THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24" x 36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOBSITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.</p> <p>DIGALERT</p> <p></p> <p>800-227-2600</p> <p>Call 2 Full Working Days In Advance</p>		

GENERAL CONSTRUCTION NOTES:

1.

PLANS ARE INTENDED TO BE DIAGRAMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
2.

THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
3.

CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
4.

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC / UBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
6.

REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.
7.

THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
8.

DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
9.

ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
10.

CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
11.

ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
12.

ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.
13.

ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
14.

INCLUDE MISC. ITEMS PER VERIZON SPECIFICATIONS

APPLICABLE CODES, REGULATIONS AND STANDARDS:

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.

THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

- AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION

- TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-F, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES

- INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.

- IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS

TELCORDIA GR-63 NETWORK EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION

TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING

TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS

TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS

ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

ABBREVIATIONS

A.B.	ANCHOR BOLT	IN, (")	INCH(ES)
ABV.	ABOVE	INT.	INTERIOR
ACCA	ANTENNA CABLE COVER ASSEMBLY	LB. (#)	POUND(S)
ADD'L	ADDITIONAL	L.B.	LAG BOLTS
A.F.F.	ABOVE FINISHED FLOOR	L.F.	LINEAR FEET (FOOT)
A.F.G.	ABOVE FINISHED GRADE	L.	LONG(ITU)DINAL
ALUM.	ALUMINUM	MAS.	MASONRY
ALT.	ALTERNATE	MAX.	MAXIMUM
ANT.	ANTENNA	M.B.	MACHINE BOLT
APPRX.	APPROXIMATE(LY)	MECH.	MECHANICAL
ARCH.	ARCHITECT(URAL)	MFR.	MANUFACTURER
AWG.	AMERICAN WIRE GAUGE	MIN.	MINIMUM
BLDG.	BUILDING	MISC.	MISCELLANEOUS
BLK.	BLOCK	MTL.	METAL
BLKG.	BLOCKING	(N)	NEW
BM.	BEAM	NO.(#)	NUMBER
B.N.	BOUNDARY NAILING	N.T.S.	NOT TO SCALE
BTCW.	BARE TINNED COPPER WIRE	O.C.	ON CENTER
B.O.F.	BOTTOM OF FOOTING	OPNG.	OPENING
B/U	BACK-UP CABINET	P/C	PRECAST CONCRETE
CAB.	CABINET	PCS	PERSONAL COMMUNICATION SERVICES
CANT.	CANTILEVER(ED)	PLY.	PLYWOOD
C.I.P.	CAST IN PLACE	PPC	POWER PROTECTION CABINET
CLG.	CEILING	PRC	PRIMARY RADIO CABINET
CLR.	CLEAR	P.S.F.	POUNDS PER SQUARE FOOT
COL.	COLUMN	P.S.I.	POUNDS PER SQUARE INCH
CONC.	CONCRETE	P.T.	PRESSURE TREATED
CONN.	CONNECTION(OR)	PWR.	POWER (CABINET)
CONST.	CONSTRUCTION	QTY.	QUANTITY
CONT.	CONTINUOUS	RAD.(R)	RADIUS
d	PENNY (NAILS)	REF.	REFERENCE
DBL.	DOUBLE	REINF.	REINFORCEMENT(ING)
DEPT.	DEPARTMENT	REQ'D/	REQUIRED
D.F.	DOUGLAS FIR	RGS.	RIGID GALVANIZED STEEL
DIA.	DIAMETER	SCH.	SCHEDULE
DIAG.	DIAGONAL	SHT.	SHEET
DIM.	DIMENSION	SIM.	SIMILAR
DWG.	DRAWING(S)	SPEC.	SPECIFICATIONS
DWL.	DOWEL(S)	SQ.	SQUARE
EA.	EACH	S.S.	STAINLESS STEEL
EL.	ELEVATION	STD.	STANDARD
ELEC.	ELECTRICAL	STL.	STEEL
ELEV.	ELEVATOR	STRUC.	STRUCTURAL
EMT.	ELECTRICAL METALLIC TUBING	TEMP.	TEMPORARY
E.N.	EDGE NAIL	THK.	THICK(NESS)
ENG.	ENGINEER	T.N.	TOE NAIL
EQ.	EQUAL	T.O.A.	TOP OF ANTENNA
EXP.	EXPANSION	T.O.C.	TOP OF CURB
EXST.(E)	EXISTING	T.O.F.	TOP OF FOUNDATION
EXT.	EXTERIOR	T.O.P.	TOP OF PLATE (PARAPET)
FAB.	FABRICATION(OR)	T.O.S.	TOP OF STEEL
F.F.	FINISH FLOOR	T.O.W.	TOP OF WALL
F.G.	FINISH GRADE	TYP.	TYPICAL
FIN.	FINISH(ED)	U.G.	UNDER GROUND
FLR.	FLOOR	ULL	UNDERWRITERS LABORATORY
FDN.	FOUNDATION	U.N.O.	UNLESS NOTED OTHERWISE
F.O.C.	FACE OF CONCRETE	V.I.F.	VERIFY IN FIELD
F.O.M.	FACE OF MASONRY	W	WIDE (WIDTH)
F.O.S.	FACE OF STUD	w/	WITH
F.O.W.	FACE OF WALL	WO.	WOOD
F.S.	FINISH SURFACE	W.P.	WEATHERPROOF
FT.(')	FOOT (FEET)	WT.	WEIGHT
FTG.	FOOTING	Ⓞ	CENTERLINE
G.	GROWTH (CABINET)	Ⓞ	PLATE, PROPERTY LINE
GA.	GAUGE		
GI.	GALVANIZE(D)		
G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER		
GLB. (GLU-LAM)	GLUE LAMINATED BEAM		
GPS	GLOBAL POSITIONING SYSTEM		
GRND.	GROUND		
HDR.	HEADER		
HGR.	HANGER		
HT.	HEIGHT		
ICGB.	ISOLATED COPPER GROUND BUS		

SYMBOLS LEGEND

	BLDG. SECTION		GROUT OR PLASTER
	WALL SECTION		(E) BRICK
	DETAIL		(E) MASONRY
	INTERIOR ELEVATION		CONCRETE
	DOOR SYMBOL		EARTH
	WINDOW SYMBOL		GRAVEL
	TILT-UP PANEL MARK		PLYWOOD
	PROPERTY LINE		SAND
	CENTERLINE		PLYWOOD
	ELEVATION DATUM		SAND
	GRID/COLUMN LINE		(E) STEEL
	KEYNOTE, DIMENSION ITEM		MATCH LINE
	KEYNOTE, CONSTRUCTION ITEM		GROUND CONDUCTOR
	WALL TYPE MARK		OVERHEAD SERVICE CONDUCTORS
	ROOM NAME ROOM NUMBER		TELEPHONE CONDUIT
			POWER CONDUIT
			COAXIAL CABLE
			CHAIN LINK FENCE
			WOOD FENCE
			(P) ANTENNA
			(P) RRU
			(P) DC SURGE SUPPRESSION
			(F) ANTENNA
			(F) RRU
			(E) EQUIPMENT

PREPARED FOR

verizon

295 Parkshore Drive
Folsom, California 95630

Vendor:

EPIC
WIRELESS GROUP LLC
Connecting a Wireless World

605 Coolidge Dr. Suite 100
Folsom, CA. 95630

Project Address:

1200 Tunnel Creek Road
Incline Village, NV 89451

Architect:

RICHARD SAMBUCETTI

1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916 782 7200 TEL
916 773 3037 FAX

PROJECT NO: 14002-103

LOCATION NO: 445739

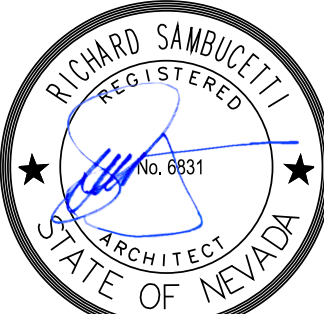
DRAWN BY: J.E.S.

CHECKED BY: J.V.M.

**Ponderosa
Ranch
445739**

11	07/19/22	TRPA Comments
10	03/03/22	Land Coverage
9	02/10/22	COAs Note
8	01/18/22	Comments
7	05/18/21	Wood Shelter
6	03/24/21	Shelter
5	03/18/21	Shelter
4	03/02/21	BMP Sheet
REV	DATE	DESCRIPTION

Licenser:



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Issued For:

07/19/2022

Comments

SHEET TITLE:

**GENERAL NOTES,
ABBREV., & NOTES**

SHEET NUMBER:

GN-1

Plot Date: 7/19/2022 12:24:52 PM File Name: 1201.dwg Title Name: 1201.dwg - Epic Wireless VDWIT - 44001-00_Ponderosa Ranch_445739.dwg Ponderosa Ranch_445739.dwg Ponderosa Ranch_445739.dwg



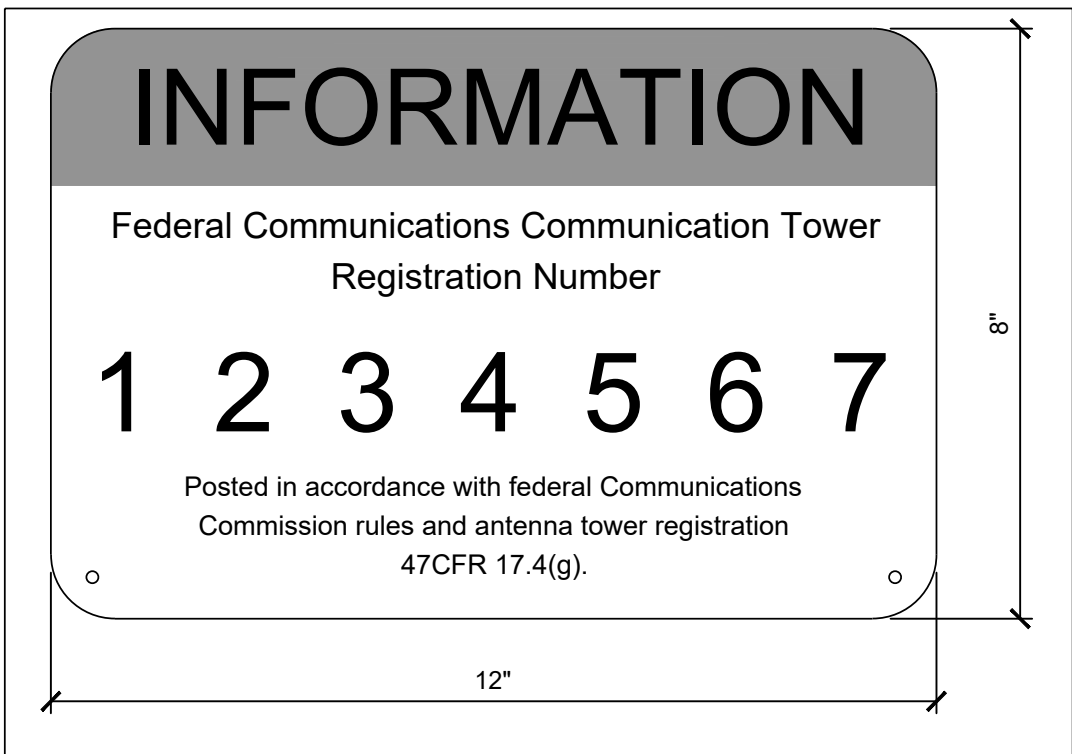
19 FENCED COMPOUND SIGNAGE
N.T.S.



18 DOOR / EQUIPMENT SIGN
N.T.S.



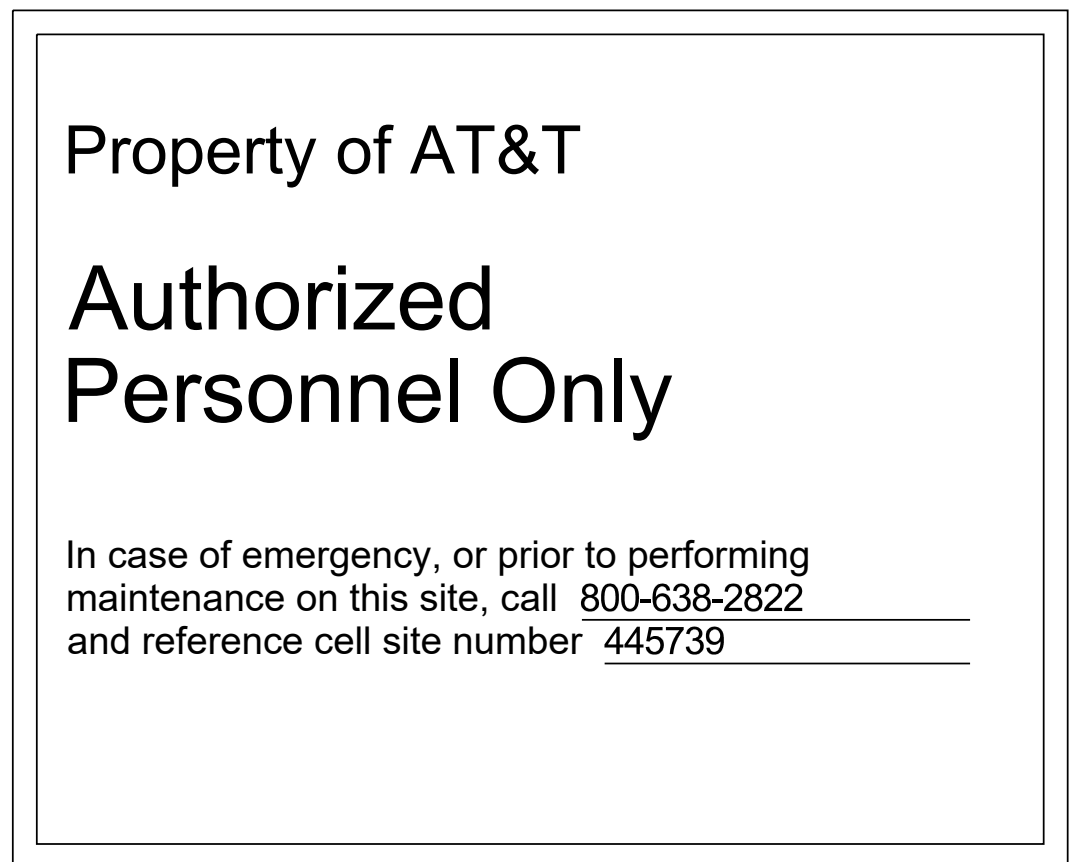
17 NFPA HAZARD SIGN
N.T.S.



15 FCC ASR SIGNAGE
N.T.S.

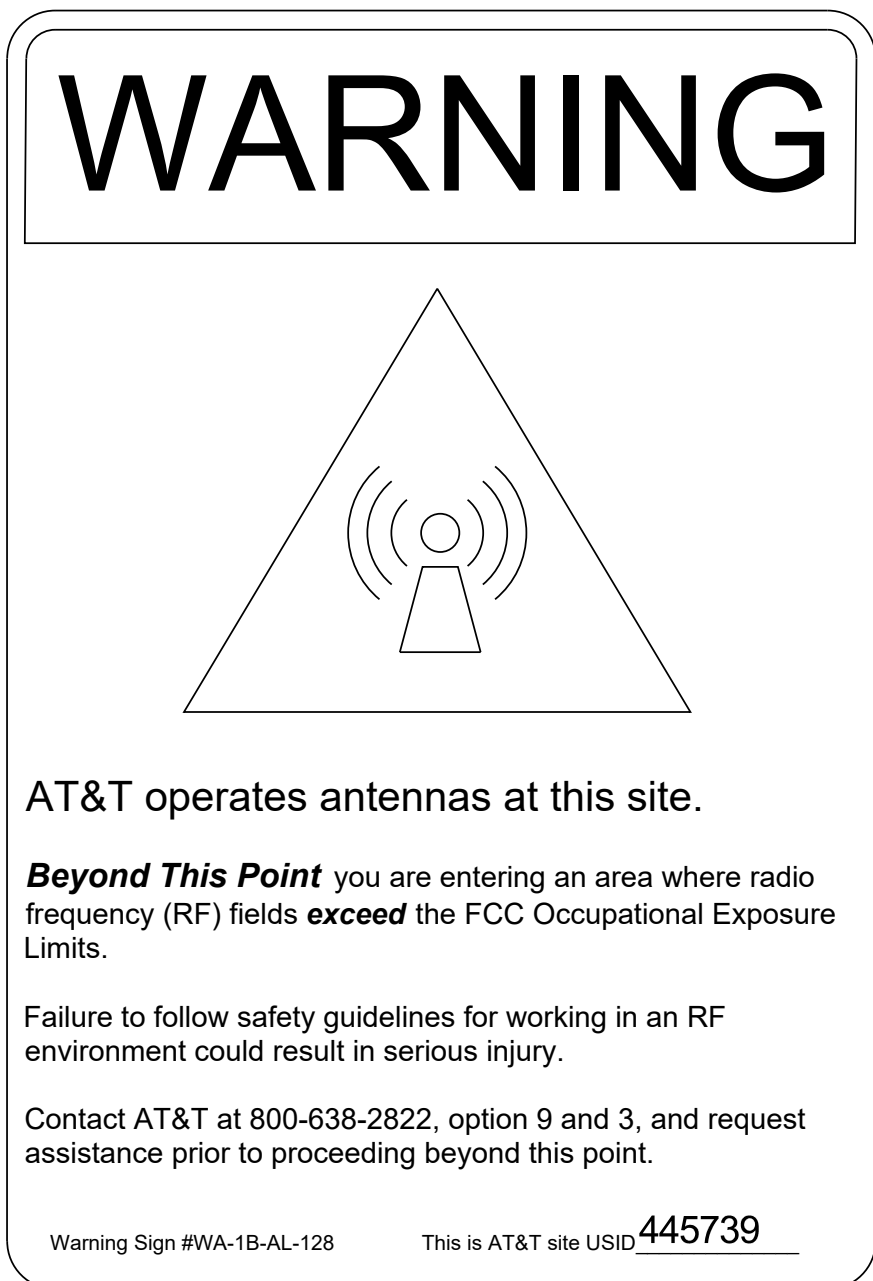


14 GATE SIGNAGE
N.T.S.

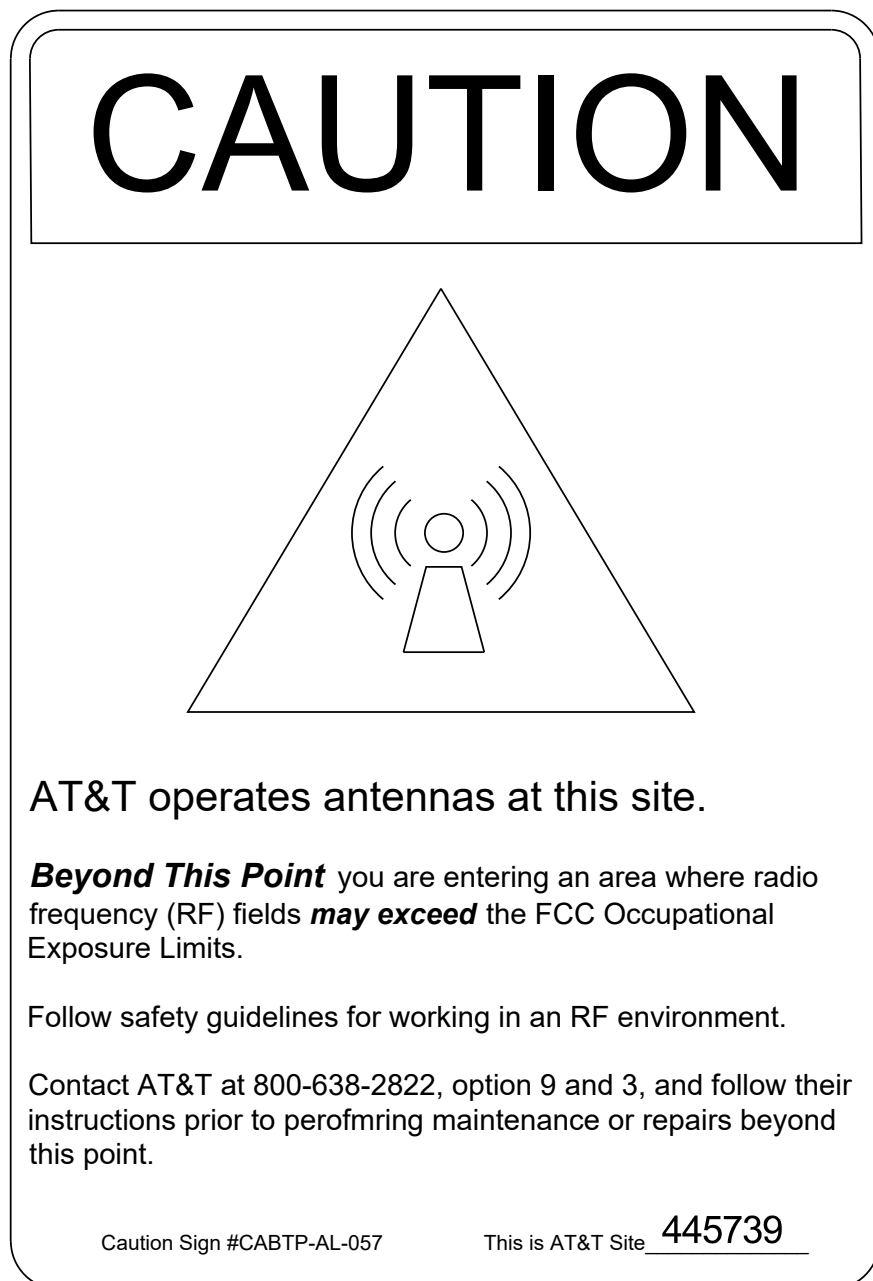


13 SHELTER / CABINET DOORS SIGNAGE
N.T.S.

NOTE:
1. CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE w/ AT&T WIRELESS DOCUMENT #03-0074, RF EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.
2. CONTRACTOR SHALL CONTACT AT&T R-RFSC FOR INFORMATION ON MPE LEVELS AND INSTRUCTIONS ON LEVEL AND LOCATION OF SIGNAGE



9 CAUTION AND WARNING SIGN
N.T.S.



rename me to this view "dwg" name

SIGNAGE AND STRIPING INFORMATION

- THE FOLLOWING INFORMATION IS A GUIDELINE w/ RESPECT TO PREVAILING STANDARDS LIMITING HUMAN EXPOSURE TO RADIO FREQUENCY ENERGY AND SHOULD BE USED AS SUCH. IF THE SITE'S EMF REPORT OR ANY LOCAL, STATE OR FEDERAL GUIDELINES OR REGULATIONS SHOULD BE IN CONFLICT w/ ANY PART OF THESE NOTES OR PLANS, THE MORE RESTRICTIVE GUIDELINE OR REGULATION SHALL BE FOLLOWED AND OVERRIDE THE LESSER.
- THE PUBLIC LIMIT OF RF EXPOSURE ALLOWED BY AT&T IS 1mW/cm² AND THE OCCUPATIONAL LIMIT OF RF EXPOSURE ALLOWED BY AT&T IS 5mW/cm²
- IF THE BOTTOM OF THE ANTENNA IS MOUNTED (8) EIGHT FEET ABOVE THE GROUND OR WORKING PLATFORM LINE OF THE PERSONAL COMMUNICATION SYSTEM (PCS) AND DOES NOT EXCEED THE PUBLIC LIMIT OF RF EXPOSURE LIMIT THEN NO STRIPING OR BARRICADES SHOULD BE NEEDED.
- IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE EGRESS) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING SHALL BE DETERMINED BY THE EMF REPORT FOR THE SITE. DONE BEFORE OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
- IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE EGRESS) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING SHALL BE DETERMINED BY THE EMF REPORT FOR THE SITE. DONE BEFORE OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
- ALL TRANSMIT ANTENNAS REQUIRE A THREE LANGUAGE WARNING SIGN WRITTEN IN ENGLISH, SPANISH, AND CHINESE. THIS SIGN SHALL BE PROVIDED TO THE CONTRACTOR BY THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION. THE LARGER SIGN SHALL BE PLACED IN PLAIN SIGHT AT ALL ROOF ACCESS LOCATIONS AND ON ALL BARRICADES. THE SMALLER SIGN SHALL BE PLACED ON THE ANTENNA ENCLOSURES IN A MANNER THAT IS EASILY SEEN BY ANY PERSON ON THE ROOF. WARNING SIGNS SHALL COMPLY w/ ANSI C95.2 COLOR, SYMBOL, AND CONTENT CONVENTIONS. ALL SIGNS SHALL HAVE AT&T'S NAME AND THE COMPANY CONTACT INFORMATION (e.g. TELEPHONE NUMBER) TO ARRANGE FOR ACCESS TO THE RESTRICTED AREAS. THIS TELEPHONE NUMBER SHALL BE PROVIDED TO THE CONTRACTOR BY THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION.
- PHOTOS OF ALL STRIPING, BARRICADES & SIGNAGE SHALL BE PART OF THE CONTRACTORS CLOSE OUT PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION PROJECT MANAGER AT THE END OF CONSTRUCTION. STRIPING SHALL BE DONE w/ FADE RESISTANT YELLOW SAFETY PAINT IN A CROSS-HATCH PATTERN AS DETAILED BY THE CONSTRUCTION DRAWINGS. ALL BARRICADES SHALL BE MADE OF AN RF FRIENDLY MATERIAL SO AS NOT TO BLOCK OR INTERFERE w/ THE OPERATION OF THE ANTENNAS. BARRICADES SHALL BE PAINTED w/ FADE RESTRAINT YELLOW SAFETY PAINT. THE CONTRACTOR SHALL PROVIDE ALL RF FRIENDLY BARRICADES NEEDED, & SHALL PROVIDE THE AT&T CONSTRUCTION PROJECT MANAGER w/ A DETAILED SHOP DRAWING OF EACH BARRICADE. UPON CONSTRUCTION COMPLETION.

3 GENERAL NOTES
N.T.S.

rename me to this view "dwg" name

PREPARED FOR

verizon

295 Parkshore Drive
Folsom, California 95630

Vendor:

EPIC
WIRELESS GROUP LLC
Connecting a Wireless World

605 Coolidge Dr. Suite 100
Folsom, CA. 95630

Project Address:

1200 Tunnel Creek Road
Incline Village, NV 89451

Architect:

RICHARD SAMBUCETTI

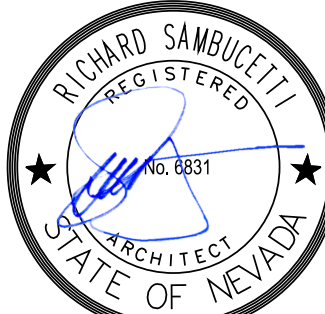
1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916 782 7200 TEL
916 773 3037 FAX

PROJECT NO:	14002-103
LOCATION NO:	445739
DRAWN BY:	J.E.S.
CHECKED BY:	J.V.M.

Ponderosa
Ranch
445739

11	07/19/22	TRPA Comments
10	03/03/22	Land Coverage
9	02/10/22	COAs Note
8	01/18/22	Comments
7	05/18/21	Wood Shelter
6	03/24/21	Shelter
5	03/18/21	Shelter
4	03/02/21	BMP Sheet
REV	DATE	DESCRIPTION

Licensor:



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Issued For:

07/19/2022
Comments

SHEET TITLE:

SITE SIGNAGE

SHEET NUMBER:

GN-2

Lease Area Description

All that certain lease area being a portion of Parcel "A" as is shown on that certain Record of Survey filed for record as Record of Survey #4460, Official Records of Washoe County, being located in the City of Incline Village, County of Washoe, State of Nevada and being more particularly described as follows:

EQUIPMENT LEASE AREA:

Commencing at a 5/8" Rebar set for the most Southerly corner of the above described Parcel "A" from which a similar monument bears North 70°16'40" East 111.32 feet; thence from said point of commencement North 03°50'32" East 142.85 feet to the True Point of Beginning; thence from said point of beginning North 84°38'43" East 20.15 feet; thence North 05°21'17" West 30.33 feet; thence South 84°38'43" West 20.15 feet; thence South 05°21'17" East 30.33 feet to the point of beginning.

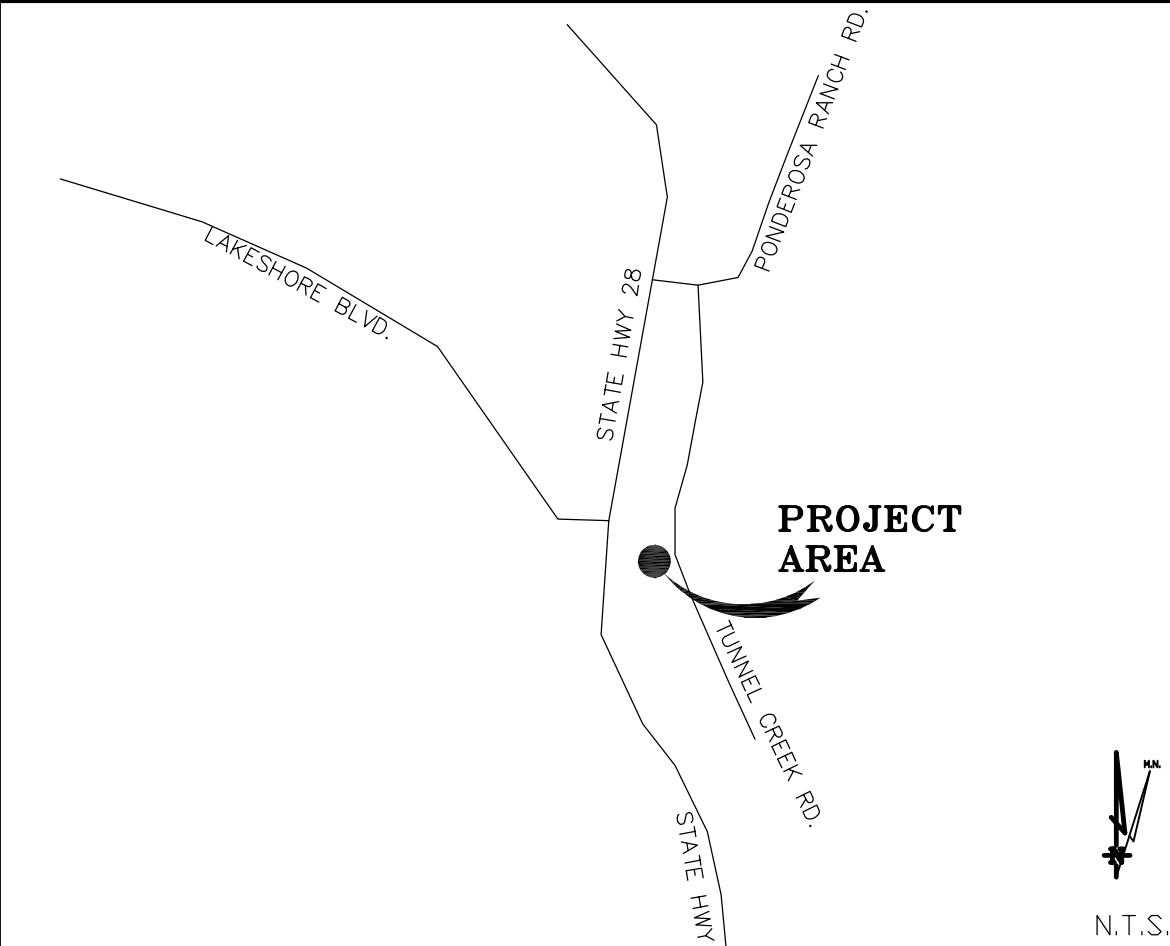
TOWER LEASE AREA:

Commencing at a 5/8" Rebar set for the most Southerly corner of the above described Parcel "A" from which a similar monument bears North 70°16'40" East 111.32 feet; thence from said point of commencement North 00°05'44" East 115.95 feet to the True Point of Beginning; thence from said point of beginning North 02°15'11" West 15.00 feet; thence North 87°44'49" East 15.00 feet; thence South 02°15'11" East 15.00 feet; thence South 87°44'49" West 15.00 feet to the point of beginning.

Together with a non-exclusive easement for access and utility purposes, twelve feet in width, the centerline of which is described as follows: beginning at a point which bears South 05°21'17" East 16.02 feet and North 84°38'43" East 6.00 feet from the most Northerly corner of the above described equipment lease area and running thence North 05°21'17" West 18.00 feet; thence through a tangent curve to the right having a radius of 18.00 feet through an arc distance of 25.45 feet; thence tangent to the last curve North 75°39'26" East 13.72 feet; thence through a tangent curve to the left having a radius of 18.00 feet through an arc distance of 17.56 feet; thence tangent to the last curve North 19°45'07" East 64.45 feet; thence through a tangent curve to the right having a radius of 26.00 feet through an arc distance of 5.77 feet; thence tangent to the last curve North 32°27'53" East 184.11 feet; thence North 21°29'46" East 13.2 feet more or less to the existing access easement; thence over and across said easement to the public right of way commonly know as State Hwy 28.

Also together with a non-exclusive easement for utility purposes, three feet in width, the centerline of which is described as follows: beginning at a point on the East boundary of the above described equipment lease area which bears South 05°21'17" East 10.19 feet from the Northeast corner thereof; thence from said point of beginning North 85°18'14" East 24.55 feet; thence North 08°35'43" East 67.11 feet; thence South 72°36'46" West 70.26 feet; thence South 16°03'48" East 42.11 feet more or less to the above described Equipment Lease Area.

Also together with a non-exclusive easement for access and utility purposes, three feet in width, the centerline of which is described as follows: beginning at a point on the South boundary of the above described equipment lease area from which the Southwest corner thereof bears South 84°38'43" West 0.85 feet; thence from said point of beginning South 11°45'36" West 11.6 feet more or less to the above described Tower Lease Area.



INCLINE VILLAGE, NV VICINITY MAP

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL ENGINEERING. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.

Geil Engineering
Engineering • Surveying • Planning
1226 High Street
Auburn, California 95603-5015
Phone: (530) 885-0426 • Fax: (530) 823-1309

Verizon Wireless

Project Name: PONDEROSA RANCH

Project Site Location: 1200 Tunnel Creek Road
Incline Village, NV 89451
Washoe County

Date of Observation: 01-04-18

Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder
Pro XL post processed with Pathfinder Office software.

Type of Antenna Mount: Proposed Monopole

Coordinates (Tower)
Latitude: N 39° 13' 52.88" (NAD83) N 39° 13' 53.21" (NAD27)
Longitude: W 119° 55' 53.74" (NAD83) W 119° 55' 50.06" (NAD27)

ELEVATION of Ground at Structure (NAVD88) 6396.5' AMSL

CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1-A Standards as defined in the FAA ASAC Information Sheet 91:003, and that they are true and accurate to the best of my knowledge and belief.

Kenneth D. Geil Nevada PLS 13385

DATE OF SURVEY: 01-04-18

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, P.L.S.13385.

LOCATED IN THE COUNTY OF WASHOE, STATE OF NEVADA

BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.

N.G.V.D. 1929 CORRECTION: SUBTRACT 4.12' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: 1'

ASSESSOR'S PARCEL NUMBER: 130-311-17

LANDLORD(S): TUNNEL CREEK PROPERTIES LLC
930 TAHOE BLVD, #802
INCLINE VILLAGE, NV 89451

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RE		
RF		
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EE\OUT		

Surveyor
GEIL ENGINEERING
ENGINEERING • SURVEYING • PLANNING
1226 HIGH STREET
AUBURN, CALIFORNIA 95603
Phone: (530) 885-0426
Fax: (530) 823-1309

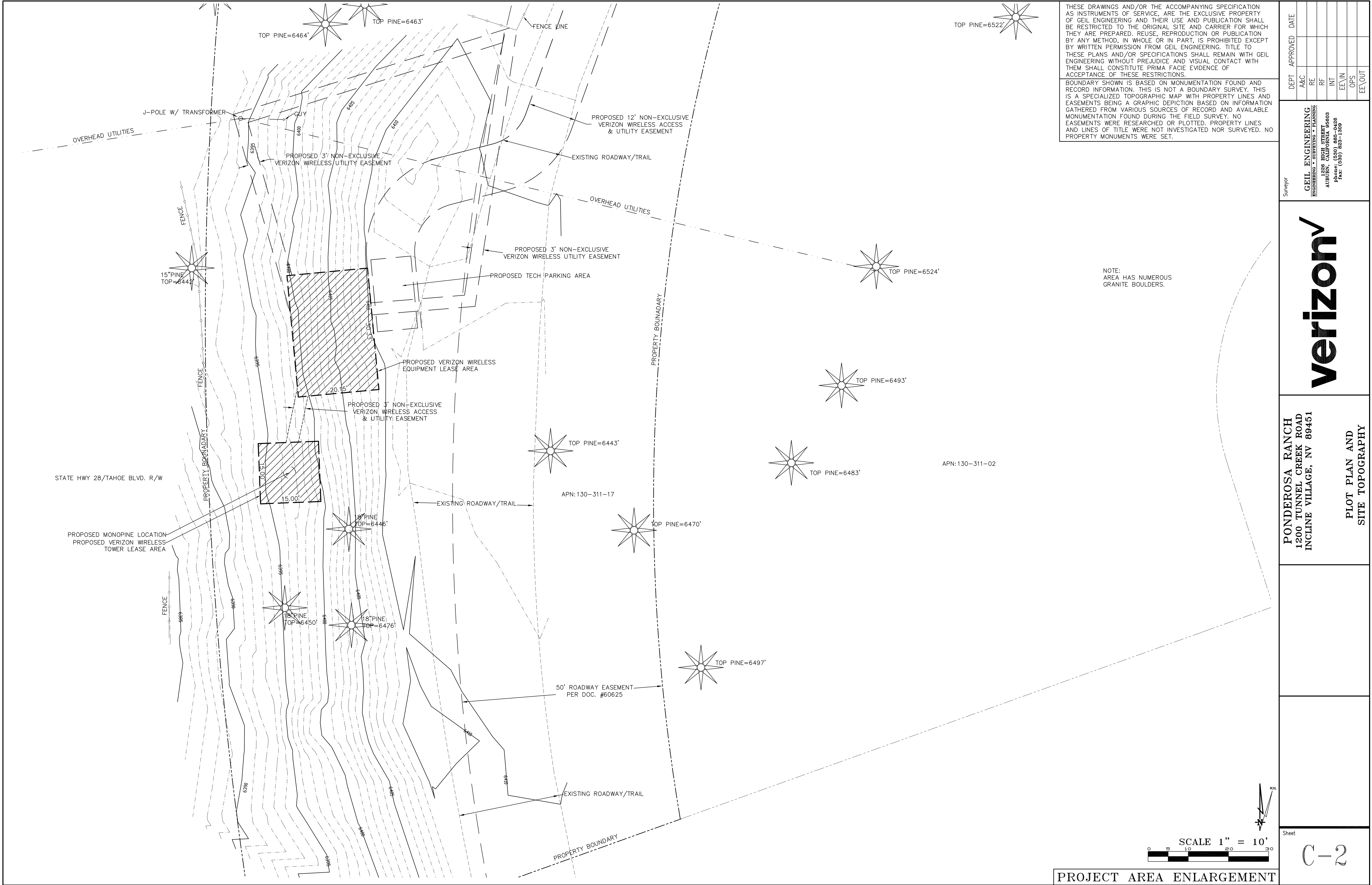
verizon

PONDEROSA RANCH
1200 TUNNEL CREEK ROAD
INCLINE VILLAGE, NV 89451

PLOT PLAN AND
SITE TOPOGRAPHY

REVISIONS	REV	01-08-18	Drawing Submittal	NR
		01-15-18	Hatching Added	NR
		05-17-18	Lease Area Placed	NR
		05-31-18	Easement Mod	NR
		12-12-18	Lease Area Mod	NR
		08-02-19	Lease Area Mod	NR
		08-02-19	Easement Mod	NR
		02-19-21	Lease Area Mod	NR
		11-16-21	Access Area Added	NR

Sheet
C-1



THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL ENGINEERING. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

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NOTE:
AREA HAS NUMEROUS
GRANITE BOULDERS.

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Surveyor

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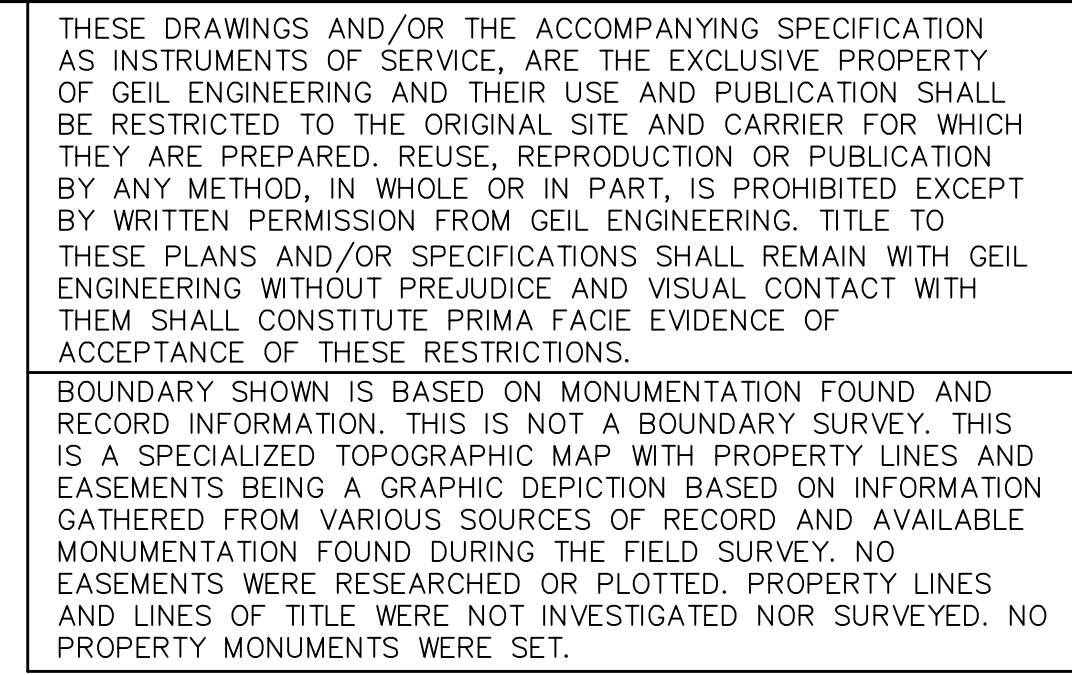
verizon

PONDEROSA RANCH
1200 TUNNEL CREEK ROAD
INCLINE VILLAGE, NV 89451

**PLOT PLAN AND
SITE TOPOGRAPHY**

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**PONDEROSA RANCH
1200 TUNNEL CREEK ROAD
INCLINE VILLAGE, NV 89451**

PLOT PLAN AND SITE TOPOGRAPHY

Sheet

C-3

Plot Date: 7/19/2022, 12:24:52 PM File Name: 1201.dwt - 14002 - Epic Wireless V201T - 14002-00_Ponderosa Ranch_445739Ponderosa Ranch_Shelter.dwg - Best Management Practices.dwg Printed By: Jairo Escobar

BEST MANAGEMENT PRACTICES "BMP" TABLE			
BEST MANAGEMENT PRACTICES	LOCATION	SCHEDULE IMPLEMENTATION	MAINTENANCE SCHEDULE
PRESERVING EXISTING VEGETATION	AROUND PERIMETER OF PROJECT SITE	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	EDUCATE EMPLOYEES AND SUBCONTRACTORS REGARDING IMPORTANCE OF MAINTAINING EXISTING VEGETATION TO PREVENT EROSION AND FILTER OUT SEDIMENT IN RUNOFF FROM DISTURBED AREAS ON THE CONSTRUCTION SITE. INSPECT SITE PERIMETER MONTHLY TO VERIFY THE OUTSIDE VEGETATION IS NOT DISTURBED.
PROTECT GRADED AREAS AND SLOPES FROM WASHOUT AND EROSION	THROUGHOUT PROJECT SITE	CONTINUOUS	INSPECT GRADED AREAS AND SLOPES ON AT LEAST A MONTHLY BASIS TO CHECK FOR EROSION. THE GRADE TRIBUTARY AREAS OR INSTALL SAND DIKES AS NECESSARY TO PREVENT EROSION.
GRAVEL FILTER	ALONG FLOW LINES OF UNPAVED ROADWAYS WITHIN SITE	IN PLACE CONTINUOUSLY UNTIL ROADWAYS ARE PAVED	INSPECT AFTER EACH STORM. REMOVE ONSITE SEDIMENT DEPOSITED BEHIND BERM OR BARRIER TO MAINTAIN EFFECTIVENESS.
BAG INLET FILTER	INLETS TO THE STORM DRAINAGE SYSTEM	CONTINUOUS UNTIL LANDSCAPING IS IN PLACE	INSPECT WEEKLY AND AFTER EACH STORM. REMOVE SEDIMENT AND DEBRIS BEFORE ACCUMULATION HAVE REACHED ONE THIRD THE DEPTH OF THE BAG. REPAIR OR REPLACE INLET FILTER BAG AS SOON AS DAMAGE OCCURS.
PINE NEEDLE ROLLS	SEE NOTE 3 OF CONSTRUCTION EROSION/SEDIMENTATION CONTROL PLAN NOTES	CONTINUOUS	INSPECT AFTER EACH STORM. REMOVE SEDIMENT DEPOSITED BEHIND PINE NEEDLE ROLLS WHENEVER NECESSARY TO MAINTAIN EFFECTIVENESS.
HYDROSEEDING	3:1 SLOPES	IN PLACE DURING BY SEPT. 15	INSPECT SLOPES ON AT LEAST A MONTHLY BASIS TO CHECK FOR EROSION. IF EROSION IS NOTED, SPREAD STRAW MULCH OVER AFFECTED AREAS.
STABILIZED CONSTRUCTION ENTRANCE	ENTRANCES TO SITE FROM PUBLIC ROADWAYS	CONTINUOUS, UNTIL ENTRANCES AND ONSITE ROADWAYS ARE PAVED	INSPECT ON A MONTHLY BASIS AND AFTER EACH RAINFALL. ADD AGGREGATE BASE MATERIAL WHENEVER NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED INTO PUBLIC STREET.
WIND EROSION CONTROL PRACTICES	WHEREVER NECESSARY THROUGHOUT PROJECT SITE	CONTINUOUS UNTIL GRADING IS COMPLETED AND SOILS HAVE STABILIZED	INSPECT SITE DURING WINDY CONDITIONS TO IDENTIFY AREAS WHERE WIND AND EROSION IS OCCURRING AND ABATE EROSION AS NECESSARY.
GOOD HOUSEKEEPING MEASURES	THROUGHOUT PROJECT SITE	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A MONTHLY BASIS TO VERIFY GOOD HOUSEKEEPING PRACTICES ARE BEING IMPLEMENTED.
PROPER CONSTRUCTION MATERIAL STORAGE	DESIGNATED AREA	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A WEEKLY BASIS TO VERIFY THAT CONSTRUCTION MATERIALS ARE STORED IN A MANNER WHICH COULD NOT CAUSE STORM WATER POLLUTION.
PROPER CONSTRUCTION WASTE STORAGE AND DISPOSAL INCLUDING	DESIGNATED COLLECTION AREA AND CONTAINERS	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A WEEKLY BASIS TO ASSURE WASTE IS STORED PROPERLY AND DISPOSED OF AT LEGAL DISPOSAL SITE, DAILY.
CONCRETE SPILL CLEANUP PAINT & PAINTING SUPPLIES	MATERIAL HANDLING AREAS	IMMEDIATELY AT TIME OF SPILL	INSPECT MATERIAL HANDLING AREAS ON AT LEAST A MONTHLY BASIS TO VERIFY PROPER SPILL CLEANUP.
VEHICLE FUELING, MAINTENANCE & CLEANING	DESIGNATED AREA WITH SECONDARY CONTAINMENT	CONTINUOUS	KEEP AMPLE SUPPLIES OF SPILL CLEANUP MATERIALS ON SITE & INSPECT ON REGULAR SCHEDULE.
STREET AND STORM DRAINAGE FACILITY MAINTENANCE DEFINITIONS	STREETS AND STORM DRAINAGE FACILITIES	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	MAINTAIN STORM DRAINAGE FACILITIES AND PAVED SURFACES CLEAR OF SEDIMENT AND DEBRIS.
1. WET SEASON: ENTIRE PERIOD BETWEEN OCTOBER 1 THROUGH APRIL 30. CONTRACTOR SHALL ALSO IMPLEMENT WET SEASON MEASURES, IF WET WEATHER IS EXPECTED DURING THE DRY SEASON. 2. PHASES OF GRADING: INITIAL: WHEN CLEARING AND GRUBBING ACTIVITIES OCCUR. ROUGH: WHEN CUT AND FILL ACTIVITIES OCCUR AND THE SITE IMPROVEMENTS ARE CONSTRUCTED, INCLUDING UNDERGROUND PIPING, STREETS, SIDEWALKS, AND OTHER IMPROVEMENTS. FINAL: WHEN FINAL ELEVATION IS SET, AND SITE IMPROVEMENTS ARE COMPLETED AND READY FOR CITY ACCEPTANCE.			

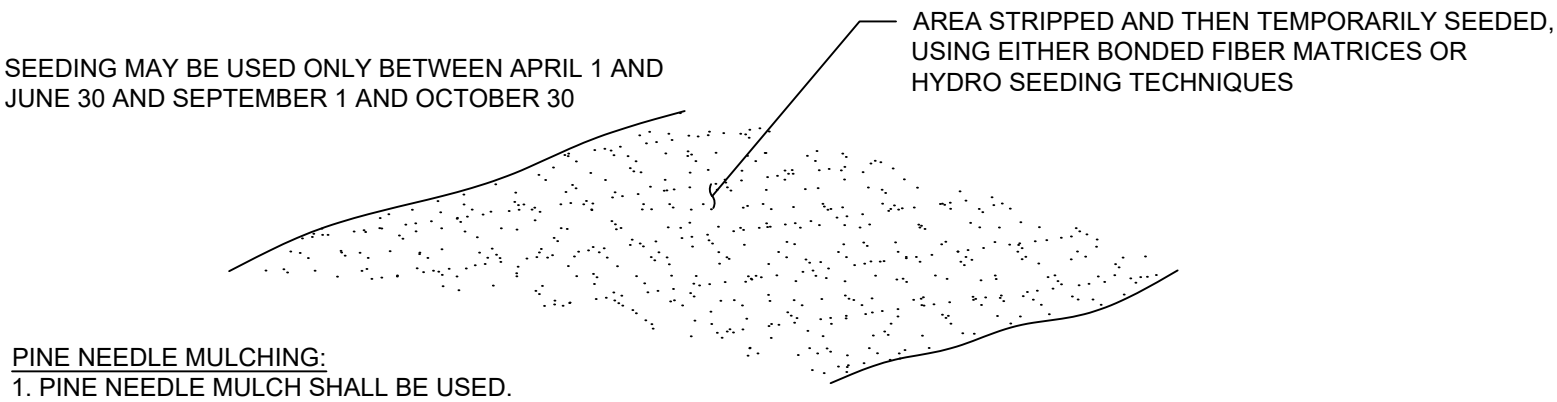
PINE NEEDLE ROLL NOTES:

- REPAIR OR REPLACE SPLIT, TORN UNRAVELING OR SLUMPING PINE NEEDLE ROLLS. PINE NEEDLE ROLLS TO BE STAKED 4' O.C. PARALLEL TO (E) CONTOURS. ADJACENT ROLLS SHALL OVERLAP 2' MIN.
- INSPECT PINE NEEDLE ROLLS WHEN RAIN IS FORECAST, DURING AND FOLLOWING RAIN EVENTS, AT LEAST DAILY DURING PROLONGED RAINFALL, FOR SPECIFIC MONITORING INTERVALS REFER TO THE CURRENT VERSION OF STORM WATER "BMP" MANUAL FOR DURING THE NON-RAINY SEASON
- SEDIMENT SHOULD BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-HALF THE DESIGNATED SEDIMENT STORAGE DEPTH, USUALLY ONE-HALF THE DISTANCE BETWEEN THE TOP OF THE PINE NEEDLE ROLL AND THE ADJACENT GROUND SURFACE. SEDIMENT REMOVED DURING MAINTENANCE MAY BE INCORPORATED INTO THE EARTHWORK ON THE SITE OR DISPOSED AT AN APPROPRIATE LOCATION.
- FILTER BARRIER SHALL BE CONSTRUCTED LONG ENOUGH TO EXTEND ACROSS THE EXPECTED FLOW PATH AND AS APPROVED BY THE LANDSCAPE INSPECTOR
- PINE NEEDLE ROLL (8" - 12" DIAMETER) SHALL BE PLACED INTO THE KEY TRENCH AND STAKES ON BOTH SIDES OF THE ROLL WITHIN 6 FEET OF EACH END AND THE EVERY 3' TO 4' WITH 1X2X23" STAKES. STAKES ARE TYPICALLY DRIVEN IN ON ALTERNATING SIDES OF THE ROLL. ADJACENT ROLLS SHALL OVERLAP 2'.
- CLEAR SUBGRADE SO THAT REMOVAL OF ALL LOCAL DEVIATIONS AND TO REMOVE LARGE STONES OR DEBRIS THAT WILL INHIBIT CLOSE CONTACT OF THE PINE NEEDLE ROLL WITH THE SUBGRADE
- PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE TRENCH (2-4) INCHES DEEP ALONG THE PROPOSED INSTALLATION ROUTE. THE PINE NEEDLE ROLL SHALL BE INSTALLED ALONG THE SIDE OF WALKS AND AROUND THE CATCH BASINS. THE BOTTOM EDGE OF THE PINE NEEDLE ROLL SHALL EXTEND TO AND ACROSS THE BOTTOM OF THE TRENCH. THE TRENCH SHALL BE BACKFILLED TO 4 INCHES ABOVE GROUND AND COMPACTED TO BURY AND SECURE THE BOTTOM OF THE PINE NEEDLE ROLL.
- CONTRACTOR SHALL MAKE INSPECTIONS WEEKLY DURING THE WET SEASON, MONTHLY DURING THE DRY SEASON AND IMMEDIATELY AFTER EACH RAINFALL TO DETERMINE IF REPAIRS AND SEDIMENT REMOVAL IS REQUIRED. SEDIMENT SHALL BE REMOVED BEFORE IT HAS REACHED ONE THIRD THE HEIGHT OF THE PINE NEEDLE ROLL.

CONSTRUCTION EROSION/SEDIMENTATION CONTROL PLAN NOTES:

- THE CONTRACTOR SHALL FOLLOW TYPICAL GUIDELINES FOR GRADING, EROSION AND SEDIMENT CONTROL FOR THE MEASURES SHOWN OR STATED ON THESE PLANS.
- CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
- THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE DURING AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY. REFER TO CURRENT VERSION OF STORMWATER "BMP" MANUAL FOR SPECIFIC SCHEDULE PER SITE CONDITIONS.
- CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMPS, AS WELL AS, ANY CORRECTIVE CHANGES TO THE BMPS OR EROSION AND SEDIMENT CONTROL PLAN.
- IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE COMPATIBLE, DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
- THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF CONSTRUCTION WHEN APPLICABLE FOR SITES NOT ACCESSIBLE BY COMMERCIALY PREPARED ACCESSSES. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE CONSTRUCTION OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE (WHEN APPLICABLE) SHALL REMAIN IN PLACE UNTIL THE CONSTRUCTION IS COMPLETE.
- ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY OR AS NECESSARY.
- CONTRACTOR SHALL PLACE GRAVEL BAGS AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE GRAVEL BAGS SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
- CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:
 - SOLID WASTE MANAGEMENT: PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS. ARRANGE FOR REGULA REMOVAL AND DISPOSAL. CLEAR SITE OF TRASH INCLUDING ORGANIC DEBRIS, PACKAGING MATERIALS, SCRAP OR SURPLUS BUILDING MATERIALS AND DOMESTIC WASTE DAILY
 - MATERIAL DELIVERY AND STORAGE: PROVIDE A DESIGNATED MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING, STORE MATERIAL ON PALLETS AND PROVIDE COVERINGS FOR SOLUBLE MATERIALS. RELOCATE STORAGE AREA INTO BUILDING SHELL WHEN POSSIBLE. INSPECT AREA DAILY
 - CONCRETE WASTE: PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASH-OUT. DISPOSE OF HARDENED CONCRETE OFF-SITE. AT NO TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO THE CITY STORM DRAINS VIA CURB AND GUTTER. INSPECT DAILY TO CONTROL RUNOFF, AND WEEKLY FOR REMOVAL OF HARDENED CONCRETE.
 - PAINT AND PAINTING SUPPLIES: PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE, AND CLEAN UP. INSPECT SITE DAILY FOR EVIDENCE OF IMPROPER DISPOSAL.
 - VEHICLE FUELING, MAINTENANCE AND CLEANING: PROVIDE A DESIGNATED FUELING AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. DO NOT ALLOW MOBILE FUELING OF EQUIPMENT. PROVIDE EQUIPMENT WITH DRIP PANS. RESTRICT ONSITE MAINTENANCE AND CLEANING OF EQUIPMENT TO A MINIMUM. INSPECT AREA DAILY.
 - HAZARDOUS WASTE MANAGEMENT: PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYSTEM THROUGH PROPER MATERIAL USE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON-SITE INCLUDE BUT ARE NOT LIMITED TO PAINTS & SOLVENTS, PETROLEUM PRODUCTS, FERTILIZERS, HERBICIDES & PESTICIDES, SOIL STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.

NOTE: SEE SHEETS C3.1 & C3.2 FOR MORE BMP DETAILS



SEEDING MIXTURES		
SPECIES COMMON NAME	SPECIES BOTANICAL NAME	PLS AMOUNT PER ACRE
BLUE WILDRYE (STANISLAUS 5000 OR HIGH ELEVATION COLLECTION)	ELYMUS GLAUCUS (STAN 5000)	30
MOKELUMNE OR ELDORADO BROME (OR OTHER HIGH ELEVATION COLLECTION)	BROMUS CARINATUS(MOKELUMNE)	30
SQUIRREL TAIL HIGH ELEVATION COLLECTION	ELYMUS ELYMOIDES SSP. ELYMOIDES (SIERRA)	40
ANTELOPE BITTERBRUSH (+5500 FT. SIERRA COLLECTION)	PUSHIA TRIDENTATA	5
MOUNTAIN SAGEBRUSH (+5500 FT. SIERRA COLLECTION)	ARTEMESIA TRIDENTATA	1
TOTAL PLS PER ACRE RATE		106

TO PROVIDE TEMPORARY SOIL STABILIZATION BY PLANTING GRASSES AND LEGUMES TO AREAS THAT WOULD REMAIN BARE FOR MORE THAN 7 DAYS WHERE PERMANENT COVER IS NOT NECESSARY OR APPROPRIATE.

PREPARED FOR

verizon

295 Parkshore Drive
Folsom, California 95630

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Connecting a Wireless World

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Architect:

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1478 STONE POINT DRIVE, SUITE 350
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916 782 7200 TEL
916 773 3037 FAX

PROJECT NO: 14002-103

LOCATION NO: 445739

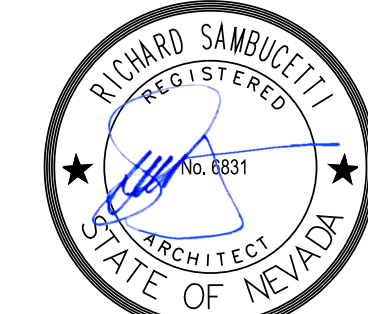
DRAWN BY: J.E.S.

CHECKED BY: J.V.M.

Ponderosa
Ranch
445739

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Comments

SHEET TITLE:

BEST MANAGEMENT PRACTICES

SHEET NUMBER:

BMP-1

1200 TUNNEL CREEK ROAD APN: 130-311-17

EXISTING COVERAGES
PARCEL SIZE 130,866 SQ. FT.
PONDEROSA RANCH COMMUNITY PLAN AREA 53,765 SQ. FT.
LCC 1a 13,967 SQ. FT. X 0.01 140 SQ. FT.
LCC 2 11,211 SQ. FT. X 0.01 112 SQ. FT.
LCC 4 28,587 SQ. FT. X 0.20 5,717 SQ. FT.
ALLOWABLE COVERAGE 5,969 SQ. FT.

IPES PARCEL 23,092 SQ. FT.
RESIDENCE 2,850 SQ. FT.
DECKS 376 SQ. FT.
PATIO, LANDINGS 309 SQ. FT.
AC PAVING 825 SQ. FT.
SUBTOTAL 4,360 SQ. FT.
ALLOWABLE COVERAGE 5,773 SQ. FT.

LCC 1a 54,009 SQ. FT.
DIRT ROAD 7,657 SQ. FT.
AC PAVING 1,030 SQ. FT.
SUBTOTAL 8,687 SQ. FT.
ALLOWABLE COVERAGE 540 SQ. FT.

PROPOSED NEW COVERAGES
PONDEROSA RANCH COMMUNITY PLAN AREA 53,765 SQ. FT.
LCC 1a 13,967 SQ. FT. X 0.01 140 SQ. FT.
LCC 2 11,211 SQ. FT. X 0.01 12 SQ. FT.
LCC 4 28,587 SQ. FT. X 0.20 5,717 SQ. FT.
ALLOWABLE COVERAGE 5,969 SQ. FT.

IPES PARCEL 23,092 SQ. FT.
RESIDENCE 2,850 SQ. FT.
DECKS 376 SQ. FT.
PATIO, LANDINGS 309 SQ. FT.
AC PAVING 825 SQ. FT.
SUBTOTAL 4,360 SQ. FT.
ALLOWABLE COVERAGE 5,773 SQ. FT.

LCC 1a 54,009 SQ. FT.
DIRT ROAD 7,657 SQ. FT.
AC PAVING (FIRE TRUCK TURN AROUND) 1,059 SQ. FT.
AC PAVING (ROADWAY EASEMENT TO VERIZON BUILDING) 570 SQ. FT.
BUILDING 158 SQ. FT.
STOOPI/CONCRETE 14 SQ. FT.
STAIRS 104 SQ. FT.
ANTENNA BASE 225 SQ. FT.
SUBTOTAL 9,757 SQ. FT.
ALLOWABLE COVERAGE 540 SQ. FT.
PUBLIC SERVICE COVERAGE TRANSFER, 30.4.2.A.2.A-D (9,757 SQ. FT. MINUS 8,697 SQ. FT.) LCC 1A COVERAGE 1,110 SQ. FT.

THIS IS NOT A SITE SURVEY
ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND EXISTING DRAWINGS AND ARE APPROXIMATE.
NOTES:
1. NO GRADING OR PERMANENT CONSTRUCTION SHALL OCCUR WITHIN DRIP LINES OF TREES THAT ARE TO REMAIN WITHOUT ARBORIST APPROVAL.
2. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO CONTACT DIGALERT TO MARK OUT EXISTING UNDERGROUND UTILITIES. IN THE EVENT OF CONFLICTS, CONTRACTOR TO CONTACT PDC.

APN: 130-311-06

APN: 130-311-18

APN: 130-311-17

APN: 130-311-18

APN: 130-311-02

APN: 130-311-14

11'-0" x 15'-3" x 10'-0" ROOF VOLUME = 2087.25 SQ. FT.

STATE HWY / TAHOE BLVD. R/W

STATE HWY / TAHOE BLVD. R/W
SECTOR C
AZIMUTH 310°

SECTOR A
AZIMUTH 20°

SECTOR B
AZIMUTH 180°

SECTOR C
AZIMUTH 310°

SECTOR A
AZIMUTH 20°

17 OVERALL SITE PLAN
1"=50'-0"

9 ENLARGED SITE PLAN
1"=10'

PREPARED FOR

verizon

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Architect:

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916 782 7200 TEL
916 773 3037 FAX

PROJECT NO: 14002-103

LOCATION NO: 445739

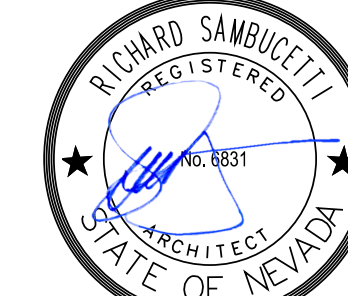
DRAWN BY: J.E.S.

CHECKED BY: J.V.M.

Ponderosa
Ranch
445739

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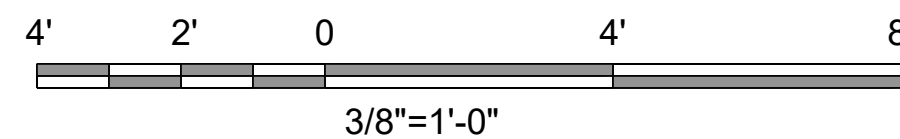
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OVERALL & ENLARGED
SITE PLANS

SHEET NUMBER:

A-1

78

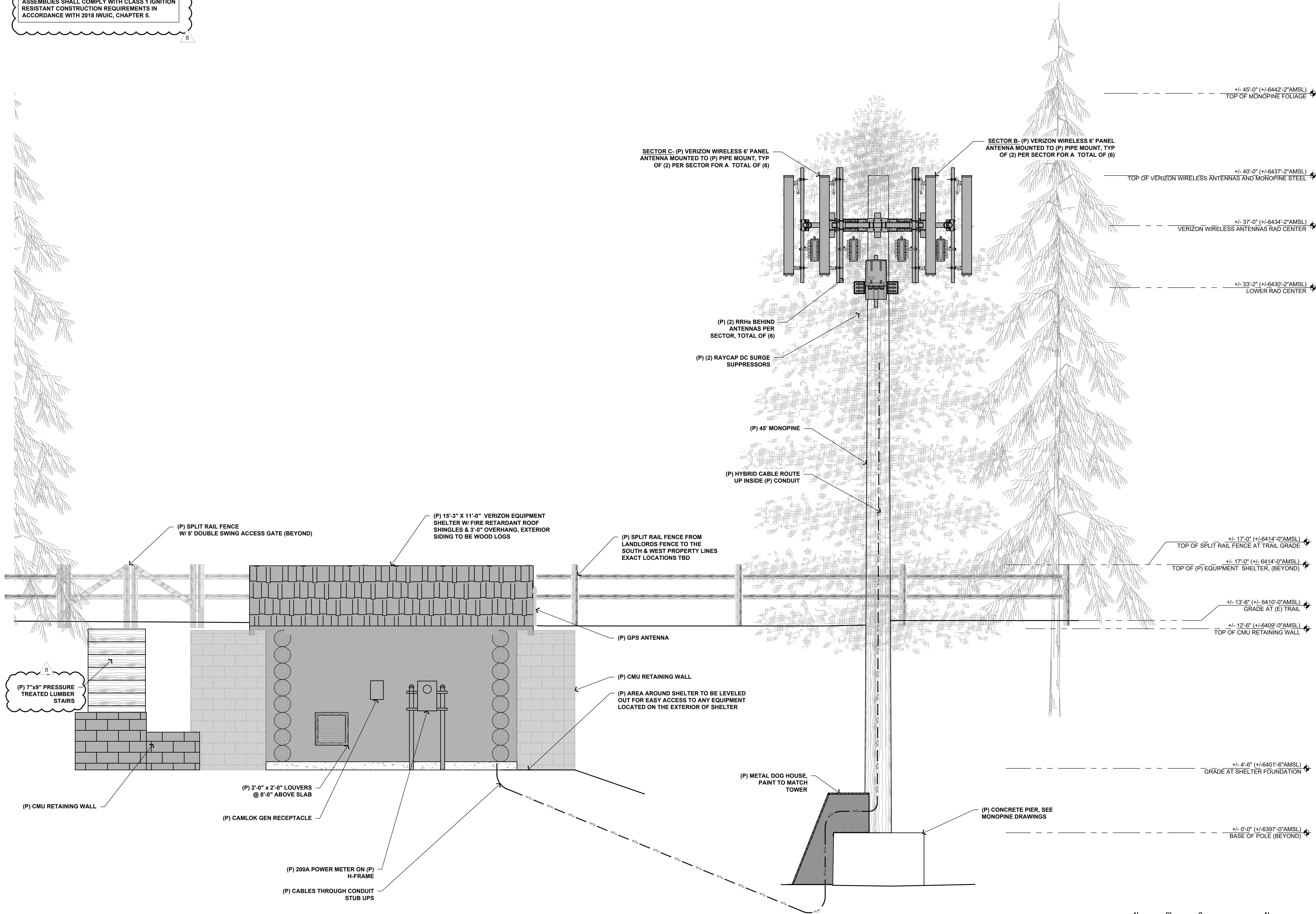


A-3.1

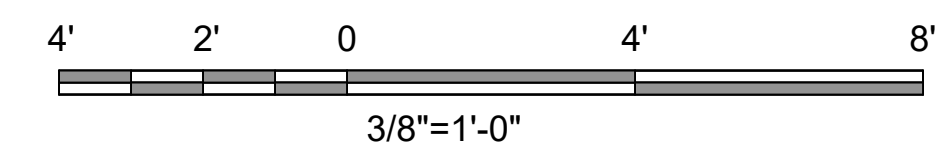
AGENDA ITEM NO. V.D

NOTE: ALL EXTERIOR BUILDING MATERIALS AND ASSEMBLIES SHALL COMPLY WITH CLASS 1 IGNITION RESISTANT CONSTRUCTION REQUIREMENTS IN ACCORDANCE WITH 2018 IWUC, CHAPTER 5.

8



17 PROPOSED WEST ELEVATION
3/8" = 1'-0"



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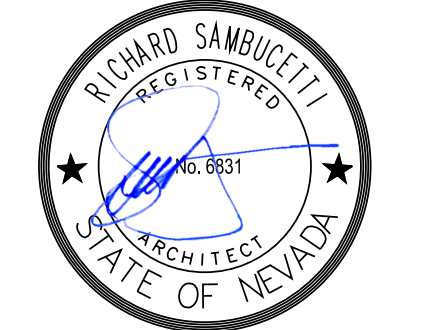
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**Ponderosa
Ranch
445739**

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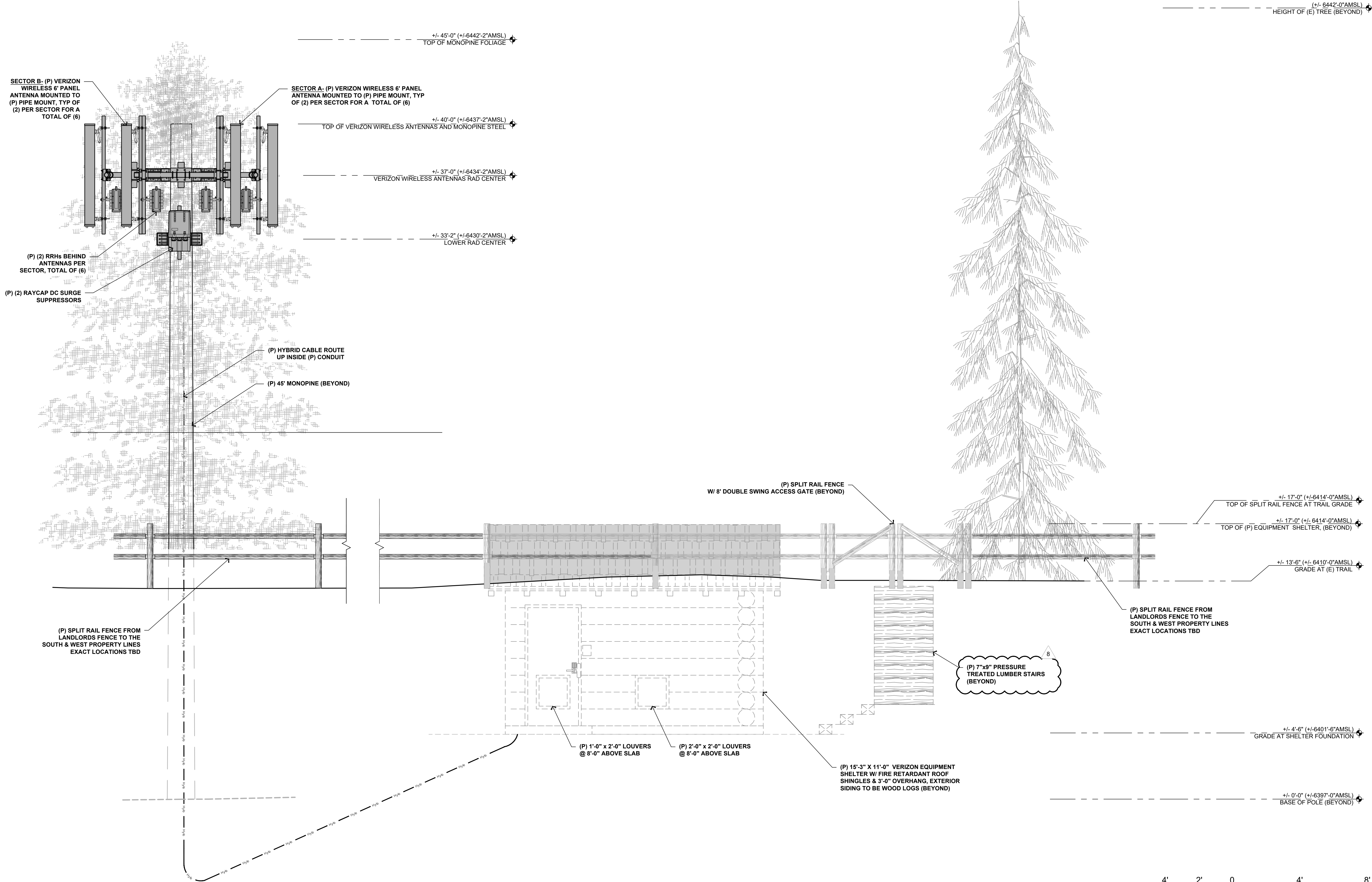
ELEVATIONS

SHEET NUMBER:

A-3.2

NOTE: ALL EXTERIOR BUILDING MATERIALS AND ASSEMBLIES SHALL COMPLY WITH CLASS 1 IGNITION RESISTANT CONSTRUCTION REQUIREMENTS IN ACCORDANCE WITH 2018 IBC, CHAPTER 5.

8



17 PROPOSED EAST ELEVATION
3/8" = 1'-0"

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295 Parkshore Drive
Folsom, California 95630

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WIRELESS GROUP LLC
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LOCATION NO: 445739
DRAWN BY: J.E.S.
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Ponderosa Ranch
445739

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SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-3.3

8



Vendor:

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Folsom, CA. 95630

1200 Tunnel Creek Road
Incline Village, NV 89451

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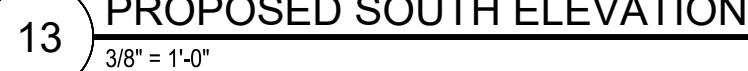
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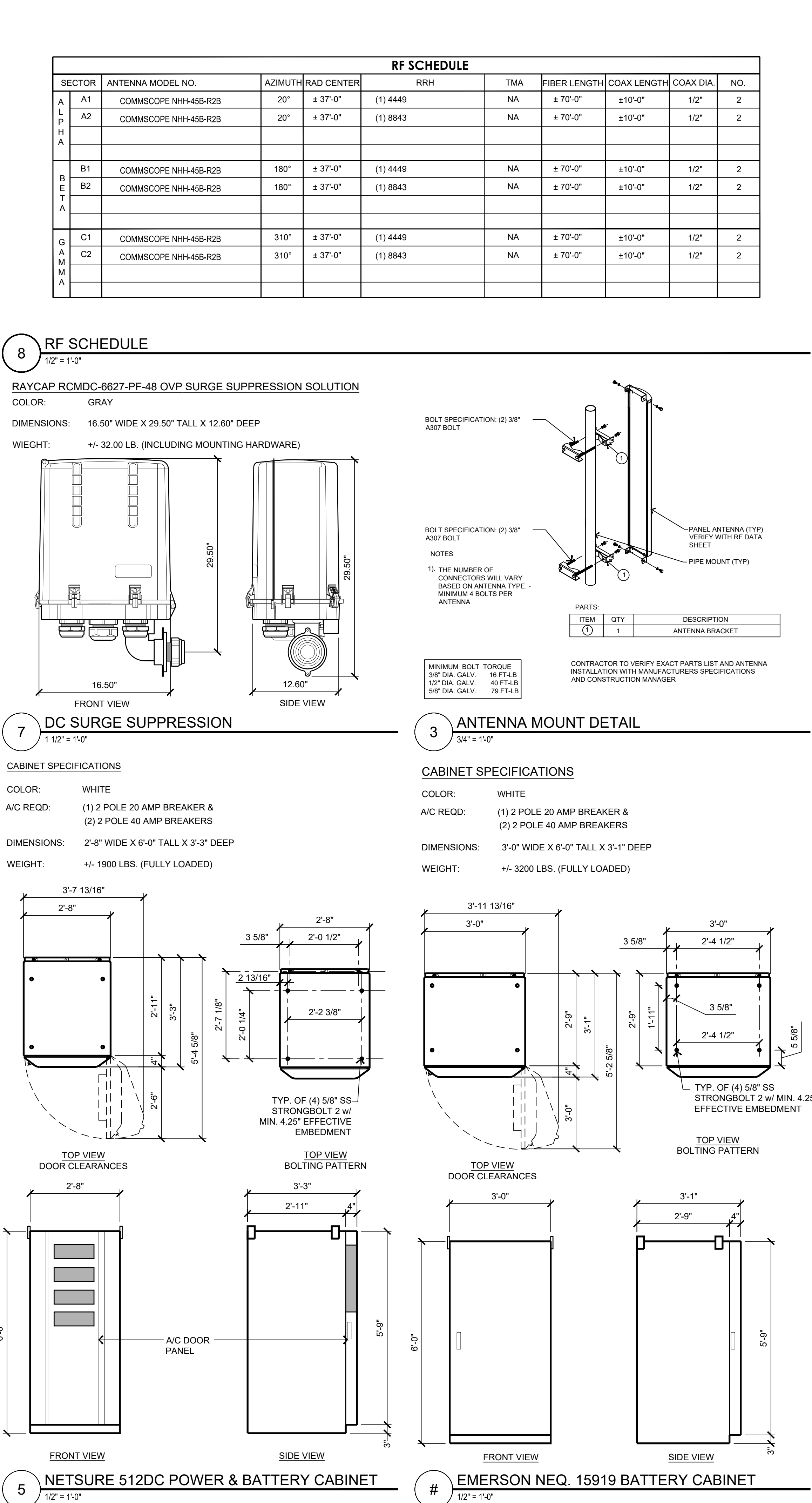
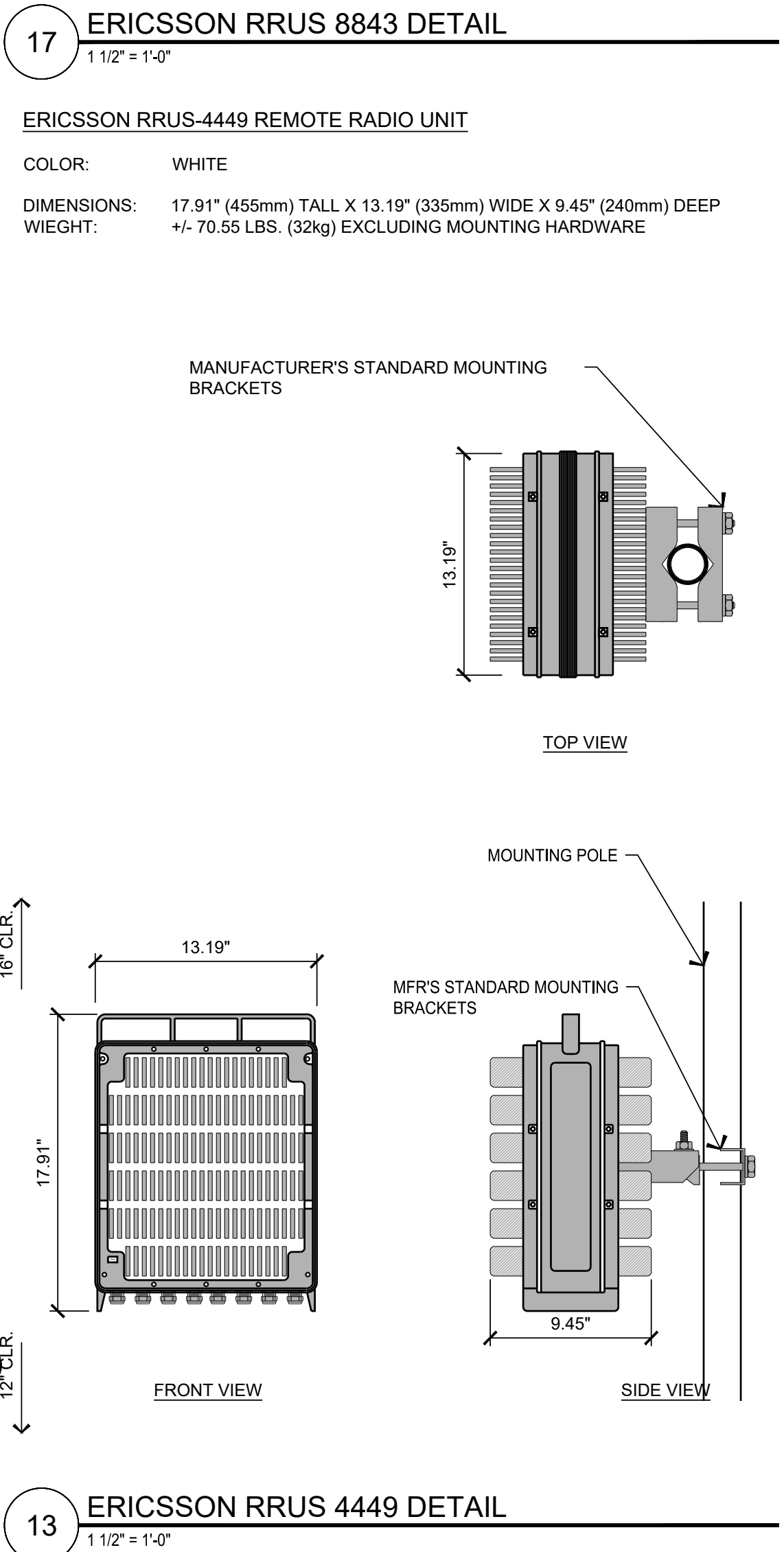
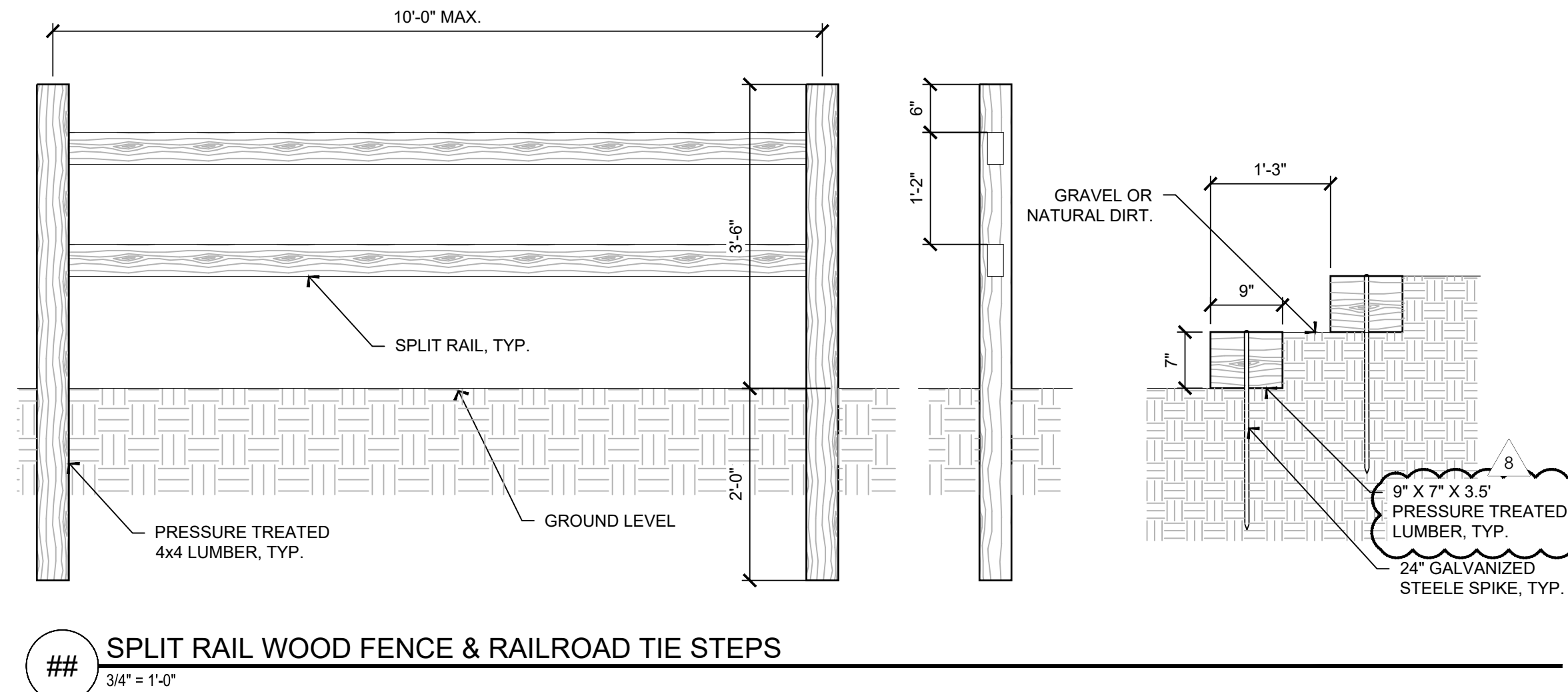
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07/19/2022

ELEVATIONS

A-3.4





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Vendor: <div style="text-align: center; margin-top: 20px;"> WIRELESS GROUP LLC <i>Connecting a Wireless World</i></div> <div style="text-align: center; font-size: 0.8em; margin-top: 10px;">605 Coolidge Dr, Suite 100 Folsom, CA. 95630</div>		
Project Address: <div style="text-align: center; margin-top: 20px; font-size: 1.2em;">1200 Tunnel Creek Road Incline Village, NV 89451</div>		
Architect: <div style="text-align: center; margin-top: 20px; font-size: 1.2em;">RICHARD SAMBUCETTI</div> <div style="text-align: center; font-size: 0.8em; margin-top: 10px;">1478 STONE POINT DRIVE, SUITE 350 ROSEVILLE CA 95661 916 782 7200 TEL 916 773 3037 FAX</div>		
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LOCATION NO:	445739	
DRAWN BY:	J.E.S.	
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<div style="font-size: 1.5em; font-weight: bold; margin-bottom: 10px;">Ponderosa Ranch</div> <div style="font-size: 1.2em; font-weight: bold;">445739</div>		
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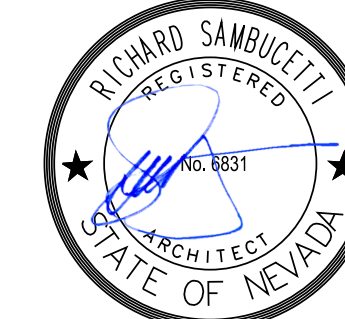
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Ponderosa
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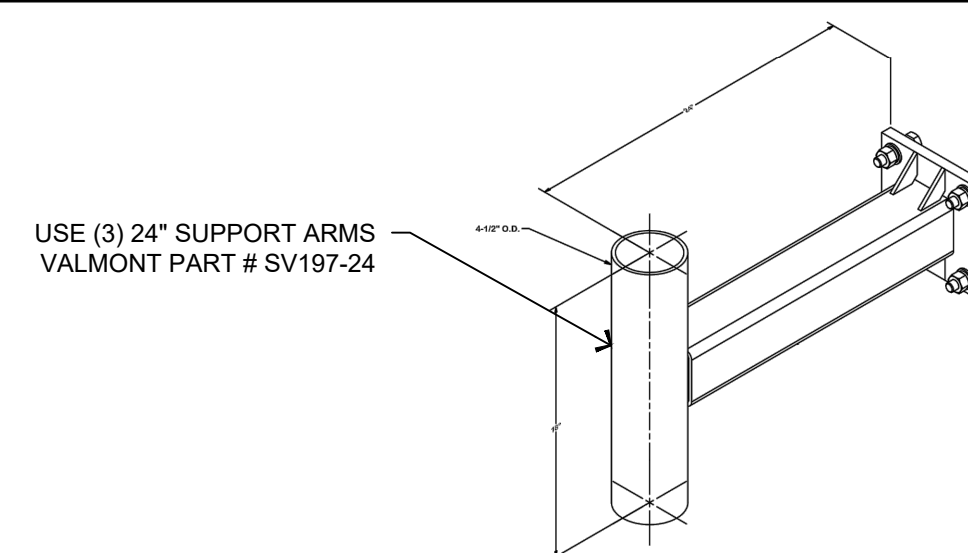
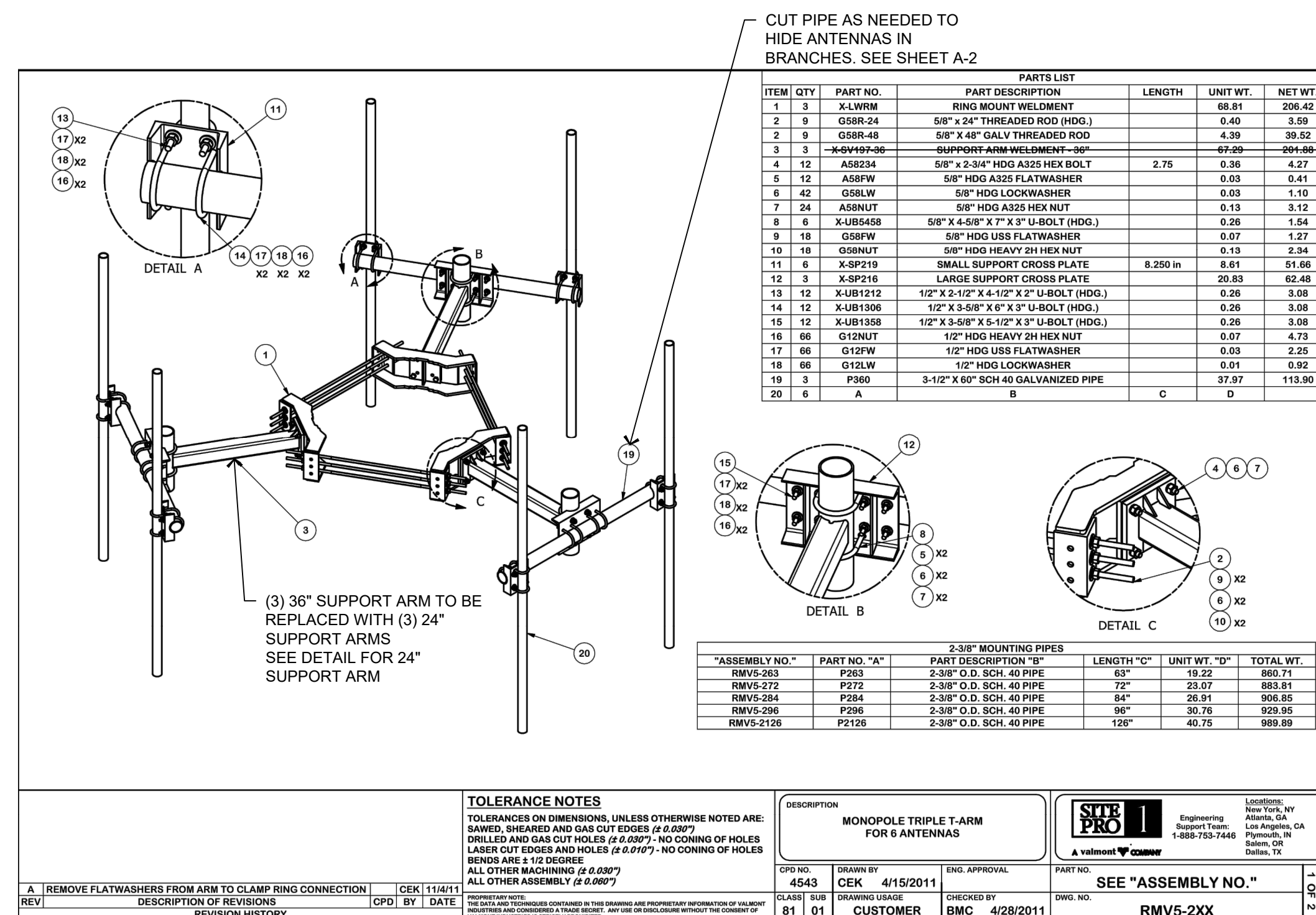
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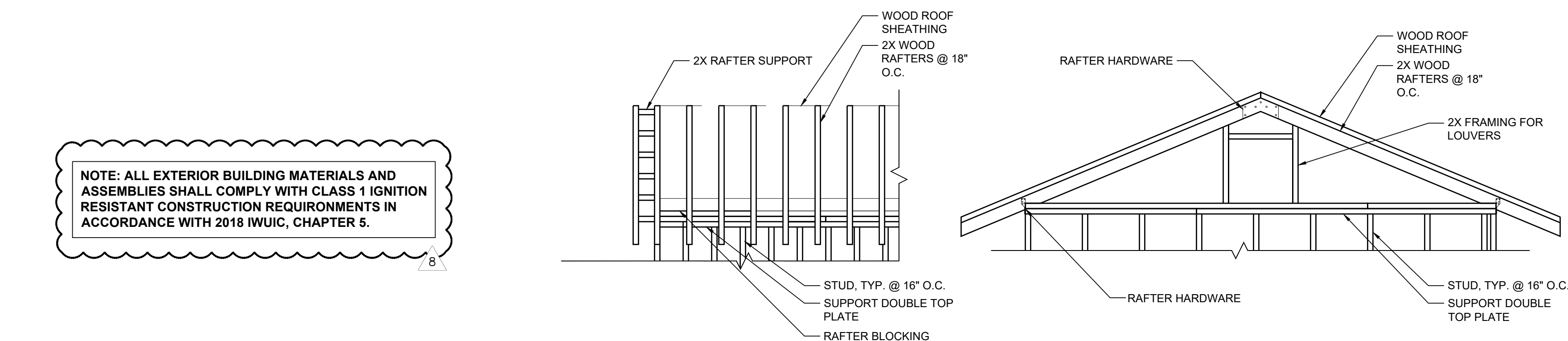
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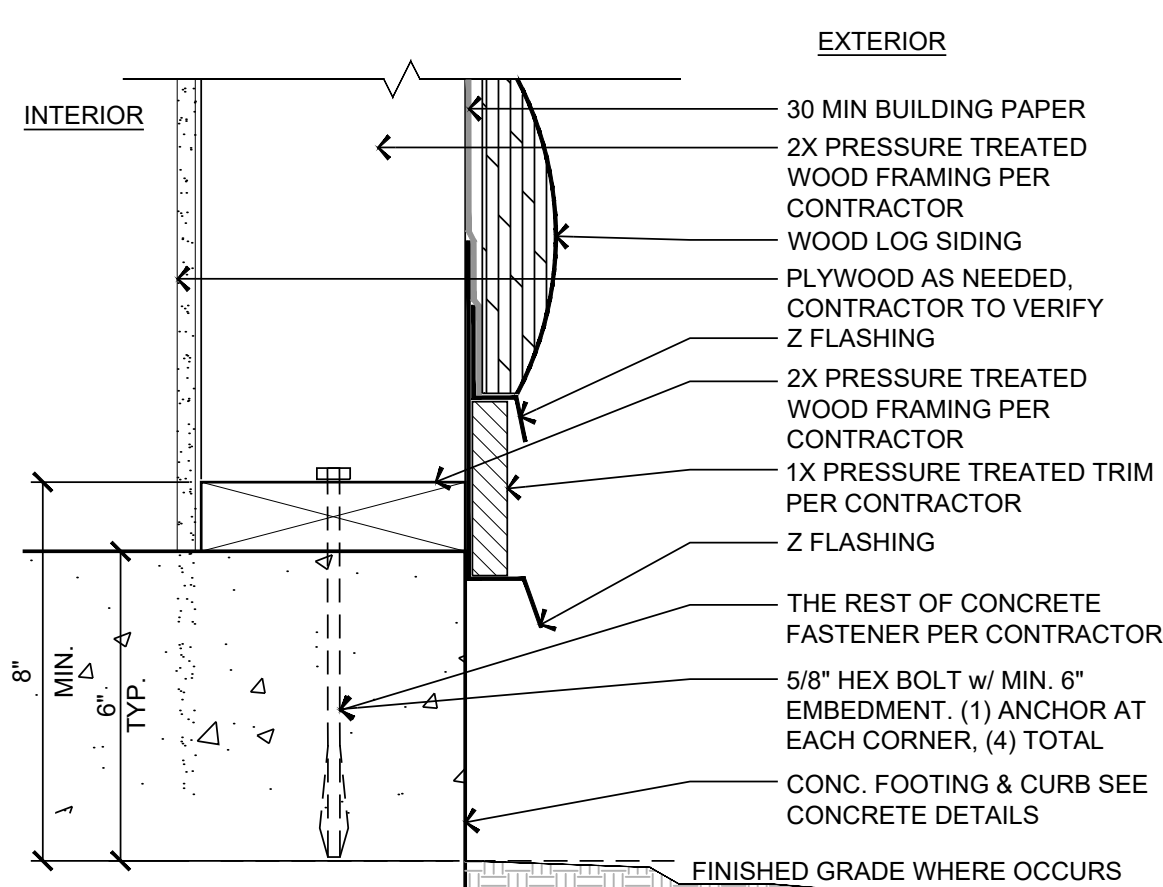
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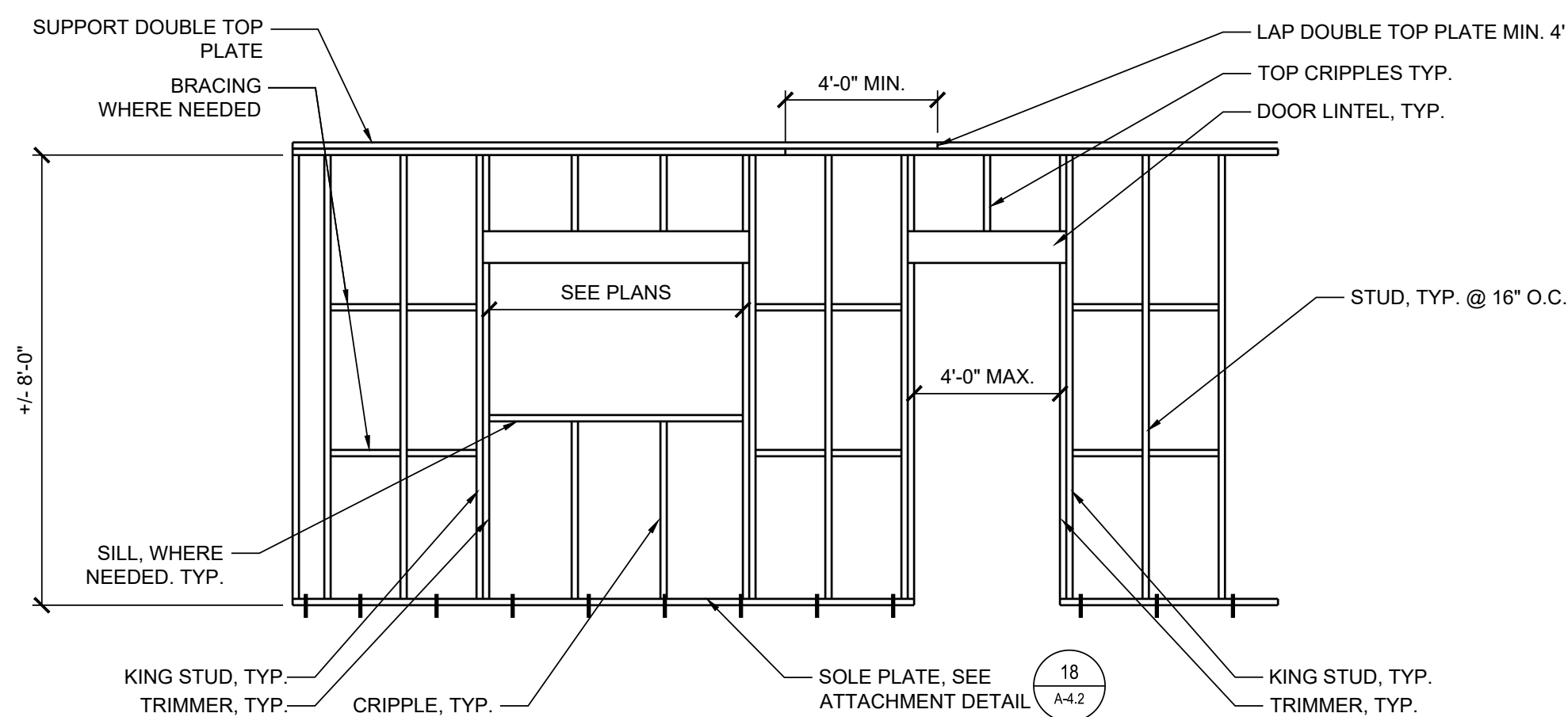
7 MONOPOLE TRIPLE T-ARM MOUNT



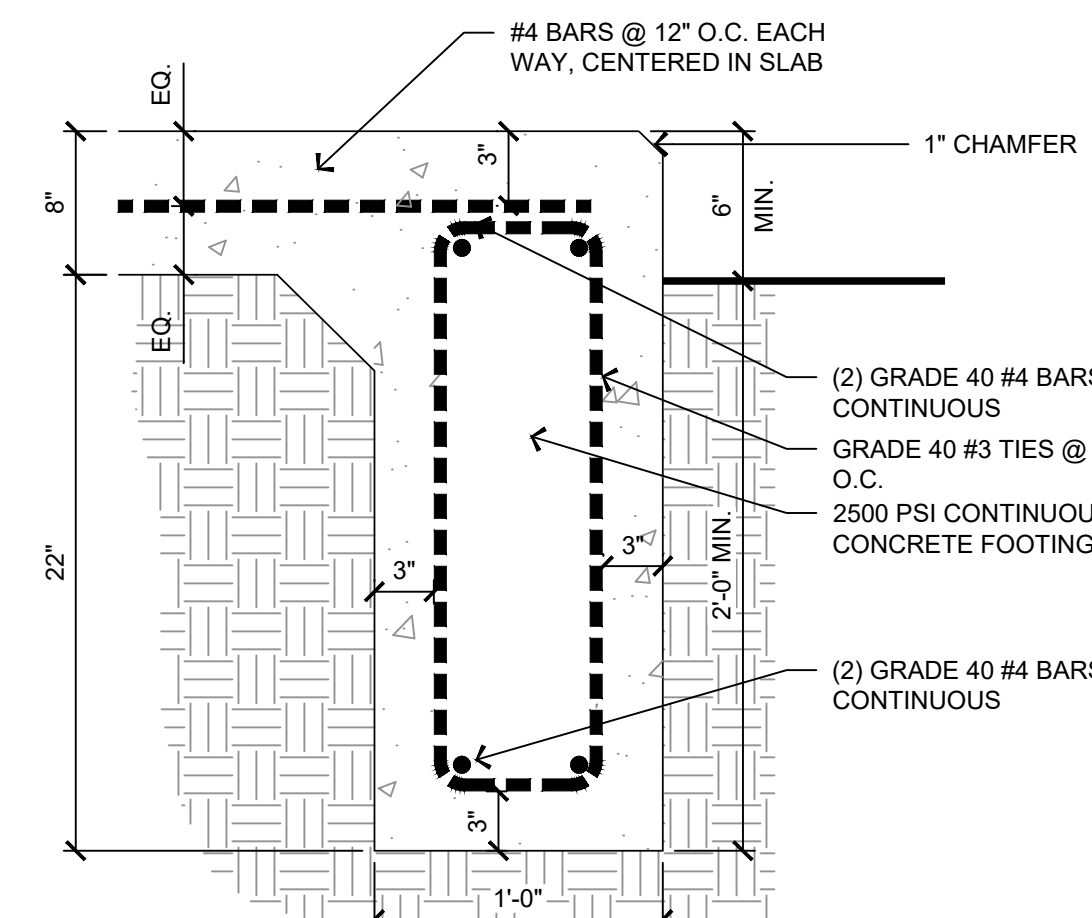
15 GENERAL WOOD ROOF FRAMING



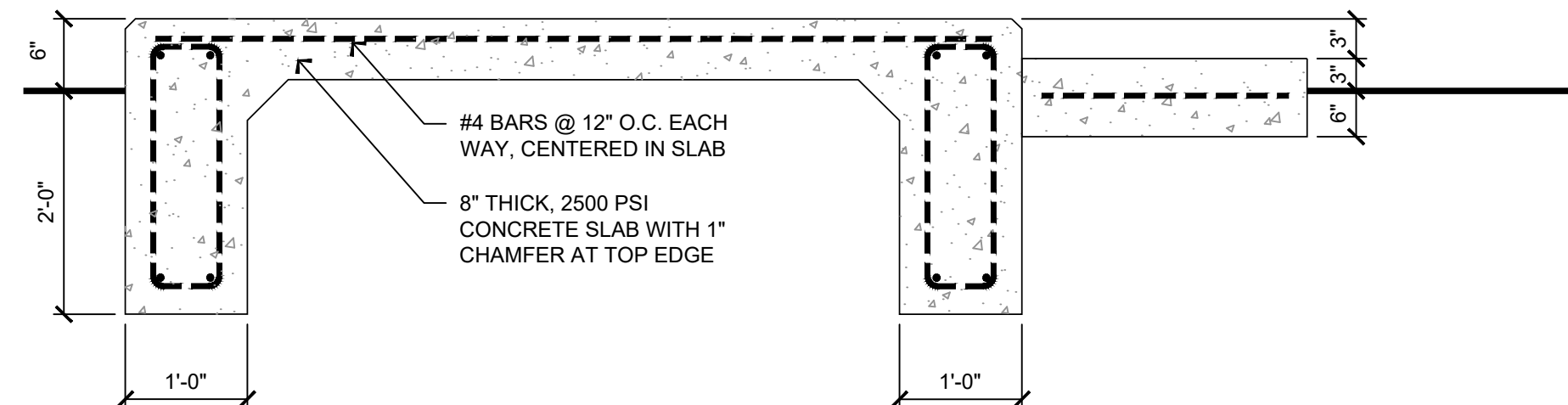
18 WALL @ CONCRETE SLAB
3" = 1'-0"



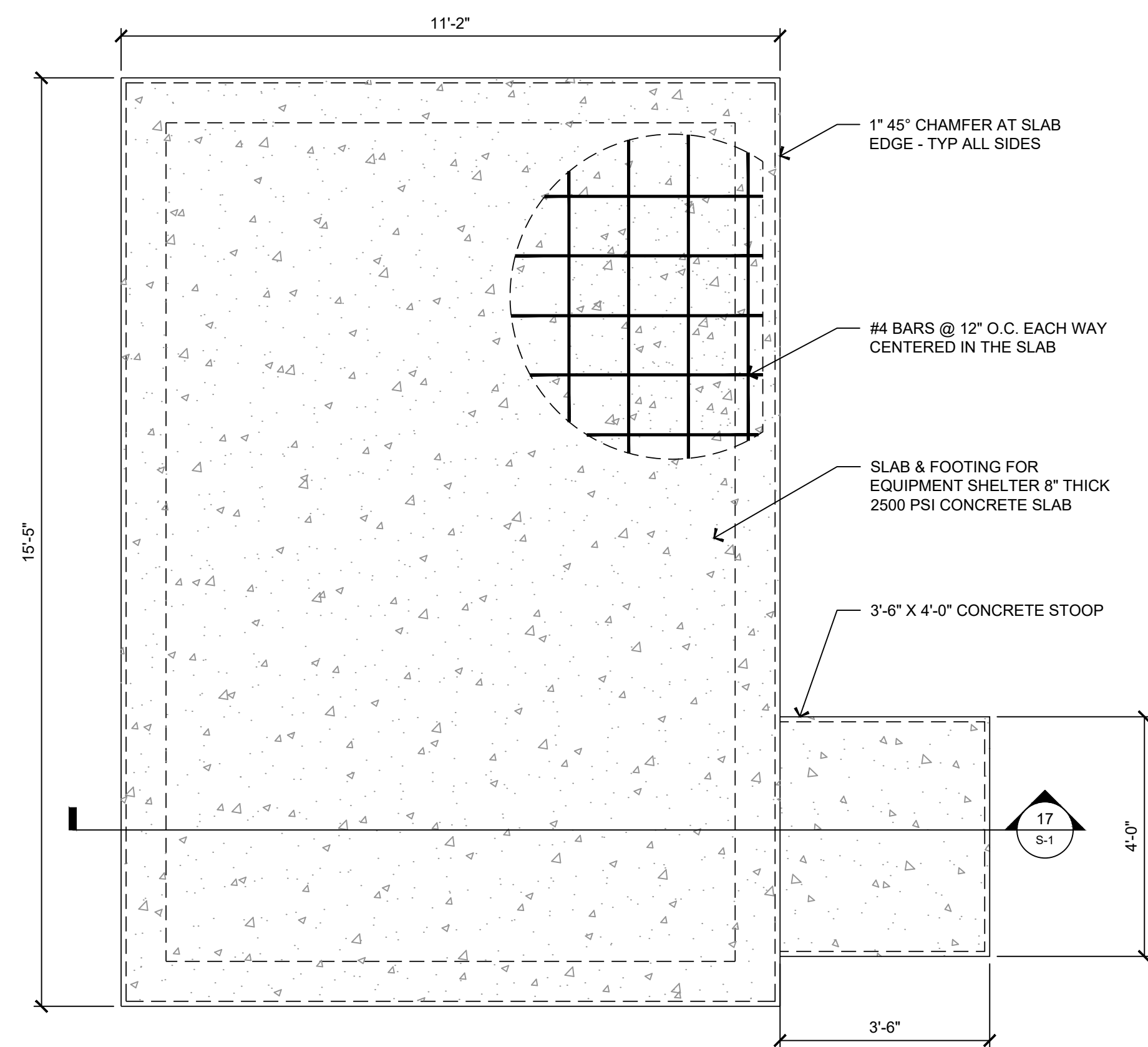
14 GENERAL WOOD FRAME WALL



17 SHELTER CONCRETE FOOTING DETAIL
N.T.S.



13 SHELTER SLAB SECTION
N.T.S.



NOTES:

1. SLAB TO BE LEVEL $\pm 1/4"$.
2. FOOTING TO EXTEND A MINIMUM OF 12" BELOW UNDISTURBED SOIL AND FROST LINE
3. CONCRETE STRENGTH SHALL BE A MINIMUM OF 2500 PSI AT 28 DAYS.

5 SHELTER CONCRETE SLAB PLAN
N.T.S.

Installation Instructions 4F421A, 4F422A, 4F423A, 3C972A, 3C973A, 3C974A, 3C975A, 3C976A, 3C977A, 2FTV2, 2FTV5, 2FTY1 Galv. 4F951A, 4F952A, 4F953A, 4F954A, 4F955A, 4F956A, 4F957A, 4F958A, 4F959A, 2FTV4, 2FTV9, 2FTX2 Alum.

Please read and save these instructions. Read carefully before attempting to assemble, install, operate or maintain the product described. Protect yourself and others by observing all safety information. Failure to comply with instructions could result in personal injury and/or property damage! Retain instructions for future reference.

Dayton® Adjustable Frame Louvers For Intake/Exhaust



General Safety Information

WARNING: USE CAUTION WHEN HANDLING SHEET METAL PRODUCTS. PROTECTION SHOULD BE USED TO AVOID CONTACT WITH SHARP EDGES OR INJURY MAY OCCUR.

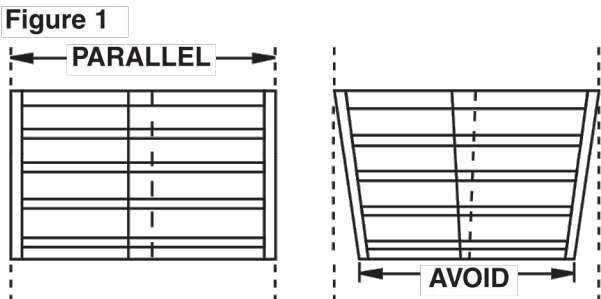
Unpacking

When unpacking, carefully remove louver from carton and inspect for any damage that may have occurred during transit.

Installation

The Adjustable Frame Intake/Exhaust Louvers are galvanized steel or mill finish aluminum, and may be painted, provided proper surface pre-treatment is performed prior to paint application. Note that unit must be adjusted to its final width prior to painting. Refer to paint manufacturers instructions prior to pretreating and painting.

- To install the louver, first prepare the wall or duct opening to accept the louver. The wall opening should be $\frac{1}{8}$ " to $\frac{1}{2}$ " larger than the final fixed dimension of the louver. Make sure that the opening is plumb and level, and sufficient structural support is provided, as the louver is not load bearing.
- After the opening is prepared, measure its width by height and, on the ground, adjust the louver to the required opening width.
- Carefully extend the louvers to the desired width. Take care not to use excessive force, as it is possible to overcome the stops. Open the louver evenly to prevent jamming. Do not exceed maximum width dimension. (See Figure 1)



NOTE: When louver is adjusted to proper width, both jambs must be parallel.

Specifications

Adj. Width	Fixed Height	Intake	CFM/ SP*	Exhaust	CFM/ SP*
12 to 18	14	615	.14	875	.28
18 to 24	18	1050	.14	1500	.28
24 to 42	14	1565	.14	2240	.28
18 to 30	24	1750	.14	2500	.28
21 to 36	30	2625	.11	3750	.22
24 to 36	36	3150	.11	4500	.22
24 to 42	18	2010	.11	2875	.22
36 to 48	36	4200	.11	6000	.22
24 to 42	42	4290	.11	6125	.22
36 to 48	24	3030	.11	4330	.22
24 to 36	48	4200	.11	6000	.22
36 to 48	48	5800	.11	8000	.22

(*) Static pressure shown is at maximum flow through maximum size.

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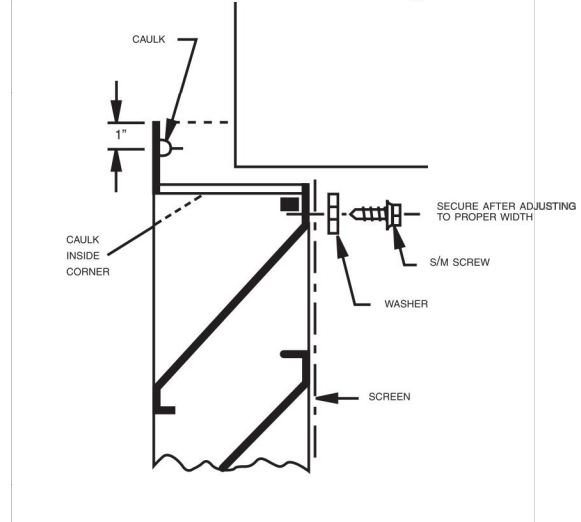
Dayton

Installation Instructions 4F421A, 4F422A, 4F423A, 3C972A, 3C973A, 3C974A, 3C975A, 3C976A, 3C977A, 2FTV2, 2FTV5, 2FTY1 Galv. 4F951A, 4F952A, 4F953A, 4F954A, 4F955A, 4F956A, 4F957A, 4F958A, 4F959A, 2FTV4, 2FTV9, 2FTX2 Alum.

Installation (continued)

- Once the unit is adjusted to the desired width, drill each louver on rear, 1" from the seam, and attach screen and both louver sections using provided hardware. (See Figure 2)

Figure 2



- Caulk louvers on rear of face flange on top, bottom and sides and inside top and bottom corners prior to installation to prevent water from entering the building as shown in Figures 2 and 3.

- Secure the louver into opening selecting the most suitable method as shown in Figure 4.

- Use corrosion protected fasteners to secure the louver in the opening. Once louver is adjusted to the desired width, drill top and bottom through both sections. Hardware should be spaced no more than 18" apart, and all sides should have a minimum of two fasteners.

- If installation requires the louver to be connected to a duct system, then any ductwork, fans or dampers should be supported by the building structure, and should be sealed to the louver.

Installation Methods

Figure 4

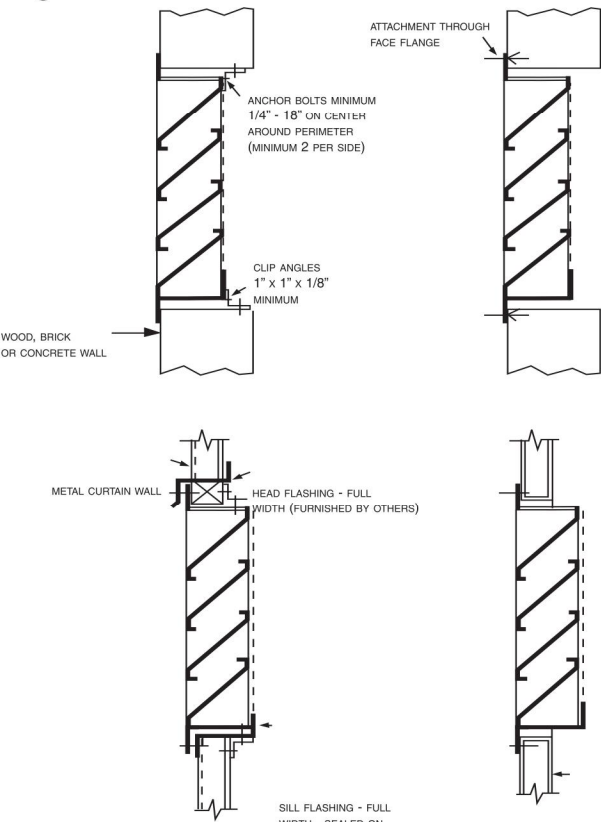
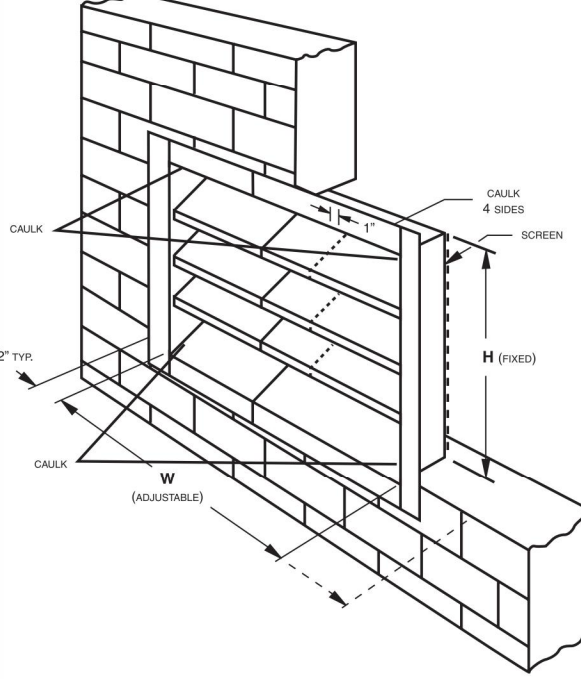


Figure 3



NOTE: CAULKING, CLIP ANGLES, MOUNTING HARDWARE ON FLASHING MATERIALS ARE NOT SUPPLIED WITH LOUVER.

Vertical Section

Maintenance

Periodically clean the screen to prevent buildup of dust and accumulated dirt which could reduce the air flow.

Manufactured for Dayton Electric Mfg. Co.
5959 W. Howard St., Niles, Illinois 60714 U.S.A.

Dayton

ENGLISH

ESPAÑOL

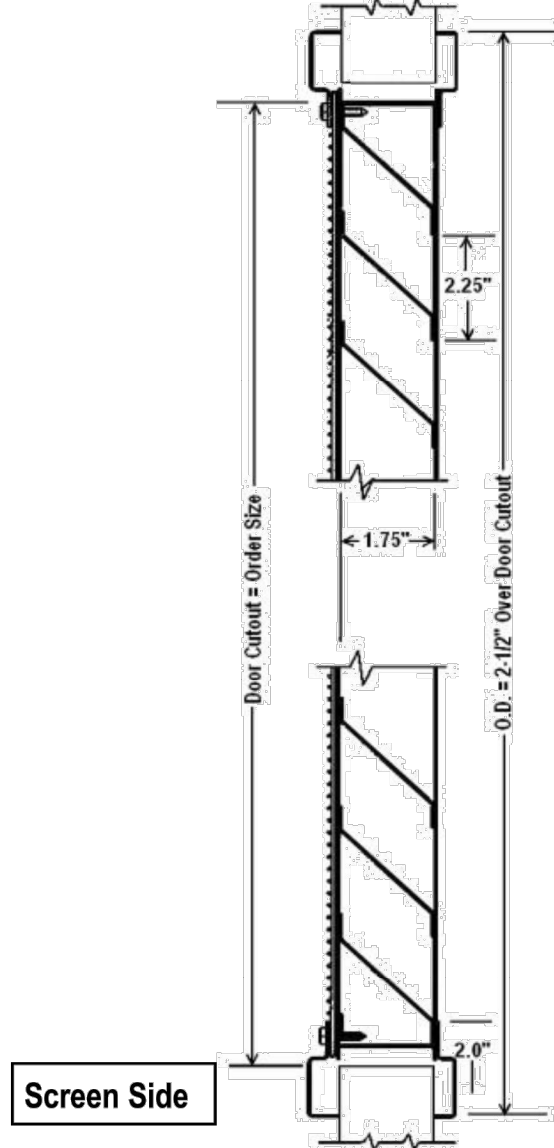
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NOTE: ALL EXTERIOR BUILDING MATERIALS AND ASSEMBLIES SHALL COMPLY WITH CLASS 1 IGNITION RESISTANT CONSTRUCTION REQUIREMENTS IN ACCORDANCE WITH 2018 IWUIC, CHAPTER 5.

NOTE: GC TO ORDER EQUAL OR SIMILAR.

L6 EXTERIOR Z-BLADE LOUVER: 900 FPL REV A

Exterior "Z" Louver with Bird Screen and Galvanneal Construction For Exterior Applications



SPECIFICATIONS:


Material:	20 gauge frame and 18 gauge blades are galvanneal sheet metal for maximum weather resistance for exterior applications. Multiple sections can be combined for larger sizes. Size: Min 10" x 10", Max 36" x 84".
Construction:	Louvers: "Z" blades with 2 1/4" blade spacing are attached by interlocking construction to the 1 3/4" deep, welded frame. Non-vision. Frame: 2" trim, mitered and welded corners. Screws fasten through frame into louver core, leaving exterior side of frame free of fasteners.
Door:	1-3/4" Doors. Door cutout = order size.
Fasteners:	Phillips head screws #8 x 3/4" to match finish.
Finish:	Powder coat gray.
Free Flow Area:	50% free area.
Screen:	Bird Screen Standard on interior side of louver. Insect screen optional.

OPTIONAL FEATURES AT AN ADDITIONAL COST:

Finishes & Materials:	16 gauge galvanneal steel
Fasteners:	Torx Other:
Insect Screen:	18 x14 mesh insect screen installed with rivets or screws. aluminum bronze fiberglass stainless
Custom Size:	Width: x Height: (To be quoted by customer service)

Order Format: 900FPL
Example: 900FPL 1864G Option 16g W H Color

Standard Sizes Rough Opening Width x Height			
Qty	Size	Qty	Size
	12" x 12"		24" x 60"
	12" x 18"		* 24" x 64"
	18" x 12"		24" x 72"
	15" x 80"		24" x 80"
	18" x 60"		36" x 60"
	18" x 64"		36" x 64"
	18" x 72"		36" x 72"
	20" x 64"		36" x 76"
	20" x 80"		36" x 84"
	24" x 24"		* Stocked in FL

 <div>AIR LOUVERS ACTIVAR INC. <small>CONSTRUCTION PRODUCTS GROUP</small></div>	Distributor:	Width: <input type="text"/> x Height: <input type="text"/>
	Architect:	Quantity: <input type="text"/>
	Contractor:	Model: <input type="text"/>
	Project:	Date: <input type="text"/> Version: ALPDS1901
800-554-6077 QUOTES@ACTIVARCPG.COM ORDERS@ACTIVARCPG.COM SALES@ACTIVARCPG.COM FAX: 952-835-2218		
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PREPARED FOR

verizon

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PROJECT NO: 14002-103

LOCATION NO: 445739

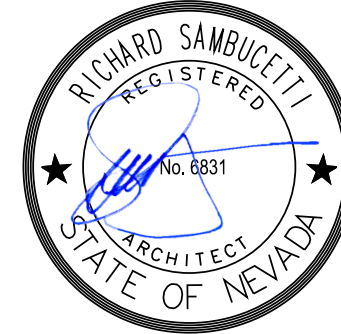
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Ponderosa
Ranch
445739

11	07/19/22	TRPA Comments
10	03/03/22	Land Coverage
9	02/10/22	COAs Note
8	01/18/22	Comments
7	05/18/21	Wood Shelter
6	03/24/21	Shelter
5	03/18/21	Shelter
4	03/02/21	BMP Sheet
REV	DATE	DESCRIPTION

Licenser:



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Issued For:

07/19/2022

Comments

SHEET TITLE:

DETAILS

SHEET NUMBER:

A-4.3

ELECTRICAL NOTES

GENERAL REQUIREMENTS:

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRICAL CODE AND ALL STATE AND LOCAL CODES. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED AS TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF THESE CODES. SHOULD CHANGES BE NECESSARY IN THE DRAWINGS OR SPECIFICATIONS TO MAKE THE WORK COMPLY WITH THESE REQUIREMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING AND CEASE WORK ON PARTS OF THE CONTRACT WHICH ARE AFFECTED.
2. THE CONTRACTOR SHALL MAKE A SITE VISIT PRIOR TO BIDDING AND CONSTRUCTION TO VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES. THE CONTRACTOR ASSUMES ALL LIABILITY FOR FAILURE TO COMPLY WITH THIS PROVISION.
3. THE EXTENT OF THE WORK IS INDICATED BY THE DRAWINGS, SCHEDULES, AND SPECIFICATIONS AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT. THE WORK SHALL CONSIST OF FURNISHING ALL LABOR, EQUIPMENT, MATERIALS, AND SUPPLIES NECESSARY FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM. THE WORK SHALL ALSO INCLUDE THE COMPLETION OF ALL ELECTRICAL WORK NOT MENTIONED OR SHOWN WHICH IS NECESSARY FOR SUCCESSFUL OPERATION OF ALL SYSTEMS.
4. THE CONTRACTOR SHALL PREPARE A BID FOR A COMPLETE AND OPERATIONAL SYSTEM, WHICH INCLUDES THE COST FOR MATERIAL AND LABOR.
5. WORKMANSHIP AND NEAT APPEARANCE SHALL BE AS IMPORTANT AS THE OPERATION. DEFECTIVE OR DAMAGED MATERIALS SHALL BE REPLACED OR REPAIRED PRIOR TO FINAL ACCEPTANCE IN A MANNER ACCEPTABLE TO OWNER AND ENGINEER.
6. COMPLETE THE ENTIRE INSTALLATION AS SOON AS THE PROGRESS OF THE WORK WILL PERMIT. ARRANGE ANY OUTAGE OF SERVICE WITH THE OWNER AND BUILDING MANAGER IN ADVANCE. MINIMIZE DOWNTIME ON THE BUILDING ELECTRICAL SYSTEM.
7. THE ENTIRE ELECTRICAL SYSTEM INSTALLED UNDER THIS CONTRACT SHALL BE DELIVERED IN PROPER WORKING ORDER. REPLACE, WITHOUT ADDITIONAL COST TO THE OWNER, ANY DEFECTIVE MATERIAL AND EQUIPMENT WITHIN ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
8. ANY ERROR, OMISSION OR DESIGN DISCREPANCY ON THE DRWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION OR CORRECTION BEFORE CONSTRUCTION.
9. "PROVIDE" INDICATES THAT ALL ITEMS ARE TO BE FURNISHED, INSTALLED AND CONNECTED IN PLACE.
10. CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND PAY ALL REQUIRED FEES.

EQUIPMENT LOCATION:

1. THE DRAWINGS INDICATE DIAGRAMMATICALLY THE DESIRED LOCATIONS OR ARRANGEMENTS OF CONDUIT RUNS, OUTLETS, EQUIPMENT, ETC., AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE. PROPER JUDGEMENT MUST BE EXERCISED IN EXECUTING THE WORK SO AS TO SECURE THE BEST POSSIBLE INSTALLATION IN THE AVAILABLE SPACE. LIMITATIONS OR INTERFERENCE OF STRUCTURE CONDITIONS ENCOUNTERED.
2. IN THE EVENT CHANGES IN THE INDICATED LOCATIONS OR ARRANGEMENTS ARE NECESSARY, DUE TO FIELD CONDITIONS IN THE BUILDING CONSTRUCTION OR REARRANGEMENT OF FURNISHINGS OR EQUIPMENT, SUCH CHANGES SHALL BE MADE WITHOUT COST, PROVIDING THE CHANGE IS ORDERED BEFORE THE CONDUIT RUNS, ETC., AND WORK DIRECTLY CONNECTED TO THE SAME IS INSTALLED AND NO EXTRA MATERIALS ARE REQUIRED.
3. LIGHTING FIXTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ONLY. COORDINATE THE FIXTURE LOCATION WITH MECHANICAL EQUIPMENT TO AVOID INTERFERENCE.
4. COORDINATE THE WORK OF THIS SECTION WITH THAT OF ALL OTHER TRADES, WHERE CONFLICTS OCCUR, CONSULT WITH THE RESPECTIVE CONTRACTOR AND COME TO AGREEMENT AS TO CHANGES NECESSARY. OBTAIN WRITTEN ACCEPTANCE FROM ENGINEER FOR THE PROPOSED CHANGES BEFORE PROCEEDING.

SHOP DRAWINGS:

1. N/A UNLESS NOTED OTHERWISE.

SUBSTITUTIONS:

1. NO SUBSTITUTIONS ARE ALLOWED

TESTS:

1. BEFORE FINAL ACCEPTANCE OF WORK, THE CONTRACTOR SHALL INSURE THAT ALL EQUIPMENT, SYSTEMS, FIXTURES, ETC., ARE WORKING SATISFACTORILY AND TO THE INTENT OF THE DRAWINGS.

PERMITS:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING OUT AND PAYING FOR ALL REQUIRED PERMITS, INSPECTION AND EXAMINATION WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

GROUNDING:

1. THE CONTRACTOR SHALL PROVIDE A COMPLETE, AND APPROVED GROUNDING SYSTEM INCLUDING ELECTRODES, ELECTRODE CONDUCTOR, BONDING CONDUCTORS, AND EQUIPMENT CONDUCTORS AS REQUIRED BY ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.
2. CONDUITS CONNECTED TO EQUIPMENT AND DEVICES SHALL BE METALICALLY JOINED TOGETHER TO PROVIDE EFFECTIVE ELECTRICAL CONTINUITY.
3. FEEDERS AND BRANCH CIRCUIT WIRING INSTALLED IN A NONMETALLIC CONDUIT SHALL INCLUDE A CODE SIZED GROUNDING CONDUCTOR HAVING GREEN INSULATION. THE GROUND CONDUCTOR SHALL BE PROPERLY CONNECTED AT BOTH ENDS TO MAINTAIN ELECTRICAL CONTINUITY.
4. REFER TO GROUND BUS DETAILS. PROVIDE NEW GROUND SYSTEM COMPLETE WITH CONDUCTORS, GROUND ROD AND DESCRIBED TERMINATIONS.
5. ALL GROUNDING CONDUCTORS SHALL BE SOLID TINNED COPPER AND ANNEALED #2 UNLESS NOTED OTHERWISE.
6. ALL NON-DIRECT BURIED TELEPHONE EQUIPMENT GROUND CONDUCTORS SHALL BE #2 STRANDED THHN (GREEN) INSULATION.
7. ALL GROUND CONNECTIONS SHALL BE MADE WITH "HYGROUND" COMPRESSION SYSTEM BURNDY CONNECTORS EXCEPT WHERE NOTED OTHERWISE.
8. PAINT AT ALL GROUND CONNECTIONS SHALL BE REMOVED.
9. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE OWNER FOR FUTURE INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE. SUBMIT TEST REPORTS AND FURNISH TO SMART SMR ONE COMPLETE SET OF PRINTS SHOWING "INSTALLED WORK".

UTILITY SERVICE:

1. TELEPHONE AND ELECTRICAL METERING FACILITIES SHALL CONFORM TO THE REQUIREMENTS OF THE SERVING UTILITY COMPANIES. CONTRACTOR SHALL VERIFY SERVICE LOCATIONS AND REQUIREMENTS. SERVICE INFORMATION WILL BE

FURNISHED BY THE SERVING UTILITIES.

2. CONFORM TO ALL REQUIREMENTS OF THE SERVING UTILITY COMPANIES.

PRODUCTS:

1. ALL MATERIALS SHALL BE NEW, CONFORMING WITH NEC, ANSI, NEMA, AND THEY SHALL BE U.L. LISTED AND LABELED.
2. CONDUIT:
 - A) RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR, RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.
 - B) ELECTRICAL METALLIC TUBING SHALL U.L. LABEL. FITTINGS SHALL BE COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.
 - C) FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. SEAL TIGHT FLEXIBLE CONDUIT. ALL CONDUIT EXCESS OF SIX FEET IN LENGTH SHALL HAVE FULL SIZE GROUND WIRE.
 - D) CONDUIT RUNS MAY BE SURFACE MOUNTED IN CEILING OR WALLS UNLESS INDICATED OTHERWISE. CONDUIT INDICATED SHALL RUN PARALLEL OR AT RIGHT ANGLES TO CEILING, FLOOR OR BEAMS. VERIFY EXACT ROUTING OF ALL EXPOSED CONDUIT WITH ARCHITECT PRIOR TO INSTALLING.
 - E) ALL UNDERGROUND CONDUITS SHALL BE PVC SCHEDULE 40 (UNLEES NOTED OTHERWISE) AT A MINIMUM DEPTH OF 24" BELOW GRADE
 - F) ALL CONDUIT ONLY (C.O.) SHALL HAVE PULL ROPE.
 - G) CONDUITS RUN ON ROOFS SHALL BE INSTALLED ON 4x4 REDWOOD SLEEPERS, 6'-0" ON CENTER, SET IN NON-HARDENING MASTIC.
3. ALL WIRE AND CABLE SHALL BE COPPER, 600 VOLT, #12 AWG MINIMUM UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID. CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED. TYPE THHN INSULATION USED UNLESS CONDUCTORS INSTALLED IN CONDUIT EXPOSED TO WEATHER, IN WHICH CASE TYPE THWN INSULATION SHALL BE USED.
4. PROVIDE GALVANIZED COATED STEEL BOXES AND ACCESSORIES SIZED PER CODE TO ACCOMMODATE ALL DEVICES AND WIRING.
5. DUPLEX RECEPTACLES SHALL BE SPECIFICATION GRADE WITH WHITE FINISH (UNLESS NOTED BY ENGINEER), 20 AMP, 125 VOLT, THREE WIRE GROUNDING TYPE, NEMA 5-20R. MOUNT RECEPTACLE AT +12" ABOVE FINISHED FLOOR UNLESS OTHERWISE INDICATED ON DRAWINGS OR IN DETAILS. WEATHERPROOF RECEPTACLES SHALL BE GROUND FAULT INTERRUPTER TYPE WITH SIERRA #WPD-8 LIFT COVERPLATES.
6. TOGGLE SWITCHES SHALL BE 20 AMP, 120 VOLT AC, SPECIFICATION GRADE WHITE (UNLESS NOTED OTHERWISE) FINISH. MOUNT SWITCHES AT +48" ABOVE FINISHED FLOOR.
7. PANELBOARDS SHALL BE DEAD FRONT SAFETY TYPE WITH ANTI-BURN SOLDERLESS COMPRESSION APPROVED FOR COPPER CONDUCTORS. COPPER BUS BARS, FULL SIZED NEUTRAL BUS, GROUND BUS AND EQUIPPED WITH QUICK-MAKE QUICK-BREAK BOLT-IN TYPE THERMAL MAGNETIC CIRCUIT BREAKERS. MOUNT TOP OF THE PANELBOARDS AT 6'-3" ABOVE FINISHED FLOOR. PROVIDE TYPE WRITTEN CIRCUIT DIRECTORY.
8. ALL CIRCUIT BREAKERS, MAGNETIC STARTERS AND OTHER ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED.
9. GROUND RODS SHALL BE COPPER CLAD STEEL, 5/8" ROUND AND 10' LONG. COPPERWELD OR APPROVED EQUAL.

INSTALLATION:

1. PROVIDE SUPPORTING DEVICES FOR ALL ELECTRICAL EQUIPMENT, FIXTURES, BOXES, PANEL, ETC., SUPPORT LUMINARIES FROM UNDERSIDE OF STRUCTURAL CEILING, EQUIPMENT SHALL BE BRACED TO WITHSTAND HORIZONTAL FORCES IN ACCORDANCE WITH STATE AND LOCAL CODE REQUIREMENTS. PROVIDE PRIOR ALIGNMENT AND LEVELING OF ALL DEVICES AND FIXTURES.
2. CUTTING, PATCHING, CHASES, OPENINGS: PROVIDE LAYOUT IN ADVANCE TO ELIMINATE UNNECESSARY CUTTING OR DRILLING OF WALLS, FLOORS CEILINGS, AND ROOFS. ANY DAMAGE TO BUILDING STRUCTURE OR EQUIPMENT SHALL BE REPAIRED BY THE CONTRACTOR. OBTAIN PERMISSION FROM THE ENGINEER BEFORE CORING.
3. IN DRILLING HOLES INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., IT MUST BE CLEARLY UNDERSTOOD THAT TENDONS AND/OR REINFORCING STEEL WILL NOT BE DRILLED INTO, CUT OR DAMAED UNDER THE CIRCUMSTANCES.
4. LOCATION OF TENDONS AND/OR REINFORCING STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE, MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT VIA X-RAY OR OTHER DEVICES THAT CAN ACCURATELY LOCATE THE REINFORCING AND/OR STEEL TENDONS.
5. PENETRATIONS IN FIRE RATED WALLS SHALL BE FIRE STOPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE C.B.C.

PROJECT CLOSEOUT:

1. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALLS DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.
2. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.
3. ALL BROCHURES, OPERATING MANUALS, CATALOG, SHOP DRAWINGS, ETC., SHALL BE TURNED OVER TO OWNER AT JOB COMPLETION.

GROUNDING NOTES:

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION ACCORDING TO SITE CONDITIONS.
2. ALL GROUNDING CONDUCTORS: #2 AWG SOLID BARE TINNED COPPER WIRE UNLESS OTHERWISE NOTED.
3. GROUND BAR LOCATED IN BASE OF EQUIPMENT WILL BE PROVIDED, FURNISHED AND INSTALLED BY THE VENDOR.
4. ALL BELOW GRADE CONNECTIONS: EXOTHERMIC WELD TYPE, ABOVE GRADE CONNECTIONS: EXOTHERMIC WELD TYPE.
5. GROUND RING SHALL BE LOCATED A MINIMUM OF 24" BELOW GRADE OR 6" MINIMUM BELOW THE FROST LINE.
6. INSTALL GROUND CONDUCTORS AND GROUND ROD MINIMUM OF 1'-0" FROM EQUIPMENT CONCRETE SLAB, SPREAD FOOTING, OR FENCE.
7. EXOTHERMIC WELD GROUND CONNECTION TO FENCE POST: TREAT WITH A COLD GALVANIZED SPRAY.
8. GROUND BARS:
 - A) EQUIPMENT GROUND BUS BAR (EGB) LOCATED AT THE BOTTOM OF ANTENNA POLE/MAST FOR MAKING GROUNDING JUMPER CONNECTIONS TO COAX FEEDER CABLES SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. JUMPERS (FURNISHED BY OWNERS) SHALL BE INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR.
9. ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.
10. OBSERVE N.E.C. AND LOCAL UTILITY REQUIREMENTS FOR ELECTRICAL SERVICE GROUNDING.
11. GROUNDING ATTACHMENT TO TOWER SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS OR AT GROUNDING POINTS PROVIDED (2 MINIMUM).
12. IF EQUIPMENT IS IN A C.L. FENCE ENCLOSURE, GROUND ONLY CORNER POSTS AND SUPPORT POSTS OF GATE. IF CHAIN LINK LID IS USED, THEN GROUND LID ALSO.
13. GROUNDING AT PPC CABINET SHALL BE VERTICALLY INSTALLED.
14. ALL GROUNDING FOR ANTENNAS SHALL BE CONNECTED SO THAT IT WILL BY-PASS MAIN BUSS BAR.
15. ALL EMT RUNS SHALL BE GROUNDED AND HAVE A BUSHING, NO PVC ABOVE GROUND.
16. USE SEPARATE HOLES FOR GROUNDING AT BUSS BAR. NO "DOUBLE-UP" OF LUGS.
17. POWER AND TELCO CABINETS SHALL BE GROUNDED (BONDED) TOGETHER.
18. NO LB'S ALLOWED ON GROUNDING.
19. PROVIDE STAINLESS STEEL CLAMP AND BRASS TAGS ON COAX AT ANTENNAS AND DOGHOUSE.

PREPARED FOR



295 Parkshore Drive
Folsom, California 95630

Vendor:



605 Coolidge Dr. Suite 100
Folsom, CA. 95630

Project Address:

1200 Tunnel Creek Road
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Architect:

RICHARD SAMBUCETTI

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PROJECT NO: 14002-103

LOCATION NO: 445739

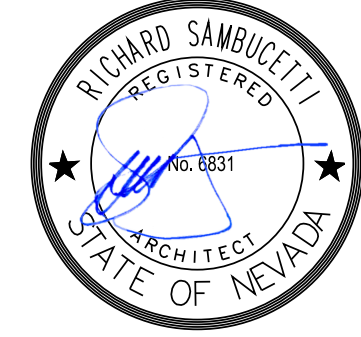
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CHECKED BY: J.V.M.

Ponderosa
Ranch
445739

11	07/19/22	TRPA Comments
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Licenser:



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Issued For:

07/19/2022

Comments

SHEET TITLE:

ELECTRICAL
GENERAL NOTES

SHEET NUMBER:

E-1.1

ABBREVIATIONS:

BCW BARE COPPER WIRE
BTS BASE TRANSCIEVER STATION
C CONDUIT
(E) EXISTING
EG EQUIPMENT GROUND
(F) FUTURE
FACP FIRE ALARM CONTROL PANEL
GEN GENERATOR
IG ISOLATED GROUND
IMC INTERMEDIATE METAL CONDUIT
LFMC LIQUID TIGHT FLEXIBLE METAL CONDUIT
MCM MILLION CIRCULAR MILLS
MI MECHANICAL INTERLOCK
MP&S SEE MECHANICAL PLANS & SPECIFICATIONS
(N) NEW
NEMA NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
NL NIGHT LIGHT - FIXTURE TO BE UNSWITCHED
PFB PROVISION FOR FUTURE BREAKER
PVC POLYVINYL CHLORIDE CONDUIT
(R) RELOCATE
RG RELAY TO MONITOR GENERATOR POWER
RU RELAY TO MONITOR UTILITY POWER
TYP TYPICAL
UON UNLESS OTHERWISE NOTED
WP WEATHERPROOF
GFCI GROUND FAULT CIRCUIT INTERRUPTER

NOTE: SYMBOLS INDICATED ABOVE MAY NOT NECESSARILY APPEAR AS PART OF THESE DRAWINGS IF NOT REQUIRED.

NOTES:

- ALL WIRE TO BE #12 THHN/THWN UNLESS NOTED OTHERWISE.
COLOR CODE:
• AØ = BLACK
• ØØ = RED
• NEUTRAL = WHITE
• GROUND = GREEN
- ALL WORK TO CONFORM TO N.E.C. LATEST STATE ADOPTED EDITION.
- LABEL SERVICE DISCONNECT WITH A RED TAG.
- SWITCH LEG CONDUCTORS SHALL BE THE SAME COLOR AS CIRCUIT CONDUCTORS.
- PULL WIRES TO END OF FLEXIBLE NONMETALLIC CONDUIT. COIL 3'-0" AT END OF FLEXIBLE NONMETALLIC CONDUIT & TAG.
- PULL ONE GROUND CONDUCTOR PER FLEXIBLE NONMETALLIC CONDUIT. FOR ALL OTHER CIRCUITS PULL A SEPARATE CONDUCTOR.
- ALL GFCI RECEPTACLES TO HAVE A DEDICATED GROUND WIRE.
- EQUIPMENT TERMINATION LUGS AND CONDUCTORS ARE RATED AT A MINIMUM OF 75°C.

KEY:

Ⓜ = PHOTOCCELL
Ⓜ = MOTION DETECTOR
- = CONDUIT GROUND
= NON-DEDICATED GROUND
(#) = DEDICATED GROUND
◁#> = ISOLATED GROUND

ABBREVIATIONS

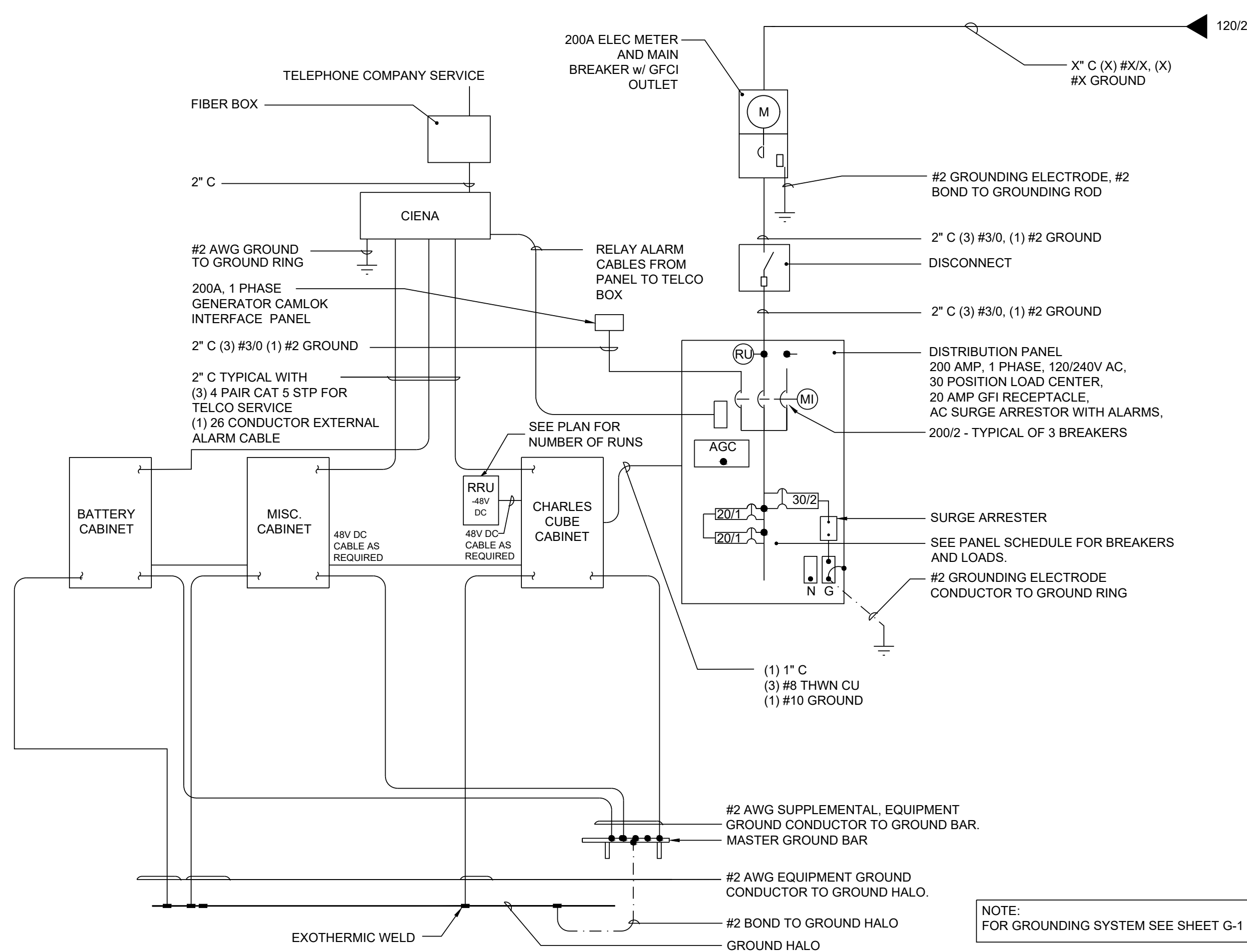
N.T.S.

ELECTRICAL INSTALLATION METHODS:

- This installation shall comply with the currently adopted edition of the National Electrical Code and with utility company and local code requirements.
- Install sufficient lengths of LFMC including all conduit fittings (nuts, reducing bushings, elbows, couplings, etc) necessary for connection from IMC or PVC conduit to the interior of the BTS cabinet.
- Power, control and equipment ground wiring in tubing or conduit shall be single conductor (#14 AWG and larger), 600V, oil resistant THHN or THWN-2, Class B stranded copper cable rated for 90°C (wet and dry) operation; listed or labeled for the location and raceway system used.
- Cut, coil and tape a 3 foot pigtail from end of LFMC for terminating by BTS equipment manufacturer.
- Supplemental equipment ground wiring located indoors shall be single conductor (#6 AWG and larger), 600V, oil resistant THHN or THWN-2 green insulation, Class B stranded copper cable rated for 90°C (wet and dry) operation, listed or labeled for the location and raceway system used.
- Supplemental equipment ground wiring located outdoors or below grade shall be single conductor #2 AWG solid, tinned, copper cable.
- Power and control wiring, not in tubing or conduit, shall be multi-conductor, Type TC, Cable (#14 AWG and larger), 600V, oil resistant THHN or THWN-2, Class B, Stranded copper cable rated for 90°C (Wet or Dry) operation, with outer jacket listed or labeled for the location used.
- Cables shall not be routed through ladder-style cable tray rungs.
- Raceway and cable tray shall be listed or labeled for electrical use in accordance with NEMA, UL, ANSI/IEEE and NEC.
- New raceway or cable tray shall match the existing installation where possible.
- All power and grounding connections shall be crimp style, compression, wire lugs and wirenuts by Thomas and Betts (or equal). Lugs and wirenuts shall be rated for operation at no less than 75°C.
- Each end of every power, grounding and T1 conductor and cable shall be labeled with color coded insulation or electrical tape. The identification method shall conform with NEC & OSHA and match existing installation requirements.
- All electrical components shall be clearly labeled with engraved laminated plastic labels. All equipment shall be labeled with their voltage rating, phase configuration, wire configuration, power or ampacity rating and branch circuit ID numbers (panelboard and circuit identification).
- All tie wraps shall be cut flush with approved cutting tool to remove sharp edges.
- Rigid nonmetallic conduit (PVC Schedule 40 or PVC Schedule 80) shall be used underground, direct buried in areas of occasional light vehicle traffic or encased in reinforced concrete in areas of heavy vehicle traffic.
- All conduit run above ground or exposed shall be LFMC, IMC or Rigid Steel.
- Electrical metallic tubing (EMT) shall be used for concealed indoor locations.
- Liquid tight flexible metallic conduit shall be used indoors and outdoors where vibration occurs or flexibility is needed.
- Conduit and tubing fittings shall be threaded or compression type and approved for the location used. Setscrew fittings are not acceptable.
- Cabinets, boxes and wireways shall be listed or labeled for electrical use in accordance with NEMA, UL, ANSI/IEEE and NEC.
- Cabinets, boxes and wireways shall match the existing installation where possible.
- Provide necessary tagging on the breakers, cables and distribution panels in accordance with applicable codes and standards to safeguard life and property.
- The subcontractor shall review and inspect the existing facility grounding system and lightning protection system (as designed and installed) for strict compliance with the NEC. The site specific lightning protection code and general compliance with Telcordia and TIA grounding standards. The subcontractor shall report any violations or adverse findings to the contractor for resolution.
- All electrode systems (including telecommunication, radio, lightning protection and AC power GES's) shall be bonded together at or below grade by two or more copper bonding conductors in accordance with the NEC.
- Perform IEEE fall-of-potential resistance to earth testing (per IEEE 1100 and 81) for new ground electrode systems. The subcontractor shall furnish and install supplemental ground electrodes as needed to achieve a test result of 5 ohms or less.
- Metal raceway shall not be used as the NEC required equipment ground conductor. Stranded copper conductors with green insulation sized in accordance with the NEC shall be furnished and installed with the power circuits to BTS equipment.
- Each indoor BTS cabinet frame shall be directly connected to the master ground bar with supplemental equipment ground wires #6 or larger.
- Exothermic welds shall be used for all grounding connections below grade.
- Approved antioxidant coatings (i.e. conductive gel or paste) shall be used on all compression and bolted ground connections.
- ICE bridge bonding conductors shall be exothermically bonded or bolted to the bridge and the tower ground bar.
- Surfaces to be connected to ground conductors shall be cleaned to a bright surface at all connections.
- Exposed ground connections shall be made with compression connectors which are then bolted to equipment using stainless steel hardware. Installation torque shall be per manufacturer's requirements.
- DC power cables shall be Cobra COP-FLEX 2000, Flexible Class B or approved equal.

ELECTRICAL PANEL SCHEDULE

N.T.S.



LEGEND:

MI = MECHANICAL INTERLOCK
RU = RELAY TO MONITOR UTILITY POWER
RG = RELAY TO MONITOR GENERATOR POWER

ELECTRICAL NOTES

N.T.S.

SINGLE LINE DIAGRAM

N.T.S.

PREPARED FOR

verizon

295 Parkshore Drive
Folsom, California 95630

Vendor:

EPIC
WIRELESS GROUP LLC
Connecting a Wireless World

605 Coolidge Dr. Suite 100
Folsom, CA. 95630

Project Address:

1200 Tunnel Creek Road
Incline Village, NV 89451

Architect:

RICHARD SAMBUCETTI

1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916 782 7200 TEL
916 773 3037 FAX

PROJECT NO: 14002-103

LOCATION NO: 445739

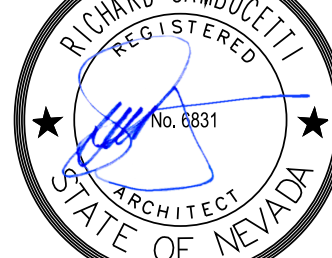
DRAWN BY: J.E.S.

CHECKED BY: J.V.M.

Ponderosa
Ranch
445739

11	07/19/22	TRPA Comments
10	03/03/22	Land Coverage
9	02/10/22	COAs Note
8	01/18/22	Comments
7	05/18/21	Wood Shelter
6	03/24/21	Shelter
5	03/18/21	Shelter
4	03/02/21	BMP Sheet
REV	DATE	DESCRIPTION

Licenser:



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Issued For:

07/19/2022

Comments

SHEET TITLE:

ELECTRICAL
SCHEDULE & SINGLE
LINE DIAGRAM

SHEET NUMBER:

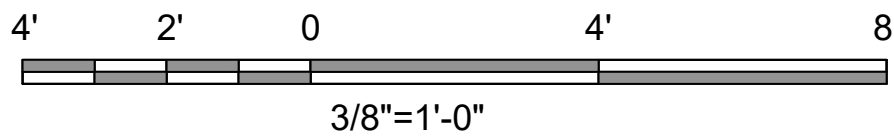
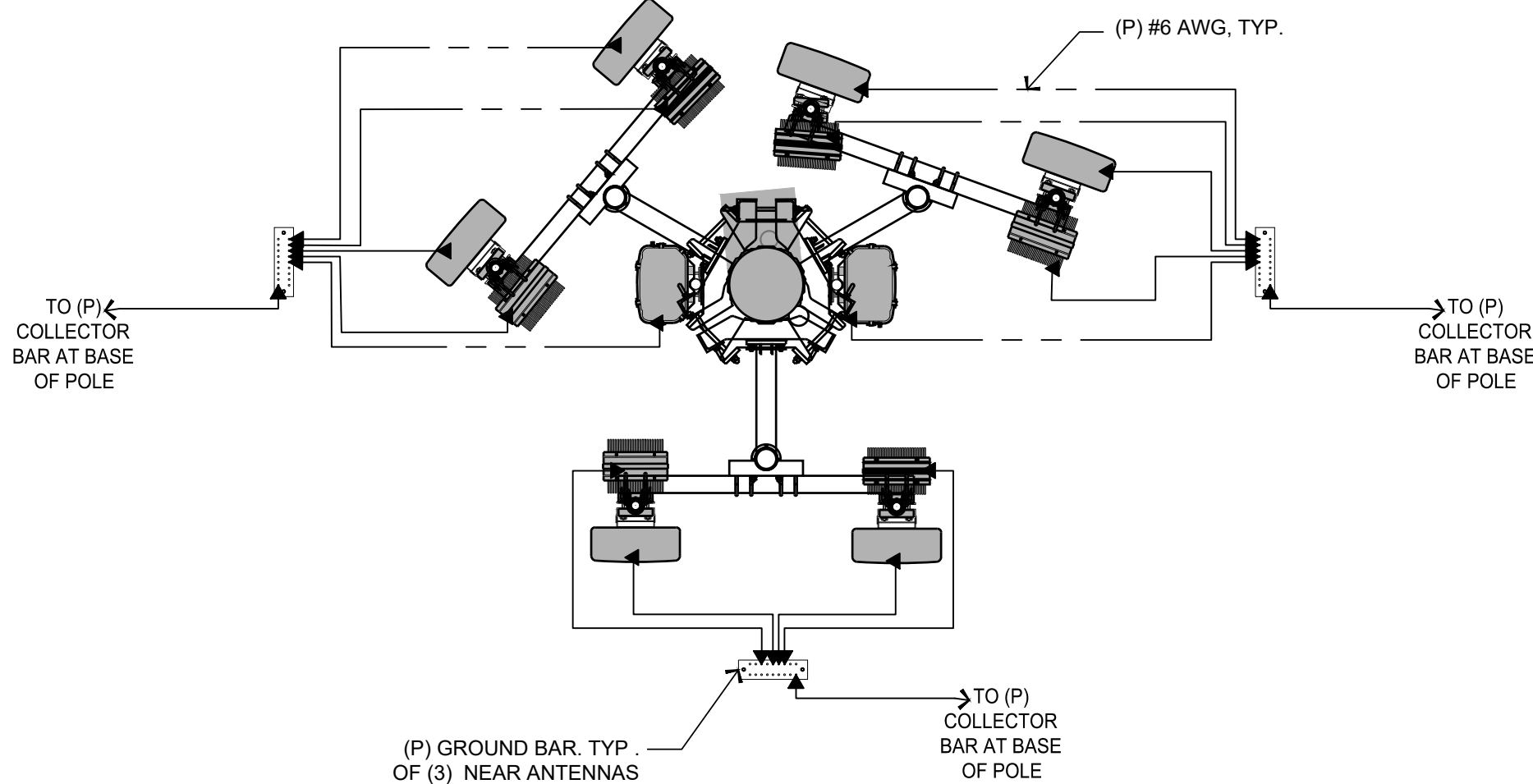
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9

ANTENNA GROUND PLAN

3/8" = 1'-0"

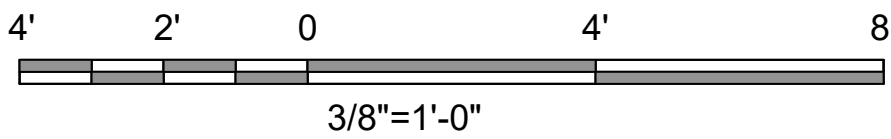
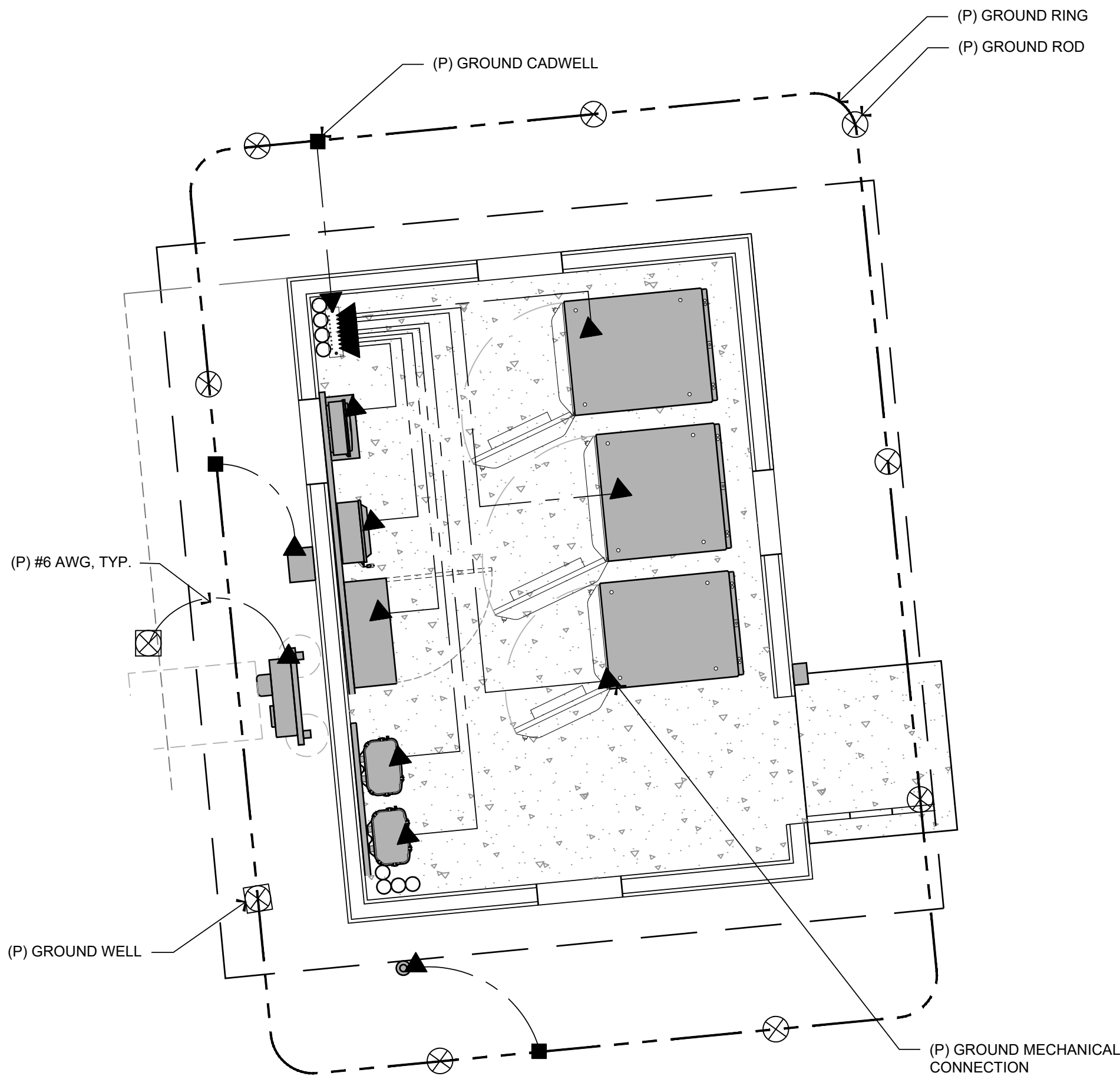


NOTE
FOLIAGE NOT SHOWN FOR CLARITY

9

EQUIPMENT GROUNDING PLAN

3/8" = 1'-0"



GROUNDING LEGEND

- PROPOSED GROUND RING
- ▲ MECHANICAL CONNECTION
- ⊗ GROUND ROD

PREPARED FOR

verizon

295 Parkshore Drive
Folsom, California 95630

Vendor:

EPIC
WIRELESS GROUP LLC
Connecting a Wireless World

605 Coolidge Dr. Suite 100
Folsom, CA. 95630

Project Address:

1200 Tunnel Creek Road
Incline Village, NV 89451

Architect:

RICHARD SAMBUCETTI

1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916 782 7200 TEL
916 773 3037 FAX

PROJECT NO: 14002-103

LOCATION NO: 445739

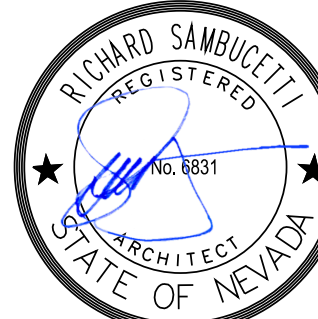
DRAWN BY: J.E.S.

CHECKED BY: J.V.M.

Ponderosa
Ranch
445739

REV	DATE	DESCRIPTION
11	07/19/22	TRPA Comments
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PROFESSIONAL ENGINEER, TO ALTER
THIS DOCUMENT.

Issued For:

07/19/2022

Comments

SHEET TITLE:

GROUNDING
PLANS

SHEET NUMBER:

G-1

APN #130-311-17

PROPERTY LINE / RIGHT-OF-WAY LINE		
EASEMENT LINE	----	----
CENTERLINE	=====	=====
BUILDING OUTLINE		
BUILDING OVERHANG	----	----
CURB	=====	=====
CURB AND GUTTER	=====	=====
SAWCUT LINE	----	----
ASPHALT PAVEMENT		
ASPHALT PAVEMENT (HEAVY)		
CONCRETE PAVEMENT		
MAJOR CONTOUR	-----100-----	-----100-----
MINOR CONTOUR	-----99-----	-----99-----
GRADE BREAK	-----CB-----	
RETAINING WALL		
GRADING SLOPE		
DAYLIGHT LINE	-----	
GAS LINE	-----G-----	-----G-----
ELECTRIC LINE	-----E-----	-----E-----
FIBER OPTIC LINE	-----FO-----	-----FO-----
TELECOMMUNICATIONS LINE	-----T-----	-----T-----
JOINT TRENCH	-----JT-----	
SWALE	-----	
FENCE	-----o-----o-----	-----o-----o-----
STORM DRAIN LINE		-----SD-----
SANITARY SEWER LINE		-----SS-----
WATER MAIN LINE		-----W-----
STORM DRAIN MANHOLE		
STORM DRAIN INLET		
GRATED STORM DRAIN MANHOLE		
FLARED END SECTION		
CLEANOUT		
SANITARY SEWER MANHOLE		
GREASE INTERCEPTOR		
FIRE HYDRANT		
FIRE DEPARTMENT CONNECTION		
BACKFLOW PREVENTOR/DDCV		
GATE VALVE		
POST INDICATOR VALVE		
BLOW-OFF VALVE		
AIR-RELEASE VALVE		
WATER METER		W
CONCRETE THRUST BLOCK		
LIGHT POLE — MAST ARM		
LIGHT POLE		
ELECTRIC BOX		
TELEPHONE BOX		
HANDICAP PARKING		
POWER POLE		
TREE PROTECTION		
SPOT ELEVATIONS		
GRADING SLOPE		

AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADA	AMERICAN DISABILITIES ACT
APPROX.	APPROXIMATE
B	BOLLARD
BLDG	BUILDING
BOT	BOTTOM OF PIPE
BOV	BACK OF WALK
BS	BOTTOM OF STAIR
BW	BOTTOM OF WALL
CB	CATCH BASIN
CL	CENTERLINE
CMP	CORRUPTED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CONC.	CONCRETE
COTG	CLEANOUT TO GRADE
CP	CURB POINT
A	DELTA
D/W	DRAINWAY
DCO	DRAIN CLEANOUT
DI	DRAIN INLET
DIA	DIAMETER
DI _P	DUCTILE IRON PIPE
E	ELECTRICAL
EG	EXISTING GRADE
E	EXISTING
FE	FEET
FDC	FEET DEPARTMENT CONNECTION
FG	FIRST FLOOR ELEVATION
FT	FINISH GRADE
FL	FIRE HYDRANT
FL	FLOWLINE
FND	FOUNDATION
FS	FINISHED SURFACE
G	GRADE
GB	GRADE BREAK
GL	GRADE LINE
GE	GRADE ELEVATION
GV	GATE VALVE
H	HEIGHT
HP	HIGH POINT
IN	INSIDE DIAMETER
IE	INVERT ELEVATION
INR	INVERT
IRR.	IRRIGATION
JT	JOINT TRENCH
LF	LINEAR FEET
LP	LIGHT POLE
MH	MANHOLE
MIN	MINIMUM
N	NORTHING
ND	OUTSIDE DIAMETER
OF	OUTFALL
OWH/OH	OVERHEAD
P	PROPOSED
P/L	PROPERTY LINE
PE	PEDESTRIAN
PV	PIED INDICATOR VALVE
P	PARKING METER
PMC	POINT ON CURVE
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PVI	POINT OF TANGENT
P.U.E	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PWMT	PAYMENT
PVT	PRIVATE
RM	RIM ELEVATION
RD	ROOF DRAIN
R.O.W	RIGHT-OF-WAY
S	SIZE (F/FT) ²
SCO	SEWER CLEAN OUT
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SHT	SHEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
ST	STREET
STA	STATION
STD	STANDARD
SW	SIDEWALK
TC	TOP OF CURB
TD	TRENCH DRAIN
TOP	TOP OF PIPE
TRANS.	TRANSFORMER
TS	TOP OF STAIR
TW	TOP OF WALL
TY	TYPICAL
UG	UNDERGROUND
USE	UNDERGROUND ELECTRIC
UNO	UNNOTED OTHERWISE
VF	VERIFY IN FIELD
W	WATER
W/	WITH
WCR	WHEEL CHAIR RAMP
WM	WATER METER
WV	WATER VALVE

SCALE: NTS

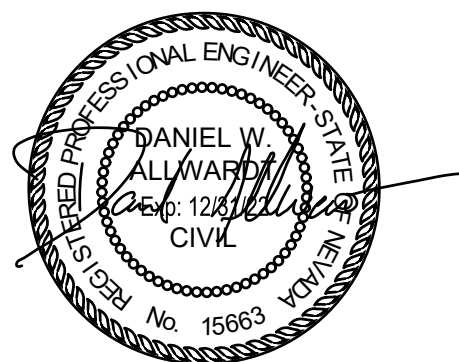


CLIENT:	ARCHITECT:
TUNNEL CREEK PROPERTIES, LLC.	RICHARD SAMBUCCINI
930 TAHOE BLVD. #802	1478 STONE POINT DRIVE, SUITE 350
INCLINE VILLAGE, NV 89451	ROSEVILLE, CA 95661
TEL: (775)750-5520	TEL: (916) 782-7200
CONTACT: CRAIG OLSON	CONTACT: JESUS ESCALANTE

COVER SHEET	C1.0
GENERAL NOTES	C1.1
GRADING & IMPROVEMENT PLAN	C2.0
GRADING SECTIONS	C2.1
EROSION & SEDIMENT CONTROL PLAN	C3.0
EROSION CONTROL DETAILS	C3.1 - C3.2

2250 Douglas Blvd, Suite 200
Roseville, CA 95661
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www.kpff.com

Engineer's Stamp



Project

**PONDEROSA RANCH
1200 TUNNEL CREEK ROAD
INCLINE VILLAGE, NV**

Sheet Title

COVER SHEET

[illegible]

DATE	02/04/202
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Designed	JC
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Drawn JC

Checked	RO
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JOB NO. 1900-268

Drawing No.

C1.0



File: C1.1 General Notes.dwg TAB:C1.1
Plotted: 1/13/22 at 8:16pm By: SMartinez
XREFs: 2000-077 xtb

KPFF GENERAL NOTES

1. GENERAL RECOMMENDATIONS OF THE SOILS REPORT BY MID-PACIFIC ENGINEERING, INC. DATED SEPTEMBER 23, 2020 AND ADDENDA SHALL BE MADE A PART OF THESE PLANS.
2. EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM A SURVEY DATED JANUARY 04, 2020 BY GEIL ENGINEERING.
3. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
4. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
5. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER, ARCHITECT, OR ENGINEER.
6. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
7. THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
8. IF AT ANY TIME DURING GRADING OPERATIONS, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
9. THE PROPOSED GRADE IS THE FINAL GRADE AND NOT THE ROUGH GRADE. THE CONTRACTOR SHALL SUBTRACT THE THICKNESS OF THE PAVED SECTION AND/OR LANDSCAPE TOPSOIL SECTION TO ARRIVE AT THE ROUGH GRADE ELEVATION.
10. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
11. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
12. THE CONTRACTOR SHALL OBTAIN AN O.S.H.A. PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET OR DEEPER.
13. DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
14. ALL STORM DRAIN AND SANITARY SEWER PIPE, FITTINGS AND JOINTS SHALL BE POLYVINYL CHLORIDE SDR 35 IN ACCORDANCE WITH SECTION 207-17 OF THE STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.
15. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
16. ALL WATER LINES SHALL BE POLYVINYL CHLORIDE CLASS 150 AND SHALL MEET THE REQUIREMENTS OF AWWA C900 PVC PRESSURE PIPE, UNLESS OTHERWISE NOTED.
17. THRUST BLOCKS SHALL BE INSTALLED AT WATERLINE HORIZONTAL AND VERTICAL BENDS, TEES, CAPPED ENDS AND REDUCERS ACCORDING TO THE DETAILS PROVIDED ON THESE PLANS.
18. CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.
19. THE CONTRACTOR SHALL REPLACE ALL EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO MATCH EXISTING, INCLUDING PERMANENT TRENCH RESURFACING.
20. CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT (800-422-4133) PRIOR TO EXCAVATION.
21. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
22. ALL CURB DIMENSIONS AND RADII ARE TO PAVEMENT FACE OF CURB.
23. CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
24. WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING CONSTRUCTION OPERATIONS.
25. CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM WASHOE COUNTY FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
26. STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
27. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INCLUDING NPDES, FROM THE APPROPRIATE JURISDICTIONAL AGENCIES FOR DISCHARGE OF GROUNDWATER THAT MAY BE NECESSARY TO ACCOMPLISH EXCAVATIONS SHOWN ON THESE PLANS.
28. DRAIN INLETS LOCATED WITHIN ACCESSIBLE PATHS OF TRAVEL SHALL HAVE ADA COMPLIANT GRATES, ORIENTED TO THE DOMINANT DIRECTION OF PEDESTRIAN TRAVEL.

UTILITIES

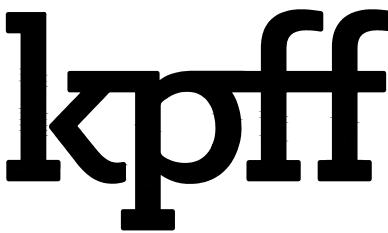
1. ADJUST ALL INCIDENTAL STRUCTURES, MANHOLES, VALVE BOXES, CATCH BASINS, FRAMES AND COVERS, ETC. TO FINISHED GRADE.
2. CONTRACTOR SHALL ADJUST ALL EXISTING AND/OR NEW FLEXIBLE UTILITIES (WATER, GAS, TV, TELEPHONE, ELEC., ETC.) TO CLEAR ANY EXISTING OR NEW GRAVITY DRAIN UTILITIES (STORM DRAIN, SANITARY SEWER, ETC.) IF CONFLICT OCCURS.
3. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES FOR THE INSTALLATION OF GAS, ELECTRICAL, POWER AND TELEPHONE SERVICE.
4. BEFORE BACKFILLING ANY SUBGRADE UTILITY IMPROVEMENTS CONTRACTOR SHALL SURVEY AND RECORD MEASUREMENTS OF EXACT LOCATION AND DEPTH AND SUBMIT TO ENGINEER AND OWNER.
5. ALL FIRE HYDRANT LATERALS SHALL BE 6" MINIMUM, U.N.O
6. FIRE DEPARTMENT CONNECTION INSTALLATION SHALL INCLUDE SIGNAGE PER N.F.P.A. 24 AND LOCAL AGENCY REQUIREMENTS.
7. ALL FIRE SERVICE PIPING SHALL BE RATED FOR THE MAXIMUM SYSTEM WORKING PRESSURE AND NOT LESS THEN 150 PSI.
8. ALL FIRE SERVICE PIPING FITTINGS SHALL BE IN ACCORDANCE WITH N.F.P.A. 24 REQUIREMENTS AND MATCH MATERIAL OF THE SYSTEM'S PIPING U.N.O. ABOVE-GRADE FITTINGS SHALL CONFORM TO N.F.P.A. 13 REQUIREMENTS.
9. AFTER INSTALLATION, COAT RODS, NUTS, BOLTS AND OTHER FIRE SERVICE RESTRAINING DEVICES WITH A BITUMINOUS OR OTHER ACCEPTABLE CORROSION -RETARDING MATERIAL.

WASHOE COUNTY STORM WATER CONSTRUCTION NOTES

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS OF WASHOE COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN WASHOE COUNTY ORDINANCE NO 1223 AND THE TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED SOME EXCEPTIONS MAY APPLY; REFER TO STORMWATER GENERAL PERMIT NVRI00000, SECTION 1.B.1.B.(2).
4. STANDARD NOTE NO 4: AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STOP AGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMPS WEEKLY, PRIOR TO A FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS FROZEN GROUND CONDITIONS OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES REFER TO STORMWATER GENERAL PERMIT NVRI00000, SECTION 1.B.1.G.
5. STANDARD NOTE NO 5: ACCUMULATED SEDIMENT IN BMPS SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

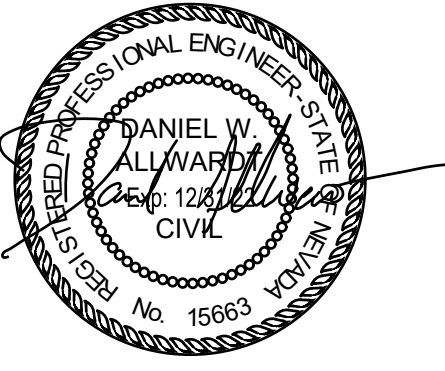
REVEGETATION SEED MIX FOR UPLAND SITES NOTES

Generic Revegetation Seed Mix for Upland Sites in northern NV		
Botanical Name	Common Name	PLS ¹ (lbs/acre)
Achillea millefolium	Yarrow	0.10
Achnatherum hymenoides	Indian ricegrass "Nezpar/Native"	2.00
Agropyron fragile ssp. sibericum	Siberian wheatgrass "P-27"	4.00
Artemisia tridentata ssp. wyomingensis ²	Basin sagebrush	1.00
Chrysothamnus nauseosus ²	Rabbitbrush	0.50
Elymus elymoides	Bottlebrush squirreltail	3.00
Elymus lanceolatus	Streambank wheatgrass "Sodar"	4.00
Ephedra viridis	Mormon tea	0.50
Eriogonum umbellatum	Sulfurflower buckwheat	0.50
Festuca ovina	Sheep fescue "Covar"	2.00
Linum lewisii	Blue flax	0.50
Lupinus argenteus	Silverleaf lupine	0.50
Penstemon palmeri	Palmer penstemon	0.25
Poa secunda	Sandberg bluegrass "Sherman"	2.00
Psuedoroegneria spicata	Bluebunch wheatgrass "Secar"	3.00
Purshia tridentata	Bitterbrush	1.00
	Annual flower blend ³	0.50
	Annual ryegrass	5.00
TOTAL		30.35
Notes: ¹ PLS = Pure Live Seed ² Seeds have a short shelf life ³ Annual flower blend contains Centaurea cyanus (Bachelor buttons), Cleome lutea (Beeplant), Cosmos bipinnatus (Cosmos), and Helian- thus annus (Sunflower)		



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Project

PONDEROSA RANCH
1200 TUNNEL CREEK ROAD
INCLINE VILLAGE, NV

Sheet Title

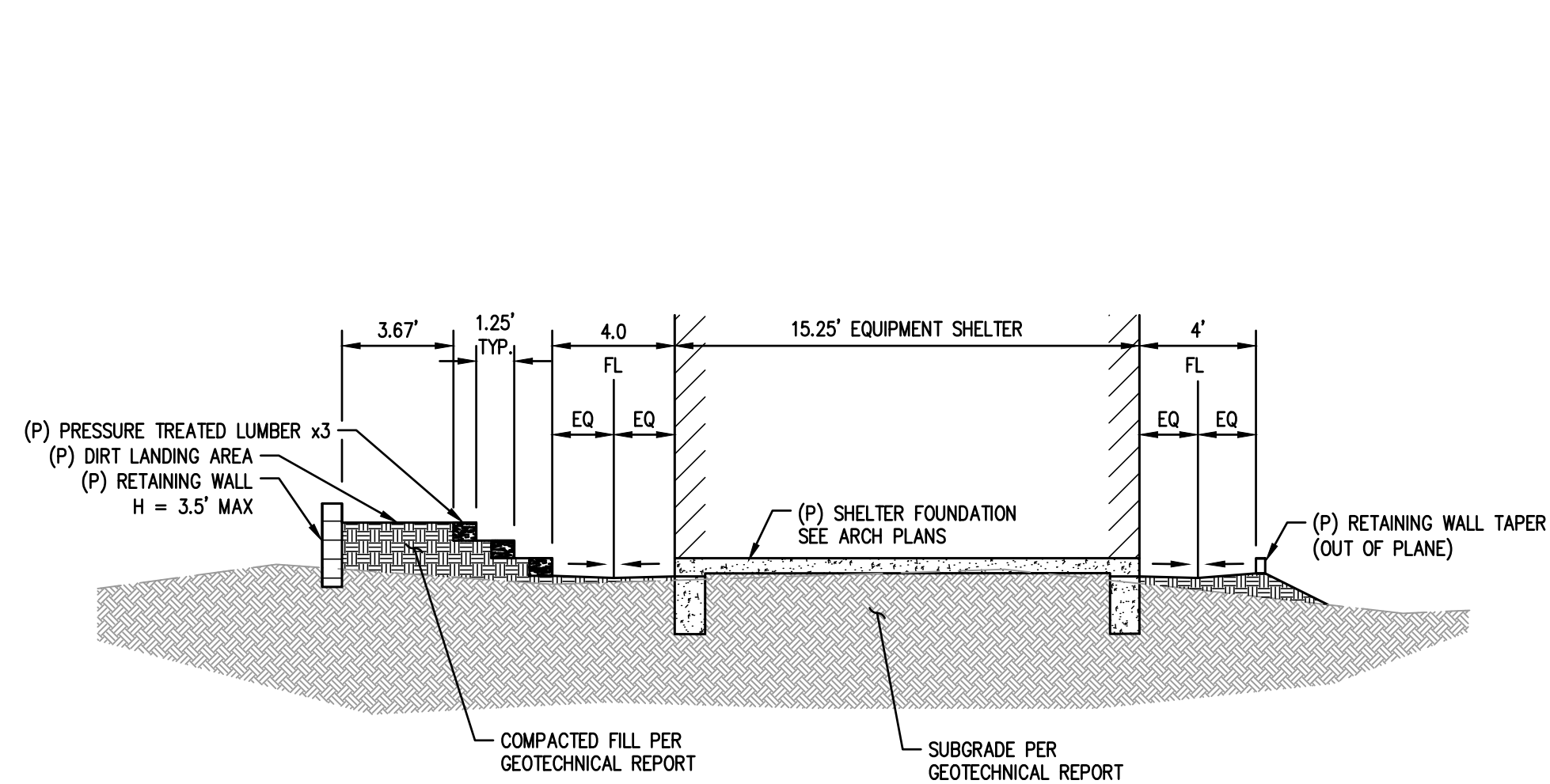
GENERAL NOTES

REVISIONS	NO.	Date	Description	Approved					

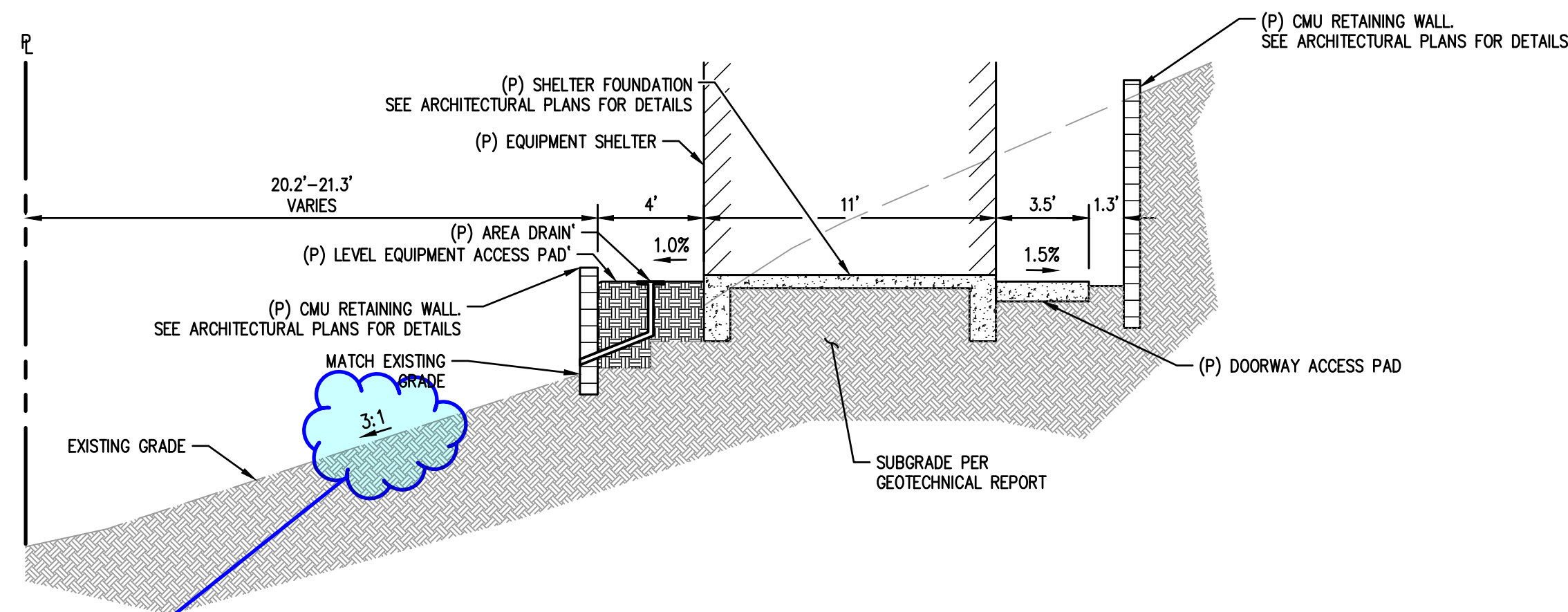
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Designed	JG
Drawn	JG
Checked	RC
JOB NO.	1900-268
Drawing No.	

C1.1

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Plotted: 1/13/22 at 8:16pm By: SMartinez
XREFs: 2000-077 xtb

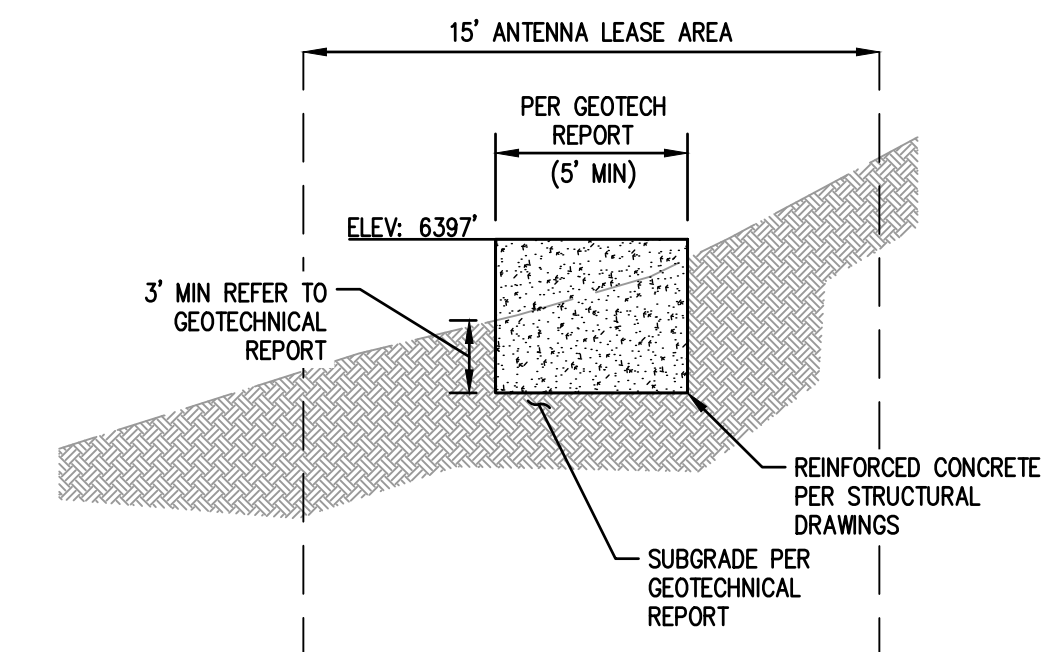


3 LOWER PRESSURE TREATED LUMBER RISERS AND EQUIPMENT SHELTER
SCALE: NTS

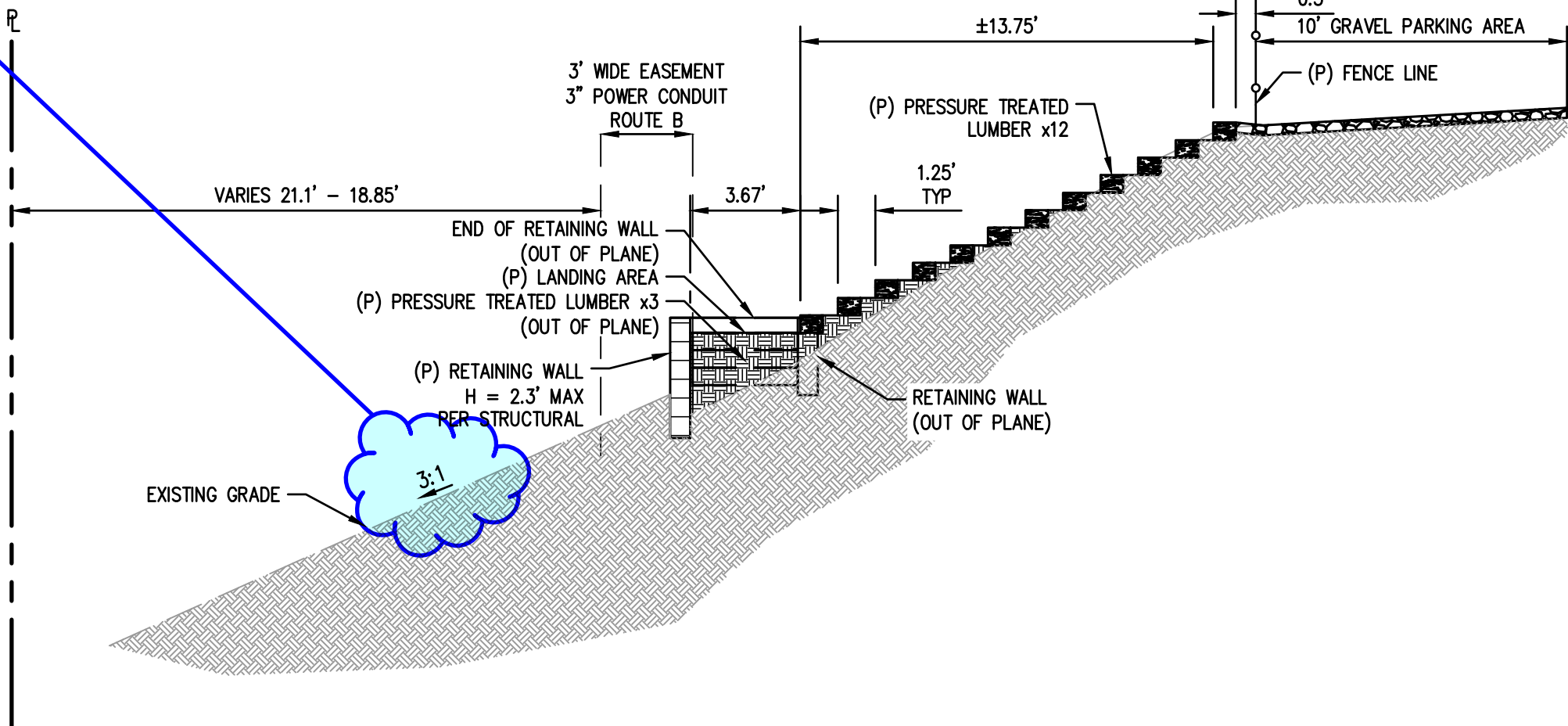


1 EQUIPMENT SHELTER PAD
SCALE: NTS

#7



4 MONOPINE CONCRETE PAD
SCALE: NTS

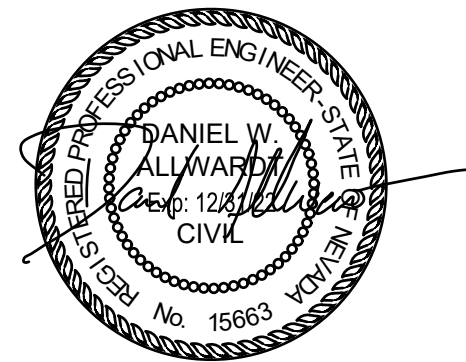


2 PRESSURE TREATED LUMBER RISER SECTION
SCALE: NTS

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Sheet Title

GRADING
SECTIONS

NO.	Date	Description	Approved

DATE 02/04/2021

Designed JG

Drawn JG

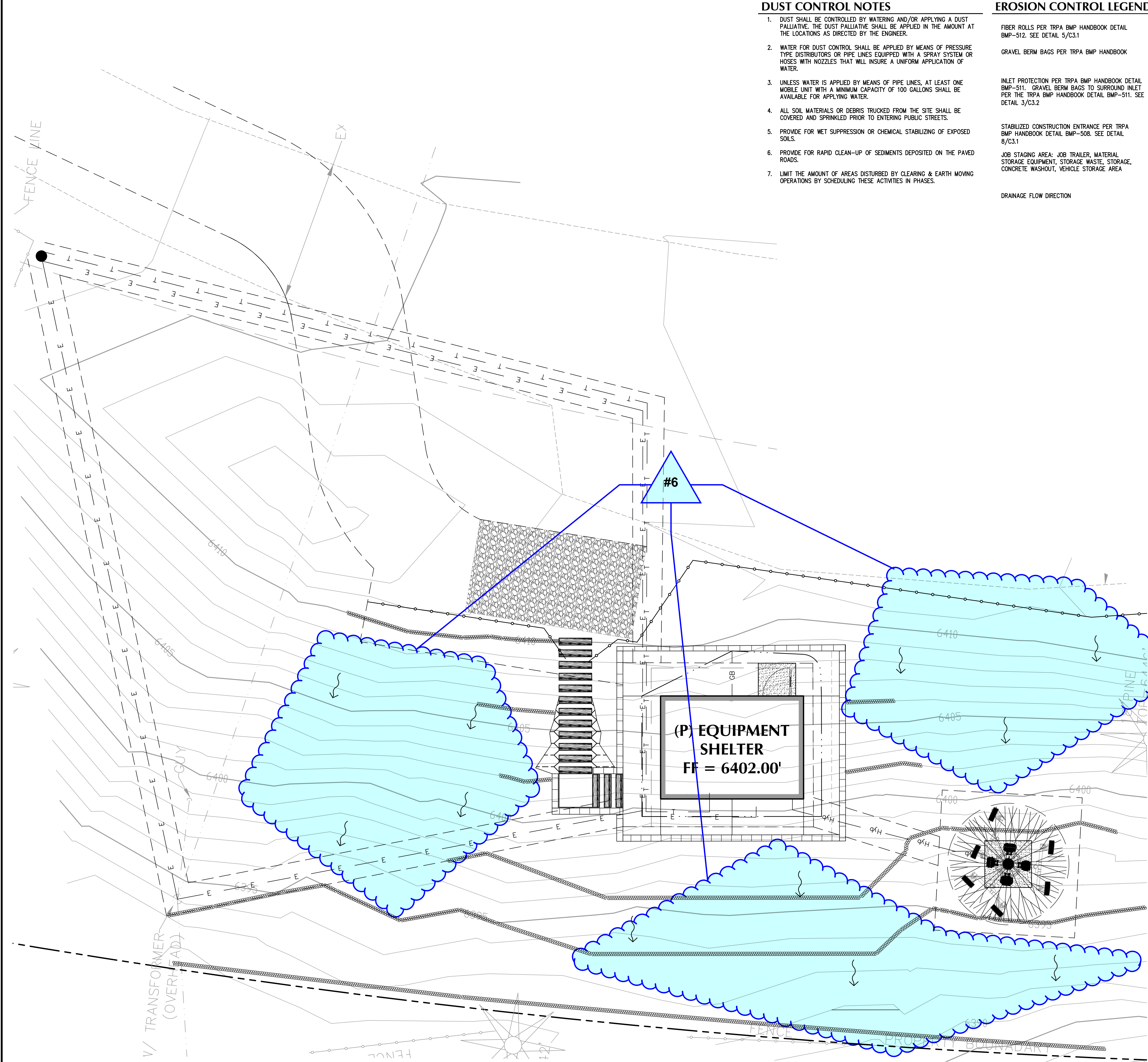
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JOB NO. 1900-268

Drawing No.

C2.1

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Plotted: 3/13/22 at 8:16:15 PM by: SMD/ing
XREFs: 2000-077 xtb 2000-077 xsv 2000-077 xst 2000-077 xut



DUST CONTROL NOTES

- DUST SHALL BE CONTROLLED BY WATERING AND/OR APPLYING A DUST PALLIATIVE. THE DUST PALLIATIVE SHALL BE APPLIED IN THE AMOUNT AT THE LOCATIONS AS DIRECTED BY THE ENGINEER.
- WATER FOR DUST CONTROL SHALL BE APPLIED BY MEANS OF PRESSURE TYPE DISTRIBUTORS OR PIPE LINES EQUIPPED WITH A SPRAY SYSTEM OR HOSES WITH NOZZLES THAT WILL INSURE A UNIFORM APPLICATION OF WATER.
- UNLESS WATER IS APPLIED BY MEANS OF PIPE LINES, AT LEAST ONE MOBILE UNIT WITH A MINIMUM CAPACITY OF 100 GALLONS SHALL BE AVAILABLE FOR APPLYING WATER.
- ALL SOIL MATERIALS OR DEBRIS TRUCKED FROM THE SITE SHALL BE COVERED AND SPRINKLED PRIOR TO ENTERING PUBLIC STREETS.
- PROVIDE FOR WET SUPPRESSION OR CHEMICAL STABILIZING OF EXPOSED SOILS.
- PROVIDE FOR RAPID CLEAN-UP OF SEDIMENTS DEPOSITED ON THE PAVED ROADS.
- LIMIT THE AMOUNT OF AREAS DISTURBED BY CLEARING & EARTH MOVING OPERATIONS BY SCHEDULING THESE ACTIVITIES IN PHASES.

EROSION CONTROL LEGEND

- FIBER ROLLS PER TRPA BMP HANDBOOK DETAIL BMP-512. SEE DETAIL 5/C3.1
- GRAVEL BERM BAGS PER TRPA BMP HANDBOOK
- INLET PROTECTION PER TRPA BMP HANDBOOK DETAIL BMP-511. GRAVEL BERM BAGS TO SURROUND INLET PER THE TRPA BMP HANDBOOK DETAIL BMP-511. SEE DETAIL 3/C3.2
- STABILIZED CONSTRUCTION ENTRANCE PER TRPA BMP HANDBOOK DETAIL BMP-508. SEE DETAIL 8/C3.1
- JOB STAGING AREA: JOB TRAILER, MATERIAL STORAGE EQUIPMENT, STORAGE WASTE, STORAGE, CONCRETE WASHOUT, VEHICLE STORAGE AREA
- DRAINAGE FLOW DIRECTION

EROSION CONTROL NOTES:

- TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
- ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR
- WHEN THE INSPECTOR SO DIRECTS, A 12-INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
- STORM AND SEWER DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH SANDBAGS.
- EXCEPT WHEN THE INSPECTOR DIRECTS OTHERWISE, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS FORECAST, AND SHALL BE MAINTAINED DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 15).
- SANDBAGS SHALL BE STOCKPILED ON SITE, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECAST, OR WHEN THE INSPECTOR SO DIRECTS.
- A "STANDBY EMERGENCY CREW" SHALL BE ALERTED BY THE PERMITEE OR THE CONTRACTOR TO PERFORM EMERGENCY WORK DURING RAINSTORMS. THE PARTY TO BE CONTACTED IS: _____ (TO BE FILLED IN BY CONTRACTOR)
NAME: _____
PHONE NUMBER: _____

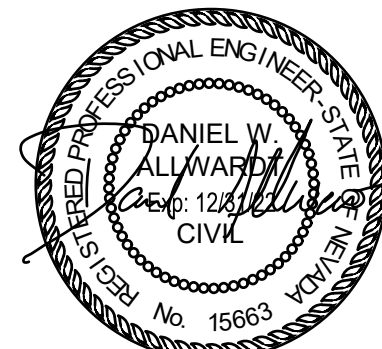
BMP INSTALLATION SCHEDULE

BEST MANAGEMENT PRACTICE	LOCATION	IMPLEMENTATION SCHEDULE	MAINTENANCE SCHEDULE
A. PRESERVING EXISTING VEGETATION	AROUND PERIMETER OF PROJECT SITE	CONTINUOUS, UNTIL CONSTRUCTION IS COMPLETED	EDUCATE EMPLOYEES AND SUBCONTRACTORS REGARDING IMPORTANCE OF MAINTAINING EXISTING VEGETATION TO PREVENT EROSION AND FILTER AND SEDIMENT IN RUNOFF FROM DISTURBED AREAS ON THE CONSTRUCTION SITE. INSPECT SITE PERIMETER MONTHLY TO VERIFY THE OUTSIDE VEGETATION IS NOT DISTURBED.
B. PROTECT GRADED AREAS AND SLOPES FROM WASHOUT AND EROSION	THROUGHOUT PROJECT SITE	CONTINUOUS	INSPECT GRADED AREAS AND SLOPES ON AT LEAST A MONTHLY BASIS TO CHECK FOR EROSION. REGRADE TRIBUTARY AREAS OR INSTALL FILTER BARRIER OR SAND BAG DIKES AS NECESSARY TO PREVENT EROSION.
C. GRAVEL FILTER	ALONG FLOW LINES OF UNPAVED ROADWAYS WITHIN SITE	CONTINUOUS	INSPECT DAILY AND AFTER EACH STORM. REMOVE ON-SITE SEDIMENT DEPOSITED BEHIND BERM OR BARRIER TO MAINTAIN EFFECTIVENESS.
D. INLET FILTER BAG	INLETS TO THE STORM DRAINAGE SYSTEM	CONTINUOUS UNTIL LANDSCAPING IS IN PLACE	INSPECT WEEKLY AND AFTER EACH STORM. REMOVE SEDIMENT AND DEBRIS BEFORE ACCUMULATIONS HAVE REACHED ONE THIRD THE DEPTH OF THE BAG. REPAIR OR REPLACE INLET FILTER BAG AS SOON AS DAMAGE OCCURS.
E. FIBER ROLL	ANY SLOPES GREATER THAN 4:1 THROUGHOUT PROJECT SITE	CONTINUOUS	INSPECT WEEKLY AND AFTER EACH STORM. REMOVE SEDIMENT DEPOSITED BEHIND FIBER ROLL WHENEVER NECESSARY TO MAINTAIN EFFECTIVENESS.
F. HYDROSEEDING	SLOPES GREATER THAN 3:1	IN PLACE NO LATER THAN SEPTEMBER 15TH OF EACH YEAR	INSPECT SLOPES ON AT LEAST A MONTHLY BASIS TO CHECK FOR EROSION. IF EROSION IS NOTED, SPREAD STRAW MULCH OVER AFFECTED AREAS.
G. STABILIZED CONSTRUCTION ENTRANCE	ENTRANCES TO SITE FROM PUBLIC ROADWAYS	CONTINUOUS, UNTIL CONSTRUCTION IS COMPLETED	INSPECT ON A MONTHLY BASIS AND AFTER EACH RAINFALL. ADD AGGREGATE BASE MATERIAL WHENEVER NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED INTO PUBLIC STREET.
H. WIND EROSION CONTROL PRACTICES	WHEREVER NECESSARY THROUGHOUT PROJECT SITE	CONTINUOUS UNTIL GRADING IS COMPLETED AND SOILS HAVE STABILIZED	INSPECT SITE DURING WINDY CONDITIONS TO IDENTIFY AREAS WHERE WIND EROSION IS OCCURRING AND ABATE EROSION AS NECESSARY.
I. GOOD HOUSEKEEPING MEASURES	THROUGHOUT PROJECT SITE	CONTINUOUS, UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A MONTHLY BASIS TO VERIFY THAT GOOD HOUSEKEEPING PRACTICES ARE BEING IMPLEMENTED.
J. PROPER CONSTRUCTION MATERIAL STORAGE	DESIGNATED AREA PER PLANS	CONTINUOUS, UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A WEEKLY BASIS TO VERIFY THAT CONSTRUCTION MATERIALS ARE STORED IN A MANNER, WHICH COULD NOT CAUSE STORM WATER POLLUTION.
K. STREET AND STORM DRAINAGE FACILITY MAINTENANCE DEFINITIONS	STREETS AND STORM DRAINAGE FACILITIES	CONTINUOUS, UNTIL CONSTRUCTION IS COMPLETED	MAINTAIN STORM DRAINAGE FACILITIES AND PAVED STREETS CLEAR OF SEDIMENT AND DEBRIS.
L. PROPER CONSTRUCTION WASTE STORAGE AND DISPOSAL INCLUDING: 1) CONCRETE SPILL CLEANUP 2) PAINT & PAINTING SUPPLIES 3) VEHICLE FUELING MAINTENANCE & CLEANING	1) DESIGNATED COLLECTION AREA 2) MATERIAL HANDLING AREA 3) DESIGNATED AREA WITH SECONDARY CONTAINMENT	1) CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED 2) IMMEDIATELY AT TIME OF SPILL 3) CONTINUOUS	1) INSPECT SITE ON AT LEAST A WEEKLY BASIS TO ASSURE WASTE IS STORED PROPERLY AND DISPOSED OF AT LEGAL DISPOSAL SITE, DAILY. 2) INSPECT MATERIAL HANDLING AREAS ON AT LEAST A MONTHLY BASIS TO VERIFY PROPER SPILL CLEANUP. 3) KEEP AMPLE SUPPLIES OF SPILL CLEANUP MATERIALS ON SITE & INSPECT ON REGULAR SCHEDULE.
1. PHASES OF GRADING: INITIAL: WHEN CLEARING AND GRUBBING ACTIVITIES OCCUR. ROUGH: WHEN CUT AND FILL ACTIVITIES OCCUR AND THE SITE IMPROVEMENTS ARE CONSTRUCTED, INCLUDING UNDERGROUND PIPING, STREETS, SIDEWALKS AND OTHER IMPROVEMENTS. FINAL: WHEN FINAL ELEVATIONS ARE SET, AND SITE IMPROVEMENTS ARE COMPLETED AND READY FOR CITY/COUNTY ACCEPTANCE.			

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1200 TUNNEL CREEK ROAD
INCLINE VILLAGE, NV**

Sheet Title

**EROSION &
SEDIMENT
CONTROL PLAN**

REVISIONS	NO.	Date	Description	Approved

DATE 02/04/2021

Designed JG

Drawn JG

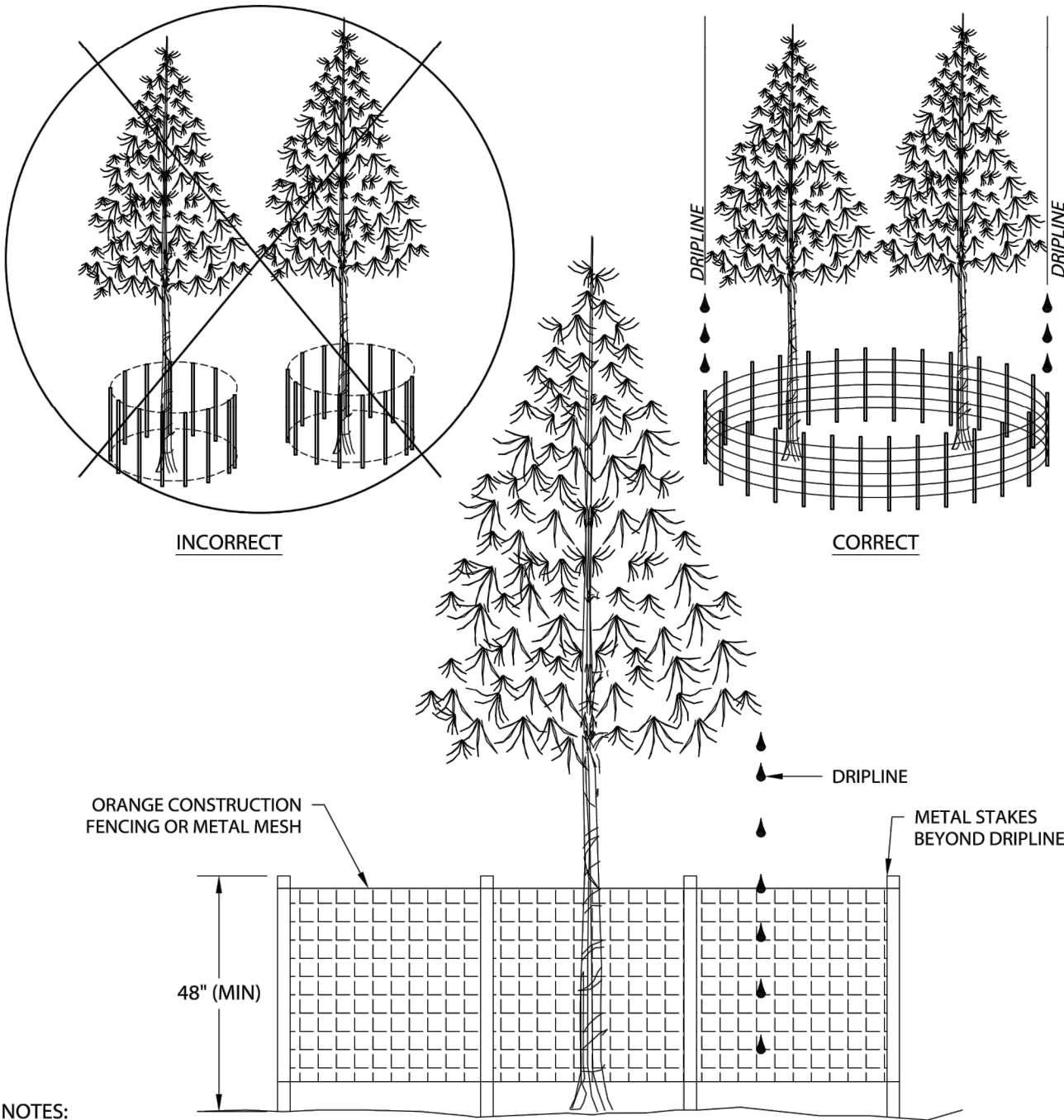
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JOB NO. 1900-268

Drawing No.

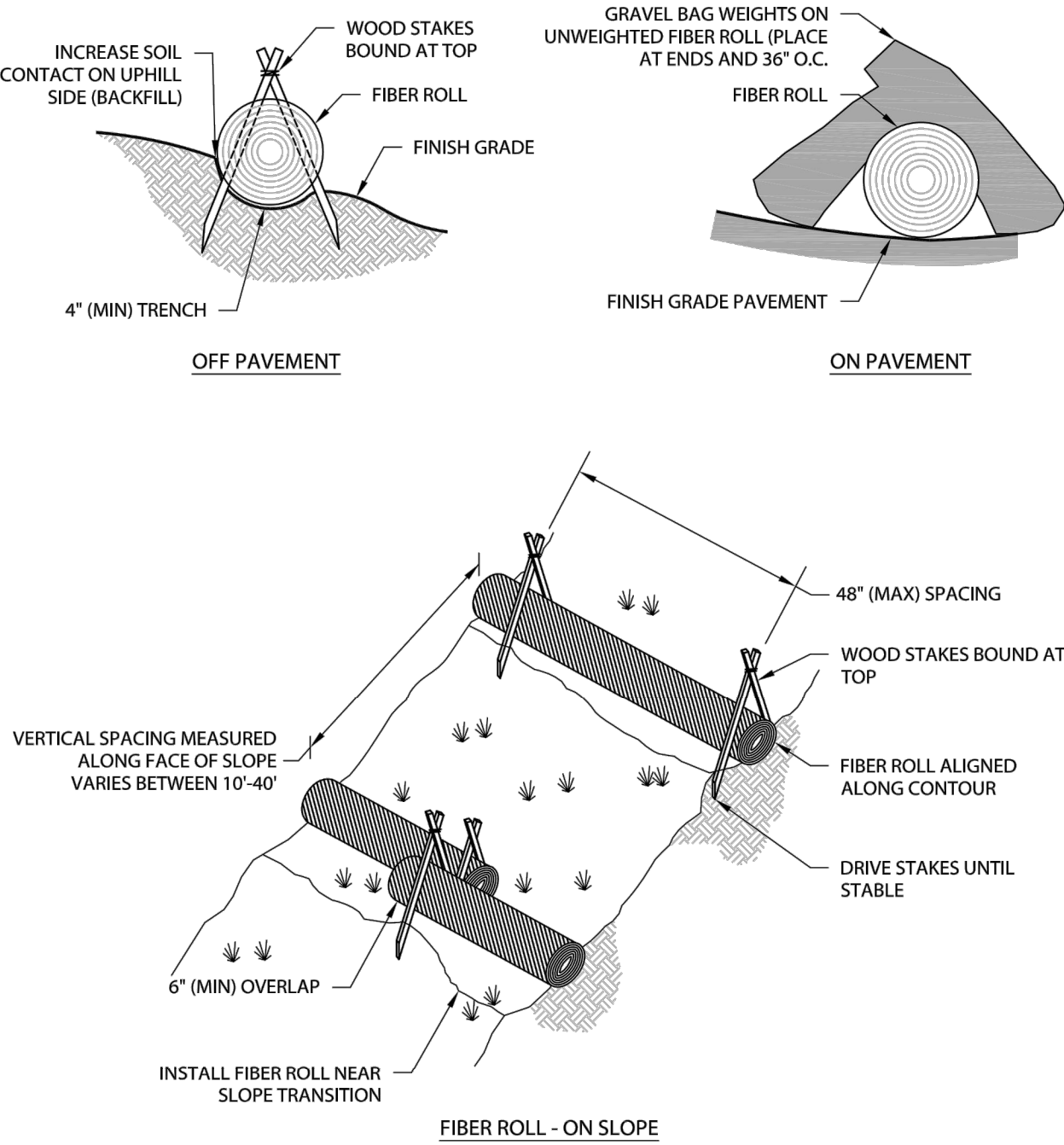
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XREFs: 2000-077 xtb

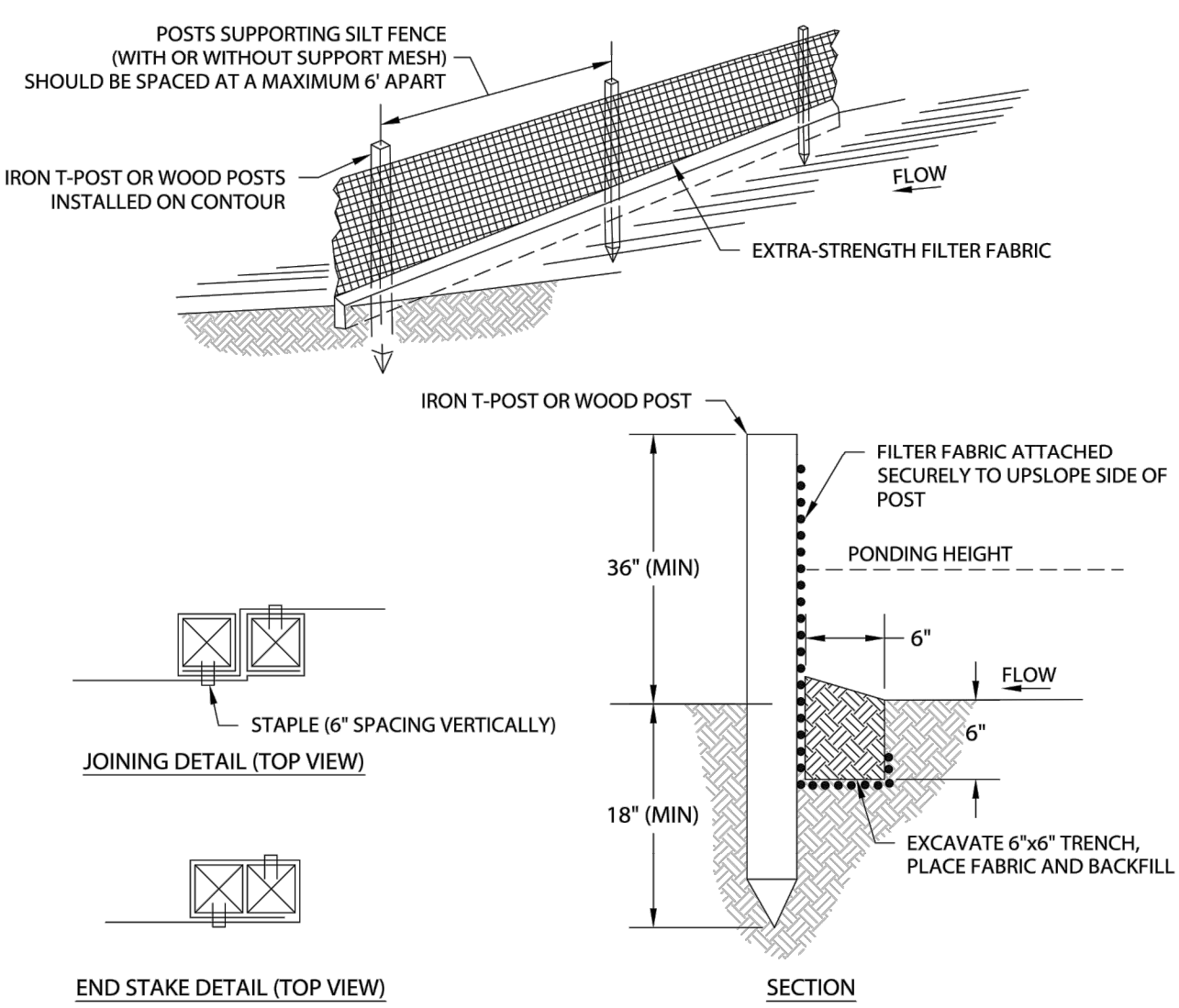


- NOTES:
- DO NOT PERMIT PERSONNEL, CONSTRUCTION MATERIALS, OR EQUIPMENT, TEMPORARY OR OTHERWISE, WITHIN PROTECTIVE FENCING.
 - VEGETATION PROTECTION IS REQUIRED FOR ALL PROJECTS AS A CONDITION OF PROJECT APPROVAL.
 - METAL OR WIRE MESH FENCING MAY BE REQUIRED.
 - CALCULATE THE PROTECTIVE PERIMETER FOR SHIELDING LARGER SPECIMEN TREES MEASURING OVER 30" DBH AS FOLLOWS: COMPUTE THE PROTECTIVE RADIUS BY ADDING ONE FOOT, AS MEASURED OUT FROM THE TREE BOLE, FOR EVERY INCH IN DBH. (E.G. A TREE WITH A 30" DBH WOULD RECEIVE A 30' PROTECTIVE PERIMETER)

Vegetation Protection
TAHOE REGIONAL PLANNING AGENCY
BMP-507
November 2012
THE TAHOE REGIONAL PLANNING AGENCY (TRPA) SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS DETAIL.

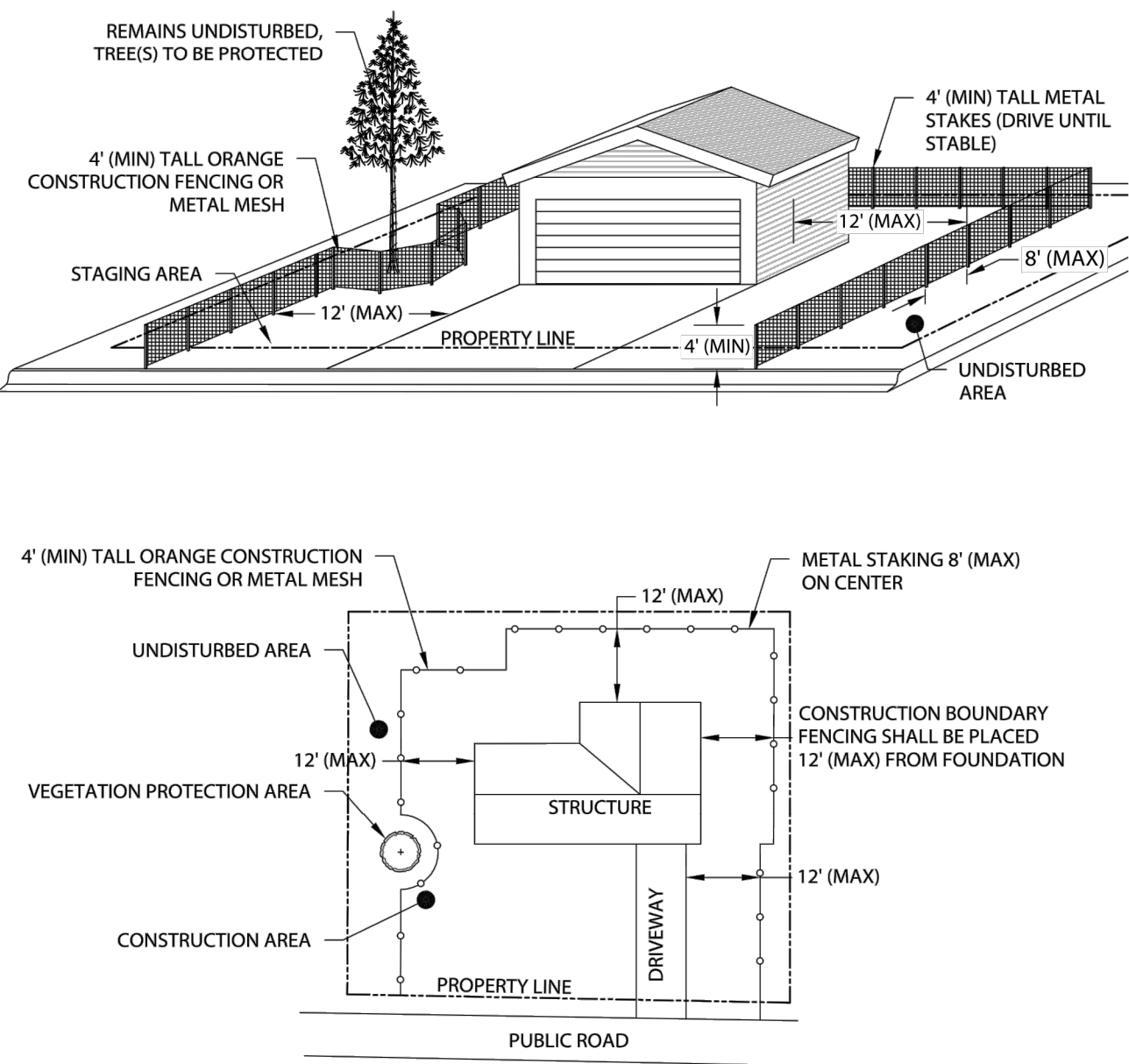


Fiber Rolls
TAHOE REGIONAL PLANNING AGENCY
BMP-512
December 2012
THE TAHOE REGIONAL PLANNING AGENCY (TRPA) SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS DETAIL.



- NOTES:
- USED IN AREAS WHERE SHEET FLOW OCCURS.
 - DO NOT USE IN STREAMS, CHANNELS, OR ANYWHERE FLOW IS CONCENTRATED. DO NOT USE SILT FENCES TO DIVERT FLOW.
 - DO NOT USE BELOW SLOPES SUBJECT TO CREEP, SLUMPING, OR LANDSLIDES.
 - SILT FENCE SHOULD BE WOVEN POLYPROPYLENE WITH A MINIMUM WIDTH OF 36 INCHES AND A MINIMUM TENSILE STRENGTH OF 100 LB FORCE.
 - INSTALL ALONG A LEVEL CONTOUR SO WATER DOES NOT POND MORE THAN 1.5 FEET AT ANY POINT ALONG THE SILT FENCE.
 - THE MAXIMUM LENGTH OF SLOPE DRAINING TO ANY POINT ALONG THE SILT FENCE SHOULD BE 200 FEET OR LESS.
 - THE MAXIMUM SLOPE PERPENDICULAR TO THE FENCE LINE SHOULD BE 1:1.
 - PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND TO ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOES OF SLOPES OR OTHER OBSTRUCTIONS.
 - TURN THE ENDS OF THE FILTER FENCE UPHILL TO CREATE A "J" SHAPE, TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
 - LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWN SLOPE FROM THE FENCE WHERE FEASIBLE.
 - SILT FENCES SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
 - REMOVE SEDIMENT WHEN DEPOSITS REACH APPROXIMATELY 1/3 HEIGHT OF BARRIER.

Silt Fence
TAHOE REGIONAL PLANNING AGENCY
BMP-513
November 2012
THE TAHOE REGIONAL PLANNING AGENCY (TRPA) SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS DETAIL.



- NOTES:
- METAL OR WIRE MESH FENCING MAY BE REQUIRED FOR SITES THAT CONSISTENTLY FAIL TO MAINTAIN PERMITTED FENCING REQUIREMENTS.
 - INSPECTIONS SHALL BE MADE DAILY AND DOWNED SECTIONS REPAIRED IMMEDIATELY.
 - ALL DISTURBED SOIL WITHIN THE CONSTRUCTION AREA MUST BE DE-COMPACTED AND RESTORED, PLANT WITH NATIVE AND/OR ADAPTED PLANTS POST-CONSTRUCTION.

Temporary Boundary Construction Fencing
TAHOE REGIONAL PLANNING AGENCY
BMP-501
November 2012
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7 VEGETATION PROTECTION

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5 FIBER ROLLS DETAIL

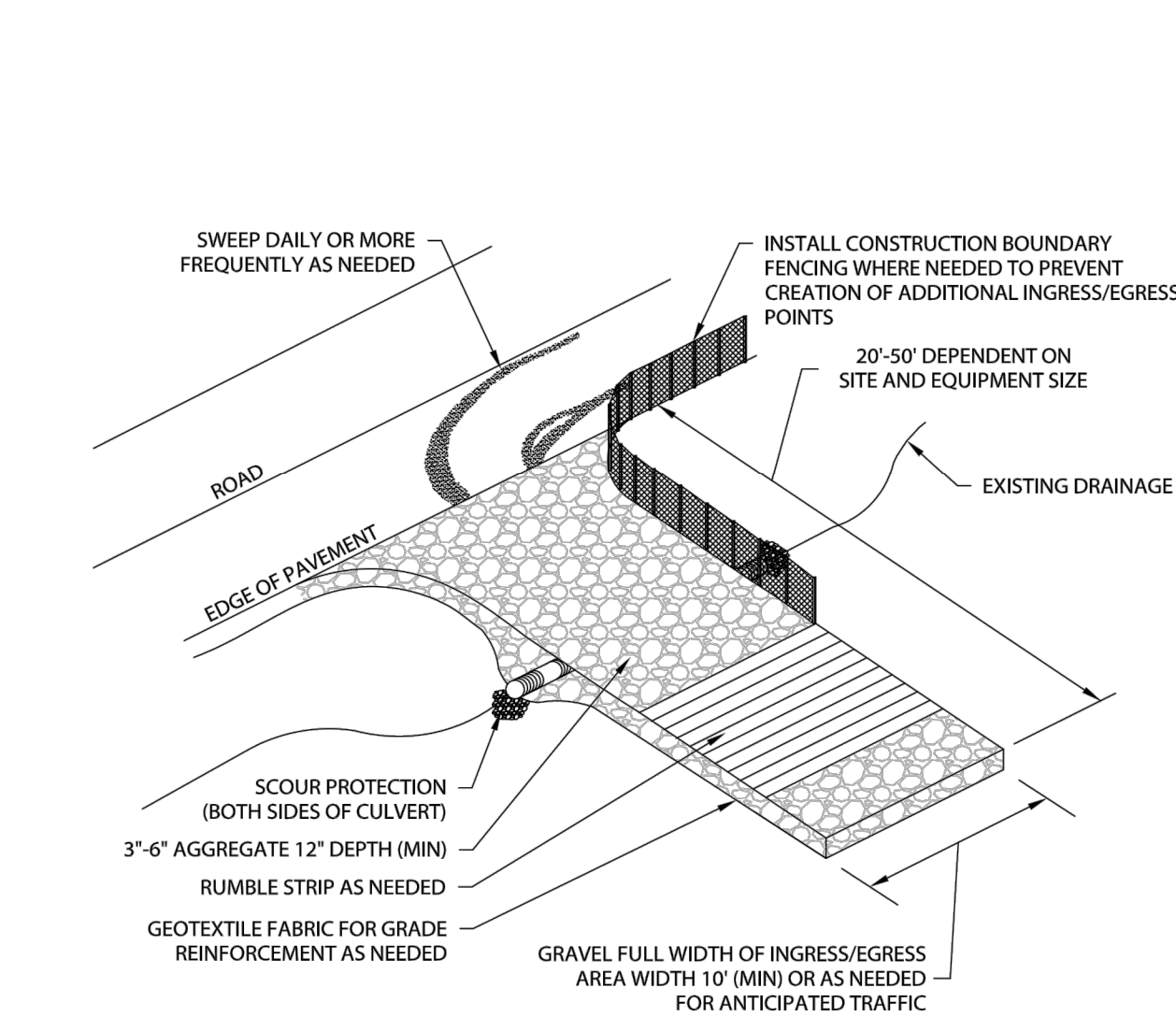
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3 SILT FENCE DETAIL

SCALE: NTS

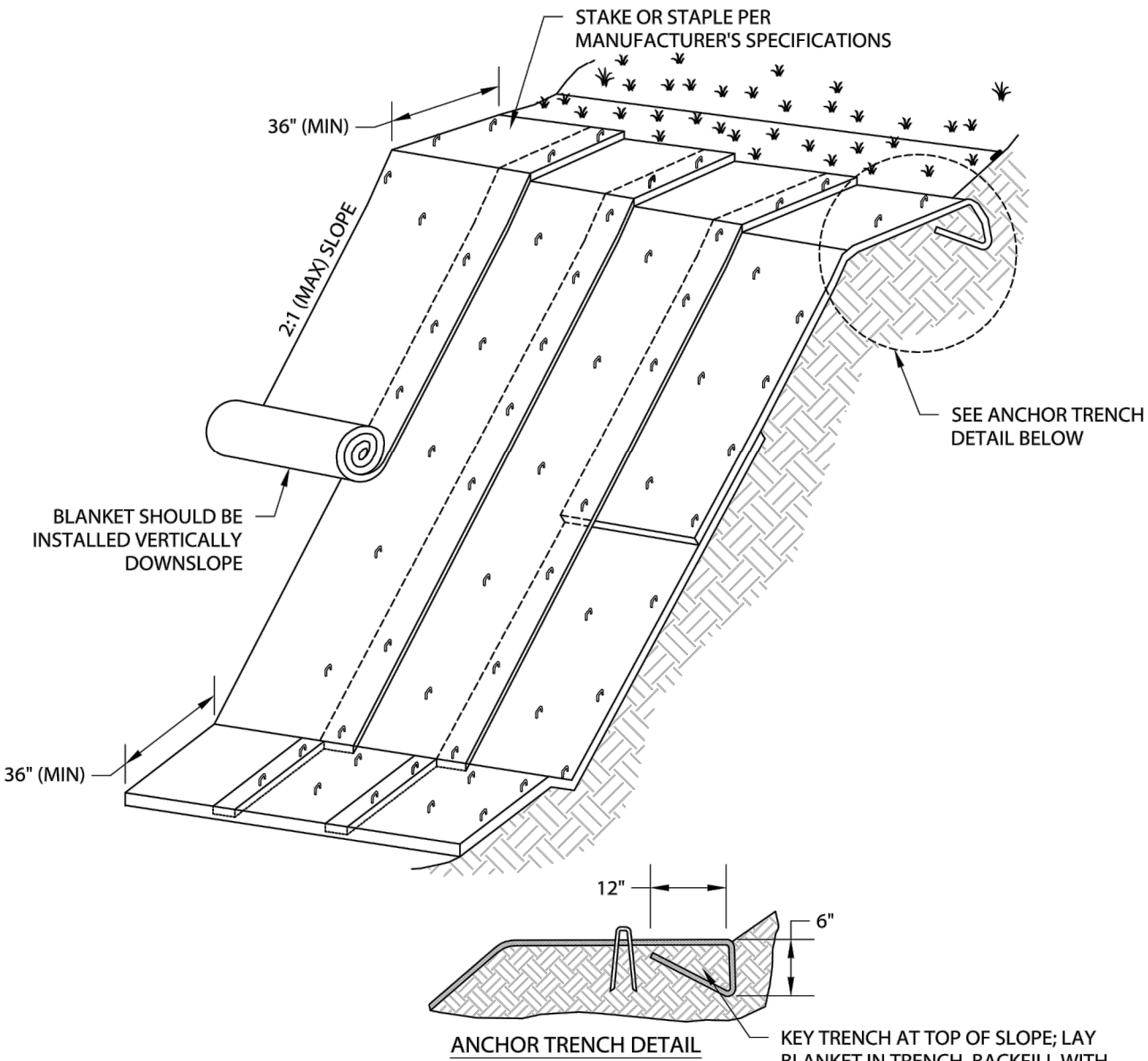
1 TEMPORARY BOUNDARY CONSTRUCTION FENCING

SCALE: NTS



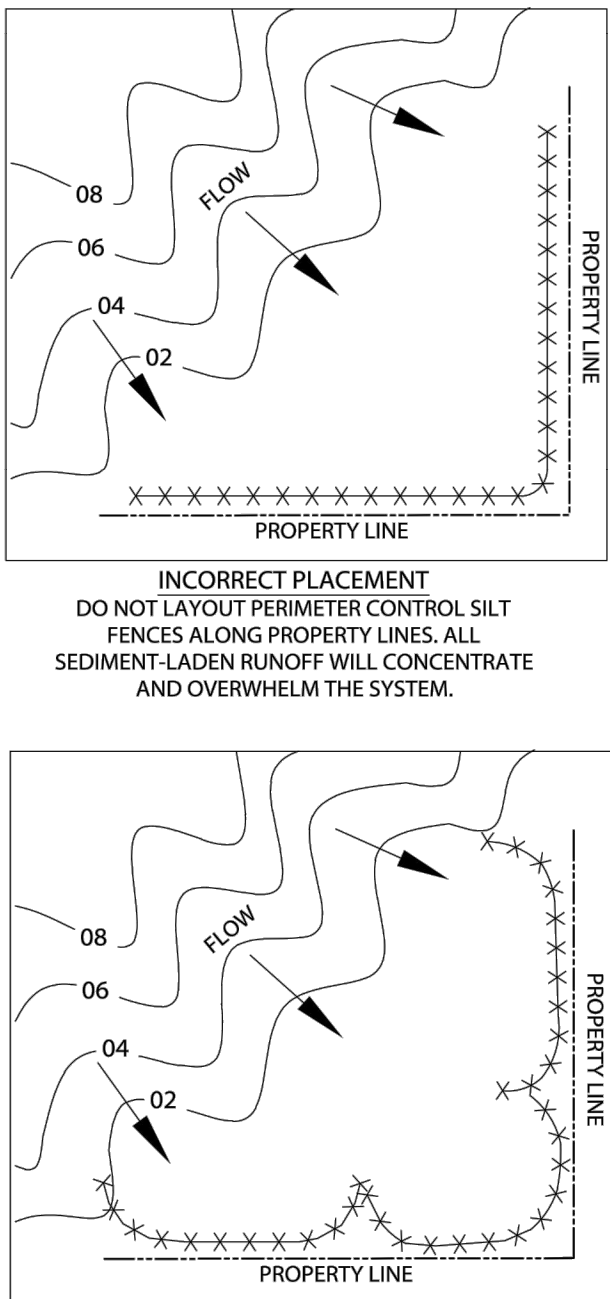
- NOTES:
- A STABILIZED CONSTRUCTION ENTRANCE SHALL BE USED AT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS.
 - THE AGGREGATE SHALL BE 3" - 6" CRUSHED ROCK.
 - THE ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
 - THE ENTRANCE SHALL BE CONSTRUCTED ON LEVEL GROUND, WHERE FEASIBLE, AND LOCATED WHERE PERMANENT DRIVEWAY OR PARKING AREAS ARE PLANNED.
 - ADDITIONAL STONE SHALL BE PROVIDED WHEN SURFACE VOIDS ARE NO LONGER VISIBLE OR WHEN THERE IS FREQUENT OFF-SITE TRACKING. FREQUENT OFF-SITE TRACKING MAY INDICATE THE NEED FOR GRAVEL REPLACEMENT.
 - CONTRACTOR TO MAINTAIN CONSTRUCTION ENTRANCE AT ALL TIMES.
 - ALL SEDIMENT DEPOSITS ON PAVED ROADWAYS SHALL BE SWEEPED DAILY OR MORE FREQUENTLY AS NEEDED.
 - LIMIT CONSTRUCTION TRAFFIC DURING WET WEATHER OR WHEN THE SITE IS SATURATED, MUDDY OR COVERED IN SNOW.
 - LIMIT SPEEDS OF INGRESS/EGRESS VEHICLES TO 5 MPH OR LESS.

Vehicle Tracking Control
TAHOE REGIONAL PLANNING AGENCY
BMP-508
December 2012
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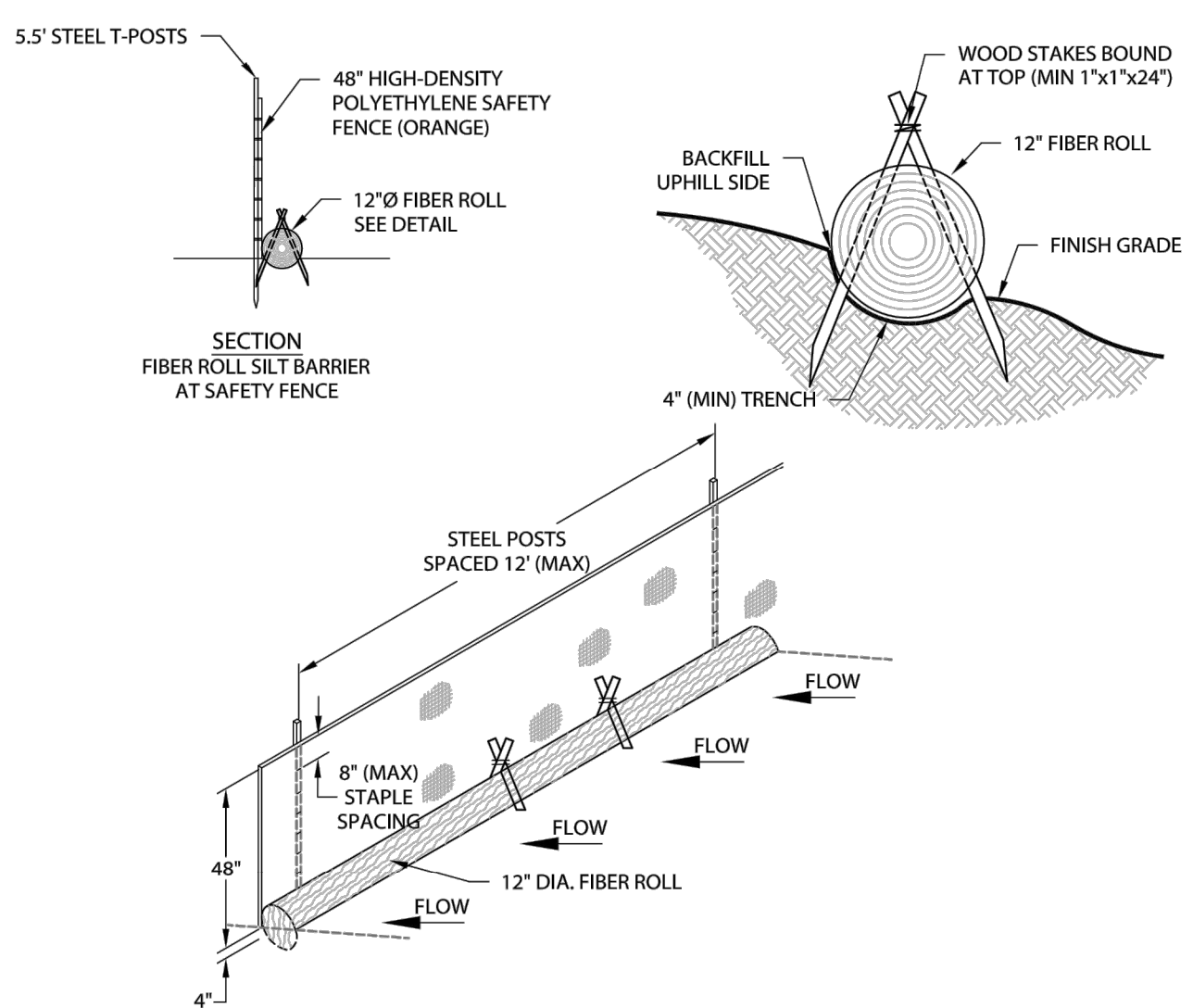


- NOTES:
- SLOPE SURFACE SHALL BE FREE OF ROCKS, VEGETATION, STICKS, AND DEBRIS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT. SCARIFY AND/OR TILL SLOPE SURFACE 12" DEEP BEFORE LAYING BLANKET.
 - LAY BLANKETS LOOSELY AND STAKE OR STAPLE AS NEEDED TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH OR TWIST.
 - EROSION CONTROL BLANKETS SHOULD BE USED IN CONJUNCTION WITH REVEGETATION (CONTAINER OR PLUG PLANTING) TO SPECIFICATIONS OF REVEGETATION PLAN FOR PROJECT.
 - HAND WALK BLANKET DOWN SLOPE AS BLANKET IS STAKED OR STAPLED TO PREVENT STRETCHING.
 - DO NOT WALK ON BLANKET ONCE IN PLACE.
 - ALL ANCHORS SHALL BE INSTALLED PERPENDICULAR TO SLOPE.

Erosion Control Blanket
TAHOE REGIONAL PLANNING AGENCY
BMP-515
November 2012
THE TAHOE REGIONAL PLANNING AGENCY (TRPA) SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS DETAIL.



Silt Fence Placement
TAHOE REGIONAL PLANNING AGENCY
BMP-514
November 2012
THE TAHOE REGIONAL PLANNING AGENCY (TRPA) SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS DETAIL.



- NOTES:
- FIBER ROLL SHALL NOT BE MADE FROM STRAW. FIBER ROLLS SHALL BE BOUND BY HIGH STRENGTH COIR NETTING, AND HAVE A MINIMUM WEIGHT OF 5 LBS PER LINEAL FOOT.
 - ORANGE SAFETY FENCE IS INTENDED TO PROTECT FIBER ROLLS FROM COMPRESSION BY VEHICLES, CONSTRUCTION EQUIPMENT, ECT. FENCES SHALL BE HIGH DENSITY POLYETHYLENE WITH A MESH OPENING OF APPROXIMATELY 1 INCH BY 4 INCHES AND A MINIMUM HEIGHT OF 4 FEET. SAFETY FENCE MAY BE OMITTED IN LOW TRAFFIC AREAS.
 - FIBER ROLL SILT BARRIER SHALL BE INSTALLED ALONG CONTOUR AND ON SLOPES 5:1 V OR FLATTER UNLESS OTHERWISE APPROVED BY TRPA.
 - THE INSTALLATION CONFIGURATION SHALL PREVENT RUNOFF FROM LEAVING THE SITE OR ENTERING A WATERCOURSE WITHOUT PASSING THROUGH A SILT BARRIER.
 - THE MAXIMUM LENGTH OF SLOPE DRAINING TO THE SILT BARRIER SHALL BE 100 FEET.
 - FIBER ROLL SHALL BE INSTALLED BY SHAPING A 4 INCH DEEP FURROW TO MATCH THE SHAPE OF THE LOG, SECURING IN FURROW WITH WOOD STAKES, AND TAMPING THE GROUND AROUND THE FIBER ROLL TO FILL VOIDS BETWEEN THE LOG AND THE GROUND.

Fiber Roll Silt Barrier
TAHOE REGIONAL PLANNING AGENCY
BMP-517
December 2012
THE TAHOE REGIONAL PLANNING AGENCY (TRPA) SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS DETAIL.

8 VEHICLE TRACKING CONTROL DETAIL

SCALE: NTS

6 EROSION CONTROL BLANKET DETAIL

SCALE: NTS

4 SILT FENCE PLACEMENT DETAIL

SCALE: NTS

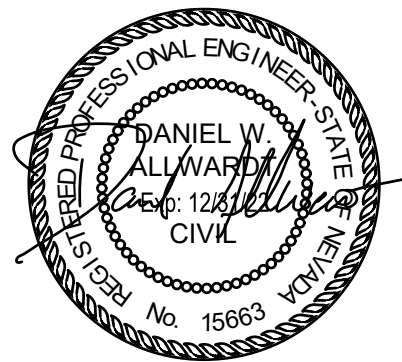
2 FIBER ROLL SILT BARRIER

SCALE: NTS

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INCLINE VILLAGE, NV

Sheet Title

EROSION CONTROL DETAILS

REVISIONS	Description	Date	NO.	Approved

DATE 02/04/2021

Designed JG

Drawn JG

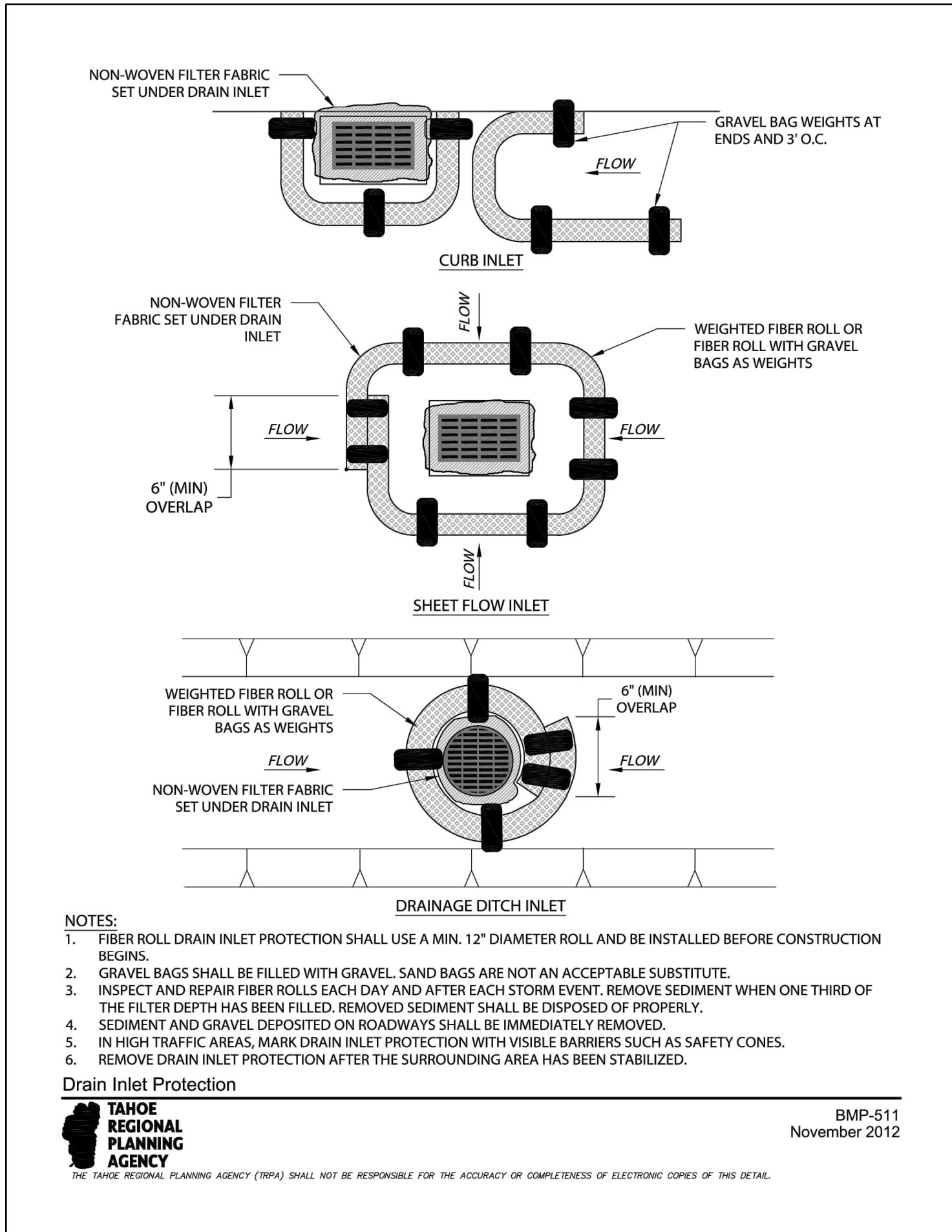
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JOB NO. 1900-268

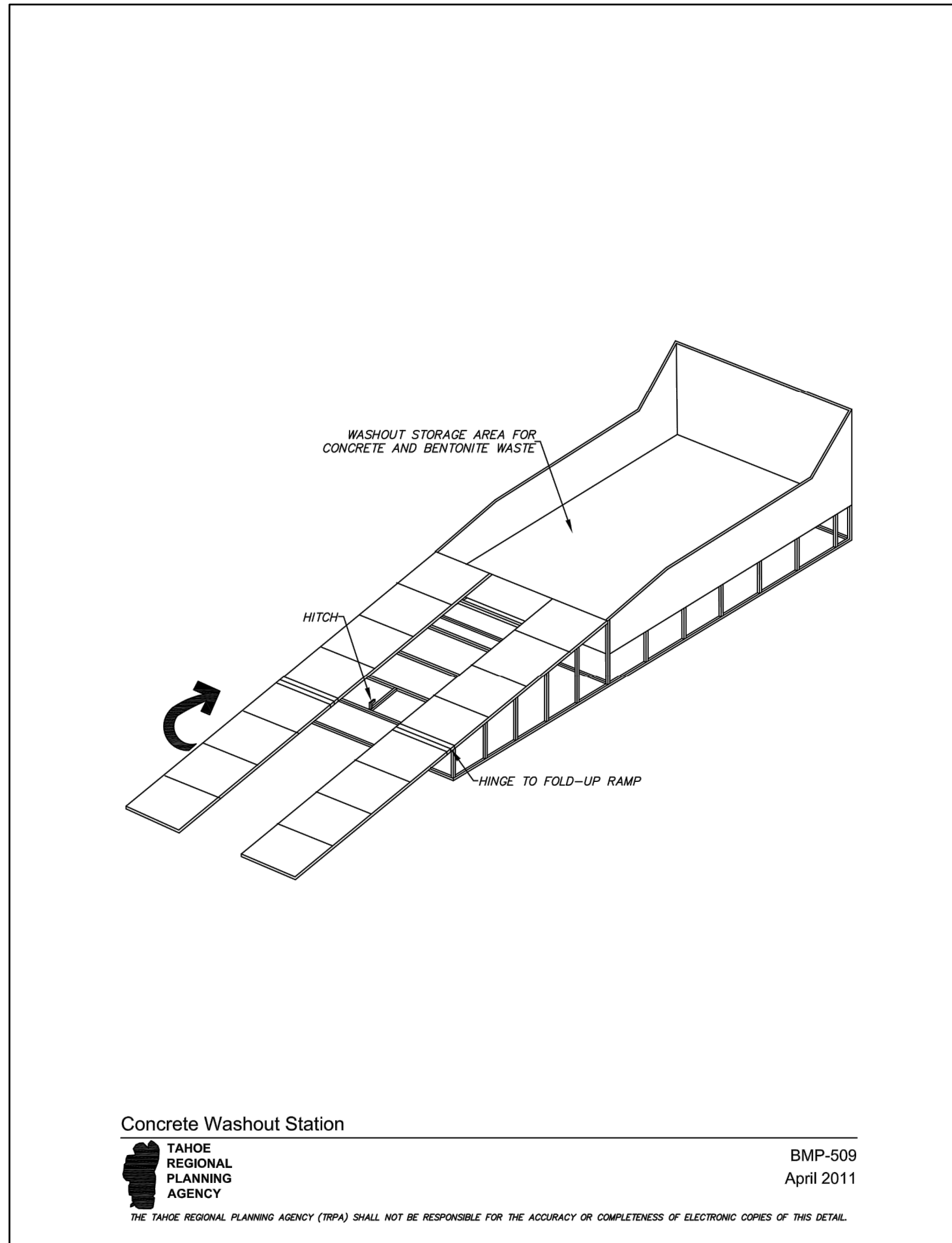
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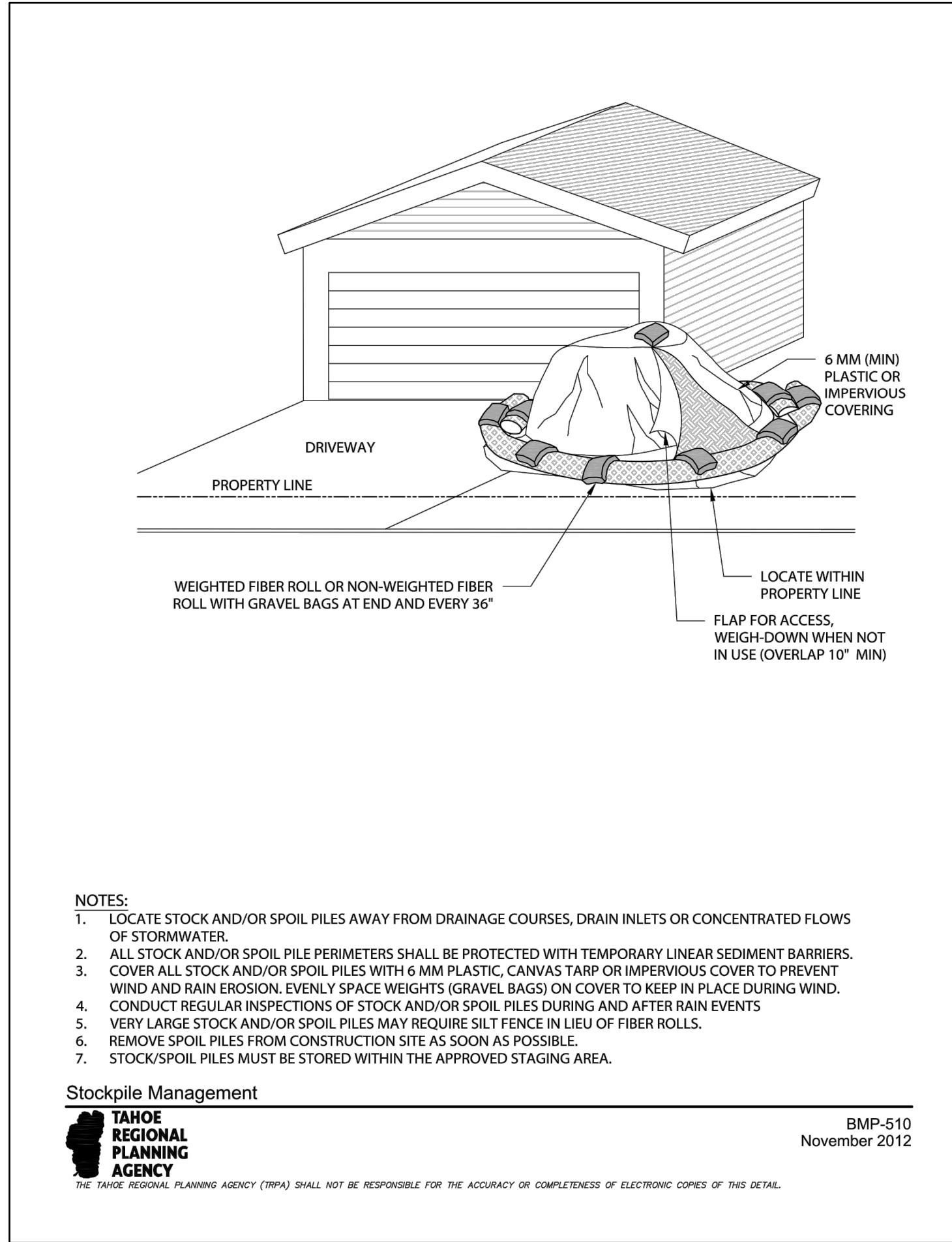
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Plotted: 1/13/22 at 8:16pm By: SMartinez
XREFs: 2000-077 xtb



3 DRAIN INLET PROTECTION DETAIL
SCALE: NTS



1 CONCRETE WASHOUT STATION DETAIL
SCALE: NTS

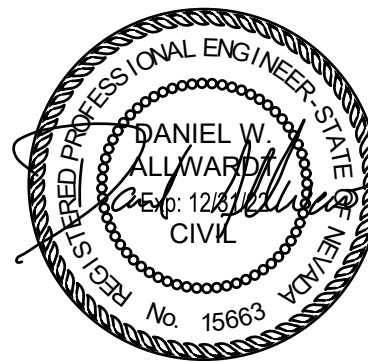


2 STOCKPILE MANAGEMENT DETAIL
SCALE: NTS

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www.kpff.com

Engineer's Stamp



Project

PONDEROSA RANCH
1200 TUNNEL CREEK ROAD
INCLINE VILLAGE, NV

Sheet Title

EROSION
CONTROL
DETAILS

REVISIONS	Approved	NO.	Date	Description					

DATE 02/04/2021

Designed JG

Drawn JG

Checked RC

JOB NO. 1900-268

Drawing No.

C3.2



5401 S. CANADA PLACE
TUCSON, AZ 85706
PH: (520) 663-1330

EPIC WIRELESS



JOB #: 20-064



DATE: 01/20/2021 DESIGNED: ALL DRAFTER: ALL

REVISIONS		
REV	DATE	DESCRIPTION

PONDEROSA RANCH

45'-0" MONOPINE

CELL TREES, INC. Job:
20-064

LOCATION:

1200 TUNNEL CREEK RD.
INCLINE VILLAGE, NV 89451
WASHOE COUNTY

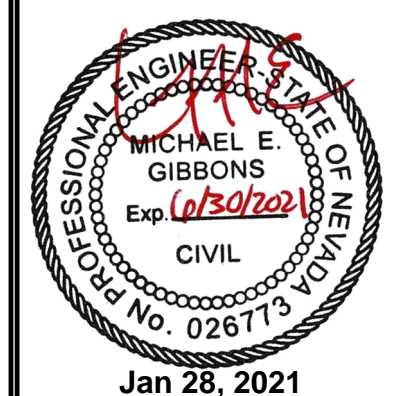
DRAWING INDEX

MP-1 TITLE SHEET
MP-2 NOTES & SPECIFICATIONS
MP-3 ELEVATION VIEWS
MP-4 DETAILS
MP-5 ANTENNA MOUNT DETAILS
MP-5.1 RRU MOUNT DETAILS
MP-6 FOUNDATION
MP-7 BRANCH LAYOUT

TITLE SHEET

PONDEROSA RANCH

45'-0" MONOPINE
1200 TUNNEL CREEK RD.
INCLINE VILLAGE, NV 89451
WASHOE COUNTY



A1212-0507-201

MP-1

REV
0

SUMMARY OF SPECIAL INSPECTION

NO.	DESCRIPTION OF TYPE OF INSPECTION REQ'D, LOCATION, REMARKS, ETC.	INSPECTION TYPE
1.	REQUIRED INSPECTIONS FOR SOIL/FOUNDATION:	
A.	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND THAT THE MATERIALS BELOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	PERIODIC
B.	PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS	PERIODIC
C.	VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	CONTINUOUS
D.	PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT IT HAS BEEN PREPARED PROPERLY	PERIODIC
2.	REQUIRED INSPECTIONS FOR CAST-IN-PLACE DEEP FOUNDATION ELEMENTS	
A.	INSPECT DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT	CONTINUOUS
B.	VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END-BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES.	CONTINUOUS
3.	REQUIRED INSPECTIONS FOR CONCRETE CONSTRUCTION	
A.	INSPECT REINFORCEMENT AND VERIFY PLACEMENT	PERIODIC
B.	INSPECT ANCHORS CAST IN CONCRETE – PLUMBNESS, ORIENTATION, TOP AND BOTTOM TEMPLATES ARE INSTALLED, AND THAT THE MINIMUM EMBEDMENT SPECIFIED BY THE FOUNDATION DESIGNER IS MET.	PERIODIC
C.	VERIFY USE OF REQUIRED DESIGN MIX AND COMPLIANCE WITH ACI 318-14	PERIODIC
D.	PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	CONTINUOUS
E.	INSPECT CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	CONTINUOUS
F.	VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES	PERIODIC
G.	INSPECT FORMWORK FOR PROPER SHAPE, LOCATION AND DIMENSIONS.	PERIODIC
4.	BOLTING:	
A.	ANCHOR BOLTS SHALL BE INSTALLED WITH A LOCKING MECHANISM AND BE TIGHTENED TO A "SNUG TIGHT" CONDITION PER AISC	PERIODIC
B.	ALL HIGH STRENGTH BOLTS, A325, SHALL BE TIGHTENED TO THE TURN OF NUT METHOD AS DEFINED BY AISC	PERIODIC
5.	FIELD WELDING:	
A.	NO FIELD WELDING SHALL BE PERMITTED EXCEPT WHERE SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS	</= 5/16, PERIODIC > 5/16, CONTINUOUS
6.	SHOP WELDING:	
A.	ALL SHOP WELDING OF STRUCTURAL STEEL SHALL BE PERFORMED BY AN APPROVED FABRICATOR'S SHOP PER 2018 IBC SECTION 1704.2.5	PROVIDE CERTS.
B.	ALL WELDED CONNECTIONS SHALL CONFORM WITH THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY (AWS) D1.1	N/A
C.	WELD ELECTRODES SHALL BE LOW HYDROGEN E70XX U.N.O.	N/A
D.	VISUAL INSPECTION OF ALL WELDS SHALL BE PERFORMED BEFORE GALVANIZING.	INSPECT AND REPORT
E.	IF A WELD IS IN QUESTION PER THE VISUAL INSPECTION THEN IT SHALL BE TESTED USING AN APPROPRIATE TEST, I.E. DIE PENETRATION, MAGNETIC PARTICLE, U.T., ETC.	INSPECT AND REPORT

SPECIAL INSPECTION:

1.

SPECIAL INSPECTION SHALL BE PERFORMED ACCORDING TO 2018 IBC.

2.

THE SPECIAL INSPECTOR SHALL BE APPROVED BY THE LOCAL JURISDICTION TO PERFORM THE TYPES OF INSPECTION REQUIRED.

3.

ANY SUPPORT SERVICE PERFORMED BY THE ENGINEER OF RECORD DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ENGINEER OF RECORD ARE ONLY FOR THE PURPOSE OF ASSISTING IN THE QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH THE CONTRACT DOCUMENTS. THIS SUPPORT DOES NOT GUARANTEE THE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

GENERAL DESIGN NOTES:

STRUCTURAL DESIGN IS BASED ON THE INTERNATIONAL BUILDING CODE, 2018 EDITION AND THE TIA-222-H STANDARD

DESIGN LOADS:

WIND: WIND SPEED = 120 MPH (3-SEC GUST) PER THE ASCE 7-16 STANDARD

RISK CATEGORY: II

EXPOSURE: D

TOPOGRAPHIC CATEGORY: 1

CREST HEIGHT: 0 FT

ICE: 0.25" RADIAL ICE THICKNESS @ 40 MPH (3-SEC GUST) PER THE TIA-222-H STANDARD

SEISMIC:

IMPORTANCE FACTOR: 1.00

RISK CATEGORY: II

MAPPED SPECTRAL RESPONSE ACCELERATIONS:

Ss = 1.861g,

Si = 0.639g

SITE CLASS: C

SPECTRAL RESPONSE COEFFICIENTS:

Sps = 1.489g,

Sp1 = 0.596g

SEISMIC DESIGN CATEGORY: D

BASIC SEISMIC-FORCE-RESISTING-SYSTEM:

TELECOMMUNICATION TOWER: STEEL POLE

SEISMIC BASE SHEAR, V: 8.2 K

SEISMIC RESPONSE COEFFICIENT, Cs: 0.666

RESPONSE MODIFICATION FACTOR, R: 1.5

ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

STRUCTURAL STEEL:

1.

POLYGONAL MONOPOLE SHAFT STEEL SHALL CONFORM w/ ASTM A572 GR. 65, U.N.O.

2.

BASEPLATE STEEL SHALL CONFORM w/ ASTM A572 GR. 50, U.N.O.

3.

ALL STEEL PIPE SHALL CONFORM w/ ASTM A53 GR. B (35 KSI), U.N.O.

4.

ALL STEEL RECTANGULAR TUBES (HSS) SHALL CONFORM w/ ASTM A500 GR. B (46 KSI), U.N.O.

5.

REINFORCED PORT STEEL SHALL CONFORM w/ ASTM A572 GR. 65, U.N.O.

6.

ALL OTHER STEEL SHAPES & PLATES SHALL CONFORM w/ ASTM A36, U.N.O.

7.

ALL BOLTS FOR STEEL-TO-STEEL CONNECTIONS SHALL CONFORM w/ ASTM F3125 GR. A325, U.N.O.

8.

ALL ANCHOR BOLTS SHALL CONFORM w/ ASTM A615 GR. 75, U.N.O.

9.

ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE w/ THE LATEST VERSION OF THE AMERICAN WELDING SOCIETY AWS D1.1. STEEL WELDS SHALL BE BY E70XX LOW HYDROGEN ELECTRODES, U.N.O.

10.

ALL STEEL SURFACES SHALL BE GALVANIZED IN ACCORDANCE w/ ASTM A123 AND ASTM F2329 STANDARDS.

11.

ALL BOLTED CONNECTIONS SHALL BE TIGHTENED PER THE "TURN-OF-NUT" METHOD AS DEFINED BY AISC.

BASE DESIGN REACTIONS:

MOMENT, M = 735 K-FT (1.0 WIND)

SHEAR, V = 25.7 K (1.0 WIND)

AXIAL, P = 17.0 K (1.2 DEAD + 1.0 ICE)

THE MONOPOLE, BASE PLATE, AND FOUNDATION ARE DESIGNED FOR THE DESIGN LOADING. THE ANTENNA MOUNTS ARE ONLY DESIGNED FOR THE INITIAL LOADING. SEE DTL 2/MP-3.

DISCLAIMERS:

1.

ALL STRUCTURAL COMPONENTS TO BE CONNECTED TOGETHER SHALL BE COMPLETELY FIT UP ON THE GROUND OR OTHERWISE VERIFIED FOR COMPATIBILITY PRIOR TO LIFTING ANY COMPONENT INTO PLACE. REPAIRS REQUIRED DUE TO FIT-UP OR CONNECTION COMPATIBILITY PROBLEMS AFTER PARTIAL ERECTION ARE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.

2.

WHERE EFFECTIVE PROJECTED AREAS (EPA) ARE USED, IT IS THE RESPONSIBILITY OF OTHERS TO VERIFY INSTALLED EQUIPMENT DOES NOT EXCEED LISTED EPA.

3.

SOME TELECOMMUNICATIONS STRUCTURES ARE SUSCEPTIBLE TO WIND-INDUCED OSCILLATIONS. OSCILLATIONS MAY OCCUR AT LOW OR MODERATE WIND SPEEDS. TIA PROVIDES NO PRACTICAL ANALYTICS METHOD TO PREDICT AND PREVENT WIND-INDUCED STRUCTURAL OSCILLATIONS. VECTOR STRUCTURAL ENGINEERING RECOMMENDS FREQUENT MONITORING TO IDENTIFY WIND-INDUCED OSCILLATION AND REGULAR CONDITION ASSESSMENTS TO IDENTIFY FATIGUE CRACKING, LOOSE OR MISSING BOLTS, AND ANY OTHER STRUCTURAL DEFECTS. ANY OSCILLATION OR DEFECTS OBSERVED SHALL BE IMMEDIATELY REPORTED TO VECTOR STRUCTURAL ENGINEERING FOR FURTHER EVALUATION AND POSSIBLE REPAIRS OR MODIFICATIONS WHICH MAY BE REQUIRED AT THE OWNER'S EXPENSE.

EPIC WIRELESS

CELL TREES

Celebrating 20 Years in Business

JOB #: 20-064

VECTOR

ENGINEERS

1635 N. Greenfield Rd., Suite 112

Mesa, AZ 85205

(480) 648-3514

www.vectorse.com

NV FIRM LICENSE #: 9445

DATE: 01/20/2021

DESIGNED: ALL

DRAFTER: ALL

REVISIONS

REV	DATE	DESCRIPTION

NOTES & SPECIFICATIONS

PONDEROSA RANCH

45'-0" MONOPINE

1200 TUNNEL CREEK RD.

INCLINE VILLAGE, NV 89451

WASHOE COUNTY

PROFESSIONAL ENGINEER

MICHAEL E. GIBBONS

Exp. 01/30/2021

CIVIL

No. 026713

Jan 28, 2021

A1212-0507-201

MP-2

REV

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AGENDA ITEM NO. V.D

INITIAL LOADING:
ANTENNA C.L. @ 37'-0" A.G.L.:
(6) 72"x12"x9", 57 lb PANEL ANTENNAS
T-ARM MOUNTS PER SHEET MP-5
RRU C.L. @ 31'-6" A.G.L.:
(12) 28"x19"x14", 105 lb RRUs
(3) 29"x16"x11", 40 lb SURGE/RAYCAP/J-BOX
RRU MOUNTS PER SHEET MP-5.1

DESIGN LOADING:
ANTENNA C.L. @ 37'-0" A.G.L.:
(12) 72"x12"x9", 57 lb PANEL ANTENNAS
(12) 28"x19"x14", 105 lb RRUs
(6) 10.3"x9.3"x4.8" 15 lbs DIPLEXER
(3) 29"x16"x11", 40 lb SURGE/RAYCAP/J-BOX
(3) 8'-6" T-ARM MOUNTS BY OTHERS
FUTURE M.W. ANTENNA C.L. @ 30'-0" A.G.L.:
(1) 2'-0" MICROWAVE DISH (6 GHz ASSUMED)
FUTURE ANTENNA C.L. @ 27'-0" A.G.L.:
SAME AS DESIGN LOADING @ 37'-0" A.G.L.

NOTE: ALL FEEDLINES SHALL BE ROUTED INSIDE THE POLE SHAFT

APPURTENANCES

N.T.S.

2

MONOPOLE SECTION CHART ²					
SECTION	LENGTH	ØTOP	ØBOTTOM	THICKNESS	WEIGHT ^{1,3}
1	39'-0"	18.00"	28.53"	7/32"	3.1 K

NOTES:

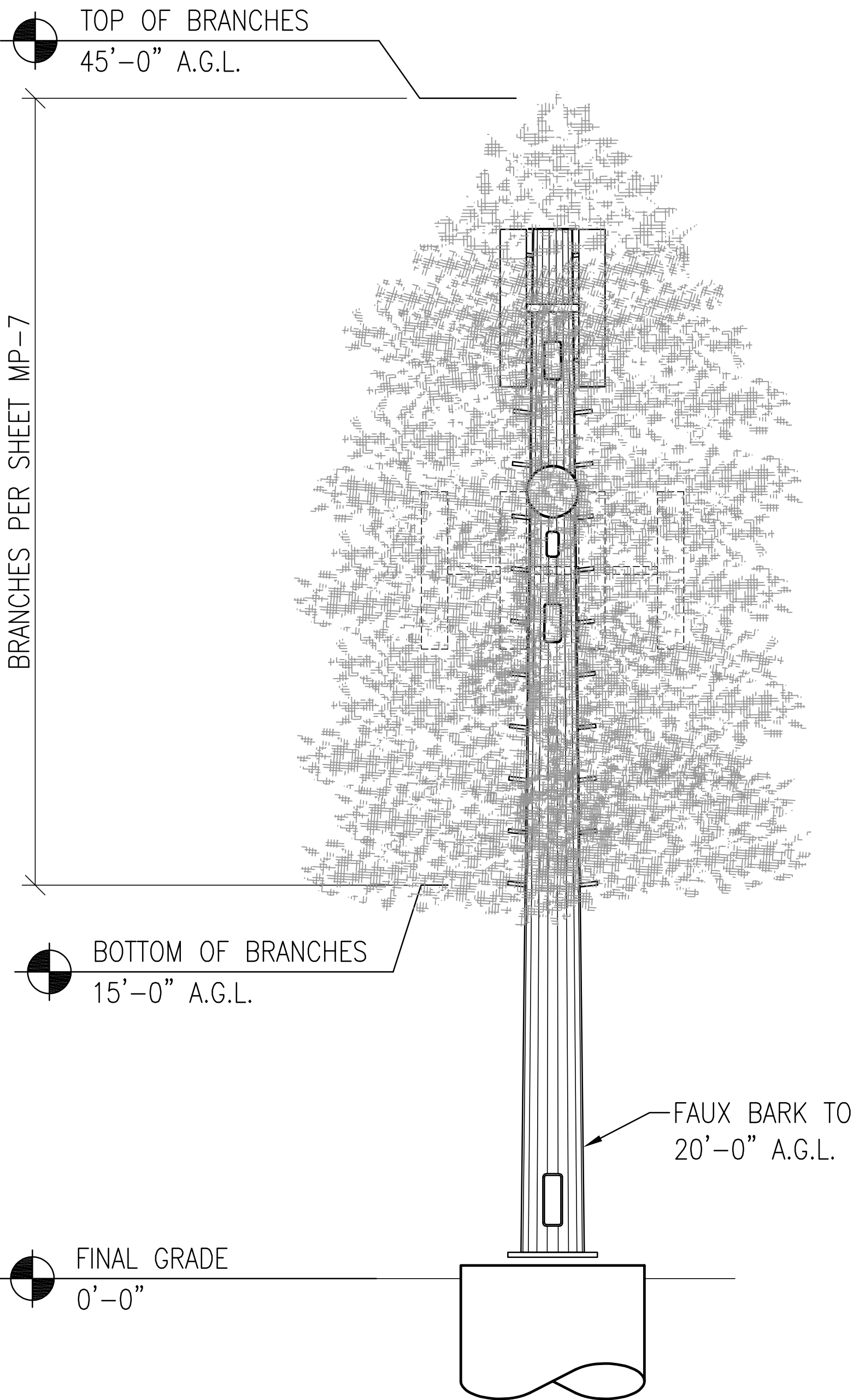
- SECTION WEIGHT INCLUDES PORTS. LOWEST SECTION WEIGHT INCLUDES BASEPLATE WEIGHT.
- DESIGN TAPER = 0.27 in/ft.
- WEIGHTS LISTED IN THIS CHART ARE RAW STEEL WEIGHTS. FINAL WEIGHTS MAY BE UP TO 22% GREATER DUE TO GALVANIZING AND OTHER MISCELLANEOUS ITEMS.

POLE SECTIONS

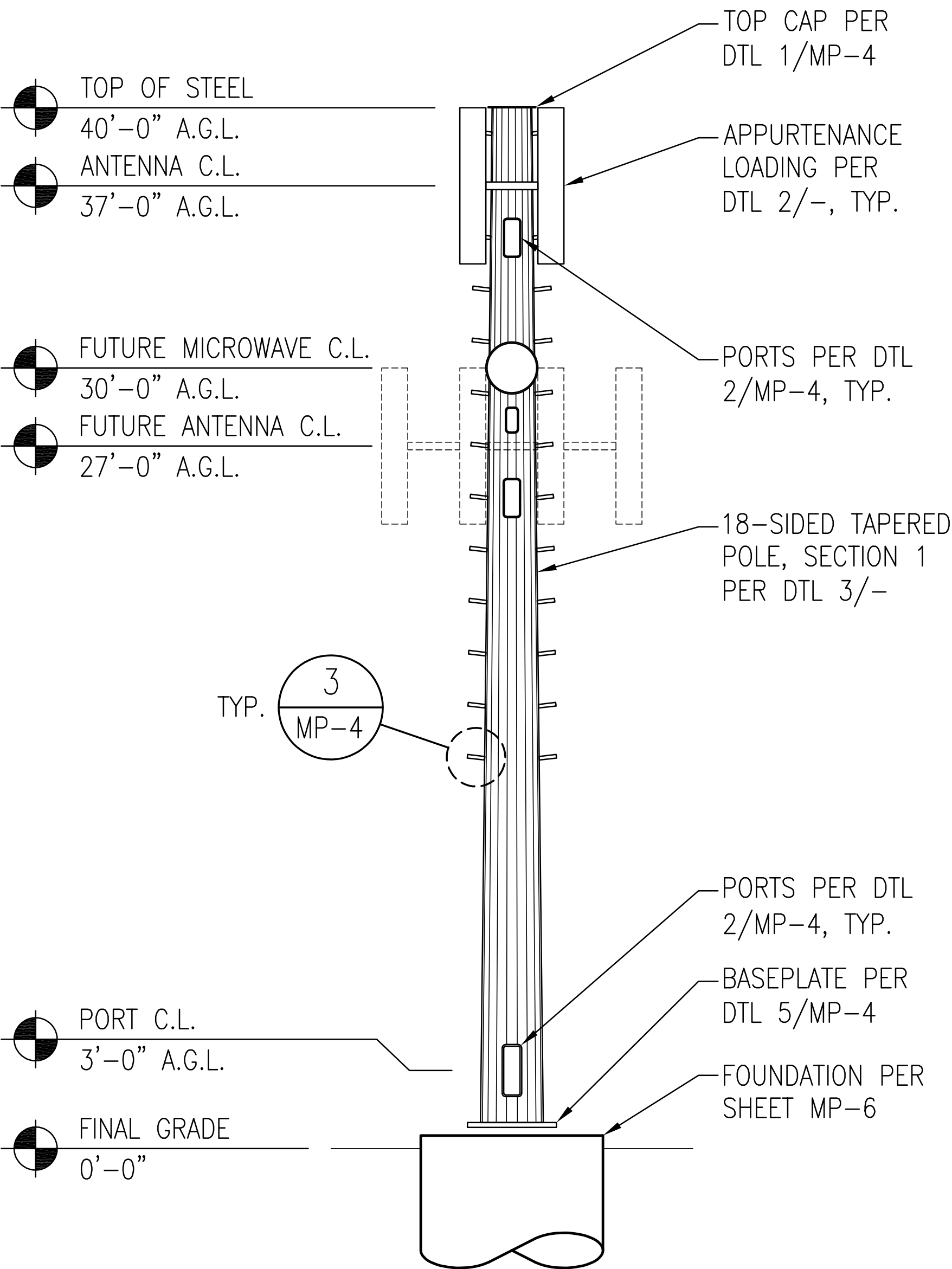
N.T.S.

3

NOTE: BRANCHES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT NECESSARILY SHOWN TO SCALE.



NOTE: ANTENNAS & PORTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES & ARE NOT NECESSARILY SHOWN TO SCALE



ELEVATIONS

N.T.S.

1

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ELEVATION VIEWS

PONDEROSA RANCH

45'-0" MONOPINE
1200 TUNNEL CREEK RD.
INCLINE VILLAGE, NV 89451
WASHOE COUNTY



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MP-3

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0



N.T.S.

5



N.T.S

NOTE (3)



N.T.S

1

PORT SCHEDULE

N.T.S.

4

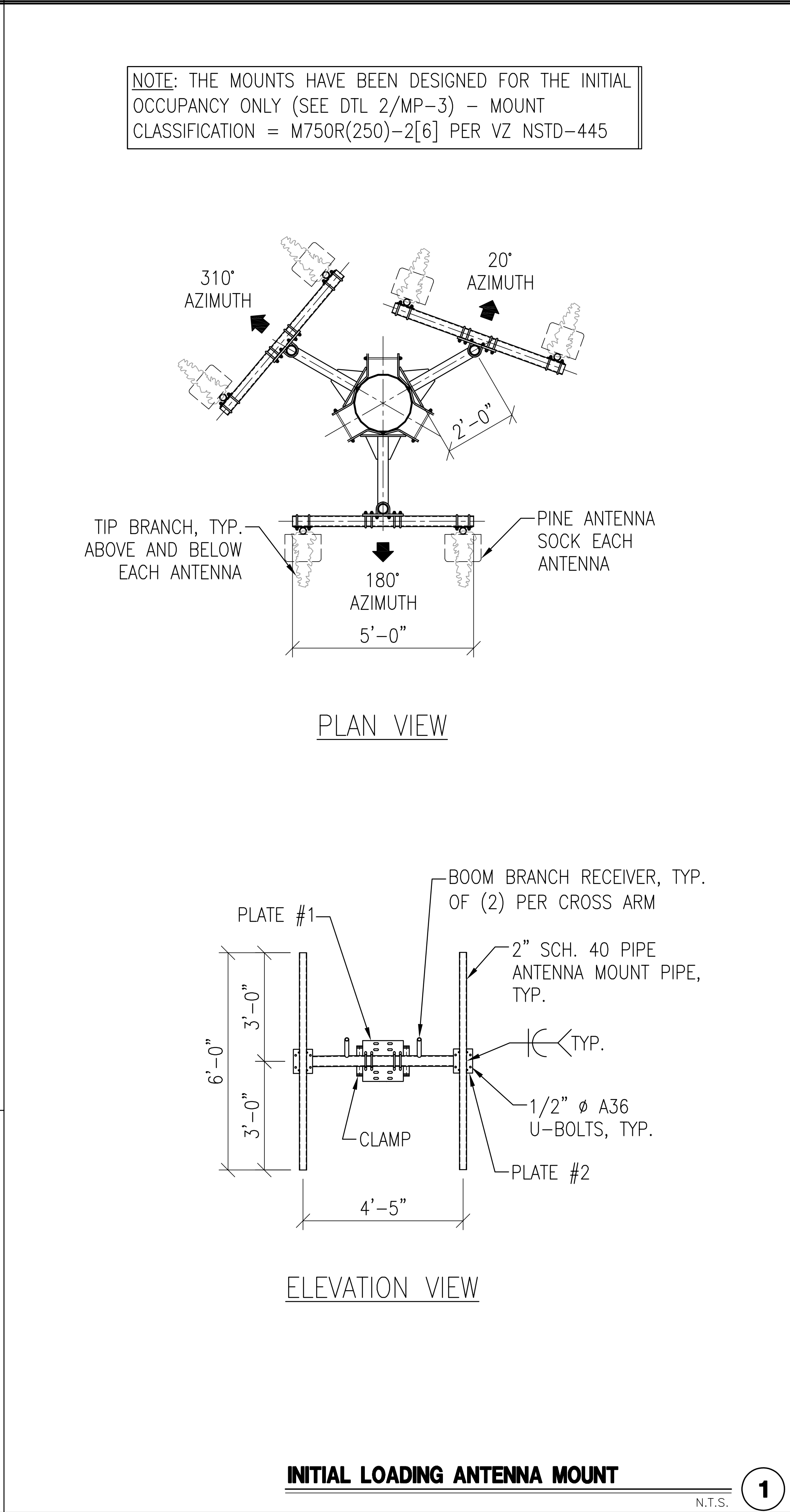
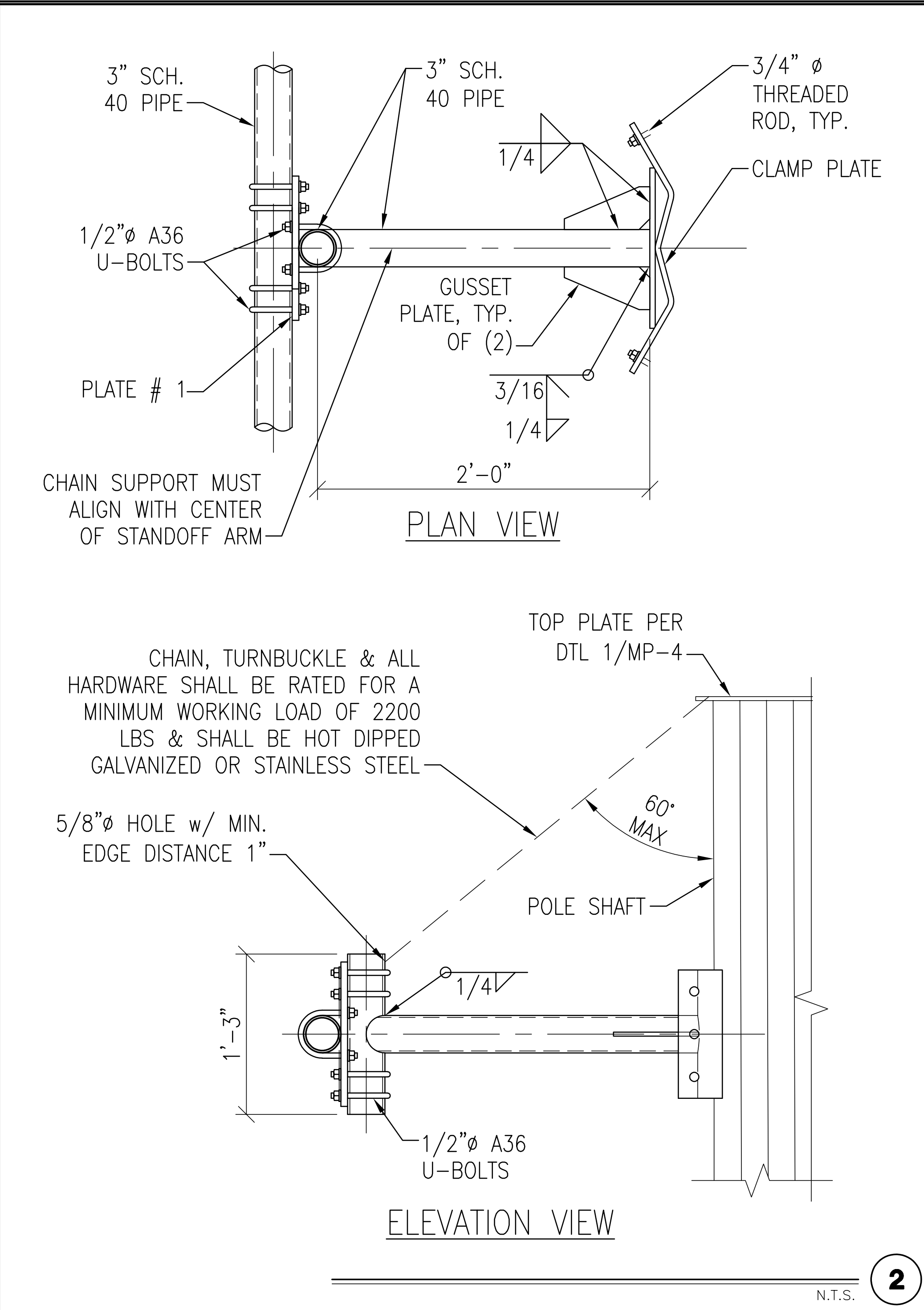
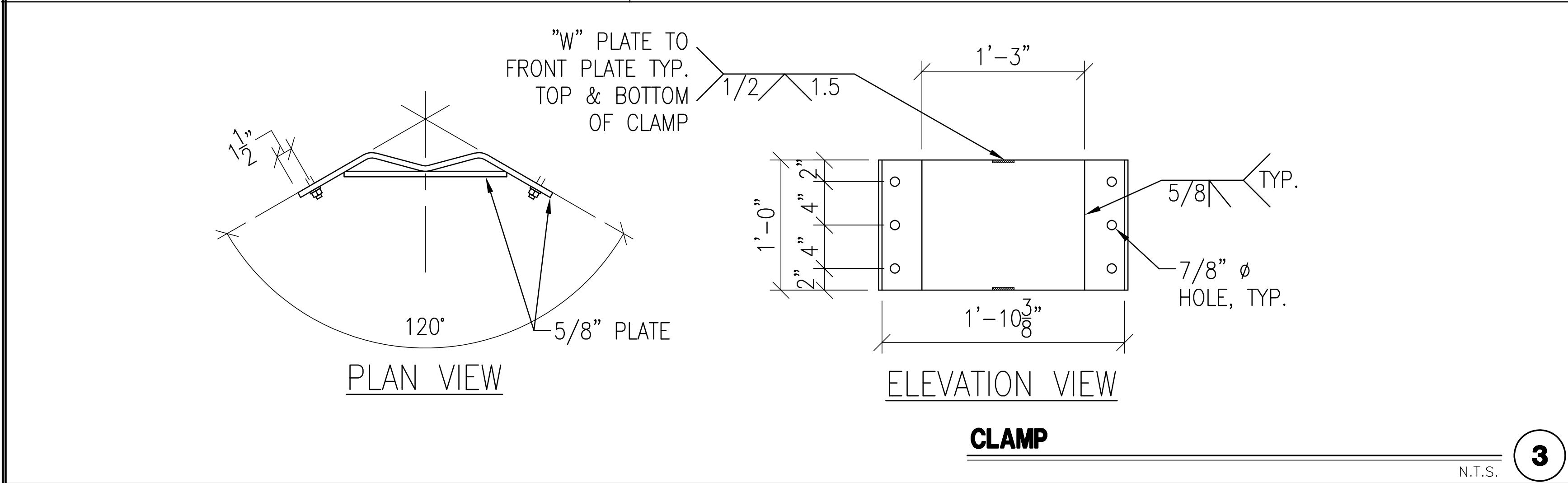
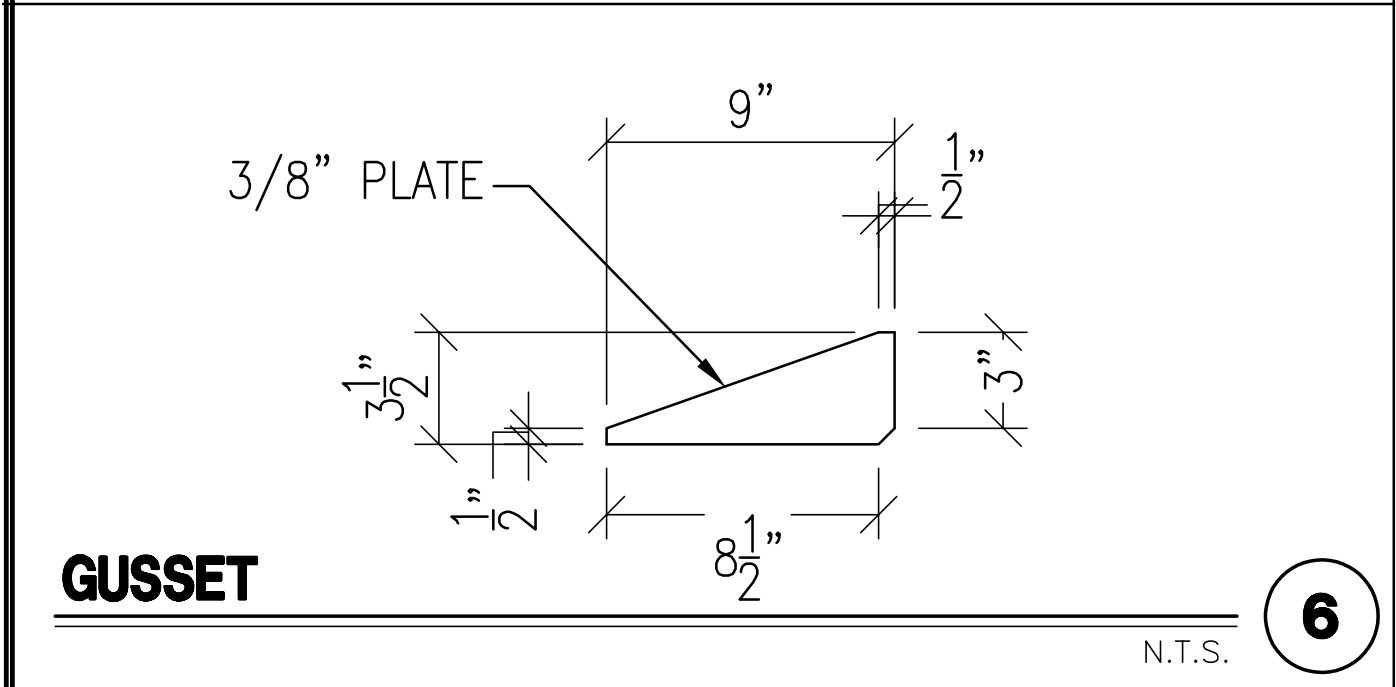
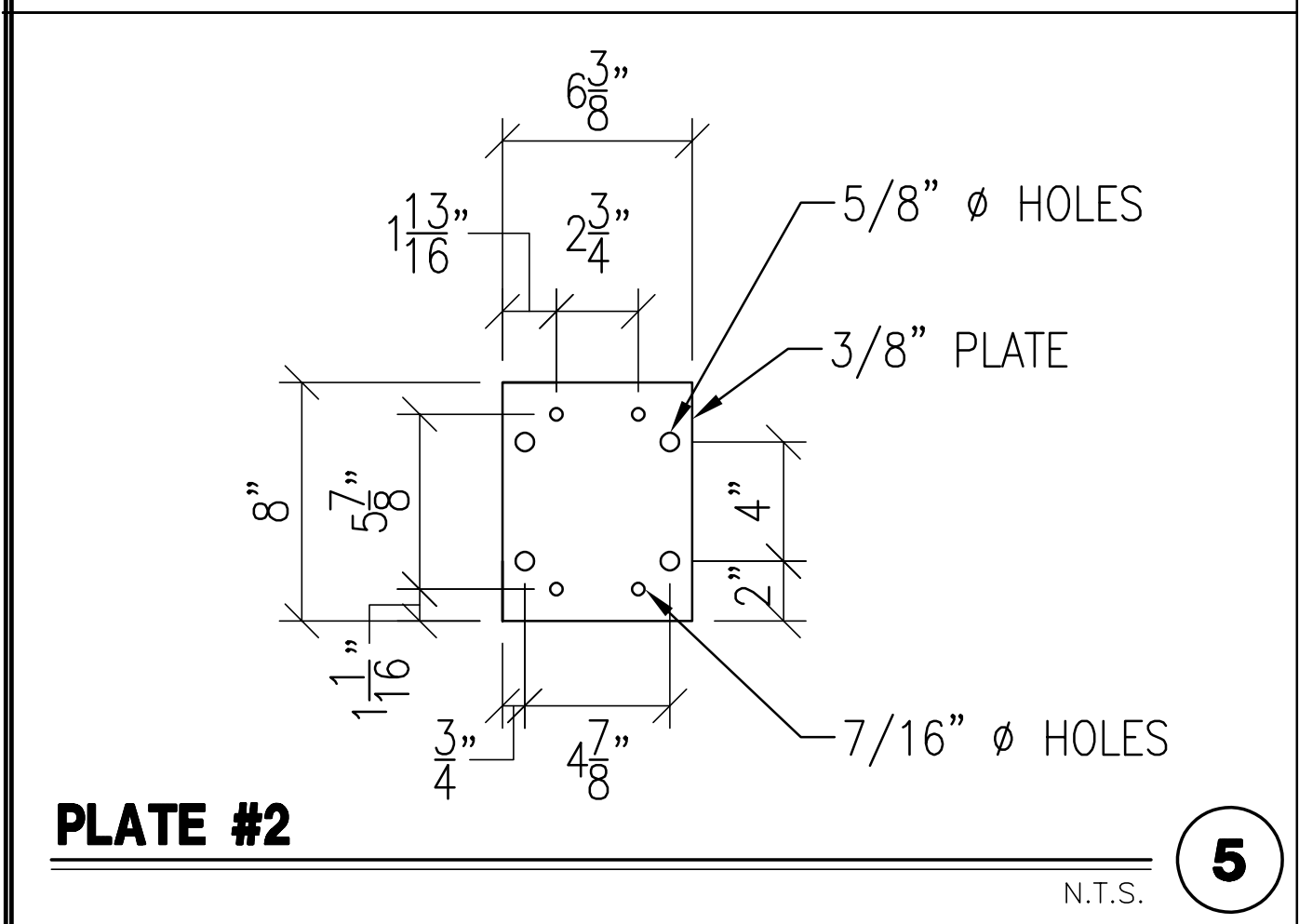
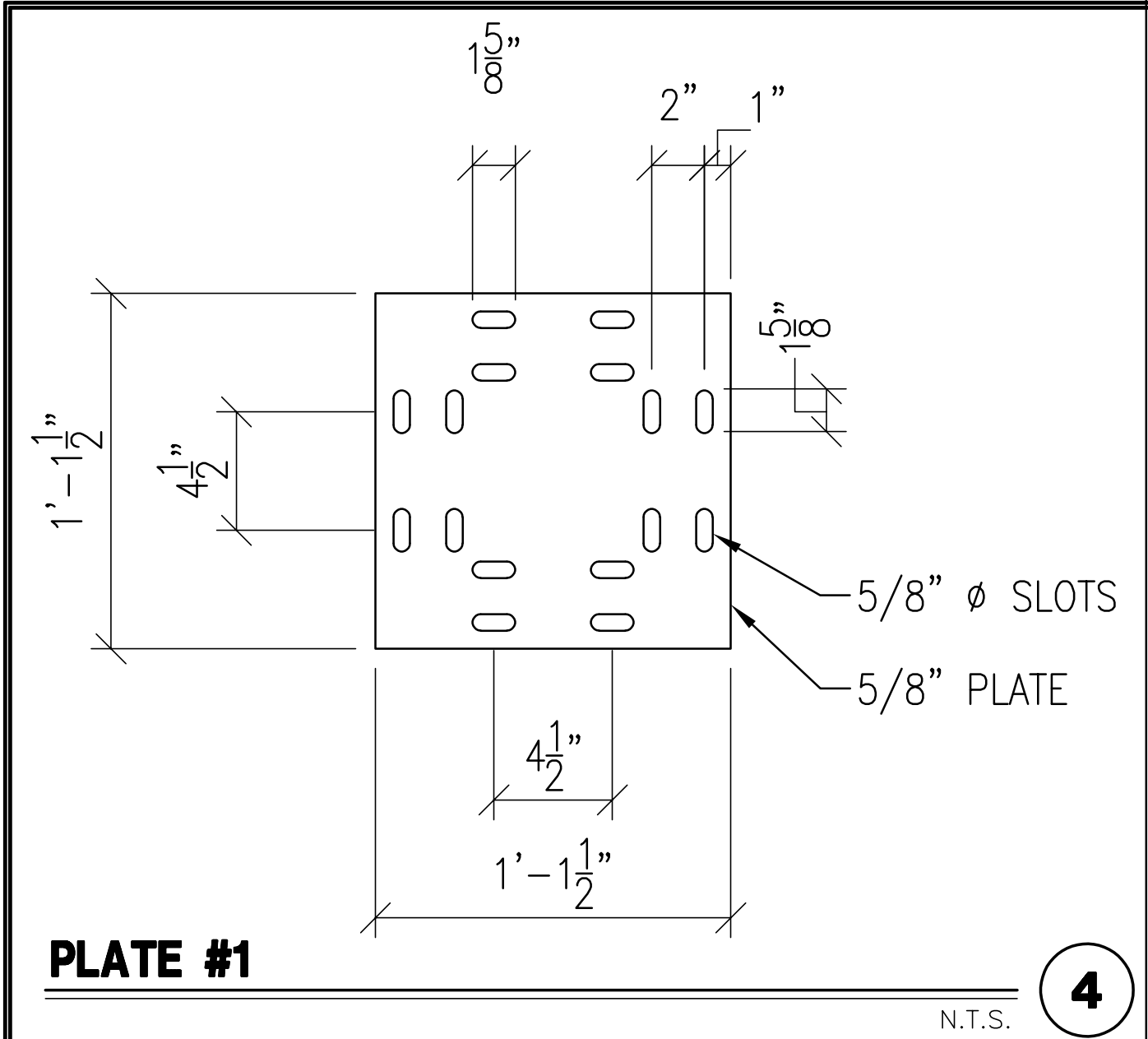


N.T.S


2

MP-4

EV
0




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ANTENNA MOUNT DETAILS

PONDEROSA RANCH

45'-0" MONOPINE

1200 TUNNEL CREEK RD.
INCLINE VILLAGE, NV 89451
WASHOE COUNTY

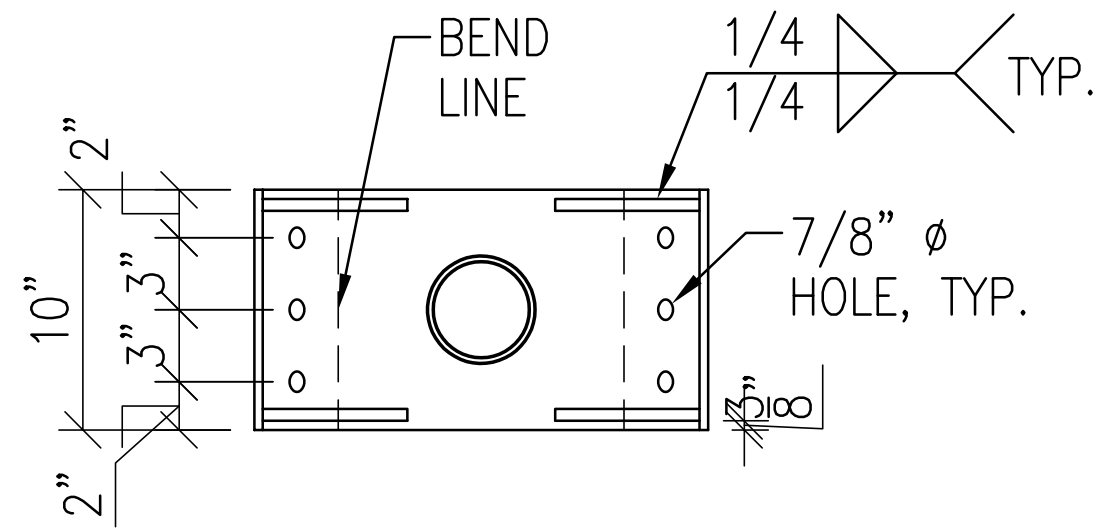
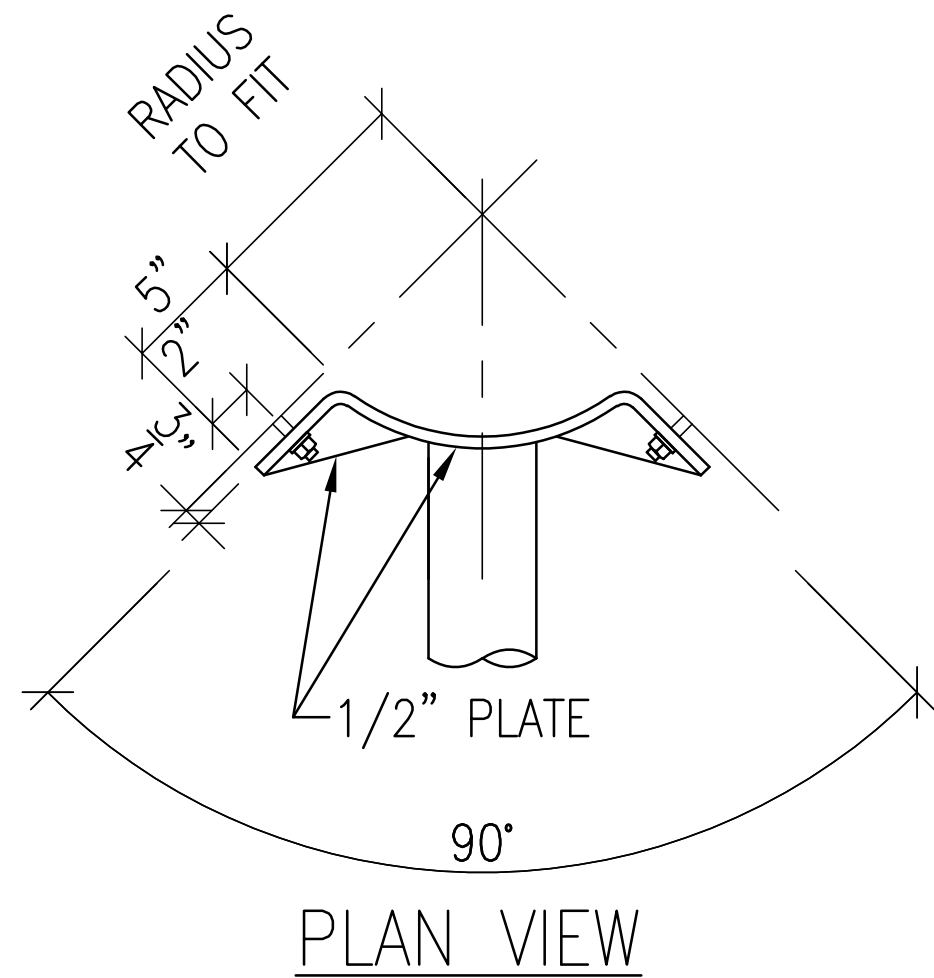


PROFESSIONAL ENGINEER
MICHAEL E. GIBBONS
Exp. 1/30/2021
CIVIL
No. 026773
Jan 28, 2021

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MP-5

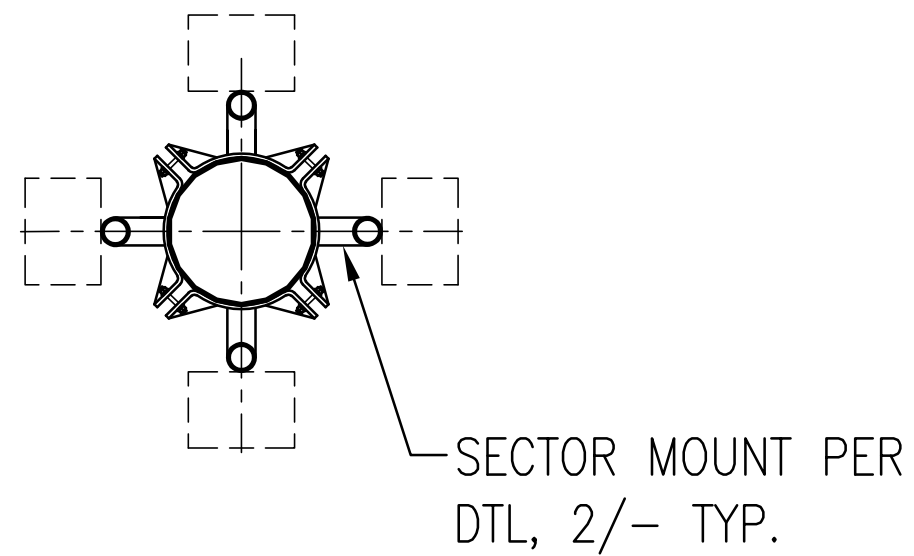
REV
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ELEVATION VIEW
CLAMP

N.T.S. 3

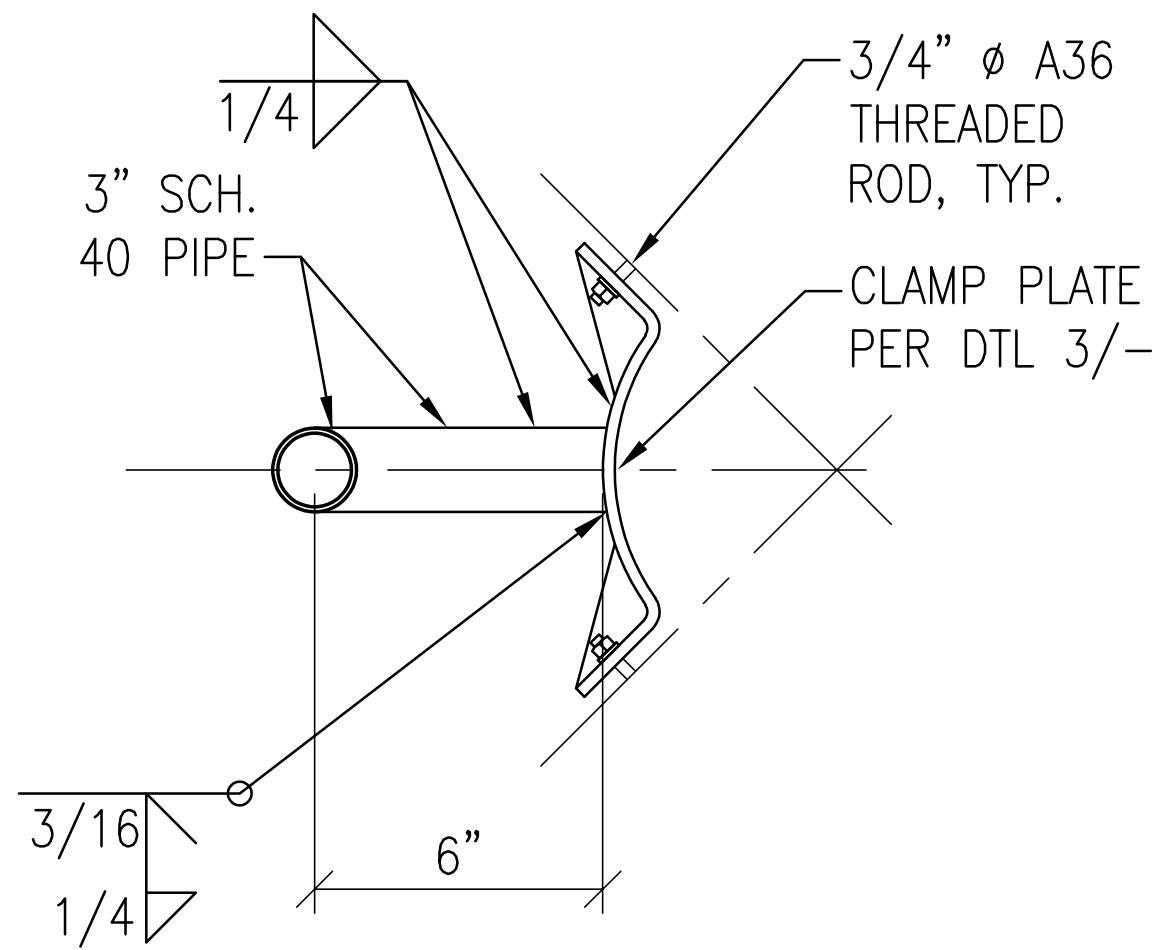
NOTE: THE MOUNTS HAVE BEEN DESIGNED FOR THE INITIAL LOADING ONLY (SEE DTL 2/MP-3)



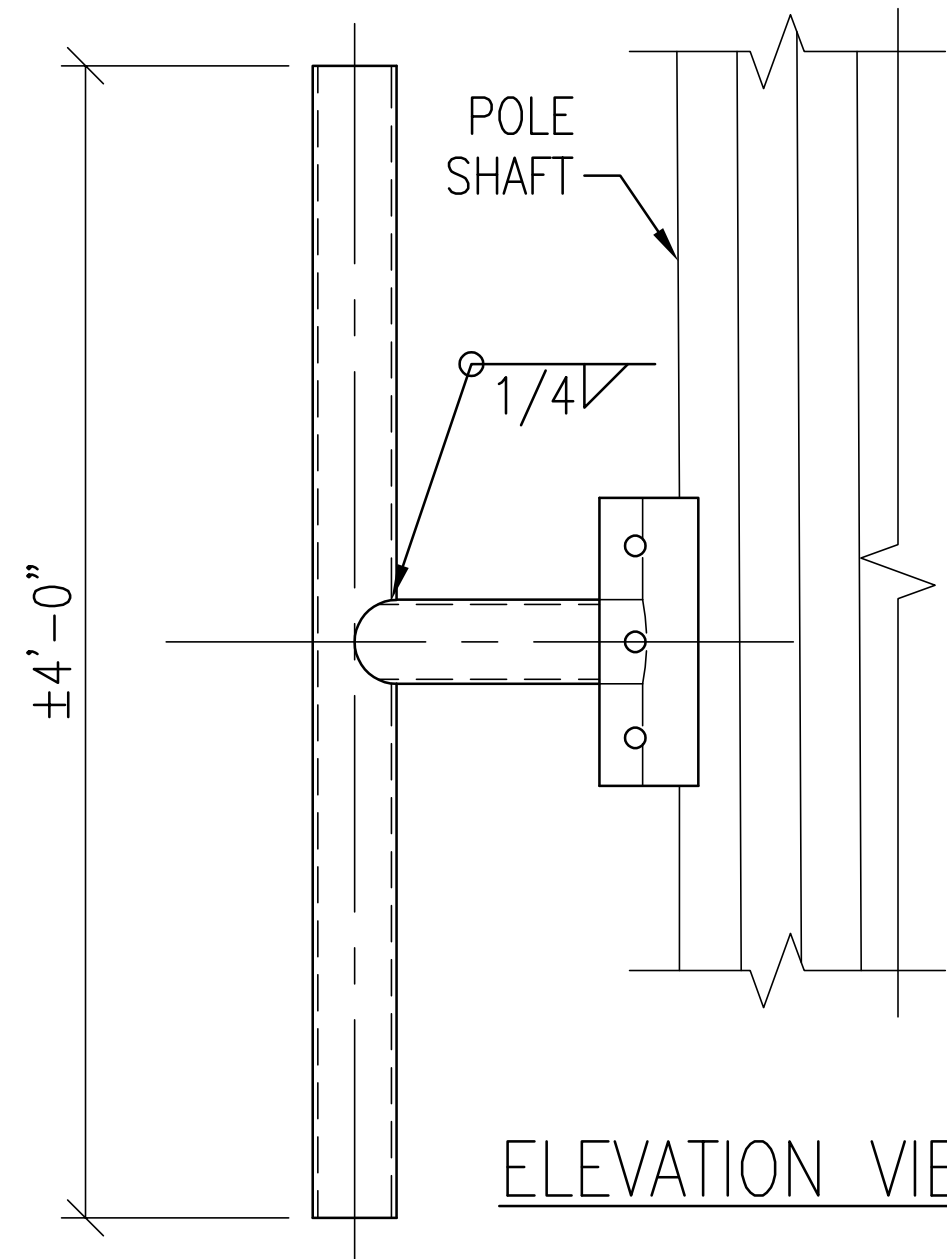
PLAN VIEW

INITIAL LOADING MOUNT

N.T.S. 1



PLAN VIEW



ELEVATION VIEW

N.T.S. 2

EPIC WIRELESS



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RRU MOUNT DETAILS

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WASHOE COUNTY



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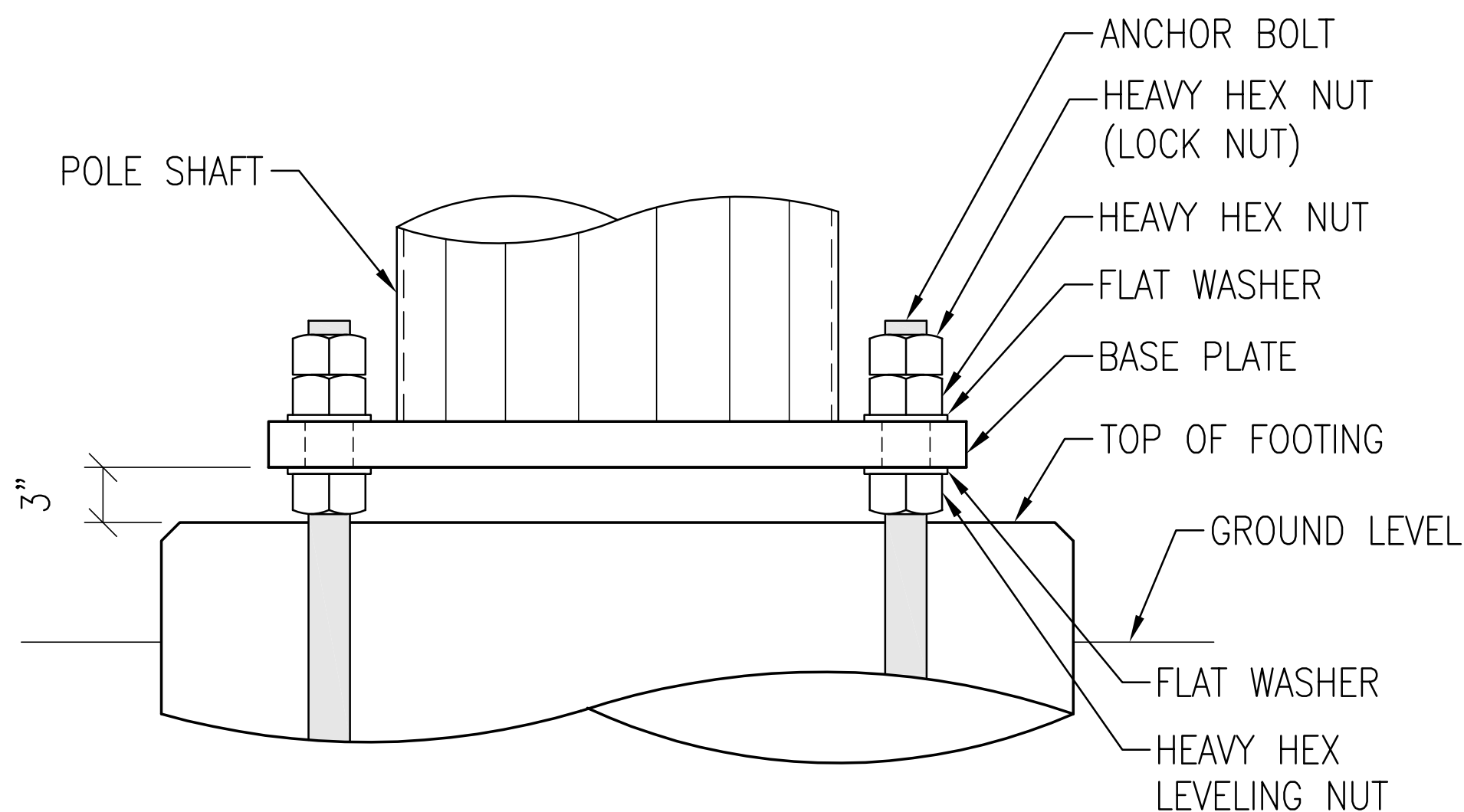
MP-5.1

REV
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FOUNDATION NOTES:

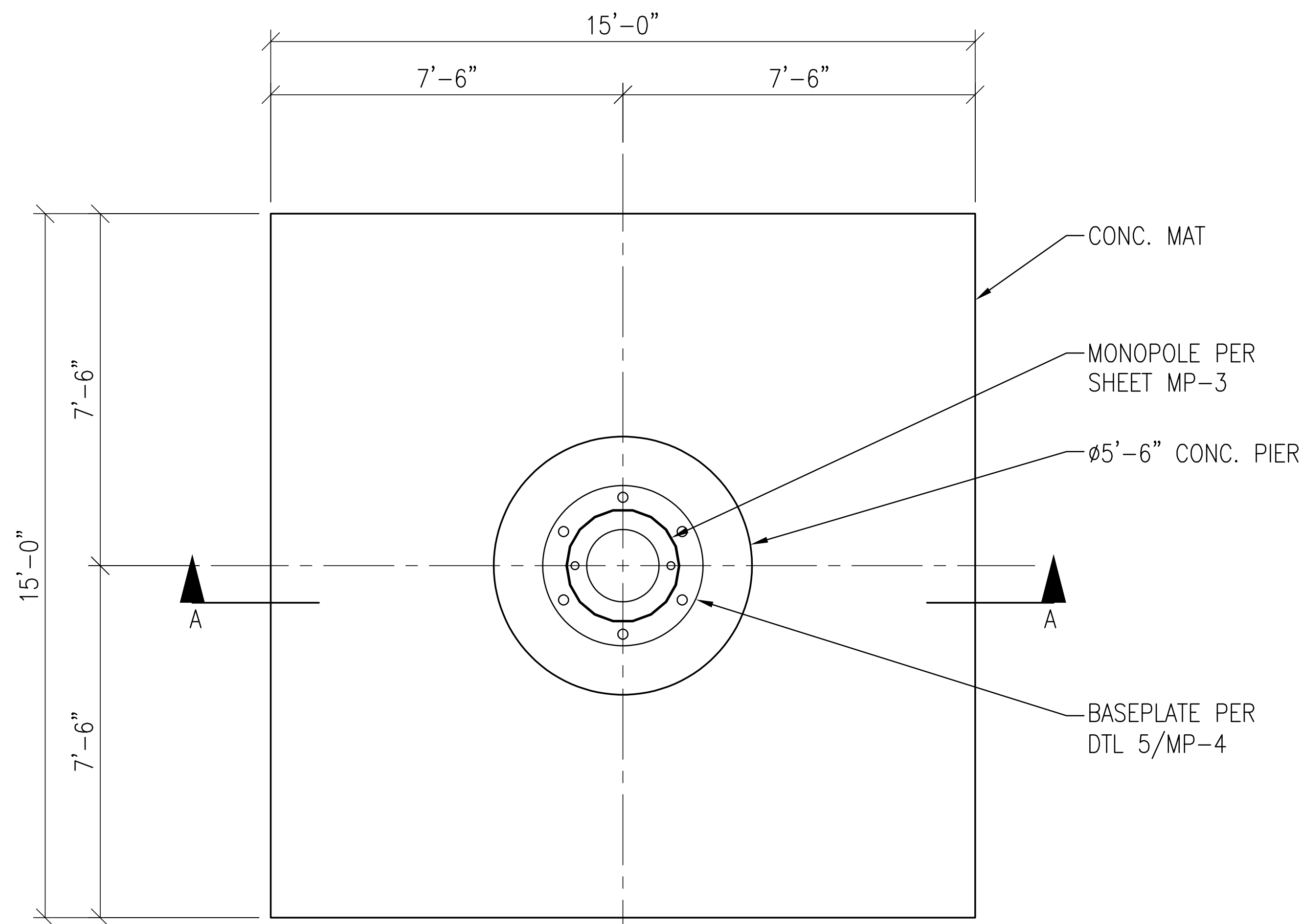
- FOUNDATION DESIGN IS BASED ON THE FOLLOWING GEOTECHNICAL REPORT:

MID PACIFIC ENGINEERING, INC.
REPORT: 05143-01
DATE: SEPTEMBER 23, 2020
- ALL CONCRETE SHALL USE TYPE II PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE SHALL HAVE A MINIMUM OF 6% ENTRAINED AIR (WHERE FROST DEPTH > 0"). CONCRETE SHALL HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.50. CONCRETE SHALL HAVE A SLUMP OF 5" (\pm 1") UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL REPORT. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH "THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE," ACI 318-14. SPECIAL INSPECTION SHALL BE PERFORMED AS REQUIRED PER CHAPTER 17 OF THE BUILDING CODE.
- REINFORCING STEEL SHALL CONFORM WITH THE REQUIREMENTS OF ASTM A-615, GRADE 60. ALL REINFORCING DETAILS SHALL CONFORM TO "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES," ACI 315, LATEST EDITION, UNLESS DETAILED OTHERWISE ON THIS DRAWING.
- INSTALLATION OF THE FOUNDATION MUST BE OBSERVED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER FIRM. GEOTECHNICAL ENGINEER TO PROVIDE A NOTICE OF INSPECTION FOR THE BUILDING INSPECTOR FOR REVIEW AND RECORD PURPOSES.
- THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT REGARDING INSTALLATION METHOD, REQUIRED EQUIPMENT, WARNINGS, AND ALL OTHER RECOMMENDATIONS OR REQUIREMENTS RELATED TO THE FOUNDATION
- COMPACTED FILL OVER MAT SHALL HAVE A MINIMUM UNIT WEIGHT OF 100 PCF.
- MONOPOLE MAY BE ERECTED 3-DAYS AFTER FOUNDATION IS INSTALLED AND ONCE CONCRETE STRENGTH IS AT LEAST 4000 PSI.

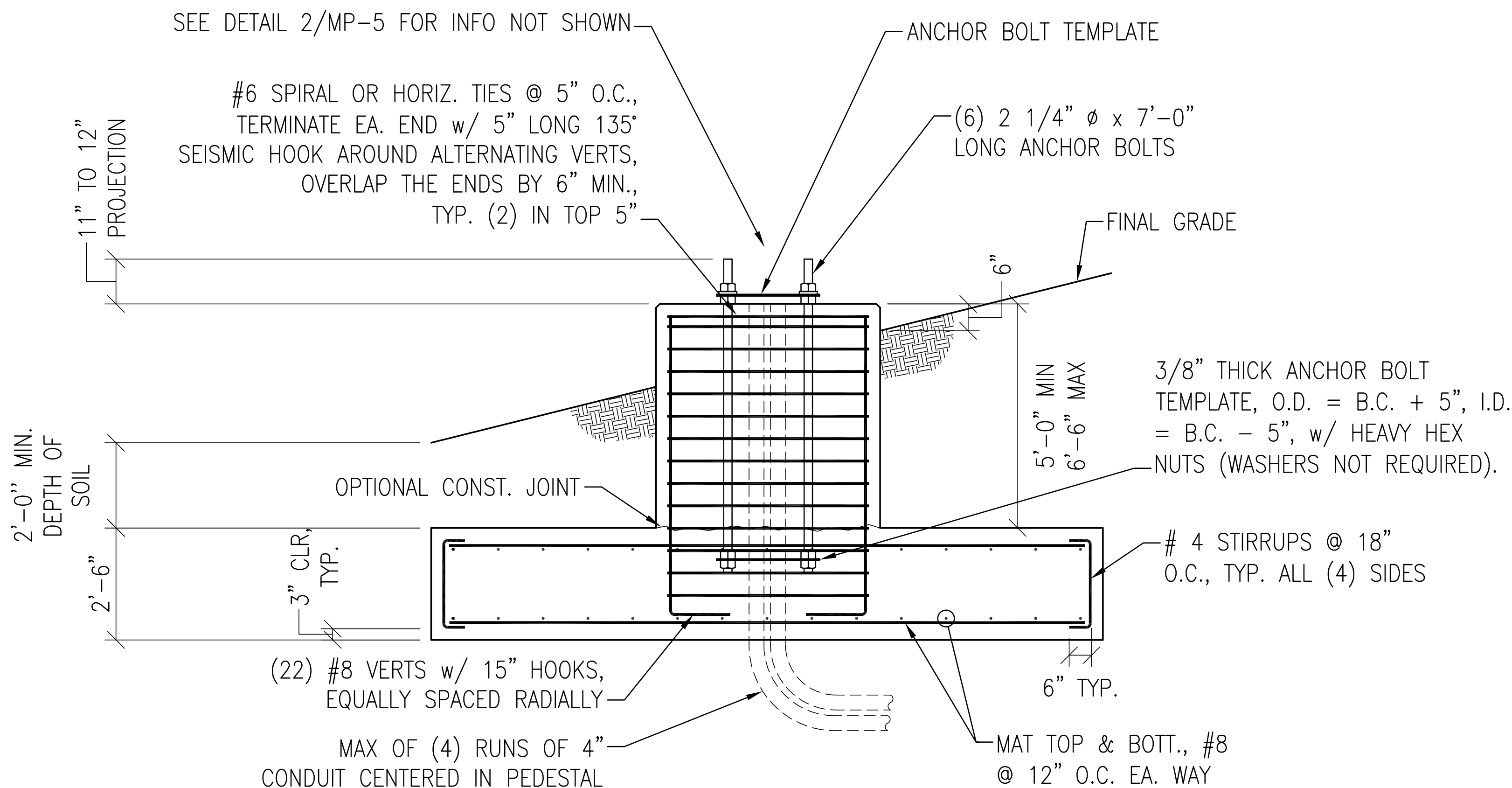


N.T.S.

2



PLAN VIEW



SECTION A-A

MAT FOUNDATION

N.T.S.

1

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FOUNDATION

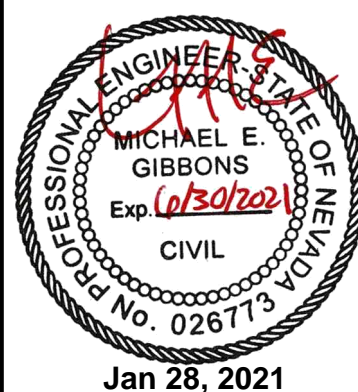
PONDEROSA RANCH

45'-0" MONOPOLE

1200 TUNNEL CREEK RD.

INCLINE VILLAGE, NV 89451

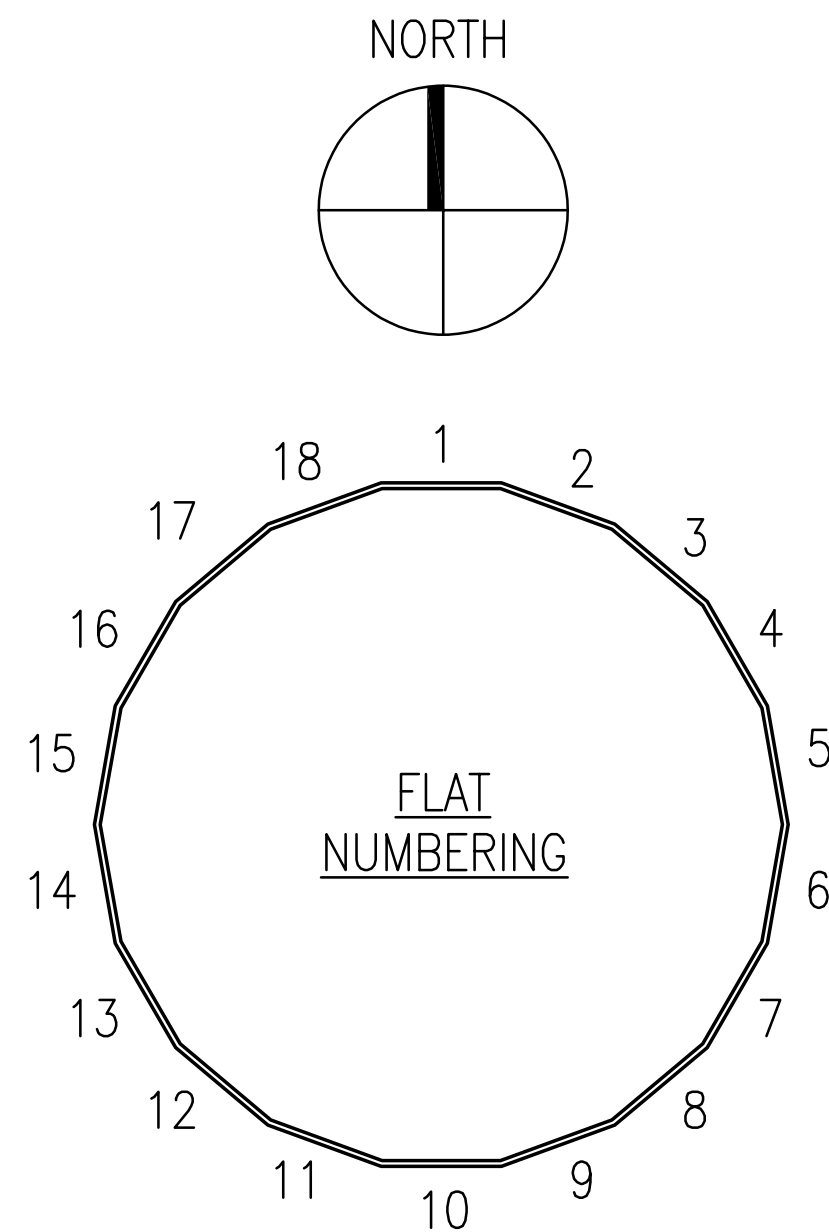
WASHOE COUNTY



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MP-6

REV
0



T = BRANCH TIPS
BB = BOOM BRANCH
X = VACANT RECEIVER
2 = 2'-0" BRANCH
3 = 3'-0" BRANCH
4 = 4'-0" BRANCH
5 = 5'-0" BRANCH
6 = 6'-0" BRANCH
7 = 7'-0" BRANCH
8 = 8'-0" BRANCH
9 = 9'-0" BRANCH
10 = 10'-0" BRANCH
TOTAL BRANCH COUNT = 76
AVERAGE = 3.04 BRANCHES
PER FOOT

BRANCH LAYOUT																					
Elev	Deg	1	2	3	4	5	6		7	8	9	10	11	12		13	14	15	16	17	18
40.00	90											5									
40.00	30						4							4							4
39.00	30		4							4							4				
38.00	15				4							4							4		
37.00	15		BB			BB				BB			BB				BB			BB	
36.00	15						4							4							4
35.00				6							6							6			
34.00	0	6							6							6					
33.00	0					6							6							6	
32.00	0		6							6							6				
31.50																					
31.00	15				6							6							6		
30.00	15						6							6							6
29.00	15			6							6							6			
28.00	15	6							6							6					
27.00	15					8							8							8	
26.00	15		8							8							8				
25.00	15				8							8							8		
23.75	15						8							8							8
22.50	15			8							8							8			
21.25	15	8							8							8					
20.00	15					8							8							8	
18.75	15		10							10							10				
17.50	15				10							10							10		
16.25	15						10							10							10
15.00	15			10							10							10			

EPIC WIRELESS



JOB #: 20-064



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REVISIONS		
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BRANCH LAYOUT

PONDEROSA RANCH

45'-0" MONOPINE
1200 TUNNEL CREEK RD.
INCLINE VILLAGE, NV 89451
WASHOE COUNTY



Jan 28, 2021

A1212-0507-201

MP-7

REV
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Attachment C

Simulations

Aerial photograph showing the viewpoints for the photosimulations.

**Ponderosa Ranch**1200 Tunnel Creek Road
Incline Village, NV 89451**verizon**

1

Scale pole with red balloon at 47 ft

Existing

Ponderosa Ranch

1200 Tunnel Creek Road
Incline Village, NV 89451

verizon✓

Photosimulation of the view east from Lakeshore approaching Tahoe Blvd.

Proposed 45 ft monopine

Proposed

2

Scale pole with red balloon at 47 ft

Existing**Ponderosa Ranch**1200 Tunnel Creek Road
Incline Village, NV 89451**verizon**✓

Photosimulation of the view looking southeast from across the intersection.

Proposed 45 ft monopine

Proposed

3



Photosimulation of the view looking southeast from Tahoe Blvd.



4



Existing

Photosimulation of the view looking north along State Route 28.

Ponderosa Ranch

1200 Tunnel Creek Road
Incline Village, NV 89451

verizon✓

Location of proposed 45 ft monopine,
not visible - behind trees



Proposed

5



Existing

Ponderosa Ranch

1200 Tunnel Creek Road
Incline Village, NV 89451

Photosimulation of the view south from the trailhead on Tunnel Crk Rd.

verizon✓



Proposed

6



Existing

Ponderosa Ranch

1200 Tunnel Creek Road
Incline Village, NV 89451

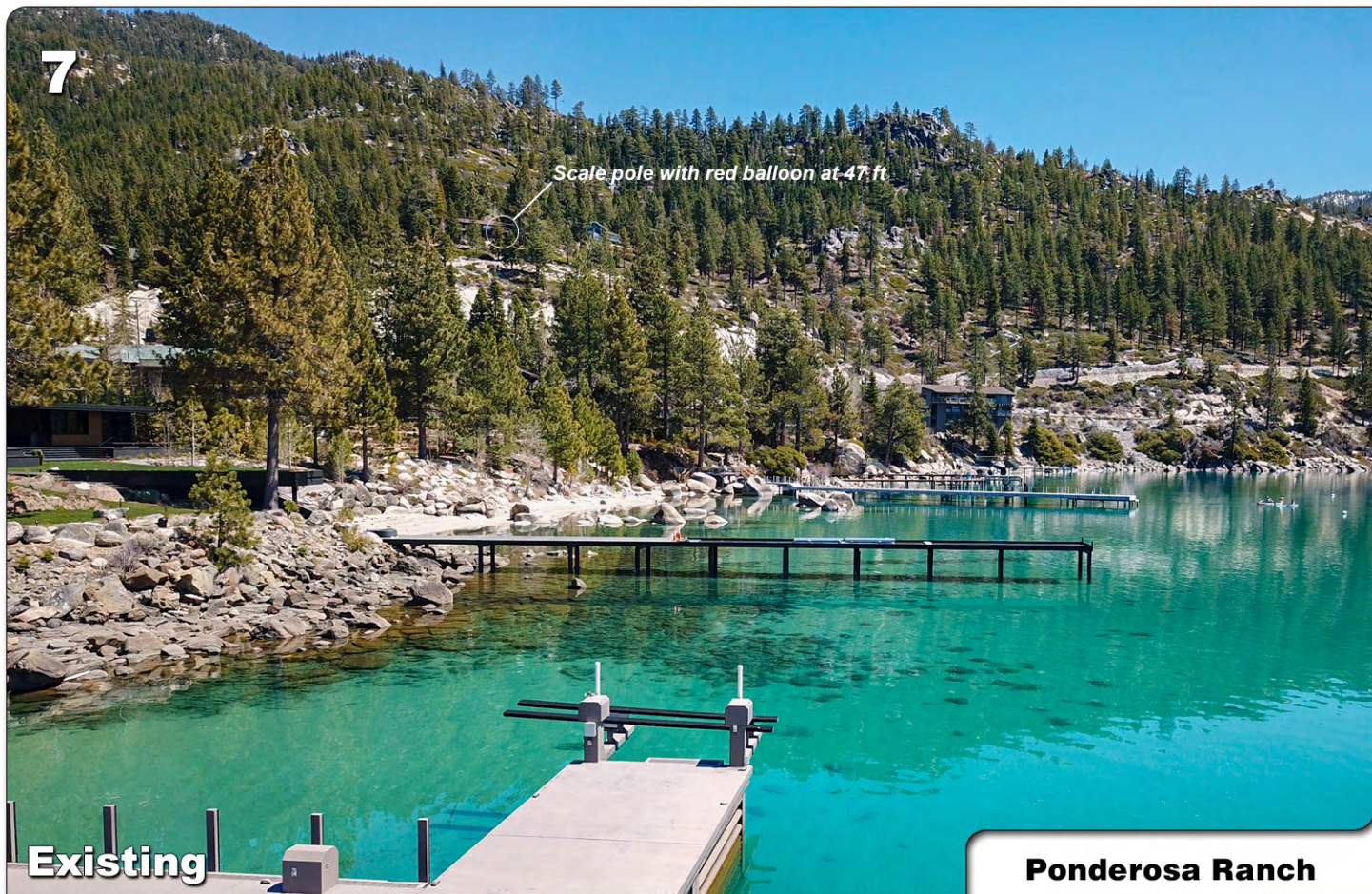
Photosimulation of the view looking south along Tunnel Creek Trail.

verizon✓



Proposed

7



Scale pole with red balloon at 47 ft

Existing

Ponderosa Ranch

1200 Tunnel Creek Road
Incline Village, NV 89451

Photosimulation of the view looking due east from the lake.

verizon✓



Proposed 45 ft monopine

Proposed

8



Existing

Photosimulation of the view looking north from Tunnel Creek Trail.

Ponderosa Ranch

1200 Tunnel Creek Road
Incline Village, NV 89451

verizon✓



Proposed



Photosimulation of the view looking west from above the nearest home site.



10



Residential building

April 28, 2020

Ponderosa Ranch

1200 Tunnel Creek Road
Incline Village, NV 89451

Photographs of the site showing the removal of a house.

verizon✓



Building removed

May 10, 2020

11



April 28, 2020

Photographs of the site showing the removal of a house.

Ponderosa Ranch

1200 Tunnel Creek Road
Incline Village, NV 89451

verizon✓



May 10, 2020