



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

BRENT SCHULTZ, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

December 2, 2019

Department of Transportation
Building Inspection - Ukiah
Assessor

Air Quality Management
Office of Emergency Services
CalFire - Prevention

Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians

CASE#: UR_2019-0003

DATE FILED: 6/25/2019

OWNER: BRIAN H & DONNA J WILSEY

APPLICANT: T-MOBILE C/O SMARTLINK LLC

AGENT: LAUREN OTERI, TOWER ENGINEERING PROFESSIONALS

REQUEST: Renewal of previously Modified Use Permit UM_2016-0002 to administratively change the expiration date to July 16, 2029. There are no proposed changes to the existing 70 ft. tall self supporting lattice tower, no associated ground equipment or requests for any physical modifications to the Wireless Communications Facility (WCF).

LOCATION: 2.5± miles southwest of the City of Ukiah center, on the north side of Oak Knoll Road (CR 252), 1.8± miles west of its intersection with Spanish Canyon Road (CR 252G), located at 1600 Oak Knoll Rd. Ukiah (APN: 157-160-10).

ENVIRONMENTAL DETERMINATION: Categorically Exempt

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: CHEVON HOLMES

RESPONSE DUE DATE: December 16, 2019

PROJECT INFORMATION CAN BE FOUND AT:

<https://www.mendocinocounty.org/government/planning-building-services/public-agency-referrals>

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- ☐ No comment at this time.
- ☐ Recommend conditional approval (attached).
- ☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- ☐ Recommend denial (Attach reasons for recommending denial).
- ☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- ☐ Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

CASE: UR_2019-0003

OWNER: Brian & Donna J Wilsey

APPLICANT: T-Mobile c/o Smartlink LLC

AGENT: Lauren Oteri c/o Tower Engineering Professionals

REQUEST: Renewal of previously Modified Use Permit UM_2016-0002 to administratively change the expiration date to July 16, 2029. There are no proposed changes to the existing 70 ft. tall self-supporting lattice tower, no associated ground equipment or requests for any physical modifications to the Wireless Communications Facility (WCF).

LOCATION: 2.5± miles southwest of the City of Ukiah center, on the north side of Oak Knoll Road (CR 252), 1.8± miles west of its intersection with Spanish Canyon Road (CR 252G), located at 1600 Oak Knoll Rd. Ukiah (APN: 157-160-10).

APN/S: 157-160-10-00

PARCEL SIZE: 5,625 ft² leased of 34.64 ± Acre Parcel

GENERAL PLAN: Remote Residential 20 Acre Minimum (RMR20)

ZONING: Upland Residential 40 Acre Minimum (UR:40)

EXISTING USES: Residential and Telecommunications

SUPERVISORIAL DISTRICT: 5TH (Williams)

RELATED CASES: • Minor Subdivision MS# 204-77 created 4 parcels including the subject parcel. Subsequent Boundary Line Adjustment B# 67-87 was approved resulting in the parcel’s current configuration. General Plan Amendment GP# 21-87 (approved by Board of Supervisors July 22,1988) successfully changed the General Plan land use classification from Remote Residential – 40 acre minimum to Remote Residential – 20 acre minimum, however a Rezone application was never received and therefore, the Upland Residential – 40 acre minimum base zoning designation remains today.

- On January 4, 2001, the Planning Commission approved U# 22-2000 and granted conditional approval for US Cellular to construct a 150-foot tall telecommunication tower on the Wilsey property. The Commission’s decision was not appealed to the Board of Supervisors. After the tower was constructed, numerous residents began to express concerns regarding aesthetic impacts, devalue of property and damage to Oak Knoll Road. Formal complaints were filed with the Department of Planning and Building Services claiming that the applicant supplied misleading written and verbal information at the public hearing which influenced the Commission to approve the project. Additional allegations from the public included constructing the tower in a different location than shown on the site plan and that the tower may be taller than the 150 foot approved height.
- The Commission met on May 2, 2002 to determine the validity of public concerns and possibly take action to modify condition terms or revoke the Use Permit entirely (Use Permit Modification/Revocation UM# 22-2000/2002). After much discussion, the Commission chose to add new and modify previous conditions reducing the overall tower height to less than 75 feet, limiting total panel and microwave antennas on tower by all wireless carriers to twelve or less, and restricting the use of a generator or propane tank at the site unless authorized by a future use permit modification.
- On July 16, 2009, the Planning Commission approved Use Permit Modification #UM 22-2000/2009 to add three (3) panel antennas and one (1) microwave dish to the existing 65 foot tall telecommunication tower and to place a battery backup power system, a GPS antenna and four (4) equipment cabinets within a 5,625 square foot leased area.
- December 31, 2014 the Zoning Administrator approved Administrative Permit AP_2014-0025 to add one (1) Long-Term Evolution (LTE) antenna, one (1) pipe mount and two (2) coax.
- On October 4, 2016 the Planning Commission approved Use Permit Modification UM_2016-0002 to add a backup generator, propane fuel tank and concrete pad to the existing telecommunications facility.
- On September 16, 2019 Administrative Permit AP_2019-0046 was approved to install three (3) new antennas and three (3) new radio units on the existing 70 foot tall lattice telecommunications tower.

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
NORTH:	Remote Residential 40 Acres Mi	Upland Residential 40 Acres Mi	81.86 +/- Acres	Vacant
EAST:	Remote Residential 40 Acres Mi	Upland Residential 40 Acres Mi	20 +/- Acres & 40 +/- Acres	Residential
SOUTH:	Rangeland 160 Acre Minimum (RL	Rangeland 160 Acre Minimum (RL	17.47 +/- Acres & 23.61 Acres	Residential
WEST:	Rangeland 160 Acre Minimum (RL	Rangeland 160 Acre Minimum (RL	5.48 +/- Acres	Telecom Facility

REFERRAL AGENCIES

LOCAL

- ☒ Air Quality Management District
- ☒ Assessor’s Office
- ☒ Building Division Ukiah

- ☒ Department of Transportation (DOT)
 - ☒ Office of Emergency Services
- STATE**
- ☒ CALFIRE (Land Use)

TRIBAL

- ☒ Cloverdale Rancheria
- ☒ Redwood Valley Rancheria
- ☒ Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION: The purpose of the request is to renew Use Permit # UM22-2000/2009 to extend the expiration date to July 16, 2029. According to the application “the sole purpose of this application is to renew the existing Use Permit” and no modifications to the existing tower and compound are proposed.

STAFF PLANNER: CHEVON HOLMES

DATE: 12/2/2019

ENVIRONMENTAL DATA

1. MAC:

GIS
N/A

2. FIRE HAZARD SEVERITY ZONE:

CALFIRE FRAP maps/GIS
High and Very High Fire Hazard

3. FIRE RESPONSIBILITY AREA:

CALFIRE FRAP maps/GIS
Ukiah Valley Fire Protection District

4. FARMLAND CLASSIFICATION:

GIS
G

5. FLOOD ZONE CLASSIFICATION:

FEMA Flood Insurance Rate Maps (FIRM)
NO

6. COASTAL GROUNDWATER RESOURCE AREA:

Coastal Groundwater Study/GIS
N/A

7. SOIL CLASSIFICATION:

Mendocino County Soils Study Eastern/Western Part
Maymen-Estel-Snook

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:

LCP maps, Pygmy Soils Maps; GIS
N/A

9. WILLIAMSON ACT CONTRACT:

GIS/Mendocino County Assessor’s Office
NO

10. TIMBER PRODUCTION ZONE:

GIS
NO

11. WETLANDS CLASSIFICATION:

NO

12. EARTHQUAKE FAULT ZONE:

Earthquake Fault Zone Maps; GIS
NO

13. AIRPORT LAND USE PLANNING AREA:

Airport Land Use Plan; GIS
NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:

GIS; General Plan 3-11
NO

15. NATURAL DIVERSITY DATABASE:

CA Dept. of Fish & Wildlife Rarefind Database/GIS
NO

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:

GIS; General Plan 3-10
NO

17. LANDSLIDE HAZARD:

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
NO

18. WATER EFFICIENT LANDSCAPE REQUIRED:

Policy RM-7; General Plan 4-34
NO

19. WILD AND SCENIC RIVER:

www.rivers.gov (Eel Only); GIS
N/A

20. SPECIFIC PLAN/SPECIAL PLAN AREA:

Various Adopted Specific Plan Areas; GIS
NO

21. STATE CLEARINGHOUSE REQUIRED:

Policy
NO

22. OAK WOODLAND AREA:

USDA
N/A

23. HARBOR DISTRICT:

Sec. 20.512
NO



Planning and Building
Services

Case No:	UR 2019-0003
CalFire No:	
Date Filed:	8-6-19 0-25-19
Fee:	partial
Receipt No:	PR
Received By:	CHO/AF
Office use only	

APPLICATION FORM

APPLICANT

Name: T-Mobile/ c/o Smartlink LLC Phone: _____

Mailing Address: 621 SW Alder Street Suite 660

City: Portland State/Zip: OR/97070 email: _____

PROPERTY OWNER

Name: Brian and Donna Wilsey Phone: _____

Mailing Address: 13750 Mountain Horse Road

City: Hopland State/Zip: CA/ 95449 email: _____

AGENT

Name: Tower Engineering Professionals (Lauren Oteri) Phone: 980-202-6514

Mailing Address: 10700 Sikes Place Suite 360

City: Charlotte State/Zip: NC/ 28277 email: loteri@tepgroup.net

Parcel Size: 5,625sq ft/ 40 acres (Sq. feet/Acres) Address of Property: 1600 Oak Knoll Road, Ukiah, CA

Assessor Parcel Number(s): 157-160-10

TYPE OF APPLICATION:

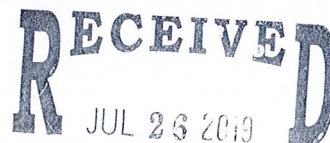
- ☐ Administrative Permit
- ☐ Agricultural Preserve
- ☐ Airport Land Use
- ☐ CDP- Admin
- ☐ CDP- Standard
- ☐ Certificate of Compliance
- ☐ Development Review
- ☐ Exception

- ☐ Flood Hazard
- ☐ General Plan Amendment
- ☐ Land Division-Minor
- ☐ Land Division- Major
- ☐ Land Division-Parcel
- ☐ Land Division-Resubdivision
- ☐ Modification of Conditions
- ☐ Reversion to Acreage

- ☐ Rezoning
- ☐ Use Permit-Cottage
- ☐ Use Permit-Minor
- ☐ Use Permit-Major
- ☐ Variance
- ☒ Other

I certify that the information submitted with this application is true and accurate.

Lauren Oteri 7/2/2019 Date Signature of Owner 7/2/2019 Date



SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

US Cellular is RENEWING the existing Use Permit # U22-2000 There will be no changes being done. The sole propose of this application is renew the existing Use Permit.

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input checked="" type="checkbox"/> Other: Cell Tower <input type="checkbox"/> Other: N/A					
Total Structures Paved Area Landscaped Area Unimproved Area		N/A		N/A	
GRAND TOTAL (Equal to gross area of Parcel)					

3. If the project is commercial, industrial or institutional, complete the following:

Estimated employees per shift: N/A
Estimated shifts per day: N/A
Type of loading facilities proposed: N/A

4. Will the proposed project be phased? ☐ Yes ☒ No If yes, explain your plans for phasing:

5. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☒ No Explain:

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? ☐ Yes ☒ No If yes, explain:

7. How much off-street parking will be provided?

	Number	Size
Number of covered spaces	<u>N/A</u>	_____
Number of uncovered spaces	_____	_____
Number of standard spaces	_____	_____
Number of handicapped spaces	_____	_____
Existing Number of Spaces	<u>N/A</u>	_____
Proposed Additional Spaces	_____	_____
Total	_____	_____

8. Is any road construction or grading planned? ☐ Yes ☒ No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

N/A

9. For grading or road construction, complete the following:

A. Amount of cut _____ cubic yards
B. Amount of fill _____ cubic yards
C. Maximum height of fill slope _____ feet
D. Maximum height of cut slope _____ feet
E. Amount of import or export _____ cubic yards
F. Location of borrow or disposal site _____

<p>10. Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring plans may be required?</p> <p>11. Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how many acres will be converted? _____ acres. An agricultural economic feasibility study may be required.</p> <p>12. Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain below: N/A _____ _____ _____</p>	
<p>13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Diking : <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Filling: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Dredging: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> </div> <div style="width: 45%;"> <p>Placement of structures in:</p> <p><input type="checkbox"/> open coastal waters</p> <p><input type="checkbox"/> wetlands</p> <p><input type="checkbox"/> estuaries</p> <p><input type="checkbox"/> lakes</p> </div> </div> <p>If so, amount of material to be dredged or filled? _____ cubic yards.</p> <p>Location of dredged material disposal site? _____</p> <p>Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>16. Will there be any exterior lighting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans. N/A _____ _____</p>	
<p>17. Utilities will be supplied to the site as follows:</p> <p>A. Electricity:</p> <p><input type="checkbox"/> Utility Company (service exists to the parcel)</p> <p><input type="checkbox"/> Utility Company (requires extension of service to site: _____ feet _____ miles)</p> <p><input type="checkbox"/> On Site Generation - Specify: N/A</p> <p>B. Gas:</p> <p><input type="checkbox"/> Utility Company/Tank</p> <p><input type="checkbox"/> On Site Generation - Specify: N/A</p> <p><input type="checkbox"/> None</p> <p>C. Telephone: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>18. What will be the method of sewage disposal?</p> <p><input type="checkbox"/> Community sewage system - Specify supplier N/A</p> <p><input type="checkbox"/> Septic Tank</p> <p><input type="checkbox"/> Other - Specify: N/A</p>	
<p>19. What will be the domestic water source:</p> <p><input type="checkbox"/> Community water system - Specify supplier N/A</p> <p><input type="checkbox"/> Well</p> <p><input type="checkbox"/> Spring</p> <p><input type="checkbox"/> Other - Specify: N/A</p>	

20.	Are there any associated projects and/or adjacent properties under your ownership? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain (e.g., Assessor's Parcel Number, address, etc.): <hr/> <hr/> <hr/>																														
21.	List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies: N/A <hr/> <hr/>																														
22.	Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.): N/A <hr/> <hr/>																														
23.	Are there existing structures on the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision. <hr/> <hr/> <hr/>																														
24.	Will any existing structures be demolished or removed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable. <hr/> <hr/> <hr/>																														
25.	Project Height. Maximum height of existing structures <u>70</u> feet. Maximum height of proposed structures <u>70</u> feet.																														
26.	Gross floor area of existing structures <u>75</u> square feet (including covered parking and accessory buildings). Gross floor area of proposed structures <u>75</u> square feet (including covered parking and accessory buildings).																														
27.	Lot area (within property lines): <u> </u> <input type="checkbox"/> square feet <input type="checkbox"/> acres.																														
28.	Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful. N/A <hr/> <hr/> <hr/>																														
29.	Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful. N/A <hr/> <hr/>																														
30.	Indicate the surrounding land uses: <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 35%;"></th> <th style="width: 15%; text-align: center;">North</th> <th style="width: 15%; text-align: center;">East</th> <th style="width: 15%; text-align: center;">South</th> <th style="width: 20%; text-align: center;">West</th> </tr> </thead> <tbody> <tr> <td><u>Vacant</u></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><u>Residential Agricultural</u></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><u>Commercial Industrial</u></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><u>Institutional Timberland</u></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><u>Other</u></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		North	East	South	West	<u>Vacant</u>					<u>Residential Agricultural</u>					<u>Commercial Industrial</u>					<u>Institutional Timberland</u>					<u>Other</u>				
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<u>Other</u>																															

CERTIFICATION AND SITE VIEW AUTHORIZATION- SUBMIT ONLY ONE COPY

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

Lauren Oteri

Owner/Authorized Agent

7/2/2019

Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize Tower Engineering Professionals to act as my representative and to bind me in all matters concerning this application.

MTH

Owner

7/8/2019

Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

Name Lauren Oteri (agent)	Name	Name
Mailing Address 10700 Sikes Place Suite 360 Charlotte NC 28277	Mailing Address	Mailing Address

INDEMNIFICATION AND HOLD HARMLESS

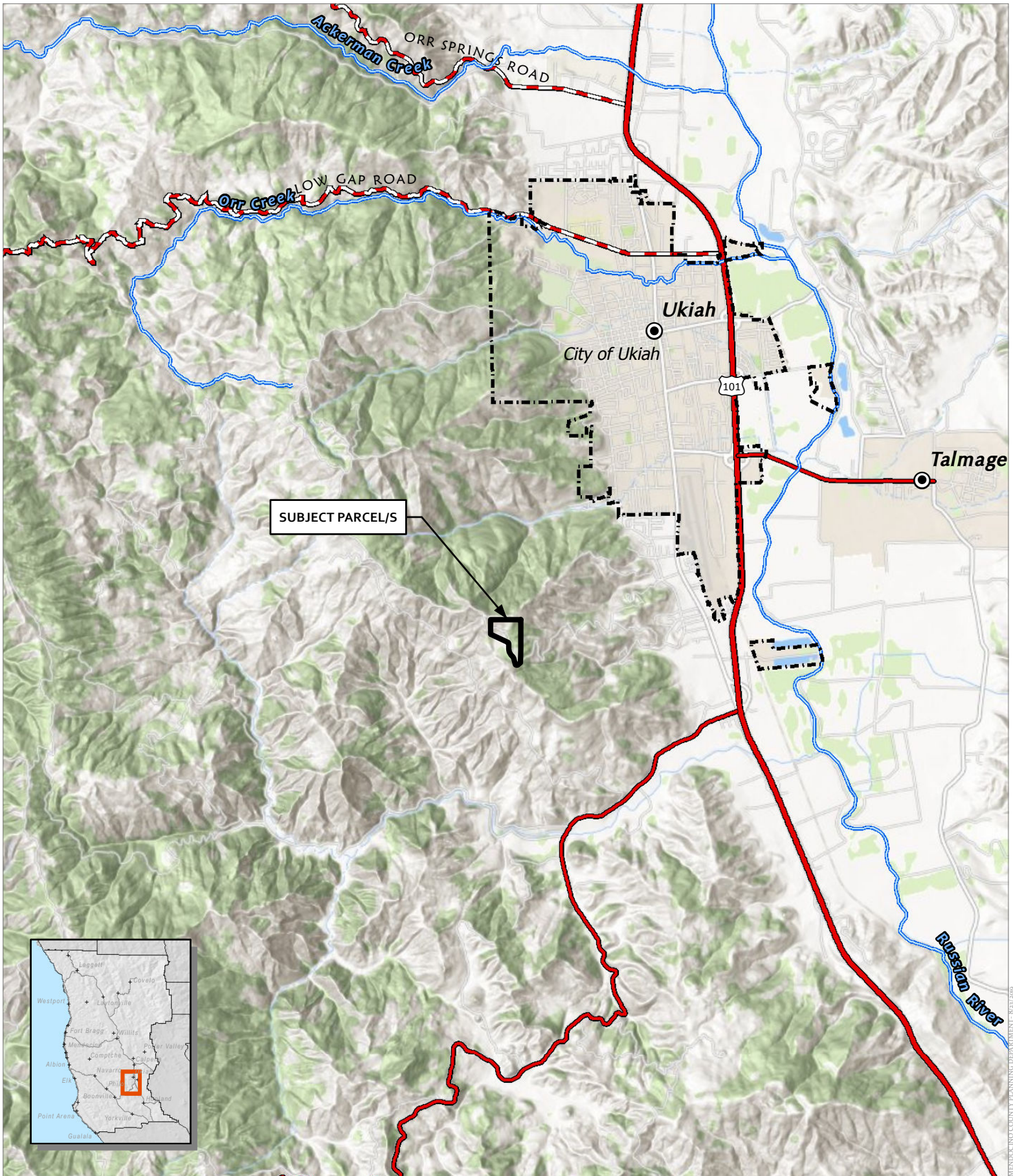
ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT






As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

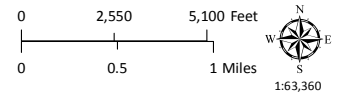
Applicant: Lauren Oteri

Date: 7/15/2019



CASE: **UR 2019-0003**
 OWNER: **WILSEY, Brian & Donna**
 APN: **157-160-10**
 APLCT: **T-Mobile/Smartlink, LLC**
 AGENT: **Lauren Oteri**
 ADDRESS: **1600 Oak Knoll Road, Ukiah**

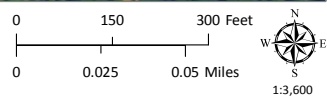
-  Major Towns & Places
-  City Limits
-  Major Rivers
-  Highways
-  Major Roads



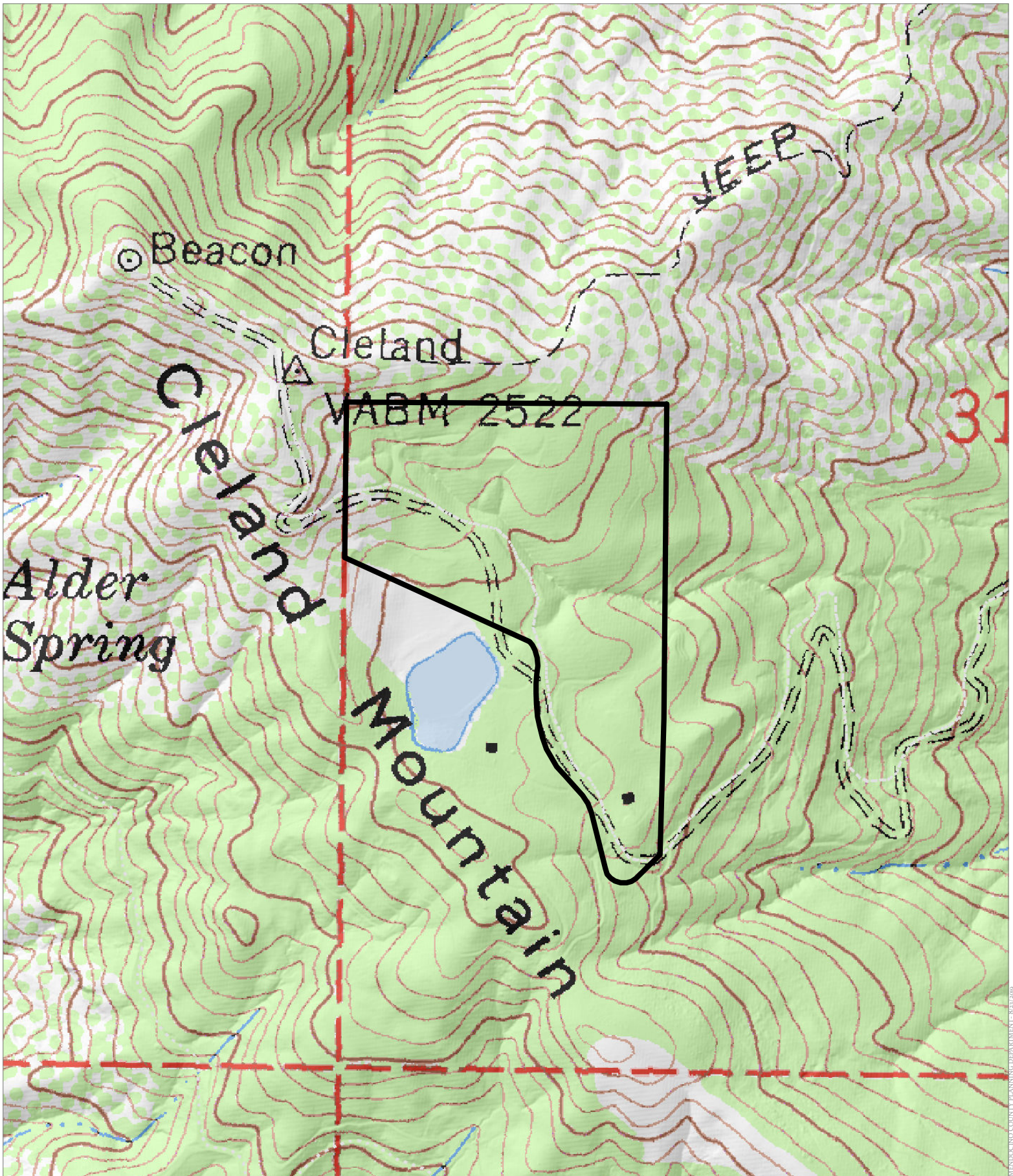
LOCATION MAP



CASE: **UR 2019-0003**
OWNER: **WILSEY, Brian & Donna**
APN: **157-160-10**
APLCT: **T-Mobile/Smartlink, LLC**
AGENT: **Lauren Oteri**
ADDRESS: **1600 Oak Knoll Road, Ukiah**

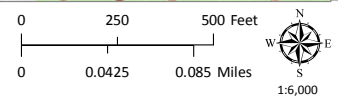


AERIAL IMAGERY

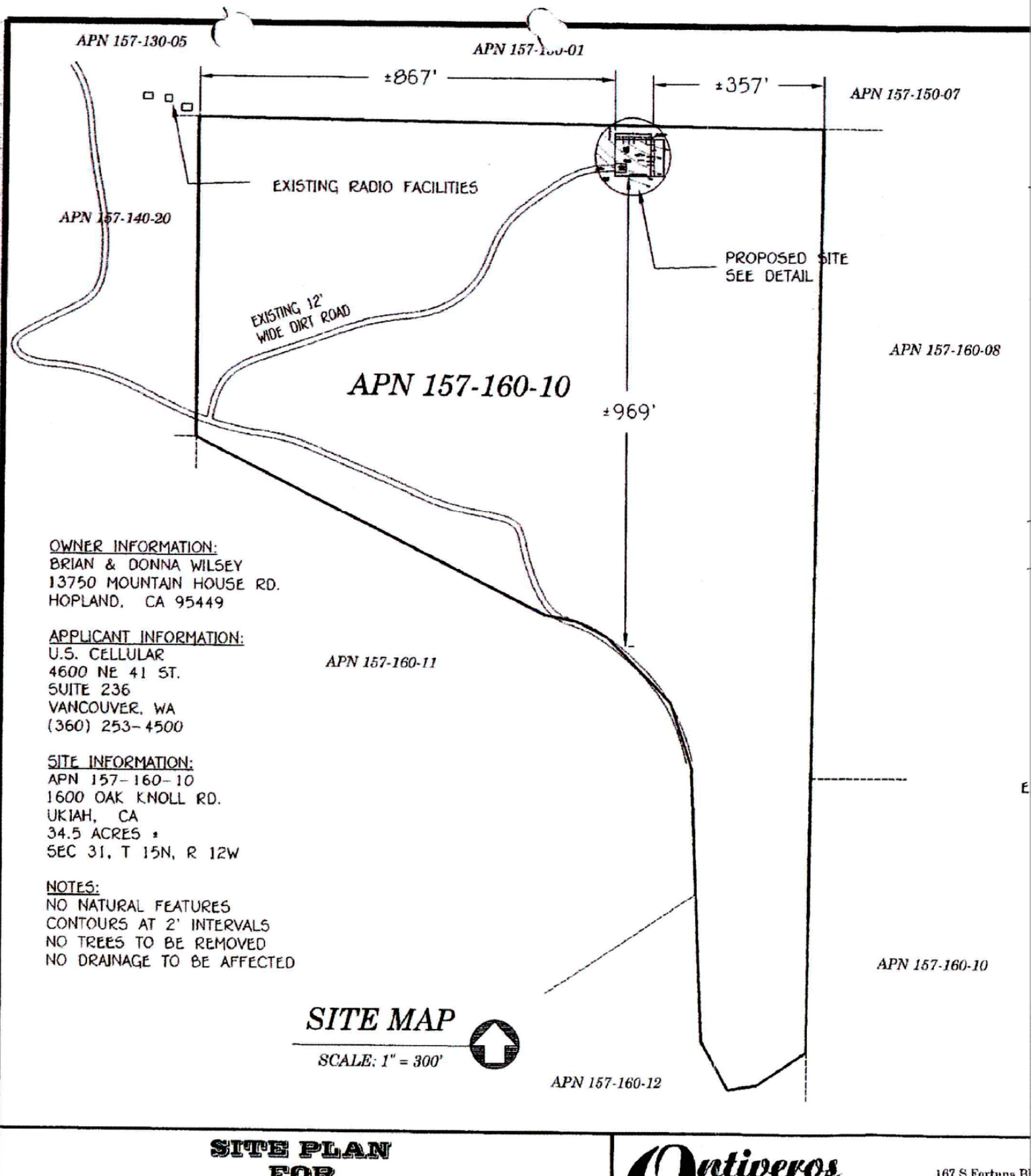


CASE: UR 2019-0003
OWNER: WILSEY, Brian & Donna
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ADDRESS: 1600 Oak Knoll Road, Ukiah

..... Driveways/Unnamed Roads



TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET



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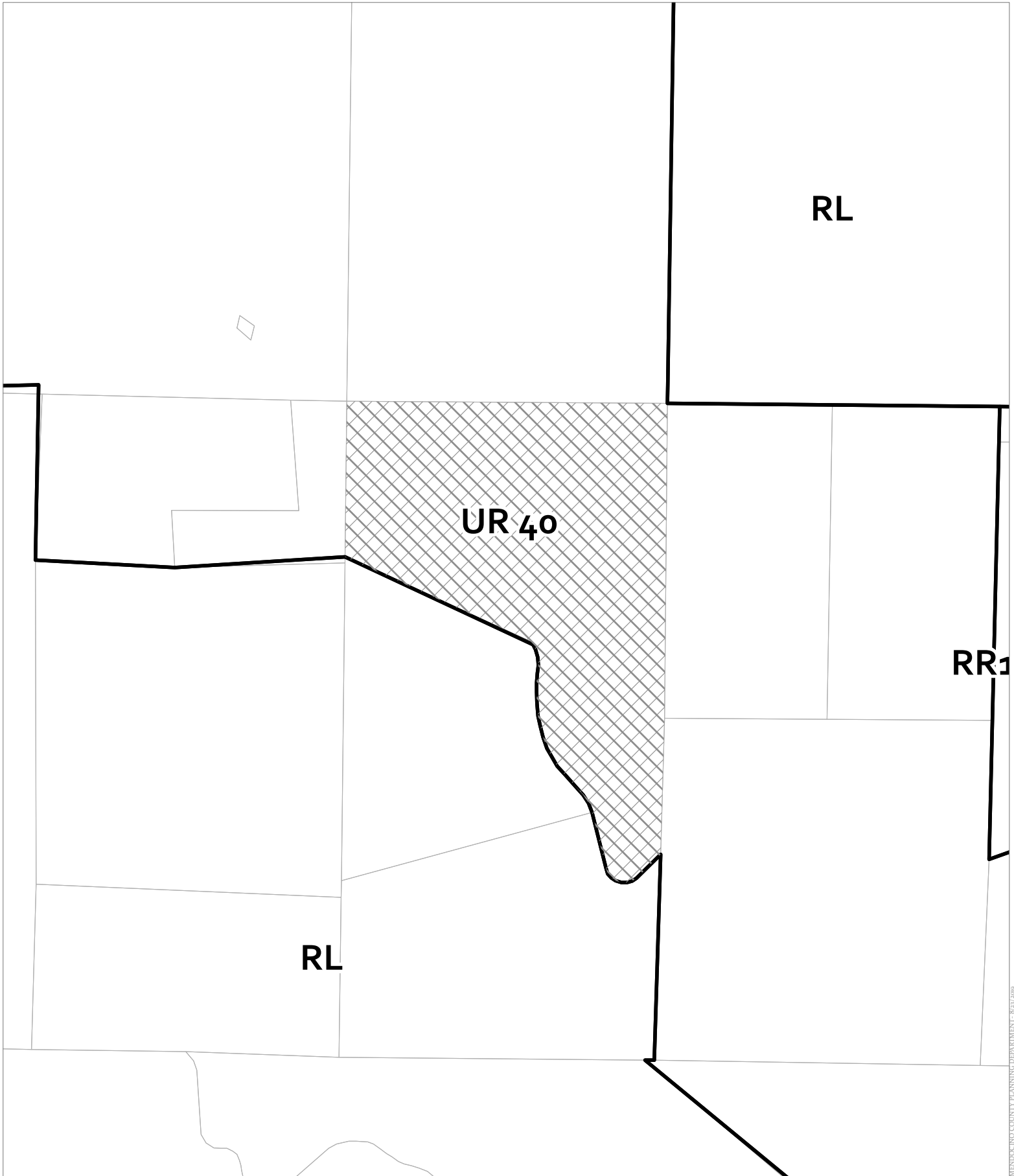
**SITE PLAN
FOR**

Antiveros

167 S Fortuna Rd

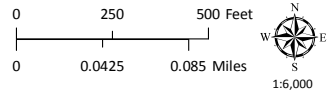
NO SCALE

SITE PLAN

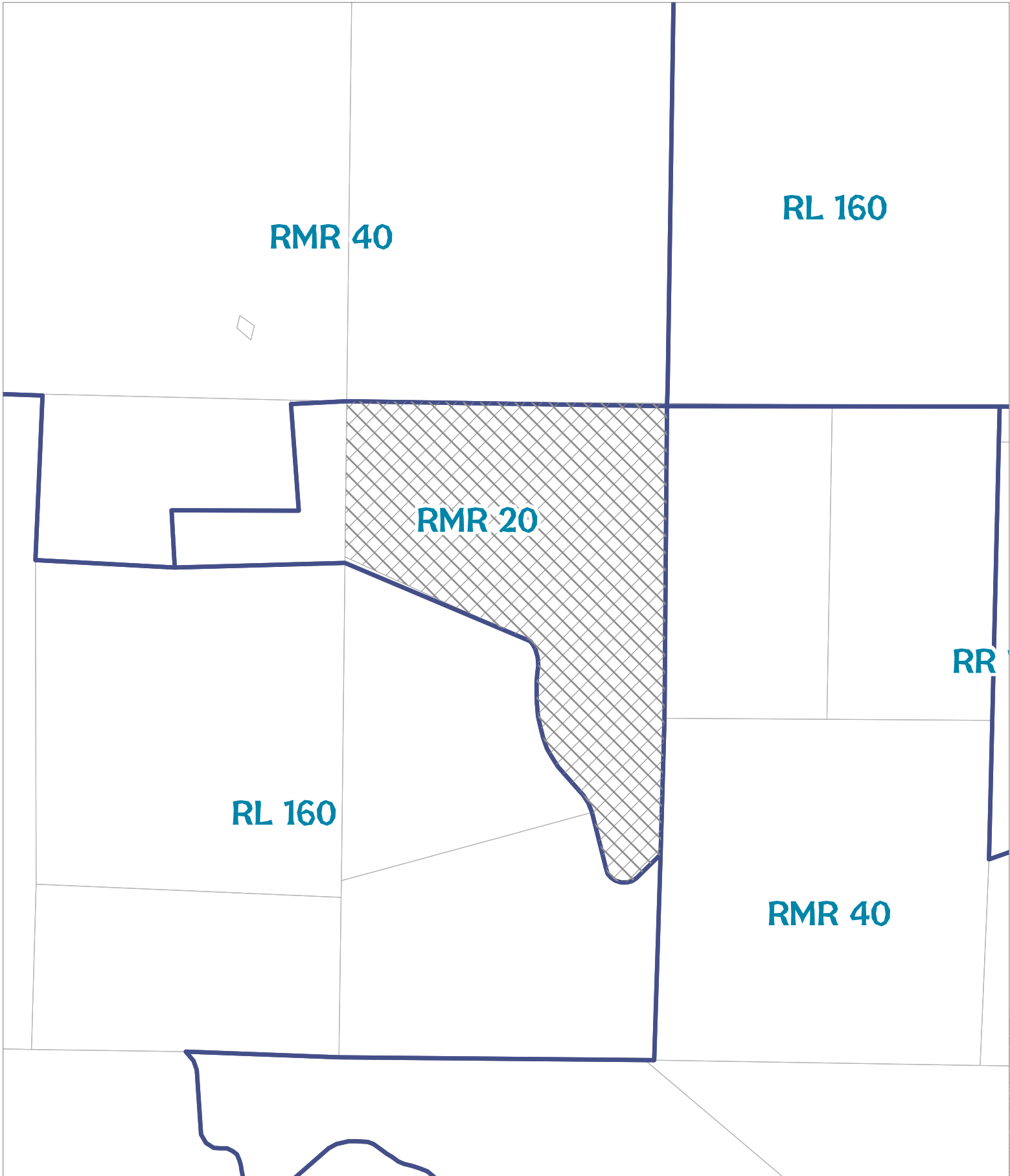


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AGENT: **Lauren Oteri**
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 Zoning Districts




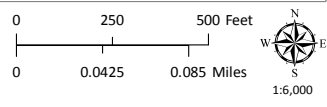
ZONING DISPLAY MAP



MENDOCINO COUNTY PLANNING DEPARTMENT - 8/23/2019

CASE: UR 2019-0003
OWNER: WILSEY, Brian & Donna
APN: 157-160-10
APLCT: T-Mobile/Smartlink, LLC
AGENT: Lauren Oteri
ADDRESS: 1600 Oak Knoll Road, Ukiah

 General Plan Classes



GENERAL PLAN CLASSIFICATIONS

157-130-06
CASTLE CROWN
1876 OAK KNOLL RD
UR 40 0.05 A±

157-130-07
CHRISTOPHE WALLS
1870 OAK KNOLL RD
110.38 A±

157-150-01
CLAUDE BROOKE
1854 OAK KNOLL RD
UR 40 81.68 A±

157-150-07
RICK GARZINI
1299 CRESTVIEW RD
RL 160 199.5 A±

157-140-19
CHRISTOPHE WALLS
1880 OAK KNOLL RD
UR 40 13.92 A±

157-140-20
BRIAN WILSEY
UR 40 5.43 A±

157-160-10
BRIAN WILSEY
1600 OAK KNOLL RD
UR 40 34.64 A±

157-160-08
KATHLEEN HUNTER
1520 OAK KNOLL RD
UR 40 20 A±

157-140-10
CHRISTOPHE WALLS
RL 160 39.41 A±

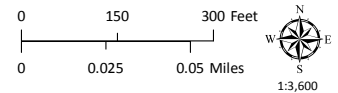
157-160-11
CHRISTOPHE WALLS
1601 OAK KNOLL RD
RL 160 17.47 A±

157-160-03
JESUS MORENO
1501 OAK KNOLL RD
UR 40 40 A±

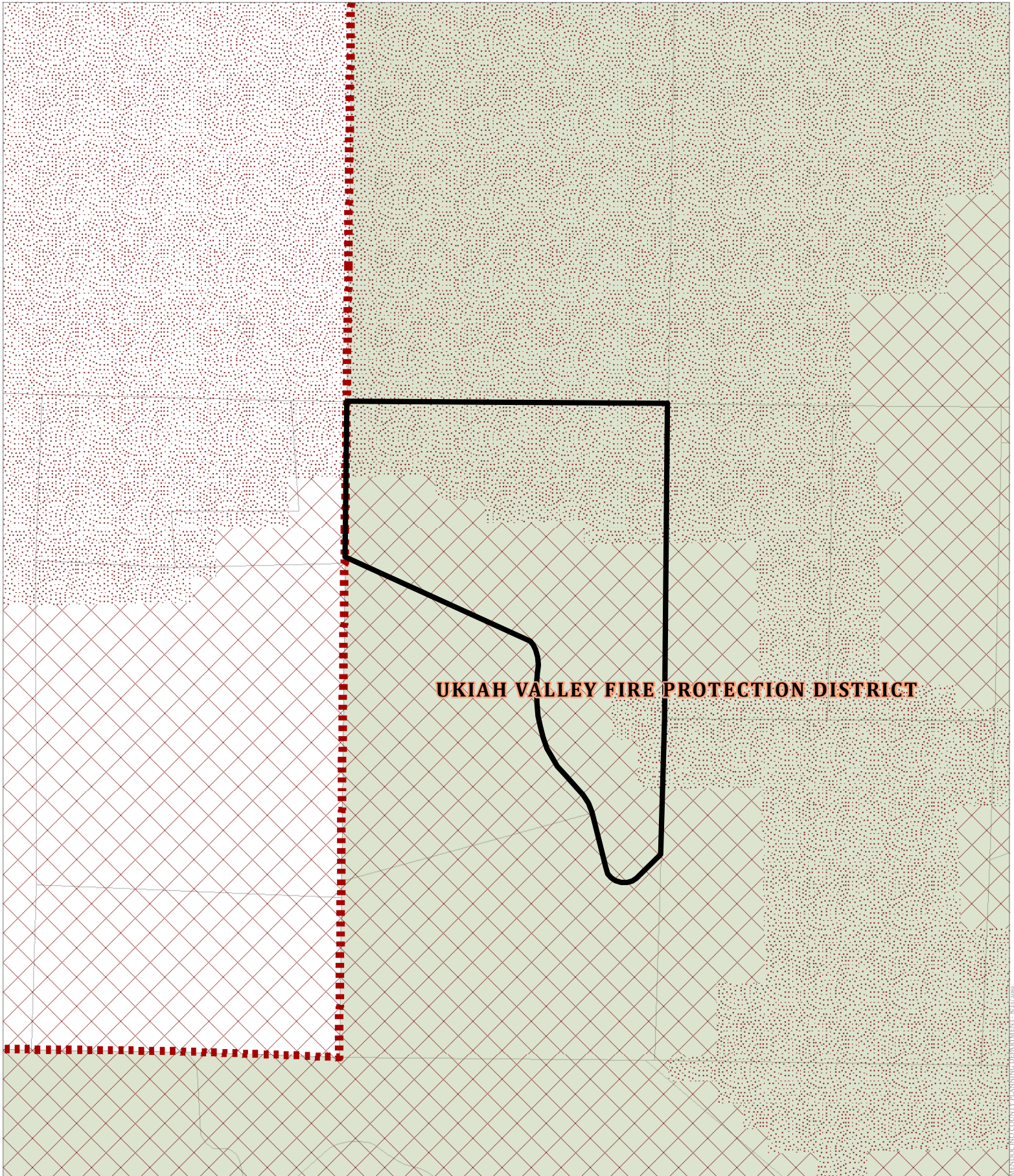
157-160-12
MATTHEW MINOR
1551 OAK KNOLL RD
RL 160 23.61 A±

157-140-11
MATTHEW MINOR

CASE: UR 2019-0003
OWNER: WILSEY, Brian & Donna
APN: 157-160-10
APLCT: T-Mobile/Smartlink, LLC
AGENT: Lauren Oteri
ADDRESS: 1600 Oak Knoll Road, Ukiah

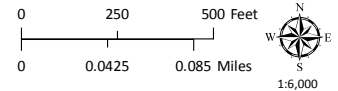


ADJACENT PARCELS

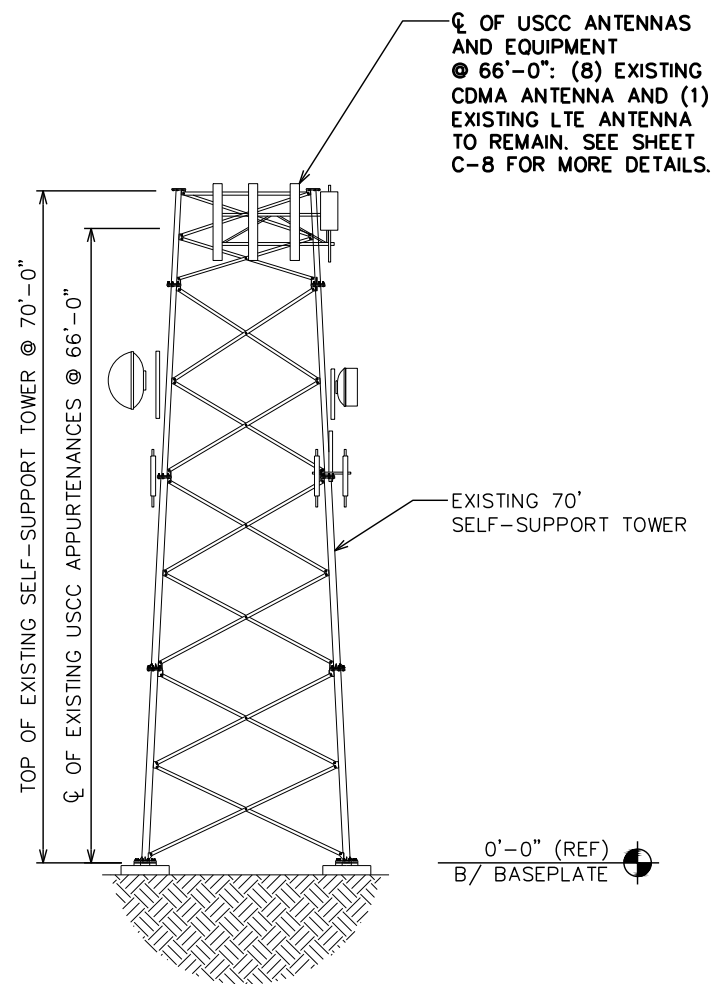


CASE: UR 2019-0003
OWNER: WILSEY, Brian & Donna
APN: 157-160-10
APLCT: T-Mobile/Smartlink, LLC
AGENT: Lauren Oteri
ADDRESS: 1600 Oak Knoll Road, Ukiah

 Very High Fire Hazard
 High Fire Hazard
 County Fire Districts



FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA



EXISTING TOWER ELEVATION

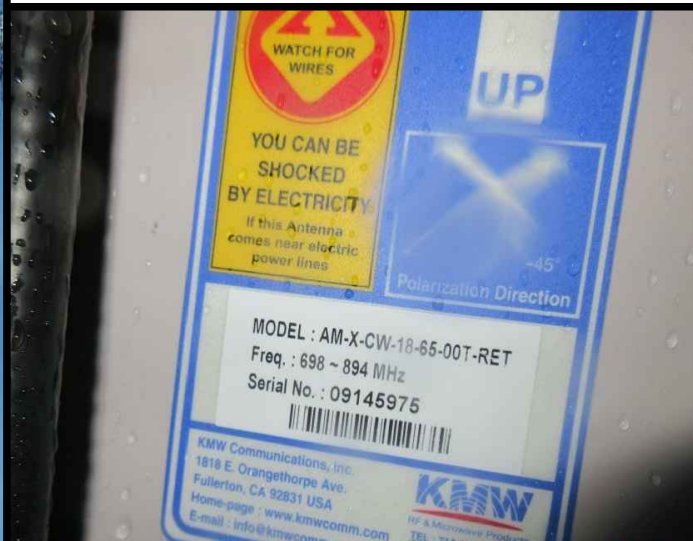
SCALE: 1" = 20'



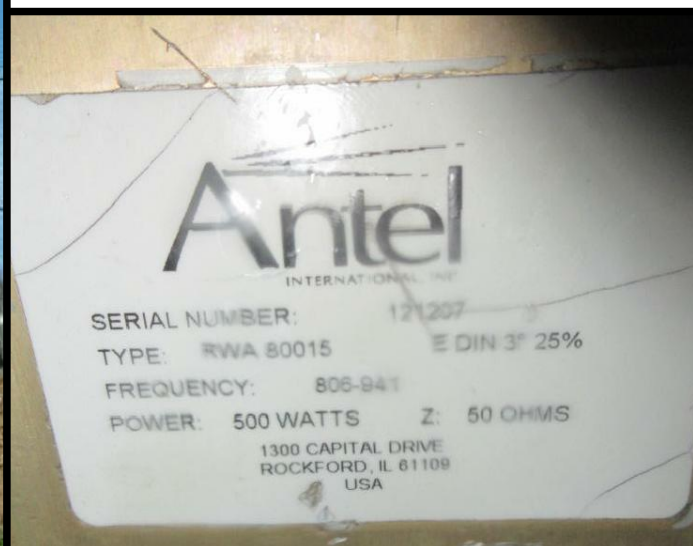
EXISTING TOWER ELEV.



EXISTING USCC MOUNT

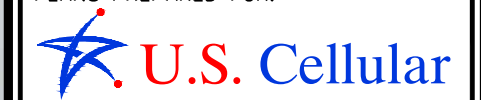


EXISTING USCC LTE TAG



EXISTING USCC CDMA TAG

PLANS PREPARED FOR:



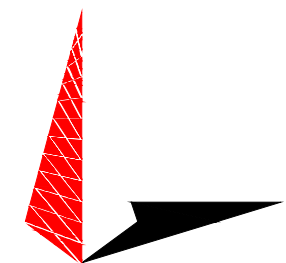
8410 W. BRYN MAWR SUITE 700
CHICAGO, IL 60631
(773) 399-8900

PROJECT INFORMATION:

568378 SPANISH MT

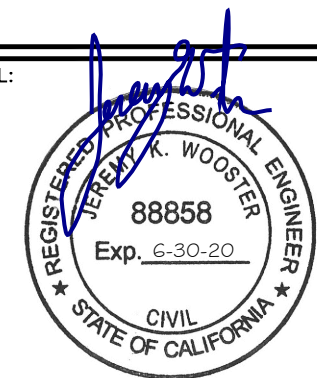
1600 OAK KNOLL ROAD
UKIAH, CA 95482
(MENDOCINO COUNTY)

PLANS PREPARED BY:



326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net

SEAL:



October 16, 2019

REV	DATE	ISSUED FOR:
1	10-16-19	CONSTRUCTION
0	09-19-19	PRELIMINARY

DRAWN BY: HH CHECKED BY: JHB

SHEET TITLE:

TOWER ELEVATION

SHEET NUMBER:	REVISION:
C-4	1
TEP#:	52509

Scope of Work

STRUCTURAL NOTE

STRUCTURAL STATUS:

- TOWER SA - N/A
- MOUNT SA - N/A

SCOPE OF WORK

TOWER SCOPE:

EXISTING EQUIPMENT TO REMAIN:

- (3) ANTEL BXA 8004D/4 CDMA PANEL ANTENNAS
- (3) ANTEL RWB 80016/9D CDMA PANEL ANTENNAS
- (2) ANTEL RWA 80015 CDMA PANEL ANTENNAS
- (1) KMW AM-X-CW-18-85-DOT-RET LTE ANTENNA
- (6) FH 3/4" COAX (CUT IN SHELTER)
- (6) FH 3/4" CDMA COAX
- (2) FH 3/4" LTE COAX

TOP TOWER GROUND BAR:
NO PROPOSED CHANGES

BOTTOM TOWER GROUND BAR:
NO PROPOSED CHANGES

SHELTER EXTERIOR SCOPE:

ICE BRIDGE:
NO PROPOSED CHANGES

SHELTER COAX PORT:
NO PROPOSED CHANGES

SHELTER EXTERIOR GROUND BAR:
NO PROPOSED CHANGES

SHELTER INTERIOR SCOPE:

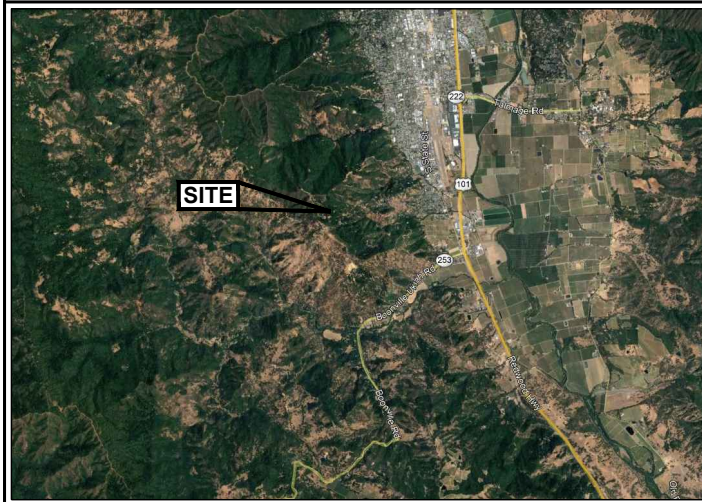
EXISTING EQUIPMENT:

- (2) EXISTING FXCB RRHs, (1) FRUB RRHs AND (2)
COMBINERS TO REMAIN IN SHELTER.

STATE LOCATION



SITE LOCATION



PROJECT TEAM

PROJECT CONTACT:

NAME U.S. CELLULAR CORPORATION
ADDRESS 8410 W BRYN MAWR SUITE 700
CITY, STATE, ZIP CHICAGO, IL 60631
CONTACT JOHN MAUDLIN
PHONE (888) 944-9400

SITE ACQUISITION:

NAME TOWER ENGINEERING PROFESSIONALS, INC.
ADDRESS 10700 SIKES PLACE, SUITE 360
CITY, STATE, ZIP CHARLOTTE, NC 28277
CONTACT MARK HUDAK
PHONE (980) 202-5553

TOWER OWNER:

NAME US CELLULAR CORPORATION
ADDRESS 8410 W. BRYN MAWR, SUITE 700
CITY, STATE, ZIP CHICAGO, IL 60631
CONTACT JOHN MAUDLIN
PHONE (888) 944-9400

CIVIL ENGINEER:

NAME TOWER ENGINEERING PROFESSIONALS, INC.
ADDRESS 326 TRYON ROAD
CITY, STATE, ZIP RALEIGH, NC 27603-3530
CONTACT JEREMY K. WOOSTER, P.E.
PHONE (919) 661-6351

97 LCAP Q318 DRAWINGS

SITE NAME:

SPANISH MT

SITE NUMBER:

568378

SITE ADDRESS:

1600 OAK KNOLL ROAD
UKIAH, CA 95482
(MENDOCINO COUNTY)

PROJECT INFORMATION

LATITUDE: N 39° 06' 58.00" *
LONGITUDE: W 123° 13' 46.98" *
GROUND ELEVATION: 2,345'± (GOOGLE EARTH)**
* INFORMATION PROVIDED USCC
** INFORMATION FROM GOOGLE EARTH

TOWER TYPE: 70' SELF-SUPPORT TOWER
LOADING TYPE: 4T4R
ACCESS ISSUES: N/A
GATE COMBO: N/A



Know what's below.
Call before you dig.

INDEX OF SHEETS

NO.	SHEET TITLE	REV
T-1	TITLE SHEET	1
C-1	SITE SURVEY	1
C-2	COMPOUND DETAIL	1
C-3	SHELTER DETAILS	1
C-4	TOWER ELEVATION	1
C-5	HATCH PLATE & ICE BRIDGE DETAILS	1
C-6	COAX LAYOUT	1
C-7	GROUND BAR DETAILS	1
C-8	ANTENNA MOUNTING DETAILS	1
N-1	GENERAL NOTES	1
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-	-	-
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-	-	-

STRUCTURAL NOTE

STRUCTURAL STATUS:
• TOWER SA - N/A
• MOUNT SA - N/A

SCOPE OF WORK

TOWER SCOPE:

EXISTING EQUIPMENT TO REMAIN:
(3) ANTEL BXA 80040/4 CDMA PANEL ANTENNAS
(3) ANTEL RWB 80016/90 CDMA PANEL ANTENNAS
(2) ANTEL RWA 80015 CDMA PANEL ANTENNAS
(1) KMW AM-X-CW-18-65-00T-RET LTE ANTENNA
(6) FH 7/8" COAX (CUT IN SHELTER)
(6) FH 7/8" CDMA COAX
(2) FH 7/8" LTE COAX

TOP TOWER GROUND BAR:
NO PROPOSED CHANGES

BOTTOM TOWER GROUND BAR:
NO PROPOSED CHANGES

SHELTER EXTERIOR SCOPE:

ICE BRIDGE:
NO PROPOSED CHANGES

SHELTER COAX PORT:
NO PROPOSED CHANGES

SHELTER EXTERIOR GROUND BAR:
NO PROPOSED CHANGES

SHELTER INTERIOR SCOPE:

EXISTING EQUIPMENT:
(2) EXISTING FXCB RRHS, (1) FRLB RRHS AND (2)
COMBINERS TO REMAIN IN SHELTER.

PLANS PREPARED FOR:



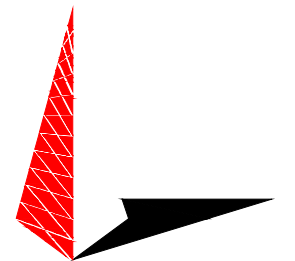
8410 W. BRYN MAWR SUITE 700
CHICAGO, IL 60631
(773) 399-8900

PROJECT INFORMATION:

568378
SPANISH MT

1600 OAK KNOLL ROAD
UKIAH, CA 95482
(MENDOCINO COUNTY)

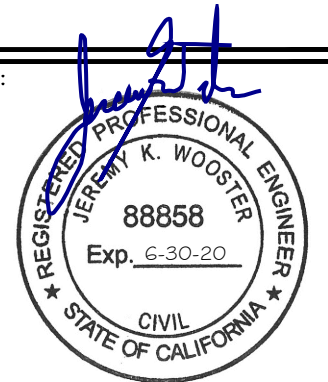
PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS

326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net

SEAL:



October 16, 2019

REV	DATE	ISSUED FOR:
I	10-16-19	CONSTRUCTION
O	09-19-19	PRELIMINARY

DRAWN BY: HH CHECKED BY: JHB

SHEET TITLE:

TITLE SHEET

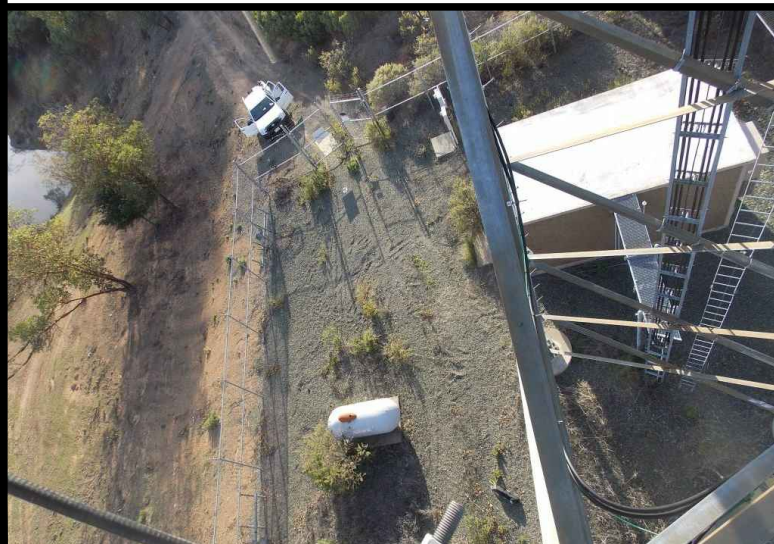
SHEET NUMBER:	REVISION:
T-1	1
TEP#:	52509



BIRD'S EYE AERIAL OVERVIEW



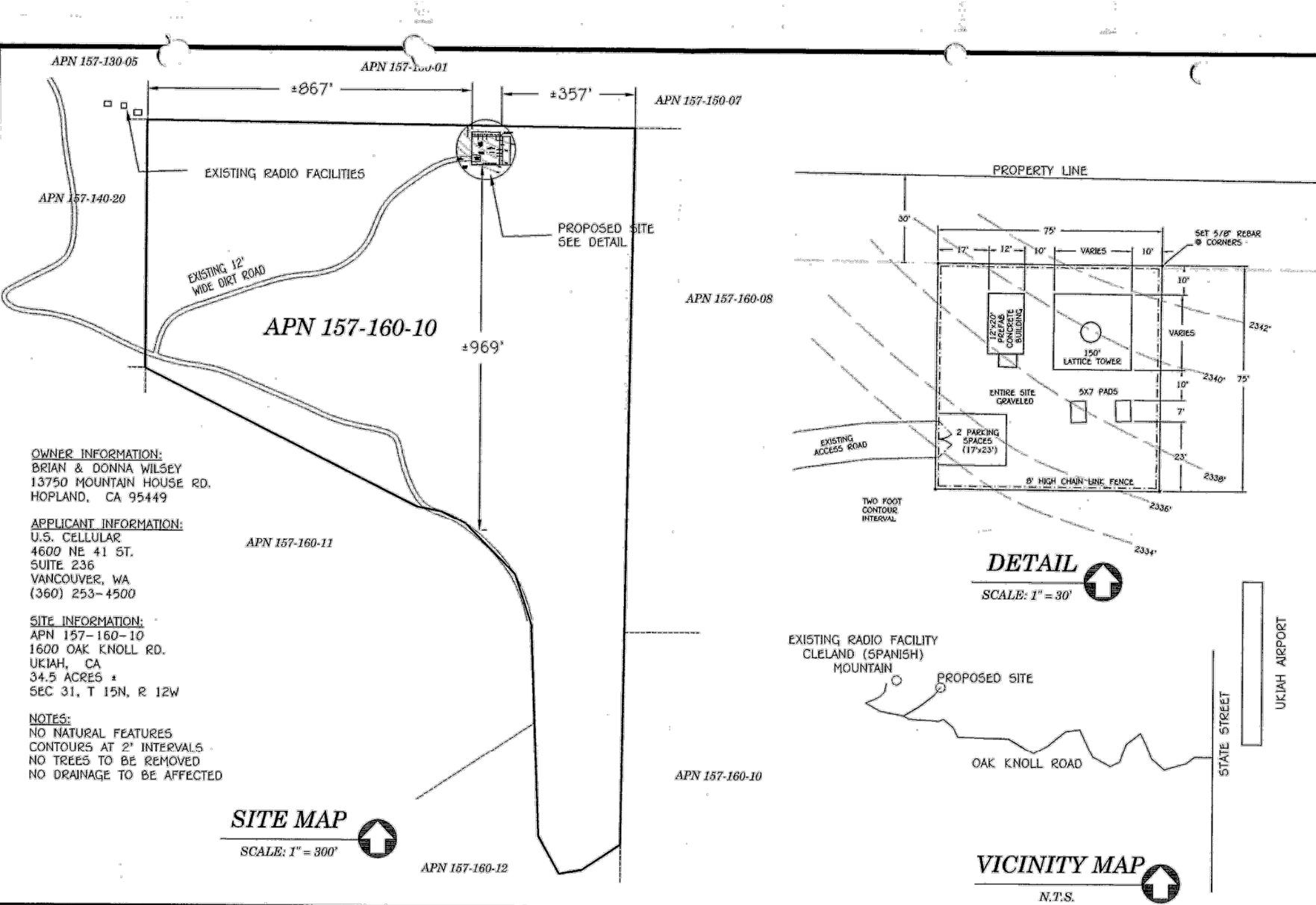
SITE OVERVIEW



COMPOUND OVERVIEW

NOTE:

1. SURVEY DATED JUNE 5, 2000 BY ONTIVEROS & ASSOCIATES CONSULTING ENGINEERING & SURVEYORS. PROVIDED BY USCC.
2. SURVEY SHOWN ON THIS PAGE WAS PROVIDED BY ONTIVEROS & ASSOCIATES CONSULTING ENGINEERING & SURVEYORS AND IS NOT CARRIED UNDER SIGNATURE AND SEAL OF TOWER ENGINEERING PROFESSIONLS' SURVEYING SERVICES AND/OR ITS LAND SURVEYING PROFESSIONALS.



**SITE PLAN
FOR
U.S. CELLULAR
UKIAH, CA**

**Ontiveros
& Associates**
Consulting Engineers & Surveyors

167 S Fortuna Blvd, Fortuna, CA 95540
P.O. Box 892 - Fortuna, CA 95540
Phone (707) 725-7410
FAX (707) 725-7411

JOB No.: USC-99-152
DATE: 6/5/00

SHT. **1** OF **1**

PLANS PREPARED FOR:



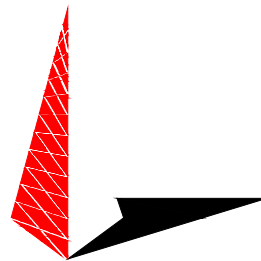
8410 W. BRYN MAWR SUITE 700
CHICAGO, IL 60631
(773) 399-8900

PROJECT INFORMATION:

**568378
SPANISH MT**

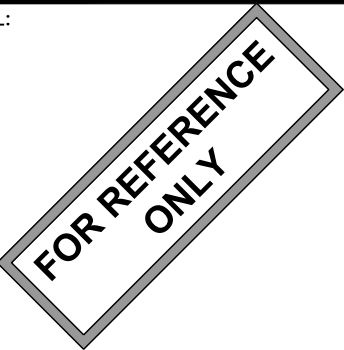
1600 OAK KNOLL ROAD
UKIAH, CA 95482
(MENDOCINO COUNTY)

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
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REV	DATE	ISSUED FOR:
1	10-16-19	CONSTRUCTION
0	09-19-19	PRELIMINARY

DRAWN BY: HH CHECKED BY: JHB

SHEET TITLE:

SITE SURVEY

SHEET NUMBER: C-1	REVISION: 1 TEP#: 52509
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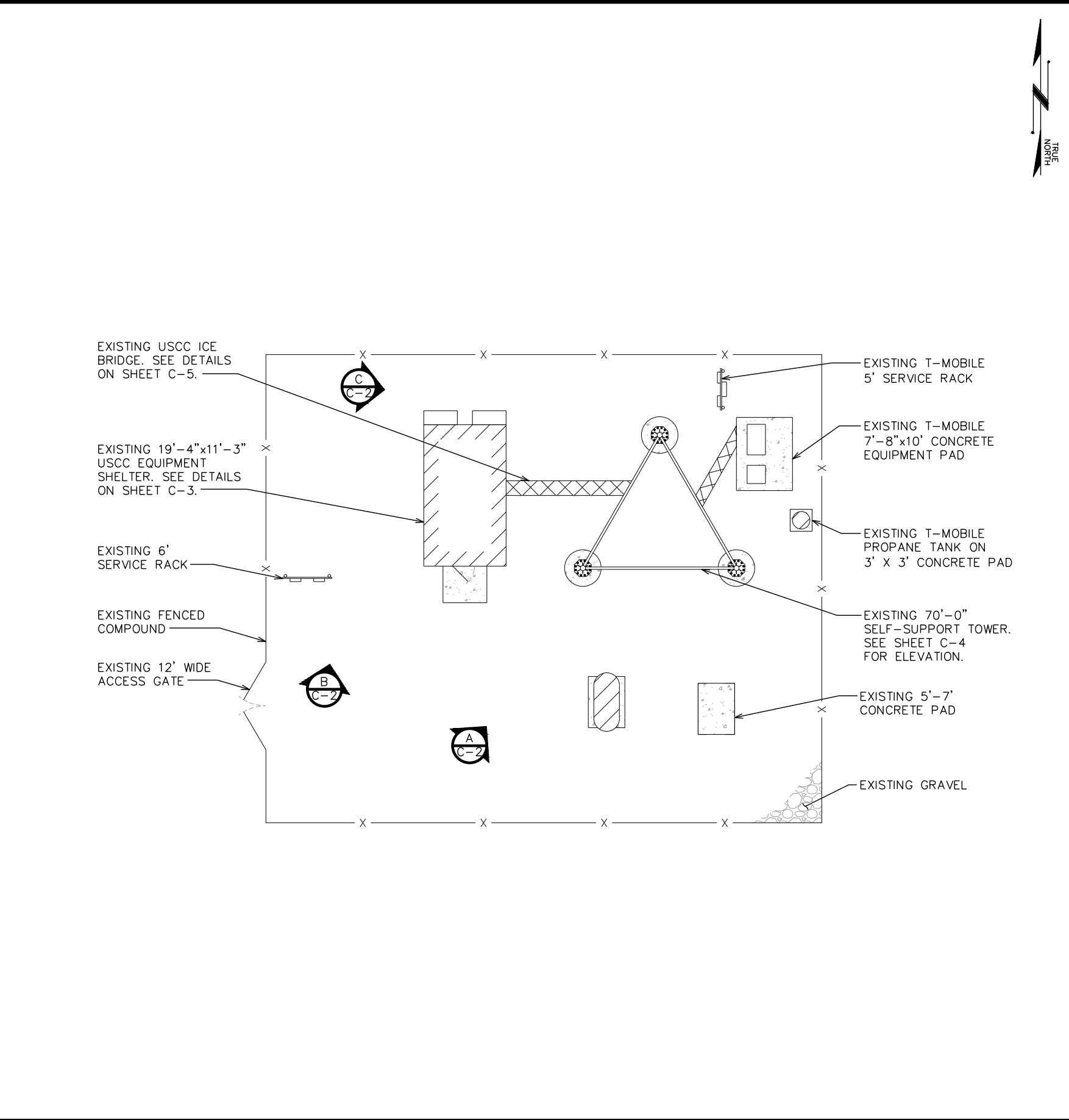
COMPOUND VIEW "A"



COMPOUND VIEW "B"



COMPOUND VIEW "C"



COMPOUND DETAIL

SCALE: $\frac{1}{16}" = 1'-0"$

0 16 32
SCALE IN FEET



PLANS PREPARED FOR:

U.S. Cellular

8410 W. BRYN MAWR SUITE 700
CHICAGO, IL 60631
(773) 399-8900

PROJECT INFORMATION:

**568378
SPANISH MT**

1600 OAK KNOLL ROAD
UKIAH, CA 95482
(MENDOCINO COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net

SEAL:

October 16, 2019

REV	DATE	ISSUED FOR:
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O	09-19-19	PRELIMINARY

DRAWN BY: HH CHECKED BY: JHB

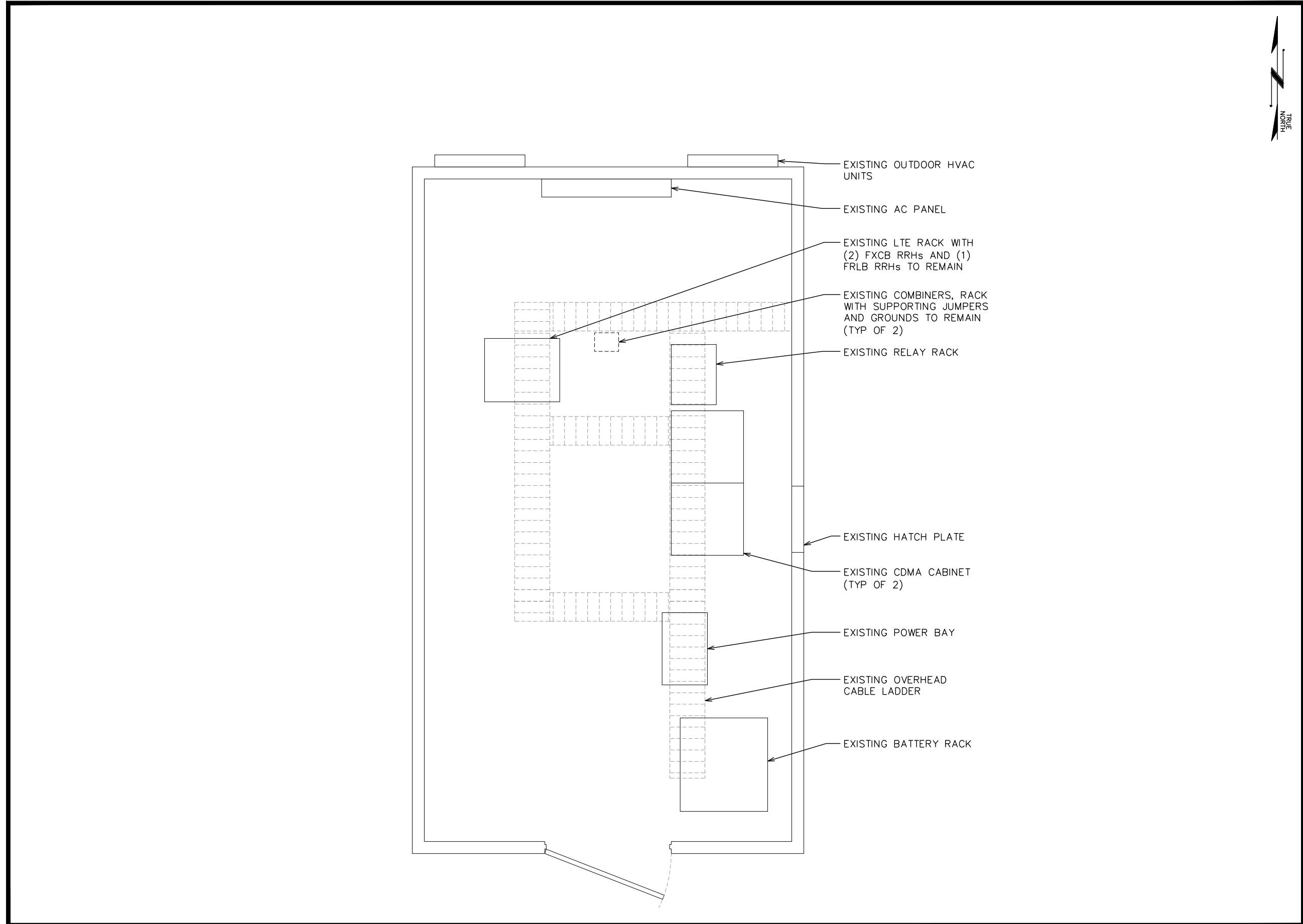
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**COMPOUND
DETAIL**

SHEET NUMBER: **C-2**

REVISION: **1**

TEP#: 52509



PLANS PREPARED FOR:



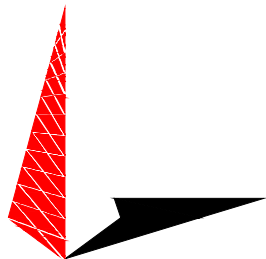
8410 W. BRYN MAWR SUITE 700
CHICAGO, IL 60631
(773) 399-8900

PROJECT INFORMATION:

568378
SPANISH MT

1600 OAK KNOLL ROAD
UKIAH, CA 95482
(MENDOCINO COUNTY)

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS

326 TRYON ROAD
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OFFICE: (919) 661-6351
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0	09-19-19	PRELIMINARY

DRAWN BY: HH CHECKED BY: JHB

SHEET TITLE:

**SHELTER
DETAILS**

SHEET NUMBER:

C-3

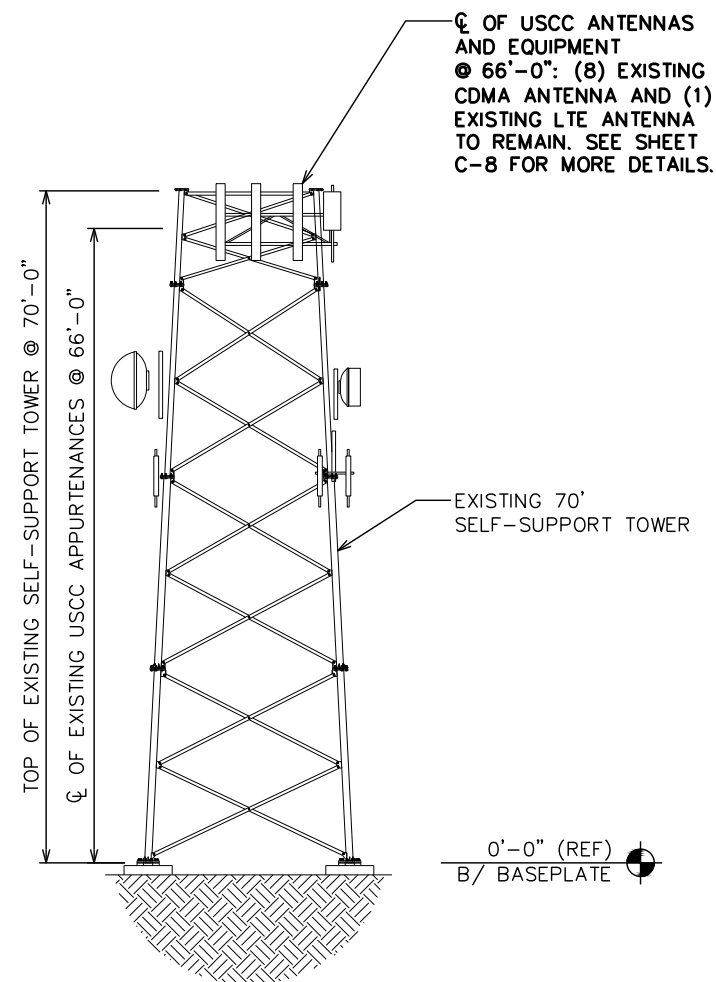
REVISION:

1

TEP#: 52509

EXISTING SHELTER LAYOUT

SCALE: N.T.S.



EXISTING TOWER ELEVATION

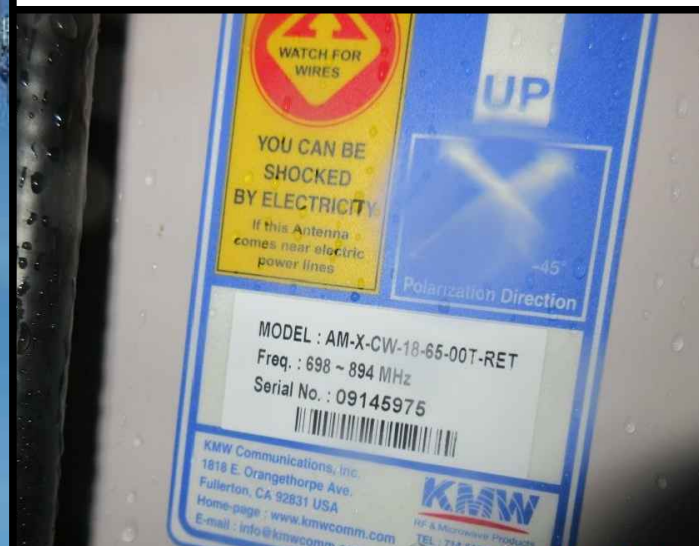
SCALE: 1" = 20'



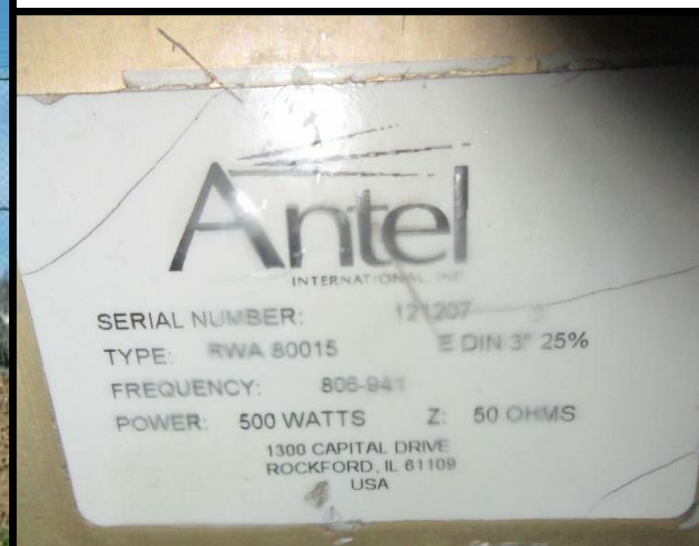
EXISTING TOWER ELEV.



EXISTING USCC MOUNT



EXISTING USCC LTE TAG



EXISTING USCC CDMA TAG

PLANS PREPARED FOR:

U.S. Cellular

8410 W. BRYN MAWR SUITE 700
CHICAGO, IL 60631
(773) 399-8900

PROJECT INFORMATION:

568378
SPANISH MT

1600 OAK KNOLL ROAD
UKIAH, CA 95482
(MENDOCINO COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS

326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net

SEAL:

REGISTERED PROFESSIONAL ENGINEER
JEREMY R. WOOSTER
88858
Exp. 6-30-20
CIVIL
STATE OF CALIFORNIA

October 16, 2019

REV	DATE	ISSUED FOR:
1	10-16-19	CONSTRUCTION
0	09-19-19	PRELIMINARY

DRAWN BY: HH CHECKED BY: JHB

SHEET TITLE:

TOWER ELEVATION

SHEET NUMBER: **C-4** REVISION: **1**

TEP#: 52509

NOTES:

1. ALL VIEWS ARE
LOOKING FROM THE
TOWER TOWARDS
THE SHELTER.
2. ANALOG COAX (IF
APPLICABLE) TO BE
REMOVED IS LABELED
WITH GREEN TAPE.

LEGEND

EMPTY PORT

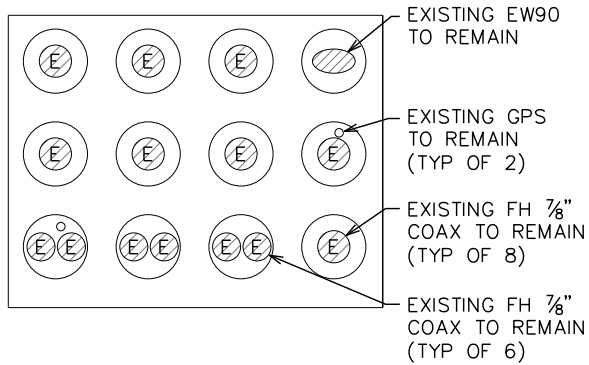
EXISTING COAX TO REMAIN

EXISTING COAX TO BE REMOVED

PROPOSED HYBRID

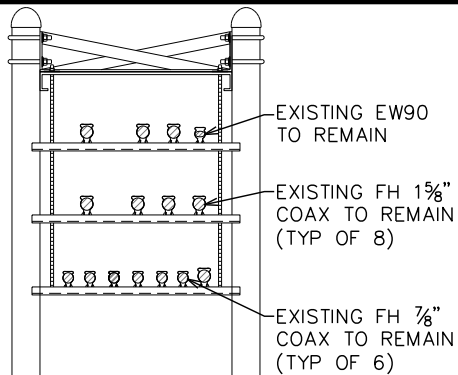
EXISTING EWG

PROPOSED EWG



EXISTING HATCH PLATE LAYOUT

SCALE: N.T.S.



EXISTING ICE BRIDGE CONFIGURATION

SCALE: N.T.S.



EXISTING HATCH PLATE

SCALE: N.T.S.



EXISTING ICE BRIDGE

SCALE: N.T.S.

PLANS PREPARED FOR:

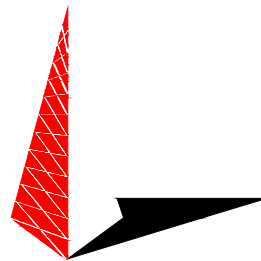
U.S. Cellular
8410 W. BRYN MAWR SUITE 700
CHICAGO, IL 60631
(773) 399-8900

PROJECT INFORMATION:

**568378
SPANISH MT**

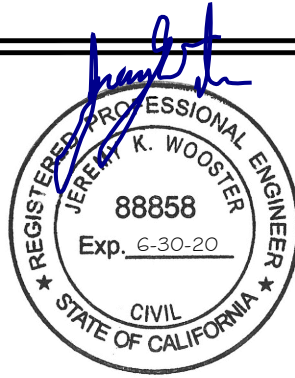
1600 OAK KNOLL ROAD
UKIAH, CA 95482
(MENDOCINO COUNTY)

PLANS PREPARED BY:



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SHEET TITLE:
**HATCH PLATE
& ICE BRIDGE
DETAILS**

SHEET NUMBER: **C-5** REVISION: **1**
TEP#: 52509

LEGEND

EXISTING COAX TO REMAIN

EXISTING COAX TO BE REMOVED

PROPOSED HYBRID

EXISTING EWG

PROPOSED EWG



PLANS PREPARED FOR:

8410 W. BRYN MAWR SUITE 700
CHICAGO, IL 60631
(773) 399-8900

PROJECT INFORMATION:

568378
SPANISH MT

1600 OAK KNOLL ROAD
UKIAH, CA 95482
(MENDOCINO COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
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SEAL:

October 16, 2019

REV	DATE	ISSUED FOR:
I	10-16-19	CONSTRUCTION
O	09-19-19	PRELIMINARY

DRAWN BY: HH

CHECKED BY: JHB

SHEET TITLE:

COAX LAYOUT

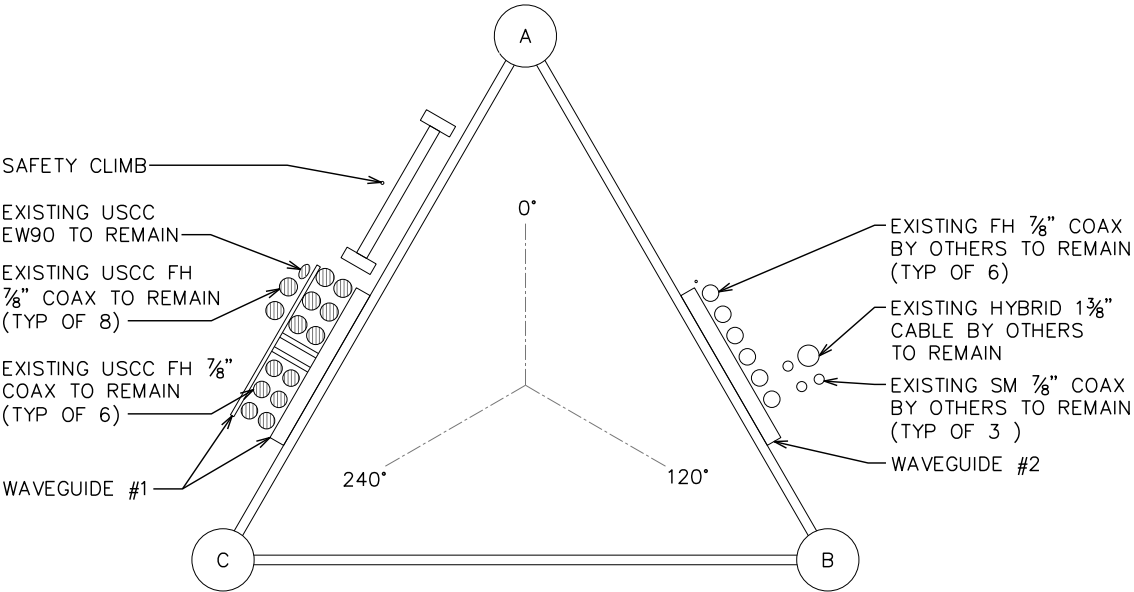
SHEET NUMBER:
C-6

REVISION:
1
TEP#:
52509

LEGEND

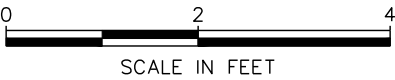
SCALE: N.T.S.

USCC WAVEGUIDE



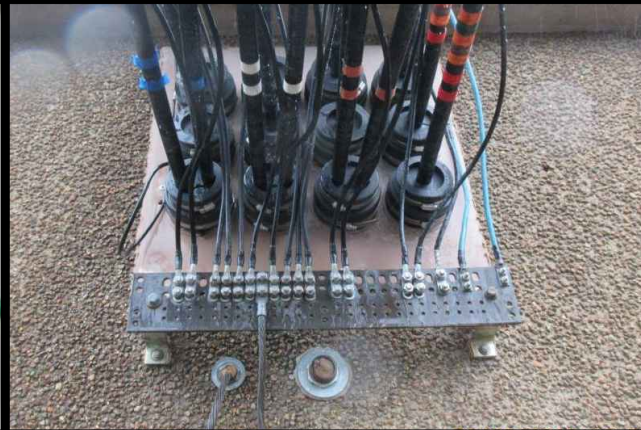
EXISTING COAX LAYOUT

SCALE: 1/2" = 1'-0"

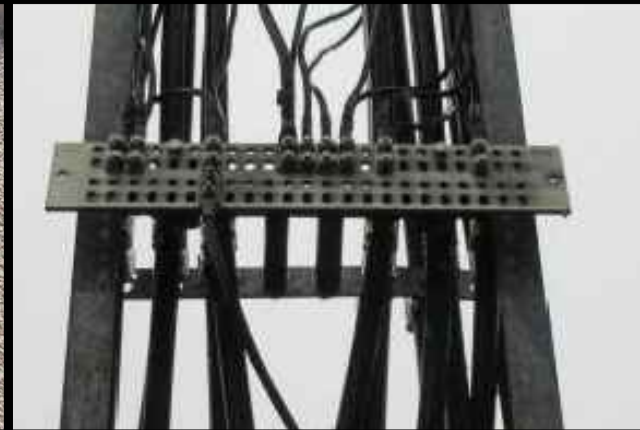




EXISTING INSIDE SHELTER
SCALE: N.T.S.



EXISTING OUTSIDE SHELTER
SCALE: N.T.S.



EXISTING BOTTOM TOWER
SCALE: N.T.S.



EXISTING TOP TOWER
SCALE: N.T.S.

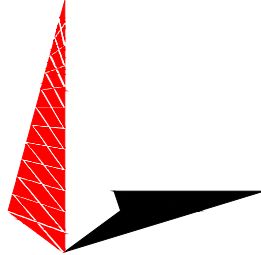
PLANS PREPARED FOR:


8410 W. BRYN MAWR SUITE 700
CHICAGO, IL 60631
(773) 399-8900

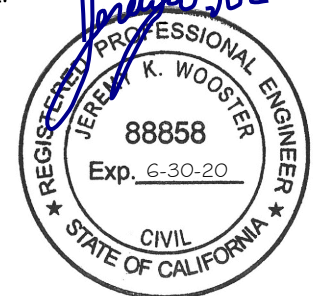
PROJECT INFORMATION:

**568378
SPANISH MT**
1600 OAK KNOLL ROAD
UKIAH, CA 95482
(MENDOCINO COUNTY)

PLANS PREPARED BY:


TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
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SEAL:


October 16, 2019

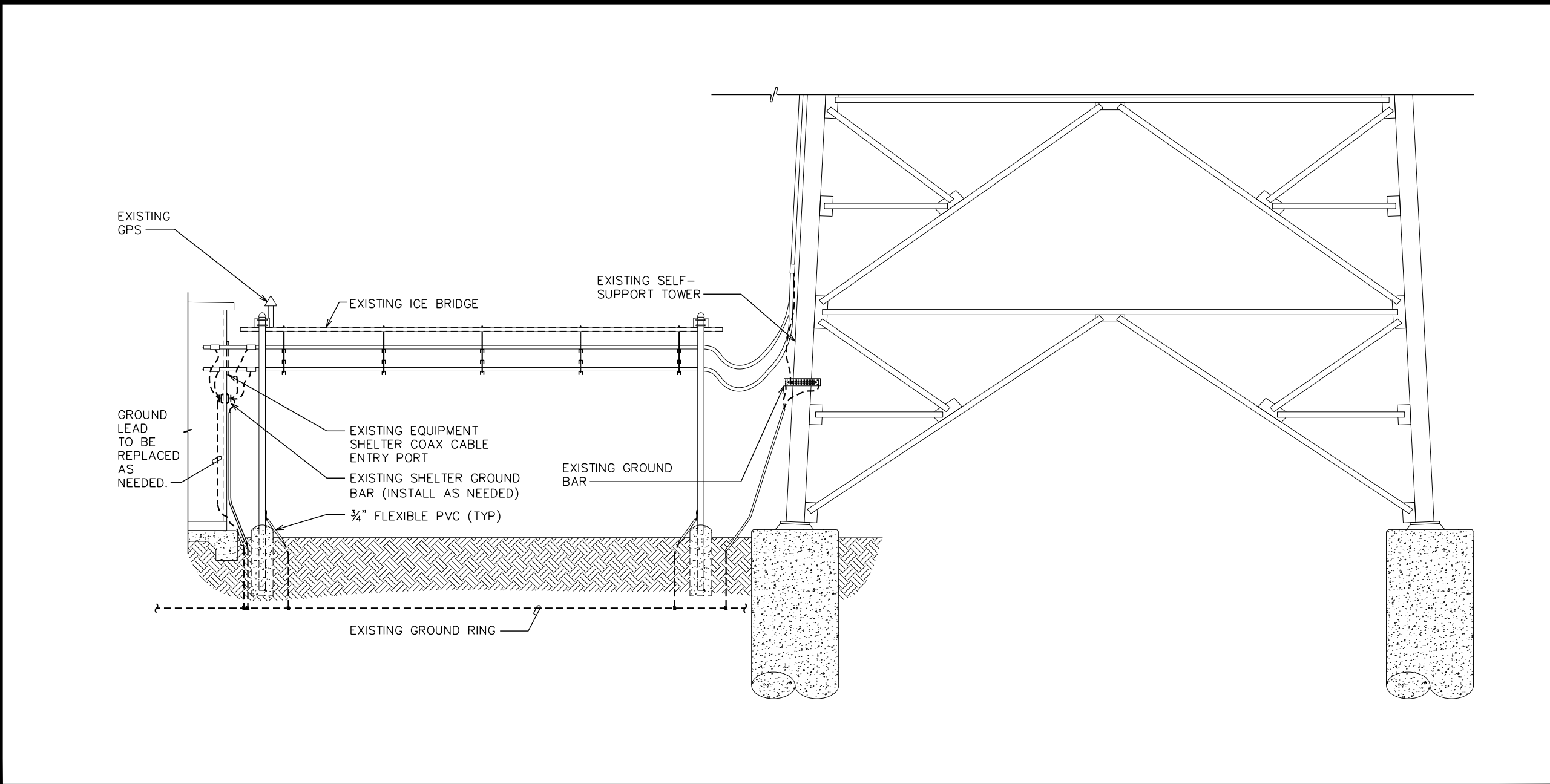
REV	DATE	ISSUED FOR:
I	10-16-19	CONSTRUCTION
O	09-19-19	PRELIMINARY

DRAWN BY: HH CHECKED BY: JHB

SHEET TITLE:

**GROUND
BAR DETAILS**

SHEET NUMBER: **C-7** REVISION: **1**
TEP#: 52509



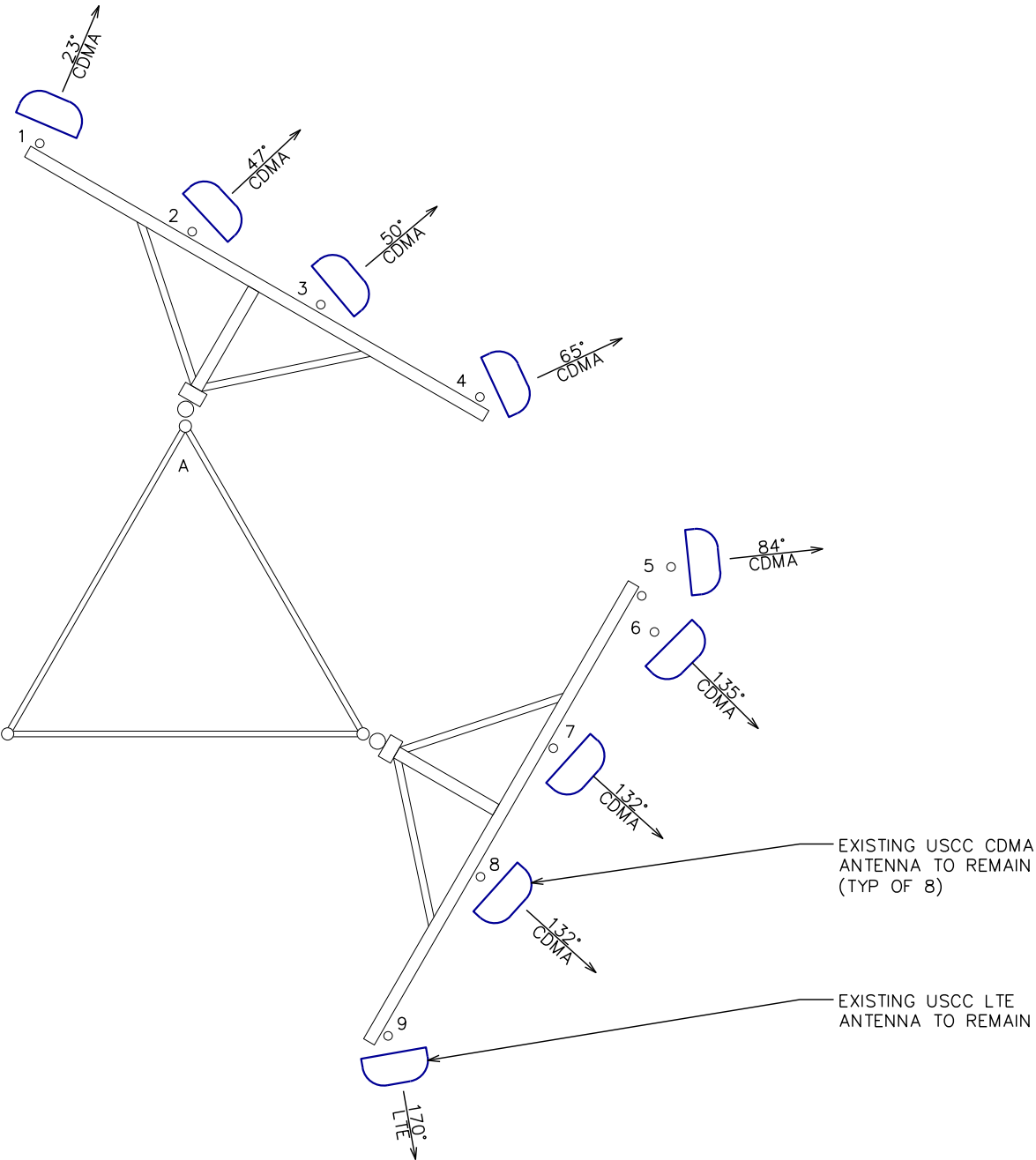
SIDE VIEW

LEGEND

EXISTING CDMA PANEL TO REMAIN

EXISTING LTE PANEL TO BE REMOVED

EXISTING EQUIPMENT TO REMAIN



EXISTING LOADING														
ANTENNAS							CABLES				TOWER TOP RELATED EQUIPMENT			
SECTOR	ANTENNA POSITION NUMBER	MANUFACTURER/ MODEL NUMBER	ELEC. D-TILT	MECH. D-TILT	TECH	BAND	CABLE TYPE	COAX SIZE	CABLE QTY.	CABLE LENGTH	TOP C-BIAS	RRH	RAYCAP	ANTENNA NOTES
ALPHA	1	ANTEL BXA 80040/4	0°	1.2°	CDMA	B5	COAX	3/8"	2	76'-3"	-	-	-	TO REMAIN
ALPHA	2	ANTEL BWA 80016/90	0°	0.3°	CDMA	B5	COAX	3/8"	2	72'-3"	-	-	-	TO REMAIN
ALPHA	3	ANTEL RWB 80016/90	0°	0.4°	CDMA	B5	COAX	3/8"	1	72'-3"	-	-	-	TO REMAIN
ALPHA	4	ANTEL RWB 80016/90	0°	0.2°	CDMA	B5	COAX	3/8"	1	80'-3"	-	-	-	TO REMAIN
BETA	5	ANTEL BXA 80040/4	0°	0.2°	CDMA	B5	COAX	3/8"	2	91'-3"	-	-	-	TO REMAIN
BETA	6	ANTEL BXA 80040/4	0°	4.2°	CDMA	B5	COAX	3/8"	2	91'-3"	-	-	-	TO REMAIN
BETA	7	ANTEL RWA 80015	0°	0.8°	CDMA	B5	COAX	3/8"	1	91'-3"	-	-	-	TO REMAIN
BETA	8	ANTEL RWA 80015	0°	0.4°	CDMA	B5	COAX	3/8"	1	90'-3"	-	-	-	TO REMAIN
BETA	9	KMW AM-X-CW-18-65-001-RET	0°	0°	LTE	B5/B12	COAX	3/8"	2	100'-0"	1	-	-	TO REMAIN

EXISTING ANTENNA ASSIGNMENT

SCALE: 1/8" = 1'-0"



PLANS PREPARED FOR:

8410 W. BRYN MAWR SUITE 700
CHICAGO, IL 60631
(773) 399-8900

PROJECT INFORMATION:

568378
SPANISH MT

1600 OAK KNOLL ROAD
UKIAH, CA 95482
(MENDOCINO COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
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SEAL:

October 16, 2019

REV	DATE	ISSUED FOR:
1	10-16-19	CONSTRUCTION
0	09-19-19	PRELIMINARY

DRAWN BY: HH

CHECKED BY: JHB

SHEET TITLE:

ANTENNA
MOUNTING DETAILS

SHEET NUMBER: C-8

REVISION: 1

TEP#: 52509

GENERAL NOTES:

1. ALL REFERENCES TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED U.S. CELLULAR OR IT'S DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF CALIFORNIA.
3. STRUCTURE IS DESIGNED IN ACCORDANCE WITH ANSI/TIA-222-G, 2005, FOR A 85 MPH 3-SECOND GUST WIND LOAD. THIS CONFORMS TO THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE, 2016 EDITION.
4. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE, 2016 EDITION.
5. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
6. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND IT'S COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
8. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE OWNER SHALL HAVE A SET OF APPROVED. PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISES AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
9. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
12. BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR. CONTRACTOR SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
13. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
14. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER.
15. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN IT PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFTER MATERIAL SHALL BE REWORKED OR REPLACED.

STRUCTURAL STEEL NOTES:

1. THE FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AISC SPECIFICATIONS AND MANUAL OF STEEL CONSTRUCTION, 14TH EDITION.
2. UNLESS OTHERWISE NOTED, ALL STRUCTURAL ELEMENTS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

A. STRUCTURAL STEEL, ASTM DESIGNATION A36 OR GR50.

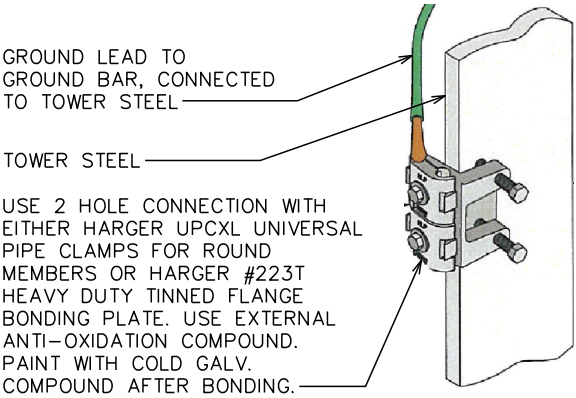
B. ALL BOLTS, ASTM A325 TYPE I GALVANIZED HIGH STRENGTH BOLTS.

C. ALL NUTS, ASTM A563 CARBON AND ALLOY STEEL NUTS.

D. ALL WASHERS, ASTM F436 HARDENED STEEL WASHERS.
3. ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH AISC SPECIFICATIONS AND MANUAL OF STEEL CONSTRUCTION, 13TH EDITION.
4. HOLES SHALL NOT BE FLAME CUT THRU STEEL UNLESS APPROVED BY THE ENGINEER.
5. HOT-DIP GALVANIZE ALL ITEMS UNLESS OTHERWISE NOTED, AFTER FABRICATION WHERE PRACTICABLE. GALVANIZING: ASTM A123, ASTM, A153/A153M OR ASTM A653/A653M, G90, AS APPLICABLE.
6. REPAIR DAMAGED SURFACES WITH GALVANIZING REPAIR METHOD AND PAINT CONFORMING TO ASTM A780 OR BY APPLICATION OF STICK OR THICK PASTED MATERIAL SPECIFICALLY DESIGNED FOR REPAIR OF GALVANIZING. CLEAN AREAS TO BE REPAIRED AND REMOVE SLAG FROM WELDS. HEAT SURFACES TO WHICH STICK OR PASTE MATERIAL IS APPLIED, WITH A TORCH TO A TEMPERATURE SUFFICIENT TO MELT THE METALLICS IN STICK OR PASTED; SPREAD MOLTEN MATERIAL UNIFORMLY OVER SURFACES TO BE COATED AND WIPE OFF EXCESS MATERIAL.
7. A NUT LOCKING DEVICE SHALL BE INSTALLED ON ALL PROPOSED AND/OR REPLACED BOLTS.
8. ALL PROPOSED AN/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH TO EXCLUDE THE THREADS FROM THE SHEAR PLANE.
9. ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH SUCH THAT THE END OF THE BOLT BE AT LEAST FLUSH WITH THE FACE OF THE NUT. IT IS NOT PERMITTED FOR THE BOLT END TO BE BELOW THE FACE OF THE NUT AFTER TIGHTENING IS COMPLETED.
10. ALL ASSEMBLY AND ANCHOR BOLTS ARE TO BE TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED IN SECTION 8.1 OF THE AISC, "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", DATED JUNE 30, 2004.
11. FLAT WASHERS ARE TO BE INSTALLED WITH BOLTS OVER SLOTTED HOLES.
12. DO NOT OVER TORQUE ASSEMBLY BOLTS. GALVANIZING ON BOLTS, NUTS, AND STEEL PARTS ;MAY ACT AS A LUBRICANT, THUS OVER TIGHTENING MAY OCCUR AND MAY CAUSE BOLTS TO CRACK AND SNAP OFF.
13. PAL NUTS ARE TO BE INSTALLED AFTER NUTS ARE TIGHT AND WITH EDGE LIP OUT. PAL NUTS ARE NOT REQUIRED WHEN SELF-LOCKING NUTS ARE PROVIDED.
14. GALVANIZED ASTM A325 BOLTS SHALL NOT BE REUSED.
15. ALL WELDING SHALL BE IN ACCORDANCE WITH THE AWS D1.1:2010, STRUCTURAL WELDING CODE-REINFORCING STEEL. ALL WELDERS SHALL DISPLAY PROPER CERTIFICATION OF QUALIFICATION.

GROUNDING NOTES:

1. ALL CADWELD CONNECTIONS TO GALVANIZED MATERIAL SHALL BE PROPERLY PREPARED TO ASSURE A SATISFACTORY CADWELD.
2. CADWELD CONNECTION SHALL BE COATED WITH COLD GALVANIZING SPRAY.
3. ALL VERTICAL JUMPERS SHALL NOT BE WELDED WITHIN TWO FT OF THE GROUND ROD.
4. SECTOR GROUNDING DIAGRAM:



PLANS PREPARED FOR:

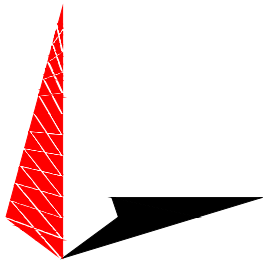


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GENERAL
NOTES

SHEET NUMBER: N-1	REVISION: 1 TEP#: 52509
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