



Board of Adjustment Staff Report

Meeting Date: December 5, 2019

Agenda Item: 8F

SPECIAL USE PERMIT CASE NUMBER: WSUP19-0025 (Cold Springs AT&T Wireless Tower)

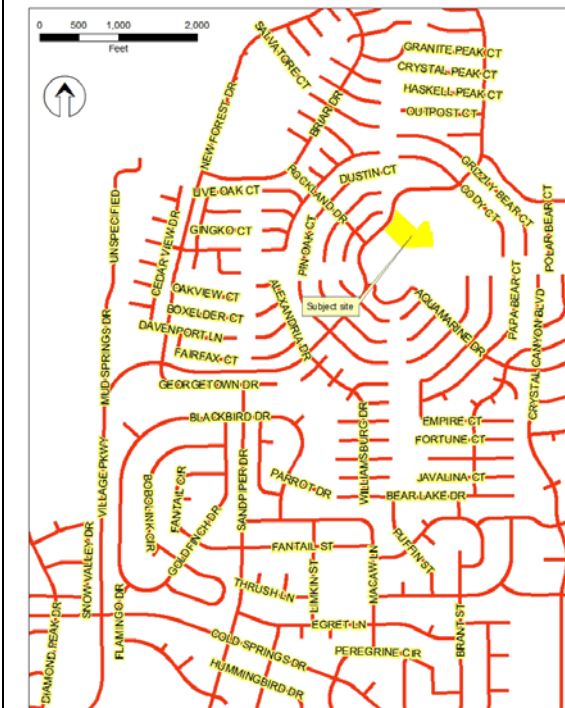
BRIEF SUMMARY OF REQUEST: 85-foot-tall cellular communication tower, that is proposed to look like a pine tree (“monopine”)

STAFF PLANNER: Roger Pelham, MPA, Senior Planner
775.328.3622
rpelham@washoecounty.us

CASE DESCRIPTION

Special Use Permit Case Number WSUP19-0025 (Cold Springs At&T Wireless Cellular Communication Tower) – For possible action, hearing, and discussion to approve an 85-foot-tall cellular communication tower that is proposed to look like a pine tree (“monopine”).

Applicant:	Epic Wireless on behalf of AT&T Wireless
Property Owner:	WV Recreation LLC
Location:	18400 Village Parkway
APN:	556-390-05
Parcel Size:	±4.23 acres
Master Plan:	Suburban Residential
Regulatory Zone:	Public and Semi-Public Facilities
Area Plan:	North Valleys
Citizen Advisory Board:	North Valleys
Development Code:	Authorized in Article 324, Communication Facilities
Commission District:	5 – Commissioner Herman



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP19-0025 for Epic Wireless on behalf of AT&T Wireless, having made all five findings in accordance with Washoe County Code Section 110.810.30, and all three findings in accordance with WCC Section 110.324.75, subject to the conditions of approval contained in Exhibit A to the Staff Report.

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Special Use Permit

The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. The Board of Adjustment is authorized to issue special use permits under NRS 278.315 and Washoe County Code (WCC) Article 810. Certain notice requirements must be met, which are discussed in this report. In approving the special use permit, the Board must consider and make five Findings of Fact, which are discussed below. [WCC Section 110.810.30] The notice requirements and findings are discussed in this report. The Board of Adjustment is allowed to grant an approval of the special use permit that is subject to conditions of approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project, including conditions prior to permit issuance, prior to obtaining a final inspection and/or certificate of occupancy, prior to issuance of a business license, or ongoing “operational conditions” which must be continually complied with for the life of the project.

Conditions of Approval. The conditions of approval for this case are attached to this staff report as Exhibit A and will be included with the action order, if approved.

Variiances. As a part of approval of a special use permit, the Board of Adjustment may also vary standards of the Development Code as they would apply to the Project. [See WCC Section 110.810.20 (e).] In so doing, the Board must make the five findings required for variances as set out in WCC Section 110.804.25.

Special Communications Facility requirements. The proposed facility is a “communications facility” under Article 324 of the County Development Code which imposes specialized requirements and provides that when approving a special use permit, the Board must adopt the three additional findings listed in WCC Section 110.324.75 which are discussed in this staff report.

Special Federal and State Rules The proposed facility is a “personal wireless service facility” protected by federal law (Telecommunications Act of 1996, 47 U.S.C. Section 332 (c) (7)) and state law (NRS 707.550 – 707. 920). Generally, federal and state laws provide that when regulating the placement, construction or modification of wireless facilities:

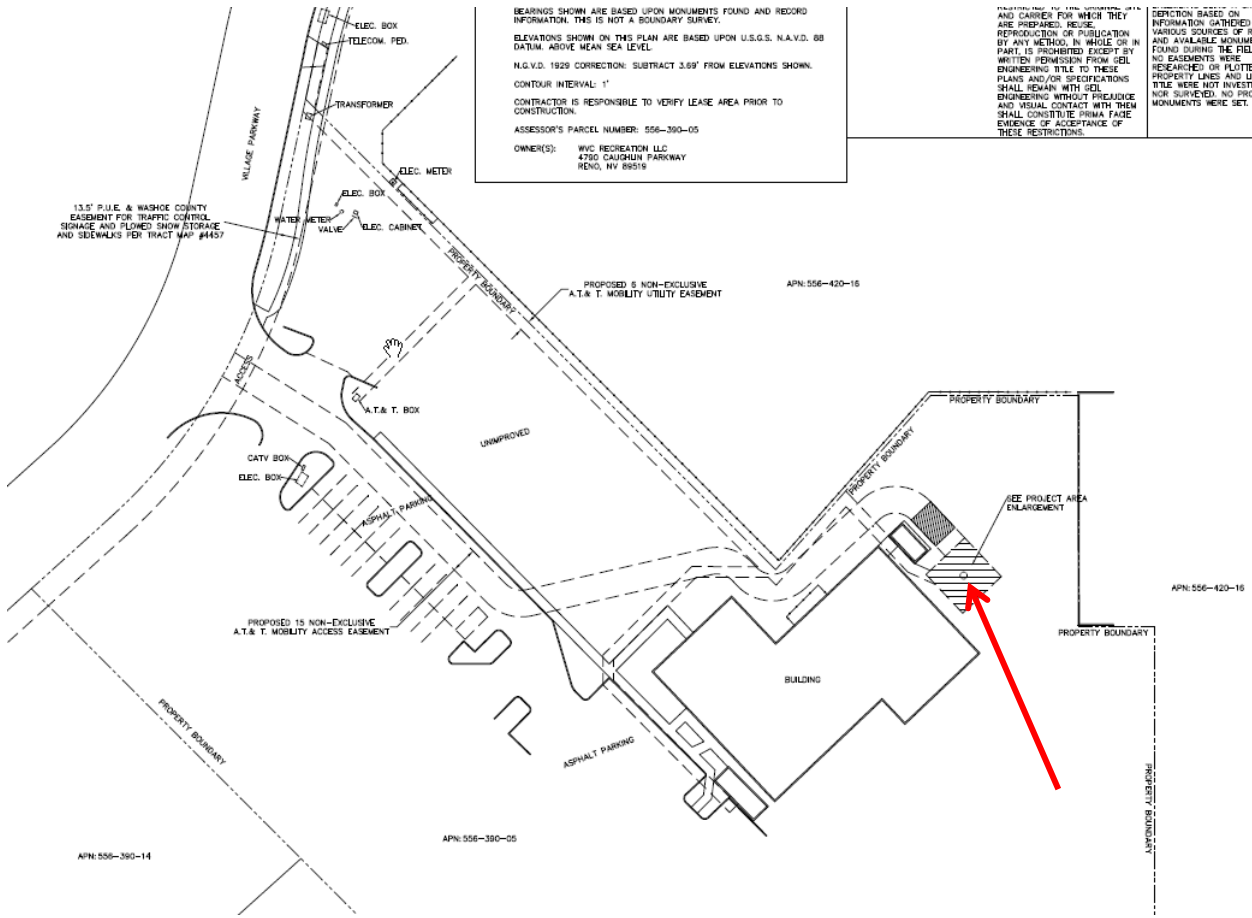
- We shall not unreasonably discriminate among providers of functionally equivalent services;
- We shall not prohibit or have the effect of prohibiting the provision of personal wireless services;
- We must act within a reasonable time on applications for permits (presumed to be 150 days under FCC “shot clock” rules);
- If we deny a request to place, construct, or modify personal wireless service facilities, we must do so in a separate writing, and the decision must be supported by substantial evidence (evidence that a reasonable mind might accept as adequate to support a conclusion) contained in a written record. State law (NRS 707.585) requires that a decision denying an application must set forth with specificity each ground on which the authority denied the approval of the application, and must describe the documents relied on by the Board in making its decision.
- We may not regulate the placement, construction and modification of personal wireless facilities on the basis of environmental effects of radio frequency emissions to the extent that such facilities comply with FCC regulations concerning such emissions.

The subject property has regulatory zone of Public and Semi-Public Facilities (PSP). WCC110.324.50(e)(1) allows for monopole antennas in the PSP regulatory zone, subject to the approval of a special use permit and allows a height of 75 feet. WCC110.324.50(e)(3) allows for an

additional 25 percent of the allowable height for a pole with “stealth design” such as the pine tree proposed. Overall the allowable height is 93.75 feet. The applicant is requesting a pole of 85 feet in height.



Vicinity Map



Site Plan



Photo Simulations

Project Evaluation

Epic Wireless on behalf of AT&T Wireless has requested this special use permit in order to place an unmanned wireless telecommunications monopole with all necessary appurtenances upon the subject property. The project site is located at 18400 Village Parkway within the North Valleys planning area. The 85-foot tall monopole will be equipped with 9 antennas, and shall be constructed to appear similar to a pine tree. The lease area is 900 square feet and is proposed to include an emergency backup generator and all necessary ancillary equipment.

The enclosure is proposed to be screened with an 8-foot-tall wood fence. It is the opinion of staff that wood fencing is insufficient in our climate and that a more durable material such as concrete, chain-link with vinyl slats or other materials is appropriate. This is intended to screen the equipment cabinet and other related equipment from view, and blend with the adjacent developed civic and commercial uses. Conditions of approval have been included to this effect. The monopole overall height is proposed to be ±85 feet tall as allowed per Sections WCC110.324.50(e)(1) and WCC110.324.50(e)(3) of the Washoe County Code.

Because the proposed location is located between an existing community center and an existing public middle school, landscaping in accordance with general Development Code requirements is appropriate. Conditions of approval have been included to this effect.

Photos of the subject site follow.



Existing Conditions

The proposed project site is approximately 4.23 acres and is developed with a community center, which is a Civic use. The subject site is directly adjacent to an existing public middle school.

The subject site is adjacent to property zoned Medium Density Suburban (MDS) to the northwest, property zoned Public and Semi-Public Facilities to the north and northeast, and property zoned Parks and Recreation (PR) as well as Neighborhood Commercial (NC) to the south and southwest.

Analysis

The applicant has indicated the reason for the new telecommunications tower is to offer additional capacity and provide improved wireless services for the Cold Springs area. The increase in services will range from all types of wireless cell service, including 911 calls, GPS services, and data services. The proposed location, height and design of the proposed facility are in general compliance with the Development Code.

Use Type:

Section 110.304.25 Commercial Use Types. Commercial use types include the distribution and sale or rental of goods, and the provision of services other than those classified as civic or industrial use types.

- (i) **Communication Facilities** Communication facilities use type refers to establishments primarily engaged in the transmission and/or receiving of electromagnetic waves. Typical uses include television station, radio stations, satellite dishes, antennas and wireless communication facilities. Refer to Article 324, Communication Facilities, for subcategories of communication facilities.

Section 110.324.40 Wireless Communication/Cellular Facilities: Definitions

Wireless communication facilities, including antennas mounted on structures and freestanding monopoles and lattice towers and supporting equipment which are used for the commercial broadcasting/receiving of telecommunication transmissions that are regulated under the Telecommunications Act of 1996 are a principal use and are classified under the communication facilities use type in Article 304, Use Classification System. The following definitions apply to the regulation of wireless communication facilities contained in this article:

- (a) **Antenna** An antenna is defined for the purposes of Sections 110.324.40 through 110.324.75 as a device that transmits and/or received an electronic signal for the purposes of facilitating the communication of personal wireless services that has the meaning ascribed to it in 47 U.S.C. §332(c)(7)(C) as that provision existed on July 1, 2003.
- (5) **Monopole Mounted Antenna.** A monopole mounted antenna means a communications receiving and/or transmitting device that is attached to a ground mounted, free-standing pole that is erected for the purposes of supporting one (1) or more antennas.

The following placement standards by type of antenna shall be complied with notwithstanding the preferred location and type of antenna enumerated in this section:

- (e) **Monopole Antenna.** The placement of a monopole antenna shall comply with the following criteria:
 - (1) "Antennas shall be allowed in all Rural Residential, Public/Semi-Public Facilities (PSP), General Commercial (GC), Neighborhood Commercial/Office (NC), Tourist Commercial (TC), Industrial (I), Parks and Recreation (PR), and Specific Plan (SP) regulatory zones. Antennas shall be limited to the building standard height for an allowed main structure plus up to ten (10) feet above that height."
 - (3) An additional twenty-five (25) percent pole height shall be granted if the monopole is a stealth design that may include a slim line pole, a tree or other proposed camouflaged design compatible with the surrounding area. The width of the supporting mechanism for the antenna may increase up to the additional twenty-five (25) percent to the extent that the camouflage conceals the array.

Access/Parking:

No new access or parking spaces will be required, as the facility is an unmanned facility. Parking for maintenance is available at the adjacent community center.

Signage/Lighting:

Signage will be as required by FAA/FCC or other jurisdictional entities. There will be no "advertisement signage."

Landscaping:

The plans provided by the applicant show no landscaping. Due to the site being located between a community center and a middle school, staff has determined that landscaping is appropriate. Required landscaping shall meet general requirements for a commercial use as defined in Article 412, Landscaping of the Washoe County Development Code.

Visual Impacts:

The request by Epic Wireless to add a telecommunications monopole is consistent with the standards of *Article 324 Telecommunications* of the Washoe County Development Code. The proposed telecommunications tower will be constructed to appear similar to a pine tree, as indicated in the photo-simulations included on page 6 of this report.

Radio Frequency and Environmental Impacts:

Under federal law (47 U.S.C. 332 (c) (7) (B) (iv)), if the proposed telecommunications facility complies with FCC regulations, this Board cannot regulate its placement, construction, and modification based on the potential environmental effects of radio frequency emissions. Under state law (NRS 707.575 (4)) the Board "shall not consider the environmental effects of radio frequency emissions" in rendering a decision of approving or denying this special use permit.

North Valleys Citizen Advisory Board (NVCAB)

The North Valleys Citizen Advisory Board did not meet during the review period for this permit. This item was sent to each CAB member and individual comments were requested. No comments were received.

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
 - Utilities/Water Rights
 - Parks and Open Spaces
- Washoe County Health District
 - Air Quality Management Division
 - Vector-Borne Diseases Program
 - Environmental Health Services Division
- Washoe County Regional Animal Services
- Truckee Meadows Fire Protection District

- Regional Transportation Commission
- Washoe-Storey Conservation District

The following is a brief **summary** received of each agency's comments and/or recommended conditions of approval and their contact information. The Conditions of approval document is attached to this staff report and will be included with the action order, if approval is granted by Washoe County.

- Washoe County Planning and Building Division addressed site improvements and landscaping, and FCC licensure/radio frequency emissions requirements.
Contact: Roger Pelham, 775.328.3622, rpelham@washoecounty.us
- Washoe County Engineering and Capital Projects Division addressed construction improvement plans and required easements.
Contact: Leo Vesely, 775.328.2040, lvesely@washoecounty.us

REQUIRED FINDINGS

Findings required by WCC Section 110. 810.30 for a Special Use Permit:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan;
Staff Comment: Staff has reviewed the Master Plan and the North Valleys Area Plan and has not identified any provisions that are inconsistent with the project.
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven of the Development Code;
Staff Comment: The proposed project is in compliance with Division Seven.
3. Site Suitability. That the site is physically suitable a for a telecommunications facility (monopole) for the intensity of such a development;
Staff Comment: The telecommunications pole will be disguised to appear similar to a pine tree, which is consistent with the landscaping installed with the adjacent community center and public school.
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.
Staff Comment: Based on the requirements of the FCC, the "Electromagnetic Frequency (RF) exposure level due to the proposed site is well below the maximum allowable by FCC Regulations. The site complies with FCC rules and regulations.
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.
Staff Comment: There is no military installation within the notice area for this permit.

Findings required by Section 110.324.75, for a telecommunications facility:

6. That the communications facility meets all the standards of Sections 110.324.40 through 110.324.60 as determined by the Director of Community Development and/or his/her authorized representative;
Staff Comment: Staff has reviewed all of the standards and conclude that the standards have been met, or will be met with the proposed conditions of approval.

7. That public input was considered during the public hearing review process; and

Staff Comment: The Board has heard and considered public comment during the public hearing. Under federal law (47 U.S.C. 332 (c) (7) (B) (iv), if the proposed telecommunications facility complies with FCC regulations, this Board cannot regulate its placement, construction, and modification based on the potential environmental effects of radio frequency emissions. Under state law (NRS 707.575 (4) the Board "shall not consider the environmental effects of radio frequency emissions" in rendering a decision of approving or denying this special use permit.

8. That the monopole or lattice tower will not unduly impact the adjacent neighborhoods or the vistas and ridgelines of the County.

Staff Comment: Based on a review of the photographs and drawings in the Staff Report and Application, the proposed monopole will blend with existing civic and commercial development. Per the North Valleys Area Plan Development Suitability Map, the monopole will not be placed on a "protected ridgeline," and will be placed adjacent to an existing community center and middle school, which will thereby lessen the visual impacts.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Special Use Permit Case Number WSUP19-0025 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP19-0025 for Epic Wireless on behalf of AT&T Wireless, having made all five findings in accordance with Washoe County Code Section 110.810.30, and all three findings in accordance with WCC Section 110.324.75, subject to the conditions of approval contained in Exhibit A to the Staff Report.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven of the Development Code;
3. Site Suitability. That the site is physically suitable a for a telecommunications facility (monopole) for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.
6. That the communications facility meets all the standards of Sections 110.324.40 through 110.324.60 as determined by the Director of Community Development and/or his/her authorized representative;
7. That public input was considered during the public hearing review process; and

8. That the monopole or lattice tower will not unduly impact the adjacent neighborhoods or the vistas and ridgelines of the County.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant: Epic Wireless on behalf of AT&T Wireless
Attn: Buzz Lynn
605 Coolidge, Suite 100
Folsom, CA 95630

Owner: WV Recreation LLC
Attn: Bob Lissner
4790 Caughlin Parkway, PMB 519
Reno, NV 89519



Conditions of Approval

Special Use Permit Case Number WSUP19-0025

The project approved under Special Use Permit Case Number WSUP19-0025 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on December 5, 2019. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes.

Unless otherwise specified, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division of the Washoe County Community Services Department.

Compliance with the conditions of approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this special use permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "Conditions of Approval" are referred to as "operational conditions."

These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

Any conditions set by the Health District must be appealed to the District Board of Health.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of the Planning and Building Division of the Washoe County Community Services Department, which shall be responsible for determining compliance with these conditions.

Contact Name: Roger Pelham, 775.328.3622, rpelham@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- b. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this special use permit.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

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.

- e. Prior to the issuance of a building permit, the applicant shall provide a certification by a professional that the facility complies with Federal Communications Commission (FCC) regulations for Radio Frequency Emissions (RFE).
- f. Prior to the issuance of a building permit the applicant shall record a statement of assurance that the wireless communications facility shall be removed if the use of the facility is discontinued for a period of twelve (12) consecutive months.
- g. The lease area shall be surrounded by an 8-foot tall wall or fence. The wall or fence shall be constructed of durable materials, such as stone, concrete, or metal and vinyl. Wooden fences are not acceptable
- h. The monopine pole tower shall not exceed 85 feet in maximum height.
- i. Prior to any ground disturbing activity, the applicant shall submit a landscaping design plan to the Planning and Building Division. Said plans shall be for the purposes of screening the lease area and all other appurtenances related to the telecommunications site. Fifty percent (50%) of evergreen trees shall be at least seven (7) feet in height at

time of planting and the remainder shall be at least five (5) feet in height at time of planting. All generally applicable standards of Article 412, Landscaping, shall be met.

- j. The telecommunications tower owner shall be responsible for maintenance of the tower structure, all branches, and related appurtenances and equipment for said site. If branches break, fade, or blow away, or are damaged in any other manner, whether due to natural, Act of God, or manmade causes, those said branches or other equipment shall be replaced within three (3) months per each occurrence.
 - k. The applicants shall provide a will serve letter from the water company servicing this site. The will serve letter shall be adequate for the additional water demand required by the landscaping of the monopine site. If no additional water rights are necessary, then the water company shall issue a memo to Washoe County CSD indicating that adequate water rights and water resources are already provided to this site.
 - l. The following **operational conditions** shall be required for the life of the project:
 - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Building Division.
 - iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Planning and Building Division staff to review conditions of approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Building Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
2. The following conditions are requirements of the Engineering and Capital Projects Division of the Washoe County Community Services Department, which shall be responsible for determining compliance with these conditions.

Contact Name: Leo Vesely, 775.328.2041, ivesely@washoecounty.us

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. The applicant shall provide documentation of easements for the lease area, access and utilities. A copy of the easements shall be submitted to the Engineering Division prior to the approval of a building permit.
- c. All existing and proposed easements shall be shown on the site and/or grading plan. The County Engineer shall determine compliance with this condition.

*** End of Conditions ***



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

Date: October 30, 2019

To: Roger Pelham, Senior Planner

From: Leo Vesely, P.E., Licensed Engineer

Re: Special Use Permit Case **WSUP19-0025 – AT&T Cellular Monopine**
APN 556-311-17

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of an 85 foot high monopine on the site. The Engineering Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Epic Wireless. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact name provided.

GENERAL CONDITIONS

Contact Information: Leo Vesely, P.E. (775) 328-2041

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. The applicant shall provide documentation of easements for the lease area, access and utilities. A copy of the easements shall be submitted to the Engineering Division prior to the approval of a building permit.
3. All existing and proposed easements shall be shown on the site and/or grading plan. The County Engineer shall determine compliance with this condition.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Walt West, P.E. (775) 328-2310

1. No comments.



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Subject: *WSUP19-0025 – AT&T Cellular Monopine*
Date: October 30, 2019
Page: 2

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink, (775) 328-2050

1. No comments.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

1. No comments

From: [Wines-Jennings, Tammy L](#)
To: [Fagan, Donna](#); [Schull, Shyanne](#); [Pelham, Roger](#)
Subject: RE: October Agency Review Memo
Date: Tuesday, October 22, 2019 3:40:21 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

No issues from WCRAS perspective



Tammy Wines

Assistant Director | Washoe County Regional Animal Services

twines-jennings@washoecounty.us | Office: 775-353-8945 | Dispatch 775-322-3647

2825 Longley Lane, Suite A, Reno, Nv 89502



From: [Lawson, Jacqueline](#)
To: [Pelham, Roger](#)
Cc: [Dayton, Brittany](#)
Subject: FW: October Agency Review Memo
Date: Wednesday, October 23, 2019 3:35:55 PM
Attachments: [image001.png](#)
[ATT00001.htm](#)
[image002.png](#)
[ATT00002.htm](#)
[image003.png](#)
[ATT00003.htm](#)
[image004.png](#)
[ATT00004.htm](#)
[image005.png](#)
[ATT00005.htm](#)
[October Agency Review Memo.pdf](#)
[ATT00006.htm](#)

Good afternoon Roger,

The EMS Program does not currently have any comments regarding the Special Use Permit Case Number WSUP19-0025 (Cold Springs AT&T Wireless Cellular Communication Tower) included in the October Agency Review Memo. Please let me know if you have any questions.

Thank you

Jackie

From: [Kirschenman, Sophia](#)
To: [Pelham, Roger](#)
Subject: Parks Comments Re: WSUP19-0025
Date: Monday, November 4, 2019 4:20:02 PM
Attachments: [Outlook-o5rrbuaa.png](#)
[Outlook-mqfva12a.png](#)
[Outlook-4nqdap43.png](#)
[Outlook-5tcaoi1l.png](#)
[Outlook-txvzypna.png](#)

Hi Roger,

No Regional Parks and Open Space comments regarding WSUP19-0025.

Thanks!



Sophia Kirschenman
Park Planner | Community Services Department
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512



From: [Gil, Donald](#)
To: [Pelham, Roger](#)
Subject: FW: October Agency Review Memo
Date: Tuesday, October 22, 2019 4:19:49 PM
Attachments: [October Agency Review Memo.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
Importance: High

Roger,

I have looked at both #1 and #5, which you are the planner on and we have no concerns or issues with either project.

Thank you,

Don

Don Gil

Captain – Patrol Division

911 Parr Blvd. Reno, NV 89512

Desk: 775-328-3354

Email: dgil@washoecounty.us

Web: www.WashoeSheriff.com

From: [Coon, Don](#)
To: [Pelham, Roger](#)
Cc: [Coon, Don](#)
Subject: WSUP19-0025
Date: Monday, November 4, 2019 9:33:40 AM

TMFPD has "No Comments."

Building should have some about the wood building and the wood clubhouse in close proximity.

Don Coon, MCP
Fire Prevention Specialist II
Truckee Meadows Fire Protection District
1001 E. 9th St. Bldg. D
Reno, NV. 89512
775-326-6077 off.
775-360-8397 cell
dcoon@tmfpd.us





WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

October 30, 2019

TO: Roger Pelham, MPA, Senior Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: Special Use Permit Case Number WSUP19-0025 (Cold Springs At&T Wireless Cellular Communication Tower)

Project description:

The applicant is proposing to approve an 85-foot-tall cellular communication tower that is proposed to look like a pine tree ("monopine").

Project location: 18400 Village Parkway, Assessor's Parcel Number: 556-390-05.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

The applicants shall provide a will serve letter from the water company servicing this site. The will serve letter shall be adequate for the additional water demand required by the landscaping of the monopine site. If no additional water rights are necessary, then the water company shall issue a memo to Washoe County CSD indicating that adequate water rights and water resources are already provided to this site.

If the landscape requirements are waived, the conditions above are no longer are applicable.

Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 7)

SPECIAL USE PERMIT FOR GRADING

(see page 9)

SPECIAL USE PERMIT FOR STABLES

(see page 12)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Epic Wireless on behalf of Verizon Wireless, Buzz Lynn

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)

COUNTY OF WASHOE)

I, Robert Lissner

(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 130-311-17

Printed Name Robert Lissner

Signed R LISSNER, MANAGER

Address 4790 Caughlin Pkwy 519
Reno NV 89519

Subscribed and sworn to before me this 14th day of October 2019.

(Notary Stamp)

[Signature]
Notary Public in and for said county and state

My commission expires: 10/16/21



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

WASHOE COUNTY ASSESSOR PROPERTY DATA

10/14/2019

Owner Information				Building Information				XFOB	SUBAREA
APN	556-390-05	Card 1 of 1		Bld #1 Situs	18400 VILLAGE PKWY	Property Name			
Situs 1	18400 VILLAGE PKWY WASHOE COUNTY NV 89508	Bld # 1		Quality	C20 Commercial 2.0 (Average)	Building Type	Gymnasium (School)		
Owner 1	WVC RECREATION LLC	OWNER		Stories	1	2nd Occupancy			
Mail Address	4790 CAUGHLIN PKWY PMB 519 RENO NV 89519			Year Built	2007	WAY	2007		
Parcel Info & Legal Description Keyline Desc WOODLAND VILLAGE 13 LT L Subdivision WOODLAND VILLAGE PHASE 10 Lot L Block Section Township 21 Range 18 Record of Survey Map : Parcel Map# : Sub Map# 4457 Special Property Code 2019 Tax District 4000 Prior APN 556-420-19 2018 Tax District 4000 Tax Cap Status NFM - Use does not qualify for Low Cap, High Cap Applied PERMITS GS 04/25/2008				Bedrooms	0	Square Feet	12240		
				Full Baths	0	Finished Bsmt	0		
				Half Baths	0	Unfin Bsmt			
				Fixtures	0	Basement Type			
				Fireplaces	0	Gar Conv Sq Feet	0		
				Heat Type	PACKAGE UNIT	Total Garage Area	0		
				2nd Heat Type		Garage Type			
				Exterior Walls	STUD WALLS - HARDBOARD SHEET	Detached Garage	0		
				2nd Ext Walls		Basement Gar Door	0		
				Roof Cover		Sub Floor			
% Complete	100	Frame	WD/STL FRAME						
Obso/Bldg Adj		Units/Bldg	1						
Construction Modifier		Units/Parcel	1						
Land Information LAND DETAILS									
Land Use	400	DOR Code	400	Sewer	Municipal	Neighborhood	GCIQ GC Neighborhood Map		
Size	184,302.36 SqFt	Size	4.231 Acres	Street	Paved	Zoning Code	PSP		
		Water	Muni						

Sales and Transfer Records

RECORDER SEARCH

WSUP19-0025

EXHIBIT C



WATERFORD

Radio Frequency Emissions Compliance Report For AT&T Mobility

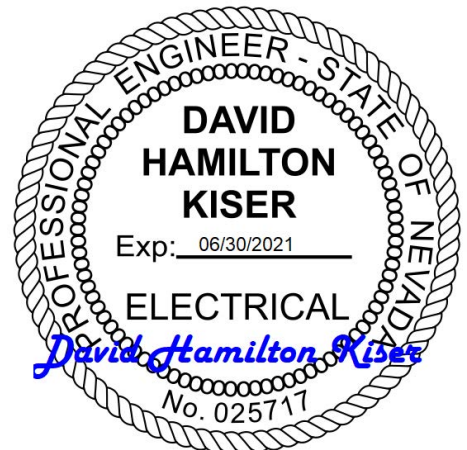
Site Name:	Cold Springs Middle	Site Structure Type:	Monopine
Address:	18705 Village Center Drive	Latitude:	39.692503
	Reno, NV	Longitude:	-119.964144
Report Date:	October 4, 2019	Project:	New Build

Compliance Statement

Based on information provided by AT&T Mobility and predictive modeling, the Cold Springs Middle installation proposed by AT&T Mobility will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. RF alerting signage and restricting access to the Monopine to authorized climbers that have completed RF safety training is required for Occupational environment compliance. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings.

Certification

I, David Hamilton Kiser, am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.



General Summary

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

Table 1: FCC Limits

Frequency (MHz)	Limits for General Population/ Uncontrolled Exposure		Limits for Occupational/ Controlled Exposure	
	Power Density (mW/cm ²)	Averaging Time (minutes)	Power Density (mW/cm ²)	Averaging Time (minutes)
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4 \cdot \pi \cdot R^2} \text{ (mW/cm}^2\text{)}$$

where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the Far Field is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. Near field power density is based on OET-65 Equation 20 stated as

$$S = \left(\frac{180}{\theta_{BW}} \right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \text{ (mW/cm}^2\text{)}$$

where P_{in} is the power input to the antenna, θ_{BW} is the horizontal pattern beamwidth and h is the aperture length.

Some antennas employ beamforming technology where RF energy allocated to each customer device is dynamically directed toward their location. In the analysis presented herein, predicted exposure levels are based on all beams at full utilization (i.e. full power) simultaneously focused in any direction. As this condition is unlikely to occur, the actual power density levels at ground and at adjacent structures are expected to be less than the levels reported below. These theoretical results represent worst-case predictions as all RF emitters are assumed to be operating at 100% duty cycle.

For any area in excess of 100% General Population MPE, access controls with appropriate RF alerting signage must be put in place and maintained to restrict access to authorized personnel. Signage must be posted to be visible upon approach from any direction to provide notification of potential conditions within these areas. Subject to other site security requirements, occupational personnel should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor) designed for safe work in the vicinity of RF emitters. Controls such as physical barriers to entry imposed by locked doors, hatches and ladders or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control. Waterford Consultants, LLC recommends that any work activity in these designated areas or in front of any transmitting antennas be coordinated with all wireless tenants.

Analysis

AT&T Mobility proposes the following installation at this location:

- INSTALL (3) ANTENNAS PER SECTOR, FOR A TOTAL OF (9)
- INSTALL (6) RRU PER SECTOR, FOR A TOTAL OF (18)

The antennas will be mounted on a 80-foot monopine with centerlines 75.9 feet above ground level. Proposed antenna operating parameters are listed in Appendix A. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions. No other antennas are known to be operating in the vicinity of this site.

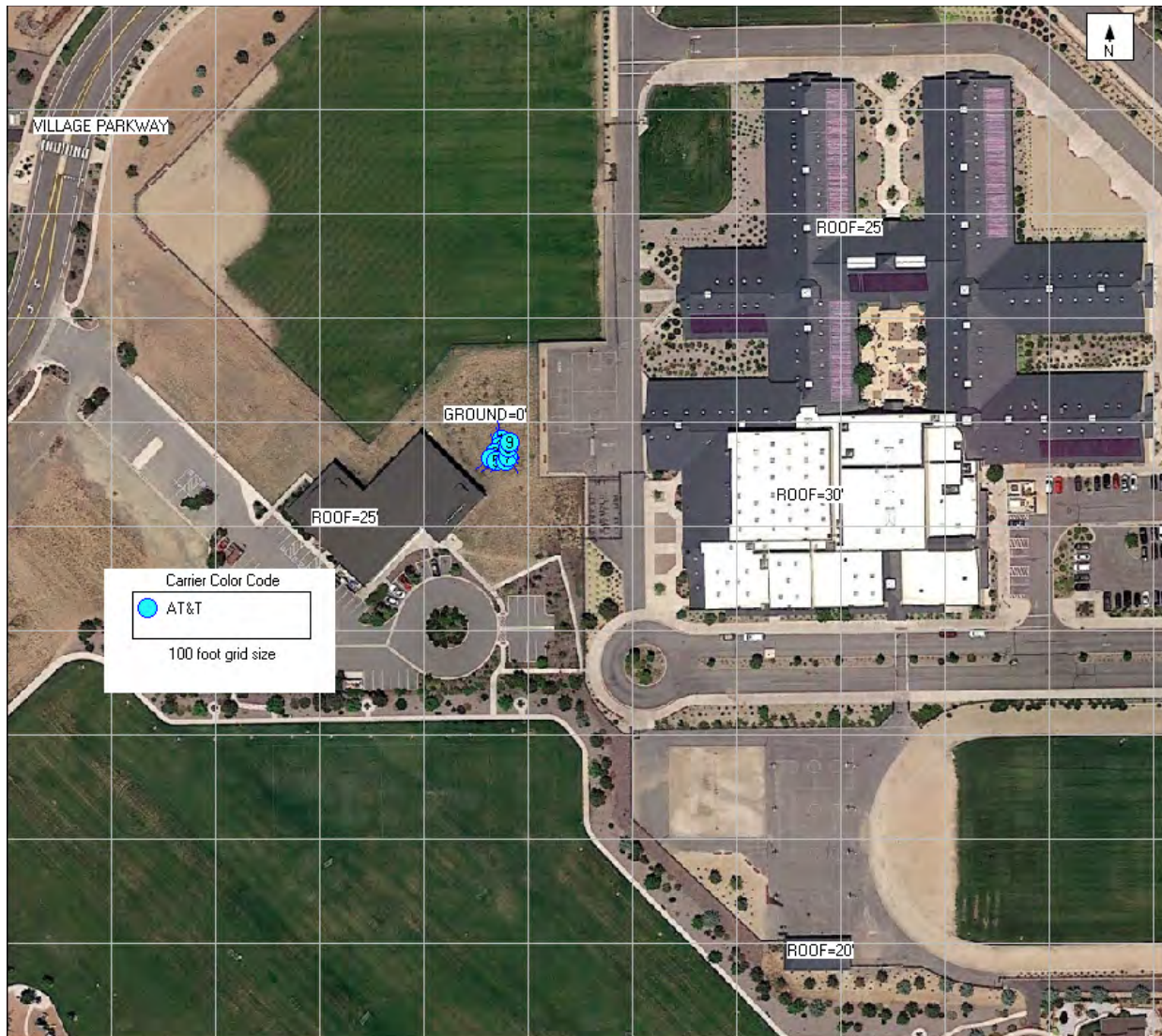


Figure 1: Antenna Locations

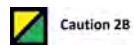
Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level, the maximum predicted power density level resulting

from all AT&T Mobility operations is 0.2496% of the FCC General Population limits. Incident at adjacent buildings depicted in Figure 1, the maximum predicted power density level resulting from all AT&T Mobility operations is 5.4323% of the FCC General Population limits. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings.

Waterford Consultants, LLC recommends posting RF alerting signage with contact information (Caution 2B) at the base of the Monopine to inform authorized climbers of potential conditions near the antennas. These recommendations are depicted in Figure 2.



Figure 2: Mitigation Recommendations
Caution 2B posted at base of monopine



Appendix A: Operating Parameters Considered in this Analysis

Ant #:	Carrier:	Manufacturer	Pattern:	Band (MHz):	Mech Az (deg):	Mech DT (deg):	H BW (deg):	Length (ft):	TPO (W):	Channels:	Loss (dB):	Gain (dBd):	ERP (W):	EIRP (W):	Rad Center (ft):
1	AT&T	COMMSCOPE	NNH4-65C-R6-V3 00DT	700	350	0	74	8	40	4	0	12.41	2787	4572	75.9
1	AT&T	COMMSCOPE	NNH4-65C-R6-V3 00DT	850	350	0	72	8	40	4	0	12.87	3098	5083	75.9
1	AT&T	COMMSCOPE	NNH4-65C-R6-V3 00DT	1900	350	0	59	8	40	4	0	14.88	4922	8075	75.9
1	AT&T	COMMSCOPE	NNH4-65C-R6-V3 00DT	2100	350	0	62	8	40	4	0	14.71	4733	7765	75.9
2	AT&T	COMMSCOPE	NNHH-65C-R4 02DT	700	350	0	73	8	40	4	0	12.82	3063	5025	75.9
2	AT&T	COMMSCOPE	NNHH-65C-R4 02DT	1900	350	0	59	8	40	4	0	16.1	6518	10694	75.9
3	AT&T	COMMSCOPE	NNHH-65C-R4 02DT	700	350	0	73	8	40	2	0	12.82	1531	2512	75.9
3	AT&T	COMMSCOPE	NNHH-65C-R4 02DT	2300	350	0	59	8	25	4	0	16.9	4898	8035	75.9
4	AT&T	COMMSCOPE	NNH4-65C-R6-V3 00DT	700	231	0	74	8	40	4	0	12.41	2787	4572	75.9
4	AT&T	COMMSCOPE	NNH4-65C-R6-V3 00DT	850	231	0	72	8	40	4	0	12.87	3098	5083	75.9
4	AT&T	COMMSCOPE	NNH4-65C-R6-V3 00DT	1900	231	0	59	8	40	4	0	14.88	4922	8075	75.9
4	AT&T	COMMSCOPE	NNH4-65C-R6-V3 00DT	2100	231	0	62	8	40	4	0	14.71	4733	7765	75.9
5	AT&T	COMMSCOPE	NNHH-65C-R4 02DT	700	231	0	73	8	40	4	0	12.82	3063	5025	75.9
5	AT&T	COMMSCOPE	NNHH-65C-R4 02DT	1900	231	0	59	8	40	4	0	16.1	6518	10694	75.9
6	AT&T	COMMSCOPE	NNHH-65C-R4 02DT	700	231	0	73	8	40	2	0	12.82	1531	2512	75.9
6	AT&T	COMMSCOPE	NNHH-65C-R4 02DT	2300	231	0	59	8	25	4	0	16.9	4898	8035	75.9
7	AT&T	COMMSCOPE	NNH4-65C-R6-V3 00DT	700	150	0	74	8	40	4	0	12.41	2787	4572	75.9
7	AT&T	COMMSCOPE	NNH4-65C-R6-V3 00DT	850	150	0	72	8	40	4	0	12.87	3098	5083	75.9
7	AT&T	COMMSCOPE	NNH4-65C-R6-V3 00DT	1900	150	0	59	8	40	4	0	14.88	4922	8075	75.9
7	AT&T	COMMSCOPE	NNH4-65C-R6-V3 00DT	2100	150	0	62	8	40	4	0	14.71	4733	7765	75.9
8	AT&T	COMMSCOPE	NNHH-65C-R4 02DT	700	150	0	73	8	40	4	0	12.82	3063	5025	75.9
8	AT&T	COMMSCOPE	NNHH-65C-R4 02DT	1900	150	0	59	8	40	4	0	16.1	6518	10694	75.9
9	AT&T	COMMSCOPE	NNHH-65C-R4 02DT	700	150	0	73	8	40	2	0	12.82	1531	2512	75.9
9	AT&T	COMMSCOPE	NNHH-65C-R4 02DT	2300	150	0	59	8	25	4	0	16.9	4898	8035	75.9

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
55639005	Active	10/15/2019 2:07:32 AM

Current Owner:
 WVC RECREATION LLC

4790 CAUGHLIN PKWY PMB 519
 RENO, NV 89519

SITUS:
 18400 VILLAGE PKWY
 WASHOE COUNTY NV

Taxing District
 4000

Geo CD:

Legal Description

Block Section Range 18 SubdivisionName WOODLAND VILLAGE PHASE 10 Lot L Township 21

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$11,113.90	\$11,113.90	\$0.00	\$0.00	\$0.00
2018	\$17,578.14	\$17,578.14	\$0.00	\$0.00	\$0.00
2017	\$17,685.34	\$18,304.33	\$0.00	\$0.00	\$0.00
2016	\$17,918.40	\$17,918.40	\$0.00	\$0.00	\$0.00
Total					\$0.00

WSUP19-0025

EXHIBIT C

10/15/2019, 11:31 AM

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2015	\$17,991.36	\$17,991.36	\$0.00	\$0.00	\$0.00
				Total	\$0.00

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranty is provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecount

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

RE: Cold Springs - AT&T Wireless, APN 556-390-14

Pelham, Roger <RPelham@washoecounty.us>

Mon 5/20/2019 9:13 AM

To: Buzz Lynn <Buzz.Lynn@epicwireless.net>

Cc: Lloyd, Trevor <TLloyd@washoecounty.us>

Hello Buzz,

In this case, the monopole facility is proposed within the Neighborhood Commercial zone so the applicable Code section is 110.324.50(e):

110.324.50(e)(1): SUP is required and height is the standard building height for the zone plus ten feet (or 60+10= 70 feet)

110.324.50(e)(3): 25% height may be added if it is a **stealth design** (or 70 feet times 25% = 17.5 ' plus 70 feet allowed = 87.5 feet maximum)

Many thanks to Trevor for his interpretation!



Roger Pelham, MPA

Senior Planner, Planning and Building Division | Community Services Department

rpelham@washoecounty.us | Office: 775.328.3622 | Fax: 775.328.6133

1001 East Ninth Street, Reno, NV 89512



From: Buzz Lynn [mailto:Buzz.Lynn@epicwireless.net]

Sent: Friday, May 17, 2019 2:25 PM

To: Pelham, Roger

Subject: Fw: Cold Springs - AT&T Wireless, APN 556-390-14

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Roger - This keeps bouncing back as undeliverable to Trevor's address. Not sure where I went wrong, as I've tried twice. Anyway, if you could forward the one you received (no undeliverable for you!) to Trevor, it would be greatly appreciated.

Thanks!

Buzz Lynn

Site Development

Epic Wireless Group LLC

605 Coolidge Drive, Ste. 100

Folsom, CA 95630

Desk: (775) 852-5367

Mobile: (916) 730-4420

E-mail: Buzz.Lynn@epicwireless.net

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

3. What is the intended phasing schedule for the construction and completion of the project?

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

9. Utilities:

a. Sewer Service	
b. Electrical Service	
c. Telephone Service	
d. LPG or Natural Gas Service	
e. Solid Waste Disposal Service	
f. Cable Television Service	
g. Water Service	

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

--

10. Community Services (provided and nearest facility):

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

PROJECT SUPPORT STATEMENT
DEVELOPMENT APPLICATION FOR AT&T SITE
APN 556-390-05
18400 VILLAGE PARKWAY, RENO, NV 89508

INTRODUCTION

AT&T Wireless is seeking to improve communications service in Cold Springs in an effort to improve coverage and capacity generally around the Village Parkway Center area and surrounding residential area, as part of AT&T's larger Washoe County Initiative. Additionally, this network development will increase public safety within these areas and bring wireless service to areas that currently have poor coverage and capacity service.

This new tower will help alleviate a Significant Gap in Coverage (per section 110.324.55 of Washoe County code) within this service area, which causes reoccurring lost calls, ineffective service, and slow data speeds. To remedy these problems, AT&T proposes a new tower to be constructed at 18400 Village Parkway behind the Family Center.

The location of the equipment and antennas is designed to comply with Washoe County wireless design guidelines. While Washoe County favors co-location, in deference to the uniqueness of Cold Springs, AT&T proposes the lowest height required and the best match of its surroundings by using a monopine pole and stealth shelter that blends the same exterior material as the adjacent Family Center facility. All antennas to be covered in monopine "socks" to better blend in.

This unmanned facility will provide service to area travelers, residents and businesses 24 hours a day, 7 days a week. This site will also serve as a back up to the existing landline service in the area and will provide improved mobile communications, essential to modern day commerce and recreation.

SAFETY BENEFITS OF IMPROVED WIRELESS SERVICE

Mobile phone use has become an extremely important system for public safety. Along roads and highways without public call boxes, mobile phones are often the only means for emergency roadside communication. Motorists with disabled vehicles (or worse) can use their phone to call in and request appropriate assistance. With good cellular coverage along important roadways, emergency response is just a phone call away. Furthermore, as a back up system to traditional landline phone service, mobile phones have proven to be extremely important during natural disasters and other catastrophes.

AT&T takes responsibility for back-up service very seriously. As such, AT&T will incur increased expense to install a standby diesel generator at this facility to insure quality communication for the surrounding community regardless of any disaster or catastrophe.

CONVENIENCE BENEFITS OF IMPROVED WIRELESS SERVICE

Modern day life has become increasingly dependent on instant communications. Whether it is a parent calling their child, spouse calling a spouse, or general contractor ordering materials to the jobsite, wireless phone service is no longer just a convenience. It has become a way of life and a way of business.

COMPLIANCE WITH COUNTY DEVELOPMENT STANDARDS

This project has been carefully designed to comply with applicable standards for Washoe County, and to fix a Significant Gap in Coverage pursuant to Section 110.324.55. County code states that Significant Gap *shall include* a “white area” where no cellular service from any carrier is available. It does not state that Significant Gap is *only* a “white area” where no cellular service from any carrier is available.

Federal law holds that limiting coverage to just one carrier to the exclusion of other carriers (because coverage then exists) constitutes an effective Denial of Service. While AT&T can currently generate some signal in the area, capacity and coverage will be significantly improved with the additions of the site. Through the inclusion of coverage maps with our application, AT&T can demonstrate a clear Significant Gap in Coverage that is not a “white area”.

AT&T Wireless is proposing a new 85’ monopine design (below the allowable height of 87.5’, as determined by Trevor Lloyd and Roger Pelham via e-mail on 5/2/2019, which is attached in this application) and shelter area behind an architecturally matching 8’ fence that mimics the Family Center exterior materials and color.

COMPLIANCE WITH FCC STANDARDS

This project will not interfere with any TV, radio, telephone, satellite, or any other signals. Any interference would be against the Federal Law and would be a violation AT&T Wireless’ FCC License. In addition, this project will conform to all FCC standards.

TECHNOLOGY AND CONSUMER SERVICES THE CARRIER WILL PROVIDE ITS CUSTOMERS

AT&T offers its customers multiple services such as, voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access. Wireless service enhances public safety and emergency communications in the community. In rural areas such as the subject location, cellular phone service can cover much larger geographic areas than traditional landline phone service.

LIGHTING

Unless tower lighting is required by the FAA the only lighting on the facility will be a shielded motion sensor light by the door on the equipment shelter for servicing the equipment.

NOISE

A stand-by emergency generator is proposed within the four walls of the premises, and is used in emergency situations when grid power is unavailable. Weekly testing for 15-30 minutes occurs during regular business hours.

HAZARDOUS MATERIAL

A Hazardous Material Business Plan will also be submitted upon project completion, and stored on site after construction

ENVIRONMENTAL SETTING

AT&T Wireless is proposing a new monopine and solid, wood fence premises surrounding the equipment shelter that blends with the existing architectural surroundings.

CONSTRUCTION SCHEDULE

The construction of the facility will be in compliance with all local rules and regulations. The typical duration is two months. The crew size will range from two to ten individuals.

CVL01731 Zoning Propagation Map

October 15, 2019

Existing LTE 700 Coverage



Legend

- Reliable Service Indoors/Outdoors
- Reliable Coverage in Transit
- Indoor Coverage Less Reliable
- Reliable Coverage Outdoors Only
- Indoor Coverage Less Reliable
- Existing site
- Proposed site



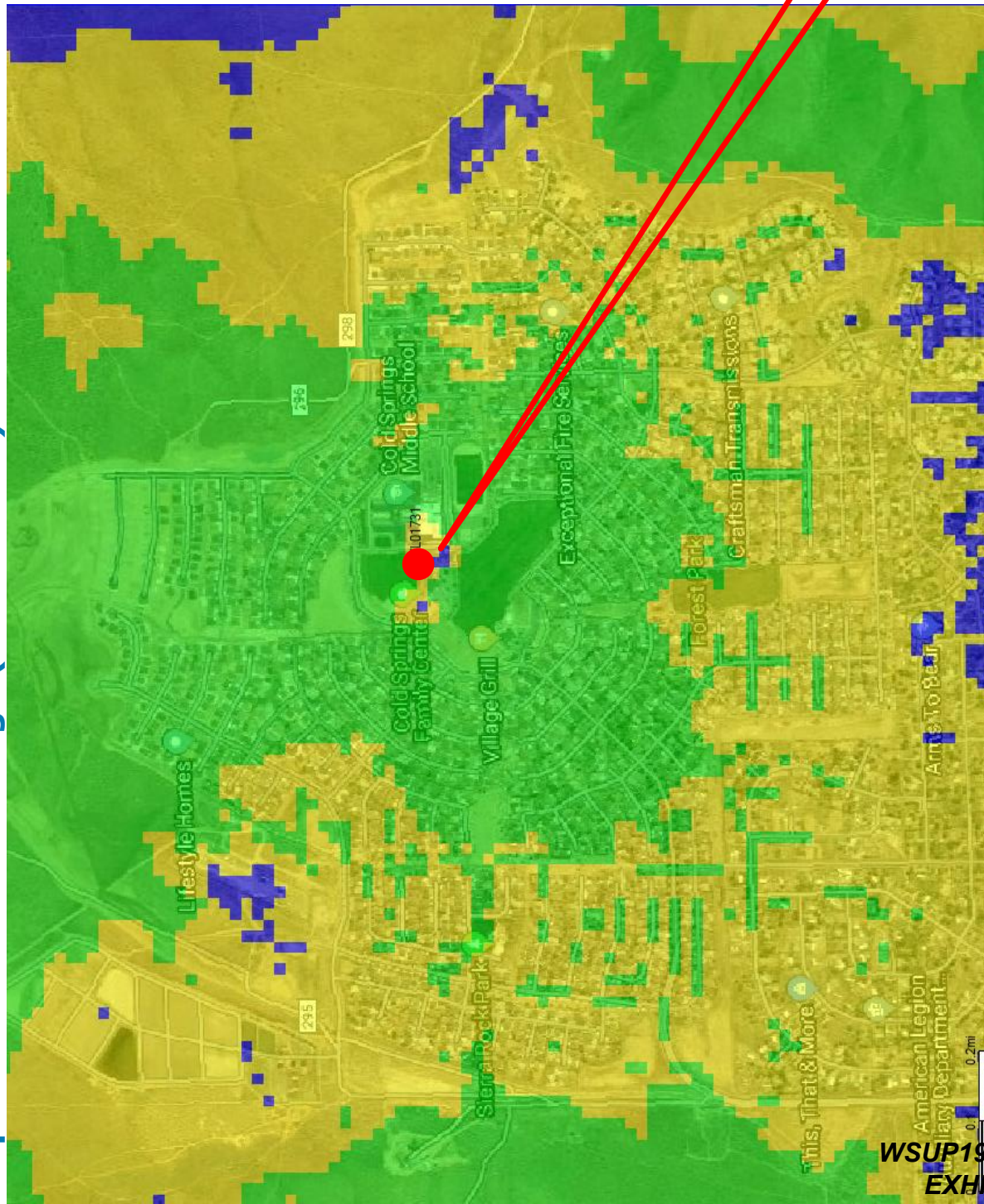
Cold Springs



Proposed LTE 700 Coverage (RC = 75.75')

Legend

- Reliable Service Indoors/Outdoors
- Reliable Coverage in Transit
- Indoor Coverage Less Reliable
- Reliable Coverage Outdoors Only
- Existing site
- Proposed site



Cold Springs



Existing



Proposed



Proposed AT&T
Installation

view from Village Parkway looking southeast at site

Existing



Proposed



view from Village Parkway looking southwest at site

 **AT&T Wireless**

CVL01731 Cold Springs Middle
18400 Village Parkway, Reno, NV
Photosims Produced on 10-4-2019

Existing



Proposed



view from Village Center Drive looking northeast at site

Existing

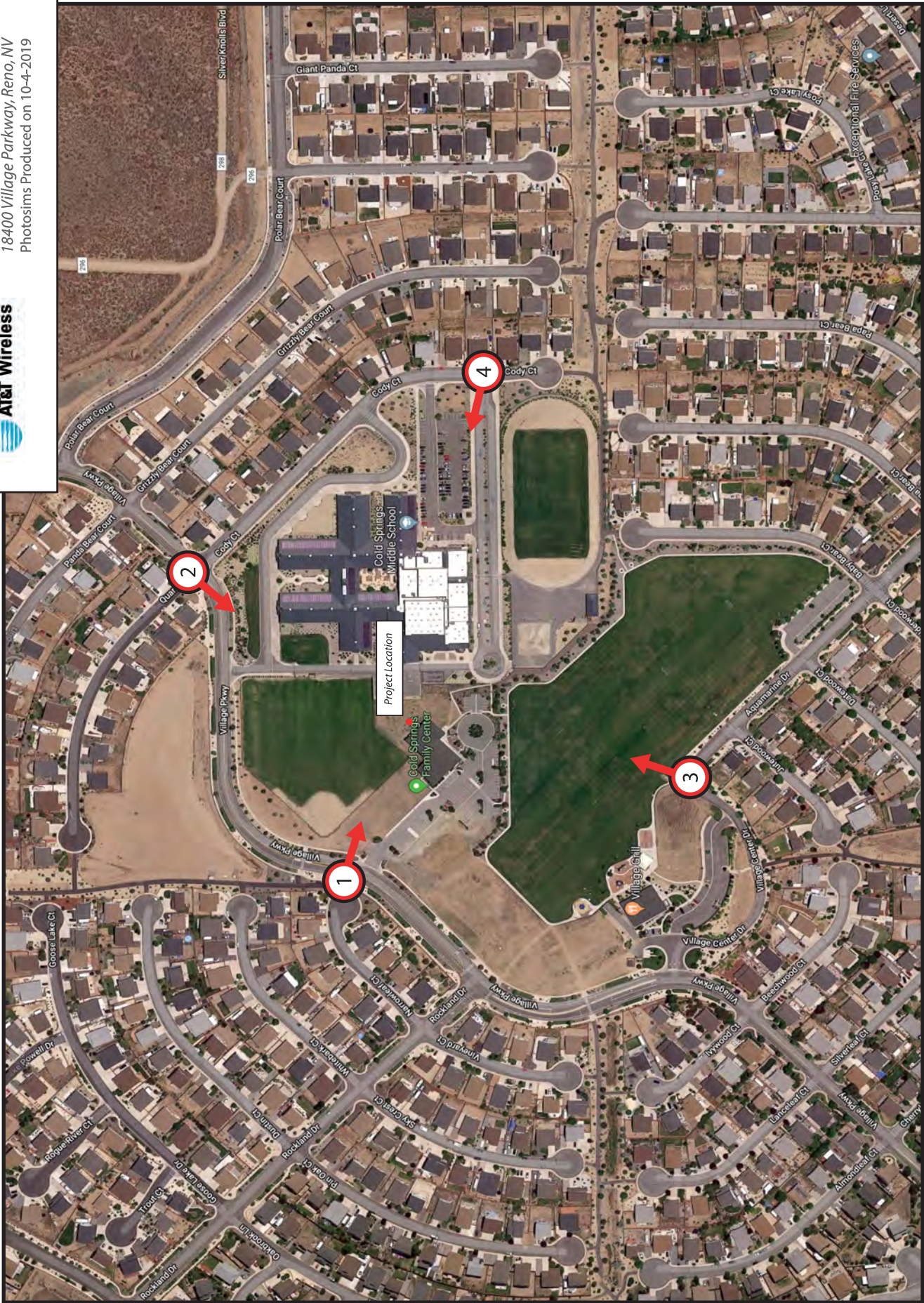


Proposed



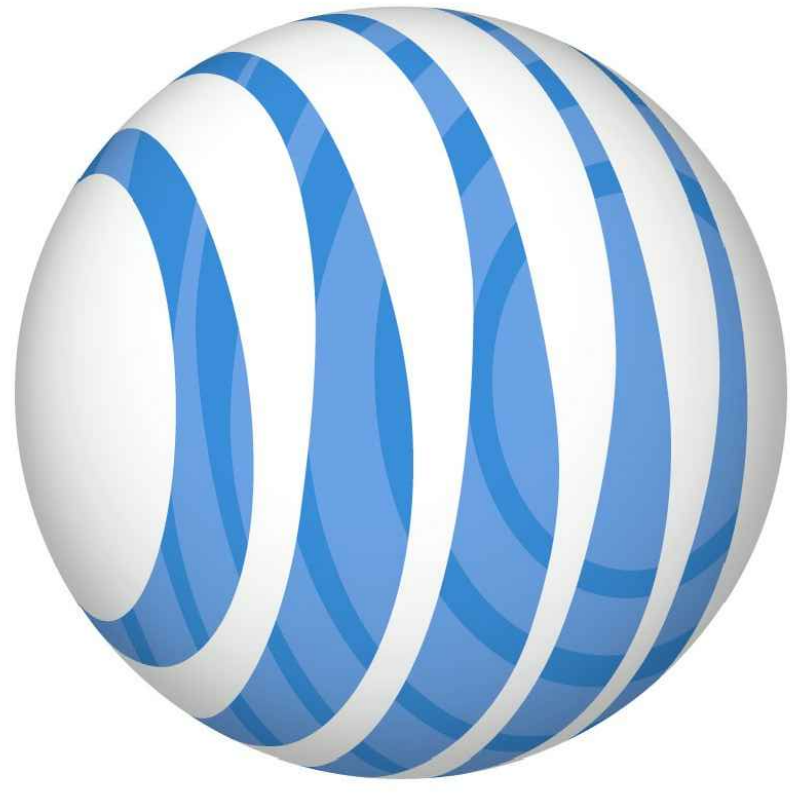
view from Cody Court looking west at site

CVL01731 Cold Springs Middle
18400 Village Parkway, Reno, NV
Photosims Produced on 10-4-2019



AdvanceSims
Photo Simulation Solutions
Contact (925) 202-8507

Shot Point Map



at&t

SITE NUMBER: CVL01731
SITE NAME: COLD SPRINGS MIDDLE

18400 VILLAGE PARKWAY
RENO, NV 89508
JURISDICTION: WASHOE COUNTY

SITE TYPE: MONOPINE

PROJECT DESCRIPTION

- CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY.
1. INSTALL 85' HIGH MONOPINE
2. INSTALL POWER / TELCO / FIBER TO SITE LOCATION
3. INSTALL 8' HIGH WOOD FRAMED WALL w/ T-11 SIDING
4. INSTALL (2) PURCELL CABINET (STACKED)
5. INSTALL (1) POWER CABINET & (1) BATTERY CABINET
6. WITHIN ENCLASURE SOUTH OF (E) BUILDING (E) TRANSFORMER
7. WITH MANUAL & AUTOMATIC TRANSFER SWITCH, SITE DISCONNECT, & SITE TECH LIGHT WITH TIMER SHUT-OFF
8. INSTALL (2) ANTENNAS PER SECTOR, FOR A TOTAL OF (6)
9. INSTALL (2) ANTENNAS PER SECTOR, FOR A TOTAL OF (6)
10. INSTALL (2) SURGE SUPPRESSORS AT ANTENNA LOCATION
11. INSTALL (2) SURGE SUPPRESSORS ON H-FRAME AT EQUIPMENT LOCATION
12. INSTALL (3) FIBER TRUNK, (6) DC CABLES INSTALLED INSIDE (P) MONOPINE INNERDUCT
13. INSTALL 30kW DIESEL EMERGENCY BACKUP GENERATOR w/ 190 GAL. TANK ON (P) CONCRETE SLAB
14. INSTALL NEW GPS UNIT ON (P) H-FRAME

*NO GRADING REQUIRED

*** THESE DRAWINGS HAVE BEEN PRODUCED USING RFD'S VERSION 1.00.00, DATED 08/12/19 ***

CODE COMPLIANCE

- 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.
1. 2018 INTERNATIONAL BUILDING CODE W/ AMENDMENTS
2. 2018 UNIFORM MECHANICAL CODE W/ AMENDMENTS
3. 2018 UNIFORM PLUMBING CODE W/ AMENDMENTS
4. 2017 NATIONAL ELECTRICAL CODE
5. 2018 NATIONAL ELECTRICAL CODE
6. 2018 INTERNATIONAL ENERGY CONSERVATION CODE
7. 2019 INTERNATIONAL FIRE CODE W/ AMENDMENTS
8. 2018 NFPA 101 LIFE SAFETY CODE
9. 2018 NFPA 72 NATIONAL FIRE ALARM CODE
10. 2016 NFPA 72 NATIONAL FIRE ALARM CODE
11. 2016 NFPA 13, FIRE SPRINKLER CODE
12. LOCAL BUILDING CODE
13. CITY/COUNTY ORDINANCES
14. ANY APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS

OCCUPANCY AND CONSTRUCTION TYPE

OCCUPANCY : U (UNMANNED)
CONSTRUCTION TYPE: V-B
DISABLED ACCESS REQUIREMENTS
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY ACCESS IS NOT REQUIRED. IN ACCORDANCE WITH CALIFORNIA BUILDING CODE, CODE OF REGULATIONS, TITLE 24, PART 2, VOLUME 1, CHAPTER 11B, DIVISION 2, SECTION 11B-203.5

PROJECT INFORMATION

Property Information:
Site Name: Cold Springs Middle
Site Number: CVL01731
Search Ring: CVL01731_SR
FA#: 14785522
Site Address: 18400 Village Parkway
Reno, NV 89508
A.P.N. Number: 556-390-05
Current Use: ----
Proposed Use: TELECOMMUNICATIONS FACILITY
Jurisdiction: WASHOE COUNTY
Latitude: N 39°41' 33.01"
Longitude: W 119°57' 50.92"
Ground Elevation: 5101.5' AMSL

PROJECT TEAM

Applicant / Lessee:
AT&T MOBILITY
5001 EXECUTIVE PARKWAY, 4W550H
SAN RAMON, CA 94583
contact: BRADLEY HEAD
email: bh497a@att.com
office ph: (925) 963-7370
PROPERTY DEVELOPMENT:
EPIC WIRELESS GROUP, LLC
605 COOLIDGE DR, SUITE 100
FOLSOM, CA 95630
contact: BUZZ LYNN
email: buzz.lynn@epicwireless.net
cell: (916) 730-4420
Construction Manager:
EPIC WIRELESS GROUP, LLC
605 COOLIDGE DR, SUITE 100
FOLSOM, CA 95630
contact: PETE MARINAS
email: pete.marinas@epicwireless.net
office ph: (530) 363-9587
Architect:
BORGES ARCHITECTURAL GROUP, INC.
1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE, CA 95661
contact: ANTHONY P. ERLER
email 1: anthony@borgesarch.com
email 2: telecomgroup@borgesarch.com
ph: (916) 782-7200
Structural Engineer:
PZSE, INC.
1478 STONE POINT DR, SUITE 190
ROSEVILLE, CA 95661
contact: PAUL ZACHER, SE, MLSE
email: paul@pzse.com
ph: (916) 361-3560
RF Engineer:
NP&E-RAN DESIGN & RF ENGINEERING
contact: ASAD SHAHBAZ
email: ms458y@att.com
Civil Vendor:
VINCOLUMS
1200 DEL PASO ROAD
SACRAMENTO, CA 95834
contact: FLOYD GREEN
email: fgreen@vincolums.com
ph: (480) 528-1927

SHEET INDEX

Table with columns: REV, SHEET INDEX, TITLE SHEET, GENERAL NOTES, ABBREVIATIONS, & NOTES, SURVEY, OVERALL SITE PLAN, ENLARGED SITE PLAN, ENLARGED EQUIPMENT PLAN, ANTENNA PLANS & DETAILS, DETAILS, ELEVATIONS, ELEVATIONS

VICINITY MAP



DIRECTIONS FROM AT&T

- DIRECTIONS FROM AT&T'S OFFICE AT 2600 CAMINO RAMON, SAN RAMON, CA
1. TURN LEFT TOWARD SUNSET DR
2. CONTINUE ONTO SUNSET DR
3. SLIGHT RIGHT TOWARD BOLLINGER CANYON RD
4. TURN RIGHT ONTO BOLLINGER CANYON RD
5. MERGE ONTO I-880 N VIA THE RAMP TO SACRAMENTO
6. MERGE ONTO I-880 N
7. KEEP LEFT TO STAY ON I-880 N
8. KEEP LEFT AT THE FORK TO STAY ON I-880 N
9. KEEP LEFT AT THE FORK TO CONTINUE ON I-880
10. KEEP RIGHT AT THE FORK TO STAY ON I-880
11. TAKE EXIT 152 TO MERGE ONTO I-80 EAST/SACRAMENTO
12. MERGE ONTO I-80 E
13. KEEP LEFT AT THE FORK TO STAY ON I-80 E
14. TAKE EXIT 1A FOR I-80 TOWARD RENO
15. CONTINUE ONTO I-80 E
16. KEEP LEFT AT THE FORK TO STAY ON I-80 E
17. TAKE EXIT 152 TO MERGE ONTO I-880 NUS-395 N TOWARD SUSANVILLE
18. CONTINUE ONTO US-395 N
19. TAKE EXIT 83 FOR VILLAGE PARKWAY TOWARD BORDERTOWN
20. TAKE EXIT 83 FOR VILLAGE PARKWAY TOWARD BORDERTOWN
21. TURN RIGHT ONTO VILLAGE PKWY

SPECIAL INSPECTIONS

APPROVALS

Table for APPROVALS with columns: APPROVED BY, INITIALS, DATE. Includes rows for AT&T, VENDOR, LEASING / LANDLORD, ZONING, CONSTRUCTION, POWER / TELCO, PG&E.

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS
THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24" x 36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

DIGI ALERT logo and contact information: 800-227-2600, Call 2 Full Working Days In Advance

Header information including AT&T Site ID, Vendor (EPIC Wireless), Prepared for (at&t), Architect (Borges), Project No, Drawn By, Checked By, Licensee, Issued For (09/10/19), Sheet Title (100% ZD Submittal), and Sheet Number (T-1).

GENERAL CONSTRUCTION NOTES:

- 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. CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- 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.
- 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.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC 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.
- REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR LOCATE ANY POINTS OR FEATURES ON THE PLOT OF SURVEY DRAWINGS. CONTRACTOR SHALL OBTAIN 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 THIS 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.
- 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.
- DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
- 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.
- 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 IN WRITING. AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE ARCHITECT / ENGINEER HAS BEEN NOTIFIED AND APPROVED. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. FAILURE TO OBTAIN ALL NECESSARY PERMITS SHALL BE AT HIS OWN RISK AND EXPENSE.
- 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.
- 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.
- 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.
- INCLUDE MISC. ITEMS PER AT&T 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, INC. (AISC) 360, SPECIFICATION FOR STRUCTURAL STEEL BUILDING WITH EDITION
- TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-H, 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 C82.41, 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-43 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

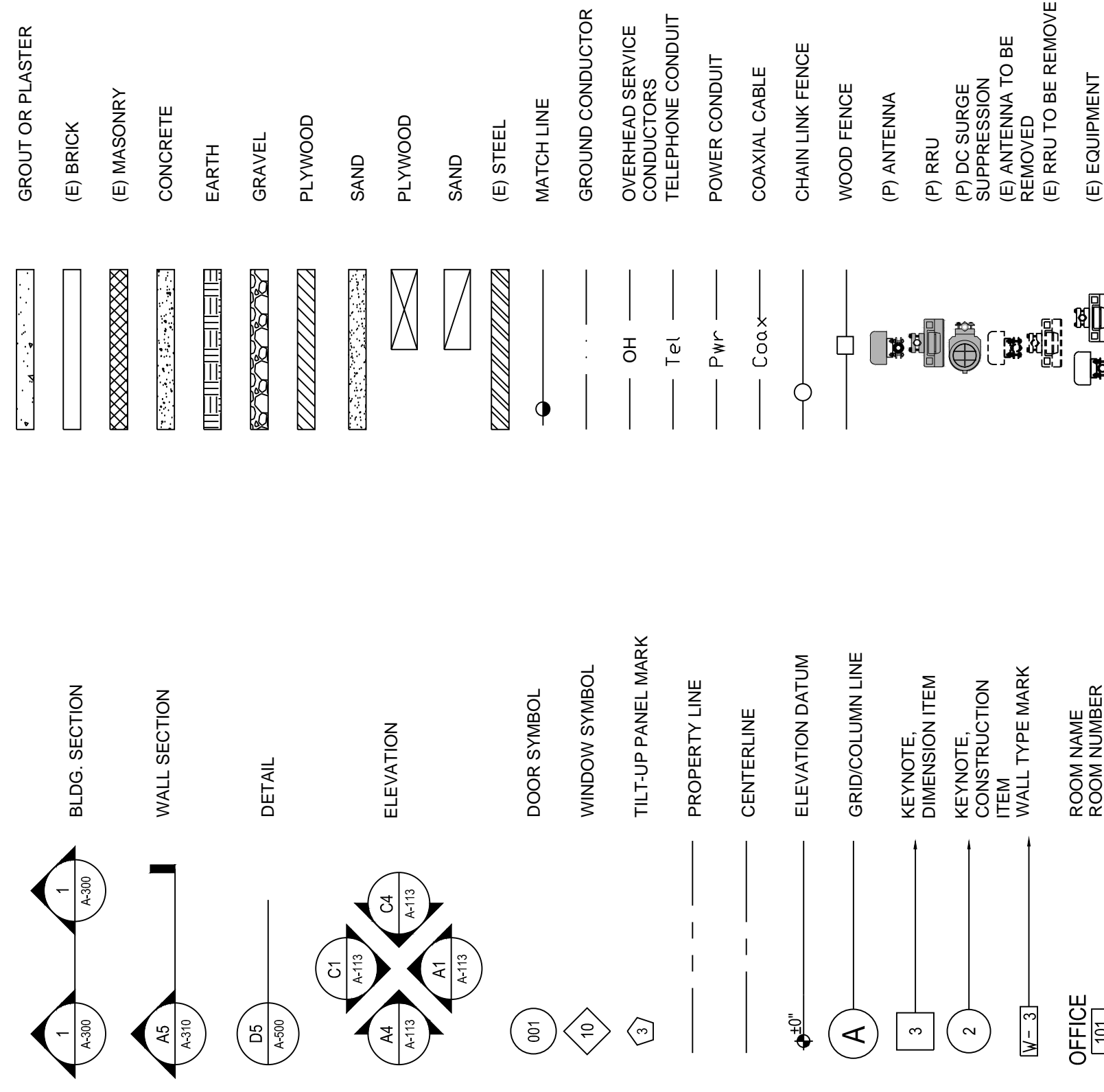
ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS

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. (")	INCHES
ABOVE	ANTENNA CABLE COVER ASSEMBLY	INT.	INTERIOR
ACCA	ADDITIONAL	LB. (#)	POUND(S)
ADDL	ADDITIONAL	L.F.	LAG BOLTS
A.F.F.	ABOVE FINISHED FLOOR	LAG (L)	LAG BOLT (L)
ALUM.	ALUMINUM	L.F. (L)	LAG BOLT (L)
ALT.	ALTERNATE	M.S.	MASONRY
ANT.	ANTENNA	MAX.	MAXIMUM
APPRX.	APPROXIMATELY	M.B.	MACHINE BOLT
ARCH.	ARCHITECT (URAL)	MECH.	MECHANICAL
BLDG.	BUILDING	MFR.	MANUFACTURER
BLK.	BLOCK	MISC.	MISCELLANEOUS
BLKG.	BLOCKING	MTL.	METAL
BM.	BEAM	(N)	NEW
B.N.	BOUNDARY NAILING	NO. (#)	NUMBER
B.O.F.	BOTTOM OF FINISH GRADE	N.T.S.	NOT TO SCALE
BU	BOTTOM OF FOOTING	OPNG.	OPENING
CAB.	CABINET	PIC	PRECAST CONCRETE
CANT.	CANTILEVERED	PLY.	PLYWOOD
C.I.P.	CAST IN PLACE	PPC	POWER PROTECTION CABINET
C.L.S.	CLEAR	P.S.F.	POUNDS PER SQUARE FOOT
COL.	COLUMN	P.S.I.	POUNDS PER SQUARE INCH
CONN.	CONCRETE	P.T.	PRESSURE TREATED
CONSTR.	CONSTRUCTION	PWR.	POWER (CABINET)
CONT.	CONTINUOUS	QTY.	QUANTITY
DBL	DOUBLE	RAD. (R)	RADIUS
DEPT.	DEPARTMENT	REIN.	REINFORCEMENT
D.F.	DIAMETER	REIN.	REINFORCEMENT (ING)
DIA.	DIAGONAL	RGS.	RIGID GALVANIZED STEEL
DIAG.	DRAWING	SCH.	SCHEDULE
DIVG.	DRAWING(S)	SHT.	SHEET
DWL.	DOWEL(S)	SPEC.	SPECIFICATIONS
EA.	EACH	SQ.	SQUARE
EL.	ELEVATION	S.S.	STAINLESS STEEL
ELEC.	ELECTRICAL	STD.	STANDARD
EMV.	ELECTRICAL METALLIC TUBING	STL.	STEEL
ENG.	ENGINEER	TEMP.	TEMPORARY
EQ.	EQUAL	THK.	THICKNESS
EXP.	EXPANSION	T.N.	TOE NAIL
EXT. (E)	EXTERIOR	T.O.A.	TOP OF ANTENNA
FAB.	FABRICATION (OR)	T.O.C.	TOP OF CURB
F.F.	FINISH FLOOR	T.O.F.	TOP OF FOUNDATION
F.G.	FINISH GRADE	T.O.P.	TOP OF PARAPET
FLR.	FLOOR	T.O.S.	TOP OF STEEL
F.O.C.	FACE OF CONCRETE	T.O.W.	TOP OF WALL
F.O.M.	FACE OF MASONRY	TYP.	TYPICAL
F.O.S.	FACE OF STUD	U.G.	UNDER GROUND
F.O.W.	FACE OF WALL	U.L.	UNDERWRITERS LABORATORY
F.S.	FINISH SURFACE	U.O.	UNLESS OTHERWISE
FT. (F)	FOOT (FEET)	V.F.	VERIFY IN FIELD
G.	GROWTH (CABINET)	W	WIDE (WIDTH)
GA.	GALVANIZE (D)	W/	WOOD
GI.	GROUND FAULT CIRCUIT INTERRUPTER	W.P.	WEATHERPROOF
G.F.I. (GUL-LAM)	GROUND FAULT CIRCUIT INTERRUPTER	WT.	WEIGHT
G.S.	GROUNDING SYSTEM	WT.	WEIGHT
GRND.	GROUND	WT.	WEIGHT
HDR.	HEADER	WT.	WEIGHT
HGR.	HANGER	WT.	WEIGHT
HT.	HEIGHT		
ICGB.	ISOLATED COPPER GROUND BUS		

SYMBOLS LEGEND



AT&T Site ID:
CVL01731
COLD SPRINGS
MIDDLE

Vendor:
EPIC
WIRELESS GROUP LLC
Connecting & Wireless World
605 Cowdige Dr. Suite 100
Folsom, CA 95630

PREPARED FOR
at&t
500 Executive Parkway,
San Ramon, California 94583

Architect:
Borges
ARCHITECTURAL GROUP
borgesarch.com
1478 STONE POINT DRIVE, SUITE 300
ROSELILLE, CA 95061
916.782.7200 TEL
916.782.8287 FAX

AT&T SITE NO.: CVL01731
PROJECT NO.: T-18509-32
DRAWN BY: A.P.E.
CHECKED BY: D.A.G.

REV	DATE	DESCRIPTION
B	09/10/19	100% ZD SUBMITTAL
A	08/29/19	90% ZD SUBMITTAL

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:
09/10/19
100% ZD Submittal

SHEET TITLE:
GENERAL NOTES, ABBREVIATIONS, & NOTES

SHEET NUMBER:
GN-1

DATE OF SURVEY: 08-05-19
 SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, PLS 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.
 N.G.V.D. 1929 CORRECTION: SUBTRACT 3.69' FROM ELEVATIONS SHOWN.
 CONTOUR INTERVAL: 1'
 CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.
 ASSESSOR'S PARCEL NUMBER: 556-390-05
 OWNER(S):
 WVC RECREATION LLC
 4790 CAUGHLIN PARKWAY
 RENO, NV 89519

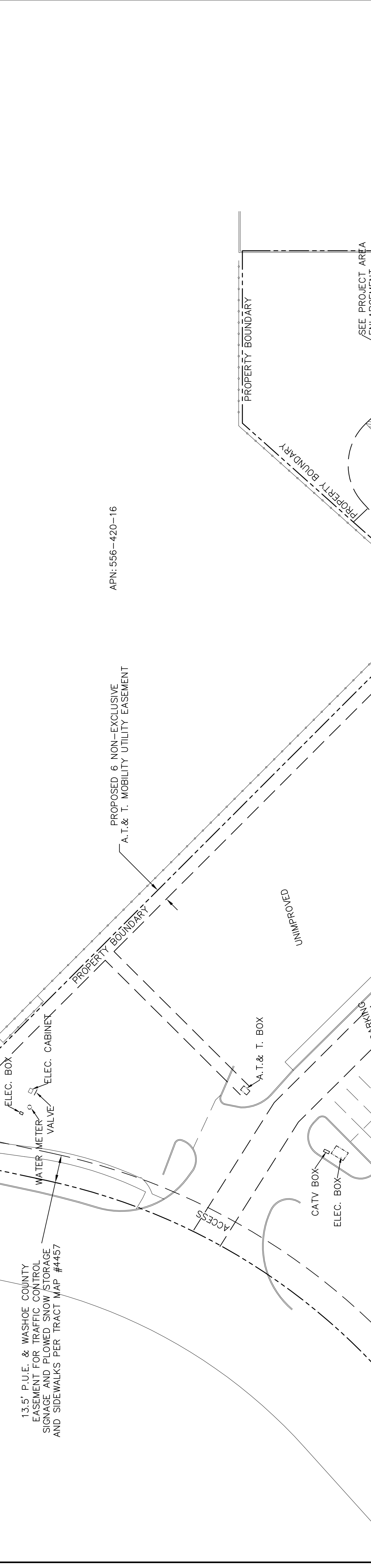
THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND BE LIMITED TO THE REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL ENGINEERING TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE TO ANY RIGHTS OR INTERESTS WHICH 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 SURVEY. PROPERTY LINES AND EASEMENTS BEING GRAPHICALLY DEPICTED ARE BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. ALL UTILITIES AND EASEMENTS, IF ANY, WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.

CELL ENGINEERING
 1226 HIGH STREET
 AUBURN, CALIFORNIA 95603
 Phone: (530) 885-0426
 Fax: (530) 885-1309

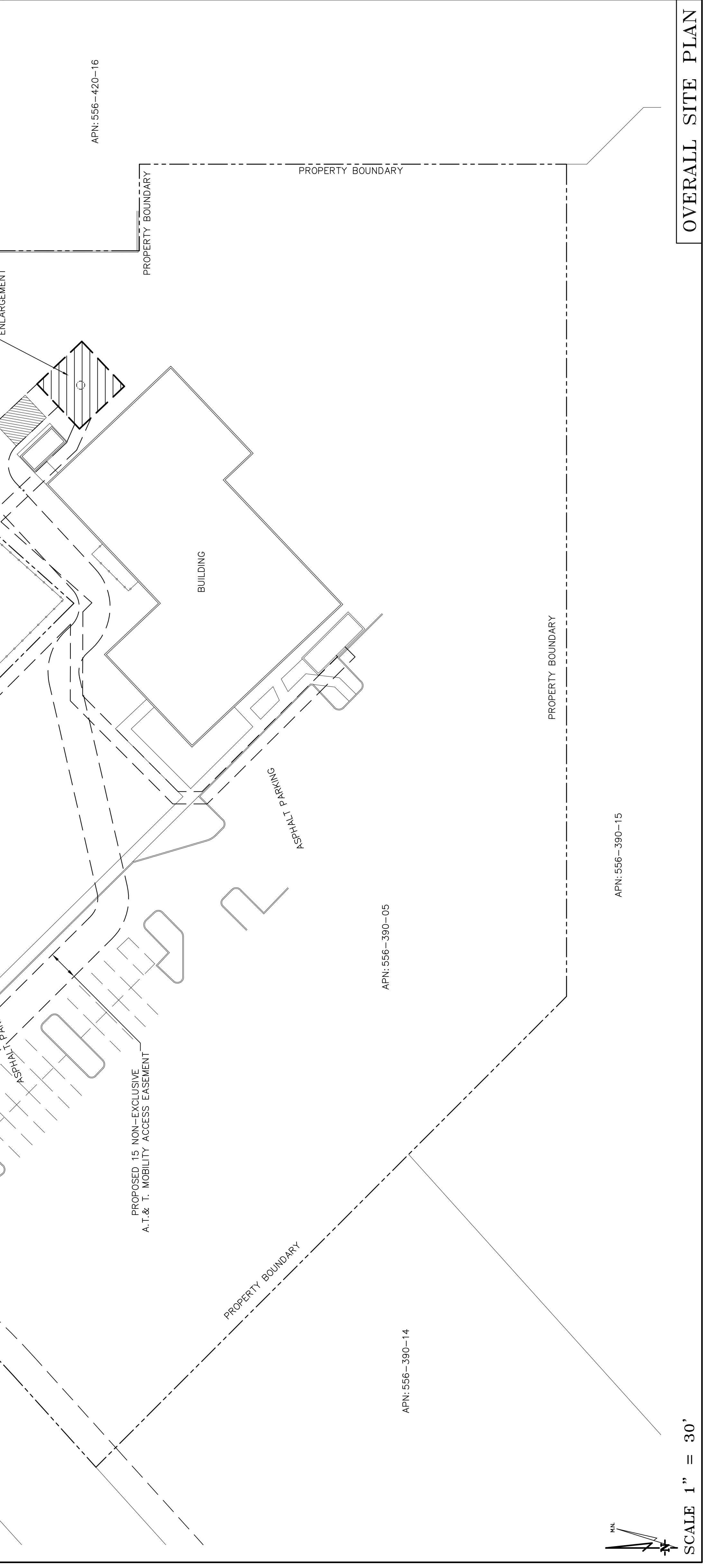
at&t MOBILITY

DEPT	APPROVED	DATE
A&C	RE	RF
INT	EC\N	OPS
EF\OUT		



VICINITY MAP
 N.T.S.
 RENO, NV
 Cell Engineering * Surveying * Planning
 1226 High Street
 Auburn, California 95603-5015
 Phone: (530) 885-0426 * Fax: (530) 823-1309
 A.T.&T. Mobility

PROJECT AREA
 COLD SPRINGS MIDDLE
 18400 Village Parkway
 Reno, NV 89508
 Washoe County
 Date of Observation: 08-05-19
 Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder Pro XL post processed with Pathfinder Office software.
 Type of Antenna Mount: Proposed Monopine Tower
 Coordinates (Tower)
 Latitude: N 39° 41' 33.01" (NAD83) N 39° 41' 33.34" (NAD27)
 Longitude: W 119° 57' 50.92" (NAD83) W 119° 57' 47.20" (NAD27)
 ELEVATION of Ground at Structure (NAVD88) 5101.5' 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



LEASE AREA DESCRIPTION
 All that certain lease area being a portion of the Parcel L, as is shown in that certain tract map filed for record in Washoe County, Nevada, on the 11th day of August, 2019, in the County of Washoe, Nevada, and being a portion of N 1/2 of Section 16, Township 21 N, Range 18 E., M.D.B. & M., and being more particularly described as follows:
 Commencing at a standard monument in well set at the centerline intersection of Village Parkway and Quarry Court from which a similar monument bears North 44°59'45" East 309.53 feet; thence from said Point of Beginning, thence from said point of beginning South 43°24'09" East 30.00 feet; thence South 46°35'51" West 30.00 feet; thence North 43°24'09" West 30.00 feet; thence North 46°35'51" East 30.00 feet to the point of beginning.
 Together with a non-exclusive easement for access and utility purposes from the centerline of Village Parkway, which easement is shown beginning at Point "A", which bears South 46°35'51" West 7.50 feet from the most northerly corner of the above described lease area and running thence North 43°24'09" West 27.98 feet; thence through a tangent curve to the left having a radius of 20.00 feet through an arc distance of 31.19 feet; thence tangent to last curve South 47°14'34" West 57.15 feet; thence through a tangent curve to the right having a radius of 20.00 feet through an arc distance of 31.42 feet; thence tangent to last curve North 42°45'26" West 3.14 feet; thence through a tangent curve to the left having a radius of 20.00 feet through an arc distance of 20.99 feet; thence tangent to last curve North 77°05'59" West 103.74 feet; thence through a tangent curve to the right having a radius of 20.00 feet through an arc distance of 20.27 feet; thence tangent to last curve North 44°50'20" West 127.02 feet; thence North 57°44'30" West 72.3 feet more or less to the public right of way more commonly known as Village Parkway.
 Also together with a non-exclusive easement for utility purposes six feet in width, the centerline of which is described as follows: beginning at the most westerly corner of the above described lease area and running thence North 65°56'12" West 9.35 feet; thence North 43°24'09" West 53.32 feet; thence South 41°41'16" West 59.25 feet; thence North 45°00'00" West 4.29 feet to a point hereafter defined as Point "A"; thence continuing North 45°00'00" West 234.98 feet to a point hereafter defined as Point "B"; thence continuing North 45°00'00" West 133.05 feet; thence North 12°14'12" East 37.5 feet more or less to the existing telephone facilities.
 Also together with a non-exclusive easement for utility purposes six feet in width, the centerline of which is described as follows: beginning at Point "A" as previously defined and running thence North 89°50'55" West 43.20 feet; thence South 45°07'05" West 68.14 feet; thence South 00°08'18" West 14.15 feet; thence South 44°49'03" East 97.09 feet; thence North 45°10'57" East 4 feet more or less to the existing electrical facilities.
 Also together with a non-exclusive easement for utility purposes six feet in width, the centerline of which is described as follows: beginning at Point "B" as previously defined and running thence South 44°52'31" West 95.6 feet more or less to the existing telephone facilities.

REVISIONS

08-07-19	N. RÖHDE	PRELIMINARY DRAWING
08-13-19	N. RÖHDE	LEASE AREA ADDED
REV		
REV		
REV		
REV		
REV		
REV		

DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EC\N		
OPS		
EE\OUT		

GELL ENGINEERING
 ENGINEERING • SURVEYING • PLANNING
 1226 HIGH STREET
 AUBURN, CALIFORNIA 95603
 Phone: (530) 886-0426
 Fax: (530) 883-1308

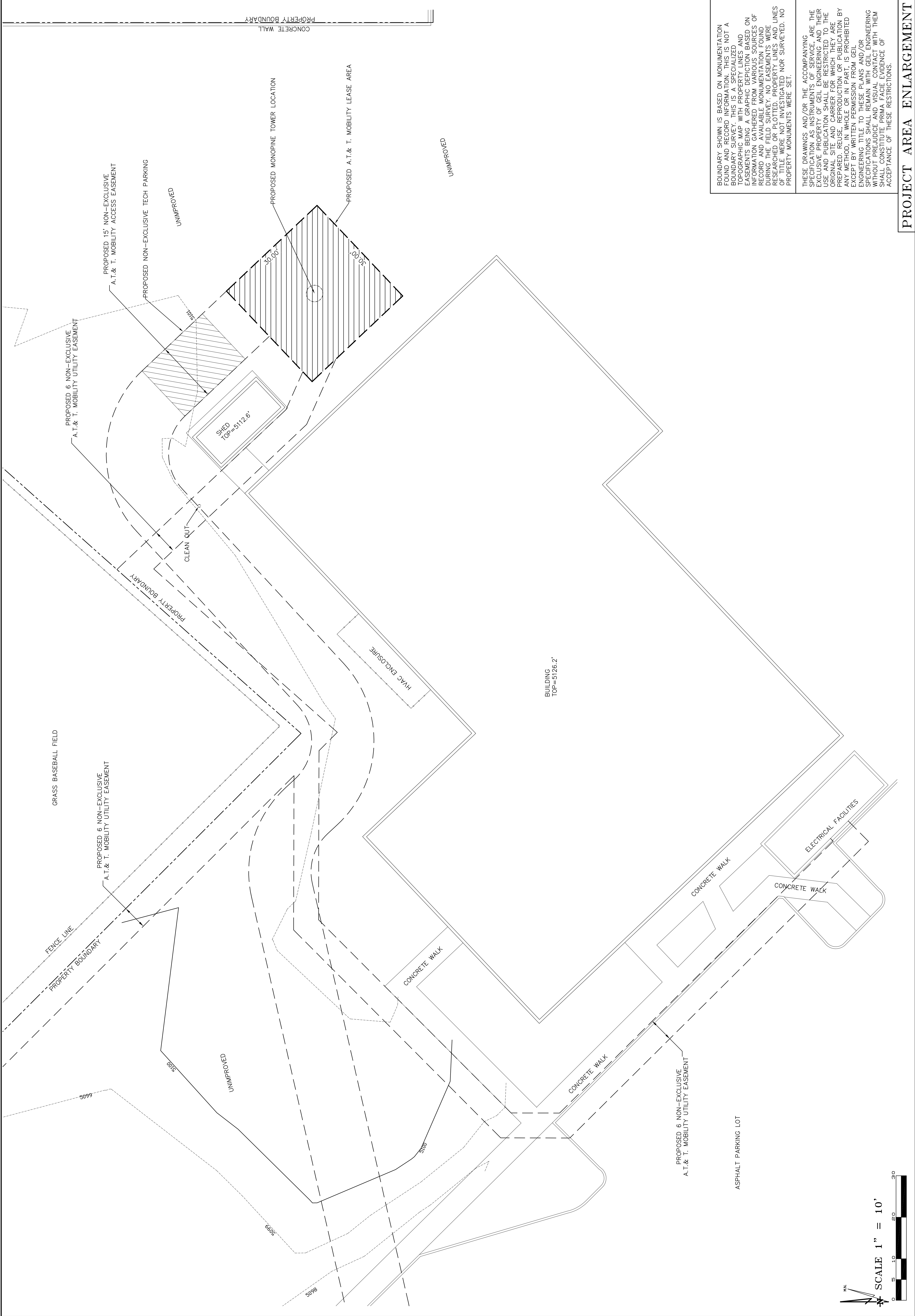
Surveyor
 Architect



CVL01731
 COLD SPRINGS MIDDLE
 18400 VILLAGE PARKWAY
 RENO, CA 89508
 PLOT PLAN AND
 SITE TOPOGRAPHY

Sheet

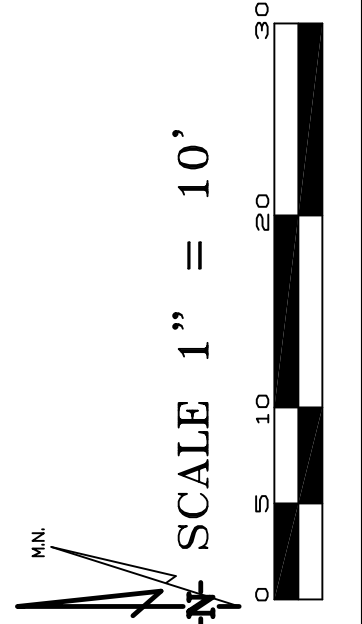
C-2



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 GRAPHIC DEPICTION BASED ON REPORTS OF SURVEYORS AND RECORDS 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.

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PROJECT AREA ENLARGEMENT



AT&T Site ID:
CVL01731
COLD SPRINGS
MIDDLE

Vendor:
EPIC
WIRELESS GROUP LLC
Connecting & Wireless World
605 Coolidge Dr., Suite 100
Folsom, CA. 95630

PREPARED FOR
at&t
5001 Executive Parkway
San Ramon, California 94583

Architect:
Borges
ARCHITECTURAL GROUP
borgesarch.com
1478 STONE POINT DRIVE, SUITE 360
ROSEVILLE CA 95661
916.782.7200 TEL
916.782.3887 FAX

AT&T SITE NO: CVL01731
PROJECT NO: T-18509-32
DRAWN BY: A.P.E.
CHECKED BY: D.A.G.

REV	DATE	DESCRIPTION
B	09/10/19	100% ZD SUBMITTAL
A	08/29/19	90% ZD SUBMITTAL

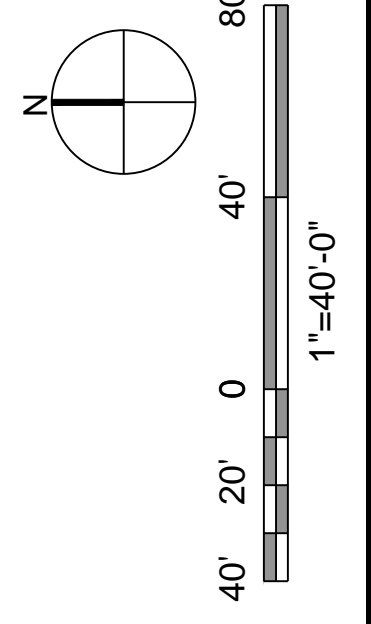
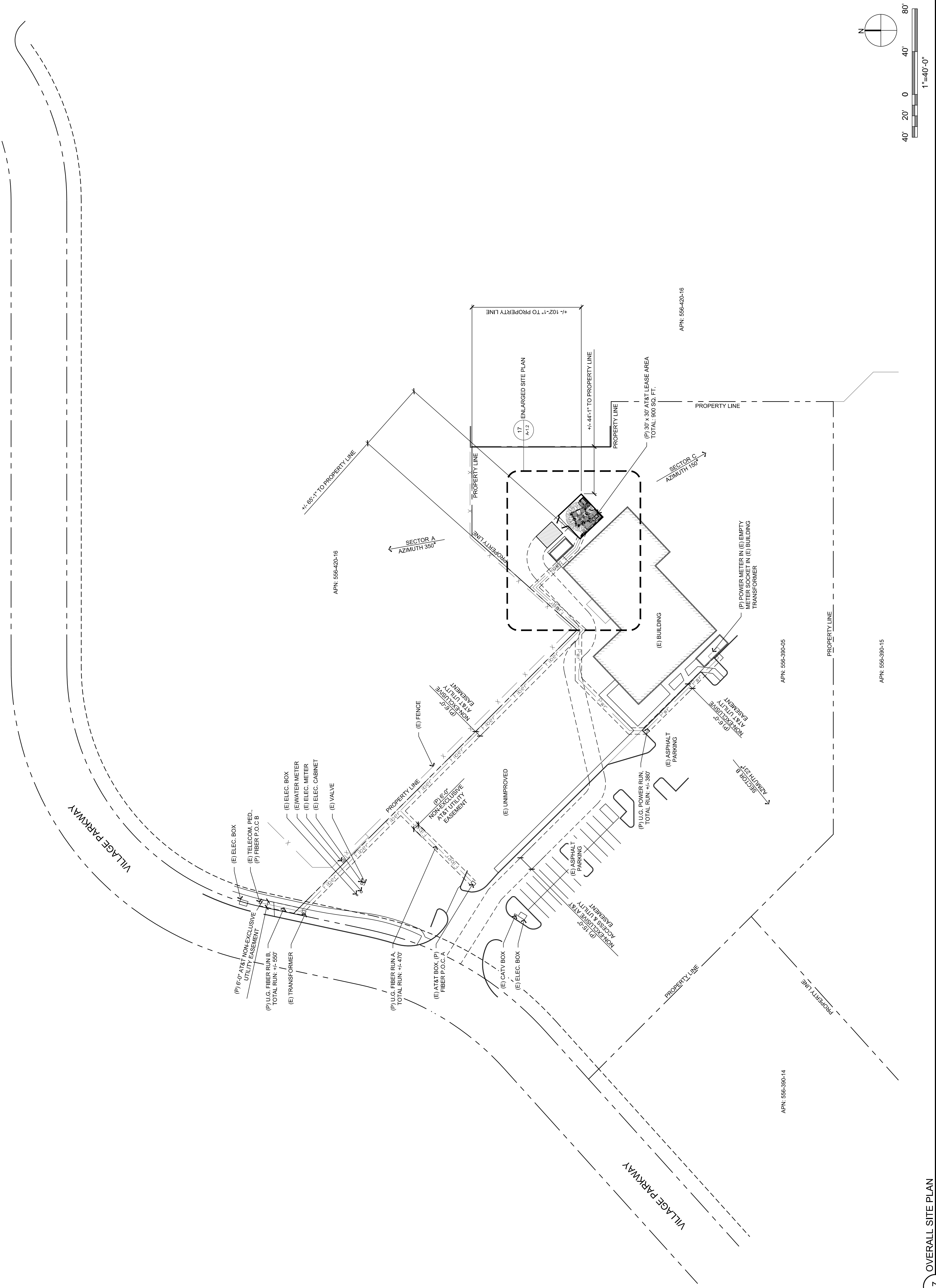
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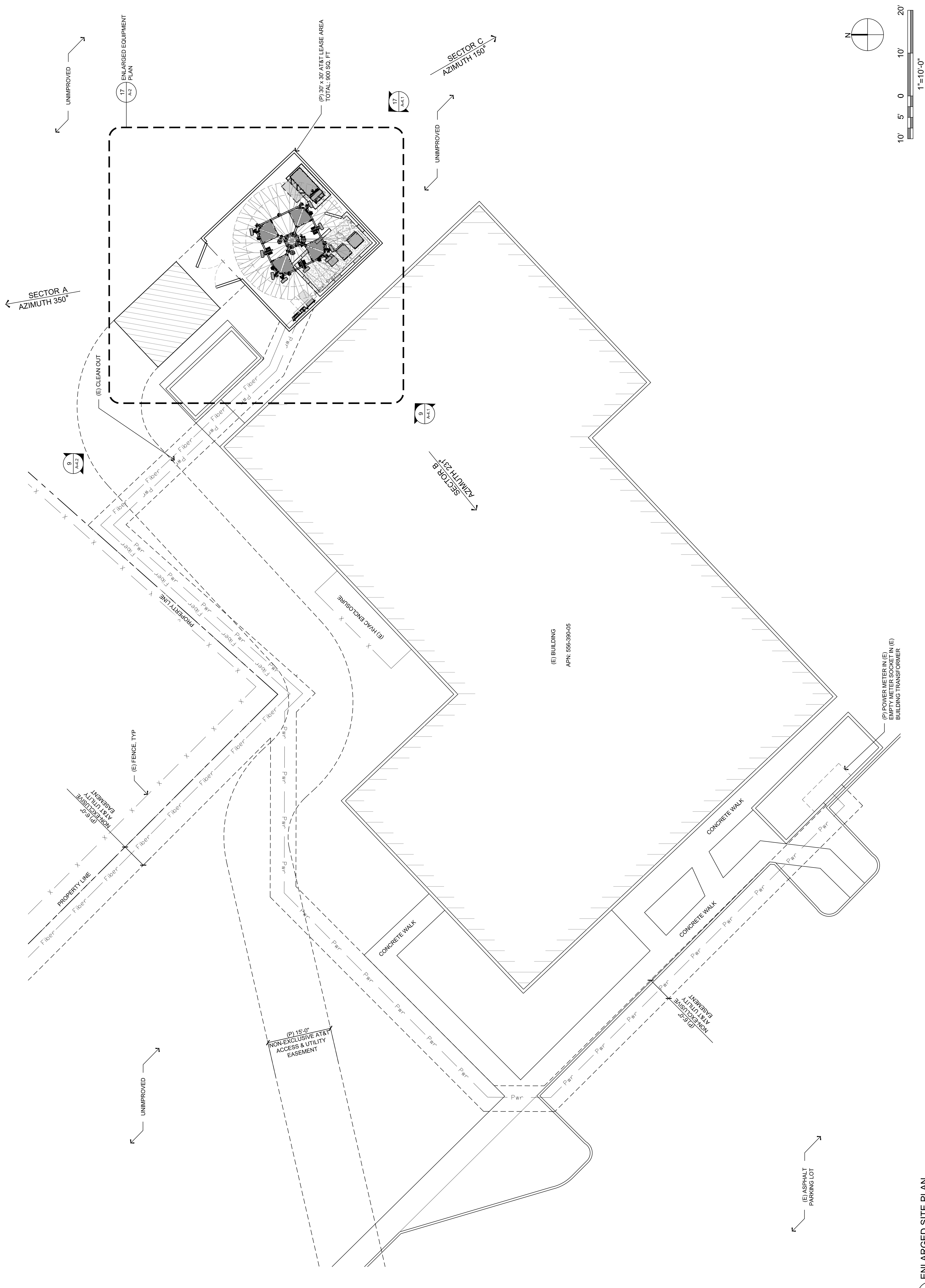
Issued For:
09/10/19
100% ZD Submittal

SHEET TITLE:
OVERALL SITE PLAN




SHEET NUMBER:
A-1.1

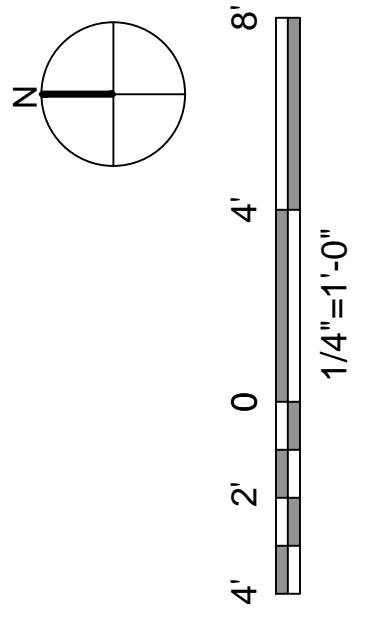
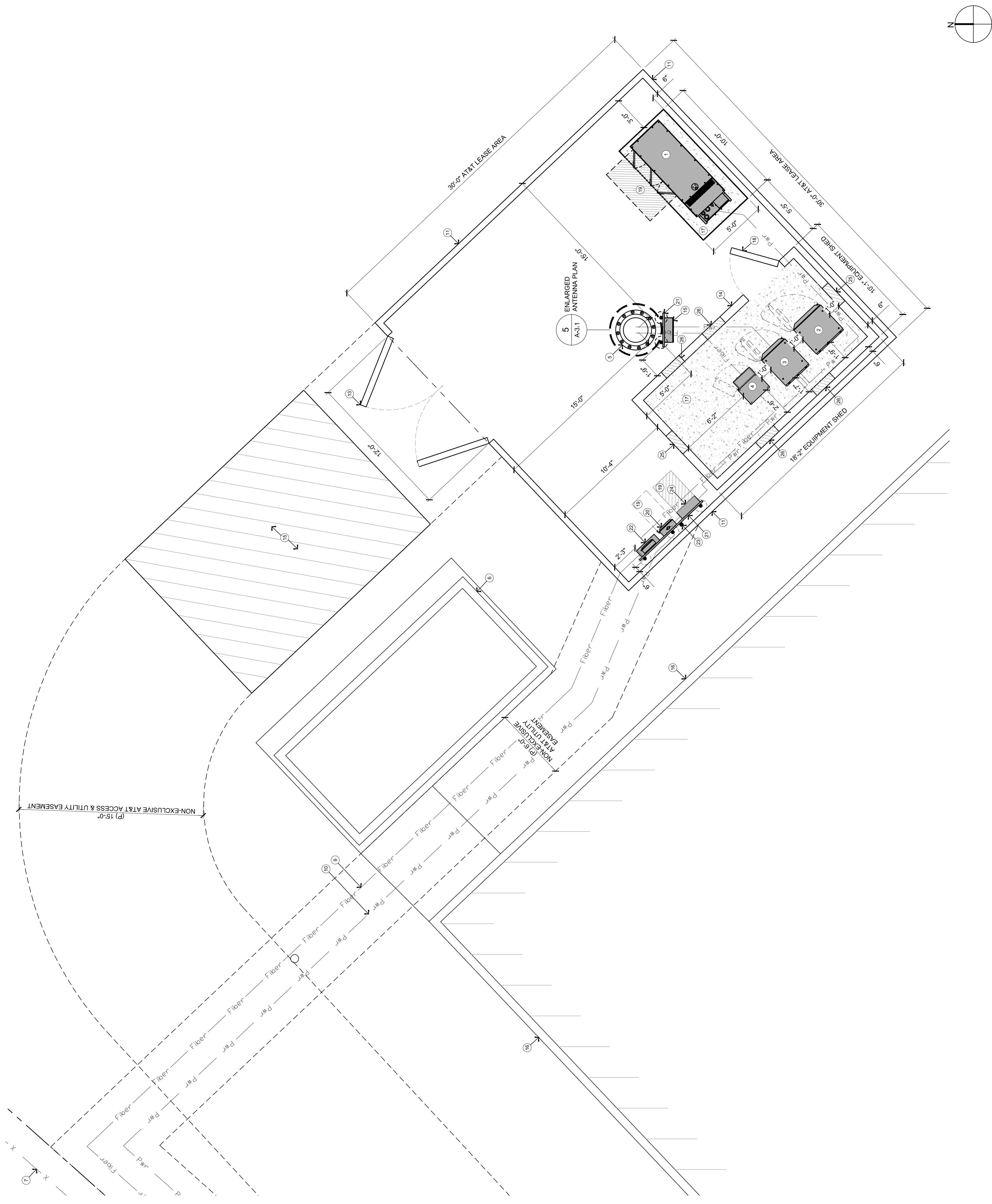


AT&T Site ID: CVL01731 COLD SPRINGS MIDDLE	Vendor: EPIC WIRELESS GROUP LLC Connecting & Wireless World 605 Coolidge Dr. Suite 100 Folsom, CA. 95630	PREPARED FOR at&t 5001 Executive Parkway San Ramon, California 94583	Architect: Borges ARCHITECTURAL GROUP borgesarch.com 1478 STONE POINT DRIVE, SUITE 350 ROSEVILLE CA 95661 916.792.7200 TEL 916.792.3507 FAX	AT&T Site NO: CVL01731 PROJECT NO: T-18509-32 DRAWN BY: A.P.E. CHECKED BY: D.A.G.	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>09/10/19</td> <td>100% ZD SUBMITTAL</td> </tr> <tr> <td>A</td> <td>08/29/19</td> <td>90% ZD SUBMITTAL</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	B	09/10/19	100% ZD SUBMITTAL	A	08/29/19	90% ZD SUBMITTAL	Licensors:	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: 09/10/19 100% ZD Submittal	SHEET TITLE: ENLARGED SITE PLAN	SHEET NUMBER: A-1.2
REV	DATE	DESCRIPTION																	
B	09/10/19	100% ZD SUBMITTAL																	
A	08/29/19	90% ZD SUBMITTAL																	



17 ENLARGED SITE PLAN
TT = 0'-0"

AT&T Site ID: CVL01731 COLD SPRINGS MIDDLE	 WIRELESS GROUP LLC <i>Connecting & Wireless Worlds</i>	PREPARED FOR  605 Coolidge Dr. Suite 100 Folsom, CA. 95630	Architect:  borgesarch.com 1478 STONE POINT DRIVE, SUITE 350 ROSELVILLE CA 95661 916.792.7200 TEL 916.792.3607 FAX	AT&T SITE NO: CVL01731 PROJECT NO: T-18509-32 DRAWN BY: A.P.E. CHECKED BY: D.A.G.	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>09/10/19</td> <td>100% ZD SUBMITTAL</td> </tr> <tr> <td>A</td> <td>08/29/19</td> <td>90% ZD SUBMITTAL</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	B	09/10/19	100% ZD SUBMITTAL	A	08/29/19	90% ZD SUBMITTAL	Licensor: <div style="font-size: 8px; text-align: center;"> IT IS THE POLICY OF AT&T, AND ITS PERSONNEL, TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT. </div>	Issued For: 09/10/19 100% ZD Submittal	SHEET TITLE: ENLARGED EQUIPMENT PLAN	SHEET NUMBER: A-2
REV	DATE	DESCRIPTION																
B	09/10/19	100% ZD SUBMITTAL																
A	08/29/19	90% ZD SUBMITTAL																



- KEYNOTES**
- 1 (P) 30kW DIESEL GENERATOR W/ 190 GAL TANK
 - 2 (P) BATTERY CABINET
 - 3 (P) POWER CABINET
 - 4 (P) (2) PURCELL CABINET (STACKED)
 - 5 (P) 80' HIGH MONOPINE
 - 6 (E) SHED
 - 7 (E) FENCE TO REMAIN, TYP.
 - 8 (P) 15' AT&T NON-EXCLUSIVE ACCESS AND U.G. UTILITY EASEMENT PAINT TO MATCH (E) BUILDING
 - 9 (P) FIBER RUN, TOTAL = +/- 550' (A) OR 470' (B)
 - 10 (P) POWER RUN, TOTAL = +/- 380'
 - 11 (P) 8' HIGH WOOD FENCE W/ T-111 SIDING TO MATCH (E) BUILDING PAINT TO MATCH (E) BUILDING
 - 12 (P) 15' x 20' TECH PARKING
 - 13 (P) 12'-0" DOUBLE SWING ACCESS GATE
 - 14 (P) EQUIPMENT SHED - STYLE, COLOR, AND TEXTURE TO MATCH (E) SHED
 - 15 (P) (2) DC12 SURGE SUPPRESSION UNIT (STACKED) ON (P) H-FRAME
 - 16 (E) BUILDING
 - 17 (P) CONCRETE PAD
 - 18 (P) 4' SHED ACCESS DOOR
 - 19 (P) 36" CLEAR WORK SPACE
 - 20 (P) 200A SITE DISCONNECT
 - 21 (P) H-FRAME
 - 22 (P) DIENA AND UAM MOUNTED ON (P) H-FRAME
 - 23 (P) GPS UNIT
 - 24 (P) 42 CIRCUIT LOAD CENTER
 - 25 (P) 2'-0"x1'-6" INSTALLED AT 6'-4" A.G.L.
 - 26 (P) 2'-0"x1'-0" INSTALLED AT 6' A.G.L.

AT&T Site ID:
CVL01731
COLD SPRINGS
MIDDLE

Vendor:
EPIC
WIRELESS GROUP LLC
Connecting & Wireless Works
605 Coolidge Dr. Suite 100
Folsom, CA. 95630

PREPARED FOR
at&t
5001 Executive Parkway
San Ramon, California 94583

Architect:
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ARCHITECTURAL GROUP
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1478 STONE POINT DRIVE, SUITE 300
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AT&T SITE NO.: CVL01731
PROJECT NO.: T-18509-32
DRAWN BY: A.P.E.
CHECKED BY: D.A.G.

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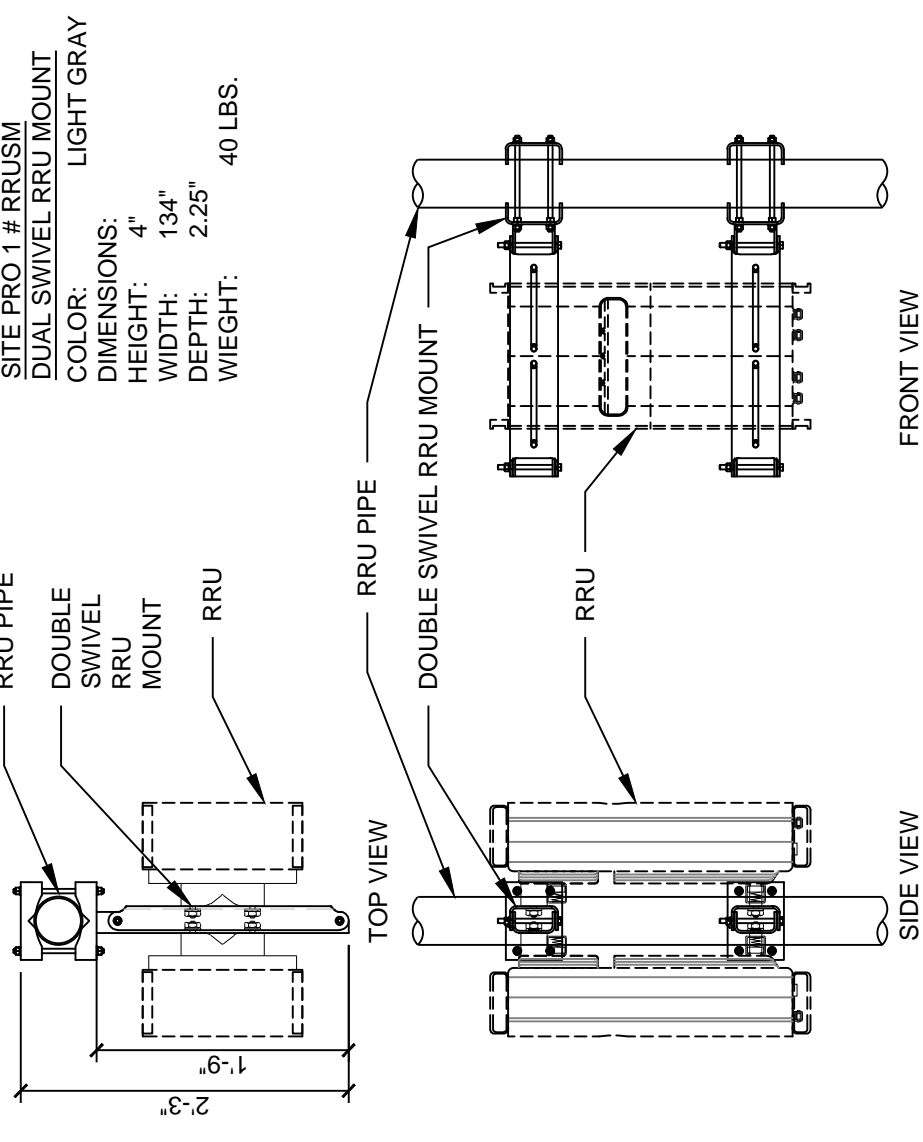
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09/10/19
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SHEET TITLE:
ANTENNA PLANS & DETAILS

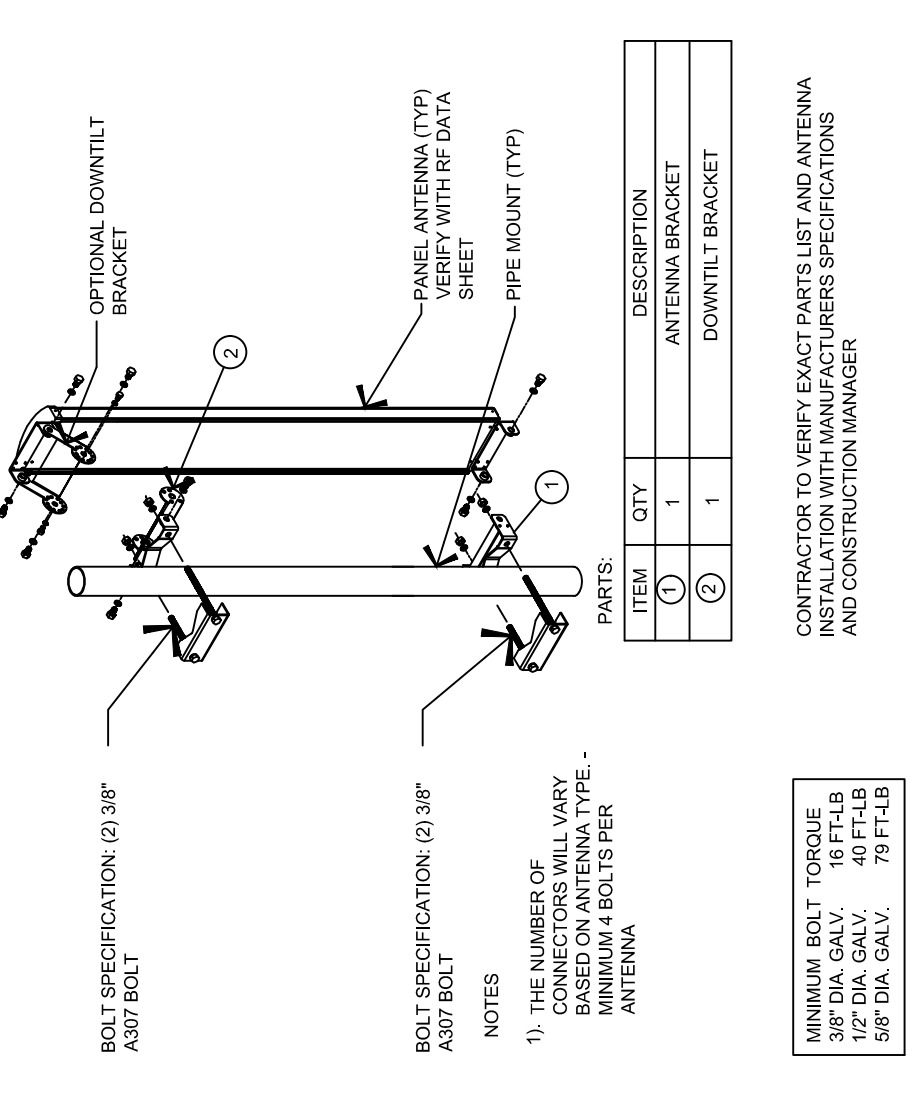
SHEET NUMBER:
A-3.1

SECTOR	ANTENNA MODEL NO.	AZIMUTH	RAD CENTER	TMA	FIBER LENGTH	COAX LENGTH	COAX DIA.	NO.
A1	COMMSCOPE NNH4-65C-R6-V3	350°	± 75'-0"	NA	± 80'-0"	± 10'-0"	1/2"	2
A2	COMMSCOPE NNH4-65C-R4	350°	± 75'-0"	NA	± 80'-0"	± 10'-0"	1/2"	2
A3	COMMSCOPE NNH4-65C-R4	350°	± 75'-0"	NA	± 80'-0"	± 10'-0"	1/2"	2
B1	COMMSCOPE NNH4-65C-R6-V3	231°	± 75'-0"	NA	± 80'-0"	± 10'-0"	1/2"	2
B2	COMMSCOPE NNH4-65C-R4	231°	± 75'-0"	NA	± 80'-0"	± 10'-0"	1/2"	2
B3	COMMSCOPE NNH4-65C-R4	231°	± 75'-0"	NA	± 80'-0"	± 10'-0"	1/2"	2
C1	COMMSCOPE NNH4-65C-R6-V3	150°	± 75'-0"	NA	± 80'-0"	± 10'-0"	1/2"	2
C2	COMMSCOPE NNH4-65C-R4	150°	± 75'-0"	NA	± 80'-0"	± 10'-0"	1/2"	2
C3	COMMSCOPE NNH4-65C-R4	150°	± 75'-0"	NA	± 80'-0"	± 10'-0"	1/2"	2

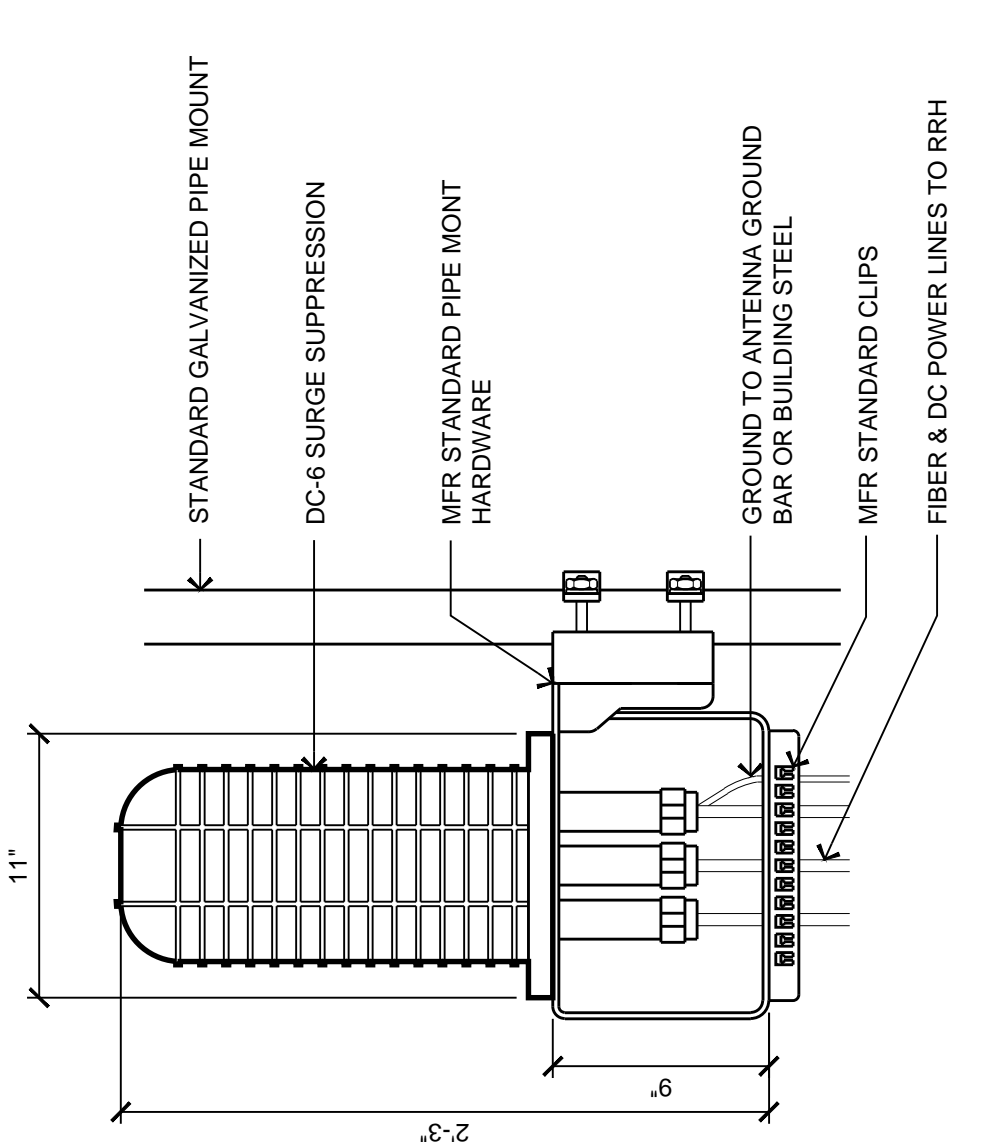
8 RF SCHEDULE



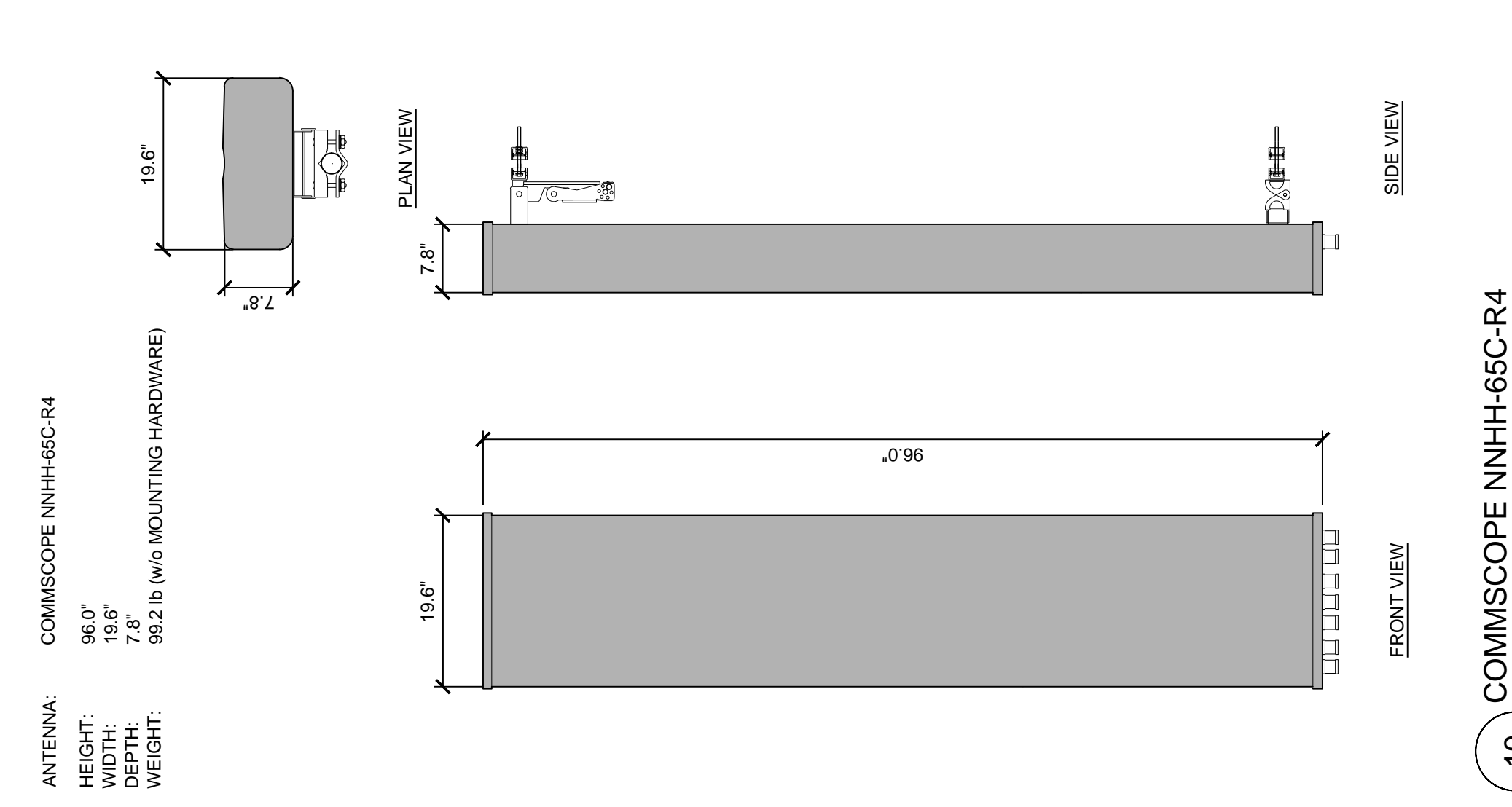
12 DOUBLE SIDED RRU MOUNT W. RRU
3/4" = 1'-0"



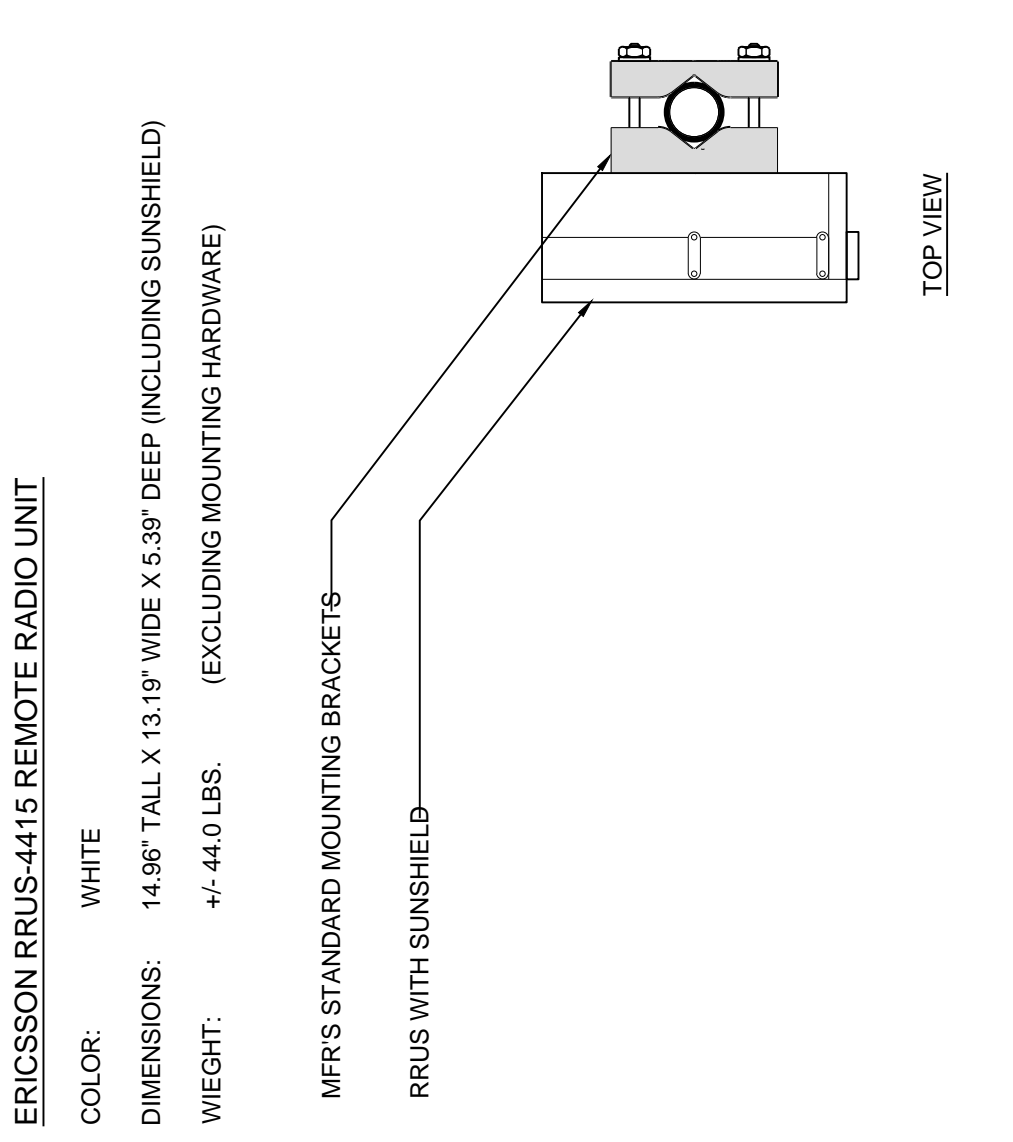
16 ANTENNA MOUNTING DETAIL
3/4" = 1'-0"



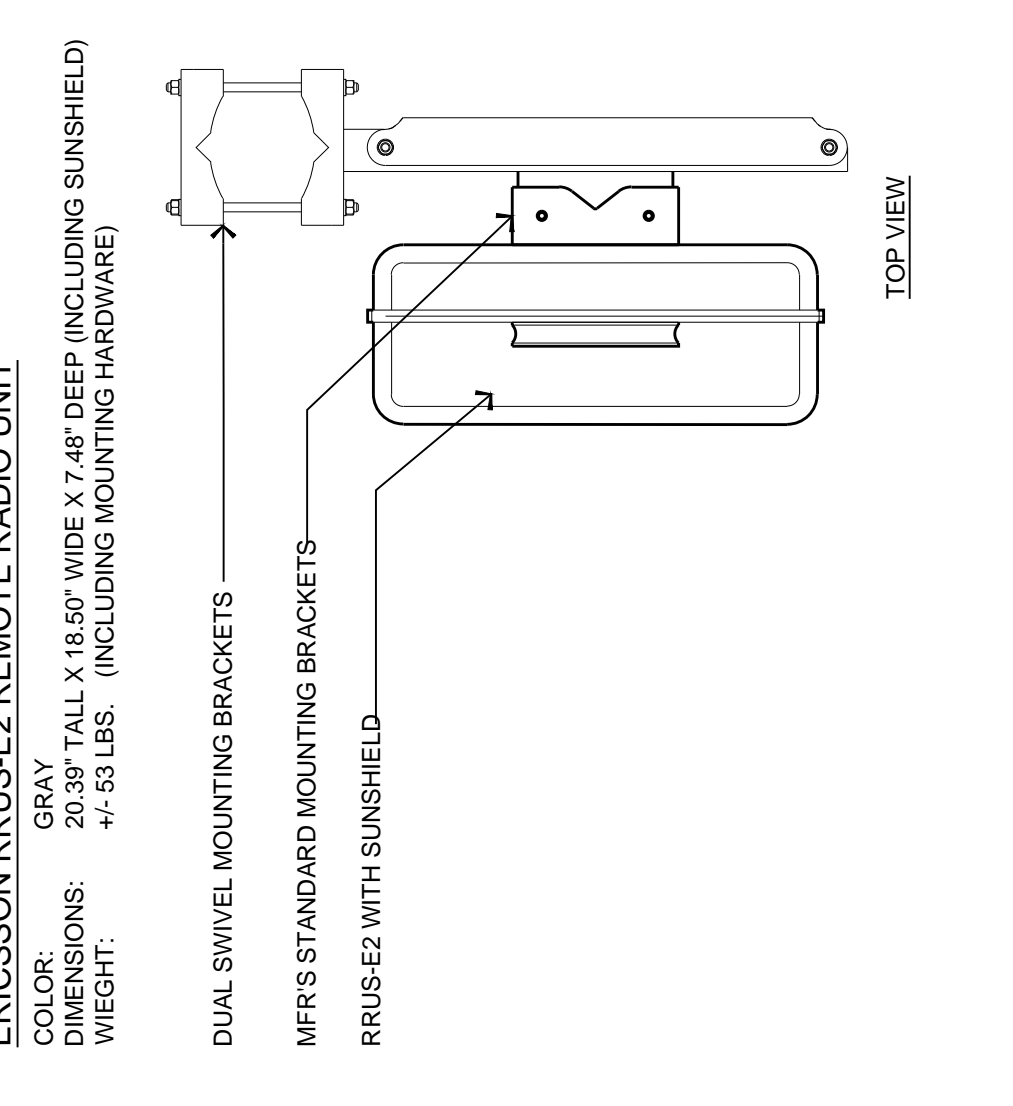
15 DC SURGE SUPPRESSION
1/16" = 1'-0"



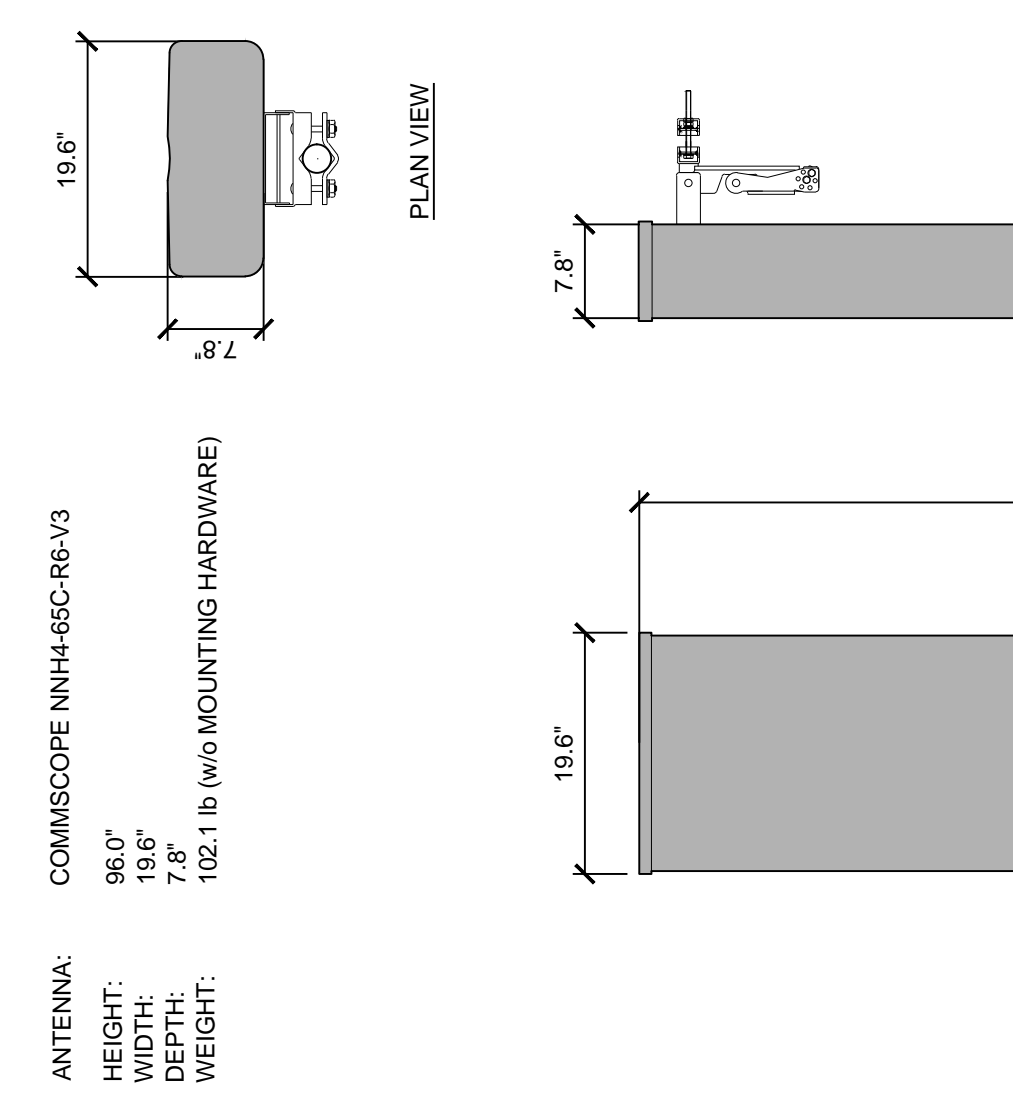
19 COMMSCOPE NNH4-65C-R4
3/4" = 1'-0"



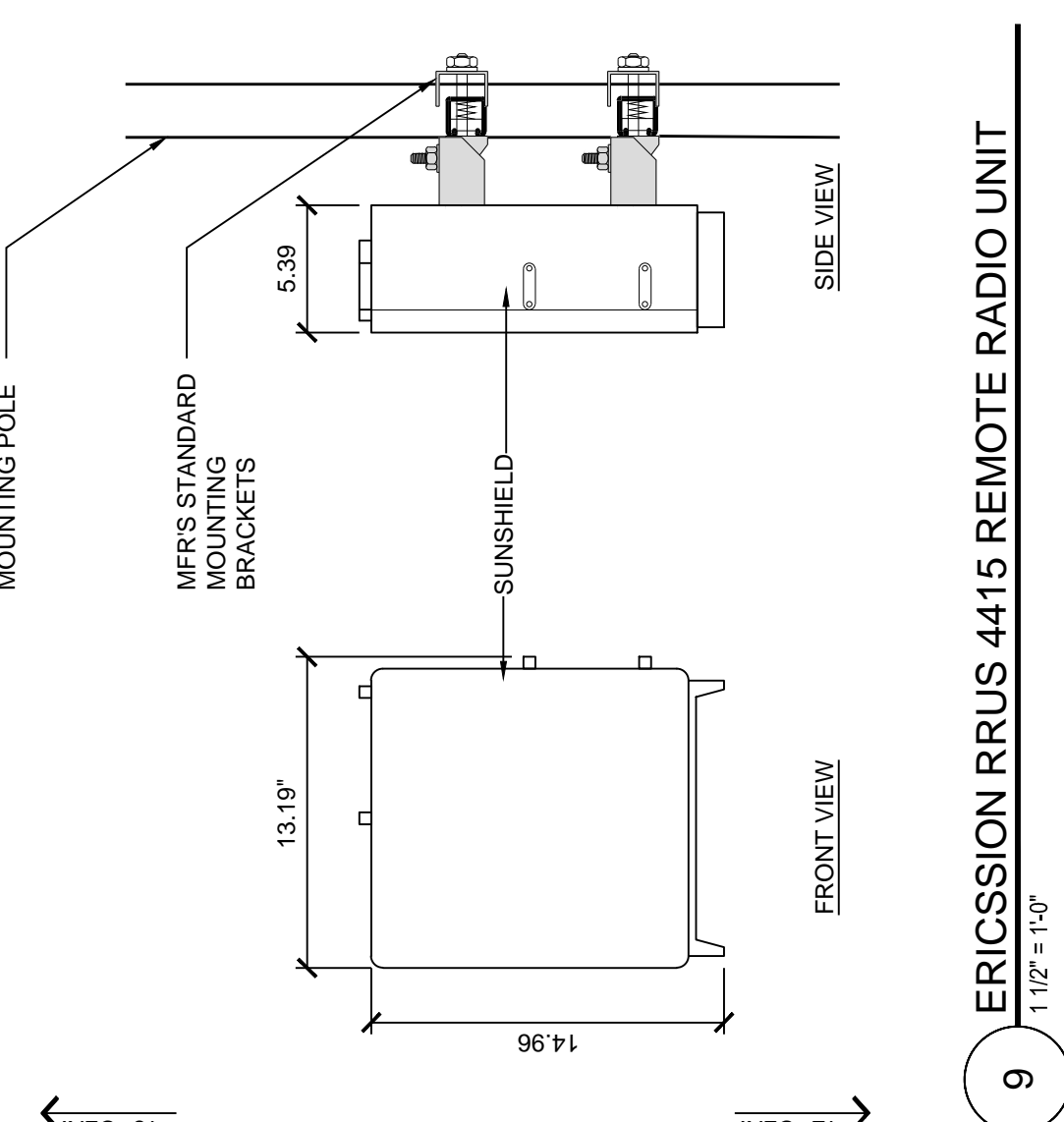
13 RRUS-E2
1/16" = 1'-0"



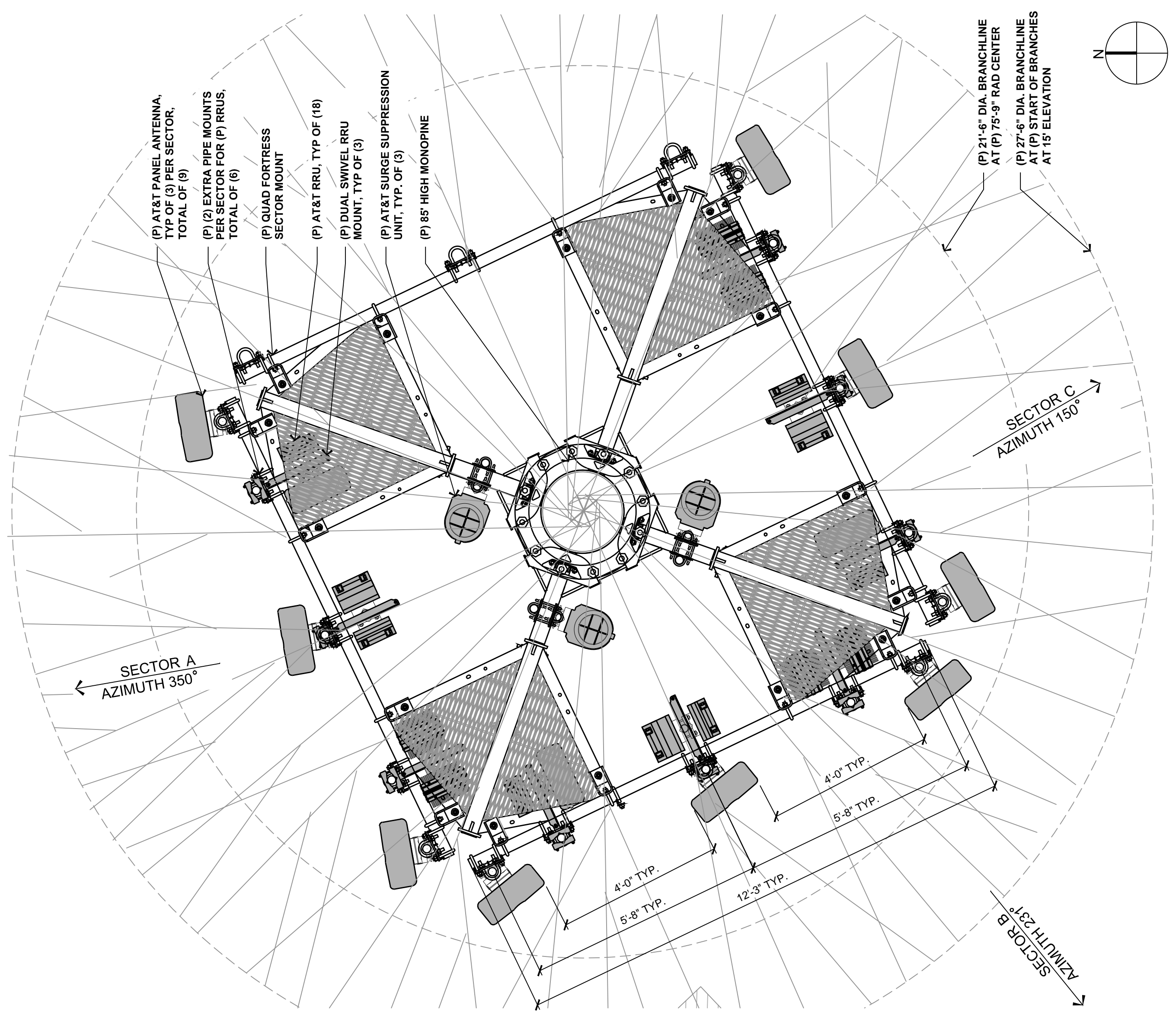
15 ERICSSON RRUS-E2 REMOTE RADIO UNIT
1/16" = 1'-0"



19 COMMSCOPE NNH4-65C-R6-V3
3/4" = 1'-0"



9 ERICSSON RRUS 4415 REMOTE RADIO UNIT
1/16" = 1'-0"



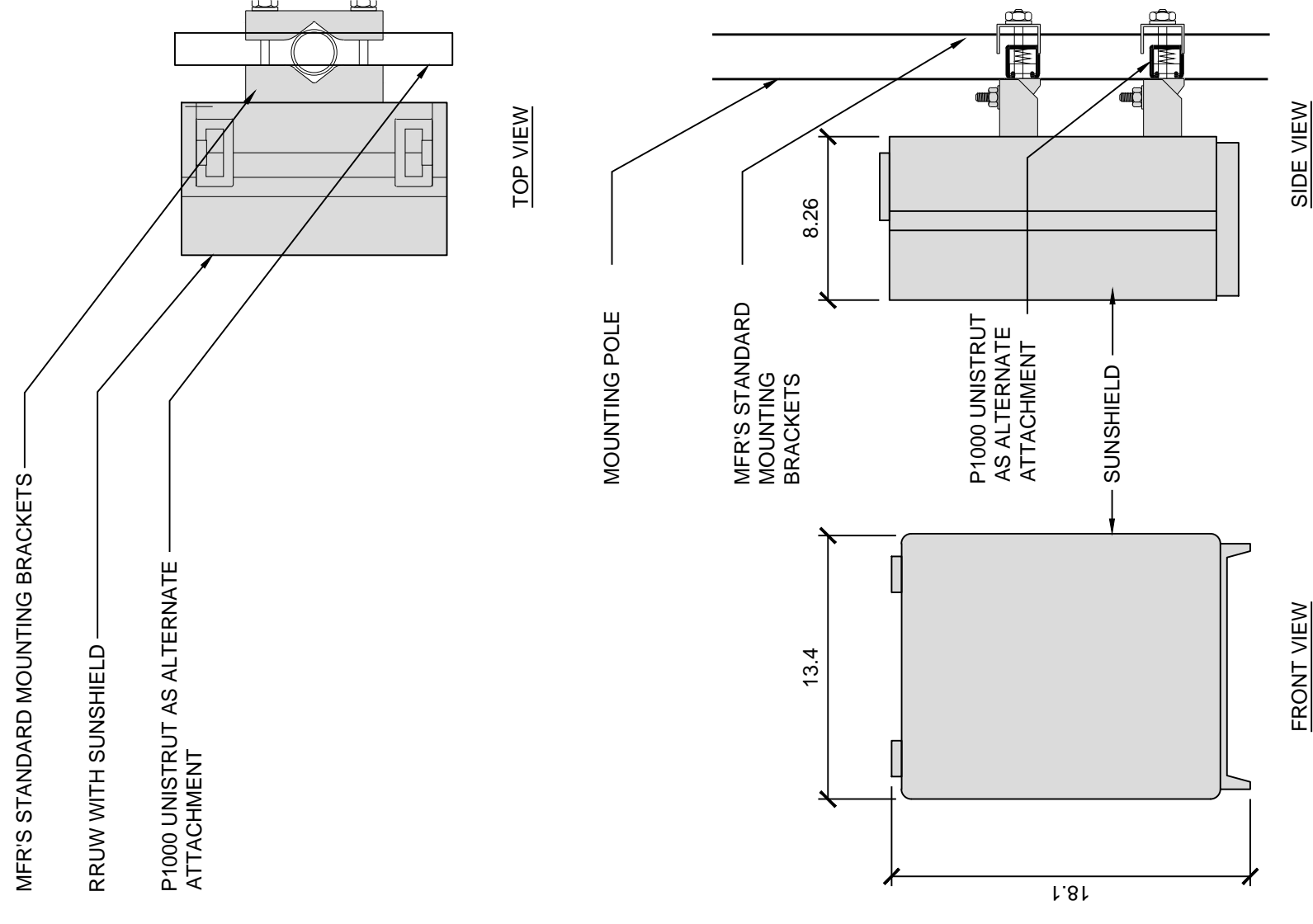
5 ENLARGED ANTENNA PLAN
1/2" = 1'-0"

ERICSSON RRUS 4478 B14 REMOTE RADIO UNIT

COLOR: WHITE

DIMENSIONS: 18.1" TALL X 13.4" WIDE X 8.26" DEEP (INCLUDING SUNSHIELD)

WEIGHT: +/- 59.4 LBS. (EXCLUDING MOUNTING HARDWARE)



3 ERICSSON RRUS 4478 B5 REMOTE RADIO UNIT

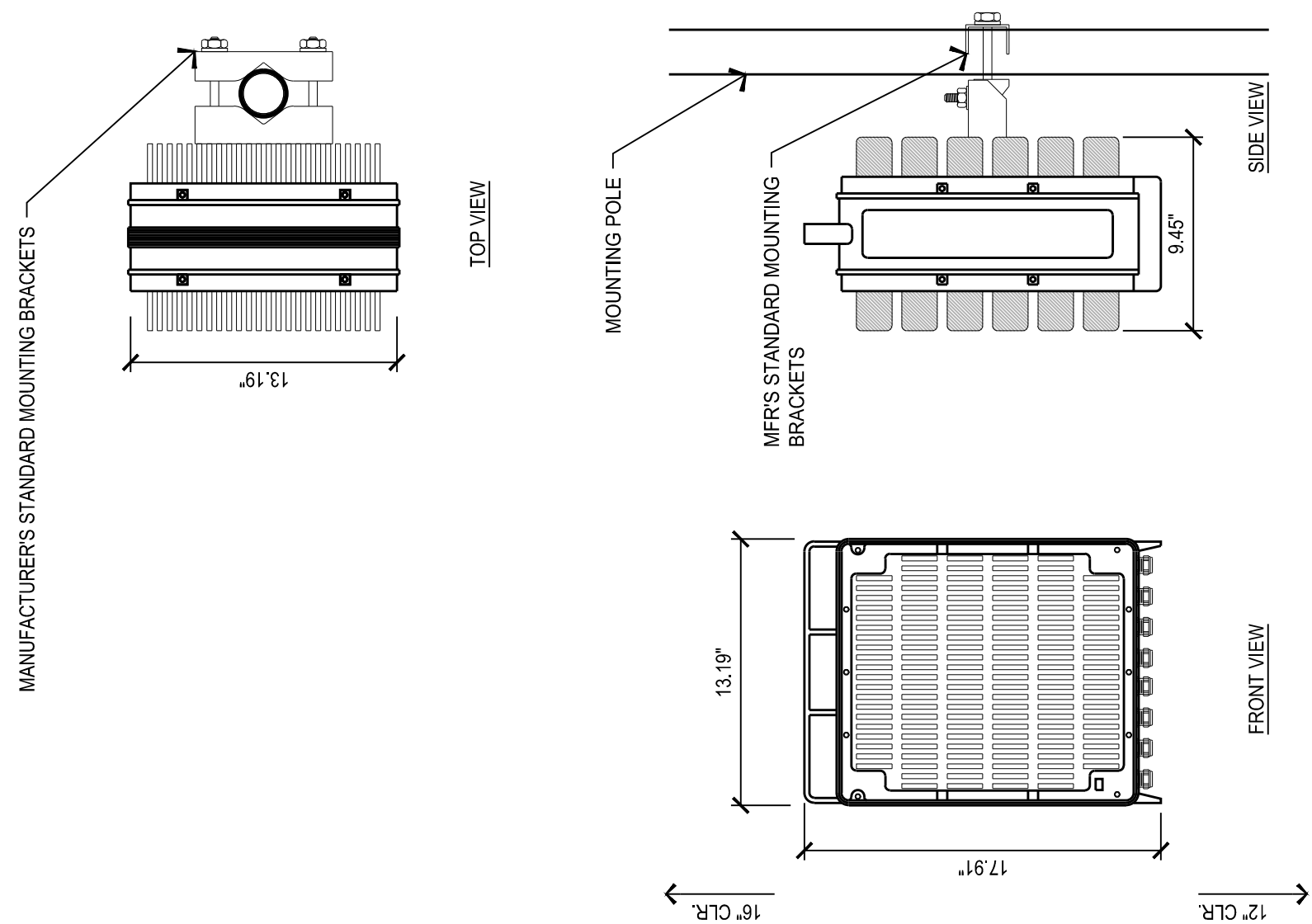
1/12" = 1/4"

ERICSSON RRUS-4449 REMOTE RADIO UNIT

COLOR: WHITE

DIMENSIONS: 17.91" (456mm) TALL X 13.19" (335mm) WIDE X 9.45" (240mm) DEEP

WEIGHT: +/- 70.55 LBS. (32kg) (EXCLUDING MOUNTING HARDWARE)



1 ERICSSON RRUS 4449 DETAIL

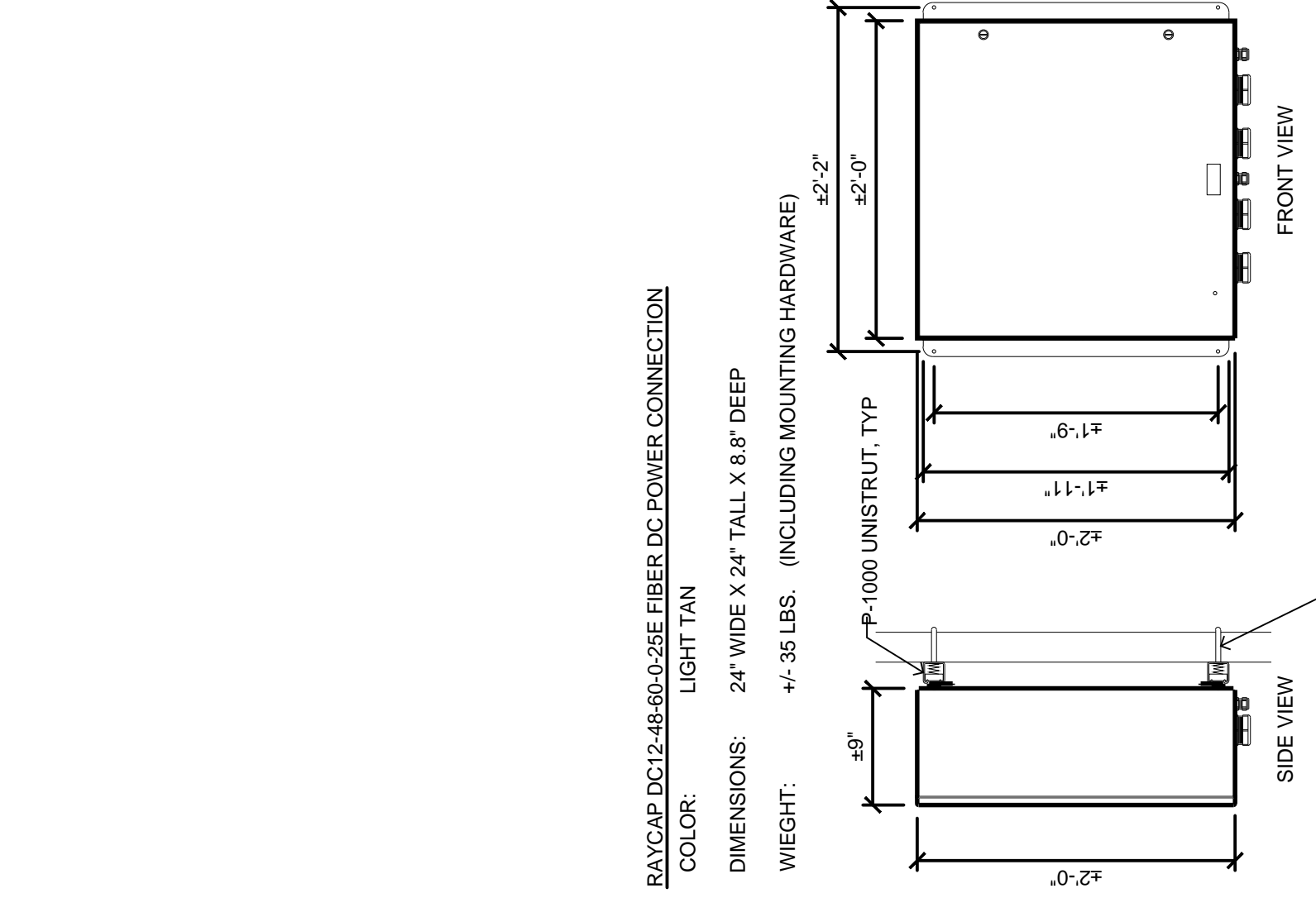
1/12" = 1/4"

ERICSSON RRUS 8843 REMOTE RADIO UNIT

COLOR: WHITE

DIMENSIONS: 14.98" (380mm) TALL X 13.19" (335mm) WIDE X 10.91" (277mm) DEEP

WEIGHT: +/- 70.55 LBS. (32kg) (EXCLUDING MOUNTING HARDWARE)



7 DC12 POWER CONNECTION

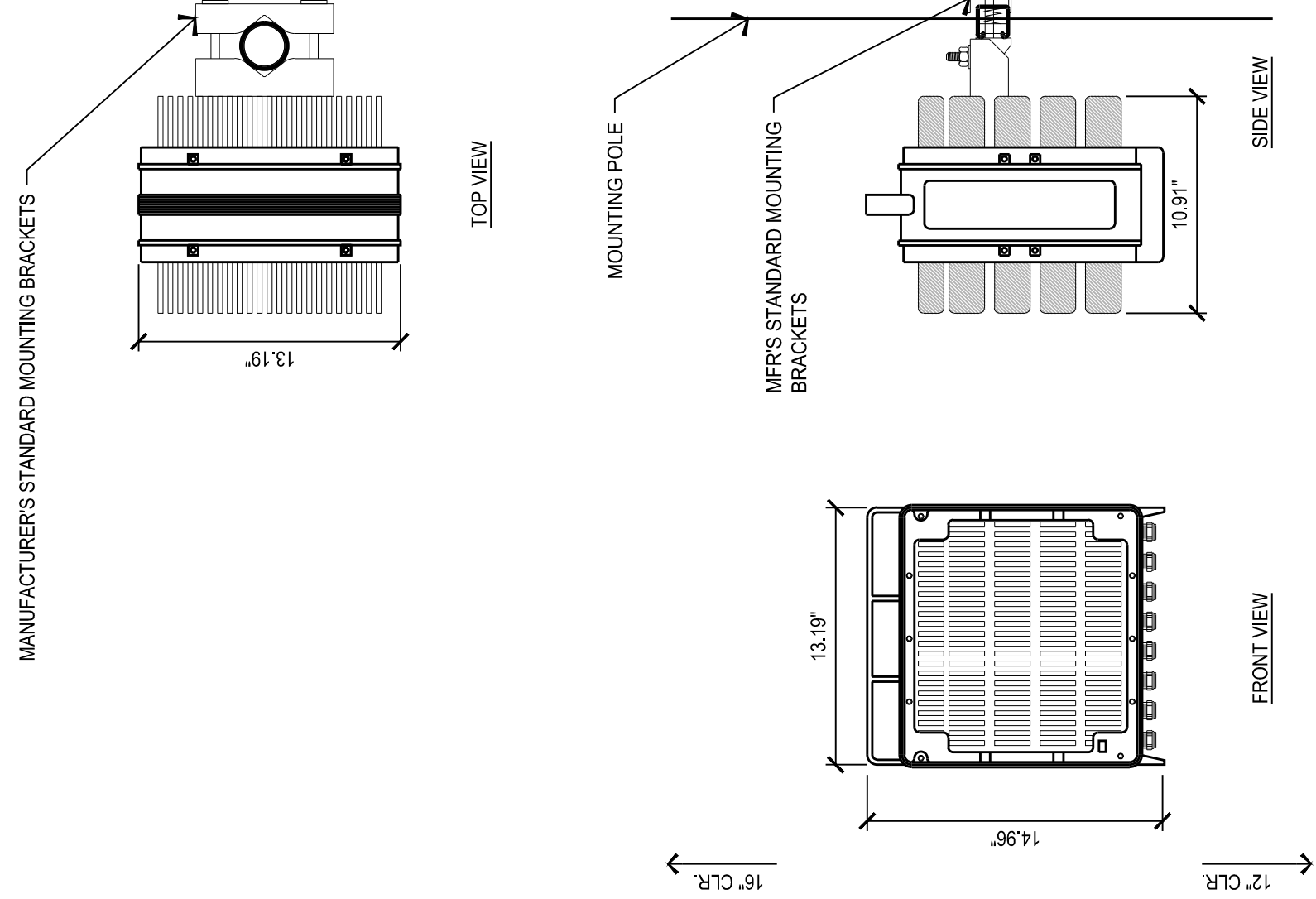
1/12" = 1/4"

ERICSSON RRUS-8843 REMOTE RADIO UNIT

COLOR: WHITE

DIMENSIONS: 14.98" (380mm) TALL X 13.19" (335mm) WIDE X 10.91" (277mm) DEEP

WEIGHT: +/- 70.55 LBS. (32kg) (EXCLUDING MOUNTING HARDWARE)



5 ERICSSON RRUS 8843 DETAIL

1/12" = 1/4"

PURCELL LTE CONDITIONED CABINET

COLOR: LIGHT TAN

A/C RECD: NONE - DC POWER ONLY

DIMENSIONS: 2'-1" WIDE X 5'-4" TALL X 2'-4" DEEP

WEIGHT: +/- 350 LBS. (FULLY LOADED)



17 PURCELL LTE CONDITIONED CABINET

1/12" = 1/4"

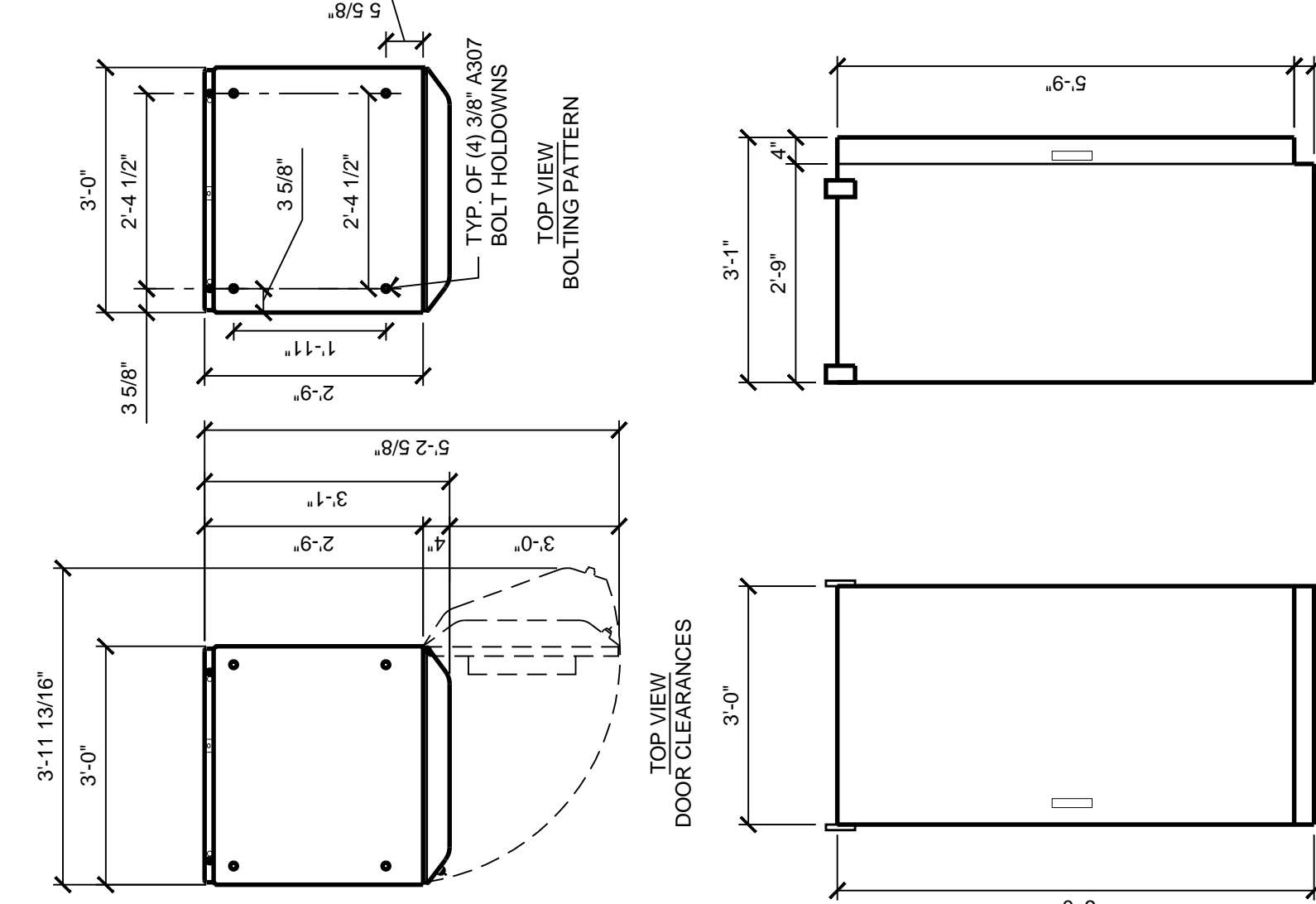
PURCELL LTE CONDITIONED CABINET

COLOR: LIGHT TAN

A/C RECD: NONE - DC POWER ONLY

DIMENSIONS: 2'-1" WIDE X 5'-4" TALL X 2'-4" DEEP

WEIGHT: +/- 350 LBS. (FULLY LOADED)



13 NETSURE 512DC POWER & BATTERY CABINET

1/12" = 1/4"

EMERSON NEQ. 15919 BATTERY CABINET

COLOR: WHITE

A/C RECD: (1) 2 POLE 20 AMP BREAKER & (2) 2 POLE 40 AMP BREAKERS

DIMENSIONS: 3'-0" WIDE X 6'-0" TALL X 3'-1" DEEP

WEIGHT: +/- 3200 LBS. (FULLY LOADED)



9 EMERSON NEQ. 15919 BATTERY CABINET

1/12" = 1/4"

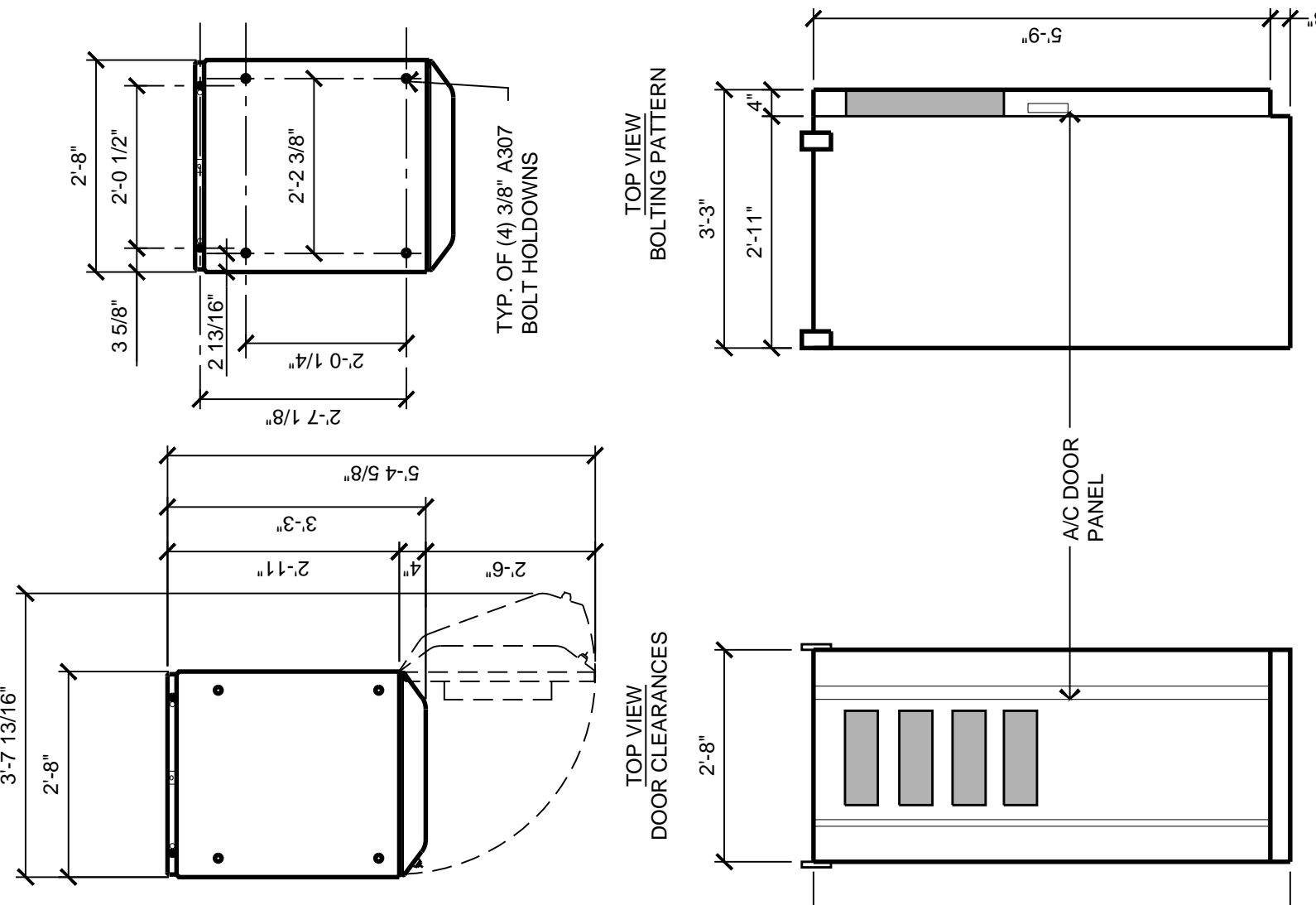
EMERSON NEQ. 15919 BATTERY CABINET

COLOR: WHITE

A/C RECD: (1) 2 POLE 20 AMP BREAKER & (2) 2 POLE 40 AMP BREAKERS

DIMENSIONS: 3'-0" WIDE X 6'-0" TALL X 3'-1" DEEP

WEIGHT: +/- 3200 LBS. (FULLY LOADED)



15 NETSURE 512DC POWER & BATTERY CABINET

1/12" = 1/4"

NETSURE 512DC POWER & BATTERY CABINET

COLOR: WHITE

A/C RECD: (1) 2 POLE 20 AMP BREAKER & (2) 2 POLE 40 AMP BREAKERS

DIMENSIONS: 2'-8" WIDE X 6'-0" TALL X 3'-3" DEEP

WEIGHT: +/- 1900 LBS. (FULLY LOADED)



13 NETSURE 512DC POWER & BATTERY CABINET

1/12" = 1/4"

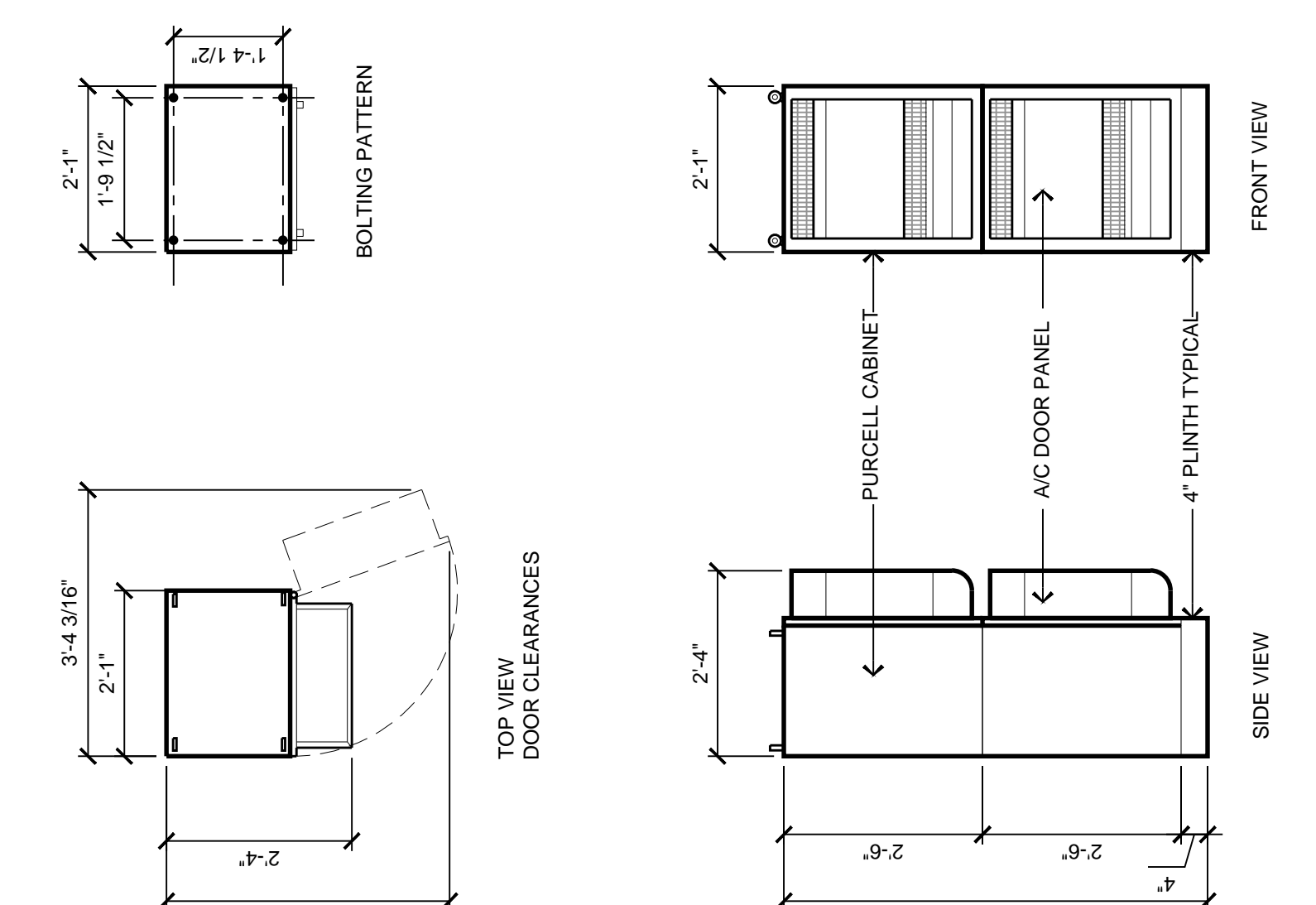
NETSURE 512DC POWER & BATTERY CABINET

COLOR: WHITE

A/C RECD: (1) 2 POLE 20 AMP BREAKER & (2) 2 POLE 40 AMP BREAKERS

DIMENSIONS: 2'-8" WIDE X 6'-0" TALL X 3'-3" DEEP

WEIGHT: +/- 1900 LBS. (FULLY LOADED)



15 NETSURE 512DC POWER & BATTERY CABINET

1/12" = 1/4"

AT&T Site ID:
CVL01731
COLD SPRINGS
MIDDLE

Vendor:
EPIC
WIRELESS GROUP LLC
Connecting & Wireless World
605 Cowledge Dr., Suite 100
Folsom, CA. 95630

PREPARED FOR
at&t
5001 Executive Parkway
San Ramon, California 94563

Architect:
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ARCHITECTURAL GROUP
borgesarch.com
1478 STONE POINT DRIVE, SUITE 350
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916.752.3607 FAX

AT&T SITE NO: CVL01731
PROJECT NO: T-18509-32
DRAWN BY: A.P.E.
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REV	DATE	DESCRIPTION
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A	08/29/19	90% ZD SUBMITTAL

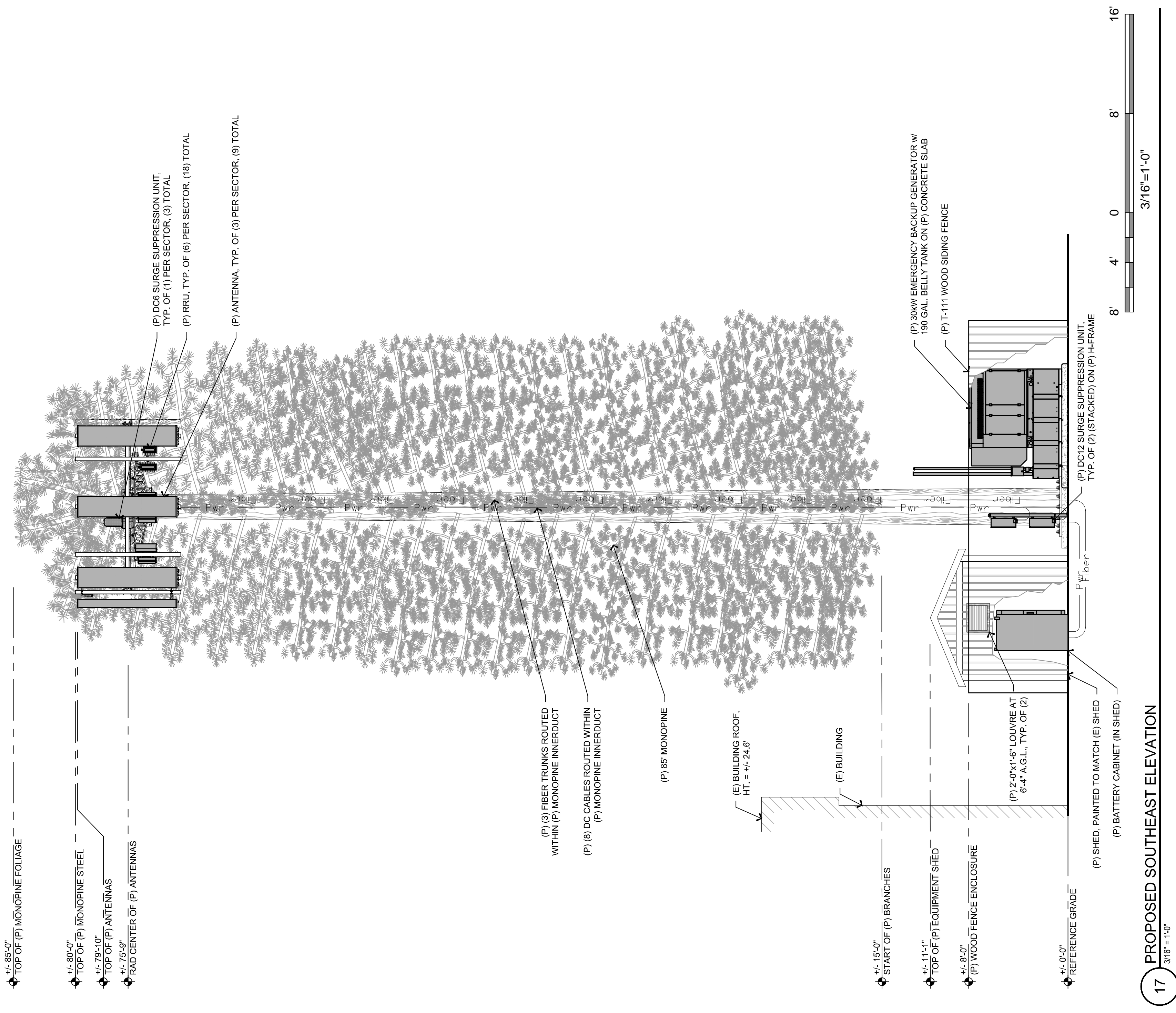
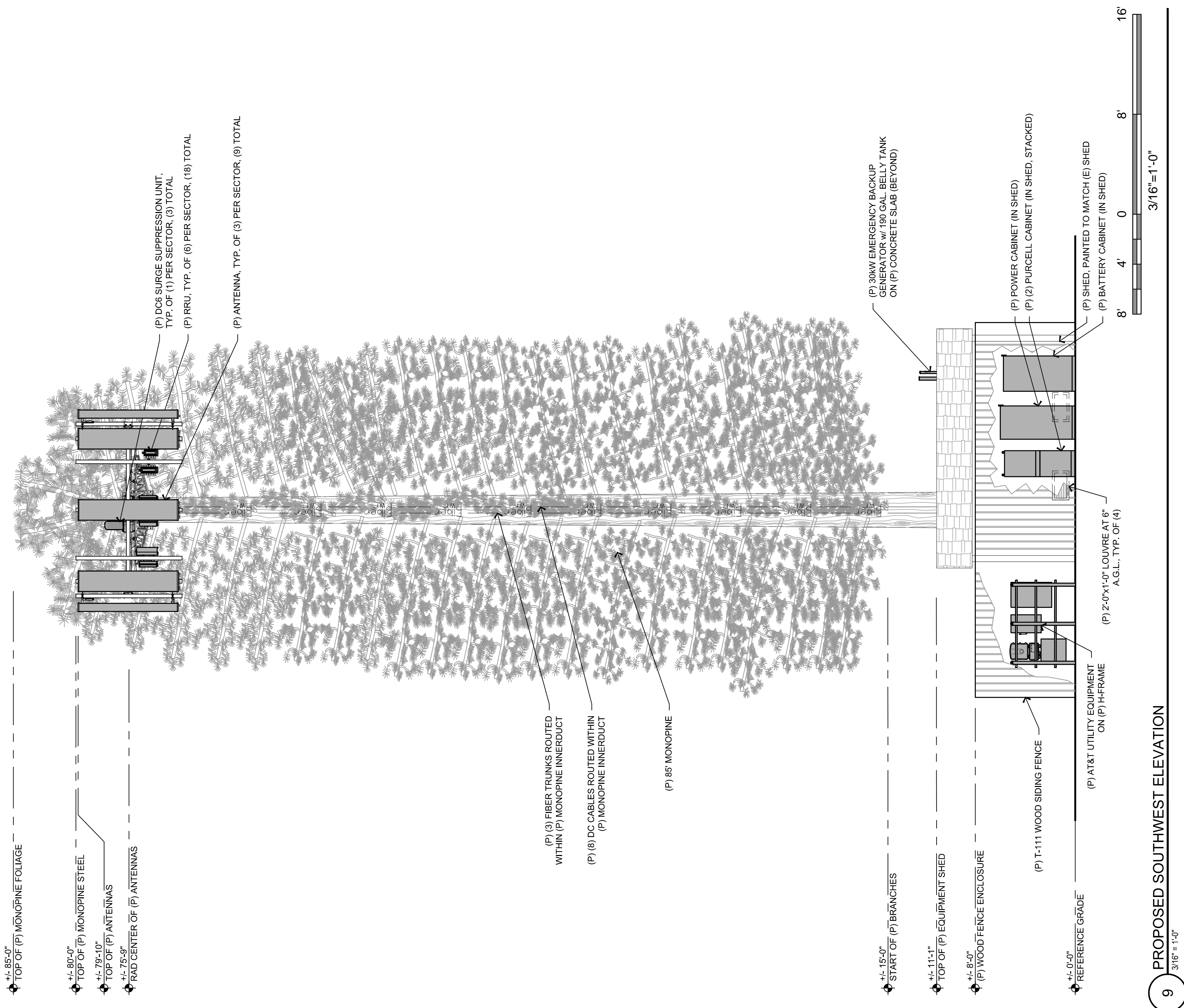
Licenser:

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Issued For:
09/10/19
100% ZD Submittal

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-4.1



AT&T Site ID:
CVL01731
 COLD SPRINGS
 MIDDLE

Vendor:
EPIC
WIRELESS GROUP LLC
Connecting & Wireless World
 605 Coolidge Dr., Suite 100
 Folsom, CA, 95630

PREPARED FOR
at&t
 5001 Executive Parkway
 San Ramon, California 94583

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AT&T SITE NO: CVL01731
 PROJECT NO: T-18509-32
 DRAWN BY: A.P.E.
 CHECKED BY: D.A.G.

REV	DATE	DESCRIPTION
B	09/10/19	100% ZD SUBMITTAL
A	08/29/19	90% ZD SUBMITTAL

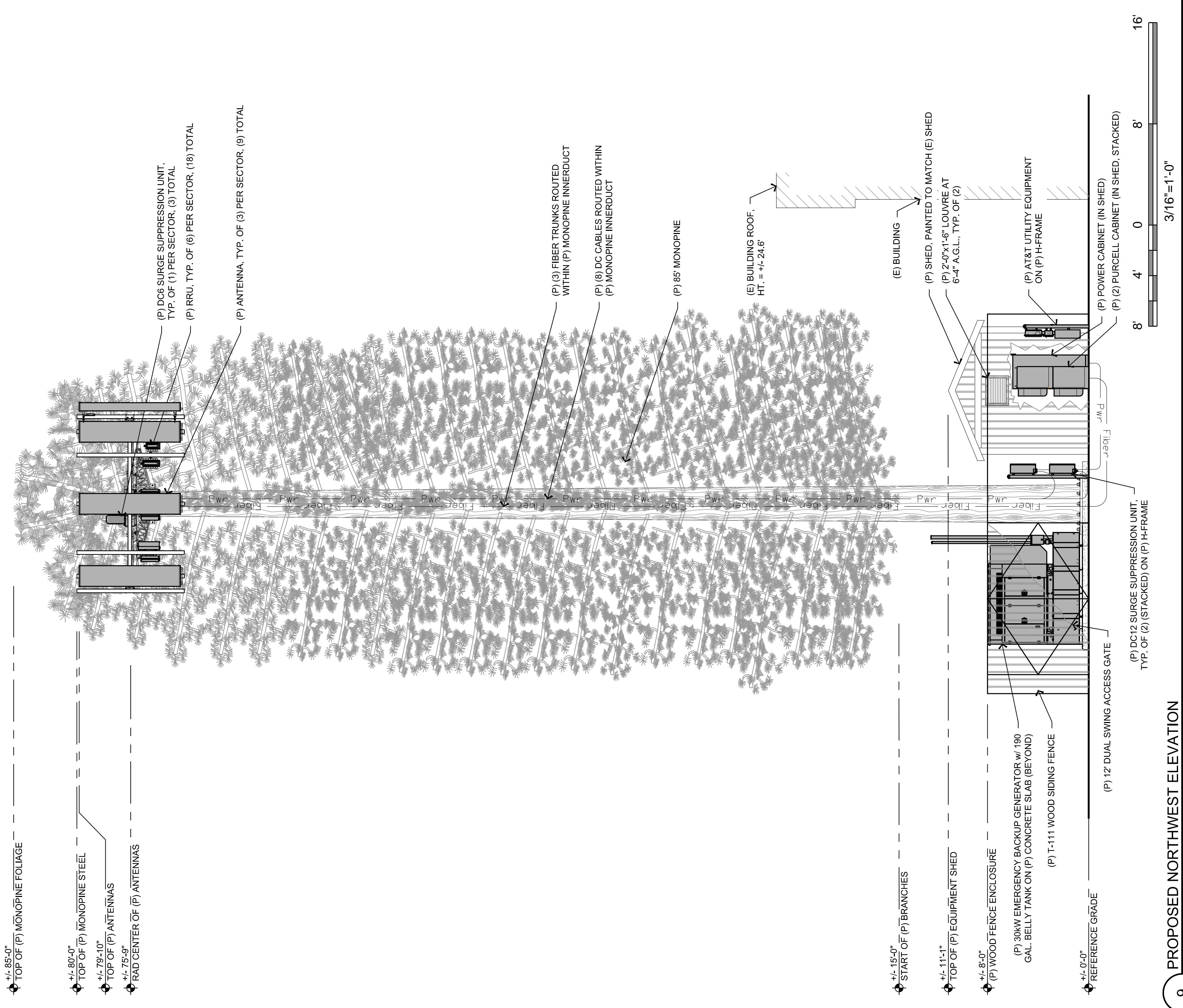
Licenser:

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:
09/10/19
 100% ZD Submittal

SHEET TITLE:
ELEVATIONS

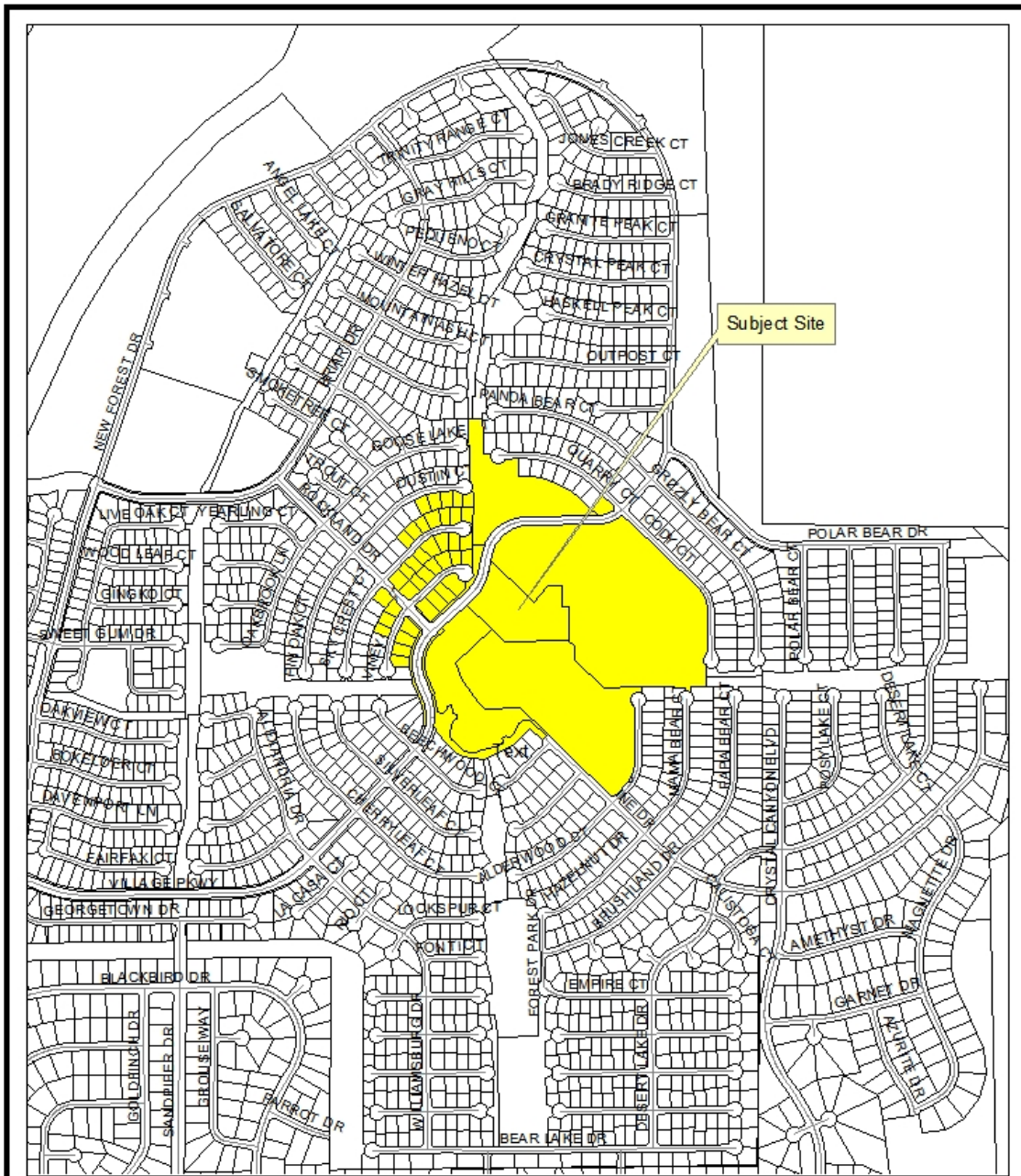
SHEET NUMBER:
A-4.2



- ±1.85'-0" TOP OF (P) MONOPINE FOLIAGE
- ±1.80'-0" TOP OF (P) MONOPINE STEEL
- ±1.75'-10" TOP OF (P) ANTENNAS
- ±1.75'-9" RAD CENTER OF (P) ANTENNAS
- (P) DC6 SURGE SUPPRESSION UNIT, TYP. OF (1) PER SECTOR, (3) TOTAL
- (P) RRU, TYP. OF (6) PER SECTOR, (18) TOTAL
- (P) ANTENNA, TYP. OF (3) PER SECTOR, (9) TOTAL
- (P) 85' MONOPINE
- (P) 3 FIBER TRUNKS ROUTED WITHIN (P) MONOPINE INNERDUCT
- (P) 8 DC CABLES ROUTED WITHIN (P) MONOPINE INNERDUCT
- (E) BUILDING ROOF, HT. = 4'-4.24'
- (E) BUILDING
- (E) SHED, PAINTED TO MATCH (E) SHED
- (P) 2'-0"x1'-6" LOUVER AT 6'-4" A.G.L., TYP. OF (2)
- (P) AT&T UTILITY EQUIPMENT ON (P) H-FRAME
- (P) POWER CABINET (IN SHED)
- (P) 2) PURCELL CABINET (IN SHED, STACKED)
- (P) DC12 SURGE SUPPRESSION UNIT, TYP. OF (2) (STACKED) ON (P) H-FRAME
- (P) 12' DUAL SWING ACCESS GATE
- (P) WOOD FENCE ENCLOSURE
- (P) 30KW EMERGENCY BACKUP GENERATOR w/ 190 GAL. BELL TANK ON (P) CONCRETE SLAB (BEYOND)
- (P) T-111 WOOD SIDING FENCE
- REFERENCE GRADE

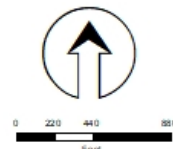
- ±1.15'-0" START OF (P) BRANCHES
- ±1.11'-1" TOP OF (P) EQUIPMENT SHED
- ±1.8'-0" (P) WOOD FENCE ENCLOSURE
- ±1.0'-0" REFERENCE GRADE

9 PROPOSED NORTHWEST ELEVATION
 3/16" = 1'-0"



Mailing and Vicinity Map

Public Notice
49 Parcels Selected at 500 feet



Community Services
 Department

WASHOE COUNTY
 NEVADA

3001 E. North St.
 Reno, Nevada 89512 (775) 328-3800

Source: Planning and Building Division

Path: P:\ArcGIS Templates\FacMailMap_vicinity_mailing_map_2019.mxd

Date: 10/17/2019