

## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>1200 Tunnel Creek Rd. - Verizon</b>			
Project Description: 40' stealth monopine with 37' rad-center using 6 antennas, topped with a 5' crown for a total of 45'. Shelter designed as rustic log cabin in the woods. Total area of antenna and ground space is 525 square feet			
Project Address: 1200 Tunnel Creek Rd., Incline Village, NV 89451			
Project Area (acres or square feet): 525 s.f.			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>Tunnel Creek Rd. bluff above the Hwy 28 and Lakeshore bend.</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
130-311-17	3.0		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Tunnel Creek Properties, LLC		Name: Epic Wireless on behalf of Verizon Wireless	
Address: 930 Tahoe Blvd., Ste 802, PMB 322		Address: 605 Coolidge, Ste. 100	
Incline Village, NV	Zip: 89451	Folsom, CA	Zip: 98630
Phone:	Fax:	Phone: 775-852-5367	Fax:
Email:		Email: buzz.lynn@epicwireless.net	
Cell:	Other:	Cell: 775-852-5367	Other:
Contact Person: Craig Olson		Contact Person: Buzz Lynn	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Epic Wireless on behalf of Verizon Wireless		Name: NA	
Address: 605 Coolidge, Ste. 100		Address:	
Folsom, CA	Zip: 95630		Zip:
Phone: 775-852-5367	Fax:	Phone:	Fax:
Email: buzz.lynn@epicwireless.net		Email:	
Cell: 775-852-5367	Other:	Cell:	Other:
Contact Person: Buzz Lynn		Contact Person:	
<b>For Office Use Only</b>			
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, Buzz Lynn, Epic Wireless  
(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 Kayla Shattuck

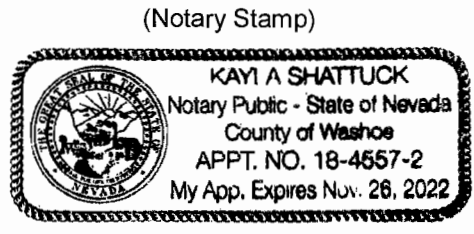
Signed Kayla Shattuck

Address 59 Damon Ave French Park  
Ste B Reno, NV 89521

Subscribed and sworn to before me this 15 day of April, 2019.

Washoe County, State of Nevada  
Notary Public in and for said county and state

My commission expires: 11/26/2022



\*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

## Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

Wireless communications facility consisting of 40' monopine with antennas at 33', and a faux log cabin for housing ground equipment. No generator is 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.)

Site plan is provided on the plan set

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

Total construction time is 6-8 weeks

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?

Proposed monopine structure and faux rustic cabin equipment enclosure to blend with existing Ponderosa Ranch surroundings and remain below ridgeline views.

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

Increased cell service coverage and capacity for the community.

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

No anticipated negative effects.

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.

NA

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 checked="" type="checkbox"/> No
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9. Utilities:

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

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 #	NA	acre-feet per year	
i. Certificate #	NA	acre-feet per year	
j. Surface Claim #	NA	acre-feet per year	
k. Other #	NA	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).

NA
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10. Community Services (provided and nearest facility):

a. Fire Station	NLTFPD Station 11 - 875 Tanager St., Incline Village, NV89451
b. Health Care Facility	NA
c. Elementary School	NA
d. Middle School	NA
e. High School	NA
f. Parks	NA
g. Library	NA
h. Citifare Bus Stop	NA

**PROJECT SUPPORT STATEMENT**  
**DEVELOPMENT APPLICATION FOR VERIZON SITE**

**APN 130-311-17**

**1200 TUNNEL CREEK RD, INCLINE VILLAGE, NV89451**

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**INTRODUCTION**

Verizon Wireless is seeking to improve communications service in the southeast part of Incline Village in an effort to improve coverage and capacity generally around the Ponderosa Ranch area, as part of Verizon's larger Lake Tahoe Initiative. Additionally, this network development will increase public safety within these areas and bring wireless service to areas that currently have poor capacity service.

This new tower will help alleviate an area of poor coverage within this service area, which causes reoccurring lost calls, ineffective service, and slow data speeds. To remedy these problems, Verizon proposes a new tower to be constructed at 1200 Tunnel Creek Rd. at the top of a steep embankment immediately above State Route 28 and Lakeshore Blvd.

The location of the equipment and antennas is designed to comply with Washoe County wireless design guidelines, and those of TRPA, where application will also be made. While Washoe County favors co-location, in deference to the uniqueness of Incline Village, Lake Tahoe, and the unparalleled view shed, Verizon proposes the lowest height required and the best match of its surroundings by using a monopine pole and faux cabin shelter. 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.

Verizon has taken the responsibility for back-up service very seriously. As such, Verizon has incurred 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. Verizon Wireless is proposing a new 45' monopine design and faux log cabin shelter that better blends with the existing surroundings.

## **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 Verizon Wireless' FCC License. In addition, this project will conform to all FCC standards.

## **TECHNOLOGY AND CONSUMER SERVICES THE CARRIER WILL PROVIDE ITS CUSTOMERS**

Verizon 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**

The shelter has been specifically designed to eliminate air-condition outside the shelter than can contribute to higher noise levels. The faux log cabin will provide an additional layer of noise suppression surrounding cabinets with built-in AC. Also, Verizon will further reduce noise by eliminating a generator from the project.

## **HAZARDOUS MATERIAL**

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

## **ENVIRONMENTAL SETTING**

Verizon Wireless is proposing a new monopine and faux log cabin equipment shelter that blends with the existing 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.



# PROJECT : Ponderosa Ranch

1200 TUNNEL CREEK ROAD  
INCLINE VILLAGE, NV 89451

LOCATION NO: 445739

PREPARED FOR  
**verizon**  
295 Parkshore Drive  
Folsom, California 95630

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

Project Address:  
1200 Tunnel Creek Road  
Incline Village, NV 89451

Architect:  
**Borges**  
ARCHITECTURAL GROUP  
borgesarch.com  
1478 STONE POINT DRIVE, SUITE 350  
ROSEVILLE CA 95661  
916 782 7200 TEL  
916 773 3037 FAX

PROJECT NO: 14002-103  
LOCATION NO: 445739  
DRAWN BY: A.P.E.  
CHECKED BY: M.T.D.

Ponderosa  
Ranch  
445739

REV	DATE	DESCRIPTION
E	12/06/18	100% ZD Rev 3
D	11/07/18	100% ZD Rev 2
C	10/01/18	100% ZD Rev 1
B	05/25/18	100% ZD Submittal
A	05/16/18	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:  
**12/06/18**  
100% ZD Rev 3

SHEET TITLE:  
**TITLE SHEET**

SHEET NUMBER:  
**A-0**

PROJECT DESCRIPTION	PROJECT INFORMATION	PROJECT TEAM	SHEET INDEX	REV																											
<p>NEW SITE BUILD UNMANNED TELECOMMUNICATIONS FACILITY.</p> <p>(P) VERIZON WIRELESS 17'-6"x20'-4" SQ. FT. EQUIPMENT LEASE AREA &amp; 13'x13' ANTENNA LEASE AREA FOR A TOTAL OF 525 SQ FT CONTAINING THE FOLLOWING:</p> <ol style="list-style-type: none"> <li>INSTALL POWER / TELCO / FIBER TO SITE LOCATION</li> <li>INSTALL 15'-4x11'-0 PRE-MANUFACTURED SHELTER</li> <li>INSTALL 45' MONOPINE</li> <li>INSTALL (4) SURGE SUPPRESSORS MOUNTED (2) AT ANTENNA PLAN (2) EQUIPMENT SHELTER</li> <li>INSTALL (2) 6' PANEL ANTENNAS PER SECTOR, TOTAL OF (6)</li> <li>INSTALL (2) HYBRID TRUNK CABLES</li> <li>INSTALL (1) GPS UNIT</li> <li>INSTALL (2) RRRs PER SECTOR FOR A TOTAL OF (6)</li> <li>INSTALL 200 AMP POWER METER, CIENA CABINET &amp; SERVICE LIGHT W/ SHUT OFF TIMER ON OUTSIDE OF (P) EQUIPMENT SHELTER</li> </ol>	<p>Property Information: Site Name: PONDEROSA RANCH Site Number: 445739 Site Address: 1200 TUNNEL CREEK ROAD INCLINE VILLAGE, NV 89451 A.P.N. Number: 130-311-17 Current Use: ---- Jurisdiction: WASHOE COUNTY</p> <p>Property Owner: TUNNEL CREEK PROPERTIES, LLC. 930 TAHOE BLVD. #802 INCLINE VILLAGE, NV 89451 contact: CRAIG OLSON email: craigolson81@gmail.com ph: (775) 750-5520</p> <p>Tower Owner: VERIZON WIRELESS 295 PARKSHORE DRIVE FOLSOM, CA 95630</p> <p>Power Agency: NV ENERGY 295 EDISON WAY Reno, NV 89502 ph: (800) 743-5000</p>	<p>Construction Mgr.: EPIC WIRELESS GROUP, INC. 605 COOLIDGE DRIVE, SUITE 100 FOLSOM, CA 95630 contact: BRETT EWING email: brett.ewing@epicwireless.net ph: (916) 844-9234</p> <p>Agent for Applicant, Planning and Zoning Mgr: BUZZ LYNN email: buzz.lynn@epicwireless.net cell: (775) 852-5367</p> <p>DESIGN PROFESSIONAL: BORGES ARCHITECTURAL GROUP, INC. 1478 STONE POINT DRIVE, SUITE 350 ROSEVILLE, CA 95661 contact: MATHEW DOUGHERTY email: telecomgroup@borgesarch.com ph: (916) 782-7200</p> <p>Structural Engineer: NORM SCHEEL STRUCTURAL ENGINEER 5022 SUNRISE BLVD FAIR OAKS, CA 95628 contact: NORM SCHEEL email: norm@nsse.com ph: (916) 536-9585</p> <p>Survey: Geil Engineering 1226 High Street Auburn, Ca 95603-5015 contact: NEIL ROHDE email: nrohde@pacbell.net ph: (530) 885-0426</p> <p>RF Engineer: VERIZON WIRELESS 295 PARKSHORE DRIVE FOLSOM, CA 95630 contact: ERICSON MALANA email: ericson.malana@verizonwireless.com ph: (925) 788-1863</p>	<p>A-0 TITLE SHEET C-1 OVERALL SITE PLAN C-2 OVERALL SITE PLAN A-1 OVERALL &amp; ENLARGED SITE PLANS A-2 ENLARGED EQUIPMENT &amp; ANTENNA PLANS A-3.1 ELEVATIONS A-3.2 ELEVATIONS</p>	<p>E E E E E E</p>																											
<p>CODE COMPLIANCE</p> <p>ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.</p> <ol style="list-style-type: none"> <li>2012 INTERNATIONAL BUILDING CODE W/ AMENDMENTS</li> <li>2012 UNIFORM MECHANICAL CODE W/ AMENDMENTS</li> <li>2012 UNIFORM PLUMBING CODE W/ AMENDMENTS</li> <li>2006 ICC ELECTRICAL CODE - ADMIN PROVISIONS</li> <li>2011 NATIONAL ELECTRICAL CODE</li> <li>2009 INTERNATIONAL ENERGY CONSERVATION CODE</li> <li>2012 INTERNATIONAL FIRE CODE W/ AMENDMENTS</li> <li>ANSI/ EIA-TIA-222-G</li> <li>2012 NFPA 101, LIFE SAFETY CODE</li> <li>2013 NFPA 72, NATIONAL FIRE ALARM CODE</li> <li>2013 NFPA 13, FIRE SPRINKLER CODE</li> <li>LOCAL BUILDING CODE</li> <li>CITY/ COUNTY ORDINANCES</li> <li>ANY APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS</li> </ol>	<p>VICINITY MAP</p>	<p>DIRECTIONS FROM VERIZON WIRELESS</p> <p>DIRECTIONS FROM VERIZON WIRELESS'S OFFICE AT 295 PARKSHORE DRIVE, FOLSOM , CA TO: 1200 TUNNEL CREEK ROAD, INCLINE VILLAGE, NV 89451</p> <ol style="list-style-type: none"> <li>DEPART PARKSHORE DR TOWARD COOLIDGE DR</li> <li>TURN RIGHT ONTO FOLSOM BLVD</li> <li>BEAR RIGHT ONTO FOLSOM AUBURN RD</li> <li>TURN LEFT ONTO OAK AVENUE PKWY</li> <li>ROAD NAME CHANGES TO OAK AVE</li> <li>TURN RIGHT ONTO HAZEL AVE / CR-E3</li> <li>TAKE RAMP RIGHT FOR I-80 EAST TOWARD RENO</li> <li>AT EXIT 188B, TAKE RAMP RIGHT FOR CA-267 / CA-89 TOWARD LAKE TAHOE / SIERRAVILLE</li> <li>TURN RIGHT ONTO CA-267 / GLENN CARLSON MEMORIAL BYP</li> <li>TURN LEFT ONTO CA-28</li> <li>PASS THROUGH 2 ROUNDABOUTS, REMAINING ON CA-28 E</li> <li>ROAD NAME CHANGES TO NV-28</li> <li>ENTER NEVADA</li> <li>AT ROUNDABOUT, TAKE 1ST EXIT ONTO NV-28 / TAHOE BLVD</li> <li>TURN LEFT ONTO PONDEROSA RANCH RD, AND THEN IMMEDIATELY TURN RIGHT ONTO TUNNEL CREEK RD</li> <li>ARRIVE AT TUNNEL CREEK RD</li> <li>1200 TUNNEL CREEK RD, INCLINE VILLAGE, NV 89451 ON THE RIGHT</li> </ol>	<p>VERIZON SIGNATURE BLOCK</p> <table border="1"> <thead> <tr> <th>DISCIPLINE:</th> <th>SIGNATURE:</th> <th>DATE:</th> </tr> </thead> <tbody> <tr> <td>SITE ACQUISITION:</td> <td></td> <td></td> </tr> <tr> <td>CONSTRUCTION:</td> <td></td> <td></td> </tr> <tr> <td>RF:</td> <td></td> <td></td> </tr> <tr> <td>MICROWAVE:</td> <td></td> <td></td> </tr> <tr> <td>TELCO:</td> <td></td> <td></td> </tr> <tr> <td>EQUIPMENT:</td> <td></td> <td></td> </tr> <tr> <td>PROJECT ADMINISTRATOR:</td> <td></td> <td></td> </tr> <tr> <td>WO ADMINISTRATOR:</td> <td></td> <td></td> </tr> </tbody> </table>	DISCIPLINE:	SIGNATURE:	DATE:	SITE ACQUISITION:			CONSTRUCTION:			RF:			MICROWAVE:			TELCO:			EQUIPMENT:			PROJECT ADMINISTRATOR:			WO ADMINISTRATOR:			
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	<p>SPECIAL INSPECTIONS</p> <p>POST INSTALLED EXPANSION ANCHORS</p>		<p>GENERAL CONTRACTOR NOTES</p> <p>DO NOT SCALE DRAWINGS</p> <p>THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24" x 36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOBSITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.</p>	<p><b>DIGALERT</b> 800-227-2600 Call 2 Full Working Days in Advance</p>																											

Plot Date: 12/06/18 10:53:32 AM File Name: 12011811\_445739 - Epic Wireless 12011811\_445739\_Ponderosa Ranch\_445739.dwg Plotted By: Anthony Eder

**Lease Area Description**

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

**EQUIPMENT LEASE AREA:**

Commencing at a 5/8" Rebar set for the most Southerly corner of the above described Parcel "A" from which a similar monument bears North 70°16'40" East 111.32 feet; thence from said point of commencement North 13°44'07" East 126.76 feet to the True Point of Beginning; thence from said point of beginning North 00°00'12" West 20.30 feet; thence South 89°59'46" East 17.50 feet; thence South 00°00'12" East 20.30 feet; thence North 89°59'46" West 17.50 feet to the point of beginning.

**TOWER LEASE AREA:**

Commencing at a 5/8" Rebar set for the most Southerly corner of the above described Parcel "A" from which a similar monument bears North 70°16'40" East 111.32 feet; thence from said point of commencement North 00°33'32" East 117.01 feet to the True Point of Beginning; thence from said point of beginning North 02°15'11" West 13.00 feet; thence North 87°44'49" East 13.00 feet; thence South 02°15'11" East 13.00 feet; thence South 87°44'49" West 13.00 feet to the point of beginning.

Together with a non-exclusive easement for access and utility purposes, twelve feet in width, the centerline of which is described as follows: beginning at a point on the North boundary of the above described equipment lease area which bears North 89°59'46" West 6.00 feet from the Northeast corner thereof and running thence North 00°09'21" East 6.05 feet; thence through a tangent curve to the right having a radius of 26.00 feet through an arc distance of 21.98 feet; thence tangent to the last curve North 48°36'16" East 5.94 feet; thence through a tangent curve to the right having a radius of 26.00 feet through an arc distance of 13.14 feet; thence tangent to the last curve North 19°38'36" East 93.46 feet; thence through a tangent curve to the right having a radius of 26.00 feet through an arc distance of 5.82 feet; thence tangent to the last curve North 32°27'53" East 184.11 feet; thence North 21°29'46" East 13.2 feet more or less to the existing access easement; thence over and across said easement to the public right of way commonly know as State Hwy 28.

Also together with a non-exclusive easement for utility purposes, three feet in width, the centerline of which is described as follows: beginning at a point on the North boundary of the above described equipment lease area which bears South 89°59'46" East 0.50 feet from the Northwest corner thereof; thence from said point of beginning North 00°07'44" East 3.96 feet; thence North 20°20'35" East 91.14 feet; thence South 72°36'46" West 70.4 feet more or less to the existing utility pole.

Also together with a non-exclusive easement for access and utility purposes, three feet in width, the centerline of which is described as follows: beginning at a point on the West boundary of the above described equipment lease area from which the Southwest corner thereof bears South 00°00'12" East 1.50 feet; thence from said point of beginning South 86°39'26" West 16.2 feet more or less to the above described Tower Lease Area.

**PROJECT AREA**

INCLINE VILLAGE, NV

VICINITY MAP

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

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

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

Verizon Wireless

Project Name: PONDEROSA RANCH

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

Date of Observation: 01-04-18

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

Type of Antenna Mount: Proposed Monopole

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

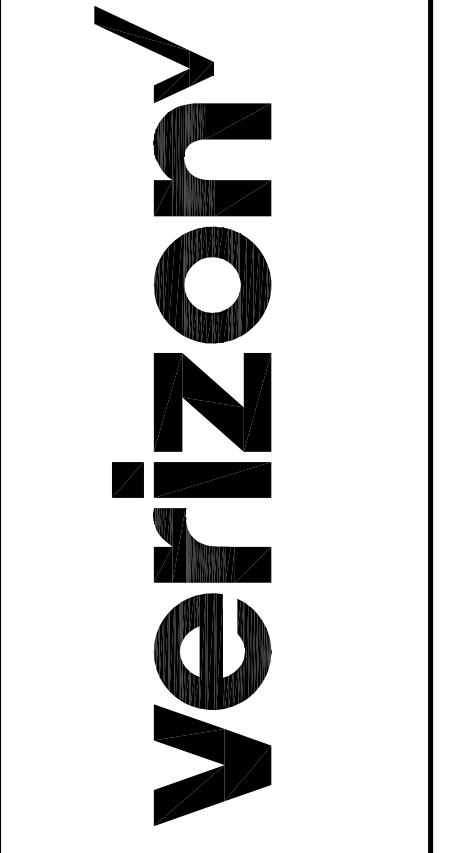
ELEVATION of Ground at Structure (NAVD88) 6396.5' AMSL

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

Kenneth D. Geil Nevada PLS 13385

DEPT	APPROVED	DATE
ARC		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

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



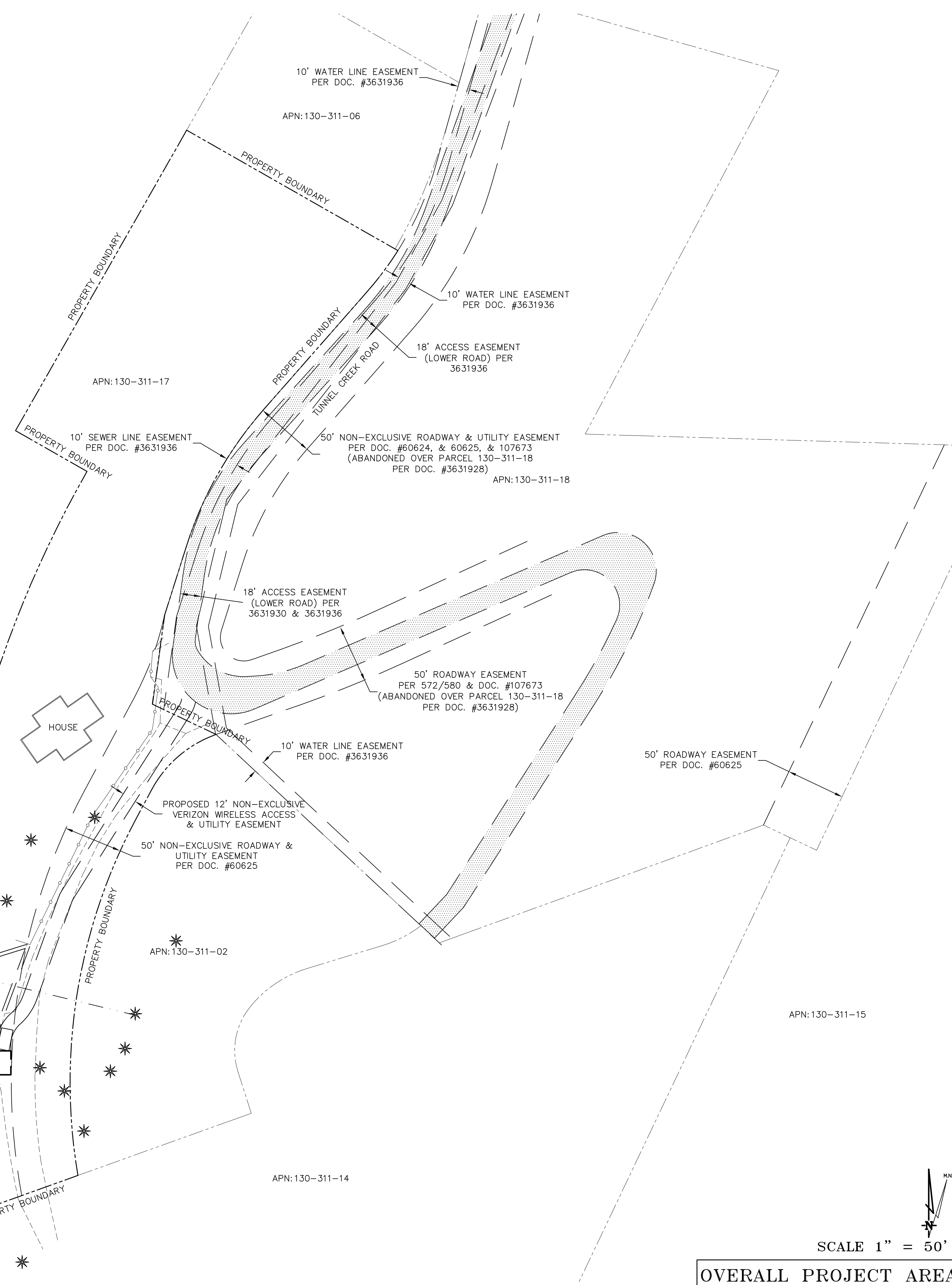
**PONDEROSA RANCH**  
1200 TUNNEL CREEK ROAD  
INCLINE VILLAGE, NV 89451

**PLOT PLAN AND SITE TOPOGRAPHY**

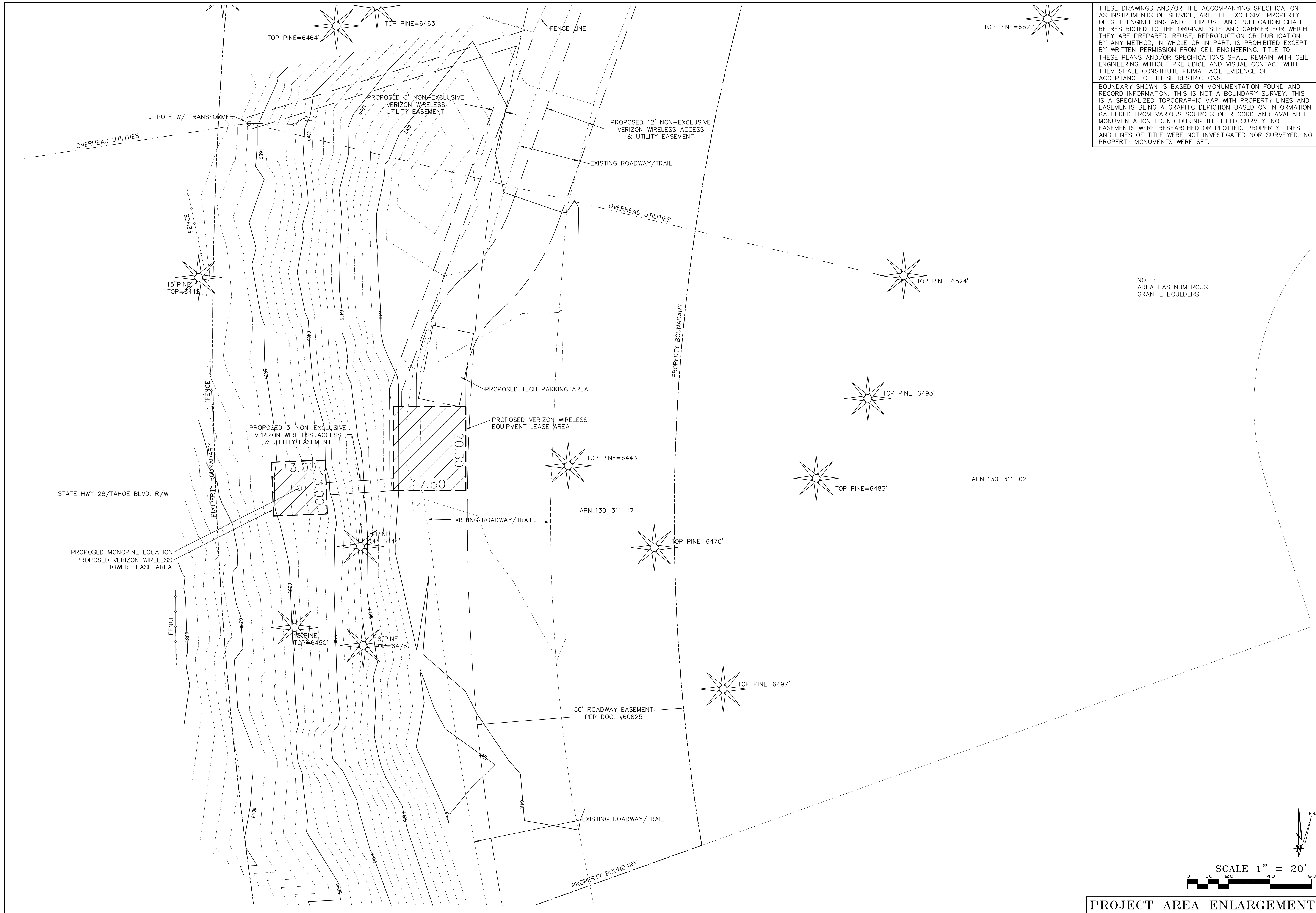
REV	NR					
REV	NR					
REV	NR					
REV	NR					
REV	NR					
REV	NR					

REV	NR	01-08-18	Drawing Submittal			
REV	NR	01-15-18	Hatching Added			
REV	NR	05-17-18	Lease Area Placed			
REV	NR	05-31-18	Easement Mod			
REV	NR	12-12-18	Lease Area Mod			
REV	NR					
REV	NR					

Sheet  
**C-1**







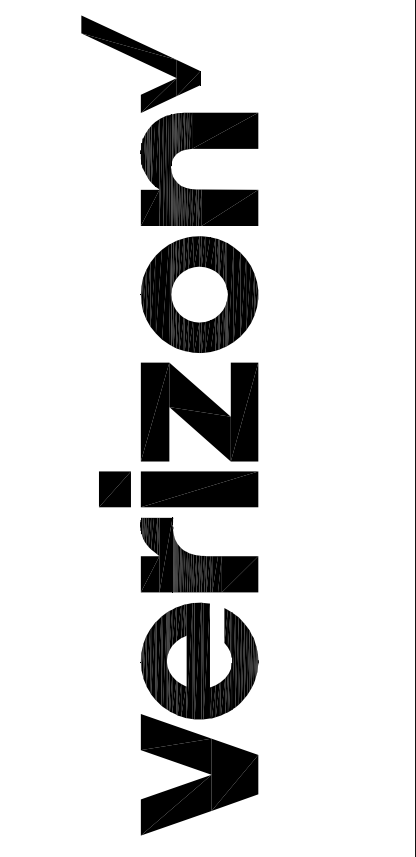
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BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES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

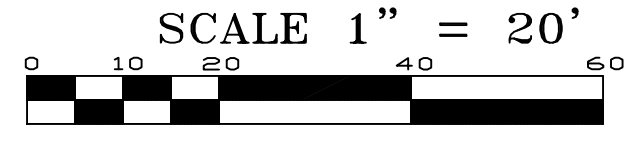
NOTE:  
AREA HAS NUMEROUS  
GRANITE BOULDERS.

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

Surveyor  
**GEIL ENGINEERING**  
ENGINEERING • SURVEYING • PLANNING  
1226 HIGH STREET  
AUBURN, CALIFORNIA 95603  
Phone: (530) 885-0286  
Fax: (530) 885-0100



**PONDEROSA RANCH**  
1200 TUNNEL CREEK ROAD  
INCLINE VILLAGE, NV 89451  
**PLOT PLAN AND  
SITE TOPOGRAPHY**



**PROJECT AREA ENLARGEMENT**

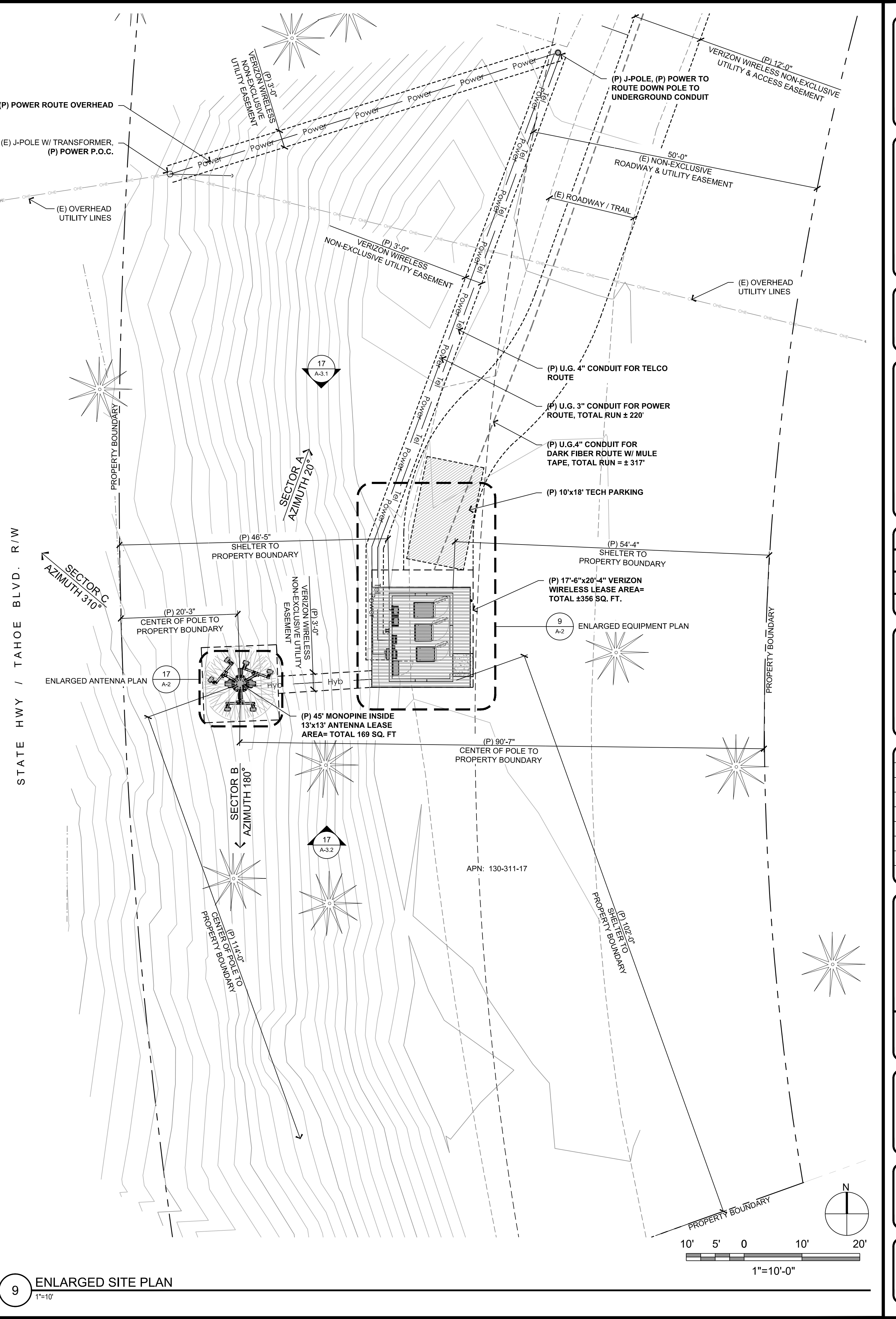
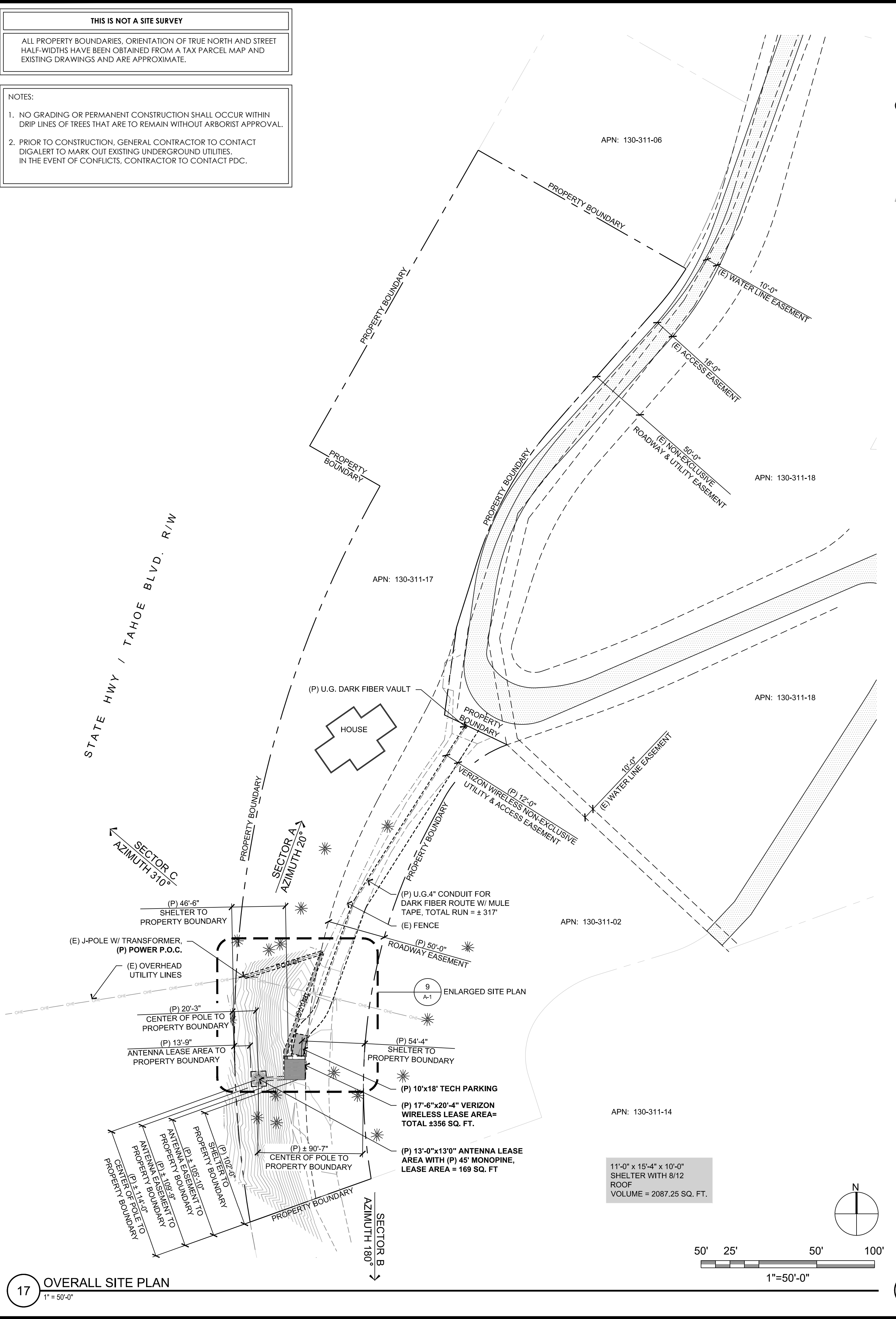
Sheet  
**C-2**

**THIS IS NOT A SITE SURVEY**

ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND EXISTING DRAWINGS AND ARE APPROXIMATE.

NOTES:

- NO GRADING OR PERMANENT CONSTRUCTION SHALL OCCUR WITHIN DRIP LINES OF TREES THAT ARE TO REMAIN WITHOUT ARBORIST APPROVAL.
- PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO CONTACT DIGALERT TO MARK OUT EXISTING UNDERGROUND UTILITIES. IN THE EVENT OF CONFLICTS, CONTRACTOR TO CONTACT PDC.



PREPARED FOR

**verizon**

295 Parkshore Drive  
Folsom, California 95630

Vendor:

**EPIC**

WIRELESS GROUP LLC  
Connecting a Wireless World

605 Coollidge Dr. Suite 100  
Folsom, CA. 95630

Project Address:

1200 Tunnel Creek Road  
Incline Village, NV 89451

Architect:

**Borges**

ARCHITECTURAL GROUP

borgesarch.com

1478 STONE POINT DRIVE, SUITE 350  
ROSEVILLE CA 95661

918 782 7200 TEL  
918 773 3037 FAX

PROJECT NO: 14002-103

LOCATION NO: 445739

DRAWN BY: A.P.E.

CHECKED BY: M.T.D.

**Ponderosa Ranch**

445739

REV	DATE	DESCRIPTION
E	12/06/18	100% ZD Rev 3
D	11/07/18	100% ZD Rev 2
C	10/01/18	100% ZD Rev 1
B	05/25/18	100% ZD Submittal
A	05/16/18	90% ZD Submittal

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Issued For:

**12/06/18**

100% ZD Rev 3

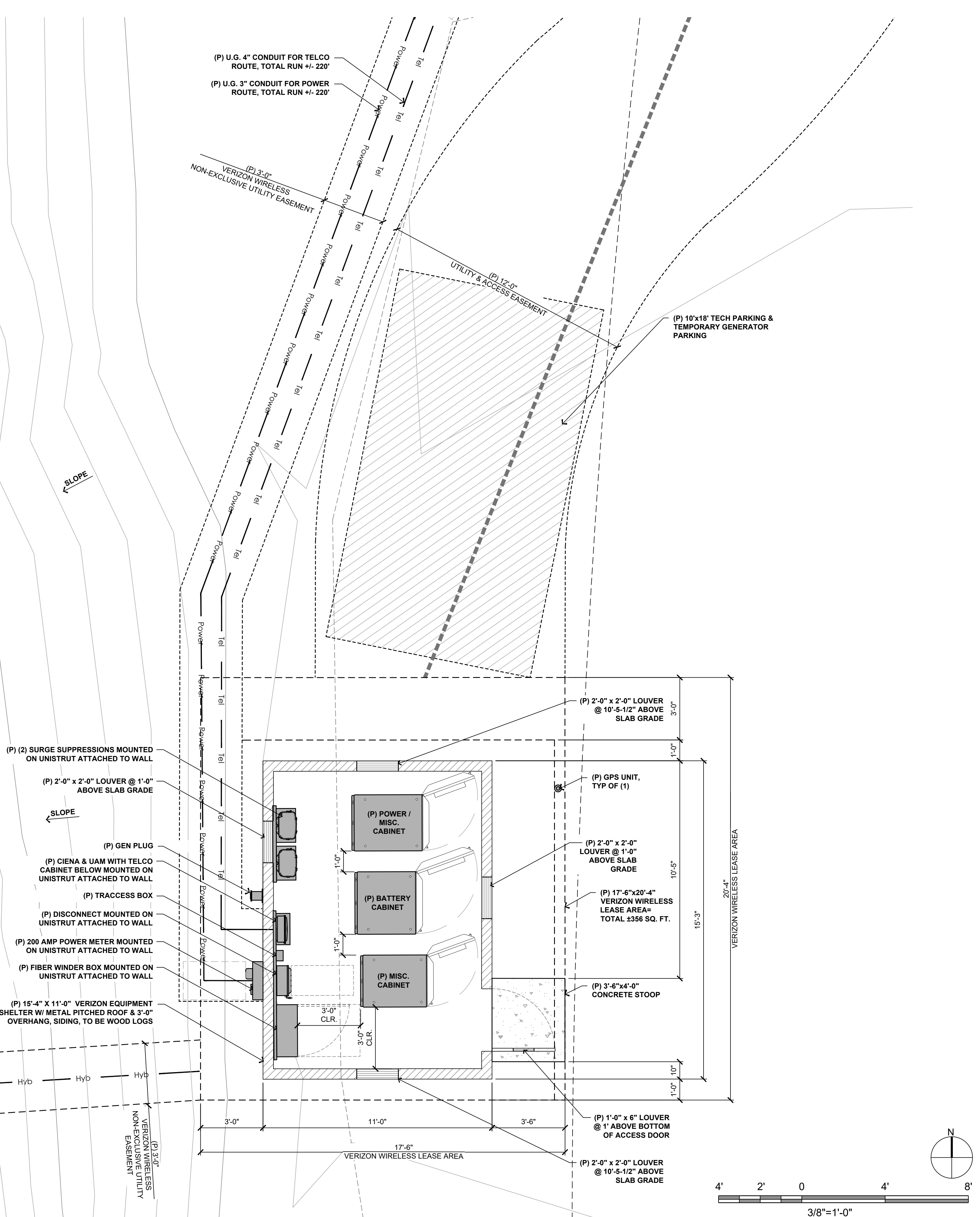
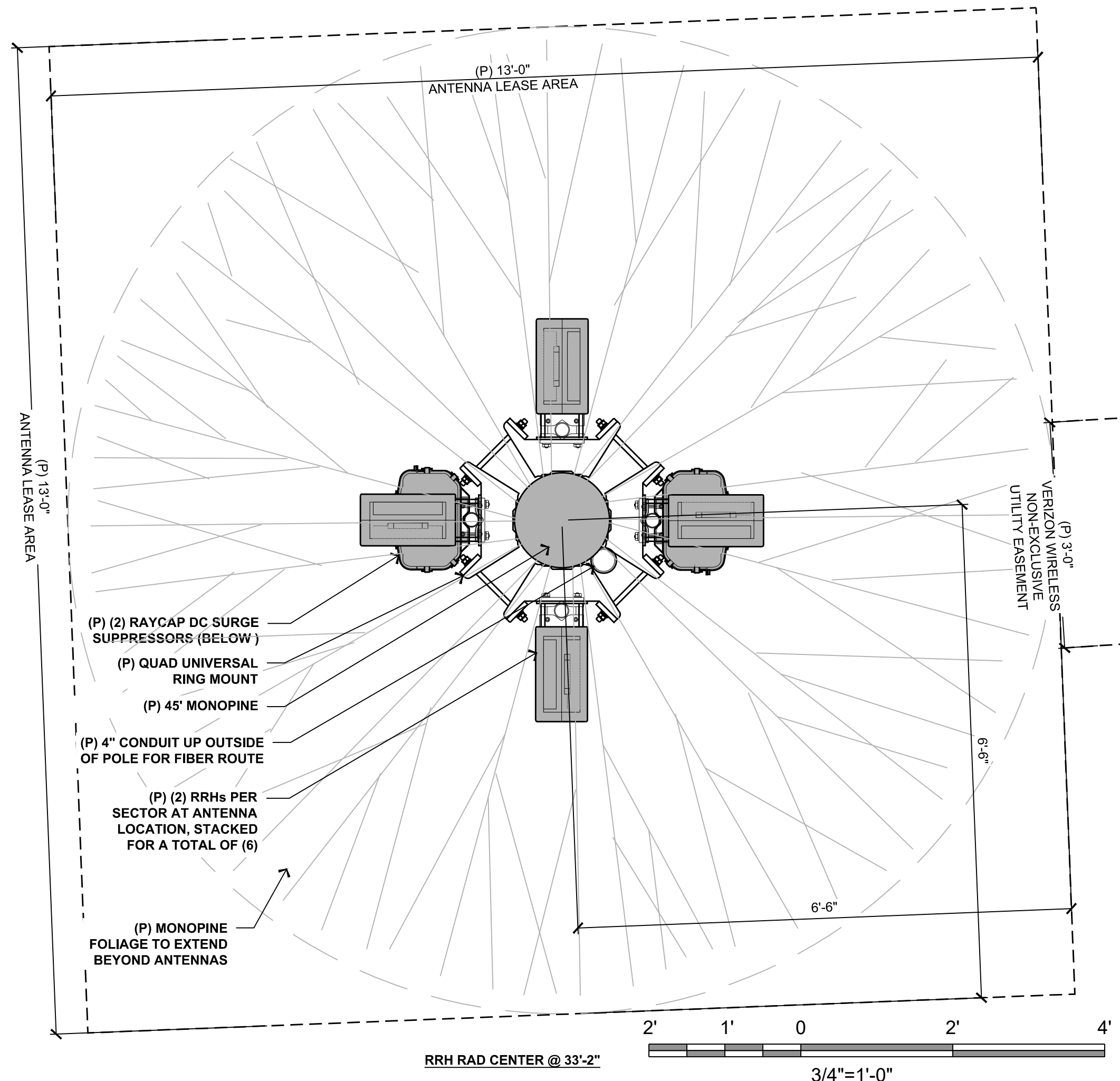
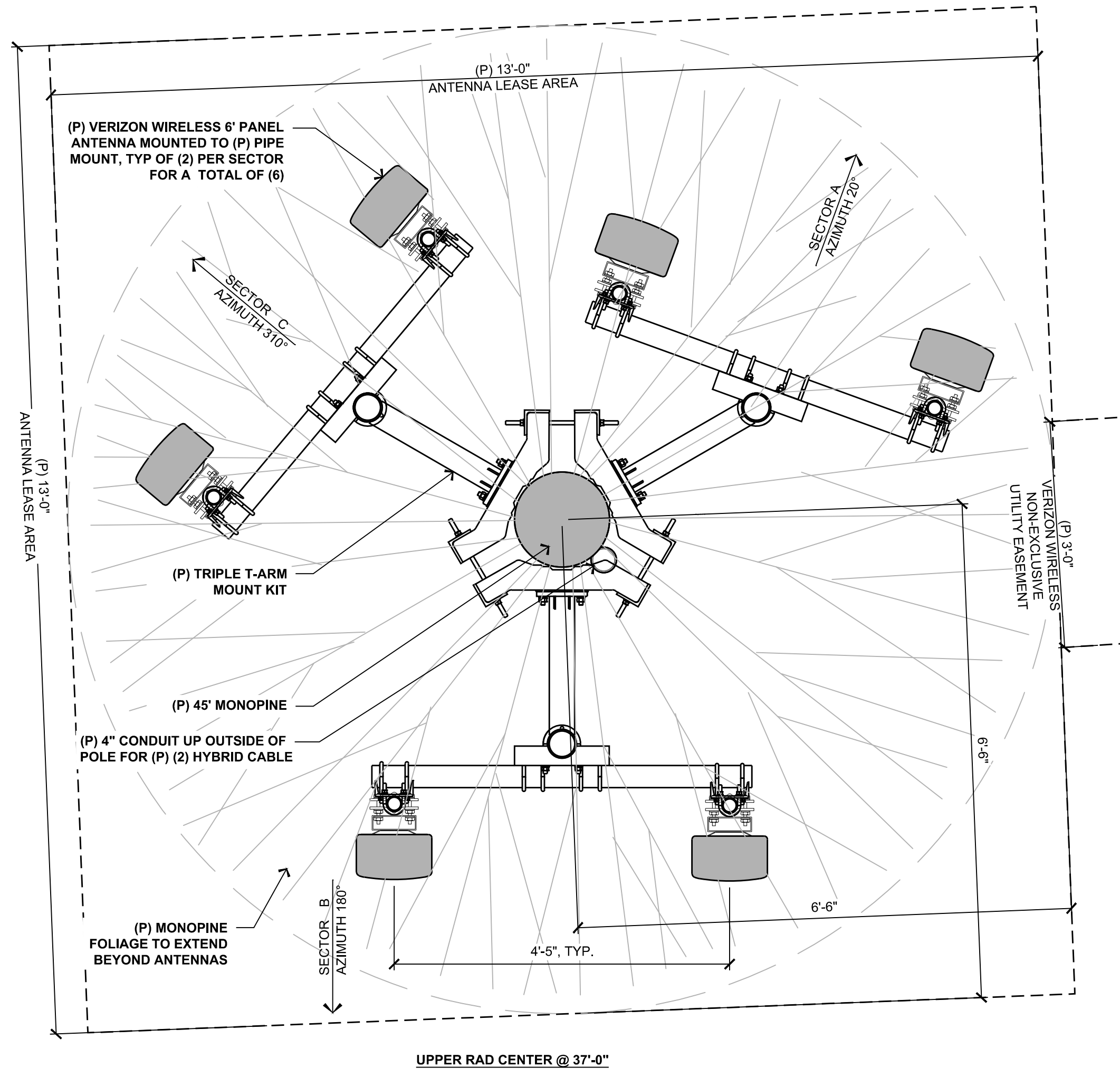
SHEET TITLE:

OVERALL & ENLARGED SITE PLANS

SHEET NUMBER:

**A-1**

Plot Date: 12/05/2018 10:19:29 AM File Name: 120441-14002\_103\_Ponderosa Ranch\_1445739\BorgesArchitectural\1445739\BorgesArchitectural.dwg Plotted By: Anthony Elze



9 ENLARGED EQUIPMENT PLAN  
3/8" = 1'-0"

17 ENLARGED ANTENNA PLAN  
3/4" = 1'-0"

PREPARED FOR  
**verizon**  
295 Parkshore Drive  
Folsom, California 95630

Vendor:  
**EPIC**  
WIRELESS GROUP LLC  
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1200 Tunnel Creek Road  
Incline Village, NV 89451

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

PROJECT NO: 14002-103  
LOCATION NO: 445739  
DRAWN BY: A.P.E.  
CHECKED BY: M.T.D.

Ponderosa  
Ranch  
445739

REV	DATE	DESCRIPTION
E	12/06/18	100% ZD Rev 3
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**12/06/18**  
100% ZD Rev 3

SHEET TITLE:  
ENLARGED EQUIPMENT & ANTENNA PLANS

SHEET NUMBER:  
**A-2**

PREPARED FOR  
**verizon**  
 295 Parkshore Drive  
 Folsom, California 95630

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

Project Address:  
 1200 Tunnel Creek Road  
 Incline Village, NV 89451

Architect:  
**BORGES**  
 ARCHITECTURAL GROUP  
 borgesarch.com  
 1478 STONE POINT DRIVE, SUITE 350  
 ROSEVILLE CA 95661  
 916 782 7200 TEL  
 916 773 3037 FAX

PROJECT NO: 14002-103  
 LOCATION NO: 445739  
 DRAWN BY: A.P.E.  
 CHECKED BY: M.T.D.

Ponderosa  
 Ranch  
 445739

REV	DATE	DESCRIPTION
E	12/06/18	100% ZD Rev 3
D	11/07/18	100% ZD Rev 2
C	10/01/18	100% ZD Rev 1
B	05/25/18	100% ZD Submittal
A	05/16/18	90% ZD Submittal

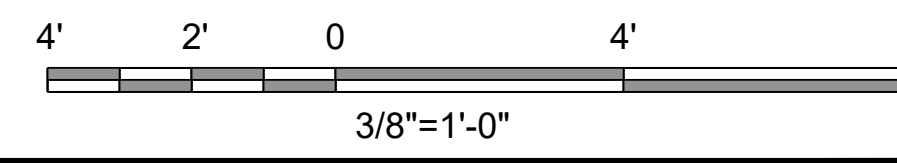
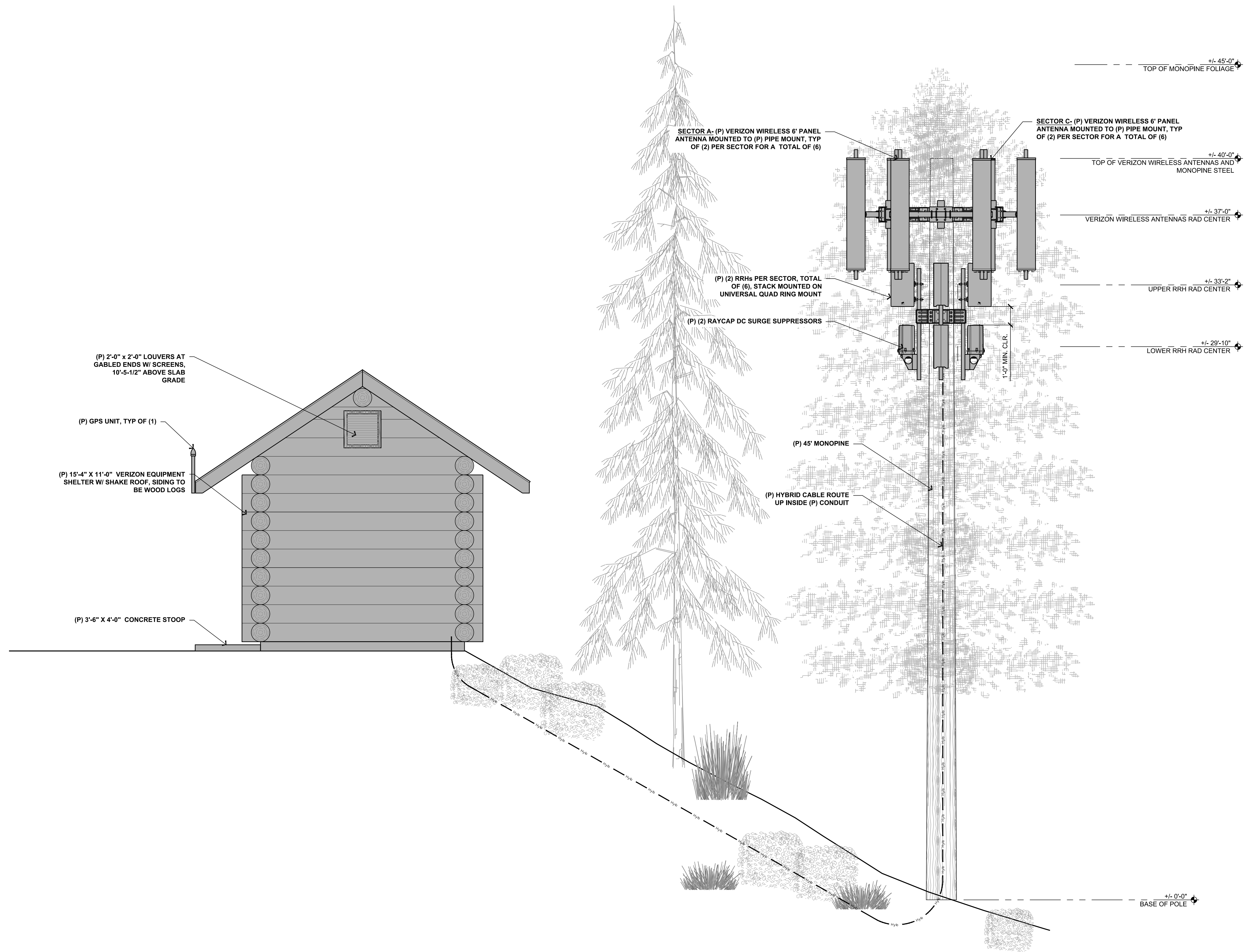
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Issued For:  
 12/06/18  
 100% ZD Rev 3

SHEET TITLE:  
**ELEVATIONS**

SHEET NUMBER:  
**A-3.1**



Plot Date: 12/06/18 10:47 AM File Name: 201811\_14002-103\_Ponderosa Ranch\_445739\_Proposed North Elevation.dwg Plotter: HP DesignJet 5000 Pn Plot Style: 3/8"=1'-0"

PREPARED FOR

**verizon**

295 Parkshore Drive  
Folsom, California 95630

Vendor:

**EPIC**  
WIRELESS GROUP LLC  
Connecting a Wireless World

605 Coolidge Dr, Suite 100  
Folsom, CA 95630

Project Address:

1200 Tunnel Creek Road  
Incline Village, NV 89451

Architect:

**Borges**  
ARCHITECTURAL GROUP

borgesarch.com

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

PROJECT NO: 14002-103

LOCATION NO: 445739

DRAWN BY: A.P.E.

CHECKED BY: M.T.D.

Ponderosa  
Ranch  
445739

REV	DATE	DESCRIPTION
E	12/06/18	100% ZD Rev 3
D	11/07/18	100% ZD Rev 2
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12/06/18  
100% ZD Rev 3

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

**A-3.2**

+/- 45'-0"  
TOP OF MONOPINE FOLIAGE

SECTOR B- (P) VERIZON WIRELESS 6' PANEL  
ANTENNA MOUNTED TO (P) PIPE MOUNT, TYP  
OF (2) PER SECTOR FOR A TOTAL OF (6)

+/- 40'-0"  
TOP OF VERIZON WIRELESS  
ANTENNAS AND MONOPINE STEEL

+/- 37'-0"  
VERIZON WIRELESS ANTENNAS RAD CENTER

+/- 33'-2"  
UPPER RRH RAD CENTER

+/- 29'-10"  
LOWER RRH RAD CENTER

(P) (2) RRHS PER SECTOR, TOTAL  
OF (6), STACK MOUNTED ON  
UNIVERSAL QUAD RING MOUNT

(P) (2) RAYCAP DC SURGE SUPPRESSOR

(P) 4" CONDUIT STRAPPED TO (P) WOOD  
POLE WITH STAINLESS BANDING, SITEPRO  
1 PART NUMBER: BA206 AT 48" O.C.

(P) 45' MONOPINE

(P) HYBRID CABLE ROUTE  
UP INSIDE (P) CONDUIT

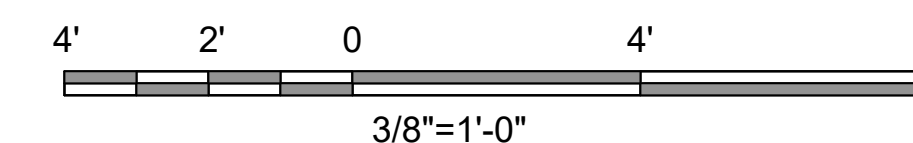
(P) 2'-0" x 2'-0" LOUVERS AT  
GABLED ENDS W/ SCREENS,  
10'-5-1/2" ABOVE SLAB  
GRADE

(P) GPS UNIT, TYP OF (1)

(P) 15'-4" x 11'-0" VERIZON EQUIPMENT  
SHELTER W/ SHAKE ROOF, SIDING TO  
BE WOOD LOGS

(P) 3'-6" x 4'-0" CONCRETE STOOP

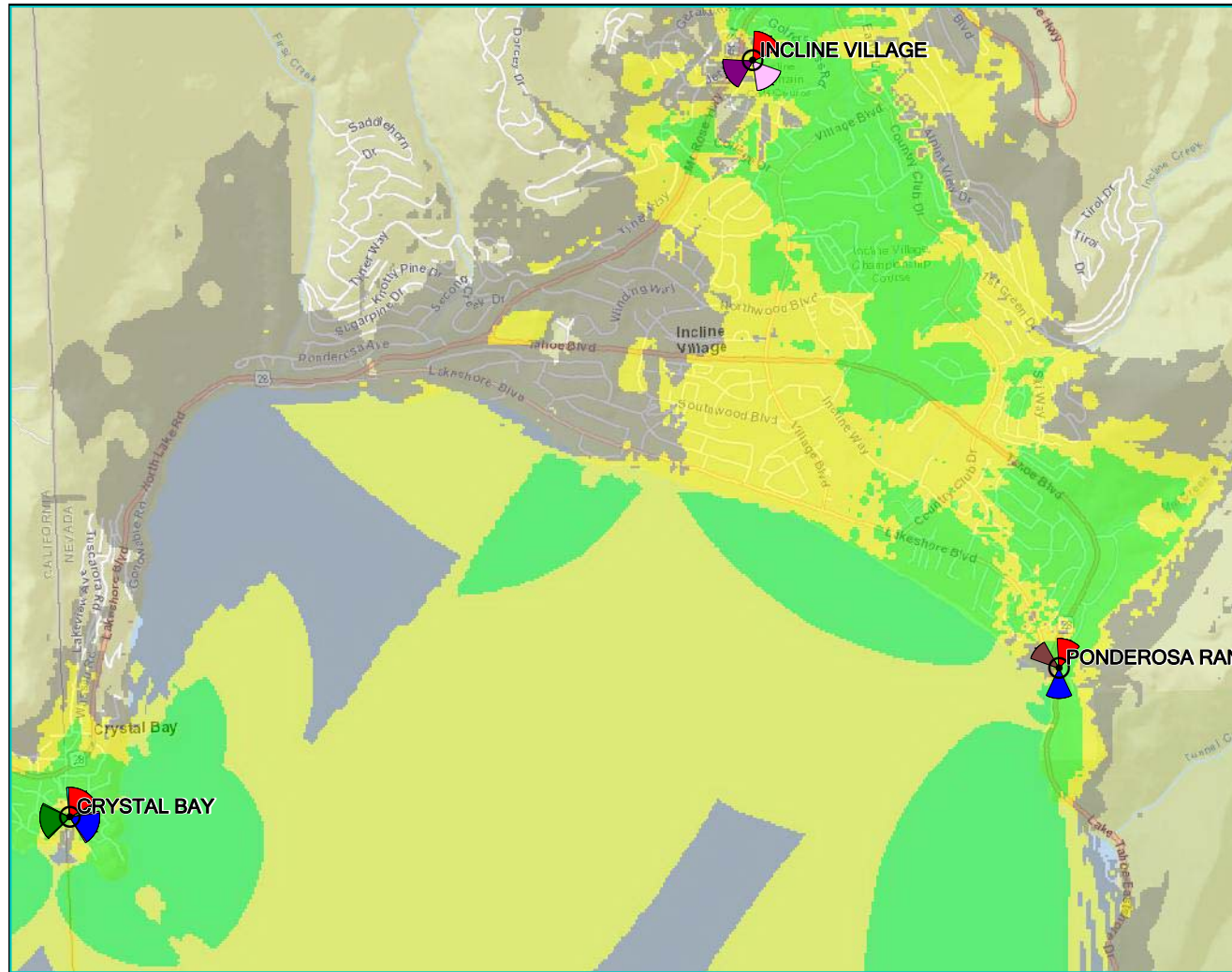
+/- 0'-0"  
BASE OF POLE



# PONDEROSA RANCH COVERAGE MAPS



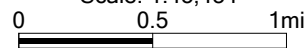
After Coverage



LTE: AWS: RSRP - After Coverage

- Best Signal Level (dBm)  $\geq -85$
- Best Signal Level (dBm)  $\geq -95$
- Best Signal Level (dBm)  $\geq -105$

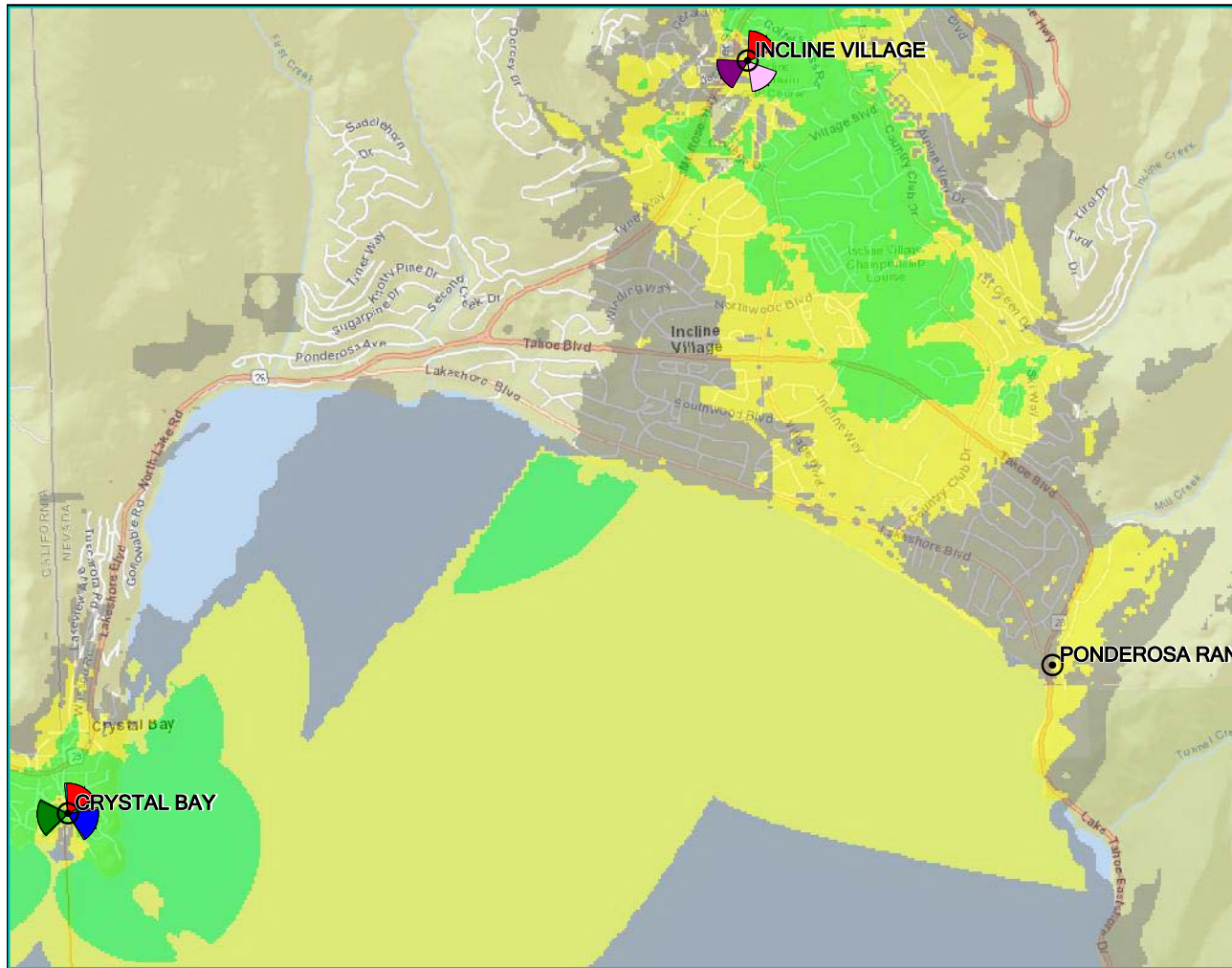
Scale: 1:45,434



# PONDEROSA RANCH COVERAGE MAPS



Before Coverage



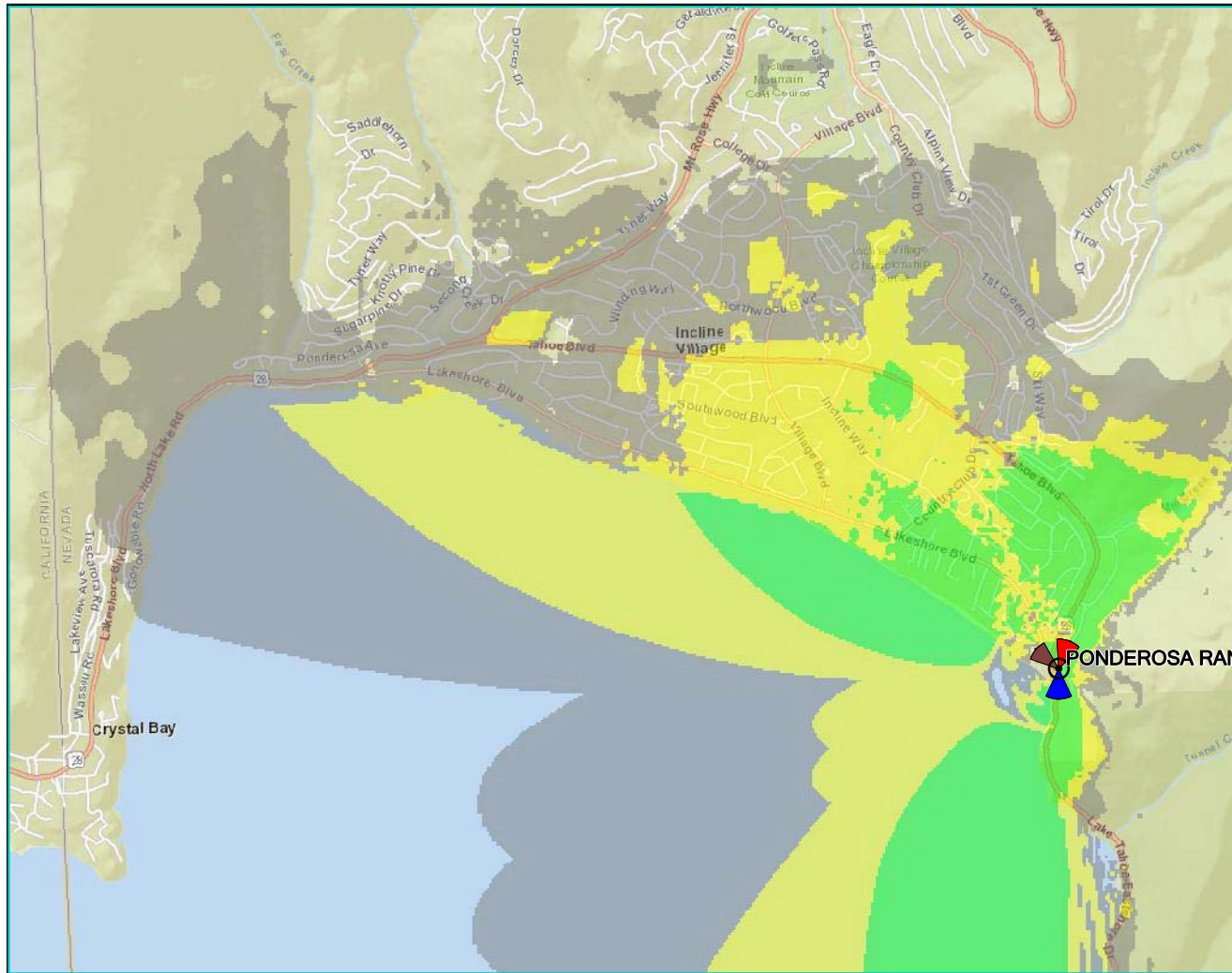
Scale: 1:46,637  
0 0.5 1mi

- LTE: AWS: RSRP - Existing Coverage
- Best Signal Level (dBm)  $\geq -85$
- Best Signal Level (dBm)  $\geq -95$
- Best Signal Level (dBm)  $\geq -105$

# PONDEROSA RANCH COVERAGE MAPS



## Site Coverage



- LTE: AWS: RSRP - Site Coverage
- Best Signal Level (dBm)  $\geq -85$
- Best Signal Level (dBm)  $\geq -95$
- Best Signal Level (dBm)  $\geq -105$





**WATERFORD**  
COMPLIANCE...FROM START TO SIGNAL

---

## Radio Frequency Emissions Compliance Report For Verizon Wireless

<b>Site Name:</b> Ponderosa Ranch	<b>Site Structure Type:</b> Monopine
<b>Address:</b> 1200 Tunnel Creek Road	<b>Latitude:</b> 39.231328
Incline Village, Nevada	<b>Longitude:</b> -119.931611
<b>Report Date:</b> February 28, 2019	<b>Project:</b> New Build

---

### Compliance Statement

Based on information provided by Verizon Wireless and predictive modeling, the Ponderosa Ranch installation proposed by Verizon Wireless will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. The proposed operation will not expose members of the General Public to hazardous levels of RF energy. As predicted RF power densities will not exceed the FCC General Population limits, no mitigation action is needed to achieve or maintain compliance.

### Certification

I, David H. 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 <sup>2</sup> )	Averaging Time (minutes)	Power Density (mW/cm <sup>2</sup> )	Averaging Time (minutes)
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<sub>in</sub> is the power input to the antenna and h is the aperture length.

These theoretical results represent worst-case predictions as emitters are assumed to be operating at 100% duty cycle.

**Analysis**

Waterford Consultants, LLC field personnel visited the site on February 26, 2019 during business hours and collected data with regard to the RF environment. All accessible areas of the site were inspected. Measurement collection was performed using Narda Radiation meter NBM 550 and broadband probe EA-5091 (300 kHz to 50 GHz) and was consistent with FCC and Narda procedures, regarding the location of the probe to the RF source and making slow sweeping motions over the area that a person would occupy. Power density values were recorded as a percentage of the FCC Occupational limits. In using this broadband instrument, the results represent the cumulative contributions of all RF sources at the measurement locations. The maximum cumulative power density reading was 0.1679% of the FCC Occupational limits (0.8395% of the General Population limits). Verizon Wireless proposes the following installation at this location:

- Install (2) 6' panel antennas per sector, total of (6)
- Install (2) RRHs per sector for a total of (6)

The antennas will be mounted on a 45-foot Monopine with centerlines 37 feet above ground level. The antennas will be oriented toward 20, 180, and 310 degrees. The radio equipment to be operated at this location is capable of a maximum of 80W per 4G channel at 700 MHz, 80W per 4G channel at 850 MHz, 80W per 4G

channel at 1900 MHz, and 80W per 4G channel at 2100 MHz. Other appurtenances such as GPS antennas, RRUs and hybrid cables 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, serve 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 Verizon Wireless operations is 68.0391% of the FCC General Population limits. Incident at adjacent buildings depicted in Figure 1, the maximum predicted power density level resulting from all Verizon Wireless operations is 2.3015% of the FCC General Population limits. The proposed operation will not expose members of the General Public to hazardous levels of RF energy. As predicted RF power densities will not exceed the FCC General Population limits, no mitigation action is needed to achieve or maintain compliance.



# PROJECT : Ponderosa Ranch

1200 TUNNEL CREEK ROAD  
INCLINE VILLAGE, NV 89451

LOCATION NO: 445739

PREPARED FOR

295 Parkshore Drive  
Folsom, California 95630

Vendor:

605 Coolidge Dr. Suite 100  
Folsom, CA. 95630

Project Address:

1200 Tunnel Creek Road  
Incline Village, NV 89451

Architect:

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

PROJECT NO:	14002-103
LOCATION NO:	445739
DRAWN BY:	A.P.E.
CHECKED BY:	J.E.S.

**Ponderosa Ranch**  
445739

REV	DATE	DESCRIPTION
G	08/02/19	100% ZD Rev 5
F	08/01/19	100% ZD Rev 4
E	12/06/18	100% ZD Rev 3
D	11/07/18	100% ZD Rev 2
C	10/01/18	100% ZD Rev 1
B	05/25/18	100% ZD Submittal
A	05/16/18	90% ZD Submittal

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Issued For:

**08/02/19**  
100% ZD Rev 4

SHEET TITLE:

**TITLE SHEET**

SHEET NUMBER:

**A-0**

PROJECT DESCRIPTION	PROJECT INFORMATION	PROJECT TEAM	SHEET INDEX	REV																										
<p>NEW SITE BUILD UNMANNED TELECOMMUNICATIONS FACILITY.</p> <p>(P) VERIZON WIRELESS 17'-6"x20'-4" SQ. FT. EQUIPMENT LEASE AREA &amp; 13'x13' ANTENNA LEASE AREA FOR A TOTAL OF 525 SQ FT CONTAINING THE FOLLOWING:</p> <ol style="list-style-type: none"> <li>1. INSTALL POWER / TELCO / FIBER TO SITE LOCATION</li> <li>2. INSTALL 15'-4x11'-0 PRE-MANUFACTURED SHELTER</li> <li>3. INSTALL 45' MONOPINE</li> <li>4. INSTALL (4) SURGE SUPPRESSORS MOUNTED (2) AT ANTENNA PLAN (2) EQUIPMENT SHELTER</li> <li>6. INSTALL (2) 6' PANEL ANTENNAS PER SECTOR, TOTAL OF (6)</li> <li>7. INSTALL (2) HYBRID TRUNK CABLES</li> <li>8. INSTALL (1) GPS UNIT</li> <li>9. INSTALL (2) RRRs PER SECTOR FOR A TOTAL OF (6)</li> <li>10. INSTALL 200 AMP POWER METER, CIENA CABINET &amp; SERVICE LIGHT W/ SHUT OF TIMER ON OUTSIDE OF (P) EQUIPMENT SHELTER</li> </ol>	<p>Property Information: Site Name: PONDEROSA RANCH Site Number: 445739 Site Address: 1200 TUNNEL CREEK ROAD INCLINE VILLAGE, NV 89451 A.P.N. Number: 130-311-17 Current Use: ---- Jurisdiction: WASHOE COUNTY</p> <p>Property Owner: TUNNEL CREEK PROPERTIES, LLC. 930 TAHOE BLVD. #802 INCLINE VILLAGE, NV 89451 contact: CRAIG OLSON email: craigolson81@gmail.com ph: (775) 750-5520</p> <p>Tower Owner: VERIZON WIRELESS 295 PARKSHORE DRIVE FOLSOM, CA 95630</p> <p>Power Agency: NV ENERGY 295 EDISON WAY Reno, NV 89502 ph: (800) 743-5000</p>	<p>Construction Mgr.: EPIC WIRELESS GROUP, INC. 605 COOLIDGE DRIVE, SUITE 100 FOLSOM, CA 95630 contact: BRETT EWING email: brett.ewing@epicwireless.net ph: (916) 844-9234</p> <p>Agent for Applicant, Planning and Zoning Mgr: buzz.lynn@epicwireless.net cell: (775) 852-5367</p> <p>DESIGN PROFESSIONAL: BORGES ARCHITECTURAL GROUP, INC. 1478 STONE POINT DRIVE, SUITE 350 ROSEVILLE, CA 95661 contact: MATHEW DOUGHERTY email: telecomgroup@borgesarch.com ph: (916) 782-7200</p> <p>Structural Engineer: PZSE STRUCTURAL ENGINEERS 1478 STONE POINT DRIVE, SUITE 190 ROSEVILLE, CA 95661 contact: PAUL ZACHER SE, MLSE email: paul@pzse.com ph: (916) 961-3960</p> <p>Survey: Geil Engineering 1226 High Street Auburn, Ca 95603-5015 contact: NEIL ROHDE email: nrohde@pacbell.net ph: (530) 885-0426</p> <p>RF Engineer: VERIZON WIRELESS 295 PARKSHORE DRIVE FOLSOM, CA 95630 contact: ERICSON MALANA email: ericson.malana@verizonwireless.com ph: (925) 788-1863</p>	<p>A-0 TITLE SHEET</p> <p>C-1 OVERALL SITE PLAN</p> <p>C-2 OVERALL SITE PLAN</p> <p>A-1 OVERALL &amp; ENLARGED SITE PLANS</p> <p>A-2 ENLARGED EQUIPMENT &amp; ANTENNA PLANS</p> <p>A-3 ELEVATIONS</p>	<p>G</p> <p>G</p> <p>G</p> <p>G</p> <p>G</p> <p>G</p>																										
<p>CODE COMPLIANCE</p> <p>ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.</p> <ol style="list-style-type: none"> <li>1. 2012 INTERNATIONAL BUILDING CODE W/ AMENDMENTS</li> <li>2. 2012 UNIFORM MECHANICAL CODE W/ AMENDMENTS</li> <li>3. 2012 UNIFORM PLUMBING CODE W/ AMENDMENTS</li> <li>4. 2006 ICC ELECTRICAL CODE - ADMIN PROVISIONS</li> <li>5. 2011 NATIONAL ELECTRICAL CODE</li> <li>6. 2009 INTERNATIONAL ENERGY CONSERVATION CODE</li> <li>7. 2012 INTERNATIONAL FIRE CODE W/ AMENDMENTS</li> <li>8. ANSI/ EIA-TIA-222-G</li> <li>9. 2012 NFPA 101, LIFE SAFETY CODE</li> <li>10. 2013 NFPA 72, NATIONAL FIRE ALARM CODE</li> <li>11. 2013 NFPA 13, FIRE SPRINKLER CODE</li> <li>12. LOCAL BUILDING CODE</li> <li>13. CITY/ COUNTY ORDINANCES</li> <li>14. ANY APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS</li> </ol>	<p>VICINITY MAP</p>	<p>DIRECTIONS FROM VERIZON WIRELESS</p> <p>DIRECTIONS FROM VERIZON WIRELESS'S OFFICE AT 295 PARKSHORE DRIVE, FOLSOM , CA TO: 1200 TUNNEL CREEK ROAD, INCLINE VILLAGE, NV 89451</p> <ol style="list-style-type: none"> <li>1. DEPART PARKSHORE DR TOWARD COOLIDGE DR</li> <li>2. TURN RIGHT ONTO FOLSOM BLVD</li> <li>3. BEAR RIGHT ONTO FOLSOM AUBURN RD</li> <li>4. TURN LEFT ONTO OAK AVENUE PKWY</li> <li>5. ROAD NAME CHANGES TO OAK AVE</li> <li>6. TURN RIGHT ONTO HAZEL AVE / CR-E3</li> <li>7. TAKE RAMP RIGHT FOR I-80 EAST TOWARD RENO</li> <li>8. AT EXIT 188B, TAKE RAMP RIGHT FOR CA-267 / CA-89 TOWARD LAKE TAHOE / SIERRAVILLE</li> <li>9. TURN RIGHT ONTO CA-267 / GLENN CARLSON MEMORIAL BYP</li> <li>10. TURN LEFT ONTO CA-28</li> <li>11. PASS THROUGH 2 ROUNDABOUTS, REMAINING ON CA-28 E</li> <li>12. ROAD NAME CHANGES TO NV-28</li> <li>13. ENTER NEVADA</li> <li>14. AT ROUNDABOUT, TAKE 1ST EXIT ONTO NV-28 / TAHOE BLVD</li> <li>15. TURN LEFT ONTO PONDEROSA RANCH RD, AND THEN IMMEDIATELY TURN RIGHT ONTO TUNNEL CREEK RD</li> <li>16. ARRIVE AT TUNNEL CREEK RD</li> <li>17. 1200 TUNNEL CREEK RD, INCLINE VILLAGE, NV 89451 ON THE RIGHT</li> </ol>	<p>VERIZON SIGNATURE</p> <table border="1"> <thead> <tr> <th>DISCIPLINE:</th> <th>SIGNATURE:</th> <th>DATE:</th> </tr> </thead> <tbody> <tr> <td>SITE ACQUISITION:</td> <td></td> <td></td> </tr> <tr> <td>CONSTRUCTION:</td> <td></td> <td></td> </tr> <tr> <td>RF:</td> <td></td> <td></td> </tr> <tr> <td>MICROWAVE:</td> <td></td> <td></td> </tr> <tr> <td>TELCO:</td> <td></td> <td></td> </tr> <tr> <td>EQUIPMENT:</td> <td></td> <td></td> </tr> <tr> <td>PROJECT ADMINISTRATOR:</td> <td></td> <td></td> </tr> <tr> <td>WO ADMINISTRATOR:</td> <td></td> <td></td> </tr> </tbody> </table>	DISCIPLINE:	SIGNATURE:	DATE:	SITE ACQUISITION:			CONSTRUCTION:			RF:			MICROWAVE:			TELCO:			EQUIPMENT:			PROJECT ADMINISTRATOR:			WO ADMINISTRATOR:		
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	<p>SPECIAL INSPECTIONS</p> <p>POST INSTALLED EXPANSION ANCHORS</p>		<p>GENERAL CONTRACTOR NOTES</p> <p>DO NOT SCALE DRAWINGS</p> <p>THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24" x 36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOBSITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.</p>																											

**Lease Area Description**

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

**EQUIPMENT LEASE AREA:**

Commencing at a 5/8" Rebar set for the most Southerly corner of the above described Parcel "A" from which a similar monument bears North 70°16'40" East 111.32 feet; thence from said point of commencement North 02°48'48" East 145.82 feet to the True Point of Beginning; thence from said point of beginning North 03°48'10" East 20.30 feet; thence South 86°11'50" East 17.50 feet; thence South 03°48'10" West 20.30 feet; thence North 86°11'50" West 17.50 feet to the point of beginning.

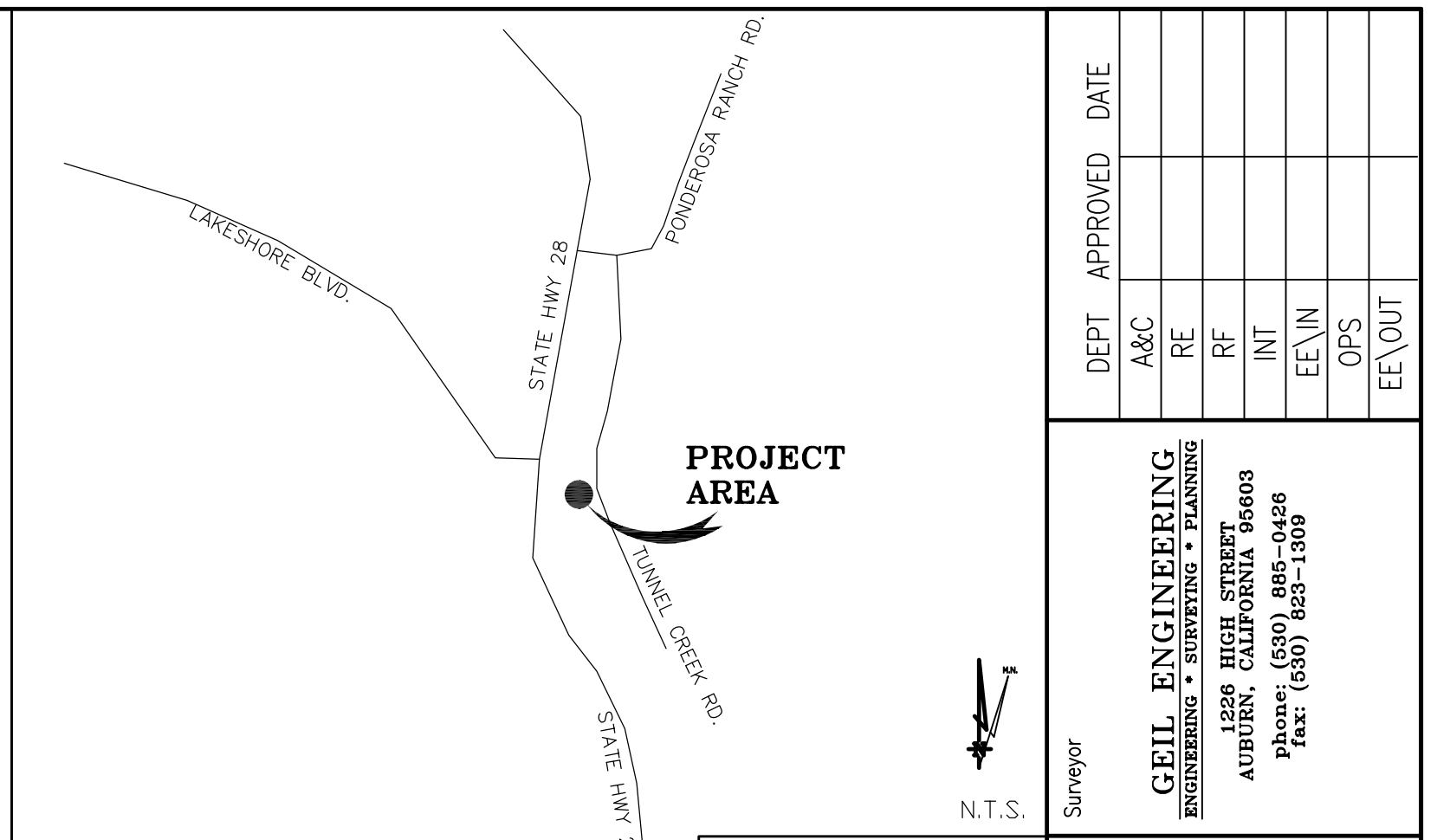
**TOWER LEASE AREA:**

Commencing at a 5/8" Rebar set for the most Southerly corner of the above described Parcel "A" from which a similar monument bears North 70°16'40" East 111.32 feet; thence from said point of commencement North 00°33'32" East 117.01 feet to the True Point of Beginning; thence from said point of beginning North 02°15'11" West 13.00 feet; thence North 87°44'49" East 13.00 feet; thence South 02°15'11" East 13.00 feet; thence South 87°44'49" West 13.00 feet to the point of beginning.

Together with a non-exclusive easement for access and utility purposes, twelve feet in width, the centerline of which is described as follows: beginning at a point which bears South 45°30'41" East 4.61 feet from the most Easterly corner of the above described equipment lease area and running thence North 03°47'31" East 18.00 feet; thence through a tangent curve to the right having a radius of 18.00 feet through an arc distance of 22.58 feet; thence tangent to the last curve North 75°39'26" East 15.90 feet; thence through a tangent curve to the left having a radius of 18.00 feet through an arc distance of 17.56 feet; thence tangent to the last curve North 19°45'07" East 64.45 feet; thence through a tangent curve to the right having a radius of 26.00 feet through an arc distance of 5.77 feet; thence tangent to the last curve North 32°27'53" East 184.11 feet; thence North 21°29'46" East 13.2 feet more or less to the existing access easement; thence over and across said easement to the public right of way commonly know as State Hwy 28.

Also together with a non-exclusive easement for utility purposes, three feet in width, the centerline of which is described as follows: beginning at a point on the North boundary of the above described equipment lease area which bears South 86°11'50" East 1.53 feet from the Northwest corner thereof; thence from said point of beginning North 03°47'56" East 11.52 feet; thence North 42°49'43" East 75.72 feet; thence South 72°36'46" West 70.3 feet more or less to the existing utility pole.

Also together with a non-exclusive easement for access and utility purposes, three feet in width, the centerline of which is described as follows: beginning at a point on the South boundary of the above described equipment lease area from which the Southwest corner thereof bears North 86°11'50" West 1.67 feet; thence from said point of beginning South 03°47'56" West 15.3 feet more or less to the above described Tower Lease Area.



**INCLINE VILLAGE, NV VICINITY MAP**

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

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

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

Verizon Wireless  
Project Name: PONDEROSA RANCH  
Project Site Location: 1200 Tunnel Creek Road  
Incline Village, NV 89451  
Washoe County  
Date of Observation: 01-04-18

Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder Pro XL post processed with Pathfinder Office software.  
Type of Antenna Mount: Proposed Monopole  
Coordinates (Tower)  
Latitude: N 39° 13' 52.88" (NAD83) N 39° 13' 53.21" (NAD27)  
Longitude: W 119° 55' 53.74" (NAD83) W 119° 55' 50.06" (NAD27)  
ELEVATION of Ground at Structure (NAVD88) 6396.5' AMSL

CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1-A Standards as defined in the FAA ASAC Information Sheet 91:003, and that they are true and accurate to the best of my knowledge and belief.  
Kenneth D. Geil Nevada PLS 13385

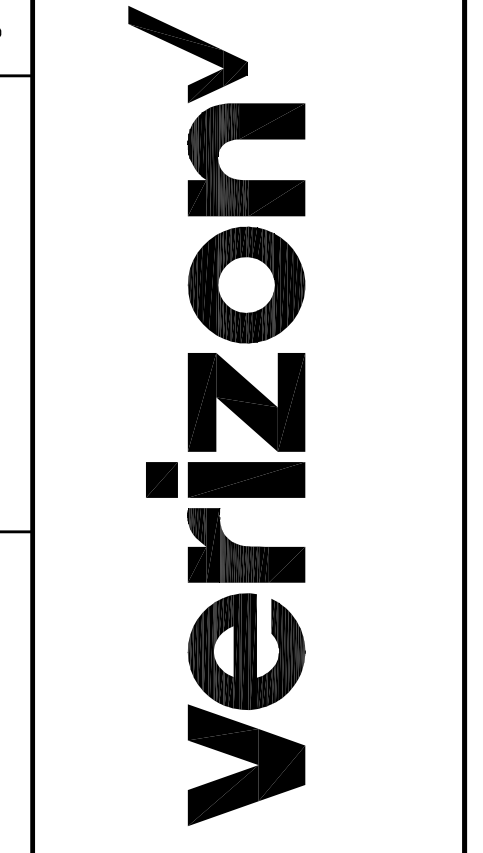
DATE OF SURVEY: 01-04-18  
SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, P.L.S.13385.  
LOCATED IN THE COUNTY OF WASHOE, STATE OF NEVADA

BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.  
ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.  
N.G.V.D. 1929 CORRECTION: SUBTRACT 4.12' FROM ELEVATIONS SHOWN.  
CONTOUR INTERVAL: 1'

ASSESSOR'S PARCEL NUMBER: 130-311-17  
LANDLORD(S): TUNNEL CREEK PROPERTIES LLC  
930 TAHOE BLVD. #802  
INCLINE VILLAGE, NV 89451

DEPT	APPROVED	DATE
ARC		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

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



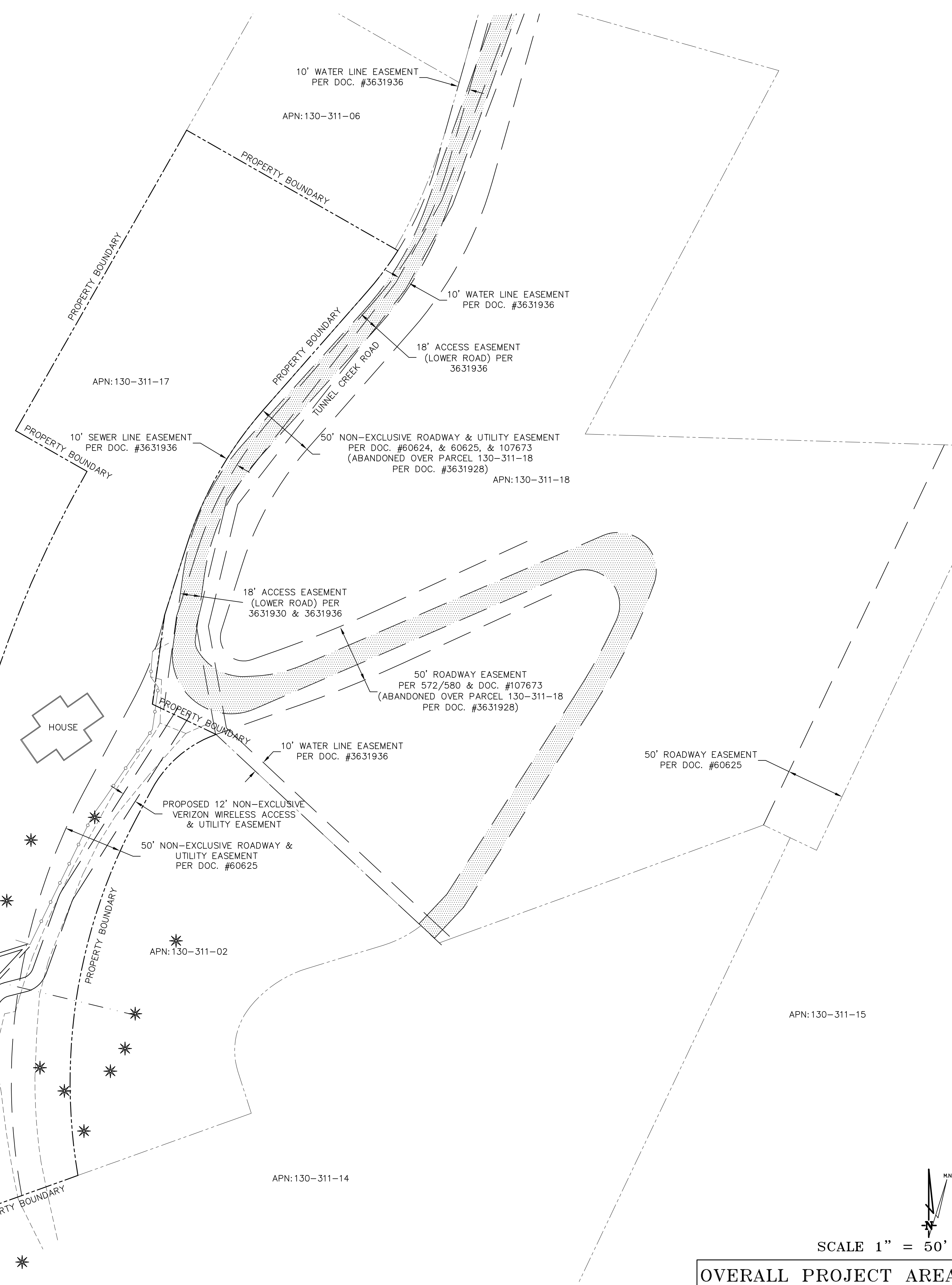
**PONDEROSA RANCH**  
**1200 TUNNEL CREEK ROAD**  
**INCLINE VILLAGE, NV 89451**

**PLOT PLAN AND**  
**SITE TOPOGRAPHY**

REV	DATE	DESCRIPTION

REV	DATE	DESCRIPTION

Sheet  
**C-1**



**SCALE 1" = 50'**  
**OVERALL PROJECT AREA**

STATE HWY 28 / TAHOE BLVD. R/W

J-POLE

SEE PROJECT AREA ENLARGEMENT

APN: 130-311-15

APN: 130-311-14

APN: 130-311-02

APN: 130-311-17

APN: 130-311-06

50' NON-EXCLUSIVE ROADWAY & UTILITY EASEMENT  
PER DOC. #60624, & 60625, & 107673  
(ABANDONED OVER PARCEL 130-311-18  
PER DOC. #3631928) APN: 130-311-18

50' ROADWAY EASEMENT  
PER 572/580 & DOC. #107673  
(ABANDONED OVER PARCEL 130-311-18  
PER DOC. #3631928)

18' ACCESS EASEMENT  
(LOWER ROAD) PER  
3631930 & 3631936

18' ACCESS EASEMENT  
(LOWER ROAD) PER  
3631930 & 3631936

10' WATER LINE EASEMENT  
PER DOC. #3631936

10' WATER LINE EASEMENT  
PER DOC. #3631936

10' WATER LINE EASEMENT  
PER DOC. #3631936

PROPOSED 12' NON-EXCLUSIVE  
VERIZON WIRELESS ACCESS  
& UTILITY EASEMENT

50' NON-EXCLUSIVE ROADWAY &  
UTILITY EASEMENT  
PER DOC. #60625

10' SEWER LINE EASEMENT  
PER DOC. #3631936

PROPERTY BOUNDARY

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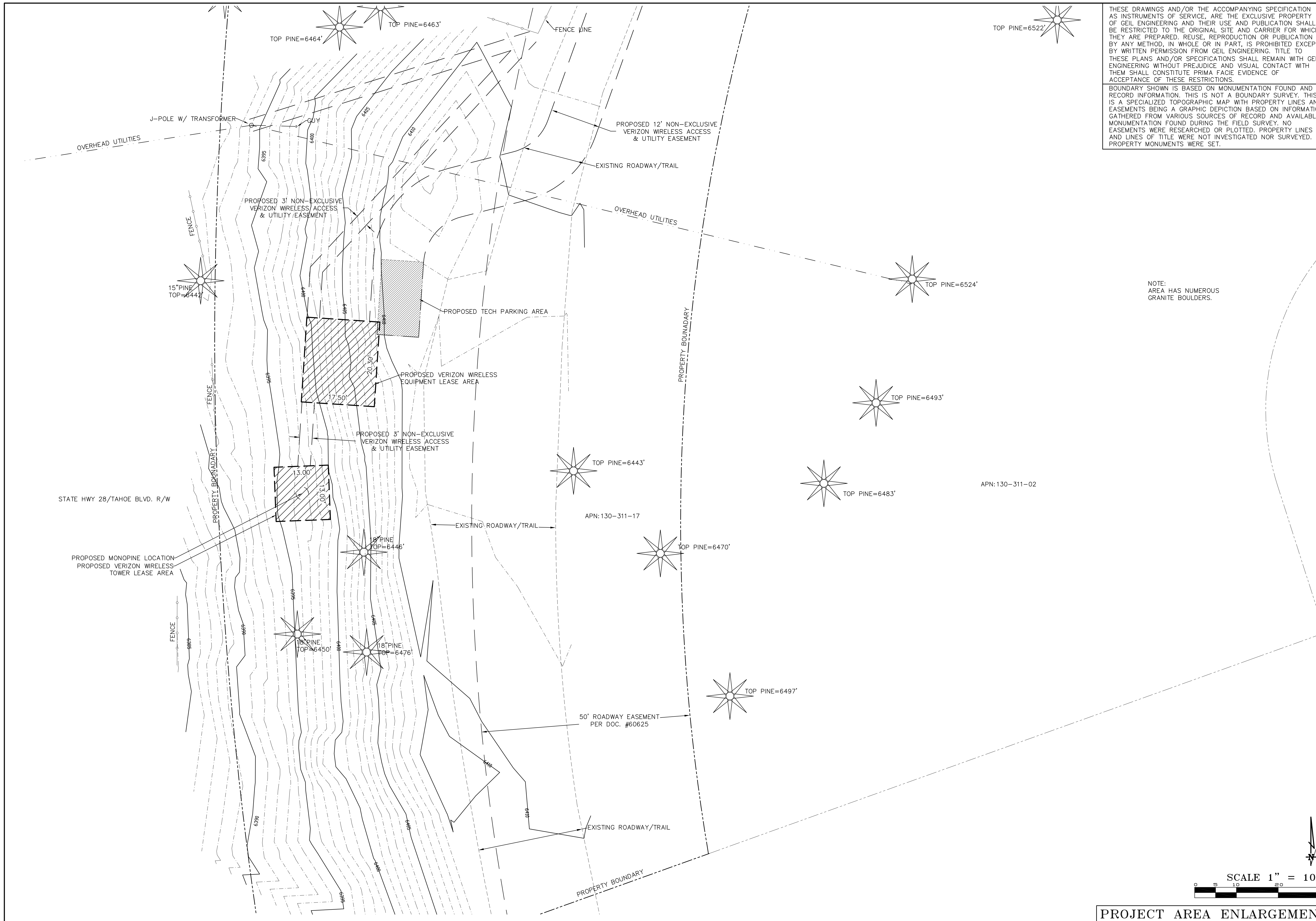
PROPERTY BOUNDARY

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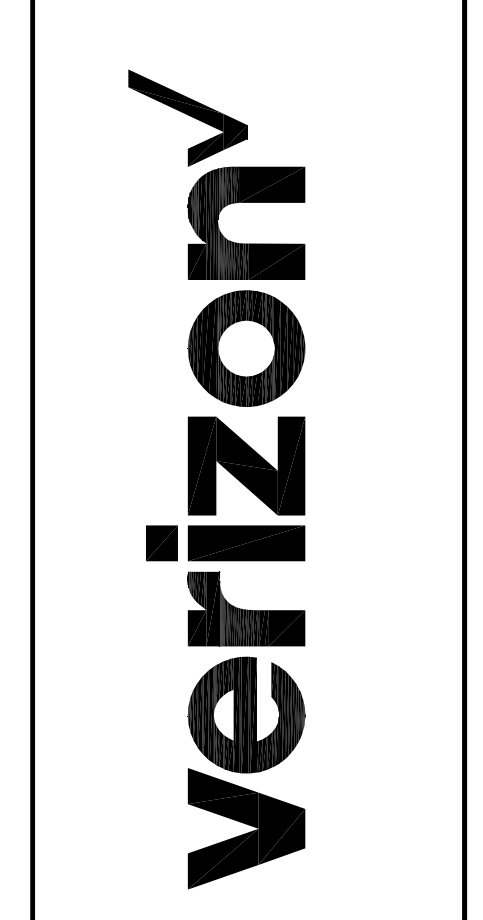
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NOTE:  
AREA HAS NUMEROUS  
GRANITE BOULDERS.

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

Surveyor  
**GEIL ENGINEERING**  
 ENGINEERING • SURVEYING • PLANNING  
 1226 HIGH STREET  
 AUBURN, CALIFORNIA 95603  
 Phone: (530) 885-0286  
 Fax: (530) 885-0100



**PONDEROSA RANCH**  
 1200 TUNNEL CREEK ROAD  
 INCLINE VILLAGE, NV 89451  
 PLOT PLAN AND  
 SITE TOPOGRAPHY

Sheet

C-2



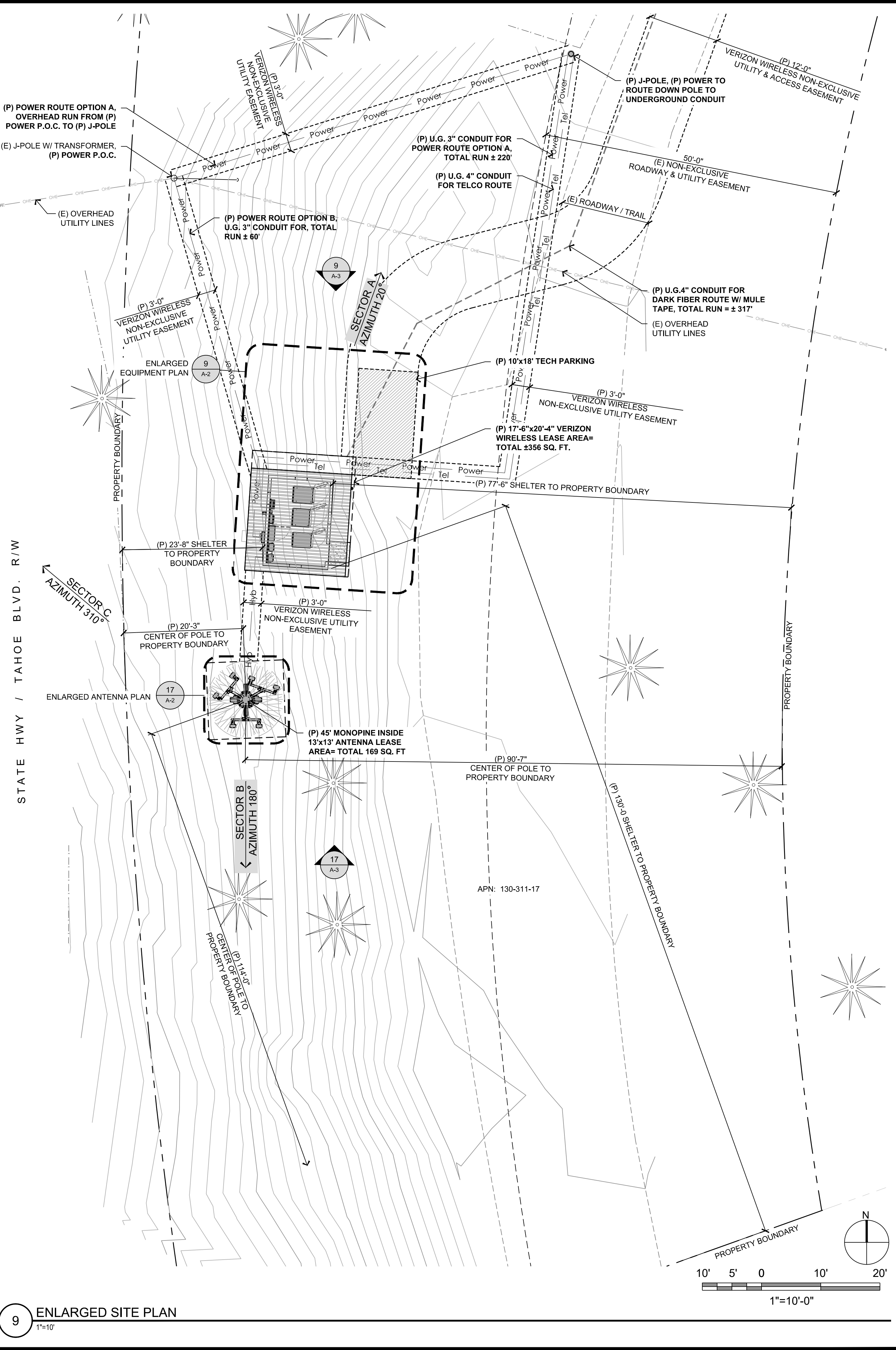
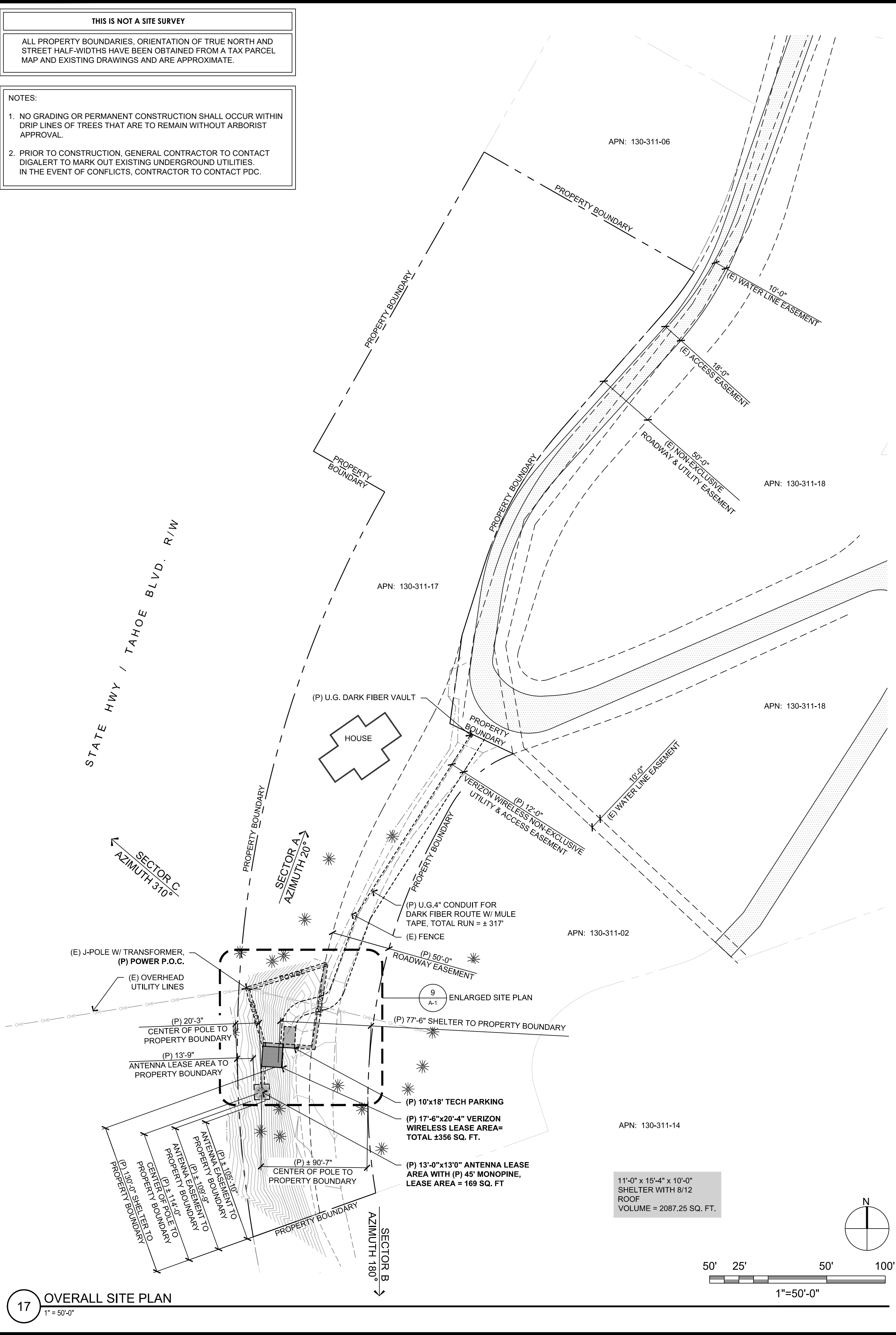
PROJECT AREA ENLARGEMENT

**THIS IS NOT A SITE SURVEY**

ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND EXISTING DRAWINGS AND ARE APPROXIMATE.

**NOTES:**

- NO GRADING OR PERMANENT CONSTRUCTION SHALL OCCUR WITHIN DRIP LINES OF TREES THAT ARE TO REMAIN WITHOUT ARBORIST APPROVAL.
- PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO CONTACT DIGALERT TO MARK OUT EXISTING UNDERGROUND UTILITIES. IN THE EVENT OF CONFLICTS, CONTRACTOR TO CONTACT PDC.



PREPARED FOR  
**verizon**  
 295 Parkshore Drive  
 Folsom, California 95630

Vendor:  
**EPIC**  
**WIRELESS GROUP LLC**  
 Connecting a Wireless World  
 605 Cooldge Dr. Suite 100  
 Folsom, CA. 95630

Project Address:  
 1200 Tunnel Creek Road  
 Incline Village, NV 89451

Architect:  
**Borges**  
 borgesarch.com  
 1478 STONE POINT DRIVE, SUITE 350  
 ROSEVILLE CA 95661  
 916 782 7200 TEL  
 916 773 3037 FAX

PROJECT NO: 14002-103  
 LOCATION NO: 445739  
 DRAWN BY: A.P.E.  
 CHECKED BY: J.E.S.

**Ponderosa Ranch**  
 445739

REV	DATE	DESCRIPTION
G	08/02/19	100% ZD Rev 5
F	08/01/19	100% ZD Rev 4
E	12/06/18	100% ZD Rev 3
D	11/07/18	100% ZD Rev 2
C	10/01/18	100% ZD Rev 1
B	05/25/18	100% ZD Submittal
A	05/16/18	90% ZD Submittal

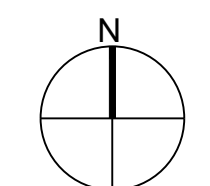
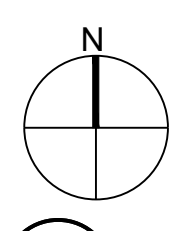
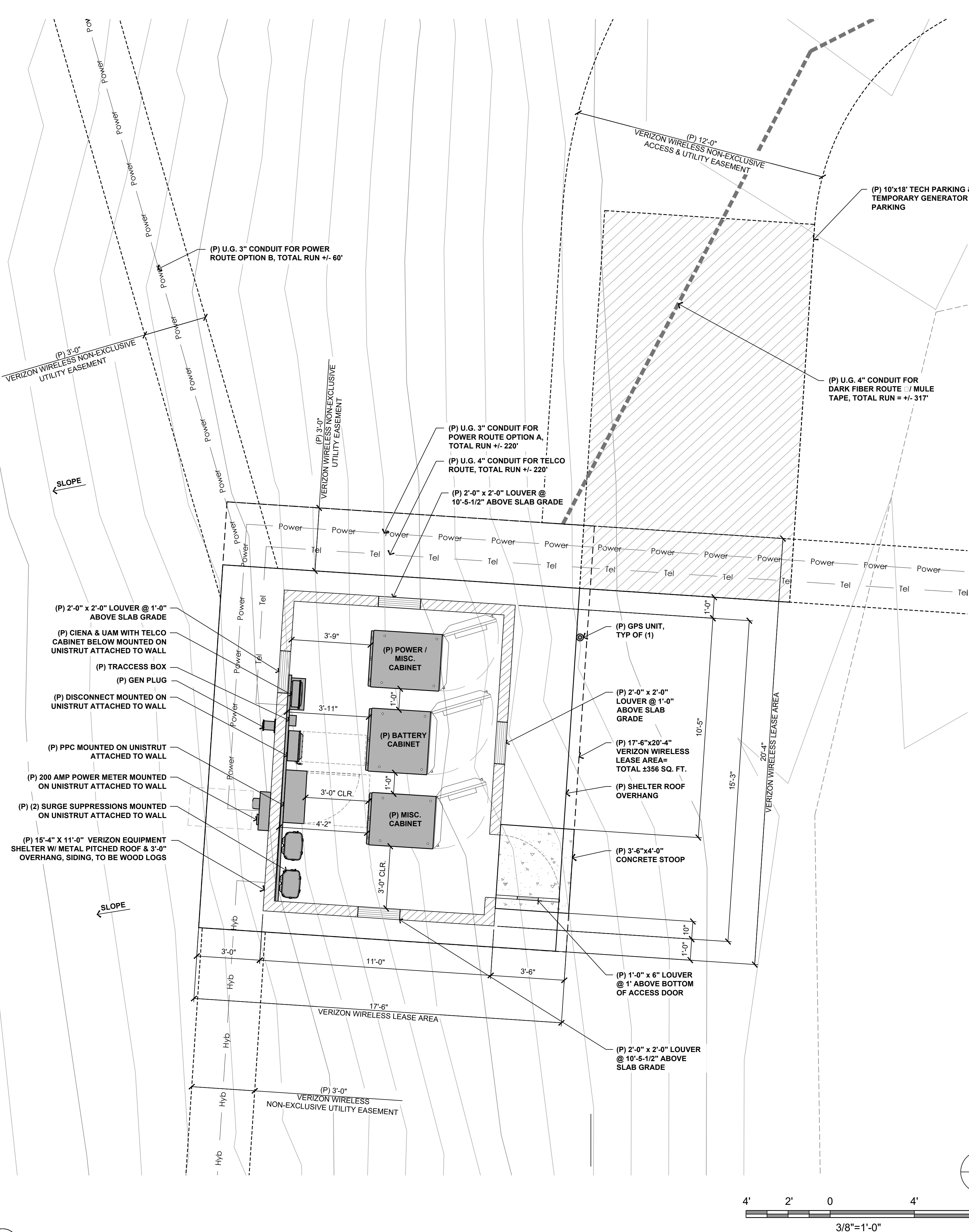
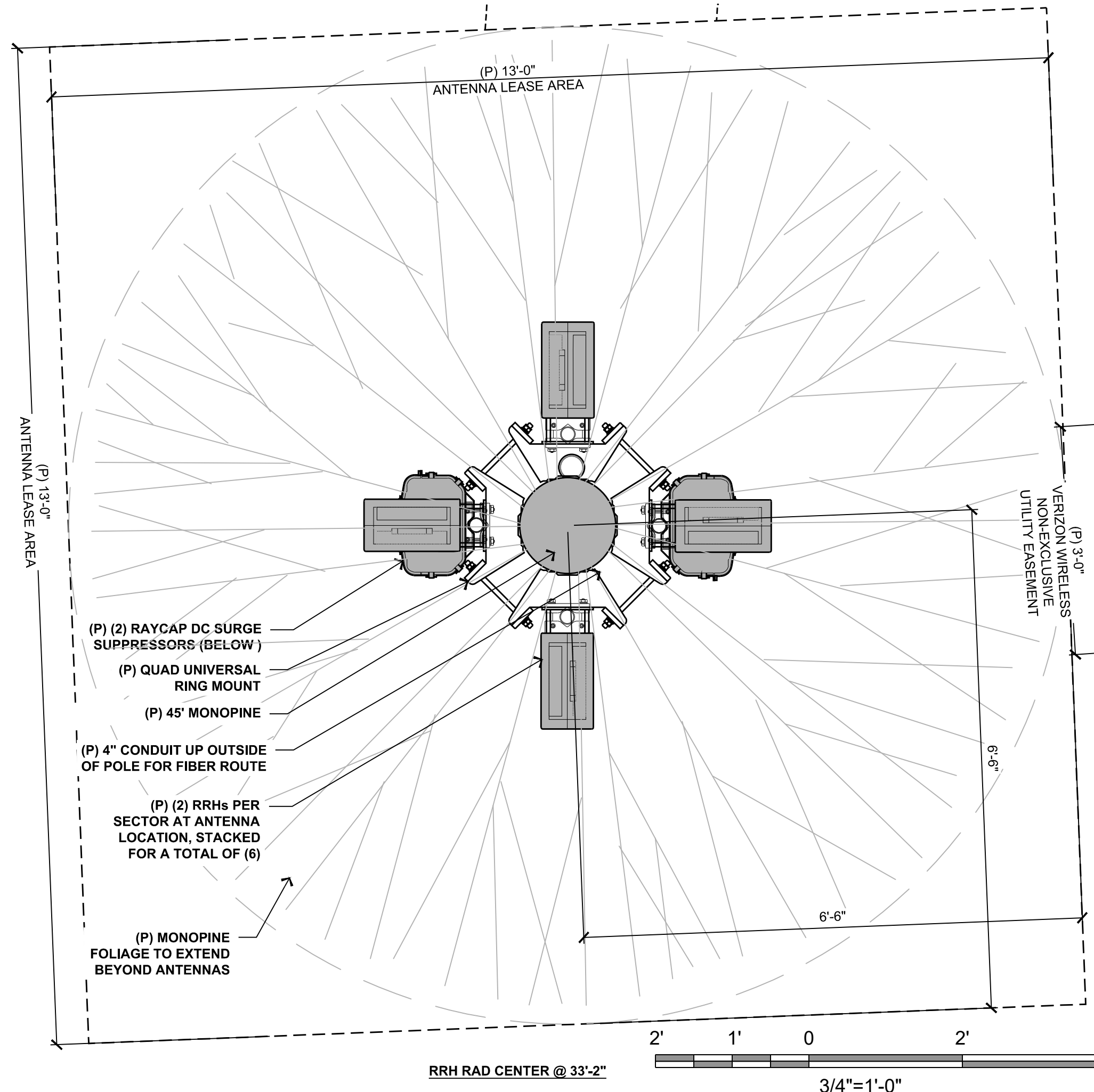
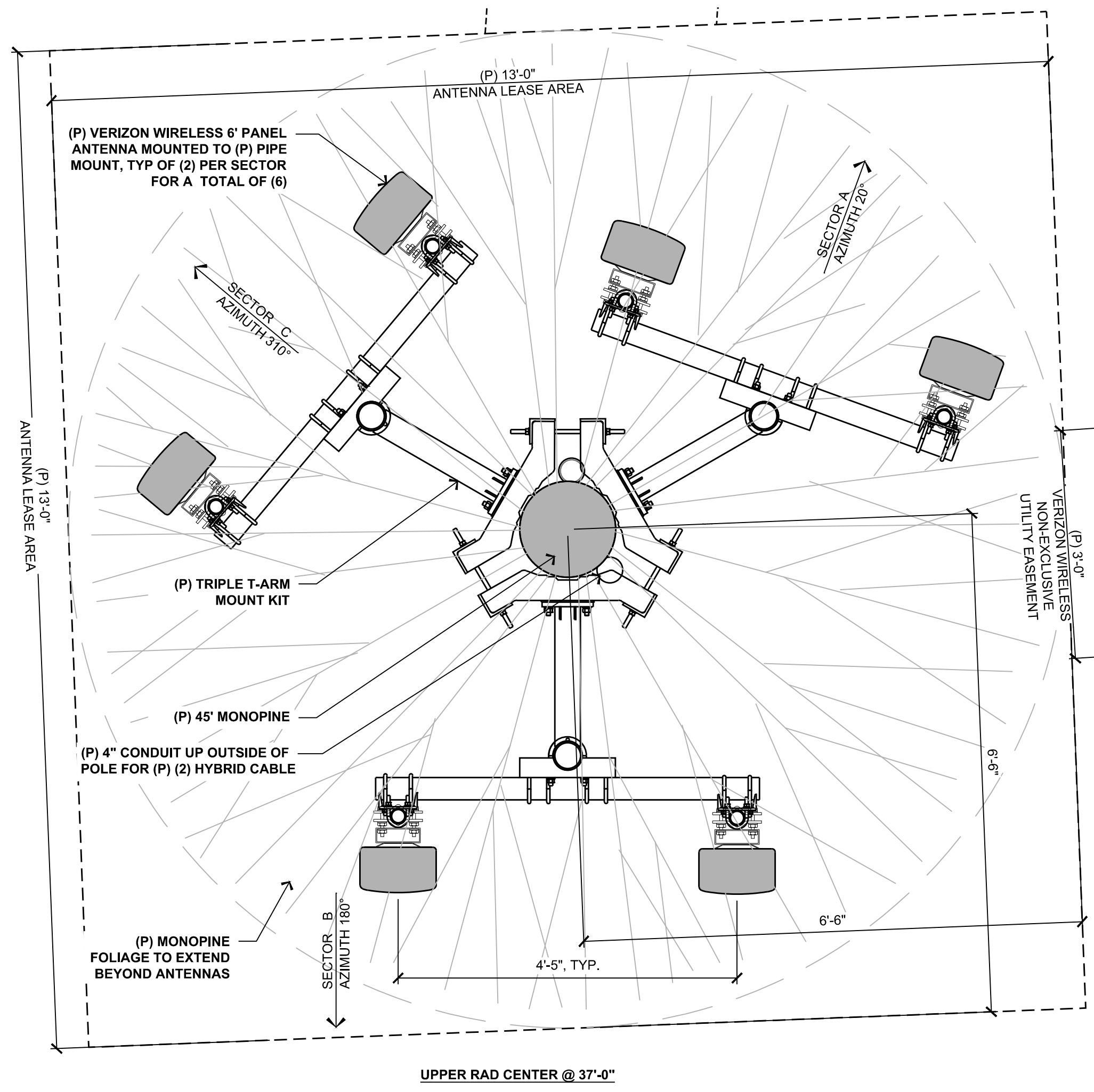
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Issued For:  
**08/02/19**  
 100% ZD Rev 4

SHEET TITLE:  
**OVERALL & ENLARGED SITE PLANS**

SHEET NUMBER:  
**A-1**

Plot Date: 08/02/2019 11:22:26 AM File Name: 20190802\_14002\_Epic Wireless (08/02/2019) Ponderosa Ranch\_445739 Ponderosa Ranch.dwg Overall & Enlarged Site Plans.dwg Plotted By: David Gomez



17 ENLARGED ANTENNA PLAN  
3/4" = 1'-0"

9 ENLARGED EQUIPMENT PLAN  
3/8" = 1'-0"

PREPARED FOR  
**verizon**  
295 Parkshore Drive  
Folsom, California 95630

Vendor:  
**EPIC**  
WIRELESS GROUP LLC  
Connecting a Wireless World  
605 Coollidge Dr. Suite 100  
Folsom, CA. 95630

Project Address:  
1200 Tunnel Creek Road  
Incline Village, NV 89451

Architect:  
**Borges**  
ARCHITECTURAL GROUP  
borgesarch.com  
1478 STONE POINT DRIVE, SUITE 350  
ROSEVILLE CA 95661  
916 782 7200 TEL  
916 773 3037 FAX

PROJECT NO: 14002-103  
LOCATION NO: 445739  
DRAWN BY: A.P.E.  
CHECKED BY: J.E.S.

**Ponderosa Ranch**  
445739

REV	DATE	DESCRIPTION
G	08/02/19	100% ZD Rev 5
F	08/01/19	100% ZD Rev 4
E	12/06/18	100% ZD Rev 3
D	11/07/18	100% ZD Rev 2
C	10/01/18	100% ZD Rev 1
B	05/25/18	100% ZD Submittal
A	05/16/18	90% ZD Submittal

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Issued For:  
**08/02/19**  
100% ZD Rev 4

SHEET TITLE:  
**ENLARGED EQUIPMENT & ANTENNA PLANS**

SHEET NUMBER:  
**A-2**



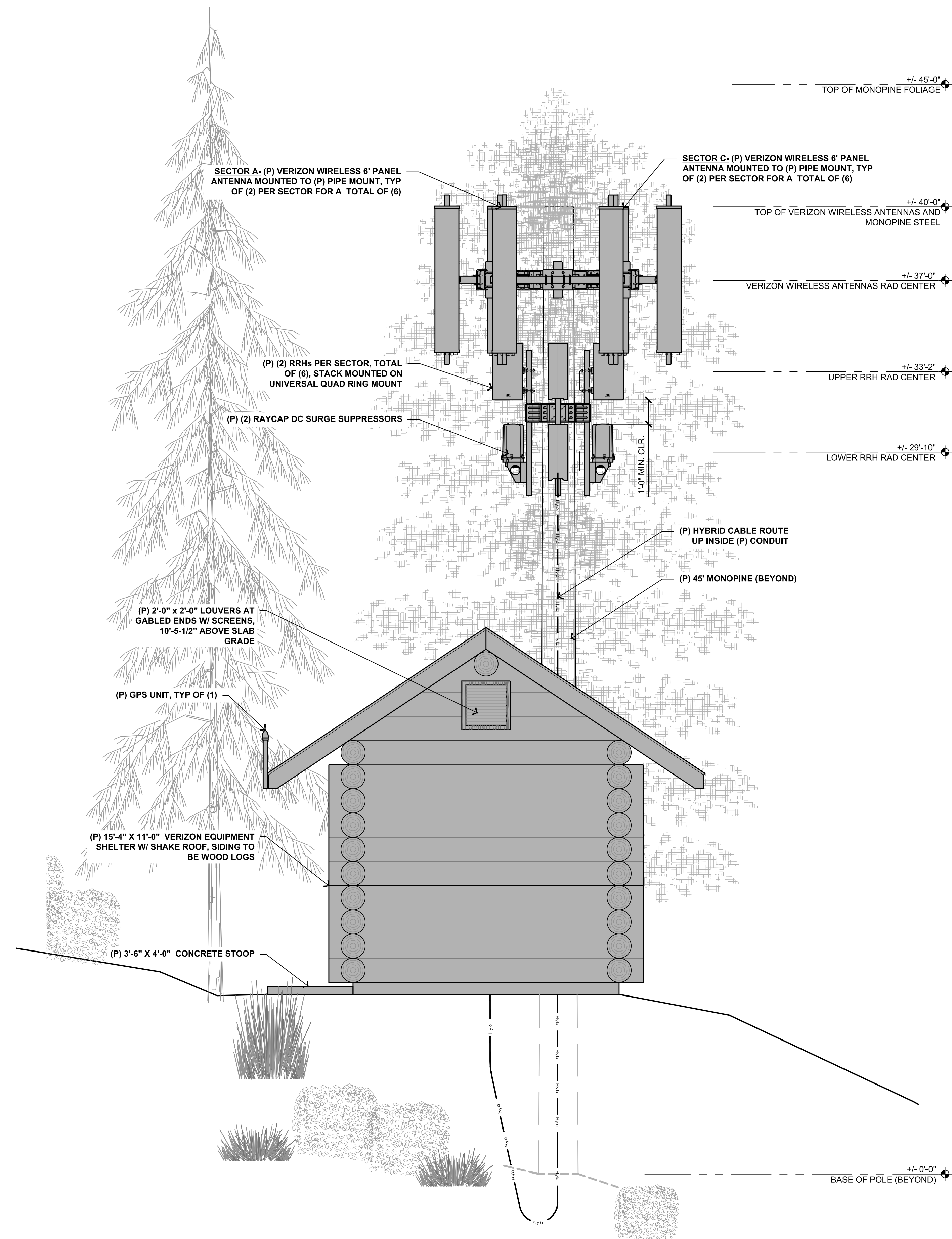
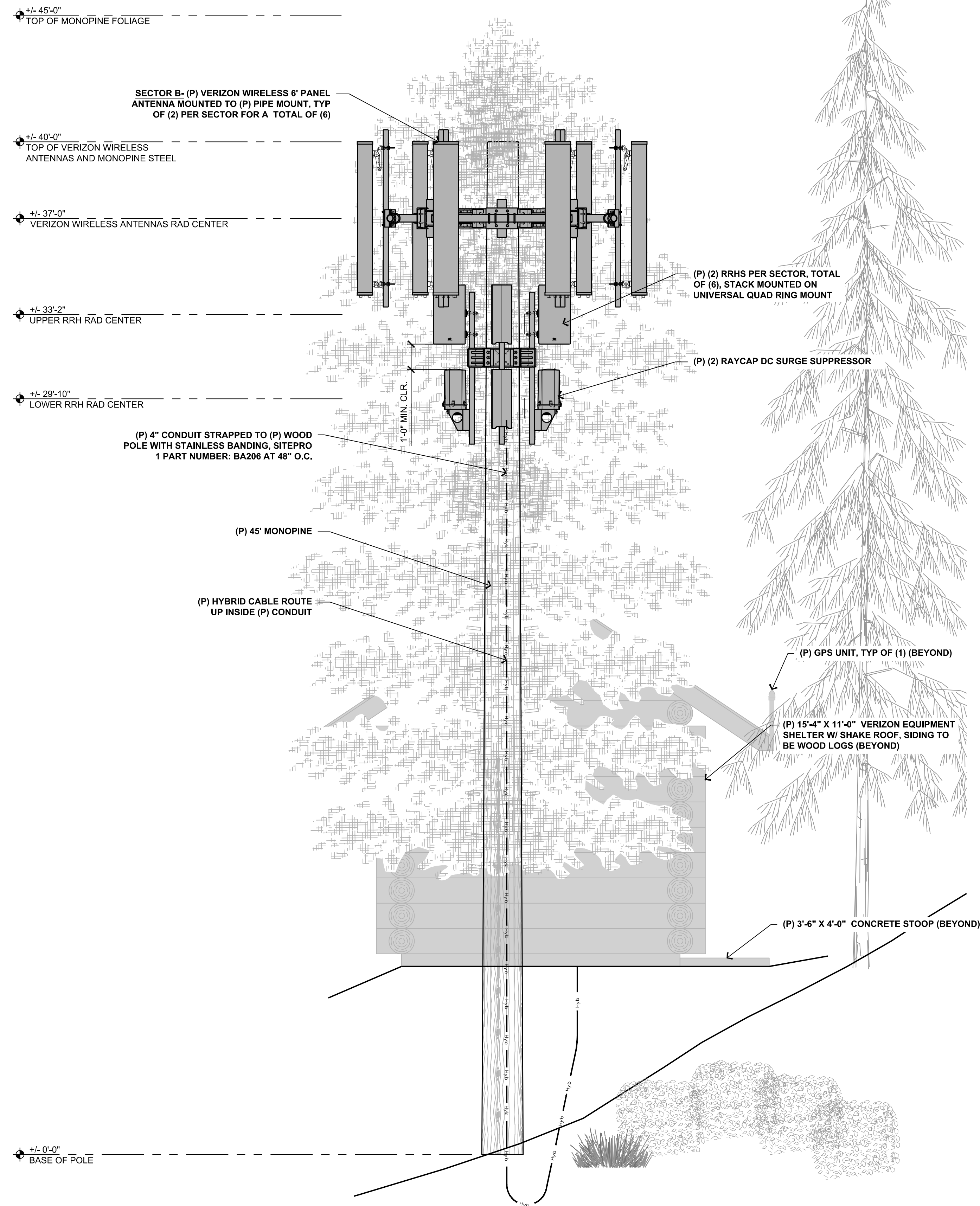
REV	DATE	DESCRIPTION
G	08/02/19	100% ZD Rev 5
F	08/01/19	100% ZD Rev 4
E	12/06/18	100% ZD Rev 3
D	11/07/18	100% ZD Rev 2
C	10/01/18	100% ZD Rev 1
B	05/25/18	100% ZD Submittal
A	05/16/18	90% ZD Submittal

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:  
**08/02/19**  
 100% ZD Rev 4

SHEET TITLE:  
**ELEVATIONS**

SHEET NUMBER:  
**A-3**



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

9 PROPOSED NORTH ELEVATION  
 3/8" = 1'-0"

P:\Data\021019\22201 PM - File Name: 1201451-14002 - Epic Wireless\021019\14002-103\_Ponderosa Ranch\_445739\021019\Borner\021019\A3\_Elevations.dwg - Plotted By: David Connor

*Existing*



*Proposed*



*view from Tunnel Creek Road looking southwest at site*

*Existing*



*Proposed*



*view from Lakeshore Boulevard looking southeast at site*

*Existing*



*Proposed*



*view from Tahoe Boulevard looking northeast at site*  
**verizon** 445739 Ponderosa Ranch  
1200 Tunnel Creek Road, Incline Village, NV  
Photosims Produced on 10-3-2019

*Existing*



*Proposed*



*view from Tahoe Boulevard looking northeast at site*

*Existing*



*Proposed*



Proposed  
Verizon Installation

view from Tunnel Creek Road looking southwest at site  
445739 Ponderosa Ranch  
1200 Tunnel Creek Road, Incline Village, NV  
Photosims Produced on 10-3-2019

*Existing*



*Proposed*



*view from Tunnel Creek Road looking north at site*

*Existing*



*Proposed*



*view from Tunnel Creek Road looking southwest at site*



*Existing*



*Proposed*



Proposed Verizon  
Installation

*view from Tunnel Creek Road looking southwest at site*

**Updated: PROJECT SUPPORT STATEMENT**  
**DEVELOPMENT APPLICATION FOR VERIZON SITE**

**APN 130-311-17**

**1200 TUNNEL CREEK RD, INCLINE VILLAGE, NV89451**

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**INTRODUCTION**

Verizon Wireless is seeking to improve communications service in the southeast part of Incline Village in an effort to improve a Significant Gap in Coverage and capacity (110.324.55) generally around the Ponderosa Ranch area, as part of Verizon's larger Lake Tahoe Initiative. Additionally, this network development will increase public safety within these areas and bring wireless service to areas that currently have poor capacity service.

This new tower will help alleviate Significant Gap in Coverage within this service area, which causes reoccurring lost calls, ineffective service, and slow data speeds. To remedy these problems, Verizon proposes a new tower to be constructed at 1200 Tunnel Creek Rd. at the top of a steep embankment immediately above State Route 28 and Lakeshore Blvd.

The location of the equipment and antennas is designed to comply with Washoe County wireless design guidelines under 110.324.55, and those of TRPA, where application will also be made. While Washoe County favors co-location, in deference to the uniqueness of Incline Village, Lake Tahoe, and the unparalleled view shed, Verizon proposes the lowest height required and the best match of its surroundings by using a monopine pole and faux cabin shelter. 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.

Power backup is via batteries, not a generator.

**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 Verizon 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, Verizon can demonstrate a clear significant gap in coverage that is not a “white area”.

Verizon Wireless is proposing a new 45’ monopine design (well below the allowable height defined in the Antenna Placement Standards in Table 110.324.55) and faux log cabin shelter that better blends with the existing surrounding. We note too that the shelter structure is placed below the trail grade to not interfere with the view from the trail, and that the shelter is not in a presumed (includes both recorded and prescriptive) Right of Way, as defined in NRS code.

### **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 Verizon Wireless’ FCC License. In addition, this project will conform to all FCC standards.

### **TECHNOLOGY AND CONSUMER SERVICES THE CARRIER WILL PROVIDE ITS CUSTOMERS**

Verizon 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**

The shelter has been specifically designed to eliminate air-condition outside the shelter than can contribute to higher noise levels. The faux log cabin will provide an additional layer of noise suppression surrounding cabinets with built-in AC. Also, Verizon will further reduce noise by eliminating a generator from the project, and instead, utilize battery backup.

### **HAZARDOUS MATERIAL**

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

### **ENVIRONMENTAL SETTING**

Verizon Wireless is proposing a new monopine and faux log cabin equipment shelter that blends with the existing 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.