

# Special Use Permit Washoe County Communication Site

Submitted to Washoe County  
May 8, 2022

Prepared for

WC Technology Services Dept.

230 Edison Way

Reno, NV 89502

Prepared by



**WOOD RODGERS**

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## 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>Cold Springs WC Communication Tower</b>			
Project Description: Construction of an unmanned telecommunications facility as part of the Nevada Shared Radio System upgrade. The project will include a 110 foot tall lattice tower and accessory equipment.			
Project Address: 1805 Mud Springs Drive			
Project Area (acres or square feet): 2,400 square feet			
Project Location (with point of reference to major cross streets <b>AND</b> area locator):			
<b>Cold Spring Wastewater Treatment Facility site</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
556-290-04	73.47		
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: Washoe County; Community Services Dept		Name: Wood Rodgers, Inc	
Address: 1001 E 9th Street, Bldg A		Address: 1361 Corporate Blvd	
Reno, NV	Zip: 89512	Reno, NV	Zip: 89502
Phone:	Fax:	Phone: 775-823-5258	Fax:
Email:		Email: shuggins@woodrodgers.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Stacie Huggins	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: WC Technology Services Department		Name:	
Address: 230 Edison Way		Address:	
Reno, NV	Zip: 89502		Zip:
Phone: 775-858-5952	Fax:	Phone:	Fax:
Email: MLawney@washoecounty.gov		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Melissa Lawney		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):	



# Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

As part of the Nevada Shared Radio System upgrade to improve the state-wide emergency radio system and address significant gap coverage in northern Washoe County, Washoe County seeks to construct a new communication tower with ancillary generator building near the northwestern property boundary of the site.

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.)

See attached plans from L3Harris

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

The proposed project will begin construction in mid to late 2022 and is anticipated to be completely installed and electrical equipment turned on within six months.

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?

The southern portion of the site is currently used for a public utility (water reclamation facility), a more intense use than the proposed communications tower. The location of the tower is approximately 2,300 feet from the nearest residential development and will not have impacts that will affect surrounding uses.

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

This new tower will address a significant gap in coverage in this area providing better emergency response opportunities for government agencies using the Nevada Shared Radio System. The tower will provide improved emergency communications throughout the northern Nevada/California area which do not currently have adequate emergency cellular service, particularly as it relates to the Nevada Shared Radio System.

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

None. The proposed tower has been sited to avoid negative impacts on adjacent properties.

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.

Due to the type of project proposed, no landscaping, parking or signs are proposed. See Project Description in Section 2 for additional information.

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	N/A
b. Electrical Service	NV Energy
c. Telephone Service	N/A
d. LPG or Natural Gas Service	N/A
e. Solid Waste Disposal Service	N/A
f. Cable Television Service	N/A
g. Water Service	Truckee Meadows Water Authority

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).

N/A

10. Community Services (provided and nearest facility):

a. Fire Station	1.34 miles away
b. Health Care Facility	0.56 miles away
c. Elementary School	1.2 miles away
d. Middle School	0.59 miles away
e. High School	9.6 miles away
f. Parks	0.37 miles away
g. Library	9.53 miles away
h. Citifare Bus Stop	5.83 miles away

**Special Use Permit Application  
for Grading  
Supplemental Information**

(All required information may be separately attached)

1. What is the purpose of the grading?

To support development of a new public safety communications tower.

2. How many cubic yards of material are you proposing to excavate on site?

The tower foundation will require approximately 57 cy of excavation and the shelter will require approximately 20 cubic yards.

3. How many square feet of surface of the property are you disturbing?

The fenced area will be approximately 2,400 square feet with an additional 10 feet cleared for a construction buffer around the final site dimensions.

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

Some clean fill materials for compacted bedding will be required under the shelter foundation. The shelter will require approx. 4 cubic yards of crushed rock. Spoils will be spread across the site to level low spots.

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

Yes; this information is provided for background information only.

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

No

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain your answer.)

Yes

8. Can the disturbed area be seen from off-site? If yes, from which directions and which properties or roadways?

The subject site may be visible to properties directly east and south; however, due to the nature of the project, the impact is considered to be minimal.

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

No, improvements are limited to use by the Washoe County Communications project.

10. What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

The site slopes less than 1% across the 60' width of the proposed improvements. Currently there is no vegetation on the site to clear or re-establish.

11. Are you planning any berms?

Yes	No <input checked="" type="checkbox"/>	If yes, how tall is the berm at its highest?
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12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

No retaining walls are necessary for the project.

13. What are you proposing for visual mitigation of the work?

Due to the nature of the proposed project, no screening/buffering is proposed with the project.

14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?

No trees are present on the proposed site.

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

No vegetative ground cover is currently present at the project site and there is no plan to provide any after construction. Ground cover will consist of crushed rock within the fenced compound.



16. How are you providing temporary irrigation to the disturbed area?

N/A

17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

N/A

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes	No <input checked="" type="checkbox"/>	If yes, please attach a copy.
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## **Project Description**

### **Executive Summary**

District #: 5 – Commissioner Herman  
Applicant: Washoe County Technology Services Department  
APN Number: 556-290-04  
Request: A request has been made for a Special Use Permit to allow a commercial use (communication facility) in the PSP zoning district per Washoe County Development Code Section 110.304.25  
Location: The project is located at 1805 Mud Springs Drive approximately 530 feet west of New Forest Drive in Cold Springs.

### **Background**

The proposed project is located at 1805 Mud Springs Drive (APN 556-290-04), approximately one-half mile north of Village Parkway. The property is zoned Public/Semi-Public Facilities (PSP) and has a master plan designation of Suburban Residential (SR). The parcel is surrounded by vacant land, aside from a small section of the southern portion of the property which borders single-family residential development. The parcel is partially developed with a Washoe County reclaimed water reservoir and pump station.

### **Project Request**

Washoe County proposes the construction of an unmanned telecommunications facility as part of the Nevada Shared Radio System upgrade. The tower will improve the state-wide emergency radio system and address substantial gap coverage in northern Washoe County.

The site plan includes a 2,400 square-foot fenced enclosure with a new 110-foot tall 4-legged self-support lattice tower and an ancillary generator located near the northwestern property boundary. The facility is accessed via an existing dirt road and does not propose any new grading or roadway paving. The restricted access site is enclosed by an 8-foot-tall chain link fence topped with one foot of barbed wire and two 8-foot swing gates. A 26' x 11'6" equipment shelter houses support equipment, including a new 50-kW 1PH 500-gallon diesel generator. A 9-foot-long ice bridge connects the tower to the equipment shelter. The proposed location of the tower on the site is approximately 2,300 feet from the nearest residential development.

There are two main components of the site that require excavation to install the supporting concrete foundations. The shelter will require approximately 20 cubic yards of excavation, with all the excavated materials being replaced with concrete. The tower foundation will require approximately 57 cubic yards of excavation for the concrete foundation. There will be approximately 19 cubic yards of concrete placed in the excavation and then approximately 38 cubic yards of soils from the original excavation will be compacted on top of the concrete foundation, bringing the excavation back to grade. The remaining spoils will be used to level any low spots on the 2400 square foot compound. Both excavations are performed on flat ground with no slope cut/fill required.

### Landscaping and Paving

As part of this request, the applicant is also requesting waivers from development standards regarding parking and landscaping requirements. Specifically, the request to waive the requirement to pave all parking areas, driveways and maneuvering areas will reduce new impervious surfaces and reduce future maintenance of paved surfaces.

The request to waive requirements for landscaping will minimize negative visual impacts on the area since the native vegetation in this area does not include plant types typically found in more formal landscaping, including the use of trees. Furthermore, the applicant is proposing the use of chain-link fencing as a means of keeping the area secure from the public and wildlife.

### Findings

#### Special Use Permit Findings

- (a) ***Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;***

**Response:** The proposed project is in conformance with Washoe County Master Plan and the Cold Springs Area Plan, specifically the Suburban Character Management Area. The Cold Springs Area Plan Public Services and Facilities Plan classifies the subject parcel as public land and suburban community services area, which aligns with a Nevada Shared Radio System emergency communications tower use. There are no programs, policies, or standards of the Master Plan or Cold Springs Area Plan that prohibit approval of a communications facility. Therefore, the proposed project is consistent with the Suburban Residential designation on the property.

- (b) ***Improvements. 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;***

**Response:** The communication facility will provide necessary emergency services communication capabilities for the Nevada Shared Radio System, filling a significant gap in coverage in Northern Washoe County. The project does not require improvements to existing public utilities for its operation. Access to the site will be from an existing access road that connects to Mud Springs Drive and County Highway 295, which borders the parcel on the eastern boundary.

- (c) ***Site Suitability. The site is physically suitable for the type of development and for the intensity of development;***

**Response:** The site is physically suitable for the construction of a communication tower. The proposed project is located on a large parcel presently used for a water treatment facility, in a portion of the site which has no other existing development. The communication tower and equipment shelter will be located in the furthest possible location from adjacent residential zoning and will not be visible to surrounding development. The site will be fenced on all four sides.

- (d) ***Issuance Not Detrimental. 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; and***

**Response:** Issuance of the permit will not be detrimental to the public health, safety, or welfare of the surrounding area. Consideration has been given to the neighboring properties through the overall site design, notably in the placement of the tower and equipment shelter as far as possible from any surrounding residential development.

- (e) ***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.***

**Response:** Not applicable as there are no military installations within the project area.

**Emergency Service Communication Facilities Findings**

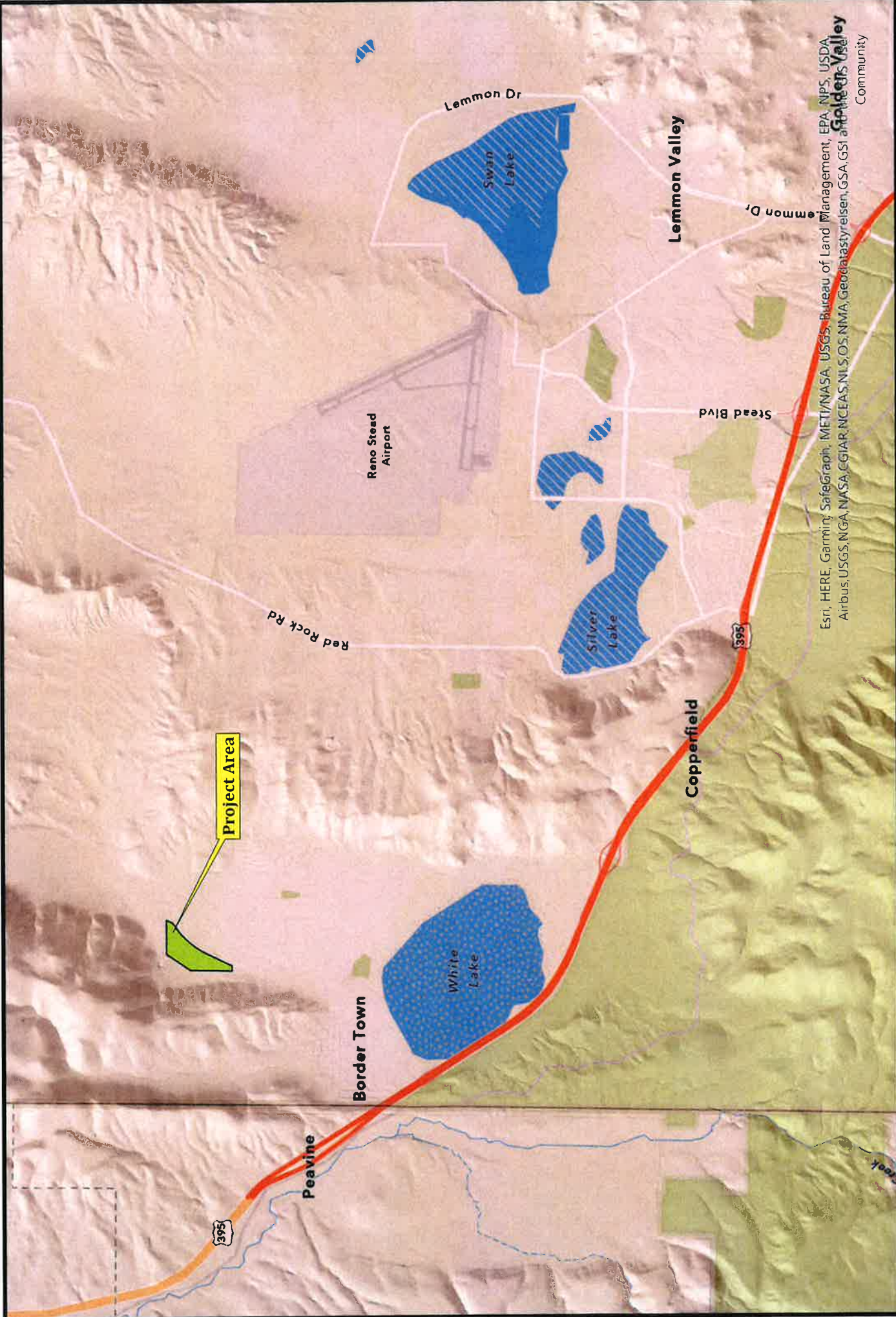
In addition to the findings required for approval in Article 810, Special Use Permit, the following findings must also be made for approval of all emergency service community facilities:

- (a) ***The proposed emergency service communication antenna is necessary to meet the applicant's and the public's needs.***

**Response:** The purpose of this project is to significantly improve gap coverage for emergency service communications by constructing the proposed tower in an area which does not otherwise have adequate wireless service.

- (b) ***The proposed emergency service communication antenna is provided with adequate safety equipment and aesthetic treatments to be visually compatible with uses in the general vicinity.***

**Response:** The proposed project will include an 8 foot all chain link fence with slats that provide at least 75 percent opacity as a means of keeping the area secure from wildlife and/or protected from climbing by unauthorized persons.



Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Airbus, USGS, NGA, NASA, CGIAR, NCEAS, NLS, OS, NMA, Geotast, tyrisen, GSA, GSI and the **Golders Valley** Community



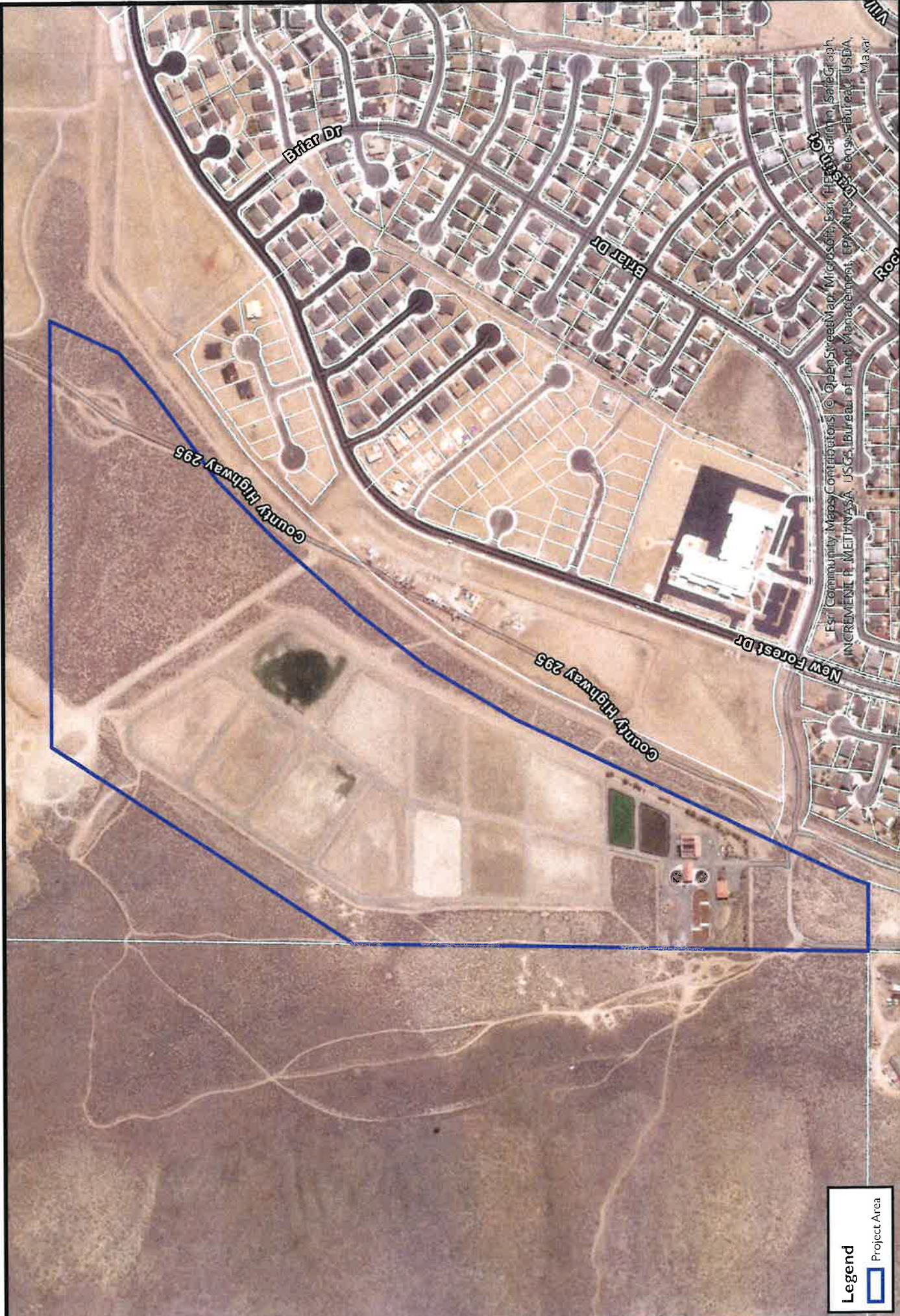
# Vicinity Map

## Washoe County Communication Site/Cold Springs

October 2021



**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1385 Corporate Boulevard  
 Reno, NV 89502  
 Tel: 775.823.4068  
 Fax: 775.823.4066



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**Legend**  
 Project Area



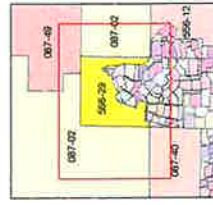
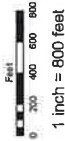
**Aerial Map**  
**Washoe County Communication Site/Cold Springs**  
**October 2021**



**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1361 Corporate Boulevard  
 Reno, NV 89502  
 Tel: 775-823-4068  
 Fax: 775-823-4066

**PORTIONS OF SECTIONS 9, 15, & 16  
T21N - R18E**

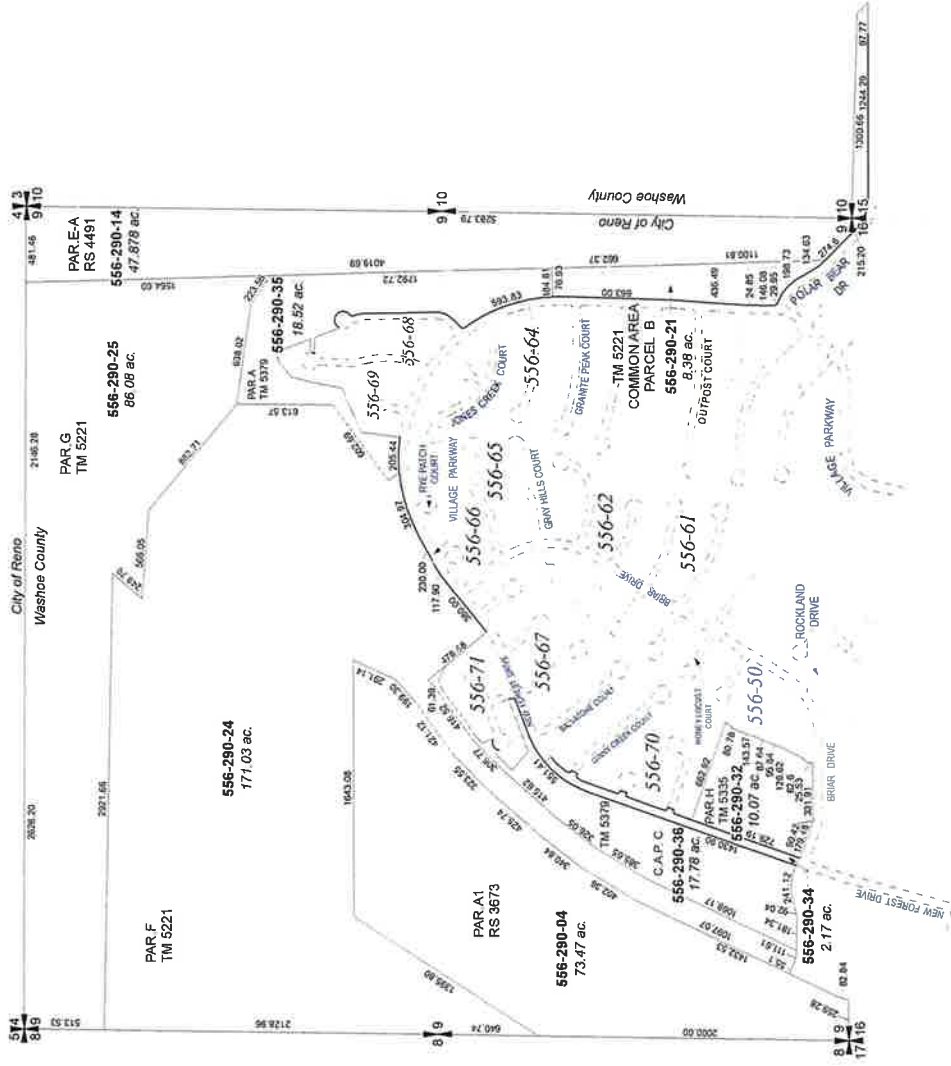
STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
1001 East Ninth Street, Building D  
Reno, Nevada 89502  
(775) 328-2331



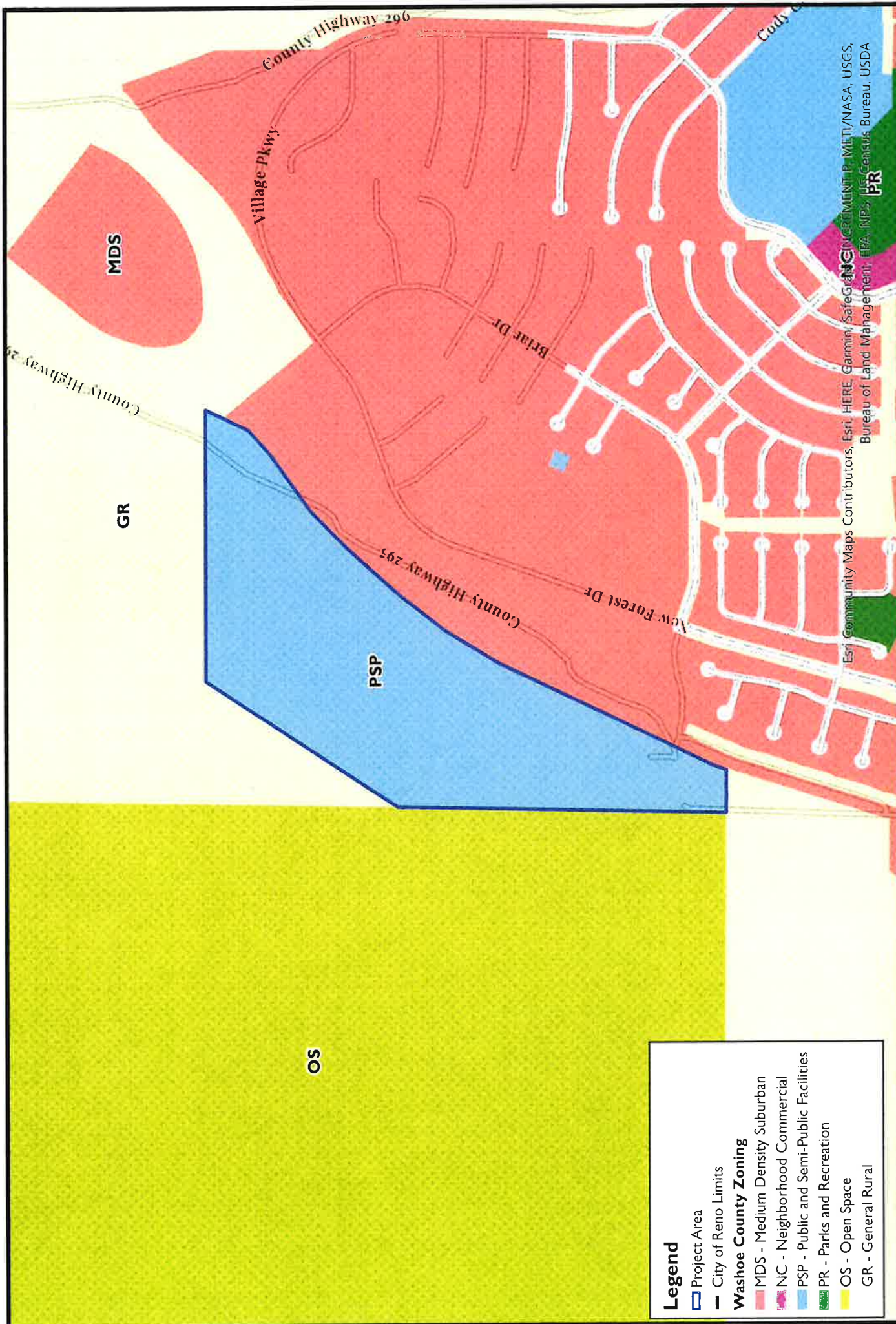
created by: MLH 05/19/2011  
updated: SR 09/29/17, SR 07/09/18  
SR 08/15/19, SR 07/09/20

area previously shown on map(s):

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and is not intended to be used for any other purpose. A survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



C.A.P. = COMMON AREA PARCEL



**Legend**

- Project Area
- City of Reno Limits

**Washoe County Zoning**

- MDS - Medium Density Suburban
- NC - Neighborhood Commercial
- PSP - Public and Semi-Public Facilities
- PR - Parks and Recreation
- OS - Open Space
- GR - General Rural

0 500 1,000  
FEET

# Zoning

## Washoe County Communication Site/Cold Springs

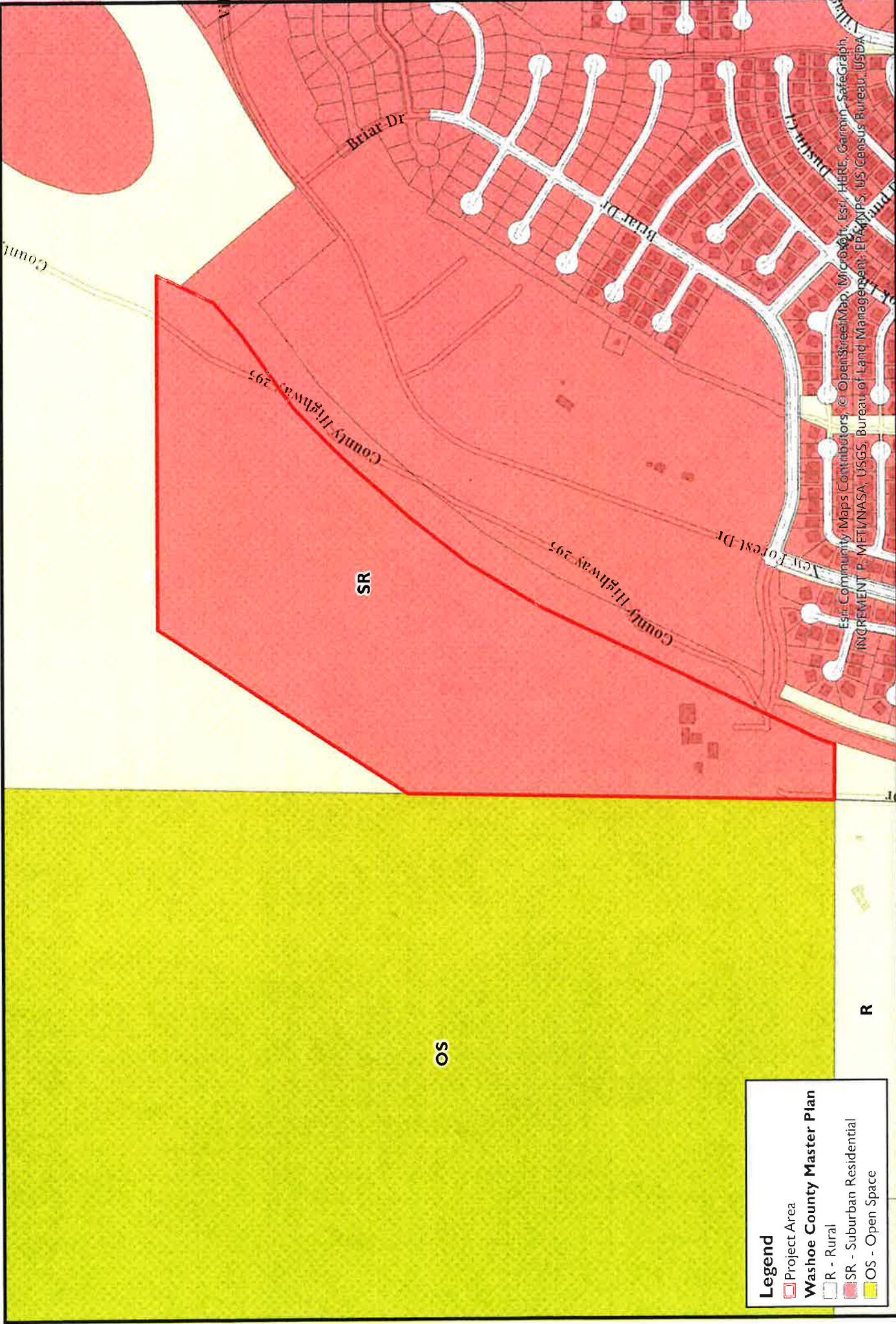
October 2021

Esri Community Maps Contributors, Esri, HERE, Garmin, SafeGraph, INC, DEPARTMENT OF METEOROLOGICAL SERVICE, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, PR



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 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1361 Corporate Boulevard  
 Reno, NV 89502  
 Tel: 775-823-4068  
 Fax: 775-823-4066





**Legend**

- Project Area
- Washoe County Master Plan
- R - Rural
- SR - Suburban Residential
- OS - Open Space



# Master Plan/Land Use

## Washoe County Communication Site/Cold Springs

October 2021

**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1361 Corporate Boulevard Reno, NV 89502  
 Tel: 775.823.4088 Fax: 775.823.4086

J:\plans\8051\_Washoe County\057\_Emergency\_Service\_Comm\_OA\GIS\ArcPro\ColdSprings\ColdSprings.aprx 10/7/2021 8:31 AM ethompson

**GENERAL NOTES**

THE ARCHITECT/ENGINEERS HAVE MADE EVERY EFFORT AS SET FORTH IN THE CONSTRUCTION DRAWINGS, CONTRACT DOCUMENTS AND THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHESS CAUTIONED THAT MINOR DISCREPANCIES MAY OCCUR BETWEEN THESE DRAWINGS AND THE PROJECT. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THEM BY THE ARCHITECT/ENGINEERS. THE ARCHITECT/ENGINEERS SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF THE CONTRACTORS' PROPOSAL. IN THE EVENT OF DISCREPANCIES, THE CONTRACTORS SHALL BE RESPONSIBLE FOR EXTENSIVE WORK UNLESS OTHERWISE DIRECTED.

**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.

- 2018 INTERNATIONAL BUILDING CODE (IBC) AMENDMENTS
- 2018 INTERNATIONAL MECHANICAL CODE (IMC) AMENDMENTS
- 2018 INTERNATIONAL FUEL GAS CODE (IFGC) AMENDMENTS
- 2018 INTERNATIONAL PLUMBING CODE (IPC) AMENDMENTS
- 2018 NATIONAL ELECTRICAL CODE (NEC) AMENDMENTS
- 2018 NATIONAL FIRE CODE (NFC) AMENDMENTS
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AMENDMENTS
- ANSI/AIA-222-G STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS



**DRIVING DIRECTIONS**

FROM RENO CITY, NV: TAKE I-580 N. KEEP LEFT TO STAY ON I-580 N. CONTINUE ONTO VILLAGE POXY. TURN LEFT ONTO NEW FOREST DR. TURN LEFT ONTO BRIAR DR. SHARP TURN RIGHT ONTO CO HWY 295. CONTINUE TO TRAVEL ON CO HWY FOR 0.4 MI AND THEN TURN LEFT ONTO UNNAMED DIRT ROAD. CONTINUE TO TRAVEL ON UNNAMED DIRT ROAD FOR 0.25 MI. DESTINATION IS LOCATED ON THE RIGHT SIDE OF THE ROAD.

# NEVADA SHARED RADIO SYSTEMS

## SITE NAME: COLD SPRINGS

1805 MUD SPRINGS DRIVE  
RENO, NV 89508  
WASHOE COUNTY

**PROJECT TEAM**

**PROJECT OWNER:** WASHOE COUNTY TECHNOLOGY SERVICES  
230 EDISON WAY  
RENO, NV 89502  
**CONTACT:** MELISSA LAWNEY

**PROJECT MANAGER:** LHARRIS COMMUNICATIONS SERVICES  
1421 EAST SUNSET RD, SUITE 18  
LAS VEGAS, NV 89120  
**CONTACT:** HEATHER TAYLOR  
PHONE: (775) 696-8655

**APPLICANT:** LHARRIS COMMUNICATIONS SERVICES  
1421 EAST SUNSET RD, SUITE 18  
LAS VEGAS, NEVADA 89120  
**CONTACT:** HEATHER TAYLOR  
PHONE: (775) 696-8655  
EMAIL: Heather.Taylor@lharris.com

**CONSULTANT:** ADW COMMUNICATIONS SERVICES, INC.  
14350 NORTH 9TH STREET  
SCOTTSDALE, ARIZONA 85208  
PHONE: (480) 291-8620  
EMAIL: tsak@adwcomm.com

**TOWER MANUFACTURER:** SABRE INDUSTRIES  
101 SOUTH BRIDGE DRIVE  
P.O. BOX 200  
SILOX CITY, IA 51102  
PHONE: (712) 238-4690

**PROJECT INFORMATION**

**SITE ADDRESS:** 1805 MUD SPRINGS DRIVE  
RENO, NV 89508

**SITE COORDINATES:** LATITUDE: 39° 42' 08.34" N (NAD 83)  
LONGITUDE: 119° 59' 29.70" W (NAD 83)  
ELEVATION: 5,107.50' (AMSL) (NAD 86)

**PROPERTY OWNER:** TBD

**APN NUMBER:** 566-290-04

**CURRENT ZONING:** PSP

**CONSTRUCTION TYPE:** VB

**OCCUPANCY:** U FOR TOWER

**CURRENT USE:** VACANT LAND

**NEW USE:** UNMANNED TELECOMMUNICATIONS FACILITY

**LEASE AREA:** 2,400 SQ FT

**PROJECT NOTES:**

- THE FACILITY IS UNMANNED WITH RESTRICTED ACCESS. EQUIPMENT ROOM/SHED AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF WASHOE COUNTY COMMUNICATIONS. THE FACILITY IS NOT TO BE USED FOR ANY OTHER PURPOSES.
- FOR ROUTINE INSPECTION AND MAINTENANCE AND THE WORK ASSOCIATED WITH ANY EQUIPMENT IS NOT TYPICALLY PERFORMED BY PERSONS WITH DISABILITIES.
- NO SANITARY SEWER, POTABLE WATER OR WASTE DISPOSAL IS REQUIRED.
- ADA COMPLIANCE IS NOT REQUIRED PER IBC SECTION 1103.2.9

TITLE	DESCRIPTION:
T-1	TITLE SHEET & PROJECT INFORMATION
GN-1	GENERAL NOTES
GN-2	GENERAL NOTES
GN-3	GENERAL NOTES
GN-4	ABBREVIATIONS & LEGEND
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	ELEVATION
A-4	CONSTRUCTION DETAILS
A-5	CONSTRUCTION DETAILS
A-6	CONSTRUCTION DETAILS
E-1	ELECTRICAL NOTES
E-2	ELECTRICAL NOTES
E-3	ONE-LINE DIAGRAM
G-1	GROUNDING PLAN
G-2	GROUNDING DETAILS
G-3	GROUNDING DETAILS
SS-1	TOPOGRAPHICAL SURVEY

**ATTACHMENT:**

- REPORT: GEOTECHNICAL INVESTIGATION REPORT
- REPORT: TOWER CALCULATIONS (SABRE INDUSTRIES)
- REPORT: NV ENERGY ELECTRIC DRAWINGS

**PROJECT DESCRIPTION**

THE SITE PROPOSED SCORE INCLUDES THE INSTALLATION OF A NEW SELF-SUPPORT TOWER WITH NEW ANTENNAS & TOWER FOUNDATION, NEW EQUIPMENT SHELTER, GENERATOR, AND ICE BRIDGE WITH A NEW CHAIN LINK FENCE COMPOUND.

**REVISIONS**

REV	NO.	DESCRIPTION	DATE	BY
001	001	ADW	5/26/2021	ADW
002	002	ADW	7/22/2021	ADW
003	003	ADW	8/12/2021	ADW

**SITE NAME:** COLD SPRINGS  
**SITE ADDRESS:** 1805 MUD SPRINGS DRIVE  
RENO, NV 89508

**UTILITY TABLE**

UTILITY:	PROVIDER:
WATER	N/A
SEWER	N/A
ELECTRICAL	TBD
TELEPHONE/FIBER	N/A
POLICE	TBD
FIRE	TBD

**SPECIAL INSPECTIONS**

	NO	YES
DRILLED CAISSON (PERIODIC)	YES	YES
CONCRETE CONSTRUCTION (CONTINUOUS)	YES	YES
BOLTS IN CONCRETE & HIGH STRENGTH BOLTS (CONTINUOUS)	YES	YES
REINFORCING STEEL (PERIODIC)	YES	YES
EXPANSION AND EPOXY BOLTS (CONTINUOUS)	YES	YES
SOIL COMPACTION BELOW SLAB ON GRADE (PERIODIC)	YES	YES

**LHARRIS**

LHARRIS COMMUNICATIONS SYSTEMS  
1421 EAST SUNSET RD, SUITE 18  
LAS VEGAS, NV 89120

WASHOE COUNTY TECHNOLOGY SERVICES  
230 EDISON WAY  
RENO, NV 89502

**LHARRIS**

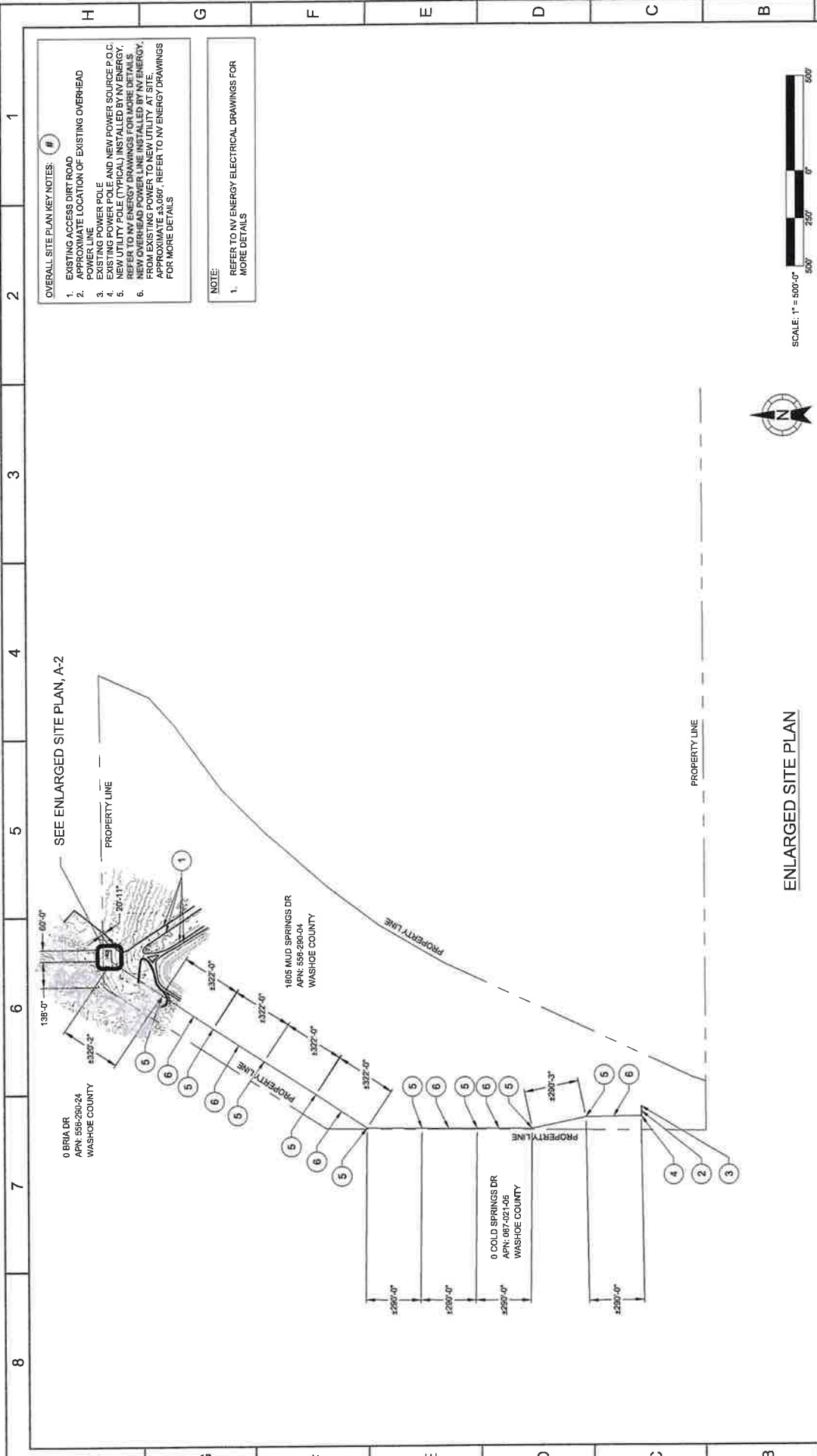
LHARRIS COMMUNICATIONS SYSTEMS  
14350 N. 9TH ST., STE. 146  
SCOTTSDALE, AZ 85250  
PHONE: (480) 291-8621

**LHARRIS**

COMMUNICATIONS SYSTEMS  
PUBLIC SAFETY & PROTECTIVE COMMUNICATIONS  
CONTRACT: 18050712

PRELIMINARY ENGINEERING CONSTRUCTION DRAWINGS COMPANY CONFIDENTIAL  
REVISIONS SHALL BE MADE BY THE ARCHITECT/ENGINEER.  
DATE: 03/11/21 BY: ADW  
PREPARED BY: ADW/COM  
VERSION: 003  
PAGE: 1/1

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- OVERALL SITE PLAN KEY NOTES: #
1. EXISTING ACCESS DIRT ROAD
  2. APPROXIMATE LOCATION OF EXISTING OVERHEAD POWER LINE
  3. EXISTING POWER POLE
  4. EXISTING POWER POLE AND NEW POWER SOURCE P.C.C. FROM UTILITY TO PROPERTY
  5. REFER TO NV ENERGY DRAWINGS FOR MORE DETAILS
  6. NEW OVERHEAD POWER LINE INSTALLED BY NV ENERGY FROM EXISTING POWER TO NEW UTILITY AT SITE. APPROXIMATE #30897. REFER TO NV ENERGY DRAWINGS FOR MORE DETAILS

NOTE:

1. REFER TO NV ENERGY ELECTRICAL DRAWINGS FOR MORE DETAILS

REV	DESCRIPTION	DATE	BY
001	ISSUE	02/20/21	ADW
002	COMMENTS	07/22/21	ADW
003	COMMENTS	07/22/21	ADW

**L3HARRIS**  
 COMMUNICATIONS SYSTEMS  
 PUBLIC SAFETY & PROFESSIONAL COMMUNICATIONS  
 PRELIMINARY ENGINEERING CONSTRUCTION DRAWINGS COMPANY CONFIDENTIAL  
 SHEET TITLE: 1777-5101-3-3X  
 REVISION: 1805 MILD SPRINGS DRIVE SYSTEM  
 OVERALL SITE PLAN  
 VERSION: 003  
 PAGE: A-1  
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**L3HARRIS**  
 COMMUNICATIONS SERVICES, INC.  
 14350 N. 87TH ST., STE. 145  
 SCOTTSDALE, AZ 85260  
 PHONE: 480.251.6824

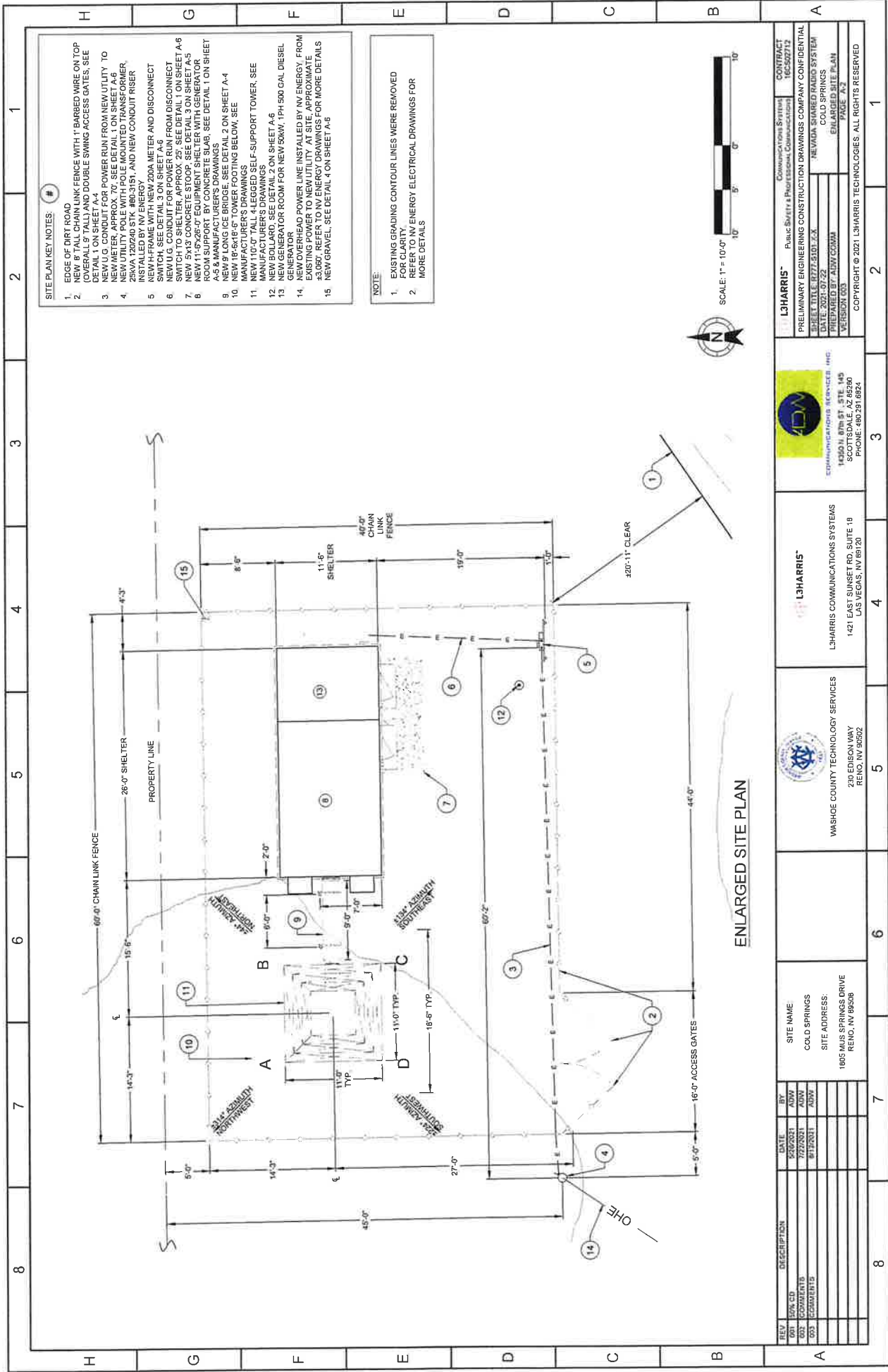
**L3HARRIS**  
 L3HARRIS COMMUNICATIONS SYSTEMS  
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 LAS VEGAS, NV 89102

**WASIOE COUNTY TECHNOLOGY SERVICES**  
 230 EDISON WAY  
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 RENO, NV 89502

REV	DESCRIPTION	DATE	BY
001	ISSUE	02/20/21	ADW
002	COMMENTS	07/22/21	ADW
003	COMMENTS	07/22/21	ADW

SITE NAME:	COLD SPRINGS
SITE ADDRESS:	1805 MILD SPRINGS DRIVE RENO, NV 89508



**SITE PLAN KEY NOTES:**

1. EDGE OF DIRT ROAD
2. NEW 8' TALL CHAIN LINK FENCE WITH 1" BARBED WIRE ON TOP (COVERALL 9' TALL) AND DOUBLE SWING ACCESS GATES, SEE DETAIL 1 ON SHEET A-4
3. NEW U.G. CONDUIT FOR POWER RUN FROM NEW UTILITY TO SHED, SEE DETAIL 2 ON SHEET A-4
4. NEW UTILITY POLE WITH HOLE MOUNTED TRANSFORMER, 25KVA 120/240 STK #80-3151, AND NEW CONDUIT RISER INSTALLED BY NV ENERGY
5. NEW H-FRAME WITH NEW ZODIA METER AND DISCONNECT SWITCH, SEE DETAIL 3 ON SHEET A-4
6. NEW 11'-0" TALL CONCRETE STUOP, SEE DETAIL 1 ON SHEET A-5
7. NEW 5X12 CONCRETE STOOP, SEE DETAIL 3 ON SHEET A-5
8. NEW 11'-0" TALL EQUIPMENT SHELTER WITH GENERATOR ROOM SUPPORT BY CONCRETE SLAB, SEE DETAIL 1 ON SHEET A-4
9. NEW 9' LONG ICE BRIDGE, SEE DETAIL 2 ON SHEET A-4
10. NEW 18'-6X18'-6" TOWER FOOTING BELOW, SEE MANUFACTURER'S DRAWINGS
11. NEW 110'-0" TALL 4 LEGGED SELF-SUPPORT TOWER, SEE MANUFACTURER'S DRAWINGS
12. NEW 11'-0" TALL 4 LEGGED SELF-SUPPORT TOWER, SEE MANUFACTURER'S DRAWINGS
13. NEW GENERATOR ROOM FOR NEW 50KW, 1PH, 500 GAL DIESEL GENERATOR
14. NEW OVERHEAD POWER LINE INSTALLED BY NV ENERGY, FROM EXISTING POWER TO NEW UTILITY AT SITE, APPROXIMATE ±3080', REFER TO NV ENERGY DRAWINGS FOR MORE DETAILS
15. NEW GRAVEL, SEE DETAIL 4 ON SHEET A-6

**NOTE:**  
 1. EXISTING GRADING CONTOUR LINES WERE REMOVED FOR CLARITY.  
 2. REFER TO NV ENERGY ELECTRICAL DRAWINGS FOR MORE DETAILS



SCALE: 1" = 10'-0"

**ENLARGED SITE PLAN**

REV	DESCRIPTION	DATE	BY
001	ISSUE CD	1/20/2021	ADW
002	ISSUE CD	1/20/2021	ADW
003	ISSUE CD	1/20/2021	ADW

<b>L3HARRIS</b> WASHOE COUNTY TECHNOLOGY SERVICES 230 EDISON WAY RENO, NV 95502		<b>L3HARRIS</b> L3HARRIS COMMUNICATIONS SYSTEMS 1421 EAST SUNSET RD, SUITE 10 LAS VEGAS, NV 89120		EDWARDS & KELCEY SERVICES INC. 14350 N. 87TH ST., 145 SCOTTSDALE, AZ 85260 PHONE: 480.281.6824		<b>L3HARRIS</b> Planning & Project Execution, Communications 16552713 CONTRACT PRELIMINARY ENGINEERING CONSTRUCTION DRAWINGS COMPANY CONFIDENTIAL REVISIONS COLD SPRINGS ENLARGED SITE PLAN PAGE A-2 VERSION 003	
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8	7	6	5	4	3	2	1
H	G	F	E	D	C	B	A