

- I. CALL TO ORDER
- II. ROLL CALL
- III. REVIEW AGENDA
- IV. CONSENT OF OCTOBER 11, 2016 MINUTES
- V. NEW BUSINESS
 - a. IBC Discussion
 - b. Commnet Generator Addition to Leased Property
 - c. As Tasked by BOT: Evaluate Tiny Home Legislation in City Limits and include the following:
 - i. Zoning Issues
 - ii. Taxation Issues
 - iii. Foundation Issues
 - iv. Legislating Permanent Vs. Temporary Tiny Homes*PZC members, please bring the material you have collected to this point from previous meetings.
 - b. As Tasked by BOT: Evaluate possibilities for the Rio Grande Right of Way from 5th Street to Hwy 149
- VI. ADJOURN

POSTED 12/9/16

OPEN TO THE PUBLIC

**PLANNING & ZONING COMMISSION
CITY OF CREEDE, COLORADO - A TOWN
October 11, 2016**

REGULAR MEETING

The Planning and Zoning Commission of the City of Creede – a Town, County of Mineral, State of Colorado, met in the Creede Town Hall at the hour of 5:33 p.m. There being present at the call of the roll the following persons:

COMMISSIONERS PRESENT: Lauri Jordan, Ed Vita, Frank Freer, Jeffrey Larson

Commission Chair Jordan, presiding, declared a quorum present:

Those members of staff also present were as follows: Clyde Dooley, Town Manager
Randi Snead, Town Clerk

AGENDA

Commissioner Vita moved and Commissioner Larson seconded to approve the agenda as presented. The vote was unanimous. Commission Chair Jordan declared the motion carried.

CONSENT OF SEPTEMBER 13, 2016 MINUTES

A correction was made to the September 13, 2016 minutes. Commissioner Freer moved and Commissioner Larson seconded to approve the September 13, 2016 minutes as amended. There were three yes votes and one abstention (Jordan). Commission Chair Jordan declared the motion carried.

PUBLIC HEARING AND RELATED ACTIONS

RECOMMEND SPECIAL EXCEPTION USE 111 E WALL ST

Commission Chair Jordan opened the public hearing. Mineral County Assessor Libby Lamb was present to provide clarification on property tax issues regarding tiny homes and homes without a foundation. Ginger Alexander expressed that she was only in favor of tiny homes if they had a foundation and were connected to city water and sewer utilities. Jenny Inge spoke in favor of developing tiny home regulation since it is a big trend that Creede could possibly benefit from welcoming. The special exception use was discussed at length by the Planning & Zoning Commission. Commission Chair Jordan Commissioner Larson moved and Commissioner Vita seconded to recommend that the Board of Trustees approve the Special Exception Use at 111 E. Wall Street with a compliance agreement that requires the home be connected to city water and sewer and be removed from the property by May 1, 2017. There were three yes votes and one no vote (Freer). Commission Chair Jordan declared the motion carried.

NEW BUSINESS

TRAFFIC INTERSECTION CONCERNS

Commissioner Vita relayed several concerns with traffic on Highway 149. Several were deemed to be outside of city limits and therefore not the purview of the Planning and Zoning Commission. Commissioner Vita moved to recommend that the Board of Trustees paint a stop sign on the pavement at the intersection of La Garita Street and Highway 149. The motion died for lack of a second.

DISCUSS/RECOMMEND DEVELOPMENT CODE TOPICS

OUTDOOR STORAGE DEFINITIONS

Outdoor Storage in the Development Code and the Creede Municipal Code were discussed at length. Commissioner Jordan moved and Commissioner Larson moved to recommend that the Board of Trustees strike outdoor storage references from the Creede Development Code as presented. The vote was unanimous. Commission Chair Jordan declared the motion carried.

TINY HOMES DEFINITION

This topic was tabled to the next meeting.

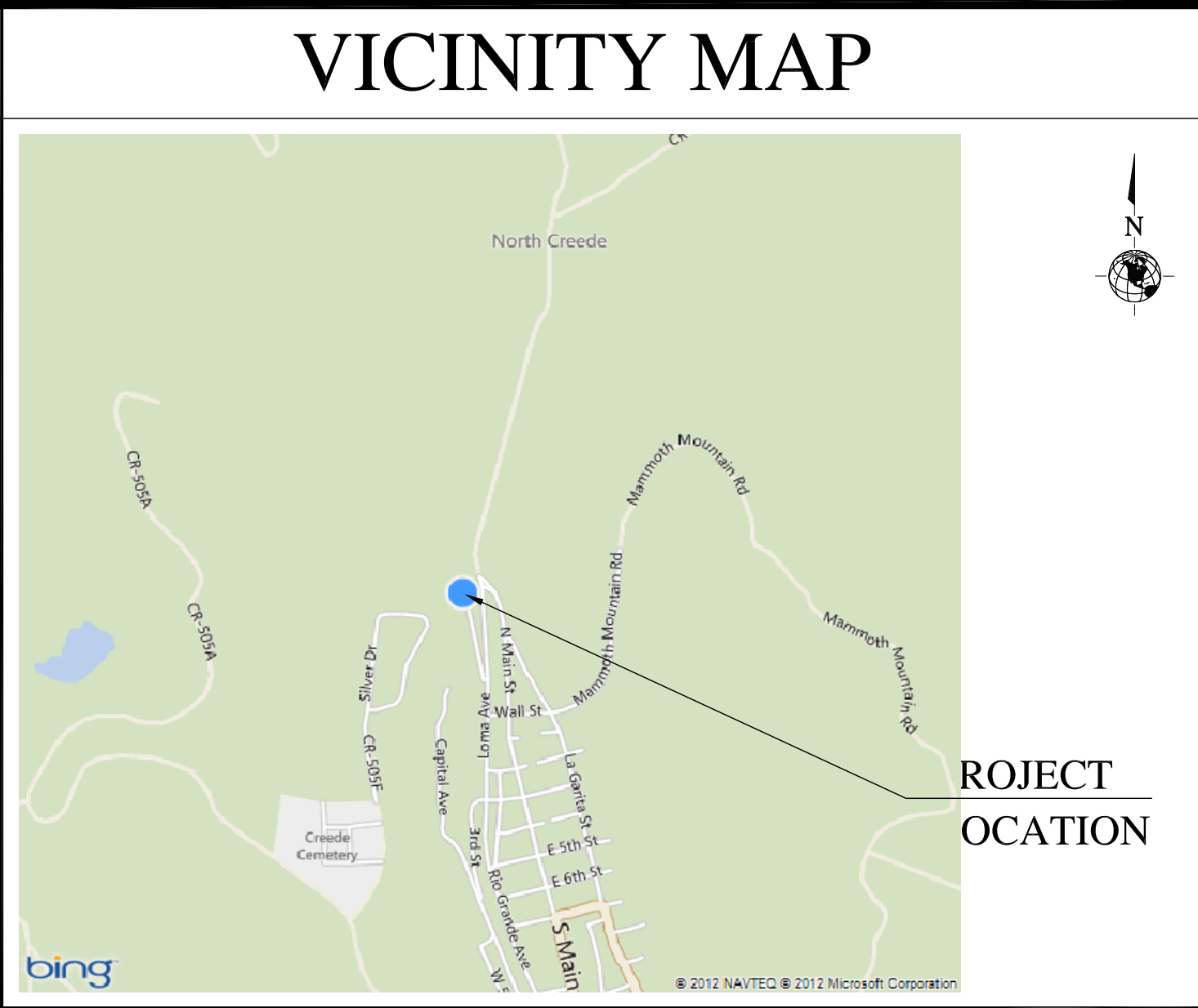
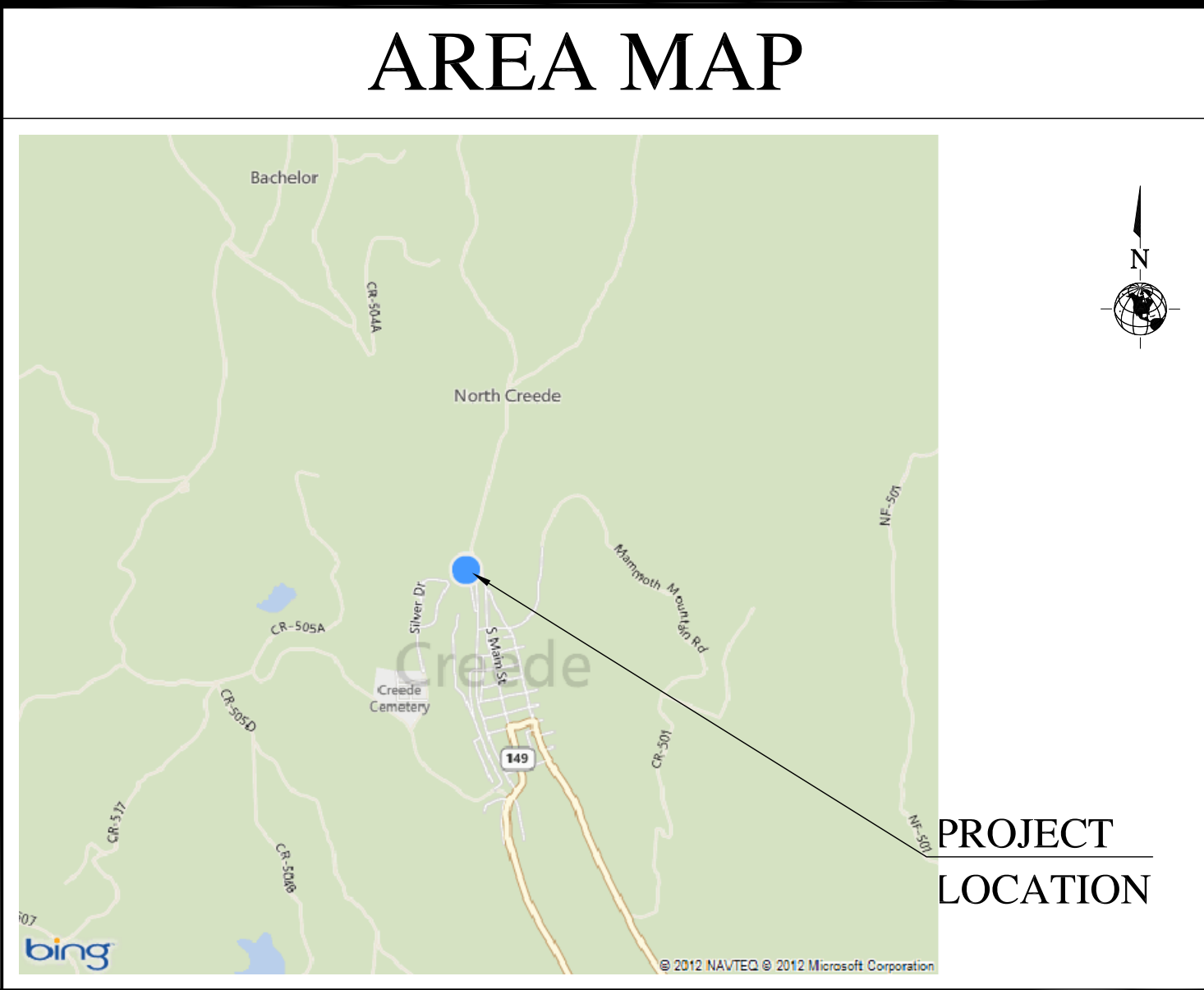
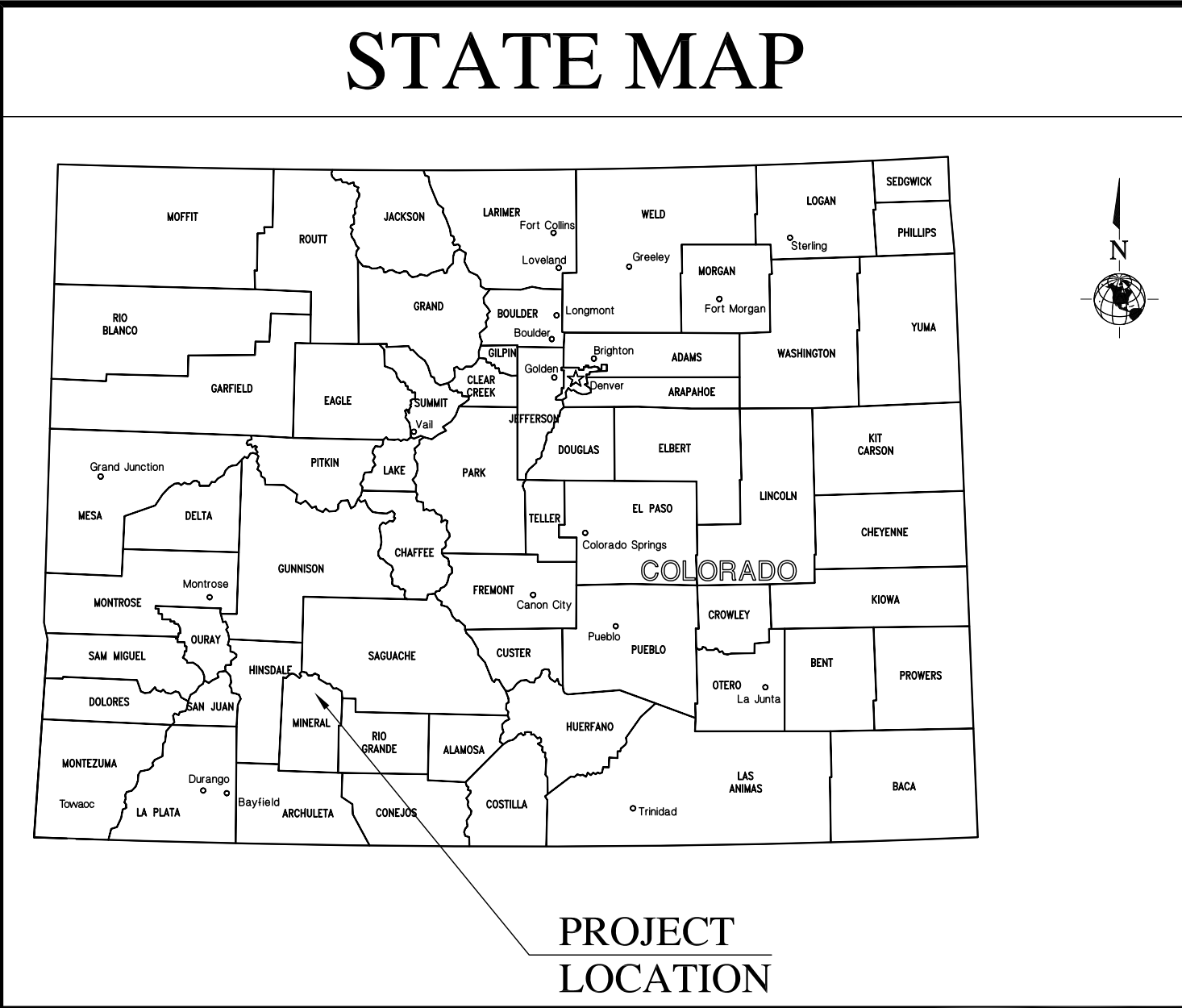
ADJOURN

There being no further business to come before the Planning and Zoning Commission at this time, Commissioner Vita moved and Commissioner Freer seconded that the meeting be adjourned at 7:20 p.m. The vote was unanimous. Commission Chair Jordan declared the motion carried.

Respectfully submitted:

/Randi Snead/

Randi Snead, City Clerk/Treasurer



DRIVING DIRECTIONS

FROM THE INTERSECTION OF HIGHWAY 149 AND MAIN STREET IN CREEDE, TRAVEL NORTH 7 BLOCKS TO WALL ST.TURNWEST 2 BLOCKS AND FOLLOW ACCESS ROAD TO WATER TANK.

PROJECT INFORMATION

PROJECT ADDRESS:
GNOME HILL ROAD
CREEDE, CO 81130

PROJECT COUNTY:
MINERAL

PROPERTY OWNER & LESSOR:
TOWN OF CREEDE

LESSEE:
COMMNET FOUR CORNERS
400 NORTHRIDGE ROAD; SUITE 325
ATLANTA, GA 30350

PROJECT MANAGER:
POLLY WIESE
1562 N PARK STREET
CASTLE ROCK, CO 80109
(720) 733-5399

CONSTRUCTION MANAGER:
MICHAEL MEYERS
1562 N PARK STREET
CASTLE ROCK, CO 80109
(720) 272-7504

LEASE ACQUISITION:
CINDY PHILLIPS
1562 PARK STREET, SUITE E
CASTLE ROCK, CO 80109
(720) 733-7854

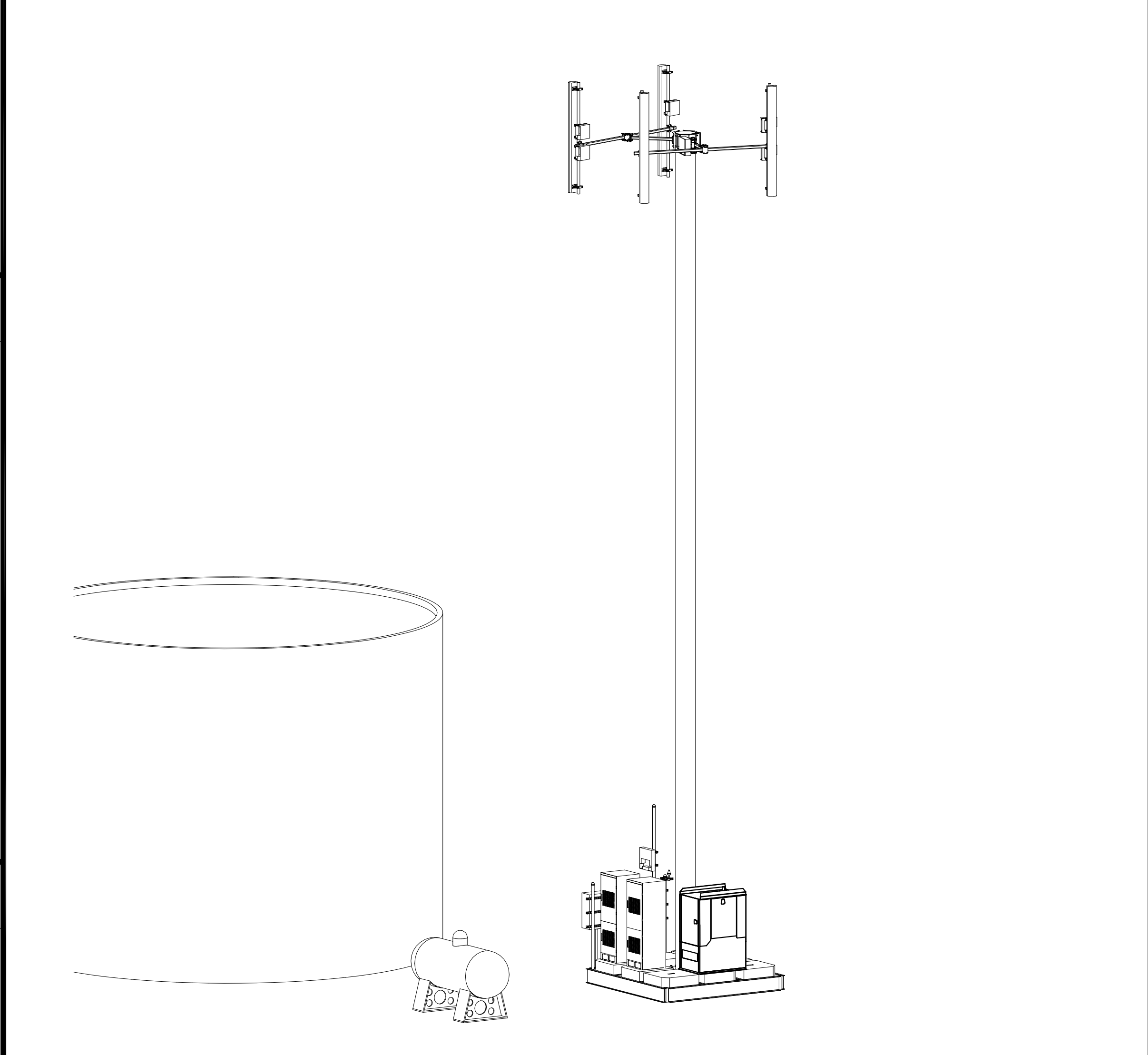
DESIGN FIRM:
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15844 EAST PURDUE DRIVE
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(720) 252-4480
E-MAIL: mudranamita@comcast.net

ELECTRICAL ENGINEER:
STEVEN R. GRIFFITHS
ROYAL ENGINEERING
2335 S. STATE ST.
SUITE 100
PROVO, UTAH 84606
TEL: (801) 375-2228
ATTN: KYLE BREINHOLT

POWER UTILITY:

TELEPHONE UTILITY:

APN: 1-017-183-167-287



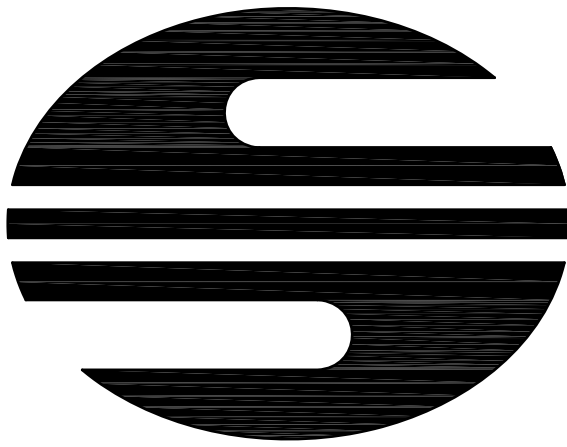
SITE PERSPECTIVE (LOOKING SOUTH WEST - NTS)

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G-1	GROUNDING PLAN

ALL SITE AND CONSTRUCTION WORK SHALL CONFORM TO AND BE COMPLETED IN COMPLIANCE WITH THE AUTHORITY HAVING JURISDICTION, MINERAL COUNTY BUILDING DEPARTMENT. MINERAL COUNTY HAS NO ADOPTED BUILDING CODE. (PLANS MAY BE REVIEWED BY THE MINERAL COUNTY ZONING DEPARTMENT FOR COMPLIANCE WITH THE ZONING ORDINANCE).

THE GOVERNING CODE USED FOR THIS PROJECT SHALL BE THE:
1. 2014 NATIONAL ELECTRIC CODE, AS ADMINISTERED AND INSPECTED BY THE STATE OF COLORADO
2. APPLICABLE COUNTY ORDINANCES AND AMENDMENTS
ALL CONSTRUCTION SHALL COMPLY TO THIS CODE.



Commnet Wireless


SITE NAME:
**CREEDE DT
COLORADO**

PROJECT:
GENERATOR ADD

LATITUDE: 37° 51' 21.61"N
LONGITUDE: 106° 55' 42.89"W
ELEVATION: 8936' AMSL



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NO.	DATE	DESCRIPTION	BY
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DATE: 11/28/16

SITE NAME
CREEDE, COLORADO

PROJECT
GENERATOR ADD

SITE ADDRESS
CREEDE WATER TANK
GNOME HILL ROAD
CREEDE, CO

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

GENERAL NOTES
SCOPE OF WORK REVISION 9-19-16

THE CONTRACTOR SHALL CONDUCT ALL ACTIVITIES WHETHER CONSTRUCTION RELATED OR AFTER-HOURS WITH A HIGH DEGREE OF ETHICS AND APPROPRIATE BEHAVIOR.

THE CONTRACTOR SHALL PROVIDE A COMPLETE INSTALLATION IN ACCORDANCE WITH THE CONSTRUCTION PLANS PROVIDED AND DIRECTION OF THE CONSTRUCTION/PROJECT MANAGERS.

THE GC WILL NOT START CONSTRUCTION UNTIL EACH OF THE FOLLOWING HAS BEEN COMPLETED: PRE-CONSTRUCTION MEETING HAS BEEN HELD; BUILDING PERMIT HAS BEEN SECURED, AND THE PROJECT ENGINEER HAS AUTHORIZED START OF CONSTRUCTION.

THE CONTRACTOR SHALL NOT BE EXPECTED TO POWER-UP, COMMISSION OR BRING ON-LINE ANY EQUIPMENT.

THE CONTRACTOR SHALL ENSURE SITE AREA IS CLEAN AND FREE OF CONSTRUCTION DEBRIS ON A DAILY BASIS.

THE CONTRACTOR MAY BE REQUIRED TO ASSIST WITH PERMIT APPLICATIONS AND PLAN SUBMITTALS.

THE CONTRACTOR SHALL CALL-IN AND COORDINATES ALL NECESSARY INSPECTIONS WITH THE PROPER CITY, COUNTY, STATE AUTHORITY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IDENTIFIED BY OSHA REGULATIONS. UPON REQUEST, THE CONTRACTOR SHALL PROVIDE DOCUMENTS SHOWING COMPLIANCE.

THE CONTRACTOR SHALL SUPPLY ALL TOOLS NECESSARY TO COMPLETE CONSTRUCTION INCLUDING INSTALLATION OF GROUNDING SYSTEM, IN ACCORDANCE WITH THE PLANS.

THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS THAT DEMONSTRATE COMPLETION OF CONSTRUCTION AND THAT NOTE ANY DEVIATIONS FROM THE PLANS.

BID WALK

A BID WALK WILL BE HELD ON-SITE TO DISCUSS ANY QUESTIONS OR POSSIBLE SUGGESTIONS THAT GC'S MAY HAVE IN REGARDS TO THIS INSTALLATION. BID WALK IS OPTIONAL BUT NO CHANGE ORDERS WILL BE ALLOWED UNLESS APPROVED CM. BID WALK IS DESIGNED TO CLEAR UP ANY CONCERNS OR QUESTIONS THAT GC'S MAY HAVE ABOUT THE INSTALLATION.

DATE:
TIME:
GENERAL CONTRACTOR'S PROJECT MANAGER (CONTRACTOR PM)

BEFORE THE COMMENCEMENT OF ANY WORK, THE GC WILL ASSIGN A CONTRACTOR PROJECT MANAGER (CONTRACTOR PM) WHO WILL ACT AS A SINGLE POINT OF CONTACT FOR ALL PERSONNEL INVOLVED IN THIS PROJECT. THIS CONTRACTOR PM WILL DEVELOP A MASTER SCHEDULE FOR THE PROJECT, WHICH WILL BE SUBMITTED TO THE CWL CM PRIOR TO THE COMMENCEMENT OF ANY WORK. THIS CONTRACTOR PM WILL ALSO:

SCHEDULE AN ON-SITE MEETING PRIOR TO PROJECT START, WITH ALL MAJOR PARTIES PRESENT. APPROPRIATE PARTIES INCLUDE (BUT ARE NOT LIMITED TO) CWL CM, CWL LOCAL OPERATIONS POC (MANAGER, SUPERVISOR OR TECHNICIAN), LOCAL POWER COMPANY, DESIGNATED ELECTRICIAN, LOCAL TELEPHONE COMPANY, GC CREW CHIEF / FOREMAN.

THE CONTRACTOR PM WILL PROVIDE DAILY VERBAL UPDATES ON SITE WORK PROGRESS TO THE CWL CM.

CIVIL

THE CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND PIPES/CONDUITS USING AN INDEPENDENT UNDERGROUND LOCATOR SERVICE.

THE CONTRACTOR SHALL COORDINATE EXCAVATION WORK WITH CM/OWNER SO AS NOT TO INTERFERE WITH COMPOUND ACCESS BY SITE OWNER AND/OR CURRENT TENANTS.

ALL EXCAVATION SHALL BE DONE WITH CARE TO AVOID DAMAGING UNDERGROUND PIPES/CONDUITS. ANY DAMAGE CAUSED BY CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AND MONITORED BY THE CONTRACTOR UNTIL REPAIRS ARE COMPLETED. THE CONTRACTOR SHALL NOTIFY THE CM BY PHONE IMMEDIATELY IF DAMAGE TO UNDERGROUND FACILITIES IS CAUSED BY CONSTRUCTION AND THE CONTRACTOR SHALL SUBMIT A WRITTEN REPORT OF THE INCIDENT TO THE CM AND TO THE OWNER OF THE DAMAGED FACILITIES WITHIN 24 HOURS.

THE CONTRACTOR SHALL ENSURE THAT THE SITE IS GRADED PROPERLY DURING CONSTRUCTION TO AVOID STANDING WATER AND USE APPROVED BACKFILL METHODS FOR ANY TRENCH WORK REQUIRED. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS USING LIKE MATERIALS.

ELECTRICAL

THE CONTRACTOR SHALL INSTALL SECONDARY ELECTRICAL SERVICES ACCORDING TO THE PLANS AND CURRENT NEC AND LOCAL CODES. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED ELECTRICAL INSPECTIONS.

TELCO - SHELTER (IF APPLICABLE)
IT IS THE CONTRACTOR RESPONSIBILITY TO PROVIDE AND RUN TELEPHONE CABLE FROM THE TELCO BOX ON THE H-FRAME TO THE TELCO TERMINATION POINT INSIDE THE EQUIPMENT SHELTER. CABLE SHALL CONSIST OF TWO (2) EACH 25-PAIR SHIELDED TELEPHONE CABLES AND 1 PULL STRING. CABLE WILL BE RUN INSIDE A 3" PVC PIPE. CONDUITS WILL BE OUTFITTED WITH ABOVE-GROUND FROST-SLEEVES ON BOTH ENDS, AND INTERNAL CABLES MUST BE INSTALLED WITH ABOUT 8" OF SLACK TO ALLOW FOR POTENTIAL FROST-HEAVE RELIEF. ALSO, LEAVE ONE PULL-STRING INSIDE THE CONDUIT - TIED OFF AT BOTH ENDS - FOR POTENTIAL FUTURE USE.
TELCO - OUTDOOR EQUIPMENT (IF APPLICABLE)
IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL 2 TELEPHONE CABLE (CAT5) AND A PULL STRING FROM THE TELCO BOX ON THE H-FRAME TO THE TELCO TERMINATION POINT INSIDE THE EQUIPMENT CABINET OR DSX LOCATION.
EQUIPMENT SHELTER (IF APPLICABLE)
THE CONTRACTOR PM MUST PREPARE A "SPREAD-FOOTING AND PERIMETER-TYPE" (OR PERIMETER WITH SLAB) FOUNDATION FOR THE SHELTER BASED ON SITE PLANS. DIMENSIONS AND SPECIFICATIONS (INCLUDING REBAR PLAN) WILL BE AS INDICATED ON APPROVED FINAL SITE DRAWINGS.

ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH AS SPECIFIED IN THE BUILDING SPECIFICATIONS. CONCRETE SAMPLES ARE TO BE TESTED AND THE RESULTS PROVIDED TO THE SITE DEVELOPMENT ENGINEER. IF THE RESULTS DO NOT MEET MINIMUM REQUIREMENTS AND IS DETERMINED TO BE UNACCEPTABLE, CONTRACTOR IS RESPONSIBLE FOR CORRECTING THE DEFICIENCIES.

THE GC'S FOUNDATION INSTALLATION SHALL INCLUDE:
FOUNDATION LAYOUT
EXCAVATION
REINFORCING STEEL
CONCRETE
CONCRETE TESTING
PITCHING TO PREVENT WATER COLLECTION ON THE 4' X 4' SHELTER ENTRANCE
BACK FILL AND COMPACTION

COORDINATION OF SHELTER DELIVERY, OFFLOAD, AND SET, ALONG WITH ALL NECESSARY PERMITS TO TRAVERSE PUBLIC ROADS AND GAIN ACCESS TO THE SITE, AND APPROPRIATE OFFLOAD TOOLS, ARE THE RESPONSIBILITY OF THE CONTRACTOR PM (THIS APPLIES TO THINGS SUCH AS: SHELTER DELIVERY VEHICLE(S), CRANE, CULVERTS, CURB-CUTS, TRAFFIC CONTROL, ROAD RESTRICTIONS, ETC).

THE CONTRACTOR PM WILL COMMUNICATE DIRECTLY WITH THE DRIVER OF THE SHELTER DELIVERY VEHICLE TO VERIFY ACTUAL SHELTER AND CONTENTS WEIGHT - AS WEIGHED BY HIGHWAY SCALES. THE CONTRACTOR PM IS RESPONSIBLE TO COORDINATE THE APPROPRIATELY SIZED / RATED CRANE AND LIFTING EQUIPMENT (IE: SPREADER BARS, LIFTING CABLES, LIFTING SHACKLES, ETC), BASED ON THE ACTUAL WEIGHT OF SHELTER AND CONTENTS.

POWER AND EQUIPMENT BAYS (IF APPLICABLE)
THE CONTRACTOR SHALL INSTALL ALL INTER-BAY CONNECTIONS ACCORDING TO THE PLANS, WHICH INCLUDE TELCO, DC CIRCUITS, ALARM CABLES, AND BATTERIES.

ALL EQUIPMENT BAY CONTACT AND SECURE POINTS ARE MADE OF ALUMINUM. IT IS EXPECTED THAT NO POWER TOOLS SHALL BE UTILIZED TO SECURE THE CARDS AND CABLES IN TO PLACE.

ANTENNAS/COAX/POWER/FIBER
THE CONTRACTOR SHALL USE TRUE NORTH TO SET ALL ANTENNA AZIMUTHS.

THE CONTRACTOR, IN ORDER TO MEET THE PERFORMANCE REQUIREMENTS FOR E-911 FOR COMMNET, AND OTHER PERFORMANCE/QUALITY CONTROL, SHALL USE AN ANTENNA ALIGNMENT TOOL IN ORDER TO ACCURATELY CAPTURE ALIGNMENT IN AZIMUTH, TILT, ROLL AND (OPTIONALLY) AGL HEIGHT. THE CONTRACTOR SHOULD USE EQUIPMENT OF GOOD QUALITY AND PREFERRED THOUGHT THE WIRELESS INDUSTRY.

THE CONTRACTOR SHALL TRANSPORT ANTENNAS IN A MANNER THAT WILL NOT DAMAGE OR EFFECT THE ANTENNAS PERFORMANCE AND PRE-SWEEP OR IF AVAILABLE PIM TEST PRIOR TO INSTALL.

THE CONTRACTOR SHALL INSPECT, CLEAN AND TEST FIBER CABLES PRIOR TO INSTALLING AND RECORD THE RESULTS TO CWL CM.

THE CONTRACTOR SHALL, BY USE OF A TORQUE WRENCH, PROPERLY TORQUE JUMPER, COAX ANTENNAS, CONNECTIONS TO INSURE A SECURE CONNECTION AND TO AVOID OVER TIGHTENING.

THE CONTRACTOR WILL ATTACH ANTENNAS USING PROPER MOUNTING BRACKETS.

THE CONTRACTOR SHALL VERIFY THAT PIPE MOUNTS ARE VERTICAL (PLUMB).

THE CONTRACTOR SHALL COLD GALVANIZE SPRAY ALL DAMAGED PARTS OF THE HOT DIP GALVANIZATION.

THE CONTRACTOR SHALL INSTALL GROUNDING IN ACCORDANCE WITH THE PLANS AND MANUFACTURER'S RECOMMENDATIONS. GROUNDING KITS TO BE INSTALLED AT INTERVALS OF 100' ON TOWER.

THE CONTRACTOR SHALL INSTALL ICE-BRIDGE FROM TOWER TO THE APPROPRIATE RF BAY OR EQUIPMENT SHELTER, IF REQUIRED.

THE CONTRACTOR SHALL ROUTE SPECIFIED COAX/POWER/FIBER CABLES ALONG CABLE TRAY/ICE-BRIDGE USING HANGERS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

THE CONTRACTOR SHALL MARK EACH COAXIAL/POWER/FIBER CABLE IN ACCORDANCE WITH THE ANTENNA/FEEDLINE COLOR CODE SHEET AS SHOWN IN THE PLANS.

THE CONTRACTOR SHALL INSTALL HOISTING GRIPS, ACCORDING TO MANUFACTURER'S RECOMMENDATIONS (AS APPLICABLE).

THE CONTRACTOR SHALL INSTALL SURGE ARRESTORS/BIAS-T, IF REQUIRED, AND BUSS BARS IN APPROVED LOCATIONS.

THE CONTRACTOR SHALL WEATHERPROOF ALL COAX CONNECTIONS IN ACCORDANCE TO MANUFACTURER'S RECOMMENDATIONS.

THE CONTRACTOR SHALL PERFORM A "TAPE DROP" MEASUREMENT TO CONFIRM / VALIDATE ANTENNA CENTER LINE (ACL) HEIGHT.

GROUNDING
THE CONTRACTOR SHALL INSTALL THE GROUNDING SYSTEM IN ACCORDANCE WITH THE PLAN.

THE CONTRACTOR SHALL ROUTE GROUND LEADS TO ALL GROUNDING POINTS AND GROUND LEADS BY USING EXOTHERMIC WELDS OR APPROVED MECHANICAL COMPRESSION CONNECTIONS.

THE CONTRACTOR SHALL APPLY OXIDE-INHIBITING COMPOUND IN ALL REQUIRED LOCATIONS.

FOR EXISTING CONSTRUCTION, THE CONTRACTOR SHALL PERFORM A MEGGER TEST AFTER ALL ATTACHMENTS HAVE BEEN MADE TO THE EQUIPMENT AND PROVIDE READINGS TO THE CM FOR CLOSE OUT REPORTS.

IF REQUIRED, THE CONTRACTOR SHALL PROVIDE PHOTOS VERIFYING THAT ALL GROUND LEADS ARE IN PLACE AND CONNECTED TO SUBSURFACE GROUND RING PRIOR TO BACKFILLING GROUND SYSTEM EXCAVATION (CAD WELD OR BURNDY HY-GROUND CONNECTIONS BELOW GRADE).

MATERIALS

SECURITY AND PRESERVATION OF SITE MATERIALS AND EQUIPMENT ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IN THE EVENT OF DAMAGE, THE CONTRACTOR SHALL PRESERVE THE ORIGINAL CONTAINER AND CONTACT CWL/CWL CM IMMEDIATELY.

THE CONTRACTOR SHALL COMPLETE INVENTORY VERIFICATION NO LATER THAN ONE (1) BUSINESS DAY AFTER RECEIPT OF MATERIALS. TO INDICATE COMPLETION OF INVENTORY, THE CONTRACTOR SHALL SIGN AND DATED A COPY OF MATERIAL LIST AND GIVE TO THE CM. ANY MISSING MATERIAL SHALL BE REPORTED THE CM IMMEDIATELY.

NOTE: FAILURE TO PERFORM INVENTORY VERIFICATION AS REQUIRED INDICATES ACKNOWLEDGEMENT FROM THE CONTRACTOR THAT THE MATERIALS AND EQUIPMENT WERE RECEIVED IN THEIR ENTIRETY AND THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY AND REPLACEMENT COSTS FOR EQUIPMENT SHORTAGES.

MISCELLANEOUS NOTES

THE CONTRACTOR SHALL REQUEST APPROVAL FROM THE CM FOR ANY CHANGES OR DEVIATIONS FROM THE PLANS.

FOR CHANGES THAT REQUIRED ADDITIONAL COSTS, THE CM WILL COMPLETE A CHANGE ORDER FORM OUTLINE THE REASON FOR THE CHANGE AND ITS COSTS.

SWEEP/PIM/FIBER TEST

AFTER THE INSTALLATION OF ANTENNAS & LINES, THE GENERAL CONTRACTOR SHALL SWEEP AND TEST ALL COMPONENTS AND PROVIDE A HARD COPY REPORT OF THE RESULTS. A GRAPH PRINTOUT IS TO BE PROVIDED TO THE LOCAL NETWORK OPERATIONS MANAGER AND CM BY THE GC FOR APPROVAL. SWEEP TESTS SHOULD BE PERFORMED BY THE GC TERMINATING EACH RUN OF COAX WITH A SHORT, 50 OHM LOAD, AND ANTENNA WITH JUMPER AND PROVIDING RETURN LOSS RESULTS.

AFTER THE INSTALLATION OF FIBER TRUNKS AND JUMPERS, THE GC SHOULD PROPERLY RE-TEST THE FIBER TO CONFIRM THE RESULTS ARE WITHIN TOLERANCE OF THE MANUFACTURES SUGGESTED LIMITS.

IF CONTRACTORS OFFER PIM TESTING, PIM TEST SHOULD BE CONDUCTED ON JUMPERS AND ANTENNAS TO CONFIRM THEY ARE IN TOLERANCE AND WORKING PROPERLY.

PIM TESTING STANDARD
REQUIREMENTS FOR PIM TESTING TO A LOAD

PASSING: -103DBM OR -146DBC TO A LOAD
REQUIRES APPROVAL: -102DBM TO -97DBM (-145DBC TO -140DBC) TO A LOAD

FAILING: BELOW -96DBM (-139DBC) TO A LOAD

SWEEP TEST REQUIRED PER EACH COAXIAL CABLE/ANTENNA SYSTEM

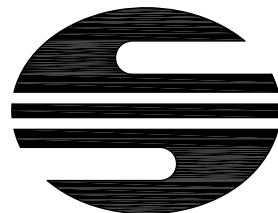
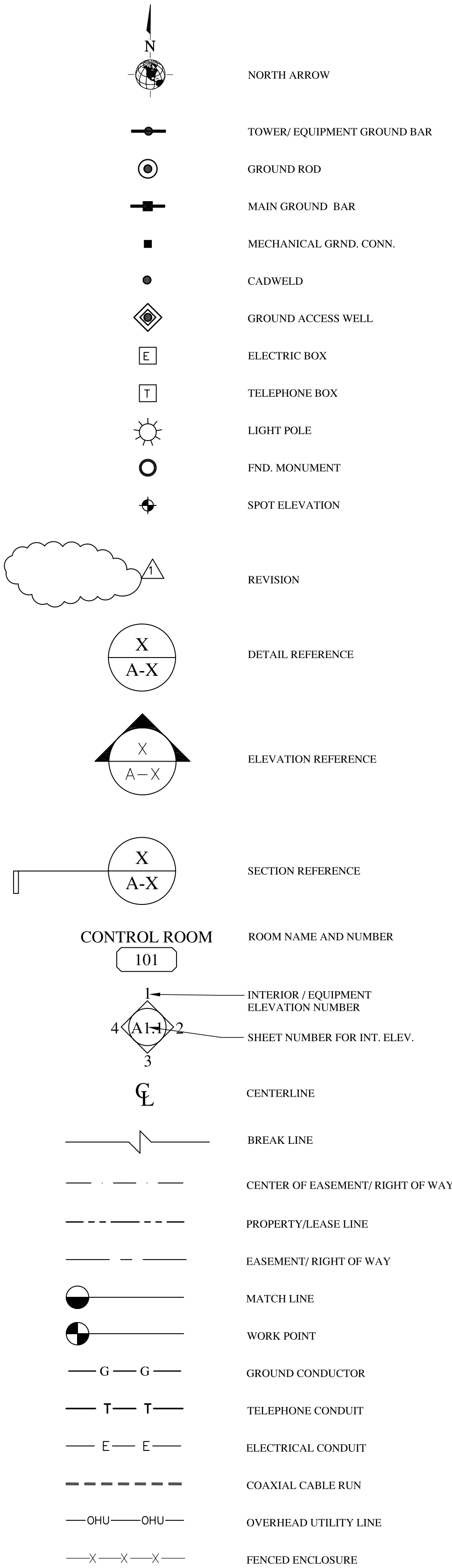
-ANTENNA ON GROUND BEFORE INSTALLING ON TOWER
-RETURN LOSS WITH 50 OHM LOAD CONNECTED TO MAIN COAXIAL LINE AND JUMPER
-DISTANCE TO FAULT (DTF) WITH 50 OHM LOAD CONNECTED TO MAIN COAXIAL LINE AND JUMPER
-RETURN LOSS WITH PRECISION SHORT CONNECTED TO MAIN COAXIAL LINE AND JUMPER
-DISTANCE TO FAULT (DTF) WITH PRECISION SHORT CONNECTED TO MAIN COAXIAL LINE AND JUMPER
-RETURN LOSS SYSTEM W/ANTENNA CONNECTED TO MAIN COAXIAL LINE AND JUMPER
-DISTANCE TO FAULT (DTF) SYSTEM W/ANTENNA CONNECTED TO MAIN COAXIAL LINE AND JUMPER
-18 IS THE PASS / FAIL LINE - ALL TESTS PERFORMED FROM THE POINT AT WHICH THE JUMPERS CONNECT TO THE DVPAS INSIDE THE GSM CABINET AND AT THE JUMPER GOING INTO THE CDMA CABINET. ALL LINES, REGARDLESS OF USE, ARE TO BE TESTED.

REVISED 9-19-16



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THE UTILITIES AS SHOWN ON THIS SET OF DRAWINGS WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THE INFORMATION PROVIDED IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.



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DATE: 11/28/16

SITE NAME

CREEDE, COLORADO

PROJECT

GENERATOR ADD

SITE ADDRESS

CREEDE WATER TANK
GNOME HILL ROAD
CREEDE, CO

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

GN-1

GENERAL NOTES

2

LEGEND

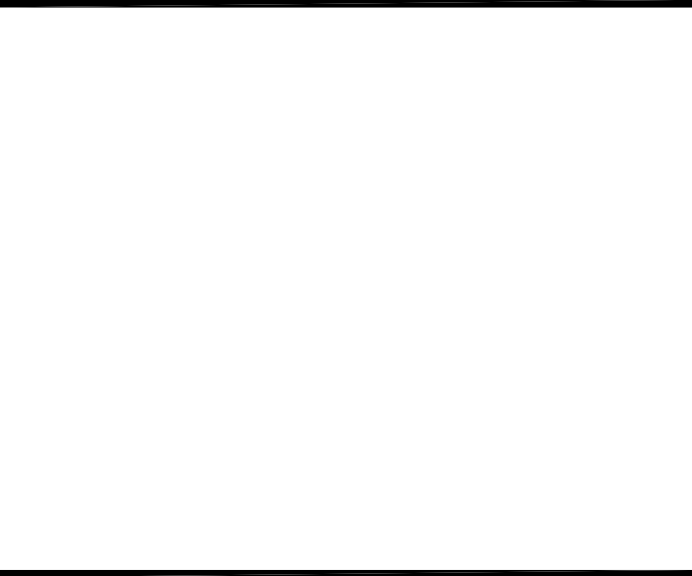
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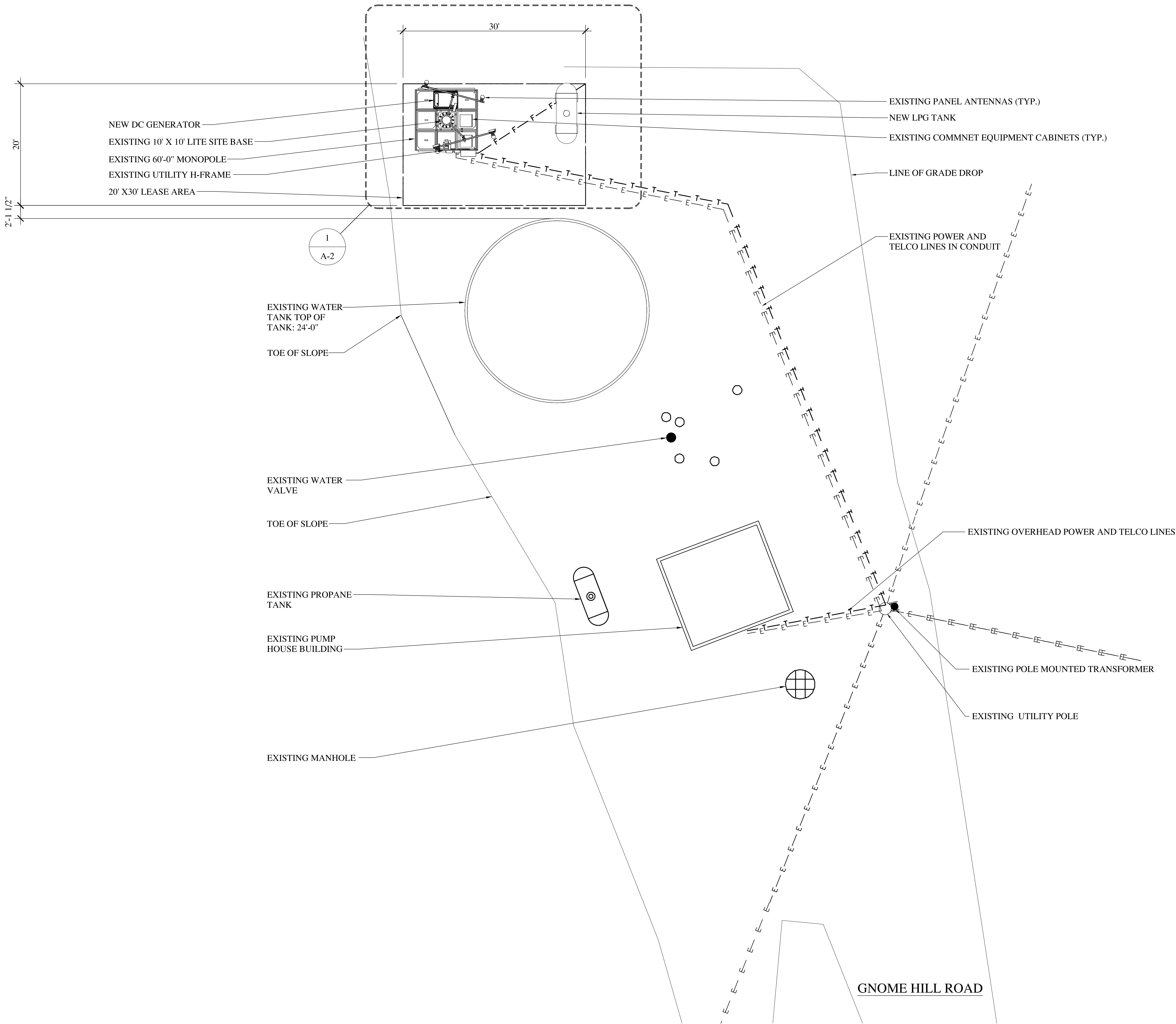
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PROJECT
GENERATOR ADD

SITE ADDRESS
**CREEDE WATER TANK
GNOME HILL ROAD
CREEDE, CO**

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1



OVERALL SITE PLAN

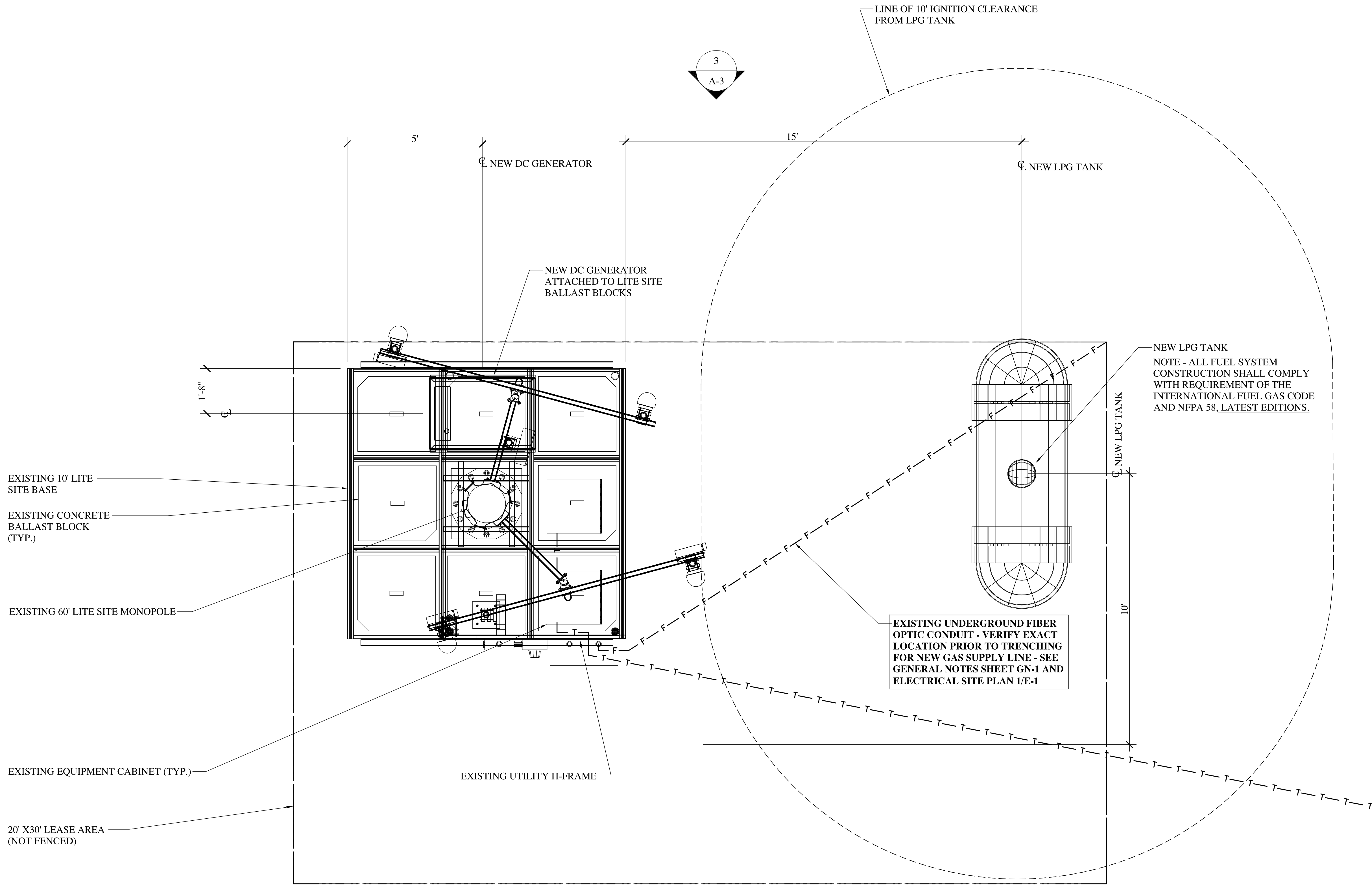
SCALE: 24X36: 1/8" = 1'-0"
11X17: 1/16" = 1'-0"



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SUBMITTALS

NO.	DATE	DESCRIPTION	BY
A	11/29/16	CD FOR REVIEW	NKN
B	12/01/16	CD FOR REVIEW	NKN
C	12/05/16	CD FOR REVIEW	NKN

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO COMMNET WIRELESS IS STRICTLY PROHIBITED.

DATE: 11/28/16

SITE NAME

CREEDE, COLORADO

PROJECT

GENERATOR ADD

SITE ADDRESS

CREEDE WATER TANK
GNOME HILL ROAD
CREEDE, CO

SHEET TITLE

PROJECT SITE PLAN

SHEET NUMBER

A-2

PROJECT SITE PLAN

SCALE: 24X36: 1/2" = 1'-0"
11X17: 1/4" = 1'-0"

1

CENTERLINE OF EXISTING PANEL ANTENNAS
ELEV. = 60'-0"

TOP OF EXISTING MONOPOLE
ELEV. = 60'-0"

EXISTING PANEL ANTENNA (TYP.)

EXISTING 60' MONOPOLE

EXISTING WATER TANK
(BEHIND)

EXISTING EQUIPMENT
CABINETS

EXISTING UTILITY
H-FRAME

NEW LPG TANK

GRADE LEVEL
ELEV = 0'-0"

NEW DC GENERATOR ATTACHED TO LITE
SITE BALLAST BLOCK

CONCRETE BALLAST
BLOCK (TYPICAL)

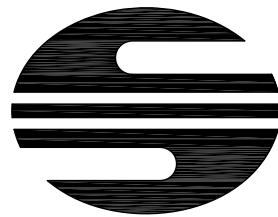
EXISTING 10' X 10'
LITE SITE BASE

SITE ELEVATION

SCALE: 24X36: 1/4" = 1'-0"
11X17: 1/8" = 1'-0"

3

NOT USED



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NOT USED

1

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PROJECT

GENERATOR ADD

SITE ADDRESS

CREEDE WATER TANK
GNOME HILL ROAD
CREEDE, CO

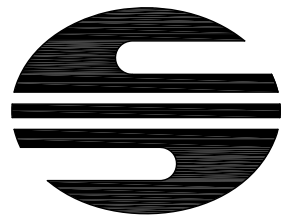
SHEET TITLE

SITE ELEVATION

SHEET NUMBER

A-3

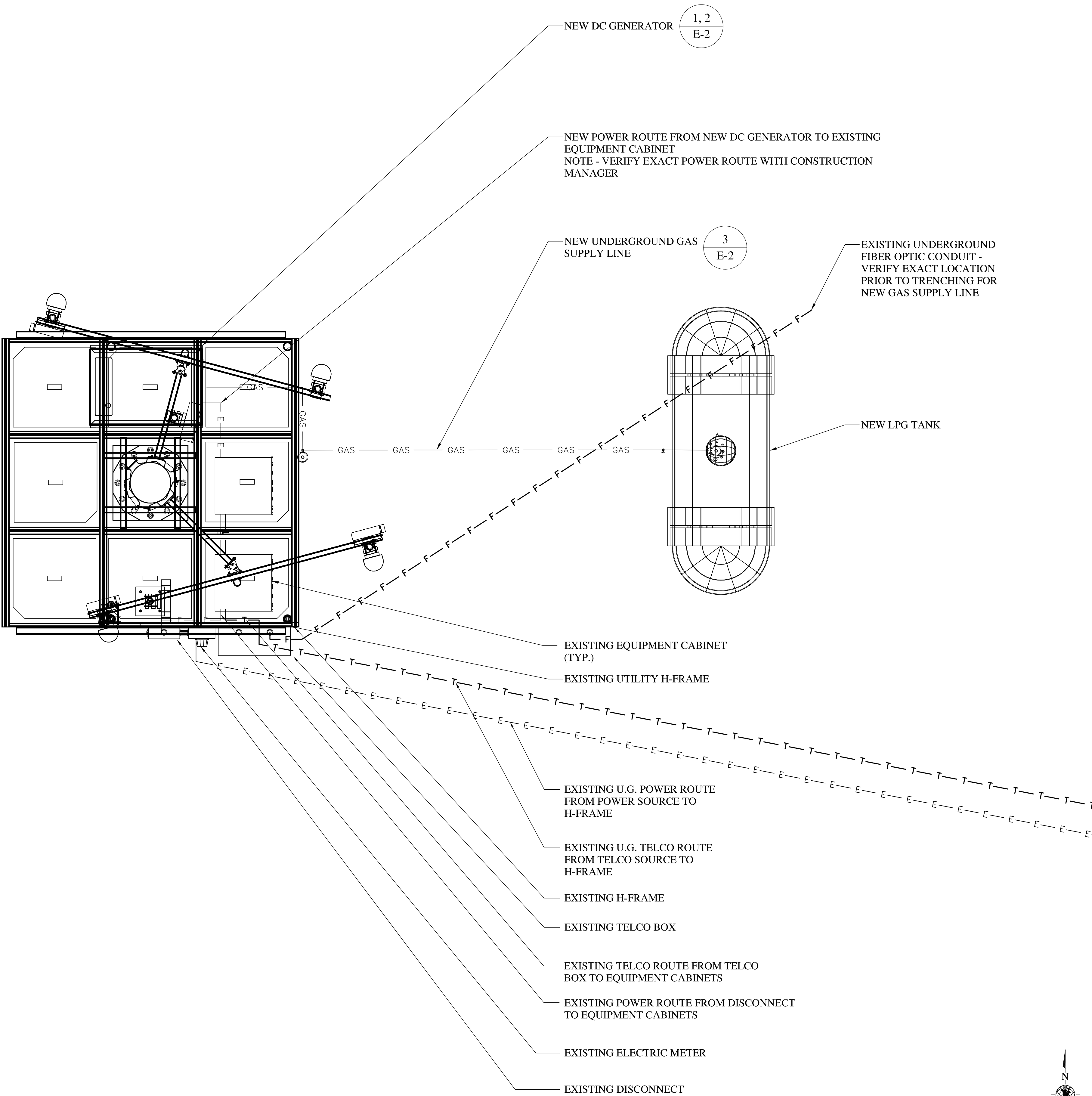
2



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SITE NAME

CREEDE, COLORADO

PROJECT

GENERATOR ADD

SITE ADDRESS

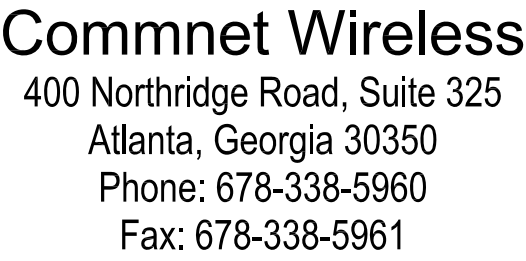
CREEDE WATER TANK
GNOME HILL ROAD
CREEDE, CO

SHEET TITLE

ELECTRICAL SITE PLAN

SHEET NUMBER

E-1



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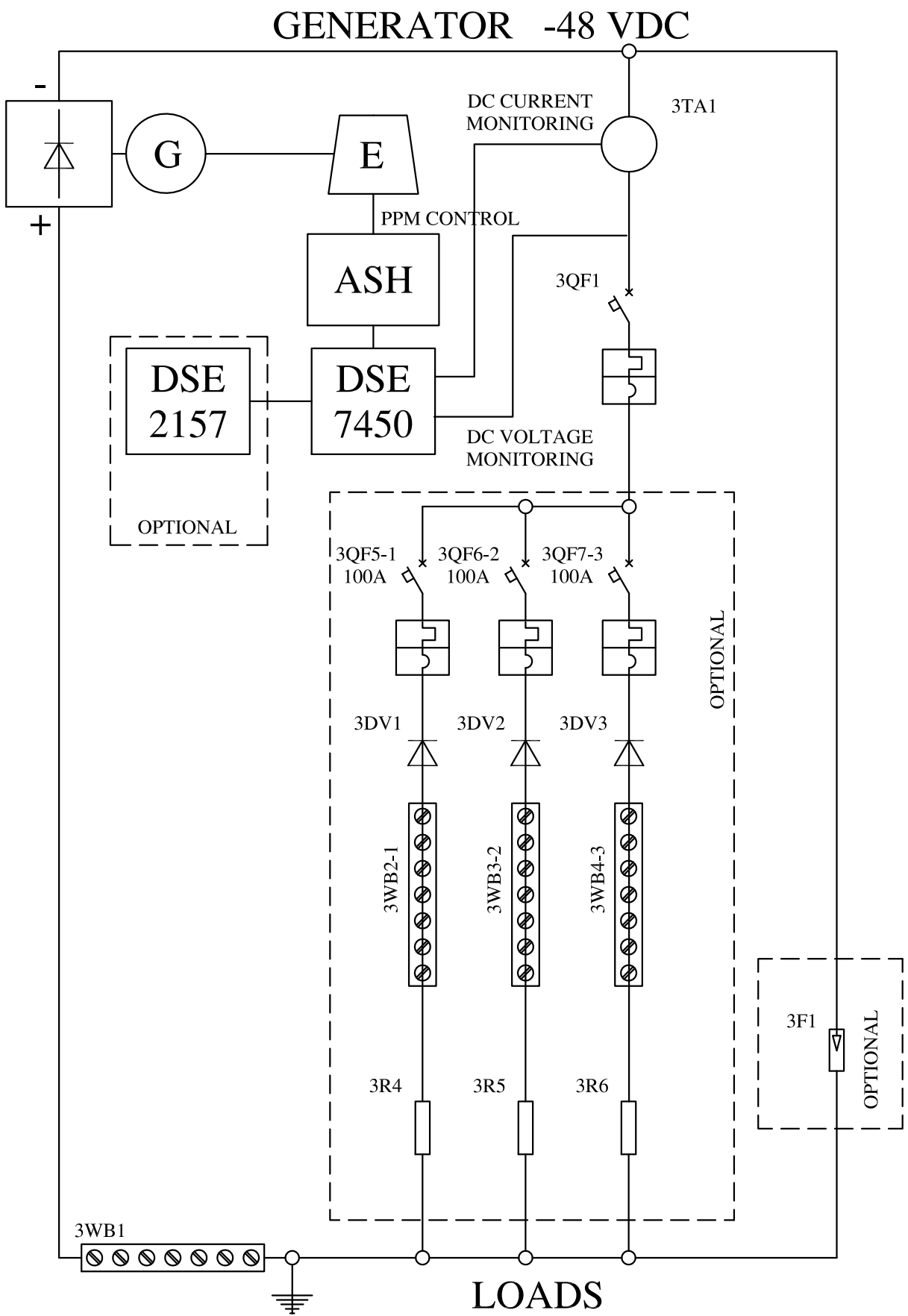
CREEDE, COLORADO

SITE ADDRESS
CREEDE WATER TANK
GNOME HILL ROAD
CREEDE, CO

SHEET NUMBER

E-2

1. SUBMITTAL OF BID INDICATES CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT. CONTRACTOR IS RESPONSIBLE FOR ALL FIELD VERIFICATION.
2. THESE PLANS ARE DIAGRAMMATIC ONLY, AND ARE NOT TO BE SCALED.
3. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS, TRANSPORTATION, ETC. AS REQUIRED FOR A COMPLETE AND PROPERLY OPERABLE SYSTEM ENERGIZED THROUGHOUT AND AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.
4. ALL MATERIALS AND EQUIPMENT SHALL BE EXISTING AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED AND APPROVED BY UNDERWRITER'S LABORATORY (UL) AND SHALL BEAR THE INSPECTION LABEL "I" WHERE SUBJECT TO SUCH APPROVAL. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN AMP INTERRUPT RATING (AIC) NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
5. ALL TINNED BARE COPPER DOWN LEADS TO BE PROTECTED BY ½" PVC PIPE AND SECURED.
6. COMPRESSION FITTINGS SHALL BE USED ON ALL CONDUITS (NO SET SCREWS).
7. ALL ABOVE GROUND CONDUIT SHALL BE GRC.



1'-6"

GRADE LEVEL

1"

24" TO 36" COVER

NOTE - ALL RISERS SHALL BE SCHEDULE 80 BLACK IRON

AWG 14 (MINIMUM) COPPER TRACE WIRE 8" ABOVE ALL HORIZONTAL GAS PIPING IN TRENCH IF PVC PIPING IS USED

10"

6"

4"

9"

LP GAS

YELLOW GAS LINE CAUTION TAPE @ 12" (TYP)

1" SCHEDULE 80 COATED STEEL (BLACK IRON) PIPE OR EQUIVALENT STRENGTH PVC GAS PIPING AS APPROVED BY LOCAL AUTHORITY HAVING JURISDICTION

LEGEND

○ GAS PIPING

BACKFILL

NATIVE BACKFILL

UNDISTURBED EARTH

GAS SUPPLY LINE TRENCH

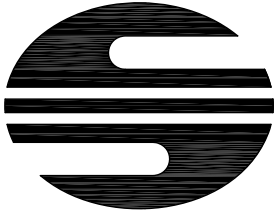
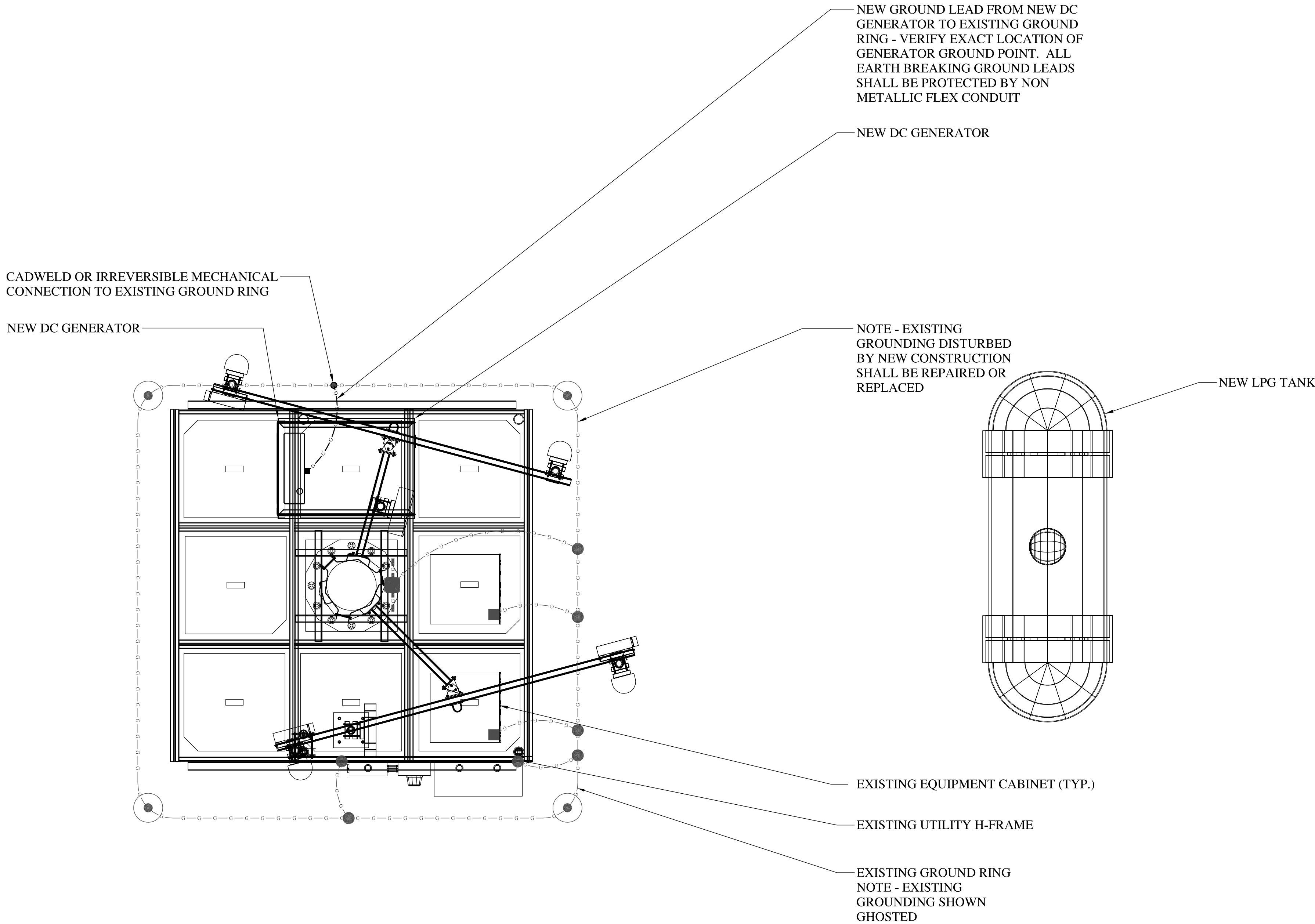
SCALE: 24X36: 1" = 1'-0"
11X17: 1/2" = 1'-0"

GENERATOR ONE LINE DIAGRAM

N.T.S.

GENERAL GROUNDING NOTES:

1. ALL GROUNDING WIRE SHALL BE #2 SOLID TINNED COPPER.
2. BUILDING LOOPS, ALL JUMPERS & THE TOPS OF ALL GROUND RODS SHALL BE A MINIMUM OF 2'-6" DEEP.
3. ALL UNDERGROUND CONNECTIONS SHALL BE EXOTHERMIC (CADWELD), OR OF THE IRREVERSIBLE COMPRESSION TYPE (BURNDY HYGROUND), ABOVE GROUND CONNECTIONS SHALL BE EITHER EXOTHERMIC OR MECHANICAL.
4. SYMBOL ● IS A CADWELD OR IRREVERSIBLE COMPRESSION CONNECTION.
5. SYMBOL ○ IS AN 8' LONG 5/8" DIA. COPPERCLAD STEEL GROUND ROD.
6. SYMBOL ■ IS A MECHANICAL CONNECTION USING 2-HOLE LUG OR OTHER APPROVED MEANS.
7. NOTIFY PROJECT MANAGER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
8. THE GROUNDING INSTALLATION IS TO BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND SUPPLEMENTS PROVIDED BY THE CONSTRUCTION MANAGER, AND NEC (AS REFERENCED ON SHEET T-1) SECTION 810.
9. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
10. EXISTING GROUNDING SHALL BE TESTED BY THE ELECTRICAL CONTRACTOR AND SHALL HAVE A RESISTANCE OF 5 OHMS OR LESS. SUBMIT A FALL OF POTENTIAL TESTING REPORT.



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GNOME HILL ROAD
CREEDE, CO

SHEET TITLE

GROUNDING PLAN

SHEET NUMBER

G-1

GROUNDING PLAN

SCALE: 24X36: 1/2" = 1'-0"
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