verizon

PROJECT ID: RTE 20 217

SITE ADDRESS:	16200 E HWY 20 CLEARLAKE OAKS, CA 95423
COUNTY:	LAKE
APN:	010-020-290-000
JURISDICTION	COUNTY OF LAKE
ZONING:	RL
PROJECT:	INITIAL BUILD
MDG LOCATION ID:	5000907083
FUZE ID:	16919221

PROJECT DESCRIPTION

PROPOSED UNMANNED TELECOMMUNICATIONS FACILITY ON PROPOSED LATTICE TOWER. TO CONSIST OF THE FOLLOWING:

SCOPE OF WORK

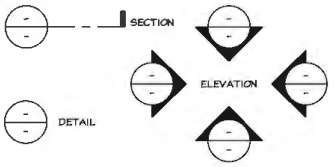
- NEW 30'X30' (900 SQ. FT.) EQUIPMENT LEASE AREA WITHIN NEW CHAIN-LINK ENCLOSURE
- NEW 150'H. LATTICE TOWER
- INSTALL (1) PG&E CONC. PAD MOUNTED TRANSFORMER
- NEW (1) 400A METER BANK W/ 200A METER FOR VZW
- INSTALL NEW CONCRETE PLATFORM
- INSTALL (3) NEW EQUIPMENT CABINETS
- INSTALL (1) TELCO CABINET
- INSTALL (1) ILC PANEL
- INSTALL (1) NEW GPS ANTENNA
- INSTALL (5) NEW SERVICE LIGHTS
- INSTALL (1) NEW 30KW DIESEL GENERATOR W/ 147 GALLON SUB-BASE FUEL TANK FOR EMERGENCY USE.
- INSTALL (3) C-BAND PANEL ANTENNAS
- INSTALL (6) LTE PANEL ANTENNAS
- INSTALL (9) LTE RRUS
- INSTALL (3) NEW 4' MW ANTENNAS W/ (2) ODU'S EA.
- INSTALL (2) SURGE SUPPRESSORS (1 @ EQUIPMENT LOCATION & 1 @ ANTENNA LOCATION)

SITE INFORMATION

LATITUDE (NAD83):	39° 0' 41.74" N (39.011594)
LONGITUDE (NAD83):	122° 36' 23.95" W (-122.606653)
ZONING:	RL
JURISDICTION:	COUNTY OF LAKE
PARCEL NUMBER:	010-020-290-000
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	U
POWER:	PG&E

SYMBOLS/ABBREVIATIONS LEGEND

ADD'L	ADDITIONAL	L.	LONG(ITUDINAL)
A.F.G.	ABOVE FINISHED GRADE	MAX.	MAXIMUM
ANT.	ANTENNA	MFR.	MANUFACTURER
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
ASS'T	ASSEMBLY	(N)	NEW
AWG.	AMERICAN WIRE GAUGE	NTS	NOT TO SCALE
BLDG.	BUILDING	O.C.	ON CENTER
BTCH.	BARE TINNED COPPER WIRE	P.T.	PRESSURE TREATED
CLR.	CLEAR	RAD.(R)	RADIUS
CONC.	CONCRETE	REQ'D	REQUIRED
CONN.	CONNECTION(OR)	RGS.	RIGID GALVANIZED STEEL
CONST.	CONSTRUCTION	SCH.	SCHEDULE
CONT.	CONTINUOUS	SIM.	SIMILAR
DBL.	DOUBLE	SQ.	SQUARE
D.F.	DOUGLAS FIR	S.S.	STAINLESS STEEL
DIA.	DIAMETER	STD.	STANDARD
DIM.	DIMENSION	TEMP.	TEMPORARY
EA.	EACH	THK.	THICK(NESS)
ELEV	ELEVATION	TYP.	TYPICAL
EMT.	ELECTRICAL METALLIC TUBING	U.G.	UNDER GROUND
(E)	EXISTING	U.L.	UNDERWRITERS LABORATORY
F.G.	FINISH GRADE	U.N.O.	UNLESS NOTED OTHERWISE
FT.(')	FOOT (FEET)	V.I.F.	VERIFY IN FIELD
GA.	GAUGE	W	WIDE (WIDTH)
HT.	HEIGHT	w/	WITH
IN.(")	INCH(ES)	WD.	WOOD
LB.(#)	POUND(S)	W.P.	WEATHERPROOF
L.F.	LINEAR FEET (FOOT)		

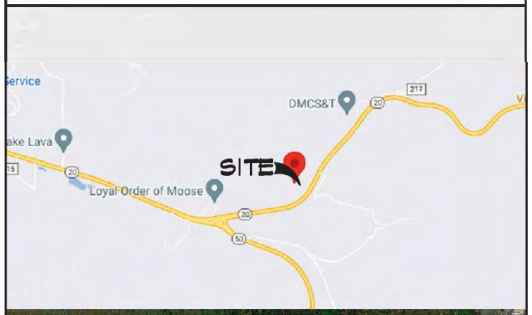


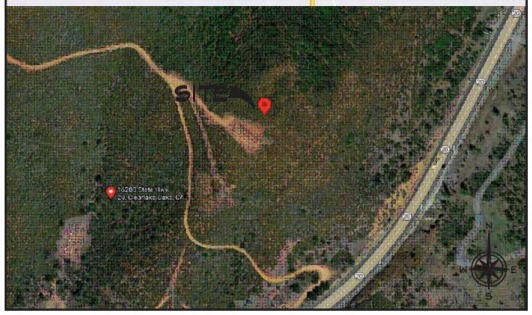
CONCRETE (SURFACE)		X	CHAIN LINK FENCE
CONCRETE (CUT)			WOOD FENCE
EARTH			WROUGHT IRON FENCE
GRAVEL		OH	OVERHEAD WIRES
PLYWOOD		E	POWER CONDUIT
STEEL			GROUND CONDUCTOR
EXISTING GRASS			PROPERTY LINE
ELEVATION DATUM			CENTERLINE

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
C-1	SITE SURVEY
C-2	SITE SURVEY
C-3	SITE SURVEY
C-4	TITLE & EXCEPTIONS INFORMATION
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	EQUIPMENT LAYOUT PLAN
A-4	ANTENNA LAYOUT PLAN
A-5	ELEVATIONS
	DRAINAGE & GRADING PLANS
CV	COVER SHEET
GN	GENERAL NOTES
C100	GRADING PLAN
C200	PLAN & PROFILE
C201	PLAN & PROFILE
C300	EROSION CONTROL PLAN
C301	EROSION CONTROL PLAN

VICINITY MAP & SITE IMAGE





PROJECT TEAM

APPLICANT:
VERTICAL BRIDGE
750 PARK OF COMMERCE DRIVE,
SUITE 200
BOCA RATON, FL 33487

LEASING MANAGER:
SEQUOIA DEPLOYMENT SERVICES, INC
1 SPECTRUM POINTE DRIVE, STE 130
LAKE FOREST, CA 92630
CONTACT: BOB BALLMAIER
PHONE: (949) 278-7747
EMAIL: bob.ballmaier@sequoia-ds.com

ZONING MANAGER:
SEQUOIA DEPLOYMENT SERVICES, INC
1 SPECTRUM POINTE DRIVE, STE 130
LAKE FOREST, CA 92630
CONTACT: BEN HACKSTEDDE
PHONE: (949) 259-3344
EMAIL: ben.hackstedde@sequoia-ds.com

A&E PROJECT MANAGER:
ALL STATES ENGINEERING & SURVEYING
23675 BIRTCHER DRIVE
LAKE FOREST, CA 92630
CONTACT: SILVIA SANDOVAL
PHONE: (949) 273-0996 X107
EMAIL: silvia@allstill.com

PROPERTY OWNER:
RICARDO G. SOLTERO
4403 HOEN AVE
SANTA ROSA, CA 95405
CONTACT: RICARDO G. SOLTERO
EMAIL: ricardo5487@yahoo.com
PH: (707) 293-8040

TENANT:
VERIZON WIRELESS
2770 SHADELANDS DRIVE,
BUILDING II
WALNUT CREEK, CA 94598

CODE COMPLIANCE

CONSTRUCTION WORKS AND MATERIALS MUST COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY LOCAL JURISDICTION, INCLUDING BUT NOT LIMITED TO:

- CALIFORNIA CODE OF REGULATIONS
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRIC CODE
- 2022 CALIFORNIA FIRE CODE
- CALIFORNIA EXISTING BUILDING CODE,
- CALIFORNIA HISTORICAL BUILDING CODE,
- CALIFORNIA RESIDENTIAL CODE
- CALIFORNIA GREEN BUILDING CODE
- 2022 EDITION OF TITLE 24 ENERGY STANDARDS
- ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
- CITY / COUNTY ORDINANCES

ADMINISTRATIVE REQUIREMENTS

CONTRACTOR SHALL VERIFY ALL PLANS & (E) DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME IF USING 11"X17" PLOT, DRAWINGS WILL BE HALF SCALE.

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

811 USA North
Know what's below. Call before you dig.
California and Nevada
Call Two Working Days Before You Dig!
811 / 800-227-2600

verizon
2770 SHADELANDS DRIVE,
BUILDING II
WALNUT CREEK, CA 94598

SEQUOIA
DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630-2283

ALLSTATES
ENGINEERING & SURVEYING
23675 BIRTCHER DRIVE
LAKE FOREST, CA 92630

PROJECT ID:	RTE 20 217
DRAWN BY:	RN
CHECKED BY:	SS

REV	DATE	DESCRIPTION	
7	05/05/2025	PER ADD'TL REDLINES	SS
6	04/04/2025	PER REDLINES	LS/SS
5	03/31/2025	UPDATE PER SURVEY	LS
4	01/22/2024	UPDATE PER SURVEY	LS
3	10/24/2023	UPDATE PER PG&E S.O.W.	LS
2	04/26/2023	UPDATE PER SURVEY	SS
1	04/19/2023	PER RFDS	LS
0	03/06/2023	100% ZD's FOR SUBMITTAL	SS
C	01/31/2023	95% ZD's FOR APPROVAL	LS
B	01/04/2023	95% ZD's FOR APPROVAL	RN
A	12/20/2022	90% ZD's FOR REVIEW	RN

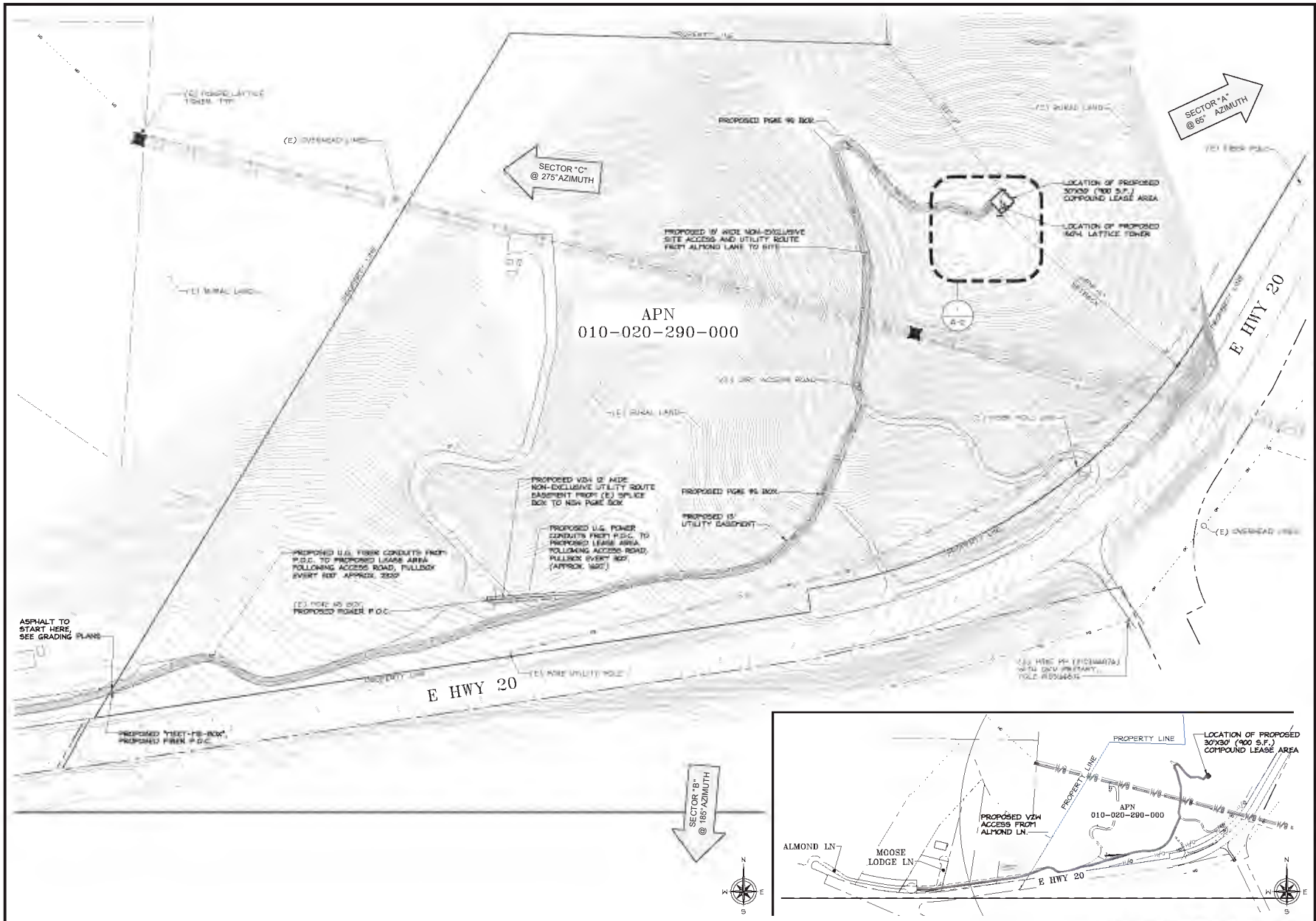
NOT TO BE USED FOR CONSTRUCTION

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.

RTE 20 217
LATTICE TOWER:
16200 E HWY 20
CLEARLAKE OAKS, CA 95423

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



OVERALL SITE PLAN

24"x36" SCALE: 1" = 40'-0"
(11" SCALE: 1" = 80'-0")

1

verizon

2770 SHADELANDS DRIVE, BUILDING 1
WALNUT CREEK, CA 94598

SEQUOIA DEPLOYMENT SERVICES, INC.

ALLSTATES ENGINEERING & SURVEYING
23675 BIRTCHER DRIVE
LAKE FOREST, CA 92630

PROJECT ID:	RTE 20 217
DRAWN BY:	RN
CHECKED BY:	SS

REV	DATE	DESCRIPTION	
7	[illegible]	FOR AUDIT REQUIRED	[illegible]
6	[illegible]	FOR REQUIRED	[illegible]
5	[illegible]	UPDATE FOR SURVEY	LS
4	[illegible]	UPDATE FOR SURVEY	LS
3	[illegible]	UPDATE FOR PG&E SUB H	LS
2	[illegible]	UPDATE FOR SURVEY	SS
1	[illegible]	FOR RFDS	LS
C	[illegible]	90% CD's FOR SUBMITTAL	SS
C	01/31/2023	90% CD's FOR APPROVAL	LS
B	[illegible]	90% CD's FOR APPROVAL	RN
A	[illegible]	90% CD's FOR REVIEW	RN

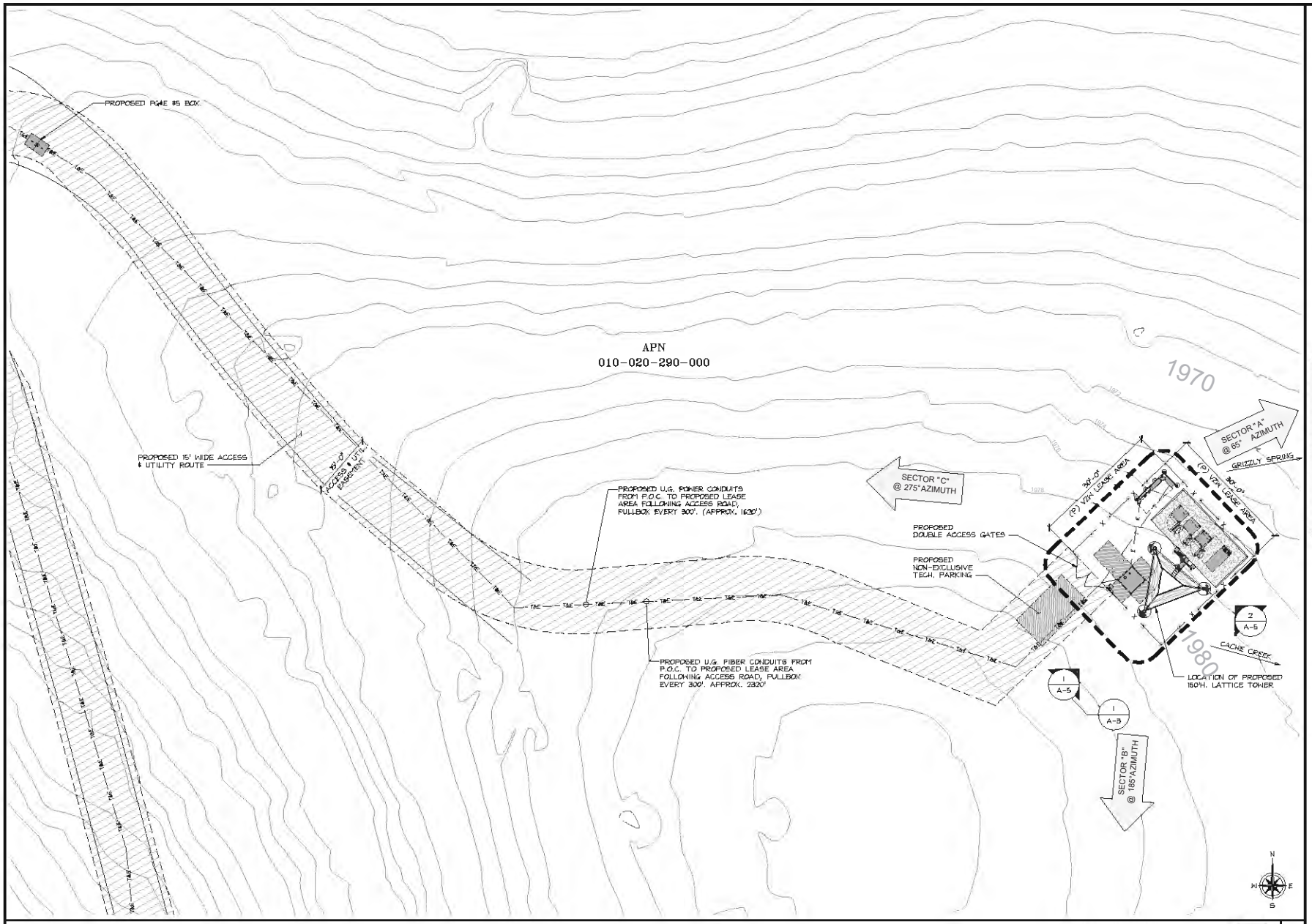
NOT TO BE USED FOR CONSTRUCTION

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.

RTE 20 217
LATTICE TOWER:
16200 E HWY 20
CLEARLAKE OAKS, CA 95423

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1



ENLARGED SITE PLAN

24"x36" SCALE: 3/32" = 1'-0"
11"x17" SCALE: 3/64" = 1'-0"

1

verizon

2770 SHADELANDS DRIVE, BUILDING II
WALNUT CREEK, CA 94598

SEQUOIA DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630-2283

ALLSTATES ENGINEERING & SURVEYING
23678 BIRTCHER DRIVE
LAKE FOREST, CA 92630

PROJECT ID:	RTE 20 217
DRAWN BY:	RN
CHECKED BY:	SS

REV	DATE	DESCRIPTION	
7	05/05/2025	PER ADD'TL REDLINES	SS
6	04/04/2025	PER REDLINES	LS/SS
5	03/31/2025	UPDATE PER SURVEY	LS
4	01/22/2024	UPDATE PER SURVEY	LS
3	10/24/2023	UPDATE PER PG&E S.O.W.	LS
2	04/28/2023	UPDATE PER SURVEY	SS
1	04/19/2023	PER RFDS	LS
0	08/06/2022	100% ZD's FOR SUBMITTAL	SS
C	01/31/2022	95% ZD's FOR APPROVAL	LS
B	01/04/2022	95% ZD's FOR APPROVAL	RN
A	12/20/2022	90% ZD's FOR REVIEW	RN

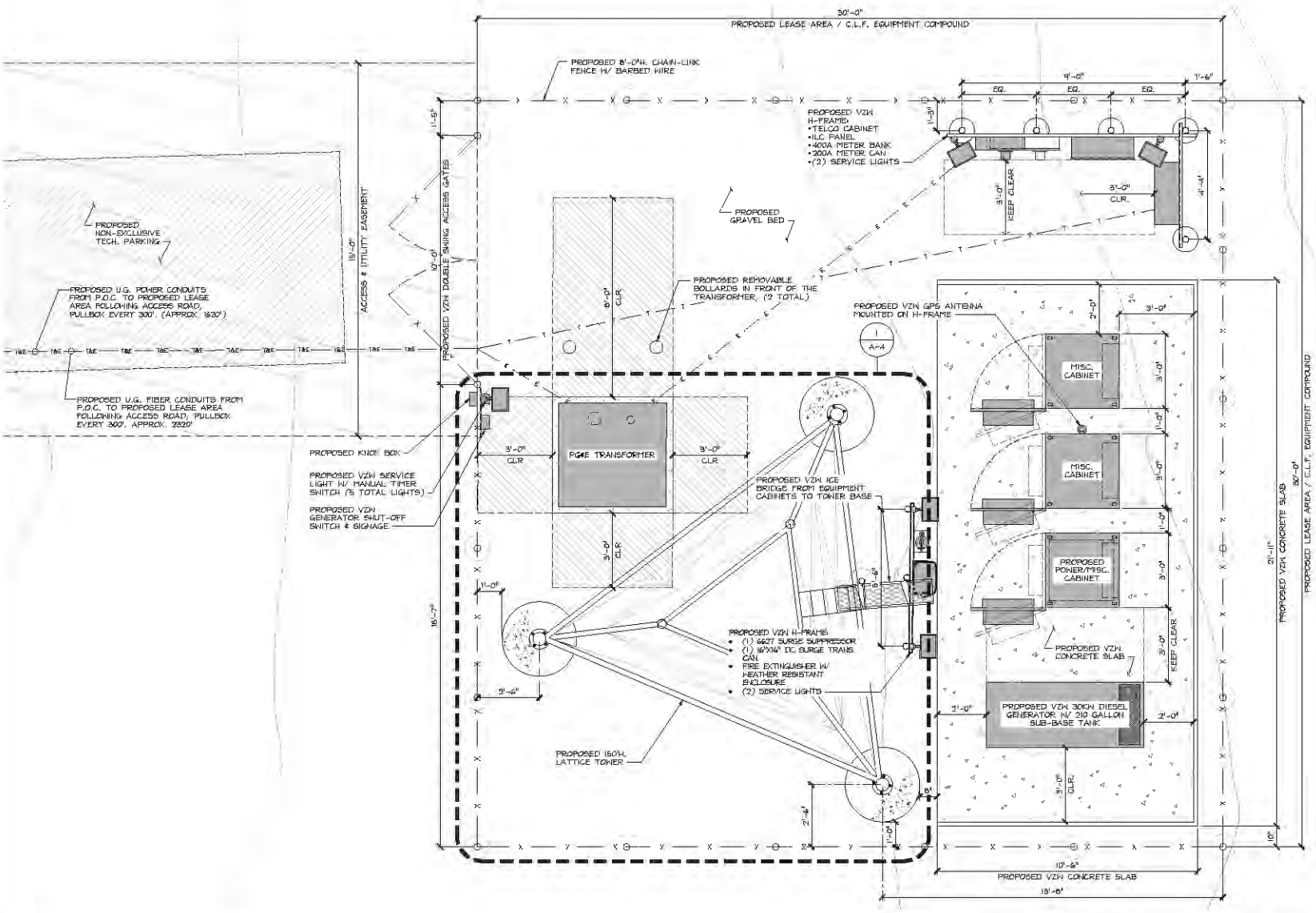
NOT TO BE USED FOR CONSTRUCTION

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.

RTE 20 217
LATTICE TOWER:
16200 E HWY 20
CLEARLAKE OAKS, CA 95423

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
A-2



EQUIPMENT LAYOUT PLAN

24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"

1

verizon

2770 SHADELANDS DRIVE, BUILDING II
WALNUT CREEK, CA 94598

SEQUOIA DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630-2283

ALLSTATES ENGINEERING & SURVEYING
23678 BIRTCHER DRIVE
LAKE FOREST, CA 92630

PROJECT ID:	RTE 20 217
DRAWN BY:	RN
CHECKED BY:	SS

REV	DATE	DESCRIPTION	
7	05/05/2025	PER ADD'TL REDLINES	SS
6	04/04/2025	PER REDLINES	LS/SS
5	03/31/2025	UPDATE PER SURVEY	LS
4	01/22/2024	UPDATE PER SURVEY	LS
3	10/24/2023	UPDATE PER PG&E S.O.W.	LS
2	04/28/2023	UPDATE PER SURVEY	SS
1	04/19/2023	PER RFDS	LS
0	03/06/2023	100% ZD's FOR SUBMITTAL	SS
C	01/31/2023	95% ZD's FOR APPROVAL	LS
B	01/04/2023	95% ZD's FOR APPROVAL	RN
A	12/20/2022	90% ZD's FOR REVIEW	RN

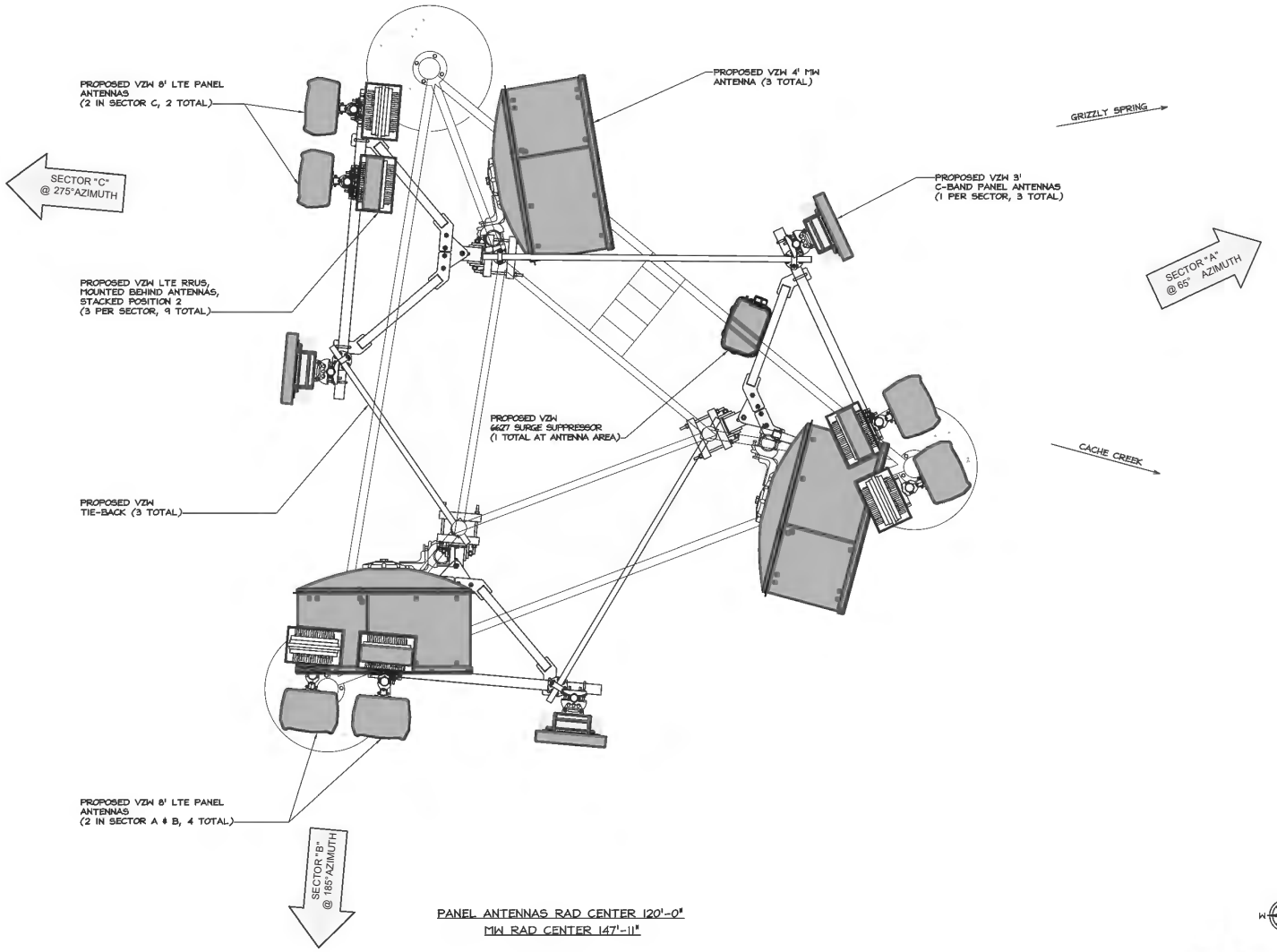
NOT TO BE USED FOR CONSTRUCTION

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.

RTE 20 217
LATTICE TOWER:
16200 E HWY 20
CLEARLAKE OAKS, CA 95423

SHEET TITLE
EQUIPMENT LAYOUT PLAN

SHEET NUMBER
A-3



PANEL ANTENNAS RAD CENTER 120'-0"
MW RAD CENTER 147'-11"

ANTENNA LAYOUT PLAN

24"x36" SCALE: 3/4" = 1'-0"
11"x17" SCALE: 3/8" = 1'-0"

verizon
2770 SHADELANDS DRIVE, BUILDING II
WALNUT CREEK, CA 94598

SEQUOIA DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630-2283

ALLSTATES ENGINEERING & SURVEYING
23675 BIRTCHER DRIVE
LAKE FOREST, CA 92630

PROJECT ID:	RTE 20 217
DRAWN BY:	RN
CHECKED BY:	SG

REV	DATE	DESCRIPTION	
7	05/05/2025	PER ADD'TL REDLINES	SS
6	04/04/2025	PER REDLINES	LS/SS
5	03/31/2025	UPDATE PER SURVEY	LS
4	01/22/2024	UPDATE PER SURVEY	LS
3	10/24/2023	UPDATE PER PG&E S.O.W.	LS
2	04/26/2023	UPDATE PER SURVEY	SS
1	04/19/2023	PER RFDS	LS
0	03/06/2023	100% ZD's FOR SUBMITTAL	SG
C	01/31/2023	95% ZD's FOR APPROVAL	LS
B	01/04/2023	95% ZD's FOR APPROVAL	RN
A	12/20/2022	90% ZD's FOR REVIEW	RN

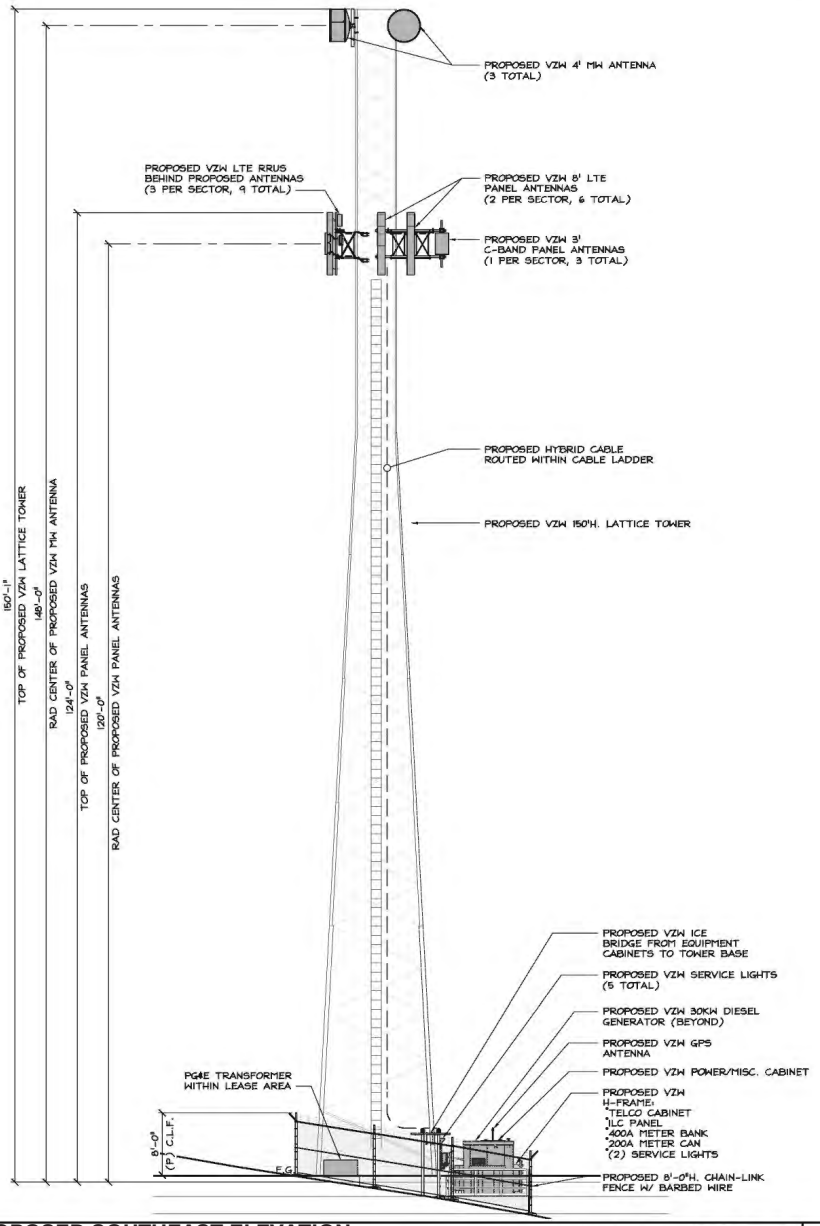
NOT TO BE USED FOR CONSTRUCTION

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.

RTE 20 217
LATTICE TOWER:
16200 E HWY 20
CLEARLAKE OAKS, CA 95423

SHEET TITLE
ANTENNA LAYOUT PLAN

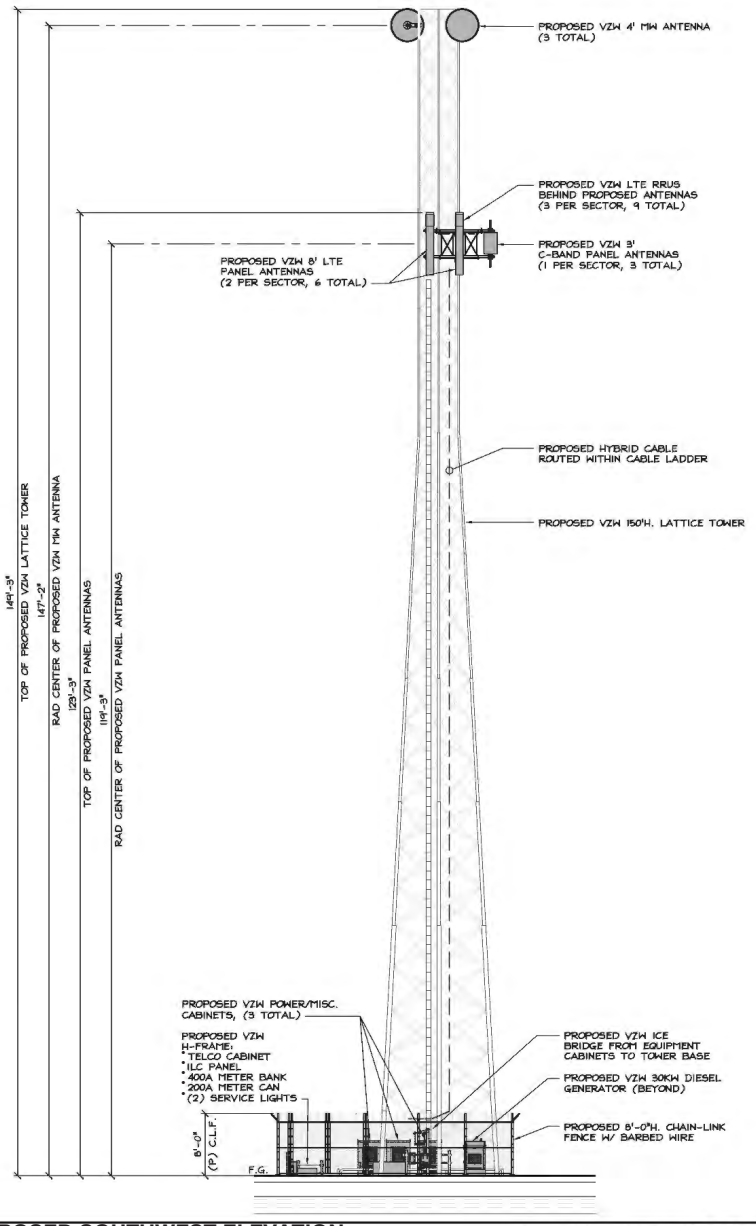
SHEET NUMBER
A-4



PROPOSED SOUTHEAST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
4' 2' 0" 4'

2



PROPOSED SOUTHWEST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
4' 2' 0" 4'

1

verizon
2770 SHADELANDS DRIVE,
BUILDING II
WALNUT CREEK, CA 94598

SEQUOIA
DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DRIVE, SUITE 130
LAKE FOREST, CA 92630-2283

ALLSTATES
ENGINEERING & SURVEYING
23675 BIRTCHER DRIVE
LAKE FOREST, CA 92630

PROJECT ID:	RTE 20 217
DRAWN BY:	RN
CHECKED BY:	SS

REV	DATE	DESCRIPTION	
7	05/05/2025	PER ADD'TL REDLINES	SS
6	04/04/2025	PER REDLINES	LS/SS
5	03/31/2025	UPDATE PER SURVEY	LS
4	01/22/2024	UPDATE PER SURVEY	LS
3	10/24/2023	UPDATE PER PG&E S.O.W.	LS
2	04/26/2023	UPDATE PER SURVEY	SS
1	04/19/2023	PER RFDS	LS
0	03/06/2023	100% ZD's FOR SUBMITTAL	SS
C	01/31/2023	95% ZD's FOR APPROVAL	LS
B	01/04/2023	95% ZD's FOR APPROVAL	RN
A	12/20/2022	90% ZD's FOR REVIEW	RN

NOT TO BE USED FOR CONSTRUCTION

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.

RTE 20 217
LATTICE TOWER:
16200 E HWY 20
CLEARLAKE OAKS, CA 95423

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-5

TELEPHONE CELL TOWER

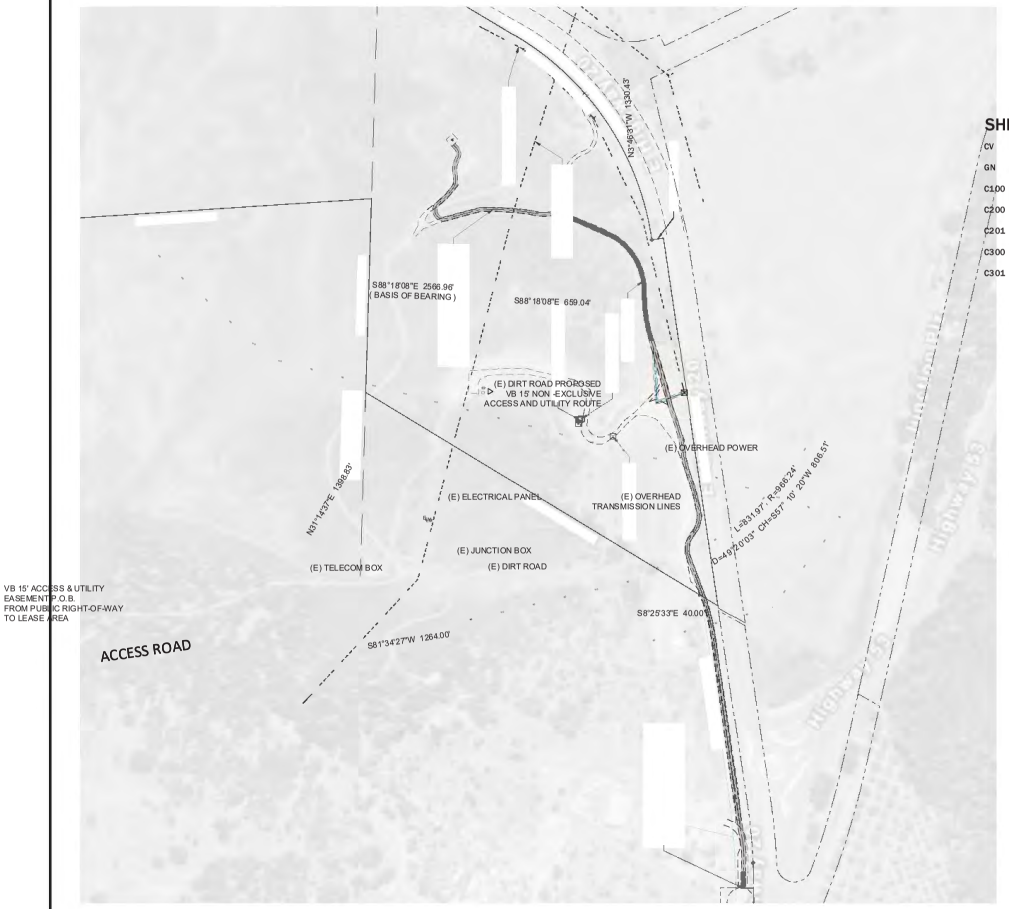
Civil Construction Drawings

2231 DE WOLFF AVE. LOMPOC, CA 93436

Vicinity Map

Not to Scale





Sheet List Table

SHEET NO.	TITLE
CV	COVER SHEET
GN	GENERAL NOTES
C100	GRADING PLAN
C200	PLAN & PROFILE
C201	PLAN & PROFILE
C300	EROSION CONTROL PLAN
C301	EROSION CONTROL PLAN

CIVIL ENGINEER

FAWKES CONSULTANTS
165 W CANYON CREST RD STE 260 ALPINE, UTAH 84004
CONTACT: JORDAN "GUY" WILLIAMS, P.E.
PHONE: (213) 500-5936

Avoid cut-ting v ehic-ginee-d s this line L-V Ice It's

1-800-662-4111

CONSULTANTS INC.

© 2025

165 W CANYON CREST RD STE 260
ALPINE, UTAH 84004
Guwilliams@fawkesconsultants.com

SUBMITTAL SET

DATE: 06/03/2025
PROJECT NO. 25.020

REVISION	DATE
1	
2	
3	
4	
5	
6	

COVER SHEET
LATTICE TOWER
16200 E HWY 20, CLEARLAKE OAKS,
LAKE COUNTY, CA 95423

6-03-25

SCALE:

CV

DRAWN BY: MD

01/07

THE CONTRACTOR SHALL CAREFULLY READ ALL OF THE NOTES AND SPECIFICATIONS, THE CONTRACTOR SHALL BE SATISFIED AS TO THE TRUE MEANING AND INTENTION AND SHALL BE RESPONSIBLE FOR COMPLYING WITH EACH.

GENERAL NOTES:

1) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING: CURRENT REGULATORY AGENCY STANDARDS AND SPECIFICATIONS, AND REGULATORY AGENCY COMPREHENSIVE PLAN, WHERE APPLICABLE.

2) PRIOR TO ANY WORK BEING PERFORMED, THE CONTRACTOR SHALL CONTACT REGULATORY AGENCY FOR A PRE-CONSTRUCTION CONFERENCE AS DIRECTED BY THE OWNER. CONTRACTOR SHALL ALSO NOTIFY THE BELOW LISTED PROJECT CONTACTS (48) HOURS IN ADVANCE OF SAID MEETING:

A. REGULATORY AGENCY: CLEARLAKE
WATER, SEWER, & STORM WATER
14050 OLYMPIC DRIVE
CLEARLAKE, CA 95422

B. ENGINEER: Fawkes Consultants
165 W CANYON CREST RD STE 260
ALPINE, UTAH 84004
CONTACT:
gwilliams@fawkesconsultants.com
Jordan "Guy" Williams, P.E.
213-500-5936

C. GAS SOCALGAS
CUSTOMER SERVICE LINE: 1-877-238-0092

D. POWER COMPANY: ENGINEERED PRODUCTS CO.
CUSTOMER SERVICE LINE: 800-336-1976

E. TELEPHONE COMPANY: TOWER SUPPLY COMPANY
CUSTOMER SERVICE LINE: 800-969-6573

3) IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE SAME BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.

4) WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

5) THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHT-OF-WAYS, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.

7) CONTRACTOR SHALL OBTAIN A LAND DISTURBANCE PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHT-OF-WAYS OR EASEMENTS FROM REGULATORY AGENCY AND/OR UDOT. CONTRACTOR SHALL NOTIFY REGULATORY AGENCY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8) THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND, THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.

9) OWNER SHALL FILE NOTICE OF INTENT WITH THE STATE DIVISION OF WATER QUALITY AND ALSO OBTAIN A FUGITIVE DUST CONTROL PERMIT AS REQUIRED.

10) CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.

IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

11) THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY, AS REQUIRED BY REGULATORY AGENCY. IF TRAFFIC CONTROL IS NECESSARY, A TRAFFIC CONTROL PLAN SHOULD BE SUBMITTED TO REGULATORY AGENCY ENGINEERING DEPARTMENT FOR APPROVAL PRIOR TO ANY WORK BEING STARTED.

12) THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.

13) THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR REGULATORY AGENCY.

14) THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.

15) THE CONTRACTOR AGREES THAT:

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.

E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND RE-INSPECTIONS AT THEIR OWN EXPENSE.

16) THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

17) DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH REGULATORY AGENCY COMPREHENSIVE PLAN.

18) FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAYS OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.

19) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE- INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

20) IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

21) WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

22) THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.

PRIOR TO COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

23) WORK IN EASEMENT AND/OR RIGHT-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENT AND/OR RIGHT-OF-WAY.

CLEARING AND GRADING NOTES:

1) CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH REGULATORY AGENCY STANDARD SPECIFICATIONS AND DIVISION 2 OF THE AMERICAN PUBLIC WORKS ASSOCIATION STANDARD SPECIFICATIONS.

2) IF THE PROJECT REQUIRES ANY IMPORT OR EXPORT TO ACHIEVE A BALANCED SITE, A SEPARATE UNIT PRICE PER CUBIC YARD SHALL BE INCLUDED IN THE BID FOR SAID IMPORT OR EXPORT. ANY EXPORT MATERIAL SHALL BE STOCKPILED OR REMOVED FROM THE PROJECT SITE AS DIRECTED BY THE OWNER AND/OR ENGINEER.

UNDERGROUND UTILITIES:

1) THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS, WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THESE LOCATIONS TO BE EITHER TRUE OR EXACT. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER IN WRITING FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES, SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO CONSTRUCTION.

2) PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES OF DIALING 811 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTORS SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES CALL. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

3) THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF THE STATE SAFETY ORDERS FOR EXCAVATIONS AND TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.

4) PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS; I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

THE CONTRACTOR WILL VERIFY DEPTHS OF ALL UTILITIES IN THE FIELD BY POT HOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR NEGLECTING TO POT HOLE UTILITIES THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER.

5) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS OF THE REGULATORY AGENCY FOR H-20 LOAD REQUIREMENTS.

6) SANITARY SEWER AND WATER SYSTEM CONSTRUCTION TO BE INSTALLED PER THE REQUIREMENTS OF THE REGULATORY AGENCY:
A. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH THE REGULATORY AGENCY STANDARDS.
B. ALL WATER SERVICE LINES SHALL BE CONSTRUCTED ACCORDING TO REGULATORY AGENCY STANDARDS.
C. ALL WATERLINE BENDS, ELBOWS, TEES, AND CROSSES SHALL HAVE THRUST BLOCKS PLACED ACCORDING TO REGULATORY AGENCY STANDARDS.
D. ALL WATERLINE LOOPS SHALL BE CONSTRUCTED ACCORDING TO REGULATORY AGENCY STANDARDS.
E. CONTRACTOR TO VERIFY ALL PIPE LENGTHS. PIPE LENGTHS SHOWN ARE MEASURED FROM EDGE OF MH TO EDGE OF MH. NO ADJUSTMENT WAS MADE FOR SLOPE.

7) THE CONTRACTOR SHALL NOTIFY INFINITY CONSULTANTS, INC. IN WRITING AT LEAST 48 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH THE REGULATORY AGENCY STANDARD SPECIFICATIONS.

8) ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.

9) THE CONTRACTOR IS RESPONSIBLE FOR ALL STREET LIGHT TRENCHING.

SURFACE IMPROVEMENTS:
1) ALL MANHOLE RIMS, LAMPHOLES, VALVES AND MONUMENT BOXES, ETC. SHALL BE ADJUSTED TO FINISHED GRADE & COLLARED AFTER STREET PAVING, UNLESS OTHERWISE NOTED. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.

2) PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.

3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.

4) STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH REGULATORY AGENCY STANDARDS.

ROADWAY MATERIALS:
ROADWAY MATERIALS SPECIFICATIONS AND CONSTRUCTION REQUIREMENTS SHALL BE AS OUTLINED BY REGULATORY AGENCY STANDARDS AND THESE PLANS.

SEWER IMPROVEMENT COMPLIANCE:
1) ALL CONSTRUCTION SHALL COMPLY WITH THE REGULATORY AGENCY'S DESIGN STANDARDS AND SPECIFICATIONS.

2) CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.

SWPPP NOTES
1) SEE EROSION CONTROL SHEET FOR DETAILS AND BMP's.

2) CONTRACTOR IS REQUIRED TO OBTAIN AN NOI FROM THE STATE FOR SWPPP PURPOSES.

3) CONTRACTOR IS REQUIRED TO SCHEDULE AND ATTEND A PRE-CONSTRUCTION MEETING WITH REGULATORY AGENCY PRIOR TO COMMENCING ANY SITE WORK FOR THIS PROJECT.

GENERAL DEMOLITION NOTES:
1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
4. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
5. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
6. Basements and other excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner)
7. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
8. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
9. If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
10. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
11. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
12. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
13. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
14. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
15. Install traffic warning devices as needed in accordance with local standards.
16. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.

GENERAL SITE NOTES:
1. Stalls designated as accessible will require a painted accessible symbol and sign.
2. Fire lane markings and signs to be installed as directed by the Fire Marshall. Road widths equal to or less than 32 feet shall require red curbside painting and "No Parking" signs that are approved positioned along the fire apparatus access routes.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
5. All dimensions are to back of curb unless otherwise noted.
6. Fire hydrants and access roads shall be installed prior to construction of any buildings. All fire hydrants shall be placed with the 4 1/2" connection facing the point of access for Fire Department Apparatus.
7. All Street lighting installed within the project will be installed by the developer(s) and will be owned and maintained by the property owner(s).

GENERAL GRADING NOTES:
1. Survey Provided By Owner. Civil Engineer not responsibility for inaccuracies in survey information. Contractor to verify in field data and to inform Civil Engineer of any discrepancies.
2. All work shall be in accordance with the City Public Works Standard.
3. Cut slopes shall be no steeper than 2 horizontal to 1 vertical.
4. Fill slopes shall be no steeper than 2 horizontal to 1 vertical.
5. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by the geotechnical engineer.
6. Areas to receive fill shall be properly prepared and approved by the City inspector and geotechnical Engineer prior to placing fill.
7. Fills shall be benched into competent material as per specifications and geotechnical report.
8. All trench backfill shall be tested and certified by the site geotechnical engineer per the grading code.
9. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
10. The final compaction report and certification from the geotechnical engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
11. Dust shall be controlled by watering.
12. The location and protection of all utilities is the responsibility of the permitee.
13. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
14. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the city engineer.
15. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
16. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
17. Aggregate base shall be compacted per the geotechnical report prepared for the project.
18. Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown hereon.
19. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
20. Erosion Control: Protect all inlet boxes, catch basins, etc. with straw bales or other approved method to strain the storm water during construction. Protect surrounding properties and streets from site runoff with sandbags and earth berms.

GENERAL UTILITY NOTES:
1. Coordinate all utility connections to building with plumbing plans and building contractor.
2. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
3. All catch basin and inlet box grates are to be bicycle proof.
4. All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
10. All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.
11. Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4 1/2" connection facing the point of access for Fire Department Apparatus.
12. Prior to the construction of any buildings, a fire flow test of the new hydrants shall be conducted to verify the actual fire flow available for this project. The Fire Prevention Division of this department shall witness this test and shall be notified a minimum of 48 hours prior to the test.
13. As a Private Development, the private fire hydrants shall be annually maintained and a 5-year flow test shall be performed in accordance with NFPA 24 and 25. All records shall be provided and submitted through The Compliance Engine found at http://www.thecomplianceengine.com.

UTILITY PIPING MATERIALS:
All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

CULINARY SERVICE LATERALS
MAIN TO METER
- Type 'K' copper or HDPE CTS-OD SDR-9 poly tubing.

METER TO BUILDING
- 3/4" to 2" diameter pipe - CTS Poly, Soft Temper
- Over 2" diameter pipe - AWWA C-900 Class 150 pipe

WATER MAIN LINES AND FIRE LINES
Pipe material as shown on utility plan view or to meet city standards.

WATER MAIN LINES AND FIRE LINES
2. Pipe material as shown on utility plan view or to meet city standards.

SANITARY SEWER LINES
2. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

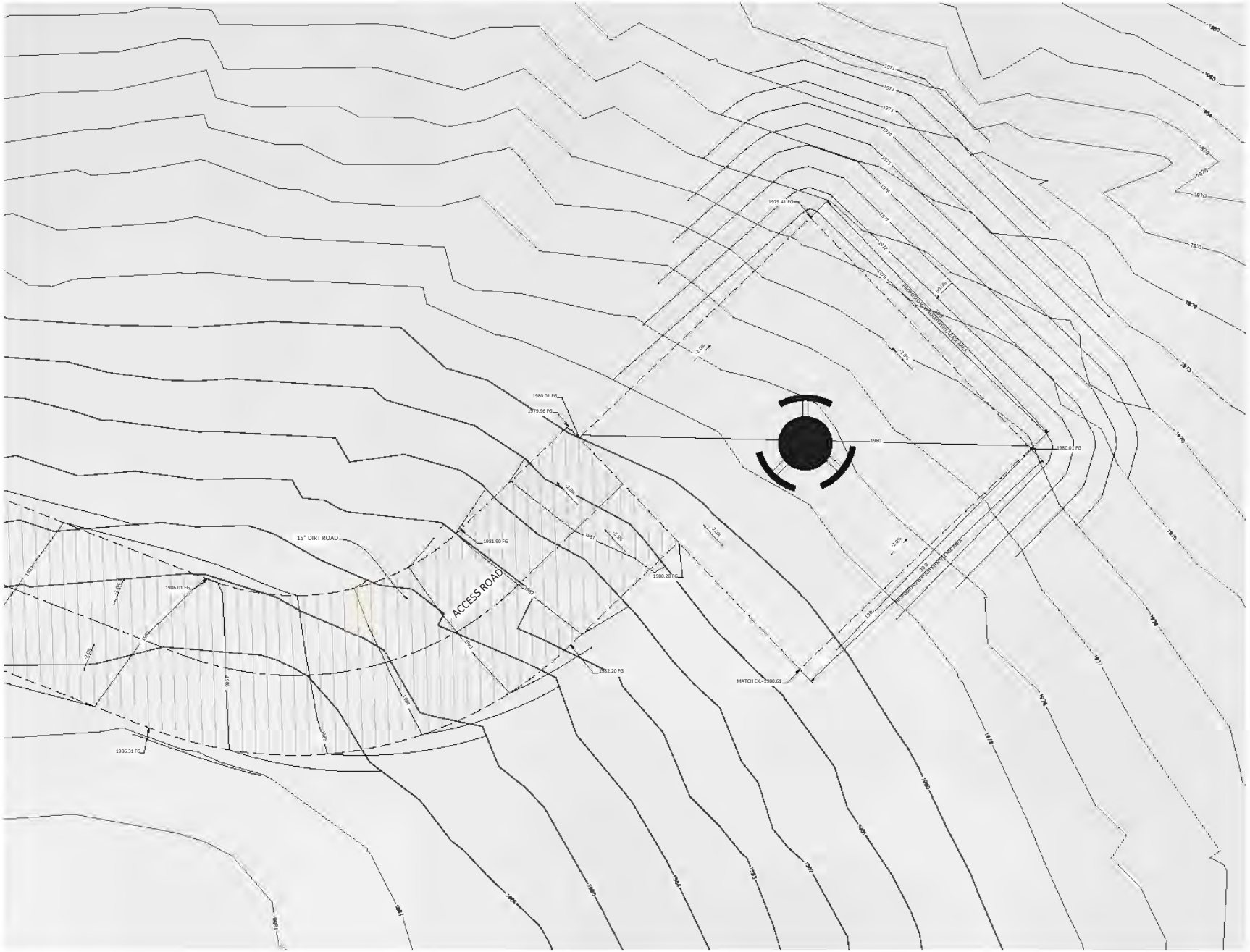
STORM DRAIN LINES
1. 12" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

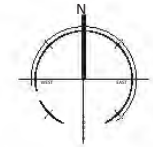
2. 12" or larger - Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

NATURAL GAS SERVICE LATERALS (QUESTAR)
1. PLASTIC PIPING MATERIAL: Plastic polyethylene pipe materials and compression couplings must be approved for natural gas applications and must be installed underground. All plastic pipe and fittings must conform to ASTM D2513 (60 psi and above high density pipe approved 3408).
2. Plastic pipe must be joined by individuals qualified in the heat fusion method of connecting pipe and fittings or approved mechanical fittings. A minimum number 18 insulated yellow copper tracer wire shall be installed with underground nonmetallic gas piping and shall terminate above grade at each end. Tracer wire shall not come in contact with plastic piping.
3. Risers and prefabricated risers inserted with plastic pipe shall conform to ASTM D2513, shall be metallic, have a space of 10 inches from the bottom of the service valve and grade, and shall be wrapped or coated to a point at least 6 inches above grade or protected in an approved manner. When a riser connects underground to plastic pipe, the underground horizontal metallic portion of the riser shall extend at least 12 inches before connecting to the plastic pipe by means of an approved transition fitting, adapter or heat fusion.
4. Plastic pipe used underground for customer fuel lines must be approved polyethylene material and be buried a minimum of 12 inches. It shall not be used inside buildings or above ground. PVC (Polyvinyl Chloride) is not approved for piping systems in Questar Gas's service area. Individual gas lines (metallic or plastic) to single outside appliance (outside lights, grilles, etc.) shall be installed a minimum of 8 inches below grade, provided such installation is approved and installed in locations not susceptible to physical damage.

ABBREVIATIONS:

AC	ASPHALTIC CONCRETE	MAX	MAXIMUM
APPR.	APPROXIMATELY	MH	MANHOLE
BW	BOTTOM OF WALL	MIN	MINIMUM
CB	CATCH BASIN	NTS	NOT TO SCALE
CL OR ℄	CENTERLINE	OH	OVERHEAD
CONC	CONCRETE	PC	POINT OF CURVATURE
DET	DETAIL	PL	PROPERTY LINE
DIA	DIAMETER	POC	POINT ON CURVE
DIP	DUCTILE IRON PIPE	PP	POWER POLE
DWG	DRAWING	PVC	POLYVINYL CHLORIDE
EA	EACH	PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
EG	EXISTING GRADE	PUE	PUBLIC UTILITY EASEMENT
EP	EDGE OF PAVEMENT	RCP	REINFORCED CONCRETE PIPE
ELEV





SCALE: 1" = 4'

GRAPHIC SCALE

SITE INFORMATION

- DISTURBED AREA.....85,066 SQFT

GRADING

- CUT.....2,057 CY
- FILL .....2,924 CY

- NET FILL.....867 CY

FAWKES CONSULTANTS INC.

©2025

165 W CANYON CREST RD STE 260
ALPINE, UTAH 84004
Gwilliams@fawkesconsultants.com

SUBMITTAL SET

DATE: 06/03/2025
PROJECT NO. 25.020

REVISION	DATE
1	
2	
3	
4	
5	
6	

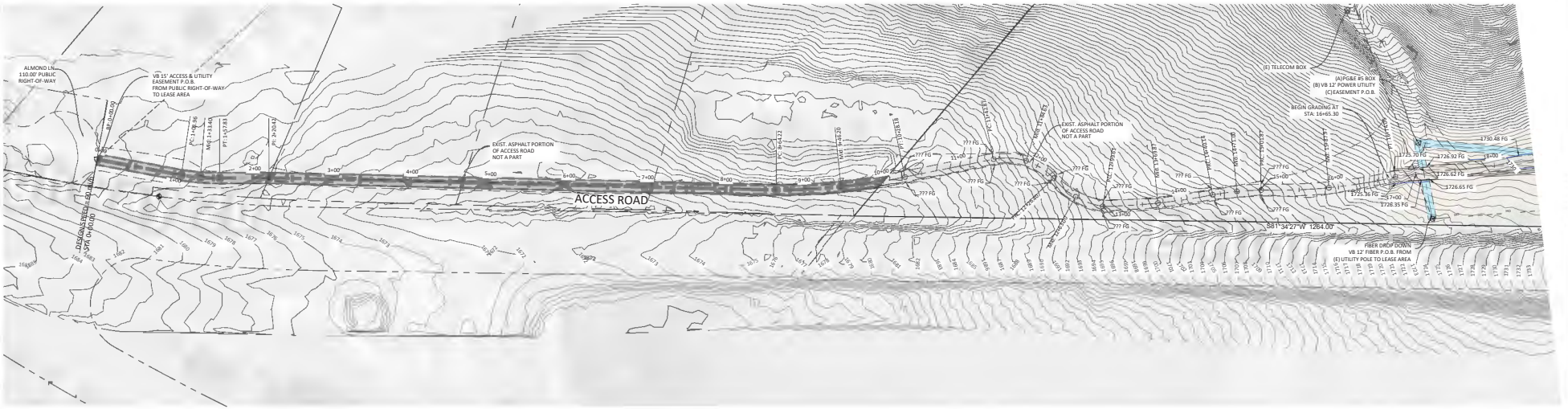
GRADING PLAN
LATTICE TOWER
16200 E HWY 20, CLEARLAKE OAKS,
LAKE COUNTY, CA 95423

SCALE: 1"=4'

C100

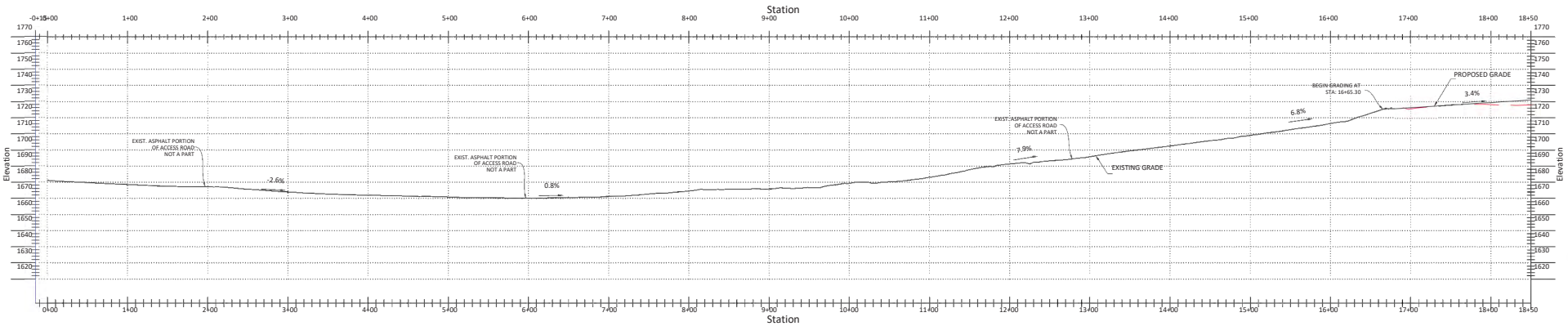
DRAWN BY: MD

03/07

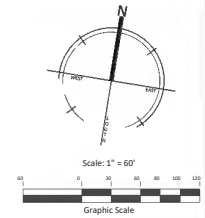


ACCESS ROAD PLAN

STA. 0+00.00 TO 18+50.00



ACCESS ROAD PROFILE



FAWKES
CONSULTANTS INC.
©2025
165 W CANYON CREST RD STE 260
ALPINE, UTAH 84004
Gwilliams@fawkesconsultants.com

SUBMITTAL SET

DATE: 06/03/2025
PROJECT NO. 25.020

REVISION	DATE
1	
2	
3	
4	
5	
6	

PLAN & PROFILE
LATTICE TOWER
16200 E HWY 20, CLEARLAKE OAKS,
LAKE COUNTY, CA 95423

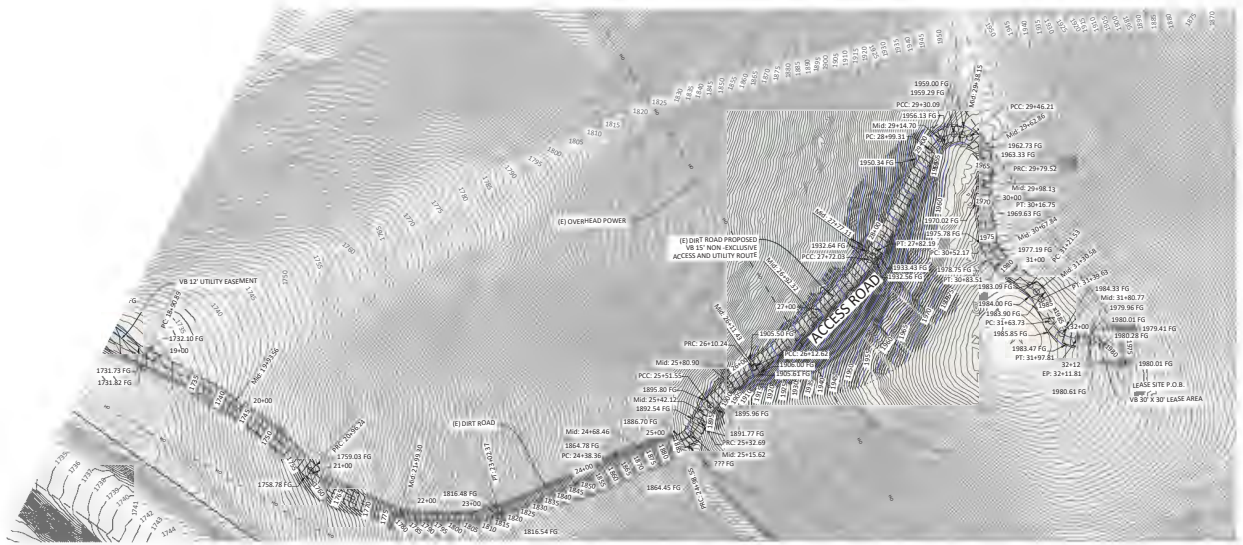
LICENSED PROFESSIONAL ENGINEER
CLIFFORD WILLIAMS
C 56268
EXP. 12/31/26
CIVIL
STATE OF CALIFORNIA

SCALE: 1"=60'

C200

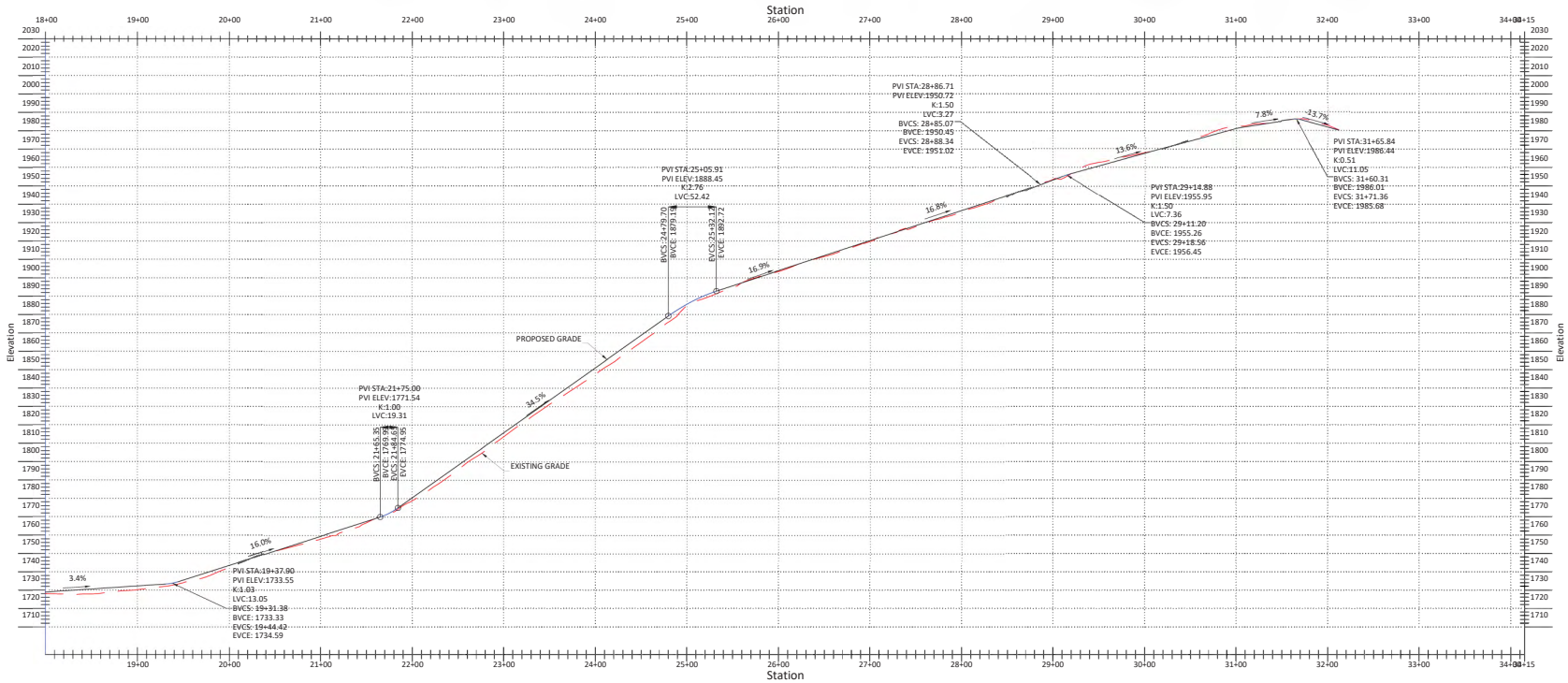
DRAWN BY: MD

04/07

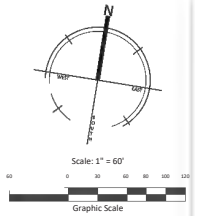


ACCESS ROAD PLAN

STA. 18+50.00 TO 33+05.41



ACCESS ROAD PROFILE



FAWKES CONSULTANTS INC.
©2025
165 W CANYON CREST RD STE 260
ALPINE, UTAH 84004
GwilliamsF@fawkesconsultants.com

SUBMITTAL SET

DATE: 06/03/2025
PROJECT NO. 25.020

REVISION	DATE
6	
5	
4	
3	
2	
1	

PLAN & PROFILE
LATTICE TOWER
16200 E HWY 20, CLEARLAKE OAKS,
LAKE COUNTY, CA 95423

LICENSED PROFESSIONAL ENGINEER
CLIFFORD WILLIAMS
C 54268
EXP. 12/31/26
CIVIL
STATE OF CALIFORNIA

SCALE: 1"=60'

C201

DRAWN BY: MD

05/07



Scale: 1" = 60'

Graphic Scale

LEGEND

SF	SILT FENCE
CF CF CF	CONSTRUCTION FENCE AT PROPERTY LINE
LOD LOD	LIMITS OF DISTURBANCE
	DIRECTION OF EXISTING OVERLAND FLOW
FR FR FR FR	LINEAR FIBER ROLL
	INLET PROTECTION- WHERE CATCH BASINS AND STORM DRAINS ARE PRESENT ON SITE
	PORTABLE TOILET CONTAINMENT
	JOBSITE DUMPSTER

LEGEND

	CONCRETE WASHOUT AREA
	STABILIZED CONSTRUCTION ENTRANCE
	MATERIAL STORAGE AREA
	STOCK PILE AREA

NOTE: SEE LANDSCAPE PLANS FOR HYDROSEED AREAS FOR SITE SLOPE STABILIZATION.

EROSION CONTROL KEYNOTES

A	FIBER ROLL MAT
B	SILT FENCE
C	CONCRETE WASH OUT
D	STABILIZED CONSTRUCTION ENTRANCE
E	MATERIAL STORAGE
F	STOCKPILE AREA
G	LIMITS OF DISTURBANCE

FAWKES CONSULTANTS INC.
©2025
165 W CANYON CREST RD STE 260
ALPINE, UTAH 84004
GwilliamsM@fawkesconsultants.com

SUBMITTAL SET

DATE: 06/03/2025
PROJECT NO. 25.020

REVISION	DATE
1	
2	
3	
4	
5	
6	

EROSION CONTROL PLAN
LATTICE TOWER
16200 E HWY 20, CLEARLAKE OAKS, LAKE COUNTY, CA 95423

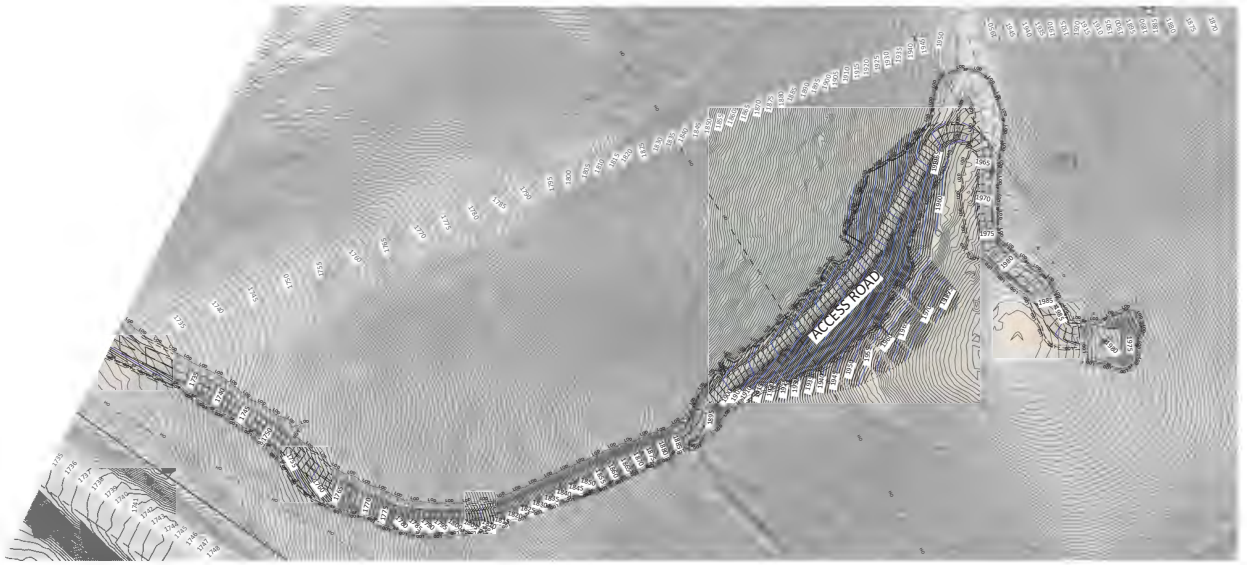
LICENSED PROFESSIONAL ENGINEER
CLIFFORD WILLIAMS
C 56268
EXP. 12/31/26
CIVIL
STATE OF CALIFORNIA

SCALE: 1"=60'

C300

DRAWN BY: MD

06/07



Scale: 1" = 60'

Graphic Scale

LEGEND

SF	SILT FENCE
CF CF CF	CONSTRUCTION FENCE AT PROPERTY LINE
LOD LOD	LIMITS OF DISTURBANCE
	DIRECTION OF EXISTING OVERLAND FLOW
	LINEAR FIBER ROLL
	INLET PROTECTION- WHERE CATCH BASINS AND STORM DRAINS ARE PRESENT ON SITE
	PORTABLE TOILET CONTAINMENT
	JOBSITE DUMPSTER

LEGEND

	CONCRETE WASHOUT AREA
	STABILIZED CONSTRUCTION ENTRANCE
	MATERIAL STORAGE AREA
	STOCK PILE AREA

NOTE: SEE LANDSCAPE PLANS FOR HYDROSEED AREAS FOR SITE SLOPE STABILIZATION.

EROSION CONTROL KEYNOTES

A	FIBER ROLL MAT
B	SILT FENCE
C	CONCRETE WASH OUT
D	STABILIZED CONSTRUCTION ENTRANCE
E	MATERIAL STORAGE
F	STOCKPILE AREA
G	LIMITS OF DISTURBANCE

FAWKES CONSULTANTS INC.

©2025

165 W CANYON CREST RD STE 260
ALPINE, UTAH 84004
Gwilliams@fawkesconsultants.com

SUBMITTAL SET

DATE: 06/03/2025
PROJECT NO. 25.020

REVISION	DATE
1	
2	
3	
4	
5	
6	

EROSION CONTROL PLAN

LATTICE TOWER

16200 E HWY 20, CLEARLAKE OAKS, LAKE COUNTY, CA 95423

LICENSED PROFESSIONAL ENGINEER
CLIFFORD WILLIAMS
C 56266
EXP. 12/31/26
CIVIL
STATE OF CALIFORNIA

SCALE: 1"=60'

C301

DRAWN BY: MD

07/07