

SITE NAME: SANTEE
PROJECT DESCRIPTION: PROPOSED TELECOMMUNICATIONS FACILITY
TOWER TYPE: 80' FAUX WATER TOWER
SITE ADDRESS: SYCAMORE CANYON ROAD
 SANTEE, CA 92071
 (SAN DIEGO COUNTY)
AREA OF CONSTRUCTION: 1,900 ± SQ. FT. (LEASE AREA)
LEGAL DESCRIPTION: LOT 8 THAT POR OF DOC77-132403 IN
JURISDICTION: SAN DIEGO COUNTY
PARCEL #: 3780204900
ZONING: OTHER RECREATION - LOW /PARK - ACTIVE



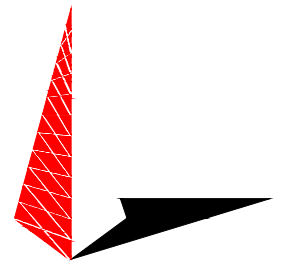
USA • INTERNATIONAL



SITE NAME:
SANTEE

**SYCAMORE CANYON ROAD
 SANTEE, CA 92071
 (SAN DIEGO COUNTY)**

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
 500 E. 84TH AVE, SUITE C10
 THORNTON, CO 80229
 OFFICE: (303) 566-9914
 www.tepgroup.net

PROJECT INFORMATION

LATITUDE N 32° 52' 06.18" (NAD '83) *
LONGITUDE W 117° 00' 27.53" (NAD '83) *
GROUND ELEVATION 399.0' (NAVD '88) *

* INFORMATION PROVIDED BY RLF CONSULTING IN THE FORM OF 1-A CERIFICATION, DATED SEPTEMBER 16, 2021.

1-A COORDINATES

CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING

(800) 662-4111

EMERGENCY:

CALL 911



Know what's below.
 Call before you dig.

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 THE LATEST EDITIONS OF THE FOLLOWING:

- | | |
|---|--|
| 1. INTERNATIONAL BUILDING CODE (2018 EDITION) | 4. NATIONAL ELECTRIC CODE (2017 EDITION) |
| 2. INTERNATIONAL CODE COUNCIL | 5. LOCAL BUILDING CODE |
| 3. ANSI/TIA/EIA-222-G | 6. CITY/COUNTY ORDINANCES |

CODE COMPLIANCE

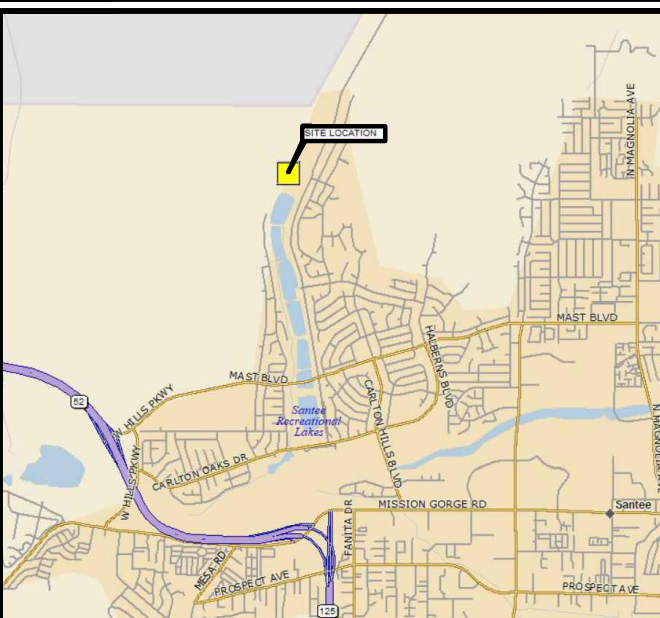
CONSTRUCTION OF A TELECOMMUNICATION FACILITY, CONSISTING OF ANTENNAS & ASSOCIATED APPURTENANCES ON A PROPOSED FAUX WATER TOWER, FENCED COMPOUND & SERVICE EQUIPMENT FOR FUTURE CARRIERS. NO WATER OR SEWER IS REQUIRED.

1. FACILITY DESIGNED IN ACCORDANCE WITH SAN DIEGO COUNTY REGULATIONS.
2. THIS IS AN UNMANNED FACILITY WHICH WILL NOT REQUIRE ANY WATER OR SEWER FACILITIES.
3. TRAFFIC WILL CONSIST ONLY OF MAINTENANCE PERSONNEL, VISITING THE SITE APPROXIMATELY TWICE A MONTH.

PROJECT DESCRIPTION & NOTES

REV	DATE	ISSUED FOR:
3	10-28-22	ZONING
2	04-20-22	ZONING
1	11-02-21	ZONING
0	10-18-21	ZONING

DRAWN BY: KES CHECKED BY: ARB



LOCATION MAP

FROM SAN DIEGO AIRPORT DRIVING SOUTH ON I-5 TAKE EXIT 16 TO MERGE ONTO CA-163 AND STAY ON FOR 8.7 MILES. THEN TAKE EXIT 9A TO MERGE ONTO CA-52 AND STAY ON FOR 6.5 MILES. THEN TAKE EXIT 13 FOR MAST BLVD. TURN LEFT ONTO MAST BLVD. THEN TURN LEFT ONTO FANITA PKWY. THE SITE IS AT SANTEE LAKES RECREATION PRESERVE.

DRIVING DIRECTIONS

SITE CONSTRUCTION MANAGER:

NAME: WIBLUE, INC.
CONTACT: CORNELIUS WHITEHEAD
PHONE: (303) 448-8896

SITE APPLICANT:

NAME: ATLAS TOWER 1, LLC
ADDRESS: 3002 BLUFF STREET, SUITE 300
CITY, STATE, ZIP: BOULDER, CO 80301
CONTACT: CORNELIUS WHITEHEAD
PHONE: (303) 448-8896

ORIGINAL SURVEYOR:

NAME: RLF CONSULTING, LLC
ADDRESS: 2165 WEST PECOS ROAD
CITY, STATE, ZIP: CHANDLER, AZ 85224
CONTACT: STEVEN A WOOD, P.L.S.
PHONE: (480) 445-9189

CIVIL ENGINEER:

NAME: TOWER ENGINEERING PROFESSIONALS
ADDRESS: 326 TRYON ROAD
CITY, STATE, ZIP: RALEIGH, NC 27603
CONTACT: DAN REIDENBACH, P.E.
PHONE: (919) 661-6351

ELECTRICAL ENGINEER:

NAME: TOWER ENGINEERING PROFESSIONALS
ADDRESS: 326 TRYON ROAD
CITY, STATE, ZIP: RALEIGH, NC 27603
CONTACT: MARK QUAKENBUSH, P.E.
PHONE: (919) 661-6351

PROPERTY OWNER:

NAME: PADRE DAM MUNICIPAL WATER DISTRICT
ADDRESS: P.O. BOX 719003
CITY, STATE, ZIP: SANTEE, CA 92072

CONTACT INFORMATION

UTILITIES:

POWER COMPANY: T.B.D.
ADDRESS: UNKNOWN
METER # NEAR SITE: UNKNOWN

TELEPHONE COMPANY: T.B.D.
CONTACT: UNKNOWN
PHONE: UNKNOWN
PEDESTAL # NEAR SITE: T.B.D.

SHEET	DESCRIPTION	REV
T1	TITLE SHEET	3
Z1	OVERALL SITE PLAN	2
Z2	SITE PLAN	2
Z3	COMPOUND DETAIL	2
Z4	TOWER ELEVATON	1
Z5	GRADING PLAN	2
Z6	DRAINAGE PLAN	2
Z7	SILT FENCE DETAIL	2

INDEX OF SHEETS

SEAL:



SEAL:

SHEET NUMBER:

T-1

REVISION:

3

TEP#:305146.612155

TOWER 1-A COORDINATES

LATITUDE: N 32° 52' 06.18" (NAD '83)
 LONGITUDE: W 117° 00' 27.53" (NAD '83)
 GROUND ELEVATION: 399.0'± (AMSL NAVD '88)

LEGEND

- PARENT PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT/LEASE CORNER
- M EXIST. METER
- Ⓜ EXIST. TRANSFORMER
- Ⓜ EXIST. UTILITY POLE
- T EXIST. TELCO PEDESTAL
- PROPERTY CORNER
- 500--- EXIST. CONTOUR LINE
- /// EDGE OF PAVEMENT
- OHW--- OVERHEAD WIRE
- F--- BURIED FIBER
- G--- GAS LINE
- R/W--- RIGHT-OF-WAY
- X — FENCE
- ~ EXISTING TREE LINE

TOWER SETBACKS

PROPERTY LINE	REQUIRED	PROPOSED
NORTH	N/A	EXCEEDS
EAST	N/A	156'-2"±
SOUTH	N/A	EXCEEDS
WEST	N/A	700'-10"±

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE VI, DETERMINED BY GPS OBSERVATIONS.
2. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 12B SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
3. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
4. PROPERTY LOCATED IN FLOOD ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE OF ANNUAL FLOOD BASED ON COMMUNITY-PANEL NO. 06073C1632G, EFFECTIVE DATE 05/16/2012.

PROPOSED 1,900 SQ FT LEASE AREA BY ATLAS TOWER. SEE Z-2 FOR DETAILS.

PROPOSED 80'-0" FAUX WATER TOWER BY ATLAS TOWER. SEE SHEET Z-3 AND Z-4 FOR DETAILS.

PROPOSED 20'-0" WIDE ACCESS AND UTILITY EASEMENT BY ATLAS TOWER.

EXISTING 12' ELECTRIC EASEMENT BY OTHERS RECORDING NO: 74-181902

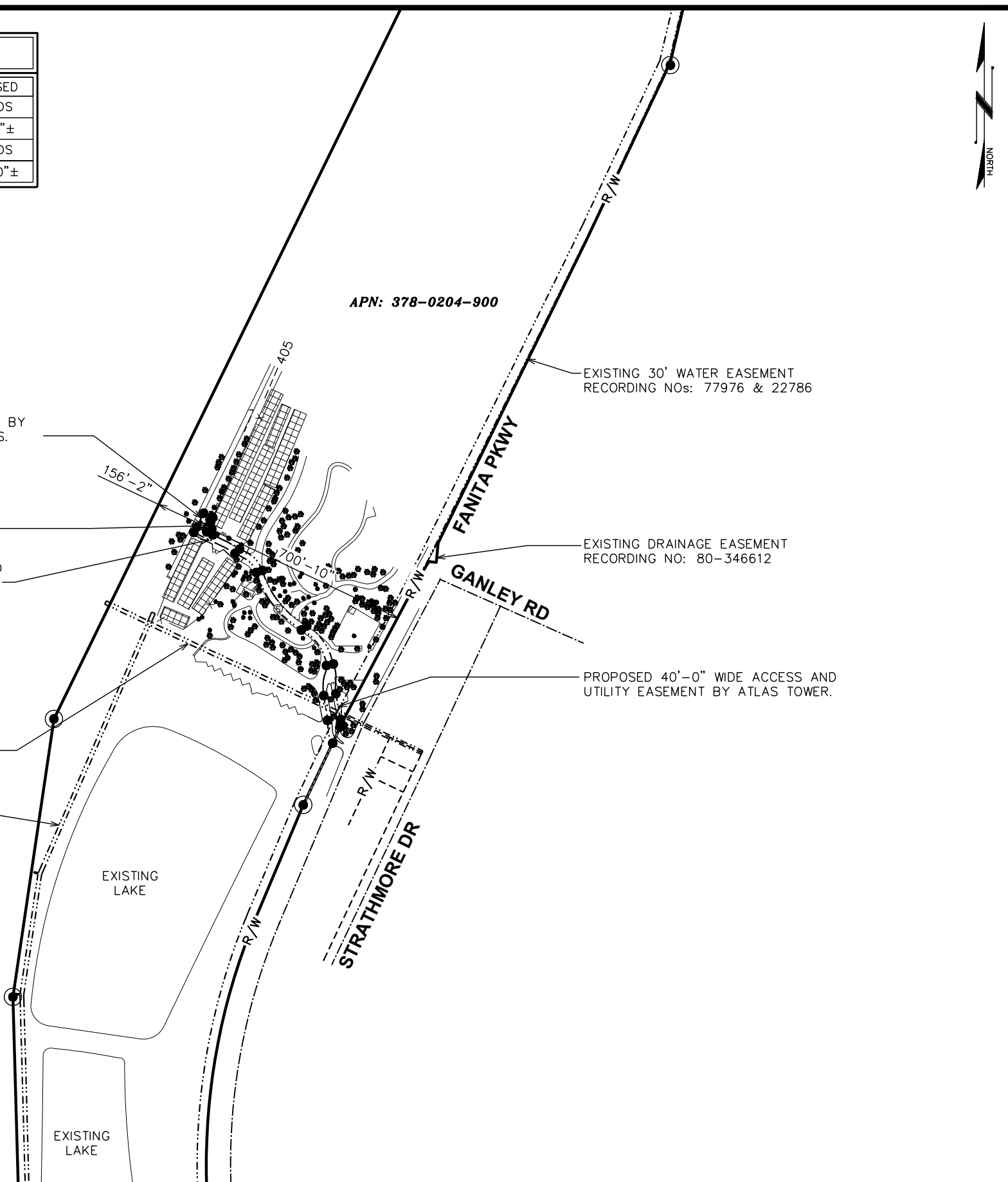
EXISTING 12' COMMUNICATION EASEMENT BY OTHERS RECORDING NO: 130597

APN: 378-0204-900

EXISTING 30' WATER EASEMENT RECORDING NOS: 77976 & 22786

EXISTING DRAINAGE EASEMENT RECORDING NO: 80-346612

PROPOSED 40'-0" WIDE ACCESS AND UTILITY EASEMENT BY ATLAS TOWER.



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 Office: (888) 609-9596

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 BOULDER, CO 80301
 Office: (888) 609-9596

PLANS PREPARED BY:

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 www.tepgroup.net

SEAL:

REV	DATE	ISSUED FOR:
2	04-20-22	ZONING
1	11-02-21	ZONING
0	10-18-21	ZONING

DRAWN BY: KES CHECKED BY: ARB

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER: **Z-1** REVISION: **2**
 TEP#:305146.612155

OVERALL SITE PLAN

SCALE: 1" = 400'



EXISTING TREE TO BE REMOVED
BY ATLAS TOWER. (TYP OF 2)

PROPOSED 1,900 SQ. FT. LEASE AREA
BY ATLAS TOWER. SEE Z-3 FOR DETAILS.

PROPOSED CHAIN LINK FENCE BY
ATLAS TOWER TO ATTACH TO
EXISTING FENCE BY LANDLORD

PROPOSED 80'-0" FAUX WATER
TOWER BY ATLAS TOWER. SEE
SHEET Z-3 AND Z-4 FOR DETAILS.

EXISTING CANOPY WITH
SOLAR PANELS. (TYP OF 7)

EXISTING 12' ELECTRIC
EASEMENT BY OTHERS
RECORDING NO: 74-181902

EXISTING 12' COMMUNICATION
EASEMENT BY OTHERS
RECORDING NO: 130597

EXISTING BUILDING

PROPOSED 20'-0" WIDE ACCESS AND
UTILITY EASEMENT BY ATLAS TOWER.

APN: 378-0204-900

EXISTING 30' WATER
EASEMENT RECORDING
NOS: 77976 & 22786

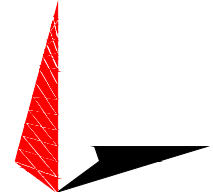
EXISTING DRAINAGE
EASEMENT RECORDING
NO: 80-346612



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Office: (888) 609-9596

PLANS PREPARED FOR:
ATLAS TOWER
USA - INTERNATIONAL
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BOULDER, CO 80301
Office: (888) 609-9596

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THORNTON, CO 80229
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SEAL:
ZONING REVIEW

2	04-20-22	ZONING
1	11-02-21	ZONING
0	10-18-21	ZONING
REV	DATE	ISSUED FOR:

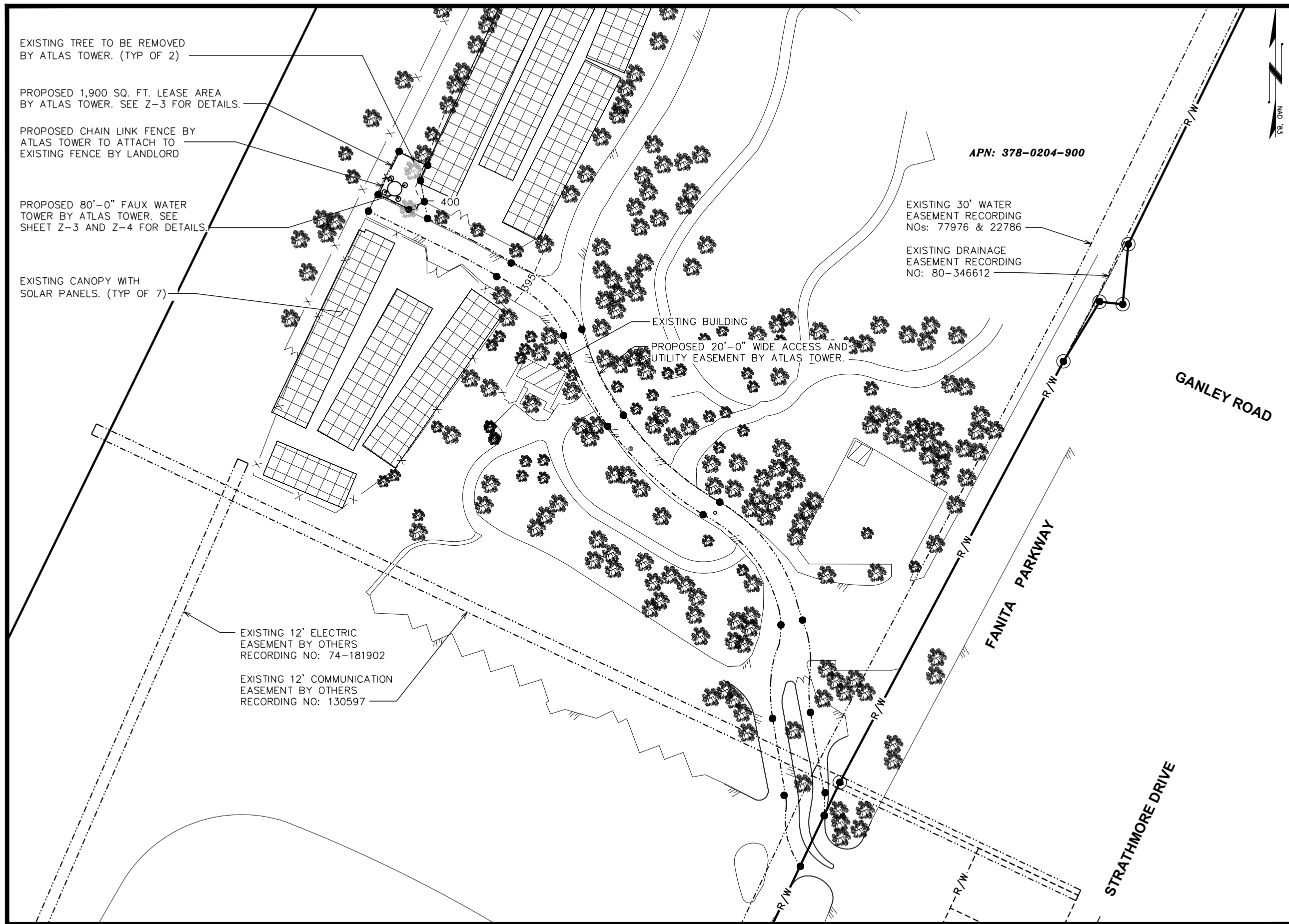
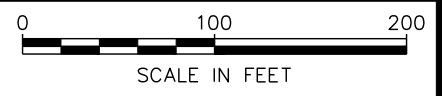
DRAWN BY: KES | CHECKED BY: ARB

SHEET TITLE:
SITE PLAN

SHEET NUMBER: **Z-2** | REVISION: **2**
TEP#305146.612155

SITE PLAN

SCALE: 1" = 100'



NOTES:

1. TOWER TO REMAIN A GALVANIZED COLOR.
2. TOWER SHALL BE LIT ONLY IF REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION.
3. PROPOSED COAX ROUTED INSIDE TOWER WITH HOISTING GRIPS.
4. TOWER TO INCLUDE SAFETY CABLE. DO NOT INCLUDE SAFETY CLIMB MECHANISM.
5. TOWER EQUIPMENT LOADING AND CENTERLINES ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.

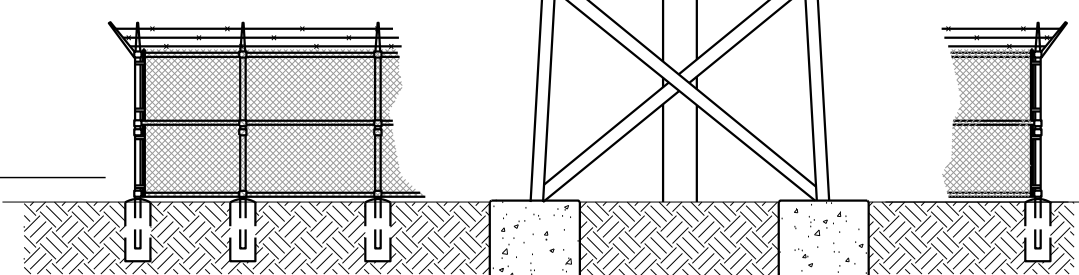
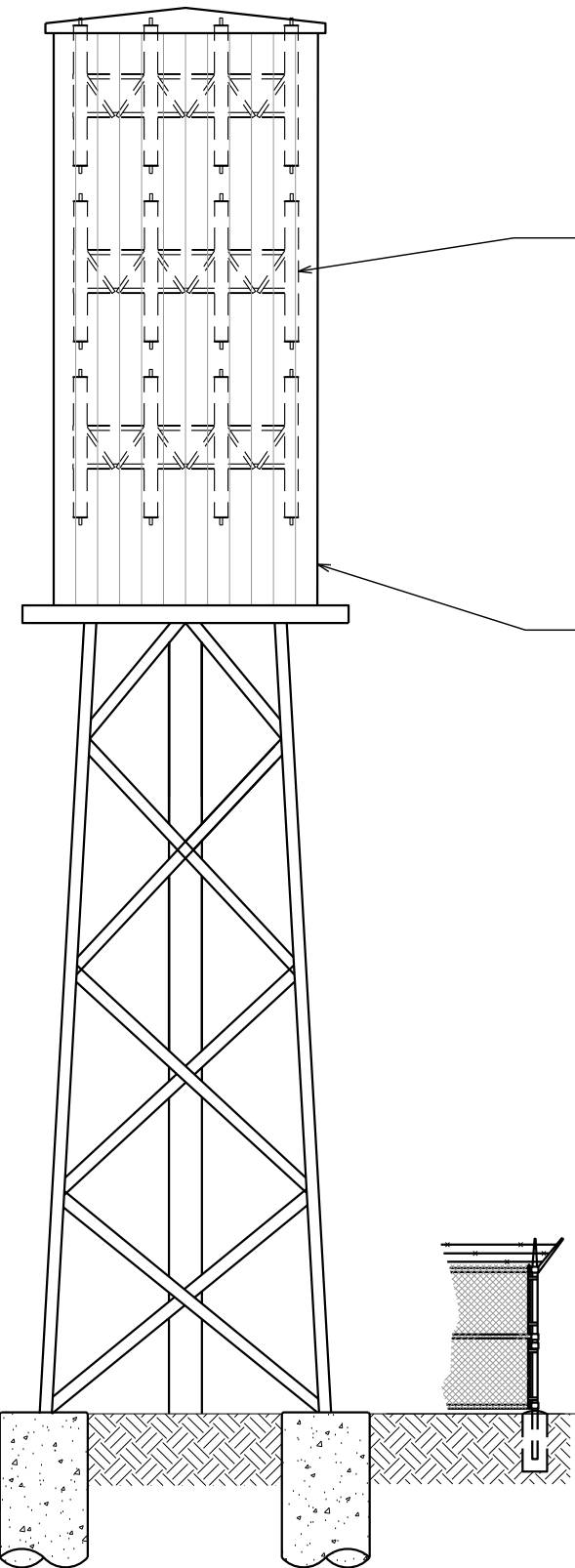
80'-0"±
T/TOWER

75'-0"±
℄/ FUTURE ANTENNAS

65'-0"±
℄/ FUTURE ANTENNAS

55'-0"±
℄/ FUTURE ANTENNAS

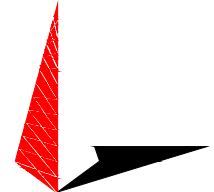
0'-0" (REF)
T/ BASEPLATE



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SEAL:
ZONING REVIEW

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1	11-02-21	ZONING
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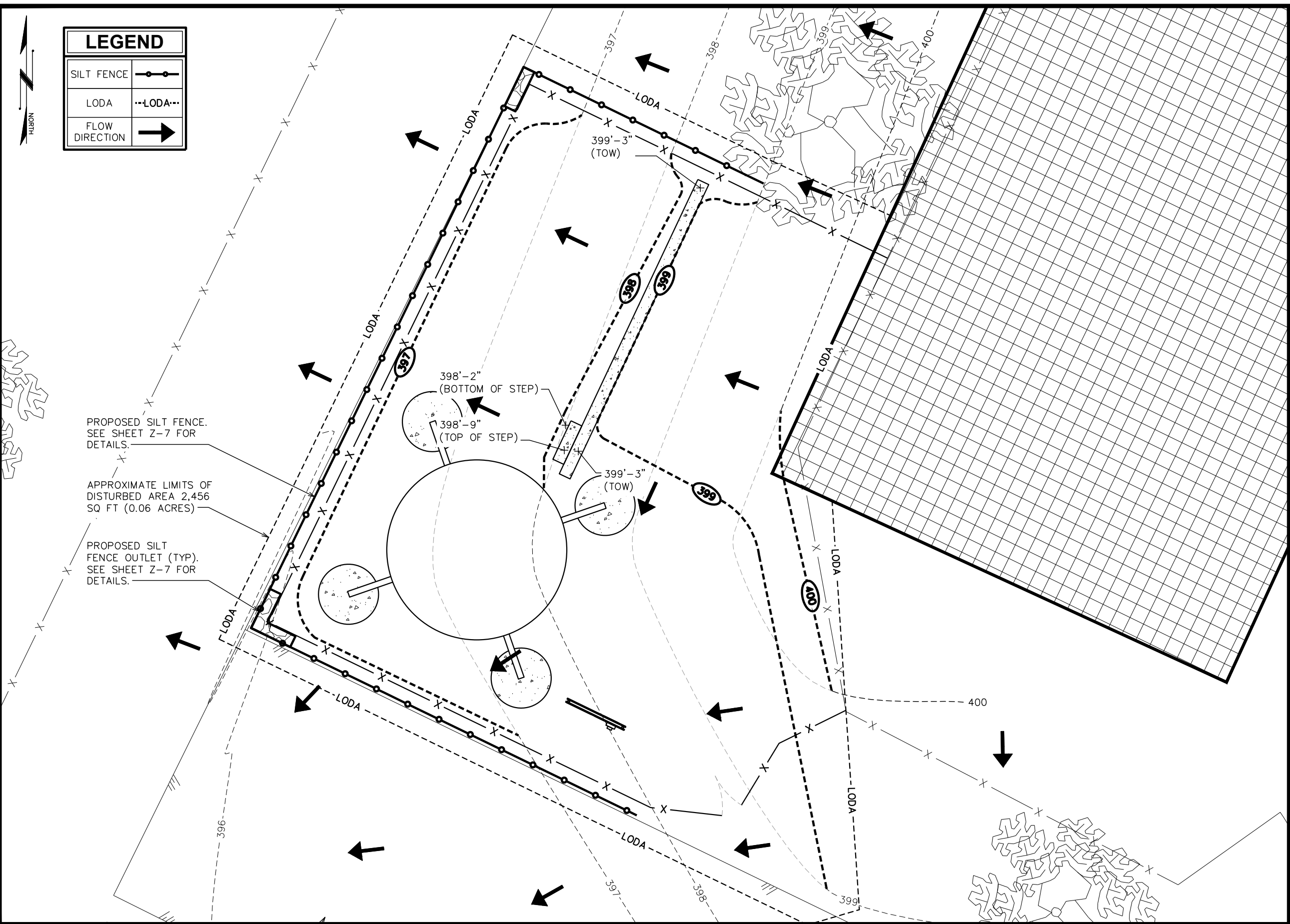
SHEET TITLE:
TOWER ELEVATION

SHEET NUMBER: **Z-4** | REVISION: **1**
TEP#305146,612155

TOWER ELEVATION

SCALE: 3/32" = 1'-0"





LEGEND	
SILT FENCE	
LODA	
FLOW DIRECTION	

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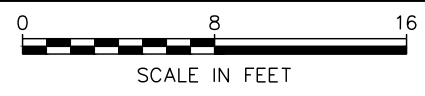
SHEET TITLE:
GRADING PLAN

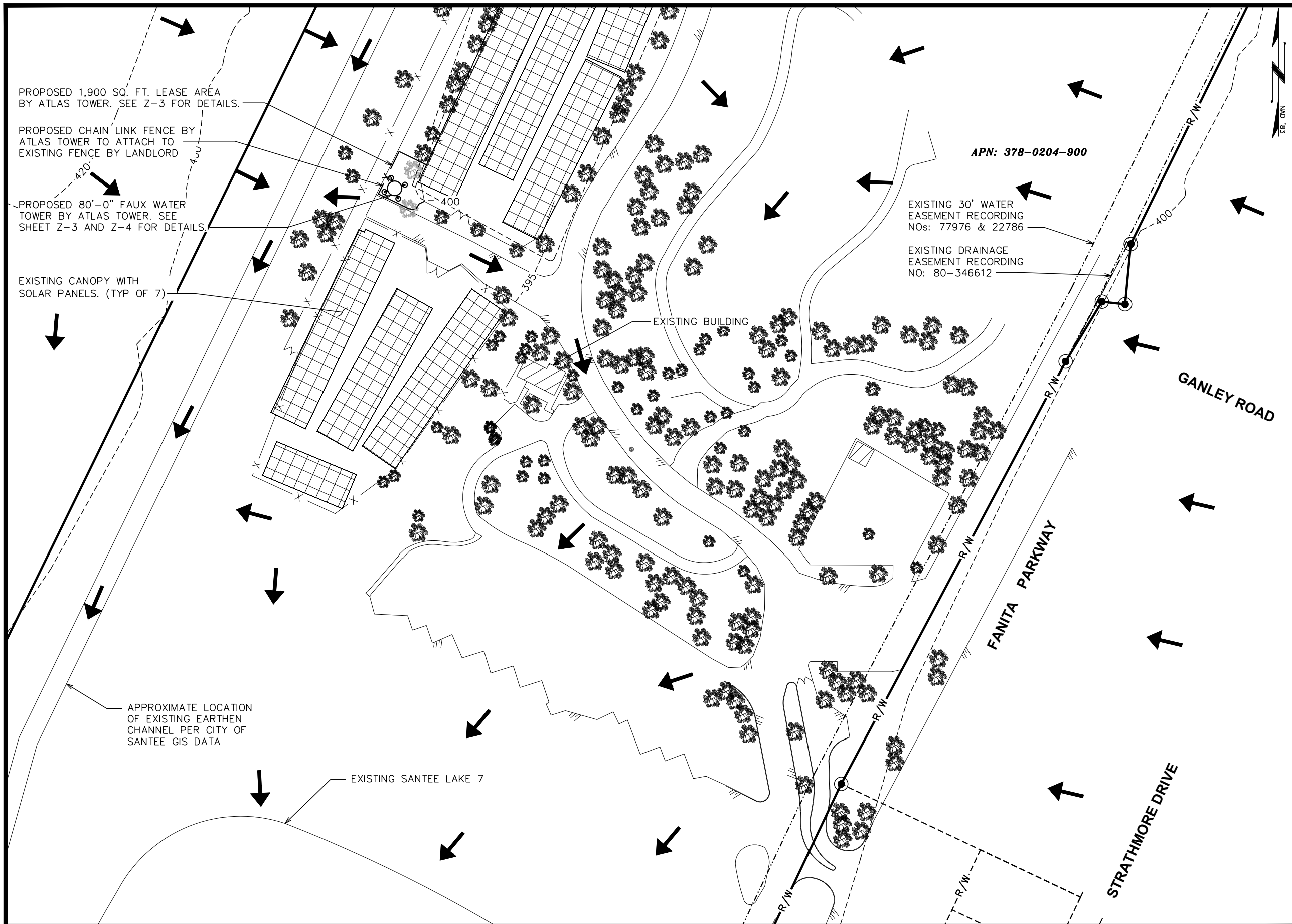
SHEET NUMBER:
Z-5

REVISION:
2

TEP#305146.612155

GRADING PLAN
 SCALE: 1/8" = 1'-0"





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DRAWN BY: KES | CHECKED BY: ARB

SHEET TITLE:
DRAINAGE PLAN

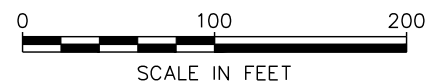
SHEET NUMBER:
Z-6

REVISION:
2

TEP#305146.612155

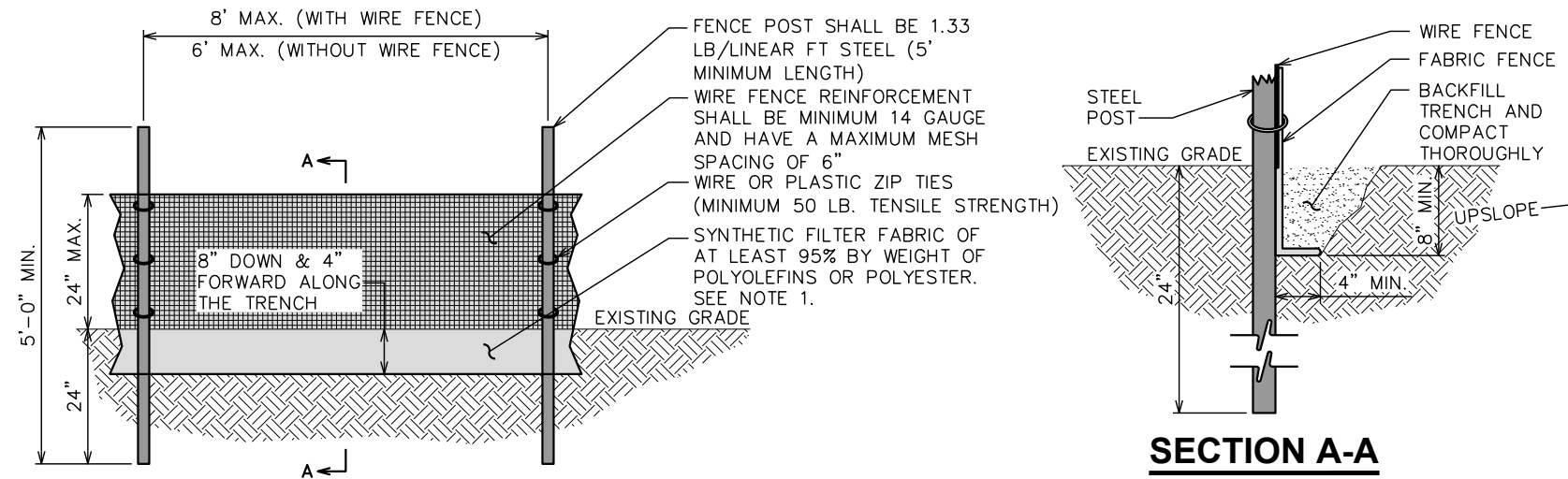
DRAINAGE PLAN

SCALE: 1" = 100'



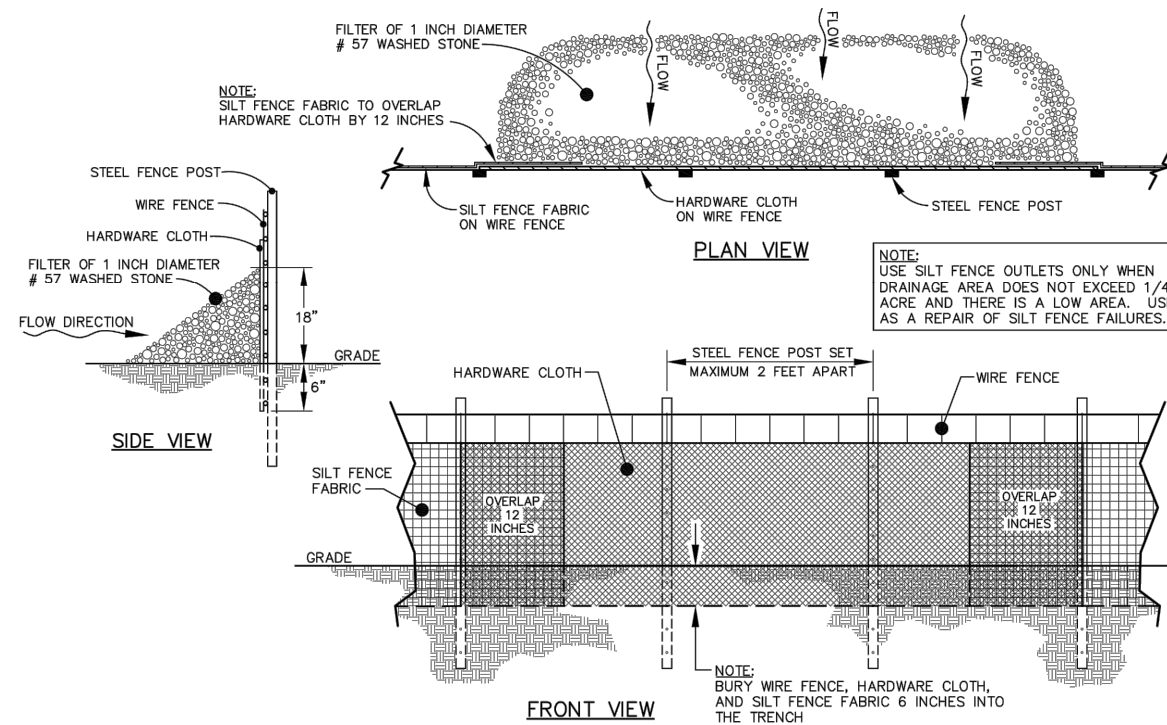
NOTES:

1. FILTER FABRIC SHALL CONFORM TO THE REQUIREMENTS LISTED IN ASTM D 6461.
2. ENDS OF INDIVIDUAL FILTER FABRIC SHALL BE SECURELY FASTENED AT A SUPPORT POST WITH 4 FEET MINIMUM OVERLAP TO THE NEXT POST.
3. PLACE 12 INCHES OF FABRIC ALONG THE BOTTOM AND SIDE OF THE TRENCH.
4. INSPECT SEDIMENT FENCE(S) AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL.
5. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE.
6. AFTER CONSTRUCTION IS COMPLETE, THE CONTRACTOR SHALL REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS, BRING THE AREA TO GRADE AND PROPERLY STABILIZE THE SITE.



SILT FENCE DETAIL

SCALE: N.T.S.



STANDARD SILT FENCE OUTLET DETAIL

SCALE: N.T.S.

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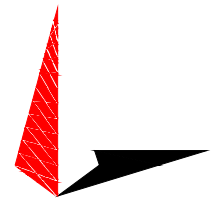
Office: (888) 609-9596

PLANS PREPARED FOR:



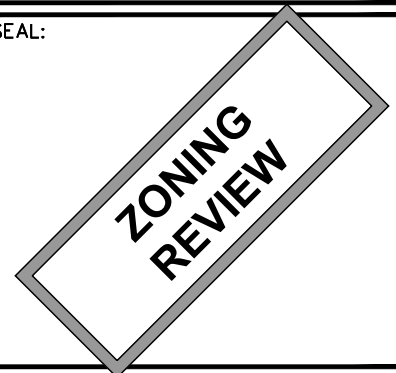
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SHEET TITLE:

SILT FENCE DETAILS

SHEET NUMBER: _____ REVISION: _____

Z-7

2

TEP#305146,612155