

MDG LOCATION ID: 5000169536
PROJECT ID: 16388316

VICINITY MAP

ALL WORK & MATERIALS SHALL BE PERFORMED & 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:

- (N) 30'-0" X 30'-0" (900 SQ FT) LEASE AREA
- (N) MONOPINE
- (N) OUTDOOR EQUIPMENT CABINETS
- (N) 30KW DIESEL GENERATOR ON (N) 210 GALLON UL 142 RATED FUEL TANK
- (12) (N) ANTENNAS
- (8) (N) RADIO UNITS @ ANTENNAS
- (6) (N) SURGE SUPPRESSORS, (3) @ EQUIPMENT & (3) @ ANTENNAS
- (6) (N) 6X12 HYBRID CABLES & (N) MW DISH CABLES
- (1) (N) GPS ANTENNA
- (N) UTILITIES TO (N) SITE LOCATION

[illegible]

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.5

SHEET	DESCRIPTION	REV
T-1.1	TITLE SHEET	1
C-1	TOPOGRAPHIC SURVEY	1
A-1.1	OVERALL SITE PLAN	—
A-1.2	ENLARGED SITE PLAN	—
A-1.3	EQUIPMENT PLAN	1
A-2.1	ANTENNA PLAN	—
A-3.1	ELEVATIONS	1
A-4.1	ANTENNA DETAILS	—
A-4.2	EQUIPMENT DETAILS	—
E-1.1	ELECTRICAL PLAN	—

SITE NAME:	YOLANDA AVE	SITE ACQUISITION COMPANY:	ON AIR LLC 465 FIRST STREET WEST, STE 101 SONOMA, CA 95476
MDG LOCATION ID:	5000169536	LEASING CONTACT:	ATTN: PETER HILLIARD (707) 732-7227 PHILLIARD@ONAIRLLC.COM
SITE ID:	616927972	ZONING CONTACT:	ATTN: PETER HILLIARD (707) 732-7227 PHILLIARD@ONAIRLLC.COM
COUNTY:	SONOMA	CONSTRUCTION CONTACT:	ATTN: SCOTT COWAN (707) 689-4144 SCOWAN@ONAIRLLC.COM
JURISDICTION:	CITY OF SANTA ROSA		
APN:	044-011-053		
SITE ADDRESS:	244 COLGAN AVENUE SANTA ROSA, CA 95404		
CURRENT ZONING:	IL - LIGHT INDUSTRIAL		
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
POWER:	PG&E		
PROPERTY OWNER:	NESSINGER PROPERTIES LLC 6307 SHILO RIDGE ROAD SANTA ROSA, CA 95403		
APPLICANT:	VERIZON WIRELESS 2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598		
LATITUDE:	N 38° 25' 15.00" NAD 83 N 38.420833		
LONGITUDE:	W 122° 42' 40.41" NAD 83 W -122.711225		
GROUND ELEVATION:	150.8' AMSL		

1. WHEN THE TREE POLE IS NOT LONGER IN USE, IT SHALL BE REMOVED BY, AND AT EXPENSE OF, THE MOST RECENT OPERATOR.
2. THE OPERATOR SHALL CONDUCT AN ANNUAL INSPECTION TO CONFIRM THE CONDITION OF FOLIAGE REMAINS IN GOOD CONDITION. ANY FOLIAGE THAT IS FRAYING SHALL BE REPLACED AS NEEDED TO MAINTAIN THE APPEARANCE OF A HEALTHY TREE.
3. PROVIDE A GEOTECHNICAL INVESTIGATION AND SOILS REPORT WITH THE BUILDING PERMIT APPLICATION. THE INVESTIGATION SHALL INCLUDE SUBSURFACE EXPLORATION AND THE REPORT SHALL INCLUDE GRADING, PAVING AND FOUNDATION DESIGN RECOMMENDATIONS.
4. OBTAIN BUILDING PERMITS FOR THE PROPOSED PROJECT.

YOLANDA
AVE

PREPARED FOR

2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598



ON AIR

PROJECT ID:	16388316
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CHECKED BY: J. GRAY

CHECKED BY: J. GRAY

APPROVED BY:

△	08/25/23	PLAN COM	D.H.
5	07/12/23	CLIENT REV	D.H.
4	07/07/23	CLIENT REV	D.H.
3	06/20/23	CLIENT REV	D.H.
2	05/12/23	CLIENT REV	D.H.
	05/01/23	ZD 100%	A.A.
0	04/13/23	ZD 90%	XX
REV	DATE	DESCRIPTION	CAD

PRELIMINARY:
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CONSTRUCTION

KEVIN R. SORENSEN
S4469

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Streamline Engineering

and Design, Inc.

8445 Sierra College Blvd., Suite E Granite Bay, CA 95746
Contact: Kevin Svensen Phone: 916-660-1930
E-Mail: contact@streamlineeng.com Fax: 916-660-1941

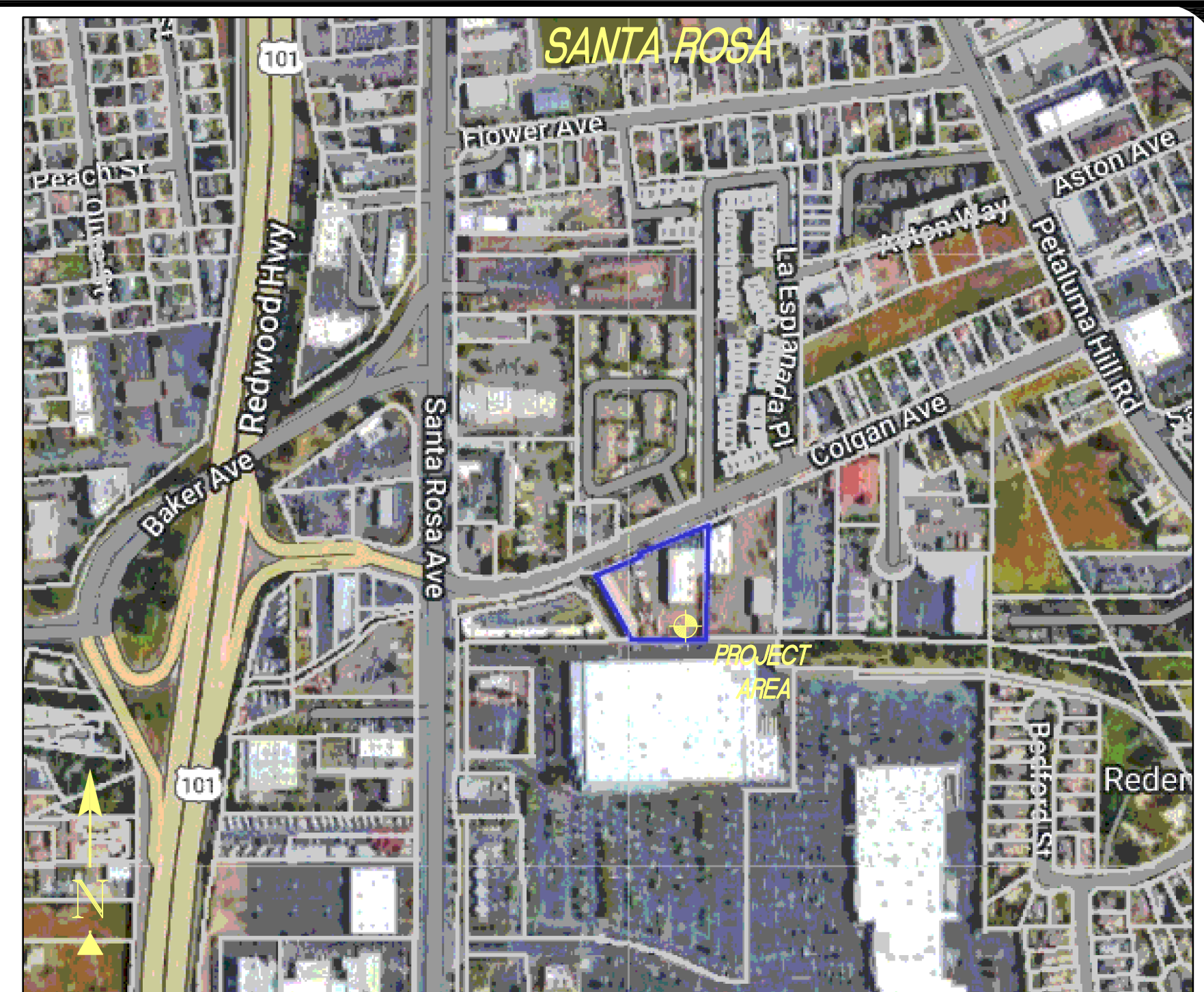
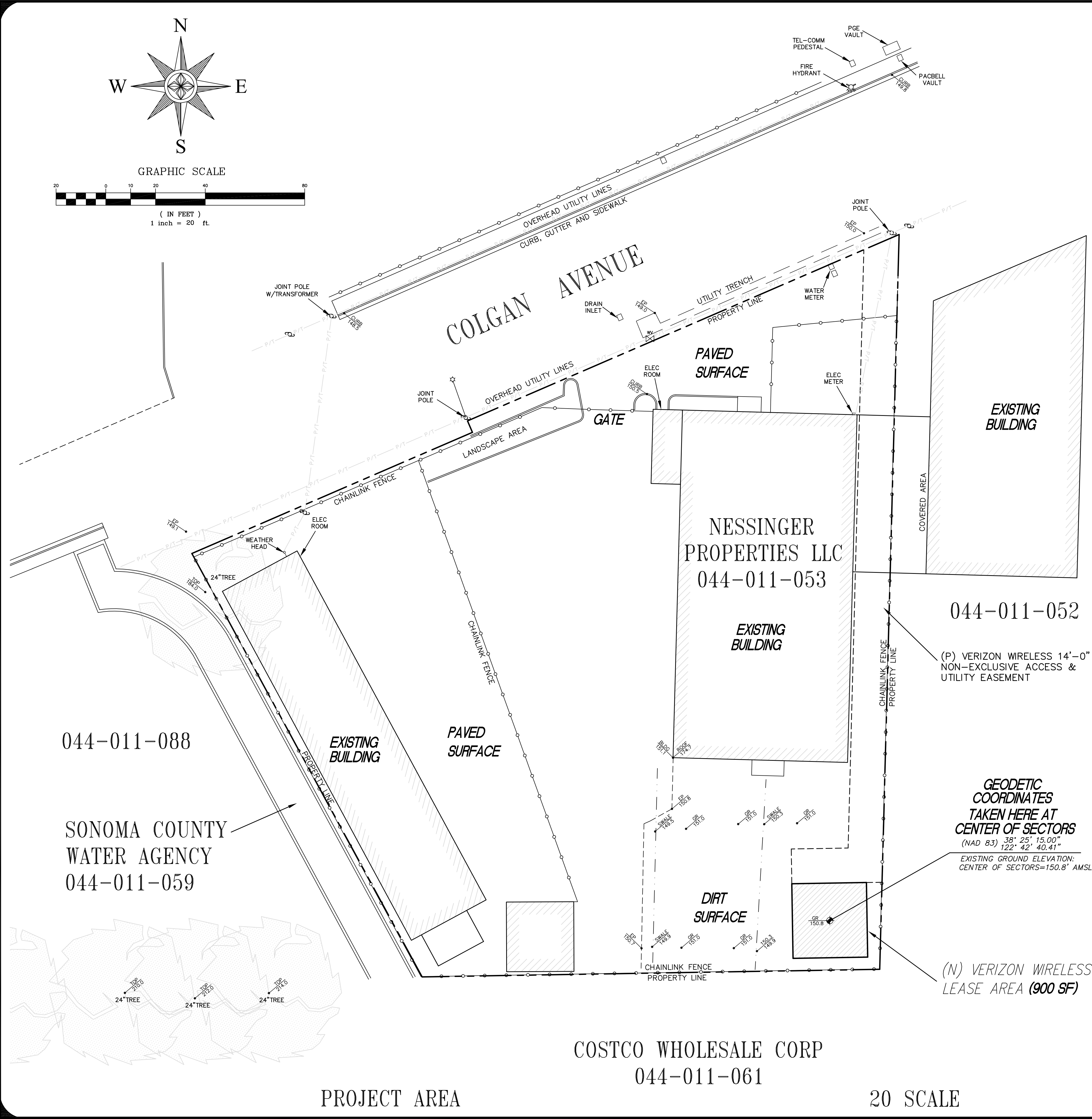
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SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1.1



VICINITY MAP

PROPERTY INFORMATION

OWNER: NESSINGER PROPERTIES, LLC
ADDRESS: 6307 SHILO RIDGE ROAD
SANTA ROSA, CA 95403

SITE: YOLANDA AVE
244 COLGAN AVENUE
SANTA ROSA, CA 95404

ASSESSOR'S PARCEL NUMBER: 044-011-053
EXISTING GROUND ELEVATION: CENTER OF SECTORS=150.8' AMSL

SURVEYOR'S NOTES

ALL EASEMENTS CONTAINED IN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

SURVEY DATE

4/04/2023

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT U.S.A. AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM STATE PLANE COORDINATE ZONE 2, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK

ELEVATION ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID 99 SEPARATIONS, CONSTRAINING TO NGS CONTROL STATION 'LUTZ' ELEVATION=450.0' (NAVD88)

TITLE REPORT

TITLE REPORT WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO: 5026900-6973124, DATED: MARCH 23, 2023.

LESSOR'S LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, RECORDED: FORM PT OF 44-011-46.

FLOOD ELEVATION

THE PROJECT AREA IS IN ZONE AE, AS SHOWN ON FEMA FIRM MAP, SONOMA COUNTY, COMMUNITY PANEL NUMBER: 06097C07373G JULY 19, 2022. BASE FLOOD ELEVATION 150.3' A.M.S.L.

LEGEND

P.O.B.	POINT OF BEGINNING	W	WATER CONTROL VALVE
TFC	TOP FACE OF CURB	W	FIRE HYDRANT
R/W	RIGHT OF WAY	W	GUY CONDUCTOR
EP	EDGE OF PAVEMENT	W	FOUND AS NOTED
D/W	ACCESS DRIVEWAY	W	POWER POLE
P/S	PARKING SPACE	W	LIGHT POLE
SW	SIDEWALK	W	ELECTRICAL TRANSFORMER
PAR	TOP OF PARAPET	W	AIR CONDITIONING UNIT
OH	TOP OF ROOF OVERHANG	W	TELEPHONE PEDESTAL
GEODETIC COORDINATES		W	TELEPHONE VAULT
SPOT ELEVATION		W	TELEPHONE MANHOLE
DISH ANTENNA		W	GAS VALVE
		W	GAS METER
		W	PROPERTY LINE

ISSUE STATUS

DATE	DESCRIPTION	REV.
4/04/2023	SITE PLAN	
4/13/2023	AE DESIGN	
5/12/2023	14' WDE EASEMENT	
6/16/2023	PER REDLINES	
8/24/2023	FEMA ZONE ELEV	

HAYES
Land Surveying
And Mapping
2830 MADRIGAN COURT
CONCORD, CA 94518

2785 MITCHELL DRIVE
WALNUT CREEK, CA. 94598
OFFICE: 925-279-6000
(925) 279-6333

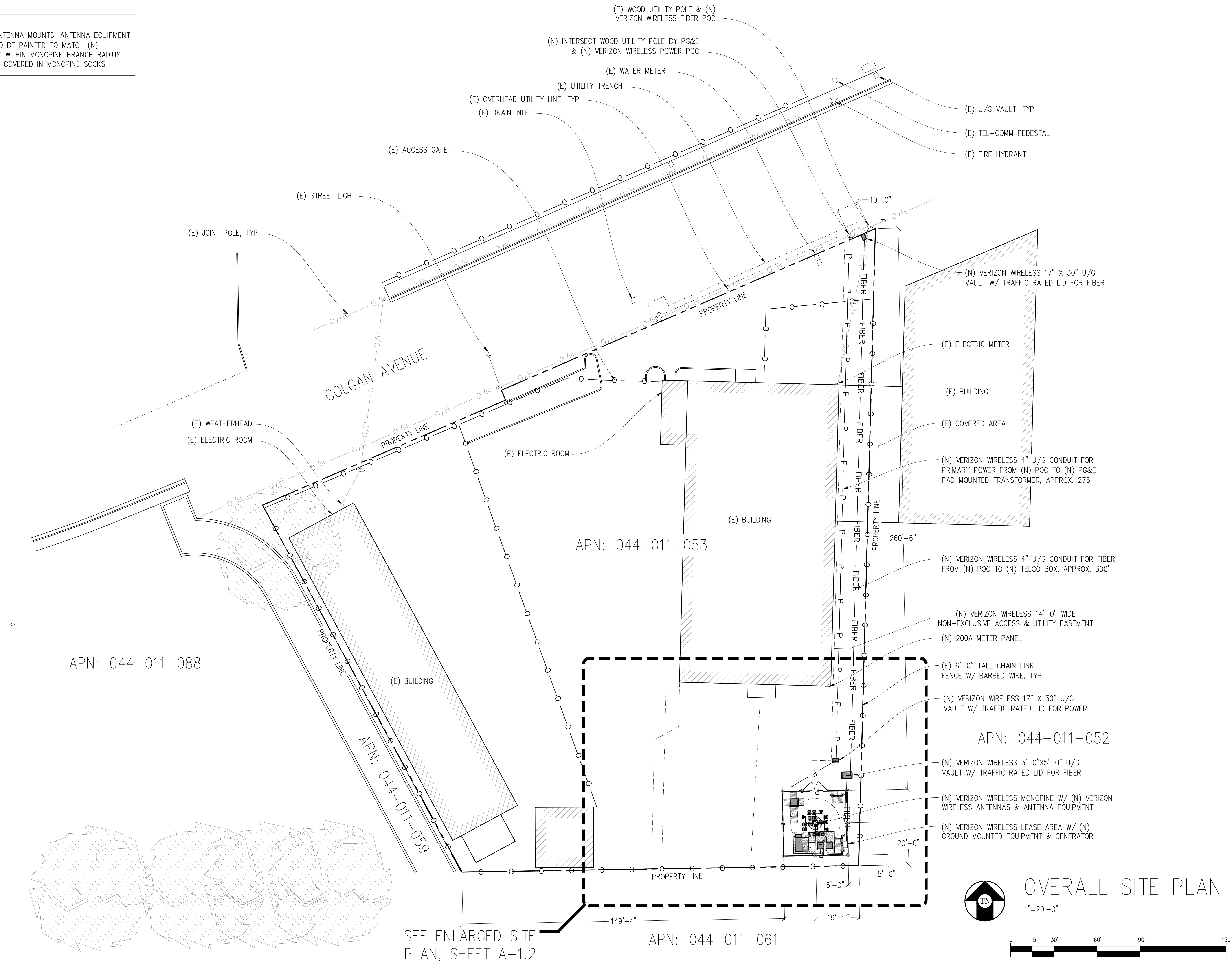
TOPOGRAPHIC SURVEY

EXISTING CONDITIONS

5000169536
YOLANDA AVE
244 COLGAN AVENUE
SANTA ROSA, CA 95407

C-1
SHEET 1 of 1

NOTE:
1. ALL (N) ANTENNAS, ANTENNA MOUNTS, ANTENNA EQUIPMENT & EXPOSED CABLES TO BE PAINTED TO MATCH (N) MONOPINE & BE FULLY WITHIN MONOPINE BRANCH RADIUS.
2. ALL (N) ANTENNAS TO COVERED IN MONOPINE SOCKS



Issued For:

YOLANDA
AVE

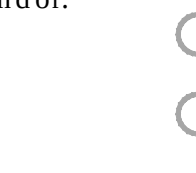
244 COLGAN AVENUE
SANTA ROSA, CA 95404

PREPARED FOR

verizon

2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

Vendor:



ON AIR

MDG LOCATION ID: 5000169536

PROJECT ID: 16388316

DRAWN BY: SEAD

CHECKED BY: J. GRAY

APPROVED BY: -

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
5	08/25/23	PLAN COM	D.H.
4	07/12/23	CLIENT REV	D.H.
3	07/07/23	CLIENT REV	D.H.
2	06/20/23	CLIENT REV	D.H.
1	05/12/23	CLIENT REV	D.H.
0	05/01/23	ZD 100%	A.A.
0	04/13/23	ZD 90%	XX

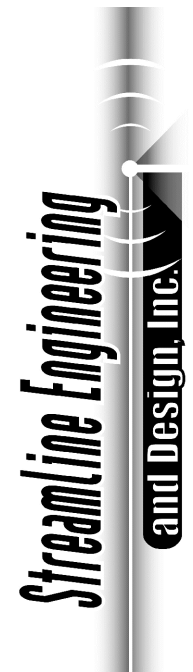
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ENGINEER:



8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorenson Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

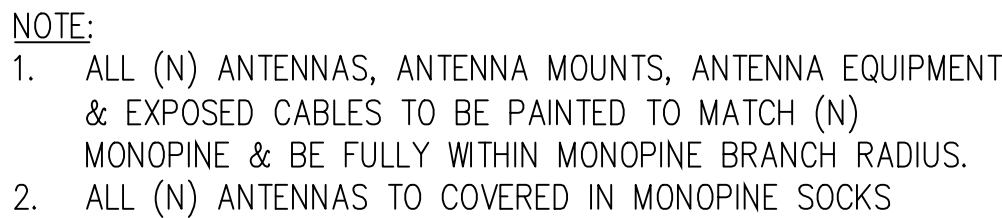
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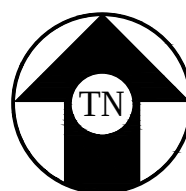
OVERALL
SITE PLAN

SHEET NUMBER:

A-1.1



A-1.2

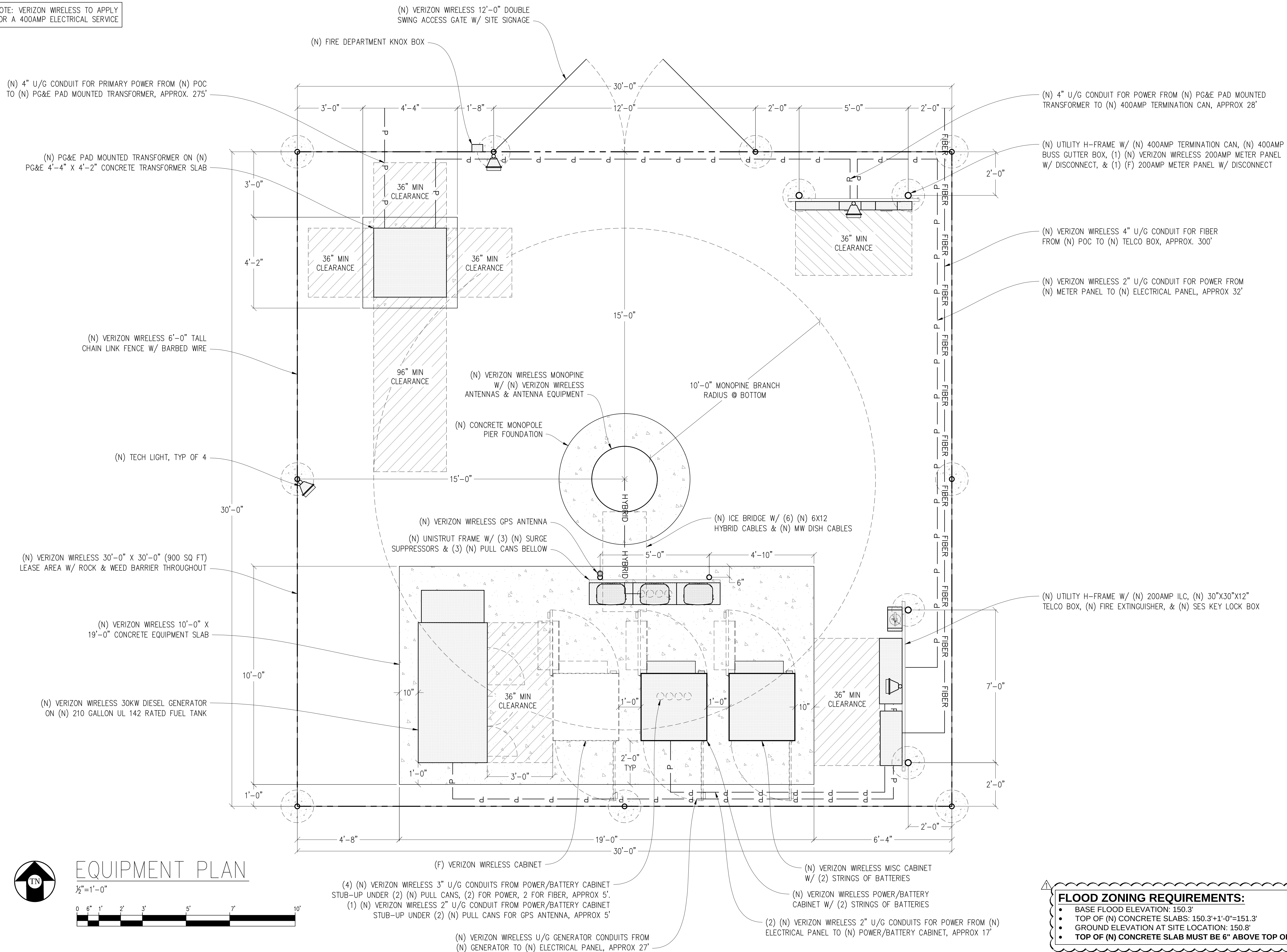


ENLARGED SITE PLAN

1"=5'-0"



NOTE: VERIZON WIRELESS TO APPLY
FOR A 400AMP ELECTRICAL SERVICE



Issued For:

YOLANDA
AVE

244 COLGAN AVENUE
SANTA ROSA, CA 95404

PREPARED FOR



2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

Vendor:



ON AIR

MDG LOCATION ID: 5000169536

PROJECT ID:	16388316
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DRAWN BY: SEAD

CHECKED BY: J. GRA

APPROVED BY: _____

ISSUE STATUS

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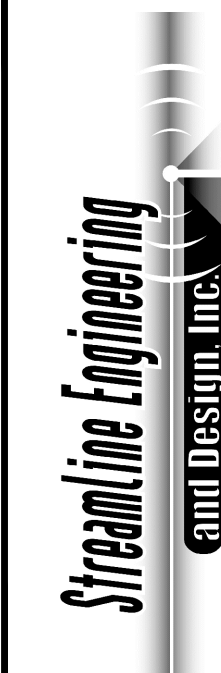
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SHEET TITLE:

EQUIPMENT PLAN

SHEET NUMBER:

A-1.3

YOLANDA
AVE



1

ISSUE STATUS			

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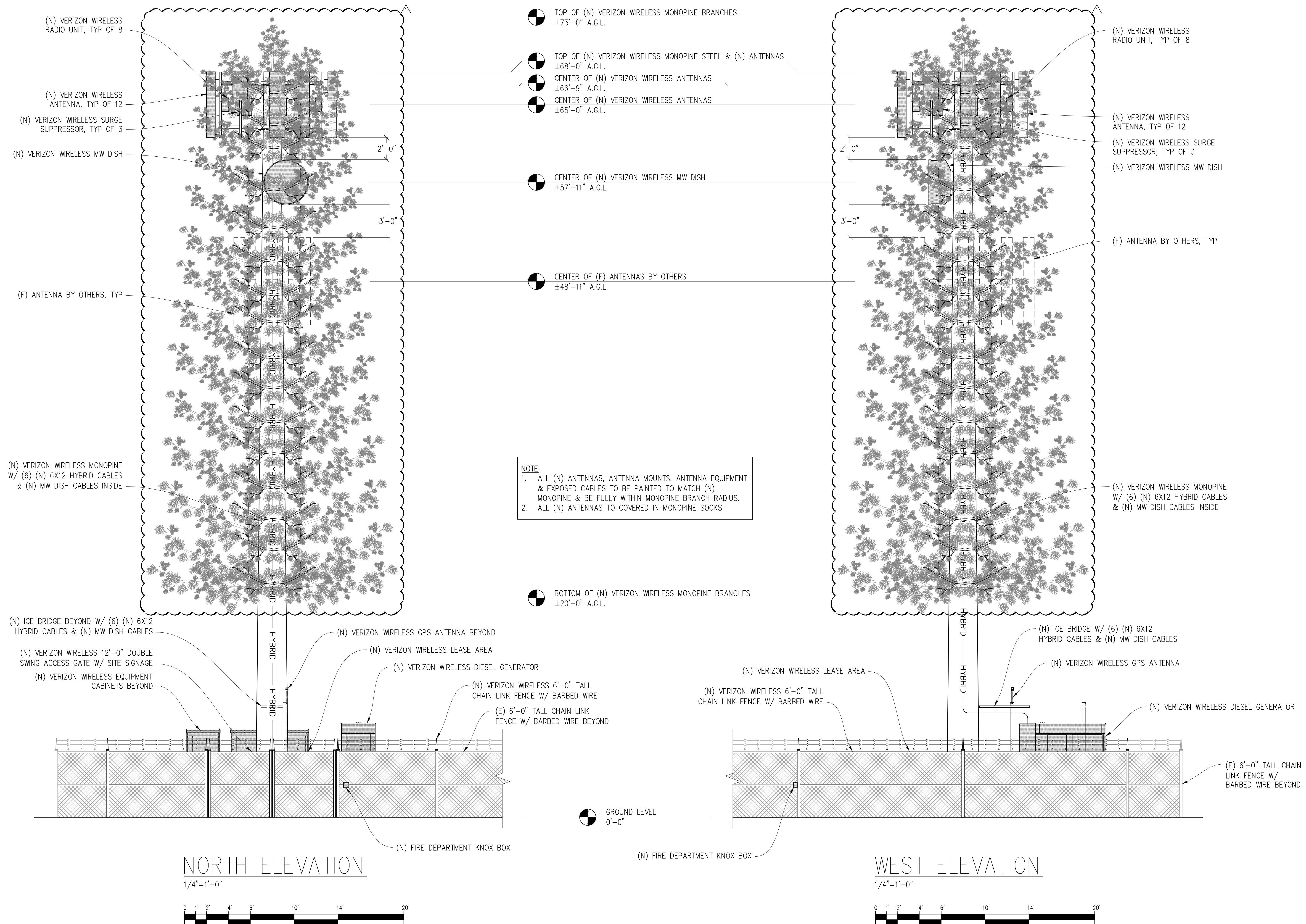
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A-3.1





Issued For:

YOLANDA
AVE

244 COLGAN AVENUE
SANTA ROSA, CA 95404

REPAIRED FOR



2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

Vendor:

ON AIR

MDG LOCATION ID: 5000169536

PROJECT ID: 16388316

DRAWN BY: SEAD

CHECKED BY: J. GRAY

APPROVED BY: -

ISSUE STATUS

△	08/25/23	PLAN COM	D.H.
5	07/12/23	CLIENT REV	D.H.
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1	05/01/23	ZD 100%	A.A.
0	04/13/23	ZD 90%	XX
REV	DATE	DESCRIPTION	CAD

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SHEET TITLE:

ANTENNA DETAILS

SHEET NUMBER:

A-4.1



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1	05/01/23	ZD 100%	A.A.
0	04/13/23	ZD 90%	XX
REV	DATE	DESCRIPTION	CAD

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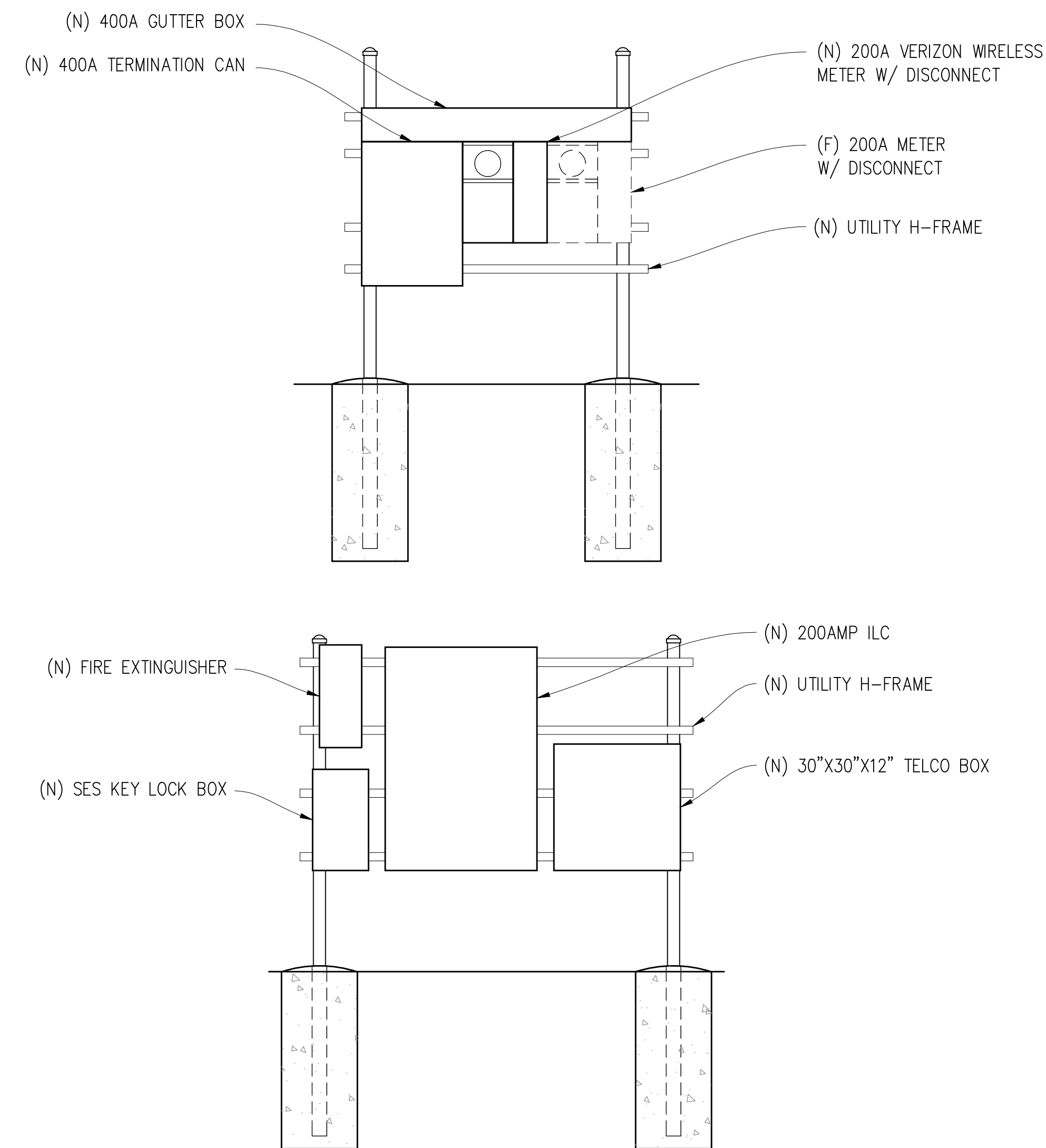
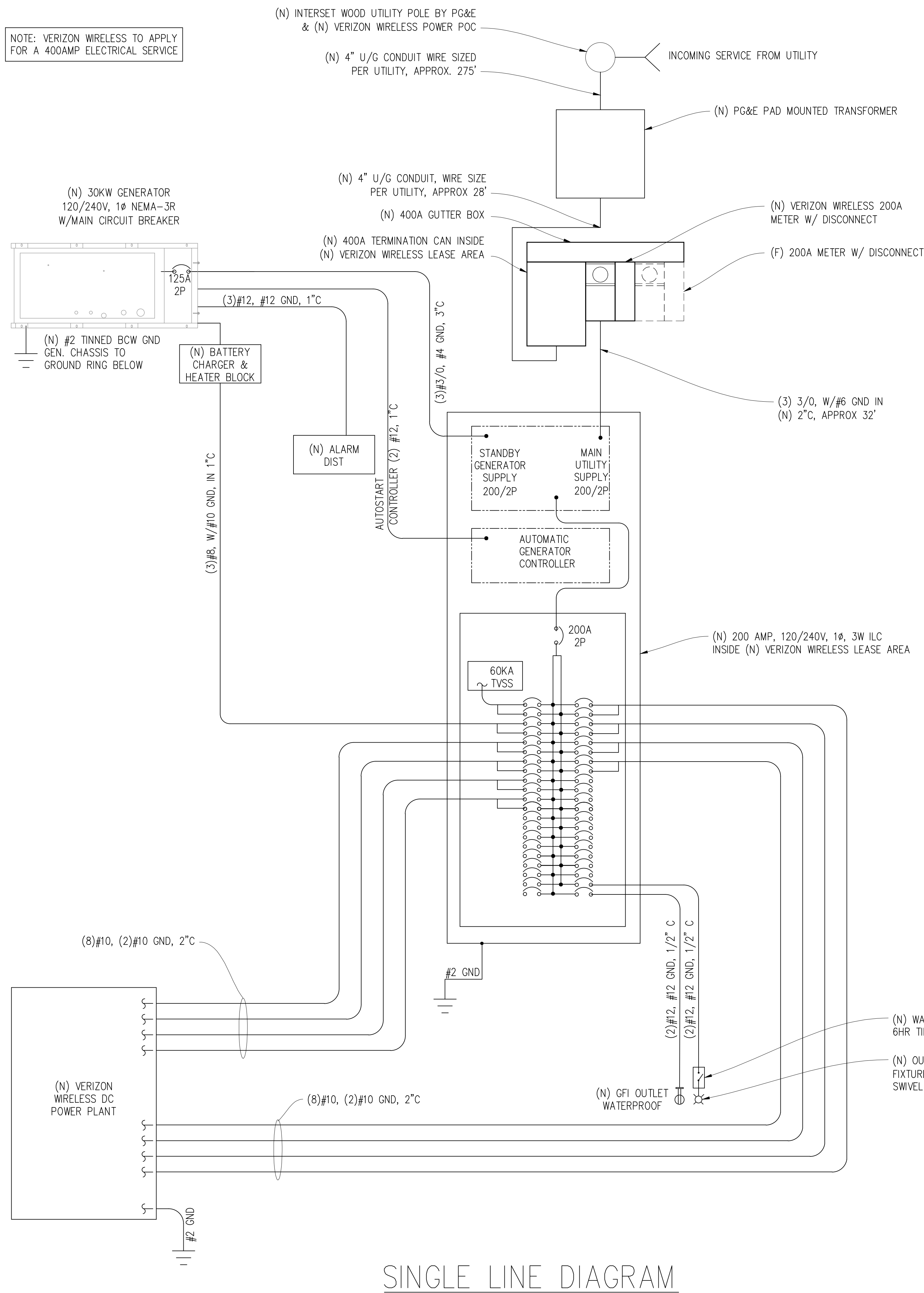
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SHEET NUMBER:
A-4.2



NAMEPLATE : PANEL A				SC LEVEL : 10,000				VOLTS: 120V/240V, 1ø			
LOCATION : OUTSIDE								BUS AMPS: 200A			
MOUNTING : H-FRAME								MAIN CB: 200A			
ØA	ØB	LOAD DESCRIPTION	BKR AMP/ POLE	CIRCUIT NO		BKR AMP/ POLE	LOAD DESCRIPTION	ØA	ØB		
LOAD VA	LOAD VA							LOAD VA	LOAD VA		
30		SURGE ARRESTOR	60/2	1	2	30/2	(N) CABINET	1320			
	30	" "	" "	3	4	" "	" "		1320		
3840		(N) BATTERY CHARGER & HTR	40/2	5	6	30/2	" "	1320			
	3840	" "	" "	7	8	" "	" "		1320		
1320		(N) CABINET	30/2	9	10	30/2	" "	1320			
	1320	" "	" "	11	12	" "	" "		1320		
1320		" "	30/2	13	14	30/2	" "	1320			
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	1320	" "	" "	23	24	—	" "				
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		" "	—	27	28	—	" "				
		" "	—	29	30	—	" "				
		" "	—	31	32	—	" "				
		" "	—	33	34	—	" "				
		" "	—	35	36	—	" "				
		" "	—	37	38	—	" "				
		" "	—	39	40	20/1	LIGHT		300		
		" "	—	41	42	20/1	GFI RECEPTACLE	180			
9150	9150	PHASE TOTALS					PHASE TOTALS	5460	5580		
TOTAL VA =	29340	TOTAL AMPS =	122								

Issued For:

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AVE

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Vendor:

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APPROVED BY: -

ISSUE STATUS

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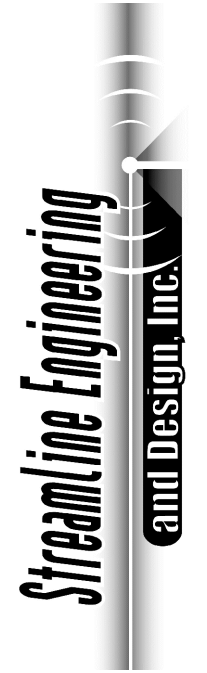
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ENGINEER:



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E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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SHEET TITLE:

ELECTRICAL PLAN

SHEET NUMBER:

E-1.1