



# Planning and Zoning Commission Regular Meeting Agenda

Wednesday, March 04, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes**
  - a. Approve the minutes of the February 18, 2026, Planning and Zoning Commission Meeting.
4. **Sign Review Commission**
5. **Planning and Zoning Commission**
  - a. Annual Review - Conditional Use Permit for Bed and Breakfast Establishment – 28 Lincoln Avenue – Backyard Cottage B&B, legally described as Lots 1 and 2, Block 49, Original Town of Deadwood, located in the NW 1/4, Section 26, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.  
Action Required:
    1. Public Discussion
    2. Approval/Denial of continued use by Planning and Zoning Commission
  - b. Application for Conditional Use Permit - Wireless Communications Facility – New Cingular Wireless PCS, LLC (AT&T), legally described as Tract A; Tract B; Tract B-1; Tract C; Tract D and Lot H1 all in McGovern Hill Addition of the City of Deadwood.  
Action Required:
    1. Public Discussion
    2. Approval/Denial of continued use by Planning and Zoning Commission
6. **Items from Citizens not on Agenda**  
(Items considered but no action will be taken at this time.)
7. **Items from Staff**
8. **Adjournment**



# Planning and Zoning Commission Regular Meeting Minutes

Wednesday, February 18, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

## 1. Call to Order

The Planning and Zoning Commission Meeting was called to order by Chairman Martinisko on Wednesday, February 18, 2026, at 4:00 p.m. in the Deadwood City Hall Meeting Room, located at 102 Sherman Street, Deadwood, SD 57732.

## 2. Roll Call

PRESENT

Commissioner (Chair) John Martinisko  
 Commissioner (Vice-Chair) Josh Keehn  
 Commissioner Ken Owens

City Commissioner Charles Eagleson

STAFF PRESENT

Kevin Kuchenbecker – Planning, Zoning and Historic Preservation Officer  
 Trent Mohr – Building Official  
 Leah Blue-Jones – Zoning Coordinator  
 Lornie Stalder – Public Works Director  
 Justin Lux – Parking and Transportation Director

## 3. Approval of Minutes

- a. Approve the minutes of the February 4, 2026 Planning and Zoning Commission Meeting.

***It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve the minutes of the February 4, 2026, Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Owens.***

## 4. Sign Review Commission

## 5. Planning and Zoning Commission

- a. Application for Conditional Use Permit - 21 Spring Street - Bed and Breakfast Establishment (Rothenhoefer) legally described as Lots 1 and 2, Block 5, Howard's Addition to the City of Deadwood, Lawrence County, South Dakota.

Actions:

1. Public Hearing
2. Approve/Deny Application for Conditional Use Permit

Mr. Kuchenbecker introduced Application for Conditional Use Permit - 21 Spring Street - Bed and Breakfast Establishment (Rothenhoefer) and reviewed the Staff Report.

Discussion occurred regarding four (4) letters received by the Planning and Zoning Department from members of the public.

Brenda Morris, neighbor, introduced herself to the Commission and voiced several concerns about the proposed Bed and Breakfast Establishment, including damage to her property caused by construction at 21 Spring Street, lack of parking and Fire Department access. The driveway for 21 Spring Street is steep and the hillside is eroding. Some vehicles have difficulty navigating the hill and are forced to park in front of neighboring homes. Ms. Morris cited an incident when a visitor to 21 Spring Street parked in front of her home for an entire weekend because of this issue. Ms. Morris stated she contacted the neighboring property owner, Rocky Waters 3 LP, to discuss the possibility of overflow parking from a Bed and Breakfast Establishment on their property and they advised her they were not agreeable to that. In the past, there has been difficulties with other Bed and Breakfast Establishments in the neighborhood. Guests tend to walk through the neighborhood, make noise and have parties. They also tend to bring several vehicles at a time to the neighborhood. Ms. Rothenhoefer stated she would like to be given the opportunity to be onsite and monitor guest activity.

Greg Rothenhoefer, property owner, introduced himself to the Commission. Mr. Rothenhoefer explained drainage issues occurred during construction of the home and were caused by the city making improvements to the street. This caused water to run off towards neighboring properties. The city bladed and blacktopped the road to alleviate the drainage issue. Silt fencing was installed to assist with drainage issues, but was hit by a snow plow and came down. He plans to stabilize the bank to mitigate runoff.

Cari Rothenhoefer, property owner, introduced herself to the Commission. She stated that she allowed a friend to stay at her home for a few days last spring who did not follow her directions on where to park, resulting in the incident mentioned by Ms. Morris. The Rothenhoefers intend to follow all rules and do not wish to disturb the neighborhood with guest activity. They plan to be selective with guests and remain on-site when guests are present. If Rocky Waters 3 LP do not wish to allow overflow parking on their land, guests have plenty of room to park in the garage and driveway.

Commissioner Martinisko asked if the property owners intend to travel from their home state of Wyoming to stay at the home when guests are present. Ms. Rothenhoefer responded in the affirmative.

Commissioner Martinisko inquired as to where in the home the property owners would stay when guests are renting the property. Ms. Rothenhoefer responded they plan to build a bedroom and kitchenette in a currently unfinished portion of the home. Guest meals would be prepared using the kitchenette.

Commissioner Martinisko asked about the For Sale sign in front of the home. Ms. Rothenhoefer responded the home will be taken off the market if the request for a Conditional Use Permit is approved.

Carla Luan, neighbor, introduced herself to the Commission. Ms. Luan expressed concern about a lack of parking at the proposed location. Ms. Luan asked who would oversee enforcing the rules of the Bed and Breakfast. Mr. Kuchenbecker stated rental

of properties is monitored digitally. In addition, Conditional Use Permits are reviewed on an annual basis.

Discussion occurred about the property not being owner occupied. Commissioner Keehn stated the spirit of a Bed and Breakfast Establishment is that the owners live onsite and invite guests into their homes. He voiced concern that the property would be turned into a Vacation Home as opposed to a Bed and Breakfast since the property is not owner occupied.

Commissioner Eagleson stated that a neighbor, Marlene Todd, expressed concerns to him verbally about the proposed Bed and Breakfast.

Jim Lee, neighbor, introduced himself to the Commission. Mr. Lee stated he is concerned about guests attempting to bring large vehicles to the property. Large vehicles tear up the road, have difficulty navigating the road, and create traffic issues.

Commissioner Martinisko asked how the property owners intend to advertise the property. Mr. Rothenhoefer responded it would primarily be word of mouth, but online rental sites would also be utilized.

Discussion occurred about requirements from the Public Works Department. Lornie Stalder, Public Works Director, stated vegetation, erosion control and a retaining wall are needed on the property to stabilize the area. Mr. Rothenhoefer stated he is consulting with a structural engineer to assist with stabilization.

***It was moved by Commissioner Keehn and seconded by Commissioner Owens to deny Application for Conditional Use Permit - 21 Spring Street - Bed and Breakfast Establishment (Rothenhoefer). Voting yea: Martinisko, Keehn, Owens.***

- b. Application for Conditional Use Permit - 801 Main Street - Laundromat (Peterson) legally described as Lot E of the Wagner Subdivision of a portion of M.S. 97, located in the City of Deadwood, Lawrence County, South Dakota.

Actions:

1. Public Hearing
2. Approve/Deny Application for Conditional Use Permit

Mr. Kuchenbecker discussed Application for Conditional Use Permit - 801 Main Street - Laundromat (Peterson) and reviewed the Staff Report.

Commissioner Keehn inquired about the existing restaurant. Tyler Peterson, property owner, explained the restaurant would close and a laundromat would take its place.

***It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve Application for Conditional Use Permit - 801 Main Street - Laundromat (Peterson) with five (5) conditions. Voting yea: Martinisko, Keehn, Owens.***

## 6. Items from Citizens not on Agenda

(Items considered but no action will be taken at this time.)

## 7. Items from Staff

Mr. Kuchenbecker discussed Senate Bill 102.

Fifteen (15) of the twenty-six (26) Capital Improvement Plan projects are underway.

Several activities are planned for Deadwoods 150th anniversary.

Mr. Mohr stated building permits were down for 2025.

**8. Adjournment**

***It was moved by Commissioner Owens and seconded by Commissioner Keehn to adjourn the Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Owens.***

There being no further business, the Planning and Zoning Commission adjourned at 4:58 p.m.

ATTEST:

\_\_\_\_\_  
Chairman, Planning & Zoning Commission

\_\_\_\_\_  
Vice-Chair, Planning & Zoning Commission

***Minutes by Leah Blue-Jones, Zoning Coordinator***

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108 Sherman Street  
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Historic Preservation Officer  
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kevin@cityofdeadwood.com

## PLANNING AND ZONING COMMISSION CONDITIONAL USE PERMIT – ANNUAL REVIEW

### Staff Report

**Date:** March 4, 2026  
**From:** Kevin Kuchenbecker  
Planning, Zoning & Historic Preservation Officer  
**To:** Planning and Zoning Commission  
**RE:** Annual Review - Conditional Use Permit – Bed and Breakfast  
Establishment

**APPLICANT(S):** Steven and Kym Flaigg  
**PURPOSE:** Annual Review – Conditional Use Permit – Bed and  
Breakfast Establishment  
**ADDRESS:** 28 Lincoln Avenue  
Deadwood, Lawrence County, South Dakota  
**LEGAL DESCRIPTION:** Lots 1 and 2, Block 49, Original Town, City of  
Deadwood, located in the NW 1/4, Section 26, T5N,  
R3E, B.H.M., City of Deadwood, Lawrence County,  
South Dakota.  
**FILE STATUS:** Legal obligations remain in compliance.  
**ZONE:** R1 - Residential  
**STAFF FINDINGS:**

Surrounding Zoning:	Surrounding Land Uses:
North: R1 – Residential District	Residential
South: R1 – Residential District	Residential
East: R1 – Residential District	Residential
West: R1 – Residential District	Residential

### SUMMARY OF REQUEST

The Deadwood City Commission has directed the Planning and Zoning Commission to conduct annual reviews of all Conditional Use Permits in accordance with City of Deadwood Municipal Code 17.76.060. The applicant was issued a Conditional Use Permit on February 5, 2020, to operate a Bed and Breakfast Establishment at 28 Lincoln Avenue.

Conditional Use Permit Review – Bed and Breakfast Establishment  
28 Lincoln Avenue  
March 4, 2026

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The subject property is located within the Presidential Neighborhood and is surrounded by single and multi-family properties.

**FACTUAL INFORMATION**

1. The property is currently zoned R1 – Residential District.
2. The subject property has access from Lincoln Avenue and Monroe Street.
3. The subject property is located within a medium density land use classification on the adopted Zoning Map.
4. The property is not in a Flood Zone.
5. Adequate public facilities are available to serve the property.
6. The area is characterized by single-family and multi-family dwellings.

**STAFF DISCUSSION**

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The applicant was granted a Conditional Use Permit for a Bed and Breakfast Establishment and City regulations permit Bed and Breakfast Establishments in R1 - Residential Districts with an approved Conditional Use Permit. The subject property is a one (1) bedroom, one (1) bath guest house located on the subject property. Renters can park in a garage and/or driveway located on the property.

**“Bed and Breakfast Establishment” means:**

Any building run by an operator that is used to provide accommodation for a charge to the public, with at most five (5) rental units for up to an average of ten (10) guests per night and in which family style meals are provided as defined and permitted by the State of South Dakota and this Title.

**COMPLIANCE:**

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This Bed & Breakfast Establishment has been in continual use over the last 12 months.

According to Deckard – Rentalscape the property was booked 99 nights in the past 12 months and is listed as a guest favorite on AirBnB.

No complaints are on record for this establishment.

**GENERAL USE STANDARDS FOR CONDITIONAL USE PERMITS:**

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In reviewing any case under the authority of this chapter and as a further guide to its decision upon the facts of the case, the Commission shall consider, among other things, the following facts:

- A. The Conditional Use is in harmony with the general purposes, goals, objectives, and standards to the city policy plan, the ordinance, the district

Conditional Use Permit Review – Bed and Breakfast Establishment  
28 Lincoln Avenue  
March 4, 2026

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in which it is located, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice by the City of Deadwood.

*The City Comprehensive Plan encourages a variety of uses and a mixture of housing types. Traffic and parking should not significantly affect the neighborhood if the applicant abides by the parking requirements associated with Short-Term Rentals.*

- B. Whether or not a community need exists for the Conditional Use at the location in light of existing and proposed uses of a similar nature in the area and of the need to provide or maintain a proper mix of uses both within the city and also within the immediate area of the use: (a) the use in the current location has not resulted in either a detrimental over concentration of a particular use from previously permitted uses within the city or within the immediate area of the use.

*The subject area is zoned R1– Residential District and is intended to provide locations for medium density, residential development commensurate with an urban area. The use as a Bed and Breakfast Establishment has not resulted in an over-concentration of Short-Term Rentals in this area.*

- C. The Conditional Use at this location has not resulted in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvement, public sites, or rights-of-way.

*The applicant only uses off-street parking and prevents any public nuisance issues that are often associated with Short-Term Rentals. The proposed use should not result in a substantial or undue adverse effect on adjacent property, or the character of the neighborhood and the use would not alter the character of the neighborhood.*

- D. Whether or not the Conditional Use increases the proliferation of nonconforming uses as well as previously Conditional Use Permits which are still in use, when influenced by matters pertaining to the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of the Policy Plan, this ordinance, or any other plan, program, map or ordinance adopted, or under consideration pursuant to official notice, by the city or other governmental agency having jurisdiction to guide growth and development.

For any Conditional Use, lot and performance standards shall be the same as similar types located in specific districts. The character and use of buildings and structures adjoining or near the property mentioned in the application shall be considered in their entirety.

*The current use has not increased the proliferation of non-conforming uses. The subject residence is in an area that does have additional Short-Term Rentals in*

*the immediate area. The appearance of the structure has not changed; therefore, the character and use of the buildings and structures adjoining the subject property has not been adversely affected.*

- E. Whether or not the Conditional Use in the proposed area has been adequately served by and has not imposed an undue burden on any of the improvements, facilities, utilities, and services specified in the ordinance.

*The Conditional Use has not caused significant adverse impacts on water supply, fire protection, waste disposal, schools, traffic and circulation, or other services. Existing services are available onsite. All utilities have been assigned commercial rates.*

#### **CONDITIONS GOVERNING APPLICATIONS AND PROVISIONS:**

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- A. In the R-1 Residential District and/or R2 Multi-Family Residential District, Conditional Use Permits granted shall be temporary in nature, with the exception of townhouses, condominiums and multi-family dwellings, and shall be granted to a designated person who resides at the residential address. They are not transferable from person to person or from address to address.
- B. Following the issuance of a Conditional Use Permit, such permit may be amended, varied or altered only pursuant to the standards and procedures established by ordinance for its original approval.
- C. Conditional Use Permits, once granted, can be revoked by the Board of Adjustment for cause after a hearing is held before them. Complaints seeking the revocation of such a permit shall be filed with the Zoning Administrator and may be initiated by the Planning and Zoning Commission or any three (3) residents within three hundred (300) feet of the property lines of which the application has been filed. All such revocation hearings shall be conducted in the same manner as for the Conditional Use Permit application hearings.
- D. The Planning and Zoning Commission shall have the authority to review Conditional Use Permits at any time and on an annual basis and place additional stipulations to mitigate a problem.
- E. Any use permitted under the terms of any Conditional Use Permit shall be established and conducted in conformity with the terms of such a permit and of any conditions designated in connection herewith.
- F. If the use permitted under the terms of a Conditional Use Permit ceases, for whatever reason, for a period of twelve (12) months, the permit shall expire and be canceled by the City Planning Department. Written notice thereof shall be given to the person(s) affected, together with notice that further use or work as described in the canceled permit shall not proceed,

Conditional Use Permit Review – Bed and Breakfast Establishment  
28 Lincoln Avenue  
March 4, 2026

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unless and until a new Conditional Use Permit has been obtained.

If continuation of the Conditional Use Permit is approved, staff will continue to recommend the following conditions:

1. The Conditional Use Permit runs with the applicant and not the land; therefore, should the property be sold, the Conditional Use Permit is null and void.
2. Proof of a state sales tax number from the South Dakota Department of Revenue has been provided to the Planning and Zoning Office for their files.
3. The Building Inspector has inspected the building, and it meets all applicable building codes.
4. City water and sewer rates are to remain at commercial rates.
5. Proper paperwork has been filed with the City of Deadwood Finance Office for Business Improvement District (BID) taxes.
6. A City of Deadwood Business License has been maintained.
7. A Lodging License from the South Dakota Department of Health has been maintained.
8. All parking shall remain off street.

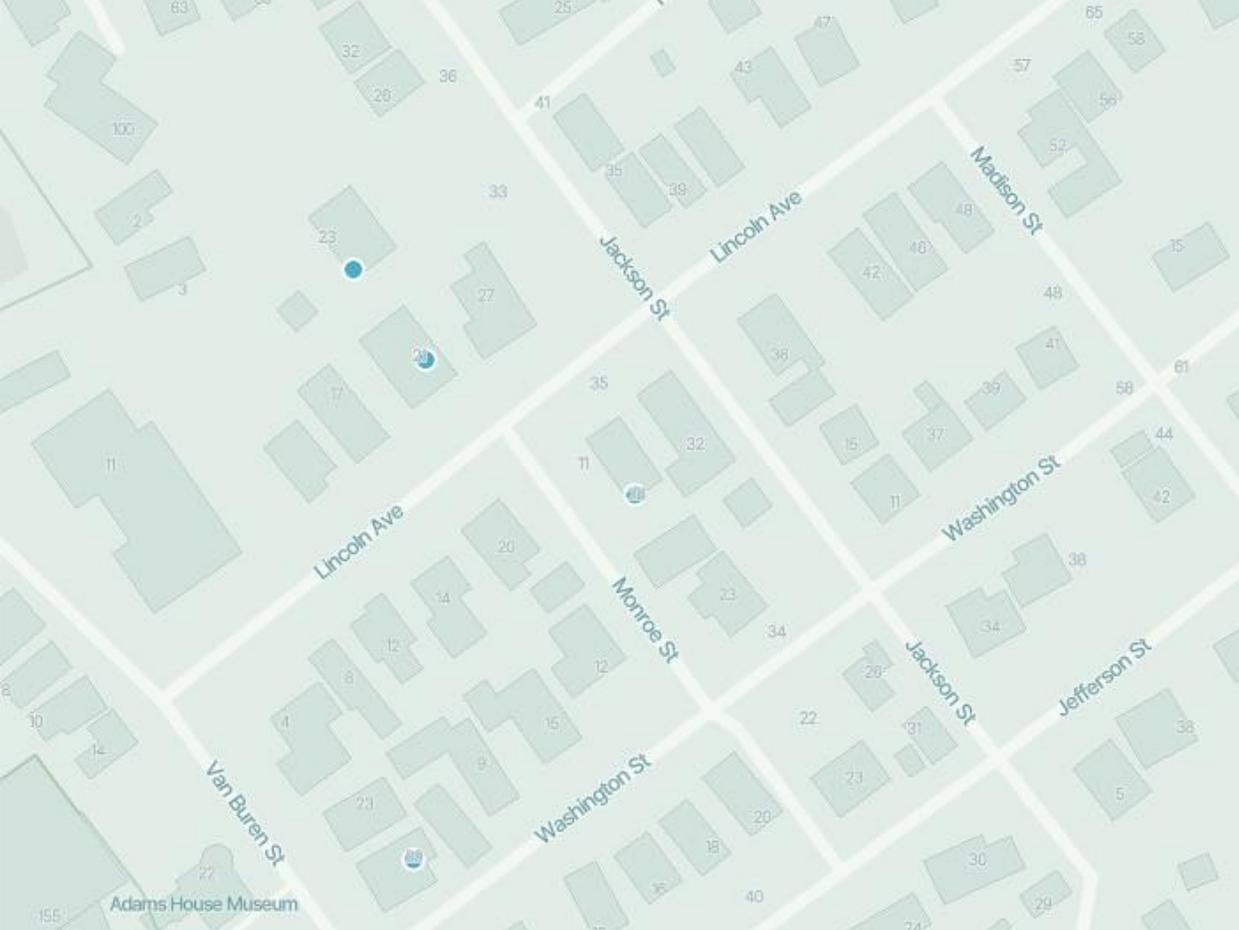
**ACTION REQUIRED FOR CONTINUED USE OF CONDITIONAL USE PERMIT:**

1. Approval/Denial by Deadwood Planning and Zoning Commission



Map showing location of 28 Lincoln Avenue.





Map showing locations of nearby Short-Term Rentals to 28 Lincoln Avenue.





Anywhere | Any week | Add guests



# Backyard Cottage - Historic Deadwood

[Share](#) [Save](#)



Show all photos

## Entire guesthouse in Deadwood, South Dakota

2 guests · 1 bedroom · 1 bed · 1 bath

Guest favorite

4.97  
★★★★★

96  
Reviews



Hosted by **Kymberly**

Superhost · 4 years hosting



### Top 1% of homes

This home is one of the highest ranked based on ratings, reviews, and reliability.



### Self check-in

Check yourself in with the lockbox.



### Beautiful and walkable

Guests say this area is scenic and it's easy to get around.

## Add dates for prices

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest	

Check availability

[Report this listing](#)

Enjoy a cozy spot walking distance to downtown Deadwood,SD. Well appointed studio with full kitchen and bath, queen bed with luxury linens, grille, patio and off street parking.

The Historic neighborhood is charming and welcoming. Walk to Mt Moriah, the Michelson trail, hike local trails, or enjoy live music or a fun event in Outlaw Square.

Discover the Black Hills from your home base. Close to skiing, Sturgis, Lead and a lovely drive to Mt Rushmore, Custer State Park, or The Badlands....

Show more

## Where you'll sleep



### Bedroom

1 queen bed

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## What this place offers

-  Garden view
-  Mountain view
-  Kitchen
-  Fast wifi – 60 Mbps
-  Free residential garage on premises – 1 space
-  28 inch TV with standard cable, Netflix, Amazon Prime Video, Fire TV
-  Window AC unit
-  Bathtub
-  Private patio or balcony
-  Shared backyard – Not fully fenced

Show all 53 amenities

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## Select check-in date

Add your travel dates for exact pricing



[Clear dates](#)

# 4.97

## Guest favorite

This home is in the **top 1%** of eligible listings based on ratings, reviews, and reliability

Overall rating



Cleanliness

5.0



Accuracy

5.0



Check-in

5.0



Communication

5.0



Location

5.0



Value

4.9



**Jennifer**

Menomonie, Wisconsin

★★★★★ · October 2025 · Stayed a few nights

This is a perfect little cottage in a quiet, safe neighborhood within easy walking distance to all of Deadwood's main attractions. We felt so very welcomed and at home as if we were staying at a friend's house. And, as it seems to be with most other guests, Lincoln stole the show! Fabulous hosts, great accommodations, and sweet pup! We will certainly stay again if we ever head back out the the Black Hills.

[Show more](#)



**Artur**

Baltimore, Maryland

★★★★★ · October 2025 · Stayed one night

A great choice for anyone visiting Deadwood. The cottage is cozy and out of the way but still within walking distance to great restaurants and bars. It's really private too even being in someone's back year. The hosts Kym and Steve are outstanding! Kind, responsive and overall just really nice people.

[Show more](#)



**Molly**

Texas, United States

★★★★★ · October 2025 · Stayed a few nights

It was my first time staying at an Airbnb in Deadwood and hopefully Kym's place will be available for my future trips. Such a cozy little cottage in a great area. Kym and Steve were super friendly and helpful and let us play with their dog, Lincoln. I hope to be back next October!

[Show more](#)



**Barbara**

Manitowoc, Wisconsin

★★★★★ · October 2025 · Stayed a few nights

My husband and I found this to be one of our favorite Airbnb's! We enjoyed having breakfast items provided... what a treat. The location was in perfect walking distance to explore Deadwood. I also brought my bike and loved the Mickelson Trail. Thanks for a perfect stay.

[Show more](#)



**Mary**  
Sioux Falls, South Dakota

★★★★★ · June 2025 · Stayed a few nights

My husband and I thoroughly enjoyed our stay at the cottage in Deadwood. The cottage is perfect for two, clean and comfortable. We were honored to meet and spend time with Lincoln the pup. We have four, so appreciate the company of a dog when we are missing ours. We enjoyed visiting with Steve as well. We hope to return in the future, thank you, Steve!

[Show more](#)



**Ryan**  
Des Moines, Iowa

★★★★★ · June 2025 · Stayed a few nights

Kym provided some locally made breakfast pastries and other goodies, which were much appreciated. She was communicative and accomodating. We met Kym and Steve a few days into our stay. They were very nice to chat with, gave us a few pointers and were very welcoming. We also got to meet Linoln, their sweet dog. I was impressed all around.

[Show more](#)

Show all 96 reviews

[How reviews work](#)

### Where you'll be

Deadwood, South Dakota, United States



This listing's location is verified and the exact location will be provided after booking. [Learn about verification.](#)

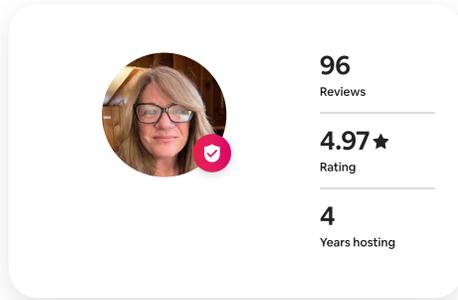
### Neighborhood highlights

The historic neighborhood is walking distance and in the heart of Deadwood. Local attractions:

- Casinos
- Skiing...

[Show more >](#)

### Meet your host



**96**  
Reviews

**4.97★**  
Rating

**4**  
Years hosting

 Lives in Deadwood, South Dakota

I am a corporate professional who loves to be outdoors, in beautiful places! I often travel with my husband of 26 years and my amazing Griffon pup.

### Kymberly is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

### Co-hosts

 Steven

### Host details

Response rate: 100%  
Responds within a few hours

[Message host](#)

 To help protect your payment, always use Airbnb to send money and communicate with hosts.

### Things to know

 **Cancellation policy**  
Add your trip dates to get the cancellation details for this stay.  
[Add dates](#)

 **House rules**  
Check-in after 3:00 PM  
Checkout before 11:00 AM  
2 guests maximum  
[Learn more](#)

 **Safety & property**  
Carbon monoxide alarm  
Smoke alarm  
Not suitable for children (2-12 years)  
[Learn more](#)

[Airbnb](#) > [United States](#) > [South Dakota](#) > [Lawrence County](#) > [Deadwood](#)

### Explore other options in and around Deadwood

**Estes Park**  
Vacation rentals

**Fort Collins**  
Vacation rentals

**Rapid City**  
Vacation rentals

OFFICE OF  
PLANNING, ZONING AND  
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108 Sherman Street  
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Historic Preservation Officer  
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kevin@cityofdeadwood.com

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**PLANNING AND ZONING COMMISSION  
STAFF REPORT  
CONDITIONAL USE PERMIT**

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**Staff Report**

**Date:** March 4, 2026  
**To:** Planning and Zoning Commission  
**From:** Kevin Kuchenbecker  
Planning, Zoning & Historic Preservation Officer  
**RE:** Conditional Use Permit – Wireless Communications Facility

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**APPLICANT(S):** New Cingular Wireless PCS, LLC (AT&T)

**PURPOSE:** Application for CUP – Wireless Communications Facility

**ADDRESS:** McGovern Hill

**LEGAL DESCRIPTION:** Tract A; Tract B; Tract B-1; Tract C; Tract D and Lot H1  
all in McGovern Hill Addition to the City of Deadwood.

**FILE STATUS:** All legal obligations have been completed.

**ZONE:** PF – Park Forest

**STAFF FINDINGS:**

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Surrounding Zoning:

North: PF – Park Forest  
South: PF – Park Forest  
East: PF – Park Forest  
West: C1 - Commercial

Surrounding Land Uses:

Highway Right-of-Way  
Open Space  
Open Space  
Businesses

## **SUMMARY OF REQUEST**

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The applicants have submitted a request for a Conditional Use Permit to operate a Wireless Communications Facility located on McGovern Hill. The facility will be unmanned and will consist of a ninety-five-foot (95') stealth monopole near the Deadwood water tanks. The facility will provide cellular service to the region.

## **FACTUAL INFORMATION**

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1. The property is currently zoned PF – Park Forest.
2. The subject property has access from McGovern Hill Road.
3. The subject property is located within a PF – Park Forest zoning location on 3 sides, and a C1 – Commercial zoning on the west side.
4. The property is not located within a flood zone.
5. The area is characterized by open space and hiking trails.

## **STAFF DISCUSSION**

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The applicants have submitted a request for a Conditional Use Permit for a Wireless Communications Facility and city regulations permit utilities in PF – Park Forest zoning districts with an approved Conditional Use Permit. The purpose of the facility is to provide regional cellular service via a ninety-five-foot (95') stealth monopole.

## **COMPLIANCE:**

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1. The Zoning Office provided notice identifying the applicant, describing the project and its location, and giving the scheduled date of the public hearing in accordance with Section 11-4-4.
2. A sign was posted on the property for which the requests were filed.
3. Notice of the time and place was published in the designated newspaper of the City of Deadwood.

## **GENERAL USE STANDARDS FOR CONDITIONAL USE PERMITS:**

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In reviewing any application under the authority of this chapter and as a further guide to its decision upon the facts of the case, the Commission(s) shall consider, among other things, the following facts:

- A. The proposed use shall be in harmony with the general purposes, goals, objectives, and standards to the City Policy Plan, the ordinance, the district in which it is located, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice by the City of Deadwood.

Conditional Use Permit – Wireless Communications Facility  
 McGovern Hill  
 March 4, 2026

*The City Comprehensive Plan encourages the upgrade of essential infrastructure to meet current and future demands. The increase of cellular coverage enhances community livability.*

- B. Whether or not a community need exists for the proposed use at the proposed location in light of existing and proposed uses of a similar nature in the area and of the need to provide or maintain a proper mix of uses both within the city and also within the immediate area of the proposed use: (a) the proposed use in the proposed location shall not result in either a detrimental over concentration of a particular use from previously permitted uses within the city or within the immediate area of the proposed use.

*The subject area is zoned PF – Park Forest and is intended to provide areas in forested sections of the city to be used for low-density single-family residential development while minimizing potential adverse effects on the surrounding environment. The proposed use will not result in a detrimental overconcentration of Wireless Communications Facilities.*

- C. The proposed use at this location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvement, public sites, or rights-of-way.

*The proposed use at this location has been reviewed by the Historic Preservation Commission and it was found it would not result in an adverse effect on adjacent property or the character of the neighborhood. The remote location will have little to no effect on traffic conditions or parking.*

- D. Whether or not the proposed use increases the proliferation of non-conforming uses as well as previously approved Conditional Use Permits which are still in use, when influenced by matters pertaining to the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of the Policy Plan, this ordinance, or any other plan, program, map or ordinance adopted, or under consideration pursuant to official notice, by the city or other governmental agency having jurisdiction to guide growth and development.

For any conditional use, lot and performance standards shall be the same as similar types of uses located in specific districts. The character and use of buildings and structures adjoining or near the property mentioned in the application shall be considered in their entirety.

*The proposed use would not increase the proliferation of non-conforming uses. The appearance of the structure has been approved by the Historic Preservation Commission; therefore, the character and use of the buildings and structures adjoining the subject property will not be adversely affected.*

Conditional Use Permit – Wireless Communications Facility  
 McGovern Hill  
 March 4, 2026

- E. Whether or not the proposed use in the proposed area will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in this section.

*The proposed use will not cause significant adverse impacts on water supply, fire protection, waste disposal, schools, traffic and circulation, or other services.*

**CONDITIONS GOVERNING APPLICATIONS AND PROVISIONS:**

- A. Following the issuance of a Conditional Use Permit pursuant to the provisions of this ordinance, such permit may be amended, varied, or altered only pursuant to the standards and procedures established by this section for its original approval.
- B. The Board of Adjustments can revoke Conditional Use Permits, once granted, for cause after a hearing is held before them. Complaints seeking the revocation of such permit shall be filed with the Zoning Administrator and may be initiated by the Planning and Zoning Commission OR any three (3) residents within three hundred (300) feet of the property lines of which the application has been filed. All such revocation hearings shall be conducted in the same manner as for the Conditional Use Permit application hearings.
- C. The Planning and Zoning Commission shall have the authority to review Conditional Use Permits at any time and/or on an annual basis and place additional stipulations to mitigate a problem.
- D. If the use permitted under the terms of a Conditional Use Permit has not been started within six (6) months of the date of issuance thereof, said permit shall expire and be canceled by the City Planning Department. Written notice thereof, shall be given to the person(s) affected, together with notice that further use or work as described in the canceled permit shall not proceed, unless and until a new Conditional Use Permit has been obtained.
- E. If the use permitted under the terms of a Conditional Use Permit ceases, for whatever reason, for a period of twelve (12) months, said permit shall expire and be canceled by the City Planning Department. Written notice thereof, shall be given to the person(s) affected, together with notice that further use or work as described in the canceled permit shall not proceed, unless and until a new conditional use permit has been obtained.

If approved, staff recommendations for stipulation(s):

1. The Conditional Use Permit runs with the applicant and not the land; therefore, should the property be sold, the Conditional Use Permit is null and void.

**ACTION REQUIRED:**

1. Approval/Denial by Deadwood Planning and Zoning Commission

Return Completed Form To:  
**Planning and Zoning**  
108 Sherman Street  
Deadwood, SD 57732



Questions Contact **Section 5 Item b.**  
**Kevin Kuchenbecker**  
(605) 578-2082 or  
kevin@cityofdeadwood.com

Application No. \_\_\_\_\_

## APPLICATION FOR CONDITIONAL USE PERMIT

**Application Fee: \$500.00**

**Applicants:** Please read thoroughly prior to completing this form. Only complete applications will be considered for review.

Name of Proposed Development: AT&T Site Name: Deadwood Creek, AT&T FA #: 16125488

Street Location of Property: McGovern Hill Rd, Deadwood, SD 57732

Legal Description of Property: McGovern Hill Addition Tract C Plat 2003-04122

Zoning Classification of Property: PF - Park Forest

Name of Property Owner: City of Deadwood Telephone: (605) 578-3082

Address: 102 SHERMAN ST DEADWOOD, SD 57732  
Street City State Zip

Name of Applicant: New Cingular Wireless PCS, LLC (AT&T) Telephone: [REDACTED]

Address: [REDACTED]  
Street City State Zip

**1. The following documents shall be submitted:**

- a. An improvement survey, including all easements,
- b. Development plan, including site plan with location of buildings, usable open space, off-street parking, loading areas, refuse area, ingress/egress, screening, proposed or existing signage, existing streets, and
- c. A written statement addressing the criteria for approval.

Uses of Building or Land: City of Deadwood Water Tank Property

Signature of Applicant: Hugh Bealka, agent for applicant Date: 2/13/2026

Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Fee: \$ \_\_\_\_\_ Paid On \_\_\_\_\_ Receipt Number \_\_\_\_\_

Legal Notice Published \_\_\_\_\_ Date: \_\_\_\_\_ Hearing Date: \_\_\_\_\_

<b>PLANNING AND ZONING ADMINISTRATOR:</b>			
Approved/P&Z Administrator:	Yes	No	Signature: _____ Date: _____
<b>PLANNING AND ZONING COMMISSION:</b>			
Approved/P&Z Commission:	Yes	No	Date: _____
<b>DEADWOOD BOARD OF ADJUSTMENT:</b>			
Approved/City Commission:	Yes	No	Date: _____

Reason for Denial (if necessary): \_\_\_\_\_



February 13, 2026

City of Deadwood  
 Deadwood Planning and Zoning  
 108 Sherman Street  
 Deadwood, SD 57732

**RE: Statement Addressing Conditional Use Permit Criteria for Approval / Proposed New Cingular Wireless PCS, LLC (AT&T) Wireless Facility / AT&T Site Name: Deadwood Creek / City Water Tank Property on McGovern Hill Road – PF Park Forest District**

**I. Consistency with the City Policy Plan and Zoning Ordinance (17.76.040)**

The proposed wireless communications facility is in harmony with the general purposes, goals, and objectives of the City of Deadwood’s land use regulations and applicable zoning provisions.

The subject property is zoned PF – Park Forest, which is intended to preserve forested areas while minimizing adverse environmental effects. The proposed facility is located on an existing municipal water tank property, which is already developed for public utility purposes. Co-locating a wireless communications facility at this site consolidates infrastructure at an established utility location rather than introducing new development into undisturbed forested land.

Wireless infrastructure is comparable in character and function to other public and utility-related conditional uses permitted within the PF District. The proposed stealth design, underground utilities, and compact ground compound are consistent with the district’s intent to minimize environmental and visual impacts.

**II. Community Need and Proper Mix of Uses (17.76.040)**

A demonstrated community need exists for improved wireless coverage in the Deadwood Creek and McGovern Hill area. Due to steep terrain and dense vegetation, existing facilities do not adequately serve portions of the gulch and surrounding areas.

The proposed facility is designed to improve reliable wireless communication for:

- Residents
- Visitors
- Local businesses
- Emergency services and public safety responders

The project does not create an over-concentration of similar uses. Wireless facilities are limited and strategically placed infrastructure elements that serve broad public needs. The proposal consolidates

RE: Statement Addressing Conditional Use Permit Criteria for Approval / Proposed New Cingular Wireless PCS, LLC (AT&T) Wireless Facility / AT&T Site Name: Deadwood Creek / City Water Tank Property on McGovern Hill Road – PF Park Forest District

service into a single stealth structure rather than requiring multiple smaller facilities in separate locations.

### **III. Impact on Adjacent Property and Neighborhood Character (17.76.040)**

The proposed use will not result in a substantial or undue adverse effect on adjacent property or neighborhood character.

Key mitigating design elements include:

- 100' Stealth canister monopole design with all antennas fully enclosed
- Smooth monopole form without exposed platforms or lattice structures
- Forest green finish selected to blend with surrounding vegetation
- Siting against an existing forested hillside rather than on a ridgeline
- Direct-bored underground electric and fiber utilities
- Compact 20' x 25' fenced compound

The facility will generate:

- No on-site parking demand beyond occasional maintenance visits
- No regular traffic increase
- No retail activity
- No noise beyond intermittent generator testing
- No increase in public service burden

The proposed use is passive in nature and does not alter the residential or forested character of the area

### **IV. Nonconforming Use Considerations (17.76.040)**

The proposal does not increase the proliferation of nonconforming uses. The property is already developed with municipal utility infrastructure (water tank), and the proposed facility represents a compatible public utility function.

The design minimizes visual and operational impact and does not expand the intensity of land use in a manner inconsistent with the PF District or surrounding area. The proposal supports public health, safety, and general welfare through improved communications reliability.

RE: Statement Addressing Conditional Use Permit Criteria for Approval / Proposed New Cingular Wireless PCS, LLC (AT&T) Wireless Facility / AT&T Site Name: Deadwood Creek / City Water Tank Property on McGovern Hill Road – PF Park Forest District

#### **V. Lot and Performance Standards and Setback Waiver Request (17.76.040)**

The proposed wireless facility is located on an existing municipal water tank property and has been designed to function as a co-located utility use. Due to the topography of the site, existing infrastructure, access limitations, and environmental constraints, the proposed compound location was determined in coordination with the City to be the only viable location for development on the water tank property.

Because the facility is a utility structure and not a principal residential building, strict application of the standard PF District setback requirements is not fully achievable in all directions. Accordingly, the applicant respectfully requests a waiver from standard setback requirements, provided that:

- The proposed monopole and equipment compound are set back from property lines the same distance as the existing water tanks, or greater; and
- The facility does not encroach closer to any property boundary than the existing municipal utility infrastructure already lawfully established on the site.

The proposed facility will not increase the operational intensity of the site, introduce additional parking demand, or create adverse impacts on adjacent properties. The monopole and compound will remain visually subordinate to the existing water tank structures and will be screened by existing vegetation and terrain.

Granting the requested setback flexibility would allow the facility to be consolidated within the established utility area of the property while maintaining consistency with the surrounding character and minimizing disturbance to undisturbed portions of the PF-zoned land.

The applicant respectfully submits that this limited waiver is reasonable given the municipal utility context of the property, the physical constraints of the site, and the public benefit associated with improved communications infrastructure.

#### **VI. Utilities, Services, and Public Improvements (17.76.040)**

The proposed facility will be adequately served by existing infrastructure.

- Electric and fiber services will be direct bored underground.
- No new public streets are required.
- No expansion of municipal water, sewer, or drainage infrastructure is required.
- The facility does not create measurable demand on public services.

The applicant is willing and able to comply with any reasonable conditions related to bonding, financial guarantees, or site improvements as required under Section 17.04.110.

RE: Statement Addressing Conditional Use Permit Criteria for Approval / Proposed New Cingular Wireless PCS, LLC (AT&T) Wireless Facility / AT&T Site Name: Deadwood Creek / City Water Tank Property on McGovern Hill Road – PF Park Forest District

## VII. Intensity of Use and Operational Characteristics (17.76.030)

The proposed wireless facility is a low-intensity use.

- The facility will be unmanned.
- Access will occur periodically for maintenance.
- Traffic generation is minimal and infrequent.
- Hours of operation are continuous, but with no on-site activity.
- No retail, office, or public access component is proposed.

The facility operates passively and does not generate noise, glare, fumes, or vibration under normal conditions.

### Conclusion

The proposed AT&T wireless communications facility:

- Is consistent with the intent and purpose of the PF Park Forest District
- Addresses a demonstrated community need
- Does not create adverse impacts on adjacent properties or neighborhood character
- Does not overburden public infrastructure
- Minimizes environmental and visual effects through stealth design and careful siting
- Supports public safety and general welfare

For these reasons, the application satisfies the criteria set forth in Deadwood Municipal Code 17.76.030 and 17.76.040, and approval of the Conditional Use Permit is respectfully requested.

Sincerely,

*Hugh Bealka*

Hugh Bealka  
Terra Consulting Group,  
on behalf of New Cingular Wireless, PCS

**CODE COMPLIANCE**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

BUILDING CODE: 2015 SOUTH DAKOTA BUILDING CODE (IBC 2015)  
 PLUMBING CODE: 2015 SOUTH DAKOTA PLUMBING CODE  
 MECHANICAL CODE: 2015 SOUTH DAKOTA MECHANICAL CODE  
 ELECTRICAL CODE: 2003 NATIONAL ELECTRICAL CODE  
 FIRE & SAFETY CODE: 2015 SOUTH DAKOTA FIRE CODE

**PROJECT TEAM**

APPLICANT: AT&T MOBILITY  
 7900 XERXES AVE S, 3RD FLOOR  
 BLOOMINGTON, MN 55411  
 PM: VERNIA SN, VSN477@ATT.COM  
 CM: JOHN O'BRIEN, JOB302@ATT.COM

PROJECT MANAGEMENT: MASTEC COMMUNICATIONS GROUP  
 SHELLEY TRAMPETTI@MASTEC.COM  
 (651) 895-6823

CONSTRUCTION MANAGEMENT: MASTEC SOLUTIONS  
 DYLAN DAVIS@MASTEC.COM  
 (319) 905-3307

ARCHITECT ENGINEERING: JOHN M. BANKS  
 804 FOX GLEN  
 BARRINGTON, IL 60010  
 CONTACT: JOHN M. BANKS  
 PHONE: (847) 277-0070  
 EMAIL: JBANKS@WESTCHESTERSERVICES.COM



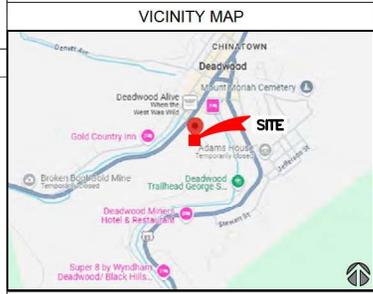
**SITE NAME:** DEADWOOD CREEK  
**FA LOCATION:** 16125488/SITE ID: SDL04992  
**SITE ADDRESS:** CITY WATER TANK PROPERTY MCGOVERN HILL ROAD DEADWOOD, SD 57732  
**STRUCTURE:** 95'-0" STEALTH MONOPOLE  
**USID:** 500090  
**IWMN:** WSUMW0032440 (PRIMARY), WSUMW0032498, WSUMW0035391, WSUMW0032370, WSUMW0032451, WSUMW0032504, WSUMW0032363, WSUMW0032500

**SITE INFORMATION**

STRUCTURE LANDLORD: AT&T  
 PROPERTY OWNER: CITY OF DEADWOOD  
 CONTACT: LORINE TALSBER  
 TEL: (605) 578-2082  
 LORINE@CITYOFDEADWOOD.COM

JURISDICTION: CITY OF DEADWOOD  
 PARCEL #: 30616-0000-030-00  
 CURRENT ZONING: PF - PARK FOREST  
 RFDS ID: 17588  
 EXISTING USE: PARK FOREST DISTRICT  
 PROPOSED USE: PARK FOREST DISTRICT/UNMANNED COMMUNICATIONS FACILITY

LATITUDE (NAD 83): 44.37208457 / 44° 22' 23.1"  
 LONGITUDE (NAD 83): -103.73152837 / -103° 43' 43.5"  
 SITE ELEVATION: 8475' A.M.S.L.  
 POWER PROVIDER: CONNEXUS ENERGY



**PROJECT DESCRIPTION**

INSTALLATION OF AN UNMANNED TELECOMMUNICATIONS FACILITY, CONSISTING OF THE FOLLOWING SCOPE:

ANTENNA LOCATION:

INSTALL:

- (6) COMMSCOPE NNH4-65C-R8-V4 ANTENNAS
- (3) ERICSSON AIR 6472 B77G B77M ANTENNAS
- (2) ERICSSON 4400 B20686A RRH
- (3) ERICSSON 4404 B14829 RRH
- (3) ERICSSON 4400 B58124 RRH
- (3) COMMSCOPE PRRU MOUNTS
- (2) RAYCAP DC-66-65-24-8C-17M

EQUIPMENT LOCATION:

INSTALL:

- (1) 3-BAY W.U.C. AND GENERATOR WITH CANOPY
- (1) FIBER H-FRAME
- (1) ICE BRIDGE
- (1) GPS ANTENNA
- (1) METER CENTER H-FRAME
- (1) FIBER HANDHOLE

**GENERAL CONTRACTOR NOTES**

DO NOT SCALE THESE DRAWINGS

THESE PLANS ARE FORMATTED TO BE FULL SIZE AT 24" x 36". CONTRACTORS SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

**DRIVING DIRECTIONS**

SCAN FOR DRIVING DIRECTIONS:

**SHEET INDEX**

T-1	TITLE SHEET	E-1	OVERALL ELECTRICAL PLAN
GN-1	GENERAL NOTES	E-2	ELECTRICAL DETAILS
GN-2	GENERAL NOTES	E-3	ELECTRICAL DETAILS
GN-3	GENERAL NOTES	E-4	COMPOUND GROUNDING PLAN
GN-4	GENERAL NOTES	E-5	GROUNDING PLANS & NOTES
GN-5	GENERAL NOTES	E-6	GROUNDING DETAILS
C-1	OVERALL SITE PLAN		
C-2	COMPOUND PLAN		
C-3	SITE DETAILS		
C-4	SITE DETAILS		
A-1	ANTENNA PLAN		
A-2	ANTENNA & RRH REQUIREMENTS		
A-3	ELEVATION		
D-1	DETAILS		
D-2	DETAILS		
D-3	CABINET DETAILS		
D-4	CONCRETE PAD DETAILS		
D-5	MOUNT DETAILS		

**REFERENCE NOTES**

CONTRACTOR SHALL REQUEST CURRENT RFDS & WORKBOOK FROM CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION.

**GENERAL NOTES**

THE FACILITY IS UNMANNED AND FULLY HUMAN MADE. A TELEPHONIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

**STATEMENTS**

STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THE DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF MOUNT TO SUPPORT EXISTING AND/OR PROPOSED COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

**811** TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN SOUTH DAKOTA, CALL SOUTH DAKOTA ONE CALL. TOLL FREE: 1-800-781-7474 OR www.sdonecall.com

SOUTH DAKOTA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

Know what's below. Call before you dig.

**ANY DEVIATION THAT DIFFERS SUBSTANTIALLY FROM WHAT IS SHOWN ON THE CONSTRUCTION DRAWINGS MUST BE APPROVED BY THE ENGINEER OF RECORD. NO CHANGES THAT ALTER THE CHARACTER OF THE WORK CAN BE MADE DURING CONSTRUCTION WITHOUT ISSUING A CHANGE ORDER. CONTACT JOHN M. BANKS - JBANKS@WESTCHESTERSERVICES.COM**

**AT&T**

**MasTec Network Solutions**

**WESTCHESTER SERVICES LLC**  
 804 FOX GLEN BARRINGTON, IL 60010  
 TELEPHONE: 847-277-0070  
 EMAIL: AS@westchesterservices.com

**JOHN M. BANKS ARCHITECT**  
 804 FOX GLEN BARRINGTON, IL 60010  
 TELEPHONE: 847-277-0070  
 EMAIL: JBANKS@WESTCHESTERSERVICES.COM

**REVISIONS**

REV.	DATE	DESCRIPTION	BY
A	03/27/25	ISSUED FOR REVIEW	JS
B	06/10/25	ISSUED FOR REVIEW	JS
C	12/10/25	ISSUED FOR REVIEW	RA
D	12/30/25	ISSUED FOR REVIEW	RA

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

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I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA

SITE NUMBER: SDL04992  
 SITE NAME: DEADWOOD CREEK  
 FA#: 16125488  
 CITY WATER TANK PROPERTY MCGOVERN HILL ROAD DEADWOOD, SD 57732

SHEET TITLE  
**TITLE SHEET**

SHEET NUMBER  
**T-1**

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PREPARED BY MASCOR. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RESULTS TO MASCOR'S SERVICE IS STRICTLY PROHIBITED.

ABBREVIATIONS:			
A.B.	ANCHOR BOLT	EXP.	EXPANSION
A.B.V.	ABOVE	EXST.	(E) EXISTING
ACCA	ANTENNA CABLE COVER ASSEMBLY	FAB.	FABRICATION(OR)
ADDL	ADDITIONAL	F.F.	FINISH FLOOR
A.F.F.	ABOVE FINISHED GRADE	F.G.	FINISH GRADE
A.F.G.	ABOVE FINISHED GRADE	FIN.	FINISHED
ALUM.	ALUMINUM	FLR.	FLOOR
ALT.	ALTERNATE	FLS.	FOUNDATION
ANT.	ANTENNA	F.O.C.	FACE OF CONCRETE
APPRX.	APPROXIMATELY	F.O.M.	FACE OF MASONRY
ARCH.	ARCHITECTURAL	F.O.S.	FACE OF STUD
AWG.	AMERICAN WIRE GAUGE	F.O.W.	FACE OF WALL
BLDG.	BUILDING	F.S.	FINISH SURFACE
BLK.	BLOCK	FT. (')	FOOT (FEET)
BLKLD.	BLOCKING	FTG.	FOOTING
BM.	BEAM	G.	GROWTH (CABINET)
B.N.	BOUNDARY NAILING	GA.	GAUGE
B.T.C.W.	BARE TINNED COPPER WIRE	GL.	GALVANIZED
B.O.P.	BOTTOM OF FOOTING	G.F.L.	GROUND FAULT CIRCUIT INTERRUPTER
BU.	BACK-UP CABINET	GLB. (GLU-LAM)	GLUE LAMINATED BEAM
CAB.	CABINET	G.P.S.	GLOBAL POSITIONING SYSTEM
CANT.	CANTILEVER(ED)	GRND.	GROUND
C.I.P.	CAST IN PLACE	HDR.	HEADER
CLG.	CEILING	HR.	HANGER
CLR.	CLEAR	HT.	HEIGHT
COL.	COLUMN	ICGB.	ISOLATED COPPER GROUND BUS
CONC.	CONCRETE	IN. (")	INCHES
CONN.	CONNECTION(OR)	INT.	INTERIOR
CONST.	CONSTRUCTION	LB. (#)	POUNDS
CONT.	CONTINUOUS	L.B.	LAG BOLTS
¢	PENNY (NAILS)	L.F.	LINEAR FEET (FOOT)
DBL.	DOUBLE	L.	LONGITUDINAL
DEPT.	DEPARTMENT	MAS.	MASONRY
D.F.	DOUGLAS FIR	MAX.	MAXIMUM
DIA.	DIAMETER	M.B.	MACHINE BOLT
DIAG.	DIAGONAL	MCH.	MECHANICAL
DIM.	DIMENSION	MFR.	MANUFACTURER
DWG.	DRAWING(S)	MIN.	MINIMUM
EW	EWING	MISC.	MISCELLANEOUS
EA.	EACH	MTL.	METAL
EL.	ELEVATION	(N)	NEW
ELEC.	ELECTRICAL	NO. (#)	NUMBER
ELEV.	ELEVATION	N.T.S.	NOT TO SCALE
E.M.T.	ELECTRICAL METALLIC TUBING	O.C.	ON CENTER
E.N.	EDGE NEAR	OPNG.	OPENING
ENG.	ENGINEER	(P)	PROPOSED
EQ.	EQUAL	P/C	PRECAST CONCRETE
		PCS	PERSONAL COMMUNICATION SERVICES
		P.V.	PLYWOOD
		PFG	POWER PROTECTION CABINET
		PRC	PRIMARY RADIO CABINET
		P.S.F.	POUNDS PER SQUARE FOOT
		P.S.I.	POUNDS PER SQUARE INCH
		P.T.	PRESSURE TREATED
		P.V.	POWER (CABINET)
		QTY.	QUANTITY
		RAD.	(R) RADIUS
		REF.	REFERENCE
		REINF.	REINFORCEMENT(ING)
		REQD.	REQUIRED
		RGS	RIGID GALVANIZED STEEL
		SCH.	SCHEDULE
		SHT.	SHEET
		SIM.	SIMILAR
		SPEC.	SPECIFICATIONS
		SQ.	SQUARE
		S.S.	STAINLESS STEEL
		STD.	STANDARD
		STL.	STEEL
		STRUC.	STRUCTURAL
		TEMP.	TEMPORARY
		THK.	THICKNESS
		T.N.	TOE NAIL
		T.O.A.	TOP OF ANTENNA
		T.O.C.	TOP OF CURB
		T.O.F.	TOP OF FOUNDATION
		T.O.P.	TOP OF PLATE (PARAPET)
		T.O.S.	TOP OF STEEL
		T.O.W.	TOP OF WALL
		TYP.	TYPICAL
		U.G.	UNDERGROUND
		U.L.	UNDERWRITERS LABORATORY
		U.N.O.	UNLESS NOTIFIED OTHERWISE
		V.I.F.	VERIFY IN FIELD
		W	WIDE (WIDTH)
		W/	WITH
		W.D.	WOOD
		W.P.	WEATHERPROOF
		WT.	WEIGHT
		CL	CENTERLINE
		PL	PLATE, PROPERTY LINE

SYMBOLS LEGEND:	
	SECTION LINE
	ELEVATION
	CONCRETE
	EARTH
	GRAVEL
	ICE BRIDGE / CABLE TRAY
	MATCH LINE
	GROUND CONDUCTOR
	OVERHEAD SERVICE CONDUCTORS
	TELEPHONE CONDUIT
	POWER CONDUIT
	COAXIAL CABLE
	CHAIN LINK FENCE
	WOOD FENCE
	(E) EXISTING EQUIPMENT
	(R) EQUIPMENT TO BE REMOVED
	(N) EQUIPMENT TO BE INSTALLED
	(RL) EQUIPMENT RELOCATED



**WESTCHESTER SERVICES LLC**

804 FOX GLEN  
BARRINGTON, IL 60010  
PHONE: 847-277-0070  
EMAIL: AS@westchesterservices.com

**JOHN M. BANKS ARCHITECT**

804 FOX GLEN  
BARRINGTON, IL 60010  
TELEPHONE: 847-277-0070  
EMAIL: JBANKS@WESTCHESTERSERVICES.COM

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SITE NUMBER: SD104992  
SITE NAME: DEADWOOD CREEK  
FA#: 16125488  
CITY WATER TANK PROPERTY  
MCDOUGHER HILL ROAD  
DEADWOOD, SD 57732

SHEET TITLE  
**GENERAL NOTES**

SHEET NUMBER  
**GN-1**



ALERTING SIGN (FOR CELL SITE BATTERIES)

ALERTING SIGN (FOR DIESEL FUEL)

ALERTING SIGN (FOR PROPANE)



604 FOX GLEN BARRINGTON, IL 60010  
PHONE: 847-277-0070  
EMAIL: AS@westchesterservices.com

**JOHN M. BANKS ARCHITECT**  
604 FOX GLEN BARRINGTON, IL 60010  
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I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA

SITE NUMBER: SD104992  
SITE NAME: DEADWOOD CREEK  
FA#: 16125488  
CITY WATER TANK PROPERTY  
MCCORMICK HILL ROAD  
DEADWOOD, SD 57732

SHEET TITLE  
**GENERAL NOTES**

SHEET NUMBER  
**GN-2**

ALERTING SIGNS



Property of AT&T  
**Authorized Personnel Only**

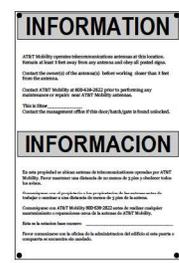
In case of emergency, or prior to performing maintenance on this site, call 800-638-2822 and reference cell site number  
FA#

STAY BACK 3 FEET FROM ANTENNA

GENERAL SIGNAGE GUIDELINES

Structure Type	INFO SIGN #1	INFO SIGN #2	INFO SIGN #3	INFO SIGN #4	Striping	NOTICE SIGN	CAUTION SIGN
<b>Towers</b>							
Monopole/Monopole/Monopalm	entrance gates, shelter doors OR on the outdoor cabinets	c-climbing side of the Tower	On backside of Antennas	entrance gates, shelter doors OR on the outdoor cabinets			At the height of the first climbing step, min. 9ft above ground
SCE Towers / Towers with high voltage	entrance gates, shelter doors OR on the outdoor cabinets	c-climbing side of the Tower	On backside of Antennas	entrance gates, shelter doors OR on the outdoor cabinets			At the height of the first climbing step, min. 9ft above ground
Light Poles / Flag Poles	entrance gates, shelter doors OR on the outdoor cabinets	on the pole, no less than 3ft below the Antenna and no less than 9ft above ground	On backside of Antennas	entrance gates, shelter doors OR on the outdoor cabinets			
Utility Wood Poles (JPA)	entrance gates, shelter doors OR on the outdoor cabinets	on the pole, no less than 3ft below the Antenna and no less than 9ft above ground	On backside of Antennas	entrance gates, shelter doors OR on the outdoor cabinets		If OP max value of MPE at antenna level is: 0-99%; Notice sign; over 99%; Caution sign at no less than 3ft below antenna and 9ft above ground	
Microcells mounted on non-JPA poles	entrance gates, shelter doors OR on the outdoor cabinets	on the pole, no less than 3ft below the Antenna and no less than 9ft above ground	On backside of Antennas	entrance gates, shelter doors OR on the outdoor cabinets		Notice or Caution sign at no less than 9ft above ground; only if the exposure exceeds 90% of the General Public exposure at 9ft above ground or at outside surface of adjacent buildings	
<b>Roof Tops</b>							
At all access points to the roof	X			X			
On Antennas	X		X	X			
Concealed Antennas	X	X		X			
antennas mounted facing outside the building	X	X		X			
antennas on support structure	X	X		X			
Roofview Graph:							
Radiation area is within 3ft from antenna	X	adjacent to each antenna		X			either Notice or Caution sign (based on Roofview results) at antennas/barrier
Radiation area is beyond 3ft from antenna	X	adjacent to each antenna		X	diagonal, yellow striping as to Roofview graph		
<b>Church Steeple</b>	Access to steeple	adjacent to antennas if antennas are concealed	On backside of Antennas	Access to steeple			Caution sign at the antennas
<b>Water Stations</b>	Access to ladder	adjacent to antennas if antennas are concealed	On backside of Antennas	Access to ladder			Caution sign beside info sign #1, min. 9ft above ground

- Notes for Rooftop sites:
1. Either NOTICE or CAUTION signs need to be posted at each sector as close as possible to the outer edge of the striped off area or the outer antennas of the sector.
  2. If Roofview shows: only blue = Notice Sign, blue and yellow = Caution Sign, only yellow = Caution Sign to be installed.
  3. Should the required striping area interfere with any structures or equipment (A/C vents, roof hatch, doors, other antennas, dishes, etc.), please notify AT&T to modify the striping area, prior to starting the work.



**INFORMATION**

ACTIVE ANTENNAS ARE MOUNTED

ON THE OUTSIDE OF THIS BUILDING

BEHIND THIS PANEL

ON THE INSIDE OF THIS BUILDING

STAY BACK A MINIMUM OF 3 FEET FROM THESE ANTENNAS

INFO SIGN #1

INFO SIGN #2

INFO SIGN #3

SIGNAGE GUIDELINE CHART

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PREPARED BY MASPEC. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RESULTS TO MASPEC'S SERVICE IS STRICTLY PROHIBITED.

**GENERAL NOTES:**

- FOR THE PURPOSES OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:  
CONTRACTOR / CM = **SHAWNEE**  
SUB-CONTRACTOR = **PER TRADE**  
OWNER = **AT&T**
- SITE WORK (IF APPLICABLE) SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
- DRAWINGS PROVIDED HERE ARE NOT TO BE SCALED AND ARE INTENDED TO DEPICT THE DESIGN INTENT OF THE INSTALLATION.
- ANY MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
- THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL DOCUMENT & PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE CONTRACTOR.
- CONTRACTOR / SUBCONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION.
- SUBCONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE NOTED. SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING BUILD AND DRAINAGE UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL REPAIR ANY UTILITIES DAMAGED DURING THE COURSE OF CONSTRUCTION AND COORDINATE ANY REPAIRS WITH UTILITY COMPANY.
- N/A
- N/A
- CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COARAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY.

**SITE PREPARATION:**

**SUB-CONTRACTOR'S SCOPE OF WORK**

- PROTECTION OF EXISTING TREES/VEGETATION AND LANDSCAPING MATERIALS WHICH MIGHT BE DAMAGED BY CONSTRUCTION ACTIVITIES.
- CLEARING AND GRUBBING OF STUMPS, VEGETATION, DEBRIS, RUBBER, DESIGNATED TREES, AND SITE IMPROVEMENTS.
- DRAINAGE'S SHIPING AND STODORABLE
- TEMPORARY PROTECTION OF ADJACENT PROPERTY, STRUCTURES, BENCHMARKS, AND MONUMENTS.

**SUB-CONTRACTORS QUALITY ASSURANCE**

- SUB-CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR CONTAINMENT OF SEDIMENT AND CONTROL OF EROSION ON ANY DAMAGED ADJACENT OR DOWNSTREAM PROPERTIES WILL BE CORRECTED BY THE SUB-CONTRACTOR AT NO EXPENSE TO THE OWNER.
- SUB-CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES. DO NOT ALLOW WATER TO STAND OR POND ANY DAMAGE TO STRUCTURES OR WORK ON SITE CAUSED BY INADEQUATE MAINTENANCE OF DRAINAGE WILL BE THE RESPONSIBILITY OF THE SUB-CONTRACTOR AND COST ASSOCIATED WITH REPAIRS FOR SUCH DAMAGE WILL BE AT THE SUB-CONTRACTORS EXPENSE.

**SITE WORK:**

**EARTHWORK AND DRAINAGE**

**CALL 1 - GENERAL**

- WORK INCLUDED: SEE SITE PLAN.
- DISCRIPTIONS

ACCESS DRIVE W/ TURNAROUND AREA, LEASE AREA AND IF APPLICABLE UNDERGROUND UTILITY FASISMENTS ARE TO BE CONSTRUCTED TO PROVIDE A WELL BRANDED, EASILY MAINTAINED, EVEN SURFACE FOR MATERIAL AND EQUIPMENT DELIVERIES AND MAINTENANCE PERSONNEL ACCESS.

- QUALITY ASSURANCE

- APPLY SOIL STERILIZER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS (AS NEEDED).
- APPLY AND MAINTAIN GRASS SEED AS RECOMMENDED BY THE SEED PRODUCER (IF REQUIRED).
- PLACE AND MAINTAIN VEGETATION/LANDSCAPING, IF INCLUDED WITH THE CONTRACT, AS RECOMMENDED BY NURSERY INDUSTRY STANDARDS.

- SEQUENCING

- CONFIRM SURVEY STAKES AND SET ELEVATION STAKES PRIOR TO ANY CONSTRUCTION.
- COMPLETELY GRUB THE ACCESS DRIVE W/ TURNAROUND, UNDERGROUND UTILITY CASINGS (IF APPLICABLE) AND LEASE AREA PRIOR TO FOUNDATION CONSTRUCTION, PLACEMENT OF BACKFILL AND SUB-BASE MATS.
- CONSTRUCT TEMPORARY CONSTRUCTION AREA ALONG ACCESS DRIVE.
- BRING THE LEASE AREA AND ACCESS DRIVE W/ TURNAROUND TO BASE COURSE ELEVATION PRIOR TO INSTALLING FOUNDATION.
- APPLY SOIL STERILIZER PRIOR TO PLACING BASE MATERIALS.
- GRADE, SET, FERTILIZE, AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING UNDERGROUND UTILITY FASISMENTS) IMMEDIATELY AFTER BRINGING LEASE AREA AND ACCESS DRIVE W/ TURNAROUND TO BASE COURSE ELEVATION, WATER TO INSURE GROWTH.
- REMOVE GRASS FROM TEMPORARY CONSTRUCTION ZONE TO AN AUTHORIZED AREA OR AS DIRECTED BY PROJECT MANAGER.
- AFTER APPLICATIONS OF FINAL SURFACES, APPLY SOIL STERILIZER TO STONE SURFACES.

- SUBMITTALS

- BEFORE CONSTRUCTION IF LANDSCAPING IS APPLICABLE TO THE CONTRACT, SUBMIT TWO COPIES OF THE LANDSCAPE PLAN UNDER NURSERY LETTERHEAD. IF A LANDSCAPE ALLOWANCE WAS INCLUDED IN THE CONTRACT, PROVIDE AN ITEMIZED LISTING OF PROPOSED COSTS ON NURSERY LETTERHEAD (REFER TO PLANS FOR LANDSCAPING REQUIREMENTS).
- AFTER CONSTRUCTION
  - MANUFACTURER'S DESCRIPTION OF PRODUCT AND WARRANTY STATEMENT ON SOIL STERILIZER.
  - MANUFACTURER'S DESCRIPTION OF PRODUCT ON GRASS SEED AND FERTILIZE
  - LANDSCAPING WARRANTY STATEMENT.

- WARRANTY

- IN ADDITION TO THE WARRANTY ON ALL CONSTRUCTION COVERED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPAIR ALL DAMAGE AND RESTORE AREA AS CLOSE TO ORIGINAL CONDITION AS POSSIBLE AT SITE AND SURROUNDINGS.
- SOIL STERILIZATION APPLICATION TO GUARANTEE VEGETATION FREE ROAD AND SITE AREAS FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- DISTURBED AREAS WILL REFLECT GROWTH OF NEW GRASS COVER PRIOR TO FINAL INSPECTION.
- LANDSCAPING, IF INCLUDED WITH THE SCOPE OF THE CONTRACT, WILL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL INSPECTION.

**PART 2 - PRODUCTS**

**1. MATERIALS**

- SOIL STERILIZER SHALL BE EPA-REGISTERED, PRE-EMERGENCE LIQUID:  
TOTAL KILL PRODUCT 910 IPA 10292-7  
PHASOR CORPORATION P.O. BOX 5123 DEARBORN, MI 48128 (313) 563-8000  
AMURSIL HORIZONT EPA REGISTERED  
FRAMAR INDUSTRIAL PRODUCTS 1435 MORRIS AVE. UNION, NJ 07083  
(908) 528-4524
- ROAD AND SITE MATERIALS SHALL CONFORM TO TYPICAL SPECIFICATIONS FILL MATERIAL (UNLESS OTHERWISE NOTED) - ACCEPTABLE SELECT FILL SHALL BE IN ACCORDANCE WITH STATE DEPARTMENT OF HIGHWAY AND TRANSPORTATION STANDARD SPECIFICATIONS.
- SOIL STABILIZER FABRIC SHALL BE MIRAQI - 800K.

**PART 3 - EXECUTION**

**1. INSPECTIONS**

LOCAL BUILDING OFFICIAL SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, UNLESS OTHERWISE SPECIFIED BY JURISDICTION.

**2. PREPARATION**

- CLEAR TREES, BRUSH AND SCRUB FROM LEASE AREA, ACCESS DRIVE W/ TURNAROUND AND UNDER GROUND UTILITY CASISMENTS AS REQUIRED FOR CONSTRUCTION. PRIOR TO OTHER EXCAVATION AND CONSTRUCTION, DRAIN ORGANIC MATERIAL TO A MINIMUM OF SIX (6) INCHES BELOW GRADE.
- UNLESS OTHERWISE INSTRUCTED BY CONTRACTOR, TRANSPORT ALL REMOVED TREES, BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDFILL.
- PRIOR TO PLACEMENT OF FILL OR BASE MATERIAL, BOLL THE SOIL.
- WHERE INSTANT FIBER CONDITIONS ARE FACTORED INTO THE WORK, APPLY WITH STABILIZER MAT PRIOR TO PLACEMENT OF FILL OR BASE MATERIAL.

**3. INSTALLATION**

- GRADE OR FILL THE LEASE AREA AND ACCESS DRIVE W/ TURNAROUND AS REQUIRED IN ORDER THAT UPON DISTRIBUTION OF SPILLS, RESULTING FROM EXCAVATIONS, THE RESULTING GRADE WILL CORRESPOND WITH SAID SUB-BASE COURSE ELEVATIONS ARE TO BE CALCULATED FROM BENCHMARK, FINISHED GRADES OR INDICATED SPILLS.
- CLEAR EXCESS SPILLS, IF ANY, FROM JOB SITE AND DO NOT SPREAD BEYOND THE LIMITS OF PROJECT AREA UNLESS AUTHORIZED BY PROJECT MANAGER AND AGREED TO BY LANDOWNER.
- BRING THE ACCESS DRIVE W/ TURNAROUND TO BASE COURSE ELEVATION TO FACILITATE CONSTRUCTION AND OBSERVATION DURING CONSTRUCTION OF THE SITE.
- AVOID CREATING DISTURBED AREAS WHERE WATER MAY FLOW.
- THE CONTRACTOR SHALL INCLUDE GRADING, BANKING, AND DITCHING, UNLESS OTHERWISE INDICATED.
- WHEN IMPROVING AN EXISTING ACCESS DRIVE, GRADE THE EXISTING DRIVE TO REMOVE ANY ORGANIC MATTER AND SMOOTH THE SURFACE BEFORE PLACING FILL OR STONE.
- PLACE FILL OR STONE IN SIX (6) INCH MAXIMUM LIFTS, AND COMPACT BEFORE PLACING NEXT LIFT.
- TOP SURFACE COURSE SHALL EXTEND A MINIMUM OF ONE (1) FOOT BEYOND THE SITE FENCE (UNLESS OTHERWISE NOTED) AND SHALL COVER THE AREA AS INDICATED.
- APPLY SURFACE TO THE SIZE, TYPES OF ALL EXISTING SITE AREAS, PARKING AREAS, AND ALL OTHER SPILLS GREATER THAN 12".
- APPLY RIPRAP TO SIDES OF DITCHES OR DRAINAGE SWALES.
- REMOVE DRIVE DITCH FOR SIX (6) FEET IN ALL DIRECTIONS AT CURVEV OPENINGS.
- APPLY SEED, FERTILIZER, AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES AND DISTURBED AREAS.
- UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, OR CURVEVS BE PLACED SO THAT THEY DIRECT WATER TOWARDS OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO SHELTER OR EQUIPMENT. IF DITCHES OR ELEVATIONS ARE IN CONFLICT WITH THIS ADVICE, CONSTRUCTION MANAGER IMMEDIATELY NOTIFY OWNER. DITCHES WITH SLOPE GREATER THAN ONE HUNDRED DIVERSITY (HORIZONTAL) IN THE DITCH AT CURVEV ENTRANCES, POSITION THE HEADWALL AT AN ANGLE NO GREATER THAN 60 DEGREES OF THE DITCH LINE. RIPRAP THE UPSTREAM SIDE OF THE HEADWALL AS WELL AS THE DITCH FOR SIX (6) FEET ABOVE THE CURVEV ENTRANCE.
- APPLY SEED AND FERTILIZER TO SURFACE CONDITIONS WHICH WILL ENCOURAGE ROOTING, GRAZE AREAS TO BE RETURN TO FULL USE AND FOSTER THE RECOMMENDED BY THE SEED PRODUCER.
- SOIL SEED IN TWO DIRECTIONS TO INCREASE THE QUANTITY REQUIRED TO THE POINT OF RELEASE.
- ENSURE GROWTH OF SEEDS AND LANDSCAPED AREAS, BY WATERING, UP TO THE POINT OF RELEASE.
- FROM THE CONTRACT, CONTINUE TO REWORK THE BANK AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.

**4. FIELD QUALITY CONTROL**

COMPACT SOIL TO MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557. AREAS OF SETTLEMENT WILL BE EXCAVATED AND REFILLED AT CONTRACTOR'S EXPENSE. INDICATE PERCENTAGE OF COMPACTION ACHIEVED ON AS-BUILT DRAWINGS.

**5. PROTECTION**

- PROTECT SEEDS AREAS FROM EROSION BY SPREADING STRAW TO A UNIFORM LAYER EXTENDING 1-2 INCHES, STAKE AND TIE DOWN AS REQUIRED. USE OF EROSION CONTROL MESH OR MULCH NET WILL BE AN ACCEPTABLE ALTERNATIVE.
- ALL TREES PLACED IN CONJUNCTION WITH A LANDSCAPE CONTRACT WILL BE WRAPPED, TIED WITH HOSE PROTECTED WIRE, AND SECURED TO 2" X 4" X 4" WOODEN STAKES EXTENDING TWO-FEET INTO THE GROUND ON FOUR SIDES OF THE TREE.
- PROTECT ALL EXPOSED AREAS AGAINST WASH-OUTS AND SOIL EROSION. PLACE STRAW BALES AT THE POINT OF APPROACH TO ALL NEW OR EXISTING CHANNELS. WHERE THE SITE OR ROAD AREAS HAVE BEEN ELEVATED IMMEDIATELY ADJACENT TO THE RAIL LINE, STAKE EROSION CONTROL FABRIC FULL LENGTH IN THE SHOULDER TO PREVENT CONTAMINATION OF THE RAIL BALLAST. ALL EROSION CONTROL METHODS SHALL CONFORM TO APPLICABLE BUILDING CODE REQUIREMENTS.

**TRENCHING:**

**MATERIALS SUB-CONTRACTOR SHALL:**

- FILL MATERIAL SHALL BE OBTAINED TO THE MAXIMUM EXTENT POSSIBLE FROM EXCAVATIONS ON SITE. THE STRUCTURAL FILL SHALL BE SAND AND SHALL BE APPROVED BY THE CONSTRUCTION MANAGER AND SHALL CONFORM TO LOCAL GOVERNING JURISDICTION AND UTILITY COMPANY REQUIREMENTS. THE FILL MATERIAL SHALL CONTAIN NO ORGANIC MATERIAL, ROCKS OR UNDESIRABLE MATERIALS AND/OR MATERIALS DESIGNATED AS HAZARDOUS OR INDUSTRIAL BY THE EPA. THE FILL MATERIAL SHALL CONTAIN FINES SUFFICIENT TO FILL ALL HOLES IN THE MATERIAL BACKFILL OR BROWN SOIL SHALL BE PLACED IN 6" LOOSE LIFT.

**PIPE DESIGNATION AND DESIGNATION SUB-CONTRACTOR SHALL:**

- UTILIZE WARNING TAPE. ALL UTILITY SERVICE TRENCHES SHALL BE MARKED WITH WARNING TAPE.

**TRENCH EXCAVATION SUB-CONTRACTOR SHALL:**

- DIG TRENCH TO LINES AND GRADES SHOWN ON THE PLANS OR AS DIRECTED BY THE CONSTRUCTION MANAGER.
- TRENCH LINE SHALL BE SUFFICIENT TO ALLOW FOR SATISFACTORY CONSTRUCTION AND INSPECTION OF THE PROJECT WITHOUT INTERFERING WITH CONSTRUCTION WORK OR ADJACENT FACILITIES.
- DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATION MATERIAL PROPERLY AS DIRECTED BY THE CONTRACTOR MANAGER.
- USE HAND TRENCHING METHODS FOR EXCAVATION THAT CANNOT BE ACCOMPLISHED WITHOUT ENDANGERING EXISTING OR NEW STRUCTURES AND OTHER FACILITIES.

**TRENCH PROTECTION SUB-CONTRACTOR SHALL:**

- PROVIDE MATERIALS, LABOR, AND EQUIPMENT NECESSARY TO PROTECT TRENCHES AT ALL TIMES.
- SHEETING AND BRACING TO MEET OR EXCEED OSHA REQUIREMENTS.

**BACKFILLING SUB-CONTRACTOR SHALL:**

- NOTIFY THE CONSTRUCTION MANAGER AT LEAST 24 HOURS IN ADVANCE OF BACKFILLING.
- BACKFILL TRENCH WITH 1/2" TO 10" OF LOOSE MEASURE.
- PROTECT CONDUIT FROM LATERAL MOVEMENT AND DAMAGE FROM IMPACT OF UNBALANCED LOADING TO AVOID DISPLACEMENT OF CONDUIT AND/OR STRUCTURES, DO NOT FREE FALL BACKFILL INTO TRENCH UNTIL AT LEAST 6" OF COVER IS OVER CONDUIT.

**COMPACTION SUB-CONTRACTOR SHALL:**

- COMPACT BACKFILL TO 95% MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 WITH PLUS OR MINUS 1% OF OPTIMUM MOISTURE CONTENT.
- IF REQUIRED CONTRACTOR SHALL NOT BEYOND OBTAINED REMOVE THE BACKFILL FROM THE TRENCH OR STRUCTURE, REPLACE WITH APPROVED BACKFILL AND RE-COMPACT AS SPECIFIED.
- ANY SUBSEQUENT SETTLEMENT DURING OR SUBSEQUENT REPAIRS DURING THE WARRANTY PERIOD SHALL BE CONSIDERED THE RESULT OF IMPROPER COMPACTION AND SHALL PROMPTLY CORRECTED.

**FENCING AND GATES(S)**

**PART 1 - GENERAL**

- WORK INCLUDED SEE PLAN FOR SITE AND LOCATION OF FENCE AND GATE(S).
- QUALITY ASSURANCE ALL STEEL MATERIALS UTILIZED IN CONJUNCTION WITH THIS SPECIFICATION WILL BE GALVANIZED OR STAINLESS STEEL. HEIGHT OF ZINC COATING ON THE FABRIC SHALL NOT BE LESS THAN 12 OUNCES PER SQUARE FOOT OF MATERIAL COVERED. POSTS SHALL BE HOT-DIPPED IN GRADE 1% ZINC, 18 OUNCES PER SQUARE FOOT.
- SEQUENCING IF THE SITE AREA HAS BEEN BROUGHT UP TO SURFACE COURSE ELEVATION (PRIOR TO THE FENCE CONSTRUCTION), FENCE POST EXCAVATION SPILLS MUST BE CORRECTED TO PRECLUDE CONTAMINATION OF SAID SURFACE COURSE.
- SUBMITTALS

**PART 2 - PRODUCTS**

**1. FENCE MATERIAL:**

- ALL FABRIC WIRE, RAILS, HARDWARE, AND OTHER STEEL MATERIALS SHALL BE HOT-DIPPED GALVANIZED.
- FABRIC SHALL BE SIX-FOOT HIGH TWO-INCH CHAIN LINK MESH OF NO. 9 GAUGE (0.147) WIRE. THE FABRIC SHALL HAVE A KNOCKED FINISH FOR THE TOP SELVAGES. FABRIC SHALL CONFORM TO THE SPECIFICATIONS OF ASTM A-392 CLASS 1.
- BARBED WIRE SHALL BE DOUBLE-STRAND, 12-1/2 GAUGE TWISTED WIRE, WITH 14-GAUGE, 4-POINT ROUND BARBS SPACED ON FIVE-INCH CENTERS.
- ALL POSTS SHALL BE SCHEDULE - 40 MECHANICAL SERVICE PIPE AND SHALL BE TYPE 1 ASTM A-188 AND OF THE FOLLOWING DIAMETER: 40 (3 3/8" O.D.) CORNER 3" SCHEDULE 40 (3 1/2" O.D.) GATE 3" SCHEDULE 40 (3 1/2" O.D.).
- GATE POSTS SHALL BE EXTENDED 12 INCHES, INCLUDING DOME CAP, TO PROVIDE FOR ATTACHMENT OF BARRED WIRE.
- ALL TOP AND BRACE RAILS SHALL BE 1 1/2" DIAMETER SCHEDULE - 40 MECHANICAL-SERVICE PIPE.
- GATE FRAMES AND BRACE SHALL BE 1 1/2" DIAMETER SCHEDULE 40 MECHANICAL-SERVICE PIPE.
- GATE FRAMES SHALL HAVE WELDED CORNERS.
- GATE FRAMES SHALL HAVE A FORTY-EIGHT VERTICAL BRACE, AND A FULL-WIDTH HORIZONTAL BRACE, SECURED IN PLACE BY USE OF GATE BRACE CLAMPS.
- GATE HINGE SHALL BE MERCHANTS METAL MESH BARS HINGE ADAPTER WITH MODEL 8469, 180-DIGREE ATTACHMENT.
- THE GATE LATCH ASSEMBLY SHALL BE HEAVY INDUSTRIAL DOUBLE GATE LATCH. SEE DETAIL.
- LATCHES AND STOPS SHALL BE PROVIDED FOR ALL GATES.
- PLUNGER ROD COMPLETE WITH RECEPTOR TO BE PROVIDED AT THE INACTIVE LEAF OF ALL DOUBLE GATE INSTALLATIONS.
- ALL STOPS SHALL HAVE KEEPERS CAPABLE OF HOLDING THE GATE LEAF IN THE OPEN POSITION.
- A NO. 7 GAUGE ZINC COATED TENSION WIRE SHALL BE USED AT THE BOTTOM OF THE FABRIC, TERMINATED WITH BAND CLIPS AT CORNER AND GATE POSTS ATOP EACH LINE/CORNER POST.
- A SIX-INCH BY 1/2-INCH DIAMETER EYEBOLT TO HOLD TENSION WIRE SHALL BE PLACED AT LINE POSTS.
- STRETCHER BARS SHALL BE 3/8-INCH BY 3/4-INCH OR HAVE EQUIVALENT CROSS-SECTIONAL AREA.
- ALL CORNER GATE AND PASTS SHALL HAVE A 3/8-INCH TRUSS ROD WITH TURNBUCKLES.
- ALL POSTS EXCEPT GATE POSTS SHALL HAVE A COMBINATION CAP AND BARBED WIRE SUPPORTING ARM. GATE POSTS SHALL HAVE A SOLE CAP.
- OTHER HARDWARE INCLUDES BUT MAY NOT BE LIMITED TO THE CLIPS, BAND CLIPS AND TENSION BAND CLIPS.
- BARBED WIRE GATE GUARDS SHALL BE FITTED WITH DOME CAPS.
- BARBED WIRE SUPPORT ARMS SHALL BE PRECISE STEEL COMPLETE WITH SET BOLT AND LOCK WIRE IN THE ARM.
- ALL CAPS SHALL BE MALLEABLE IRON, DOME OR AROUND SHAPED AS REQUIRED BY PIPE SIZE.
- WHERE THE USE OF CONDORINA HAS BEEN SPECIFIED, 24-INCH DIAMETERS COIL BARBED TAPE, STAINLESS STEEL, CYCLONE FENCING MODEL 50P TO TYPE II SHALL BE FURNISHED. IT SHALL BE SUPPORTED ABOVE THE TOP RAIL BY USE OF SIX(6) WIRE BARBED WIRE ARMS POSITIONED ATOP EACH LINE/CORNER POST.





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REV.	DATE	DESCRIPTION	BY
A	03/27/25	ISSUED FOR REVIEW	JS
B	06/10/25	ISSUED FOR REVIEW	JS
C	12/10/25	ISSUED FOR REVIEW	RA
D	12/10/25	ISSUED FOR REVIEW	RA

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

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I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA

SITE NUMBER: S0140992  
SITE NAME: DEADWOOD CREEK  
FA# 16125488  
CITY WATER TANK PROPERTY  
MCCORMICK HILL ROAD  
DEADWOOD, SD 57332

SHEET TITLE  
**GENERAL NOTES**

SHEET NUMBER  
**GN-3**

**PART 3 - EXECUTION**

1. INSPECTION

A. TO CONFIRM PROPER DEPTH AND DIAMETER OF POST-HOLE EXCAVATIONS. ALL POST HOLES WILL BE EXCAVATED AS PER CONSTRUCTION DOCUMENTS.

2. INSTALLATION

A. FOUNDATIONS SHALL HAVE A MINIMUM SIX (6) INCH CONCRETE COVER UNDER POST.

B. ALL TENSILE POSTS SHALL BE VERTICALLY PLUMB - ONE QUARTER (1/4) INCH.

C. AT CORNER POSTS, GATE POSTS, AND SIDES OF GATE FRAME, FABRIC SHALL BE ATTACHED WITH STRETCHER AND TENSION BAND-CLIPS AT FIFTEEN (15) INCH INTERVALS.

D. AT LINE POSTS, FABRIC SHALL BE ATTACHED WITH BAND-CLIPS AT FIFTEEN (15) INCH INTERVALS.

E. FABRIC SHALL BE ATTACHED TO BRACE BARS, TENSION WIRE AND TROSS RODS WITH TIE-CLIPS AT (2) FOOT INTERVALS.

F. MAXIMUM GAP OF ONE INCH WILL BE PERMITTED BETWEEN THE CHAIN LINE FABRIC AND THE FINAL GROUND.

G. GATE SHALL BE INSTALLED SO LOCKS ARE ACCESSIBLE FROM BOTH SIDES.

H. CHAIN LINE BARS SHALL HAVE THEIR THREADS PLENEO OR WELDED TO PREVENT UNAUTHORIZED REMOVAL.

I. CONCRETE TO BE A MINIMUM OF 3,000 PSI.

3. PROTECTION

UPON COMPLETION OF ERECTION, INSPECT FINISH MATERIAL AND PAINT FIELD CUTS OR GALVANIZING BREAKS WITH ZINC-BASED PAINT, COLOR TO MATCH THE GALVANIZED METAL.

**APPLICABLE STANDARDS**

ASTM-A302 SPECIFICATION FOR PIPE, STEEL BLACK AND HOT-DIPPED ZINC COATED (GALVANIZED) WELDED AND SEAMLESS, FOR ORDINARY USES.

ASTM-A113 ZINC (HOT-DIP GALVANIZED) COATING ON IRON AND STEEL PRODUCTS.

ASTM-A153 STANDARD SPECIFICATION FOR ZINC COATING (HOT-DIP) ON IRON AND STEEL.

ASTM-A392 SPECIFICATION FOR ZINC-COATED STEEL CHAIN LINK FENCE FABRIC.

ASTM-A491 STANDARD SPECIFICATION FOR ALUMINUM-COATED STEEL CHAIN LINK FENCE FABRIC.

ASTM-A525 STANDARD SPECIFICATION FOR STEEL SHEET ZINC COATED (GALVANIZED) BY THE HOT-DIPPED PROCESS.

ASTM-A570 SPECIFICATION FOR HOT-ROLLED CARBON STEEL SHEET AND STRIP, STRUCTURAL QUALITY.

ASTM-A535 SPECIFICATION FOR ALUMINUM COATED STEEL BARBED WIRE.

FEDERAL SPECIFICATION FOR ALUMINUM COATED STEEL BARBED WIRE, AND GATES, CHAIN LINK FENCE FABRIC, AND ACCESSORIES.

**METALS**

**PART 1 - GENERAL**

**SPECIFICATION INCLUDES:**

1. STRUCTURAL STEEL FRAMING MEMBERS, BASE PLATES, PLATES, BARS, THROUGHS, STRUCTURAL FASTENERS, ANTENNA SUPPORT ASSEMBLIES, GRATING, STEEL PLATFORMS AND PEDISTAL SUPPORTS, AND GROUTING UNDER BASE PLATES.

**QUALITY ASSURANCE**

1. FABRICATE STRUCTURAL STEEL MEMBERS IN ACCORDANCE WITH AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.

2. PERFORM DESIGN UNDER DIRECT SUPERVISION OF A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE.

**PART 2 - PRODUCTS**

1. MATERIALS

A. STRUCTURAL STEEL MEMBERS: ASTM A572, GRADE 50

B. STRUCTURAL TUBING: ASTM A500, GRADE B

C. PIPE: ASTM A53, TYPE E OR S, GRADE B

D. BOLTS, NUTS, AND WASHERS: ASTM A325

E. ANCHOR BOLTS: ASTM A307

F. WELDING MATERIALS: AWS D1.1, TYPE REQUIRED FOR MATERIALS BEING WELDED

G. GROUT: NON-SHRINK TYPE, PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICIZER ADDITIVES, CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 7,000 PSI AT 28 DAYS.

H. SHOP AND TOUCH-UP PRIMER: SPC 15, TYPE 1, RED OXIDE

I. TOUCH-UP PRIMER FOR GALV. SURFACES: ZINC RICH TYPE.

2. FABRICATION: CONTINUOUSLY SEAL JOINTED MEMBERS BY CONTINUOUS WELDING. GRIND EXPOSED WELDS SMOOTH.

3. FINISH:

A. PREPARE STRUCTURAL COMPONENT SURFACES IN ACCORDANCE WITH SSPC SP-1 TO SP-10 PROCEDURE.

B. STRUCTURAL STEEL MEMBERS SHALL BE HOT-DIPPED GALVANIZED.

**PART 3 - EXECUTION**

**EXAMINATION AND PREPARATION:**

1. VERIFY THAT THE FIELD CONDITIONS ARE ACCEPTABLE TO PERFORM THE WORK.

**ERECTION:**

1. ALLOW FOR ERECTION LOADS, PROVIDE TEMPORARY BRACING TO MAINTAIN FRAMING IN ALIGNMENT UNTIL COMPLETION OF ERECTION AND INSTALLATION OF PERMANENT BRACING AND BRACING.

2. NO UNAUTHORIZED WELDING SHALL BE PERFORMED ON CROWN CASTLE LOCAL INC. JOINTS. ALL OTHER WELDING SHALL BE IN ACCORDANCE WITH AMERICAN WELDING SOCIETY AWS D1.1 STRUCTURAL STEEL WELDING CODE. STEEL WELD ELECTRODES SHALL BE LOT-FIELD OUT OR ALL OTHER STRUCTURAL MEMBERS WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.

3. AFTER ERECTION, TOUCH-UP WELDS, ABRASIONS, AND SURFACES NOT SHOP PRIMED OR GALVANIZED WITH ZINC RICH PAINT (ALL EXISTING AND NEW AREAS).

**FIELD QUALITY CONTROL:**

1. FIELD INSPECTION OF MEMBERS, CONNECTIONS, WELDS AND BOLT / NUT TORQUE .

**CONCRETE:**

**PART 1 - GENERAL**

1. WORK INCLUDES FORMWORK, REINFORCEMENT, ACCESSORIES, CAST-IN-PLACE CONCRETE, FINISHING, AND CURING.

2. INSPECTIONS

A. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING BUILDING DEPARTMENT INSPECTIONS REQUIRED FOR THE SCOPE OF WORK BEING PERFORMED.

B. ALL REINFORCING STEEL SHALL BE INSPECTED AND APPROVED BY THE CONTRACTOR CONSTRUCTION MANAGER PRIOR TO PLACEMENT OF CONCRETE.

C. THE CONTRACTOR CONSTRUCTION MANAGER SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS.

3. QUALITY ASSURANCE

A. CONSTRUCT AND ERECT CONCRETE FORM WORK IN ACCORDANCE WITH ACI 301 AND ACI 318.

B. PERFORM CONCRETE REINFORCING WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ASTM A184.

C. PERFORM CAST-IN-PLACE CONCRETE WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ACI 117-90.

**SUBMITTALS**

1. SUBMIT CONCRETE MIX DESIGN AND REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL BY CONTRACTOR CONSTRUCTION MANAGER/ENGINEER. THE SHOP DRAWINGS SHALL BE SUBMITTED IN SET FORM OF TWO (2) CONCRETE MIX DESIGN INFORMATION SHEETS AND TWO (2) BLUELINE DRAWINGS FOR REINFORCING STEEL.

**PART 2 - PRODUCTS**

1. REINFORCEMENT MATERIALS

A. REINFORCEMENT STEEL, ASTM A615, B055, YIELD GRADE, REINFORCING STEEL RODS, PLAN FINISH.

B. WELDED STEEL WIRE FABRIC ASTM A185, PLAN TYPE, IN FLAT SHEETS, PLAN FINISH.

C. CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS, SIZED AND SHAPED FOR SUPPORTS OF REINFORCING.

D. FABRICATE CONCRETE REINFORCING IN ACCORDANCE WITH ACI 315, AND ACI 318, AND ASTM A184.

2. CONCRETE MATERIALS

A. CEMENT: ASTM C150, PORTLAND TYPE.

B. FINE AND COURSE AGGREGATE: ASTM C33 - MAXIMUM SIZE OF CONCRETE AGGREGATE SHALL NOT EXCEED ONE (1) INCH SIZE, SUITABLE FOR INSTALLATION METHOD UTILIZED FOR ONE-THIRD CLEAR DISTANCE BEHIND OR BETWEEN REINFORCEMENT.

C. WATER: CLEAN AND NOT DETRIMENTAL TO CONCRETE.

D. AIR ENTRAINING ADJUTIVE: ASTM C262.

E. BONDING AGENT: LATEX EMULSION FOR BONDING NEW TO OLD CONCRETE AS MANUFACTURED BY DAYTON SUPERIOR.

F. NON-SHRINK GROUT: PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICIZING AGENTS.

3. CONCRETE MIX

A. CONCRETE MATERIALS SHALL CONFORM TO THE APPROPRIATE A.C.I. REQUIREMENTS FOR EXPOSED STRUCTURAL CONCRETE.

B. MIX AND DELIVER CONCRETE IN ACCORDANCE WITH ASTM C94, A.I.T. 3.

C. PROPORTIONS OF CONCRETE MATERIALS SHALL BE SUITABLE FOR THE INSTALLATION METHOD UTILIZED AND SHALL RESULT IN DURABLE CONCRETE FOR LOCAL ANTICIPATED AGGRESSIVE ACTIONS. THE DURABILITY REQUIREMENTS OF ACI 318 CHAPTER 14 SHALL BE SATISFIED BASED ON THE CONDITIONS SPECIFIED AT THE SITE. PROVIDE CONCRETE AS FOLLOWS:

1. COMPRESSIVE STRENGTH: 4000 PSI AT 28 DAYS.
2. SLUMP: 3 INCHES.

**EXECUTION:**

1. INSERTS, EMBEDDED COMPONENTS AND OPENINGS

A. THE CONTRACTOR SHALL COORDINATE AND CROSS CHECK ARCHITECTURAL, BUILDING AND ELECTRICAL DRAWINGS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, AND OTHER ITEMS RELATED TO CONCRETE WORK AND SHALL ASSUME FULL RESPONSIBILITY FOR THE PROPER LOCATION BEFORE PLACING CONCRETE.

B. PROVIDE FORMED OPENINGS WHERE REQUIRED FOR WORK TO BE EMBEDDED IN AND PASSING THROUGH CONCRETE MEMBERS.

C. COORDINATE WORK OF OTHER SECTIONS IN FORMING AND SETTING OPENINGS, SLOTS, RECESSES, CHASES, SLEEVES, BOLTS, ANCHORS, AND OTHER INSERTS.

D. INSTALL CONCRETE ACCESSORIES STRAIGHT, LEVEL, NO PLUMB.

2. REINFORCEMENT PLACEMENT

A. PLACE REINFORCEMENT, SUPPORTED AND SECURED AGAINST DISPLACEMENT.

B. ENSURE REINFORCING IS CLEAN, FREE OF LOOSE SCALE, DIRT, OR OTHER FOREIGN COATINGS.

C. WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.

D. MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE 3 INCHES UNLESS NOTED OTHERWISE.

E. CONCRETE COVER FROM TOP OF FOUNDATION TO ENDS OF VERTICAL REINFORCEMENT SHALL NOT EXCEED 3 INCHES OR BE LESS THAN 2 INCHES.

3. PLACING CONCRETE

A. VIBRATE ALL CONCRETE.

B. ALL CONCRETE WORK SHALL ADHERE TO THE LATEST A.C.I. STANDARDS FOR WINTER POURING AND CURING PROCEDURES IF SEASONAL CONDITIONS APPLY.

4. CURING

A. AFTER PLACEMENT, PROTECT CONCRETE FROM IMPARTIAL DRYING.

B. MAINTAIN CONCRETE WITH MINIMAL MOISTURE LOSS AT RELATIVELY CONSISTENT TEMPERATURE FOR A PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE.

5. PROVIDE HAND RUBBED SMOOTH FINISH TO ALL EXPOSED VERTICAL FORMED CONCRETE SURFACES.

6. FIELD QUALITY CONTROL

A. SUBMIT THREE (3) CONCRETE TEST CYLINDERS - TAKEN EVERY 15 CUBIC YARDS OR LESS. SUBMIT CONCRETE TESTS TO THE PROJECT MANAGER IN ACCORDANCE TO ASTM C-31 AND C-39.

B. SUBMIT ONE (1) ADDITIONAL TEST CYLINDER - TAKEN DURING COLD WEATHER POURS, AND CURED ON JOB SITE UNDER THE SAME CONDITIONS AS THE CONCRETE IT REPRESENTS.

C. SUBMIT ONE (1) SLUMP TEST - TAKEN FOR EACH SET OF TEST CYLINDERS TAKEN.

7. DEFECTIVE CONCRETE

MODIFY OR REPLACE CONCRETE NOT CONFORMING TO REQUIRED SPECIFICATIONS, DETAILS OR ELEVATIONS AS DIRECTED BY THE CONTRACTOR CONSTRUCTION MANAGER.

**GENERAL ELECTRICAL NOTES:**

1. ALL ELECTRICAL MATERIALS, EQUIPMENT AND INSTALLATION PROCEDURES TO CONFORM WITH CONTRACTOR SPECIFICATIONS.

2. CONTRACTOR SHALL PERFORM ALL VERIFICATION TESTS AND EXAMINATION WORK PRIOR TO THE BEGINNING OF THE ELECTRICAL EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ENGINEER LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DEFICIENCIES.

3. ALL MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, NFPA, AND "UL" LISTED.

4. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED PER THE NEC, AND ALL APPLICABLE LOCAL CODES.

5. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE A MINIMUM INTERRUPTING RATING OF 40,000 AC.

6. FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT REFER TO VENDOR PRINTS PROVIDED BY CONTRACTOR FOR HIS CABINET.

7. PATCH, REPAIR, AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.

8. PROVIDE CONTRACTOR WITH ONE SET OF COMPLETE ELECTRICAL "AS-BUILT" DRAWINGS AT THE COMPLETION OF THE JOB SHOWING ACTUAL ROUTINGS AND WIRING CONNECTIONS.

9. ALL SINGLE-PHASE SELF CONTAINED METER CONNECTION DEVICES MUST INCLUDE HOHN TYPE BY-PASS PROVISION SO THAT SERVICES WILL NOT BE INTERRUPTED WHEN A METER IS REMOVED FROM THE SOCKET.

10. ALL EQUIPMENT PUNCH OUTS AND CONDUITS (USED AND SPARE) TO BE ROCKET PROOFED WITH CAPS, STEEL MESH, AND/OR FOAM FILL BY CONTRACTOR AS NEEDED.

11. NO SPOLS TO BE LEFT ON SITE WITHOUT THE WRITTEN CONSENT OF THE LANDOWNER.

12. CONTRACTOR TO PROVIDE 2 PHENOLIC LABELS AT METER ONE TO IDENTIFY "CONTRACTOR DISCONNECT" AND THE OTHER TO PER THE SITE ADDRESS.

13. ALL CONTRACTOR FURNISHED MATERIALS AND EQUIPMENT SPECIFIED ON THE PROJECT SHALL BE NEW AND UNUSED, OF CURRENT MANUFACTURE AND OF THE HIGHEST GRADE.

3. PLACING CONCRETE

A. VIBRATE ALL CONCRETE.

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3. ALL MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, NFPA, AND "UL" LISTED.

4. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED PER THE NEC, AND ALL APPLICABLE LOCAL CODES.

5. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE A MINIMUM INTERRUPTING RATING OF 40,000 AC.

6. FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT REFER TO VENDOR PRINTS PROVIDED BY CONTRACTOR FOR HIS CABINET.

7. PATCH, REPAIR, AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.

8. PROVIDE CONTRACTOR WITH ONE SET OF COMPLETE ELECTRICAL "AS-BUILT" DRAWINGS AT THE COMPLETION OF THE JOB SHOWING ACTUAL ROUTINGS AND WIRING CONNECTIONS.

9. ALL SINGLE-PHASE SELF CONTAINED METER CONNECTION DEVICES MUST INCLUDE HOHN TYPE BY-PASS PROVISION SO THAT SERVICES WILL NOT BE INTERRUPTED WHEN A METER IS REMOVED FROM THE SOCKET.

10. ALL EQUIPMENT PUNCH OUTS AND CONDUITS (USED AND SPARE) TO BE ROCKET PROOFED WITH CAPS, STEEL MESH, AND/OR FOAM FILL BY CONTRACTOR AS NEEDED.

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13. ALL CONTRACTOR FURNISHED MATERIALS AND EQUIPMENT SPECIFIED ON THE PROJECT SHALL BE NEW AND UNUSED, OF CURRENT MANUFACTURE AND OF THE HIGHEST GRADE.





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REV.	DATE	DESCRIPTION	BY
A	03/27/25	ISSUED FOR REVIEW	J.S.
B	06/10/25	ISSUED FOR REVIEW	J.S.
C	12/10/25	ISSUED FOR REVIEW	R.A.
D	12/30/25	ISSUED FOR REVIEW	R.A.

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

IT IS A VIOLATION OF LAW FOR ANY PERSONS, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA

SITE NUMBER: SD104992  
SITE NAME: DEADWOOD CREEK  
FA#: 16125488  
CITY WATER TANK PROPERTY  
MCCORMICK HILL ROAD  
DEADWOOD, SD 57732

SHEET TITLE  
**GENERAL NOTES**

SHEET NUMBER  
**GN-4**

**GENERAL ELECTRICAL NOTES:**

1. ALL ELECTRICAL MATERIALS, EQUIPMENT AND INSTALLATION PROCEDURES TO CONFORM WITH CONTRACTOR SPECIFICATIONS.
2. CONTRACTOR SHALL PERFORM ALL VERIFICATION TESTS AND EXAMINATION WORK PRIOR TO THE ORDERING OF THE ELECTRICAL EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ENGINEER LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
3. ALL MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, IEEE AND UL LISTED.
4. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE ACCORDING AS REQUIRED PER THE NEC, AND ALL APPLICABLE LOCAL CODES.
5. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE A MINIMUM INTERRUPTING RATING OF 42,000 AC.
6. FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT REFER TO VENDOR PRINTS PROVIDED BY CONTRACTOR FOR THIS CABINET.
7. PATCH, REPAIR, AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
8. PROVIDE CONTRACTOR WITH ONE SET OF COMPLETE ELECTRICAL "AS-BUILT" DRAWINGS AT THE COMPLETION OF THE JOB SHOWING ACTUAL ROUTINGS AND WIRING CONNECTIONS.
9. ALL SINGLE-PHASE SELF CONTAINED METER CONNECTION DEVICES MUST INCLUDE HOHN TYPE BY-PASS PROVISION SO THAT SERVICES WILL NOT BE INTERRUPTED WHEN A METER IS REMOVED FROM THE SOCKET.
10. ALL EQUIPMENT PUNCH OUTS AND CONDUITS (USED AND SPARE) TO BE ROOFED PROTECTED WITH CAPS, STEEL, WELDED AND/OR FOAM FILL BY CONTRACTOR AS NOTED.
11. NO SPOLS TO BE LEFT ON SITE WITHOUT THE WRITTEN CONSENT OF THE LANDOWNER.
12. CONTRACTOR TO PROVIDE 2 PHENOLIC LABELS AT METER ONE TO IDENTIFY CONTRACTOR DISCONNECT AND THE OTHER TO GIVE THE SITE ADDRESS.
13. ALL CONTRACTOR FURNISHED MATERIALS AND EQUIPMENT SPECIFIED ON THE PROJECT SHALL BE NEW AND UNUSED, OF CURRENT MANUFACTURE AND OF THE HIGHEST GRADE.
14. ALL EQUIPMENT, MATERIAL AND THE INSTALLATION METHODS SPECIFIED ON THE PROJECT DRAWINGS SHALL BE DESIGNED AND FABRICATED IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES AND REGULATIONS, AND APPROPRIATE INDUSTRIAL CONDENSERS STANDARDS AND CODES INCLUDING ANSI, IEEE, NEMA, NFPA AND UL, ALL AS REVISED AS OF THE DATE OF THIS WORK PACKAGE.
15. ALL ELECTRICAL ITEMS BOTH CONTRACTOR AND OWNER FURNISHED SHALL BE CHECKED FOR AGREEMENT WITH THE PROJECT DRAWINGS AND SPECIFICATIONS AND SHALL BE VISUALLY INSPECTED TO ENSURE THAT EQUIPMENT IS UNDAMAGED AND IS IN PROPER ALIGNMENT. INSTALLED PER MANUFACTURER'S INSTRUCTIONS. ELECTRICAL CONNECTIONS ARE TIGHT AND PROPERLY INSULATED WHERES REQUIRED, FUSES ARE OF THE PROPER TYPE, SIZE, AND ELECTRICAL DISCREPANCIES ARE OF THE PROPER NEMA TYPE.
16. NOTIFY OWNER IN WRITING OF ALL DISCREPANCIES BETWEEN DRAWINGS / SPECIFICATIONS AND FIELD INSTALLATIONS, OR IF THE VISUAL INSPECTIONS SHOW DAMAGE OR IMPROPER INSTALLATION.
17. THE EQUIPMENT AND MATERIALS SHALL BE FURNISHED AND INSTALLED TO OPERATE SAFELY AND CONTINUOUSLY WITH NO PROTECTION FROM THE WEATHER.
18. ELECTRICAL WORK REPRESENTED ON THE PROJECT DRAWINGS IS SHOWN DIAGONALLY, EXACT LOCATIONS AND ELEVATIONS OF ELECTRICAL EQUIPMENT SHALL BE DETERMINED IN THE FIELD AND VERIFIED WITH THE OWNER'S REPRESENTATIVE.
19. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF TEMPORARY, IF REQUIRED, AND PERMANENT POWER WITH THE LOCAL UTILITY COMPANY. THE TEMPORARY POWER AND ALL HOOKUP COSTS ARE TO BE PAID BY THE CONTRACTOR.
20. PROVIDE MOULDED CASE BOLT ON THERMAL MAGNETIC TRIP, SINGLE TWO OR THREE POLE CIRCUIT BREAKERS, MULTIPLE POLE CIRCUIT BREAKERS SHALL BE SINGLE HANDY COMMON TRIP, SHORT CIRCUIT INTERRUPTING RATING SHALL BE AS REQUIRED FOR AVAILABLE FAULT CURRENTS, ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE A SHORT CIRCUIT INTERRUPTING RATING EQUAL TO OR GREATER THAN THAT SHOWN ON THE PROJECT DRAWINGS.
21. CONTRACTOR SHALL PERFORM ALL EXCAVATION, TRENCHING, BACKFILLING AND REMOVAL OF DEBRIS IN CONNECTION WITH THE ELECTRICAL WORK. IN ACCORDANCE WITH THE PROJECT DRAWINGS, CONTRACTOR SHALL COORDINATE THE INSTALLATION OF UNDERGROUND UTILITIES AND WHEREVER THE FOUNDATION INSTALLATION, HAND DIGGING WILL BE REQUIRED IN THE COMPILING ONLY.
22. CONTRACTOR SHALL PROVIDE ALL NECESSARY SUPPORTS FOR EQUIPMENT INSTALLED AS PART OF THIS PROJECT. SUPPORTS SHALL CONSIST OF GALVANIZED STEEL FRAMES, PLATES, BRACKETS, RAILS AND OTHER SHAPES OF ADEQUATE SIZE AND FASTENED WITH BOLTS, SCREWS OR BY WELDING TO PROVIDE ROOF SUPPORT.
23. CONTRACTOR SHALL CALL THE APPROPRIATE UTILITIES PROTECTION SERVICE BEFORE ANY UNDERGROUND WORK IS PERFORMED, SUCH AS TRENCHING, EXCAVATING, AND DRIVING GROUNDING RODS.
24. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENTLY ENGRAVED LAMINATED PHENOLIC NAMEPLATES. (MINIMUM LETTER HEIGHT SHALL BE 1/2") NAMEPLATES SHALL BE FASTENED WITH STAINLESS STEEL SCREWS AND AS PER CONTRACTOR SPECIFICATIONS.

**GENERAL BACKLAWY NOTES:**

1. CONDUIT AND CONDUIT FITTINGS SHALL MEET ANSI AND NEC STANDARDS FOR MATERIAL AND WORKMANSHIP AND SHALL BE UL LISTED.
- A. RIGID STEEL CONDUIT SHALL CONFORM TO ANSI CODES AND REQUIREMENTS OF NEC, PARAGRAPH 346 AND BE STANDARD WEIGHT, WILD IRON STEEL, HOT DIP GALVANIZED WITH ROSE AND OUTSIDE FINISHED WITH A PROTECTIVE ZINC COATING. COUPING LIGBONS AND BENDS SHALL MEET THESE SAME REQUIREMENTS. FITTINGS SHALL BE OF THE GALVANIZED IRON OR STEEL, TIRASGATED TYPE.
- B. PVC CONDUIT SHALL CONFORM TO UL STANDARDS 651-89 AND THE REQUIREMENTS OF NEC, PARAGRAPH 347. CONDUIT SHALL BE HEAVY WALL TYPE, SCHEDULE 40 OR 80, AND SUNLIGHT RESISTANT. FITTINGS SHALL BE OF THE UNTHREADED SOLVENT CEMENT TYPE.
- C. EMT CONDUIT FOR USE BEHIND WALLS OR ABOVE SUSPENDED CEILINGS ONLY. ELECTRIC METALLIC TUBING SHALL CONFORM TO ANSI CODES AND THE REQUIREMENTS OF NEC, PARAGRAPH 348 AND BE PROTECTED ON EXTERIOR WITH A ZINC COATING AND ON INTERIOR SURFACES WITH EITHER A ZINC COATING OR LAQUER ENAMEL. FITTINGS SHALL BE ZINC COATED STEEL.
2. MINIMUM CONDUIT SIZE SHALL BE 3/4", SIZES NOT SHOWN ON DRAWINGS SHALL BE PER NEC.
3. ALL SPARE CONDUITS SHALL HAVE A METALLIC WALL RING.
4. CONDUIT SUPPORTS SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR AND IN ACCORDANCE WITH THE NEC.
5. UNDERGROUND CONDUITS.
  - A. INSTALL A WARNING TAPE TWELVE INCHES ABOVE EACH CONDUIT OR SET OF CONDUITS.
  - B. IDENTIFY EACH CONDUIT AT BOTH ENDS. INSTALL MINIMUM OF 3"-0" BELOW THE FINISHED GRADE, OR DEEPER IF NOTED ON PLAN DRAWINGS.
  - C. SLOPE A MINIMUM OF 4" PER 100'-0" TO DRAIN AWAY FROM BUILDINGS AND EQUIPMENT.
  - D. USE MANUFACTURED ELECTRICAL ELBOWS AND FITTINGS FOR BELOW GRADE BENDS.
  - E. MAKE JOINTS AND FITTINGS WATERIGHT ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
  - F. INSTALL A COUPLING BEFORE EACH WALL PENETRATION.
  - G. RESTORE SURFACE FEATURES DISTURBED BY EXCAVATION (AND TRENCHING) IN ALL AREAS.

**GENERAL CONDUCTOR NOTES:**

1. ALL POWER, CONTROL AND COMMUNICATION WIRING SHALL MEET NEMA-NEC, ASTM, UL, AND NEC STANDARDS FOR MATERIAL AND WORKMANSHIP UNLESS OTHERWISE SPECIFIED.
  - A. SERVICE ENTRANCE CONDUCTORS SHALL BE COPPER, 600 VOLT, SUNLIGHT RESISTANT, SUITABLE FOR WET LOCATIONS, TYPE USE-2. THE GROUNDING NEUTRAL CONDUCTOR SHALL BE IDENTIFIED WITH A WHITE MARKING AT EACH TERMINATION.
  - B. CONDUCTORS FOR FEEDER AND BRANCH CIRCUITS SHALL BE COPPER 600 VOLT, TYPE THHN / THWN WITH A MINIMUM SIZE OF #14 AWG.
2. ALL CONDUCTOR ACCESSORIES INCLUDING CONNECTORS, TERMINATIONS, INSULATING MATERIALS, SUPPORT DEVS, MARKER AND CABLE TIES SHALL BE FURNISHED AND INSTALLED SUPPLIER'S INSTALLATION INSTRUCTIONS SHALL BE OBTAINED FOR CABLE ACCESSORIES. THESE INSTRUCTIONS SHALL BE IN THE POSSESSION OF THE CRAFTSMAN WHILE INSTALLING THE ACCESSORIES AND SHALL BE AVAILABLE TO THE COMPANY FOR REFERENCE.
3. WHERE POSSIBLE, NO. 6 AWG AND SMALLER WIRE SHALL BE COLORED CODED BY THE COLOR OF THE INSULATION COVERING. COLOR CODING OF WIRE LARGER THAN NO. 8 AWG MAY BE BY MEANS OF SELF-ADHESIVE WRAP AROUND TYPE MARKERS, PER NEC.
4. TERMINAL CONNECTOR FOR CONDUCTORS 8 AWG AND LARGER SHALL BE PRESSURE OR BOLTED CLAMP TYPE BUNNY DUNGUS, VANLIER OR ACCEPTABLE EQUAL OR COMPRESSION TYPE BURNED TYPE THN OR TA (LONG BARREL), RANOUTI TYPE LCA OR LCC, OR ACCEPTABLE EQUAL. ACCEPTABLE CONNECTORS INCLUDED WITH COMPANY-FURNISHED EQUIPMENT MAY BE USED.
5. TERMINATION PROVISIONS OF EQUIPMENT FOR CIRCUITS RATED 100 AMPERES OR LESS OR MARKED FOR NOS. 14 THROUGH 1 CONDUCTORS, SHALL BE USED ONLY FOR CONDUCTORS RATED 60C (740T), CONDUCTORS WITH HIGHER TERMINATION RATINGS SHALL BE PERMITTED, PROVIDED THE AMPACITY OF THE CONDUCTOR SIZE USED.
6. TERMINATION PROVISIONS OF EQUIPMENT FOR CIRCUITS RATED OVER 100 AMPERES, OR MARKED FOR CONDUCTORS LARGER THAN NO.14 SHALL BE USED ONLY FOR CONDUCTORS RATED TYPE 60C(740T) CONDUCTORS WITH HIGHER TERMINATION RATINGS SHALL BE PERMITTED, PROVIDED THE AMPACITY OF EACH CONDUCTOR IS DETERMINED BASED UPON THE 75C (167F) AMPACITY OF THE CONDUCTOR SIZE USED.
7. ALL 600 VOLT OR LESS WIRING, WHERE COMPRESSION TYPE CONNECTORS ARE USED, SHALL BE INSULATED WITH AT LEAST ONE TURN OF "SODIUM-FREE" ELECTRICAL INSULATING PUTTY AND THEN COVERED WITH TWO HALF TURNS OF TAPE SIMILAR TO 3M COMPANY'S 70 PLUS (E3) PLASTIC TAPE OR 88 OUTDOOR TAPE.
8. TERMINAL CONNECTORS FOR CONDUCTORS SMALLER THAN 8 AWG SHALL BE COMPRESSION TYPE CONNECTORS SIZED FOR THE CONDUCTOR AND THE TERMINAL. THE CONNECTORS SHALL BE CONSTRUCTED OF THE GRADE HIGHER CONDUCTIVITY COPPER IN ACCORDANCE WITH 60C-358 AND SHALL BE IN-PLATED IN ACCORDANCE WITH MIL-T-10727. THE INTERIOR SURFACE OF THE CONDUCTOR WIRE BARREL SHALL BE SERRATED AND THE EXTERIOR SURFACE OF THE CONDUCTOR WIRE BARREL SHALL BE PROVIDED WITH CRAMP GUIDES.

**GENERAL GROUNDING NOTES:**

1. ALL WORK SHALL COMPLY WITH THE LATEST CONTRACTOR GROUNDING SPECIFICATIONS AND REQUIREMENTS.
2. ALL METALLIC COMPONENTS ON THE SITE MUST BE GROUNDED TO THE GROUND RING. THIS INCLUDES STEEL CONDUITS USED TO DELIVER THE TELCO AND POWER UTILITY LINES TO THE SITE OR USED TO PROVIDE ACCESS BY UTILITIES OR CONTRACTORS TO THE VARIOUS CABINETS.
3. ALL GROUND LEADS ABOVE GRADE SHALL BE INSTALLED IN 1/2" SEAT TIGHT.
4. WHEN EARTH RESISTANCE TEST INDICATES THAT THE SOIL IS ABOVE MINIMUM ALLOWABLE RESISTANCE, THAN THE CONTRACTOR SHALL ESTIMATE THE TYPE, NUMBER AND ARRANGEMENT OF EARTH ELECTRODES. CONTRACTOR SHALL ALSO CONSIDER COMPANY'S SITE SPECIFIC APPROACHES FOR IMPROVING EARTH RESISTANCE AT THE SITE BY METHODS INDICATED BELOW.
 

**RAW LAND:**

  - A. USE MULTIPLE RODS
  - B. LENGTHEN THE EARTH ELECTRODE
  - C. TREAT THE SOIL
  - D. USE CHEMICAL RODS
5. THE CONTRACTOR MUST VERIFY THAT NEW GROUNDING SYSTEM RESISTANCE IS EQUAL TO OR LESS THAN FIVE (5) OHMS PER CONTRACTOR SPECIFICATIONS.
6. RUN ALL GROUND WIRES IN AN ORGANIZED MANNER, AVOID CROSSING OF WIRES WHEREVER POSSIBLE. DO NOT RUN WIRES OVER CONCRETE SLAB.
7. INSTALL ALL GROUND WIRES IN A DOWNWARD SLOPE FOR MAXIMUM LIGHTNING PROTECTION.
8. MAINTAIN ALL MINIMUM BENDING RADI OF THE GROUNDING WIRES.
9. DO NOT REMOVE MORE INSULATION FROM THE GROUND WIRES THAN NECESSARY WHEN CABLEDING OR CRAMPING IF EXCESS INSULATION IS REMOVED, THE CONNECTION WILL BE CONSIDERED UNACCEPTABLE AND WILL BE CORRECTED PER THE CONTRACTOR REPRESENTATIVE'S DIRECTION.
10. DOWN LEAD FOR ANTENNA SECTORS MUST BE CONNECTED DIRECTLY TO THE GROUND RING.
11. ALL BASE TRANSIVER/SITE EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE INTERNATIONAL ELECTRIC CODE (IEC) AND THE LATEST EDITION OF LIGHTNING PROTECTION CODE NFPA 780 AND CONDUCTOR STANDARDS.
12. THE ELECTRICAL SERVICE TO THE SITE SHALL BE GROUNDED AT THE SERVICE DISCONNECTING MEANS REQUIRED IN ARTICLE 250 OF THE NATIONAL ELECTRIC CODE, IN ACCORDANCE WITH ANY LOCAL CODES.
13. ALL UNDERGROUND (BELOW GRADE) GROUNDING CONNECTIONS SHALL BE MADE BY THE CABLED PROCESS (MECHANICAL LUG ATTACHMENTS BELOW GRADE ARE NOT ACCEPTABLE). CONNECTIONS SHALL INCLUDE ALL CABLE SPICES (IEC, FS, ETC) ALL CABLE CONNECTIONS TO GROUND RODS, GROUND ROD SPICES, AND LIGHTING PROTECTION SYSTEM AS INDICATED. ALL MATERIALS USED (MOLDS, WELDING METALS, TOOLS, ETC) SHALL BE BY CABLED AND INSTALLED PER MANUFACTURER RECOMMENDATION AND PROCEDURES.
14. ALL GROUNDING AND BONDING CONDUCTORS THAT ARE CONNECTED ABOVE GRADE INTERIOR TO A BUILDING SHALL BE CONNECTED USING TWO HOLE CRAMP TYPE (COMPRESSION) CONNECTORS FOR #2 AND #6 AWG INSULATED COPPER CONDUCTOR.
15. ALL GROUNDING CONNECTIONS, IN UNDER AND OVERHEAD, MADE THROUGH EMT HAS DEBRIS SHALL BE MADE USING AN ANTI-OXIDATION COMPOUND, THE ANTI-OXIDATION COMPOUND SHALL BE THOMAS AND BETTS KORR-SHIELD (716 OF ACT USE, NEC) THERE IS NO EQUIVALENT FOR THIS PRODUCT, NO OTHER COMPOUND WILL BE ACCEPTED. COAT ALL WIRES BEFORE LUGGING, COAT ALL SURFACES BEFORE CONNECTING.
16. ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTED SURFACES SHALL BE FIELD INSPECTED AND MODIFIED TO ENSURE PROPER CONTACT PRIOR TO CABLED. GALVANIZING SHALL BE REMOVED BY GRINDING SURFACE. TO BARE METAL. SLAG FROM CABLED MUST BE REMOVED AND WELD SHALL BE SPRAYED WITH COLD GALVANIZE AFTER COMPLETION.

**GENERAL GROUNDING NOTES (CONTINUED):**

17. FERROUS METAL CLIPS WHICH COMPLETELY SURROUND THE GROUNDING CONDUCTOR SHALL NOT BE USED. CLIPS OF THE FOLLOWING MATERIALS AND TYPES MAY BE USED TO SUPPORT GROUNDING CONDUCTORS.
  - PLASTIC CLIPS
  - STAINLESS STEEL CLIPS WHICH DO NOT COMPLETELY SURROUND THE GROUNDING CONDUCTOR.
  - FERROUS METAL CLIPS WHICH DO NOT COMPLETELY SURROUND THE GROUNDING CONDUCTOR.
18. ALL BELOW GRADE GROUNDING CONDUCTORS SHALL BE BARE SOLID COPPER WIRE. ABOVE-GRADE GROUNDING CONDUCTORS MAY BE EITHER OR AS INDICATED ON THE DRAWINGS.
  - BARE TINNED SOLID COPPER WIRE
  - THIN-INSULATED, CONTINUOUS GREEN COLOR, SEVEN COPPER WIRE
  - THIN-INSULATED, CONTINUOUS GREEN COLOR STRANDED COPPER WIRE
- A. THE UNDERGROUND GROUND RING SHALL HAVE A #2 AWG BARE TINNED SOLID COPPER WIRE.
- B. #2 THIN SHALL BE STRANDED COPPER WITH GREEN THIN INSULATION SUITABLE FOR MET INSTALLATION (OR SOME ABOVE GROUND APPLICATIONS, I.E. INDOOR GROUNDING RING)
- C. #2 BARE TINNED COPPER SHALL BE SOLID. ALL BURED WIRE SHALL MEET THIS CRITERIA INCLUDING CABLE TRAY GROUNDING WIRES AND WIRES INDICATED ON THE DRAWINGS.
  - (THE MINIMUM BEND RADIUS IS 8" FOR #6 AWG AND SMALLER, AND 12 INCHES FOR WIRE LARGER THAN #6 AWG)
19. ALL HARDWARE, BOLTS, NUTS, WASHERS, AND LOCK WASHERS SHALL BE 16-8 STAINLESS STEEL. EVERY CONNECTION SHALL BE (BOLT-FLATWASHER-BUS-1UG-FLATWASHER-CONSUMER BAR), IN THAT EXACT ORDER WITH "H" FACING OUTWARD, BARK TO BARK LUGGING IS ALLOWED. (BOLT-FLATWASHER-LUG-FLATWASHER-LUG IN THAT EXACT ORDER IS ACCEPTED WHERE NECESSARY TO CONNECT MANY LUGS TO A BUS BAR. STACKING OF LUGS, BUS-1UG-LUG, IS NOT ACCEPTABLE.
20. THE COMPRESSION GROUND LUG FOR #2 AWG BARE SOLID GROUNDING CONDUCTORS SHALL BE BURNED TYPE "A35"-STC.
21. THE ANTENNA CABLES SHALL BE GROUNDED AT THE TOP AND BOTTOM OF THE VERTICAL RUN. THE ANTENNA CABLE SHALL BE BONDED TO A COPPER GROUND BUS AT THE LOWEST POINT OF THE VERTICAL RUN. THE ANTENNA CABLE SHIELD SHALL BE GROUNDED JUST BEFORE ENTERING THE BITE GROUNDING RING ON COAX CABLE SHALL HAVE A MINIMUM BEND OF 6" AND SHALL BE KEPT AS CLOSE TO VERTICAL AS POSSIBLE. FLAT WASHER SUPPLIED WITH GROUND RING MUST BE REPLACED WITH SMALLER STAINLESS STEEL FLAT WASHERS. WASHERS MUST REMAIN FLAT AGAINST GROUND BAR. ALL FASTENERS MUST BE STAINLESS STEEL AND KORR-SHIELD MUST BE USED ON BOTH SIDES OF THE GROUND BAR.





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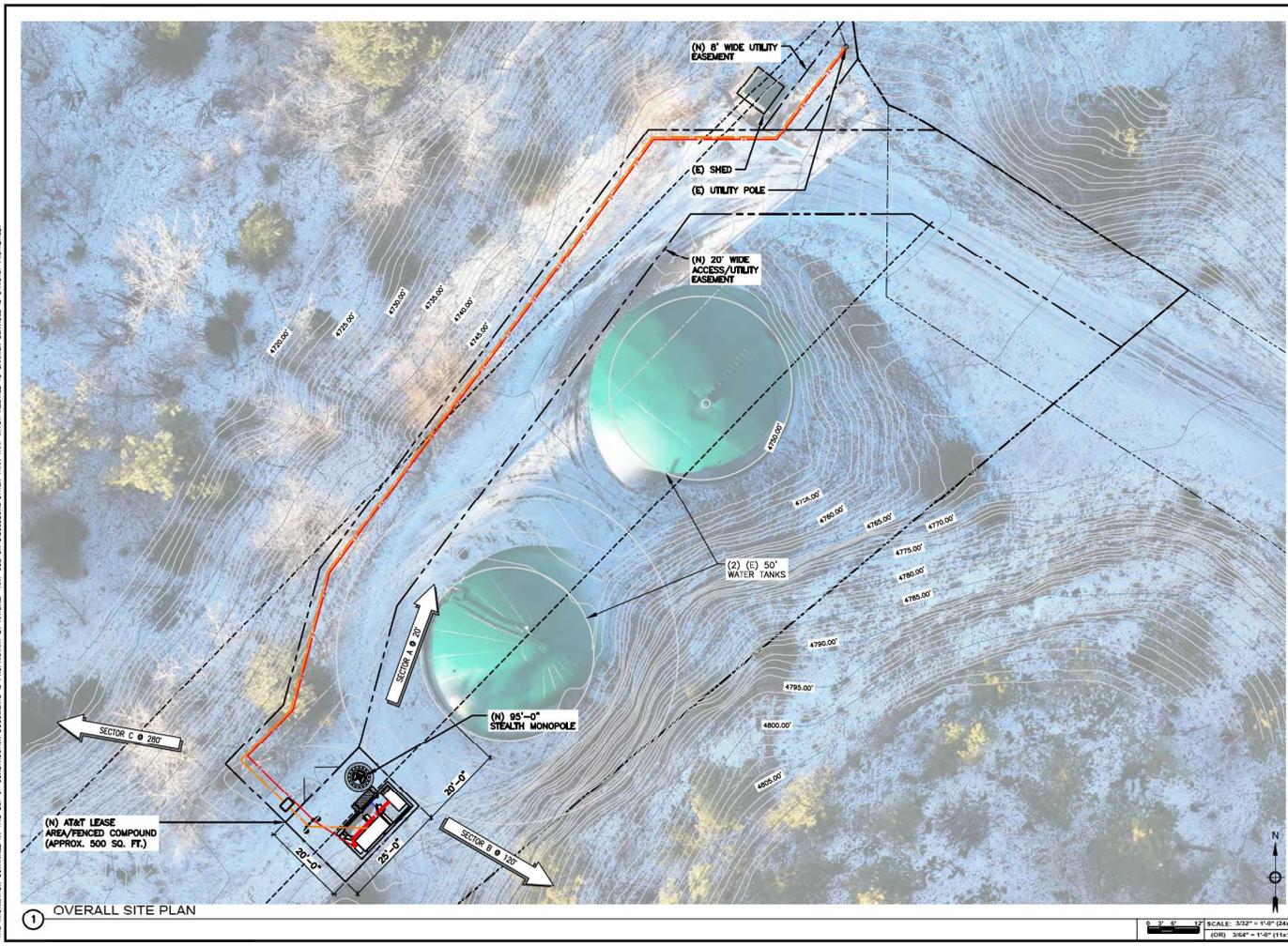
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SITE NAME: DEADWOOD CREEK  
FA#: 16125488  
CITY WATER TANK PROPERTY  
MCCORMICK HILL ROAD  
DEADWOOD, SD 57732

SHEET TITLE  
**GENERAL NOTES**

SHEET NUMBER  
**GN-5**



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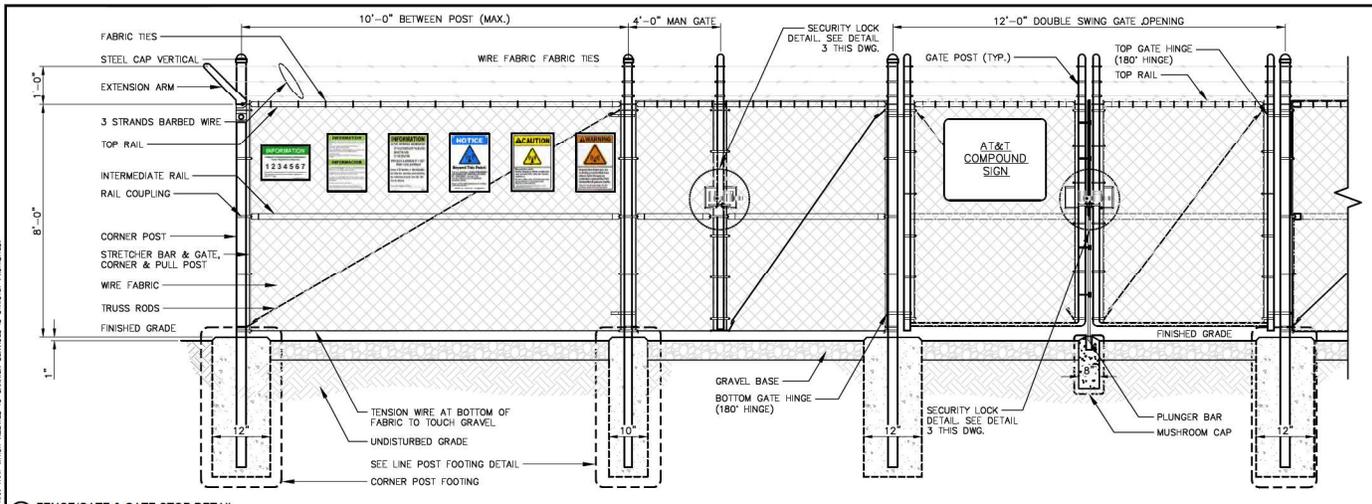
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SHEET TITLE  
**OVERALL SITE PLAN**

SHEET NUMBER  
**C-1**

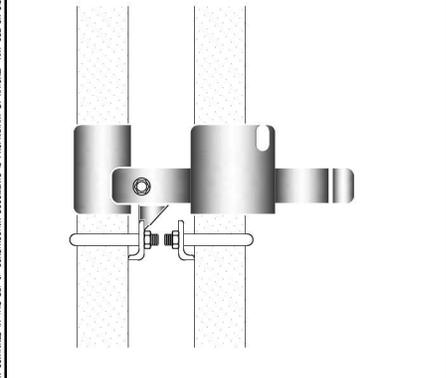
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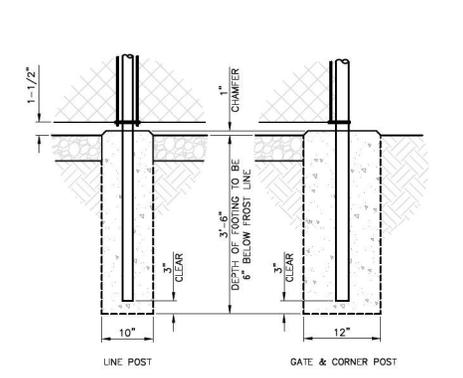
4 FENCE/GATE & GATE STOP DETAIL

N.T.S. NO SCALE



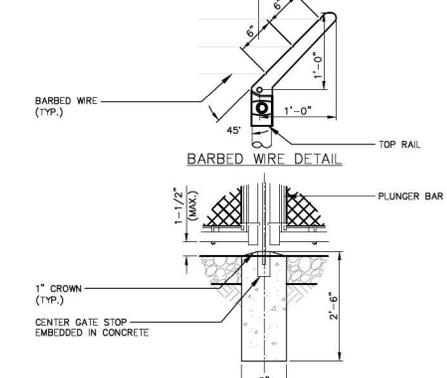
3 STRONGHOLD LATCH DETAIL

N.T.S. NO SCALE



2 POST FOOTING DETAIL

N.T.S. NO SCALE



1 DETAILS

N.T.S. NO SCALE



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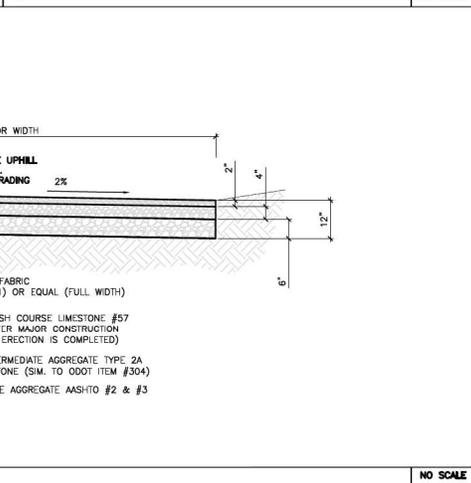
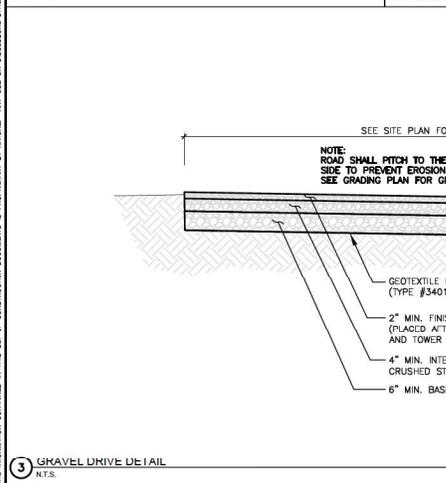
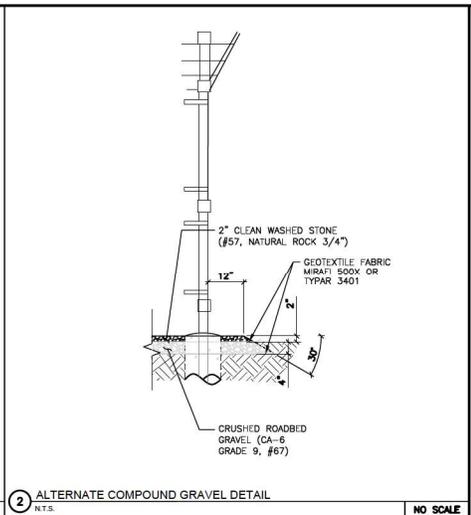
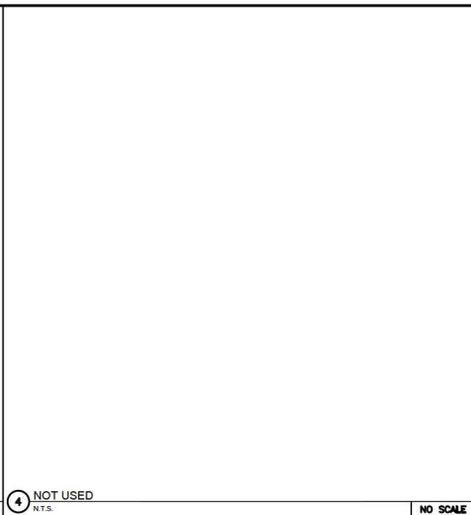
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DEADWOOD, SD 57732

SHEET TITLE  
**SITE DETAILS**

SHEET NUMBER  
**C-3**







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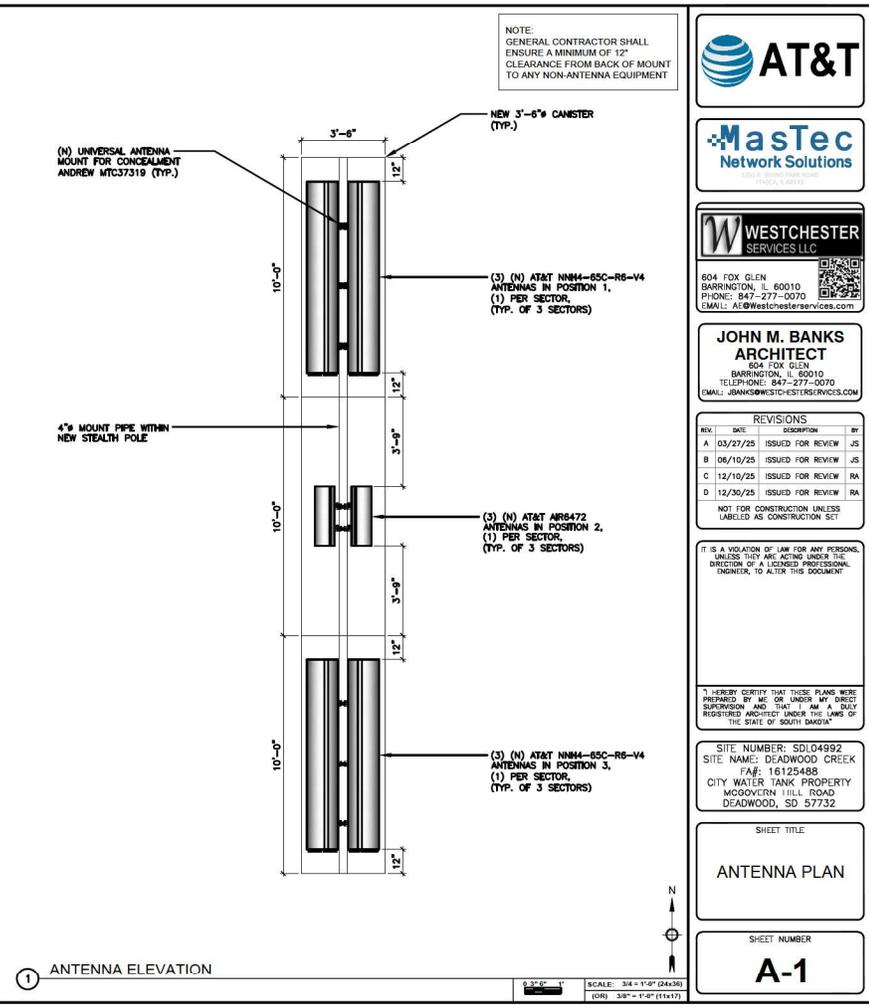
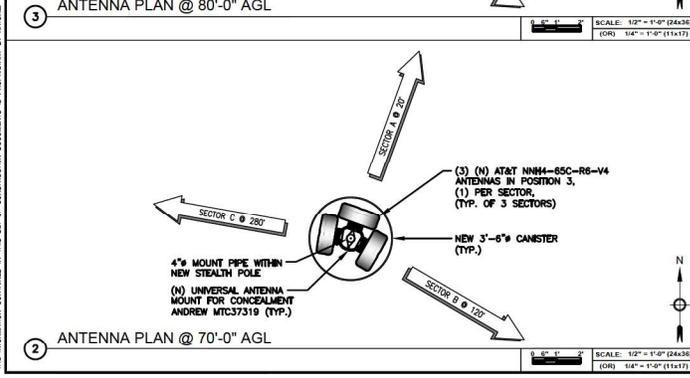
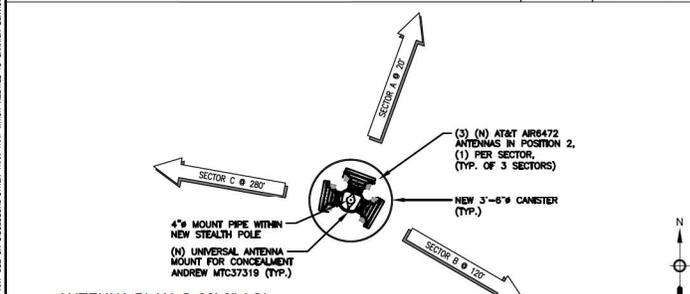
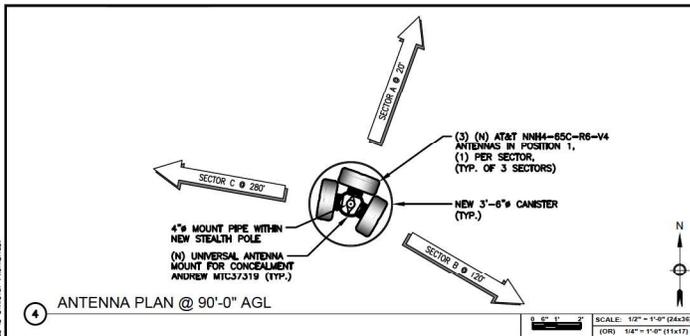
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CITY: WATER TANK PROPERTY  
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DEADWOOD, SD 57732

SHEET TITLE  
**SITE DETAILS**

SHEET NUMBER  
**C-4**

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NOTE:  
GENERAL CONTRACTOR SHALL  
ENSURE A MINIMUM OF 12"  
CLEARANCE FROM BACK OF MOUNT  
TO ANY NON-ANTENNA EQUIPMENT



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 WOODCROFT HILL ROAD  
 DEADWOOD, SD 57732

SHEET TITLE  
**ANTENNA PLAN**

SHEET NUMBER  
**A-1**

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- NOTE:  
 1. CONTRACTOR TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.  
 2. CONTRACTOR TO USE ROSENBERGER FIBER LINE HANGER COMPONENTS (OR ENGINEER APPROVED EQUAL).



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 FA#: 16125488  
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 MCGROVERN HILL ROAD  
 DEADWOOD, SD 57732

SHEET TITLE  
**ANTENNA & RRH REQUIREMENTS**

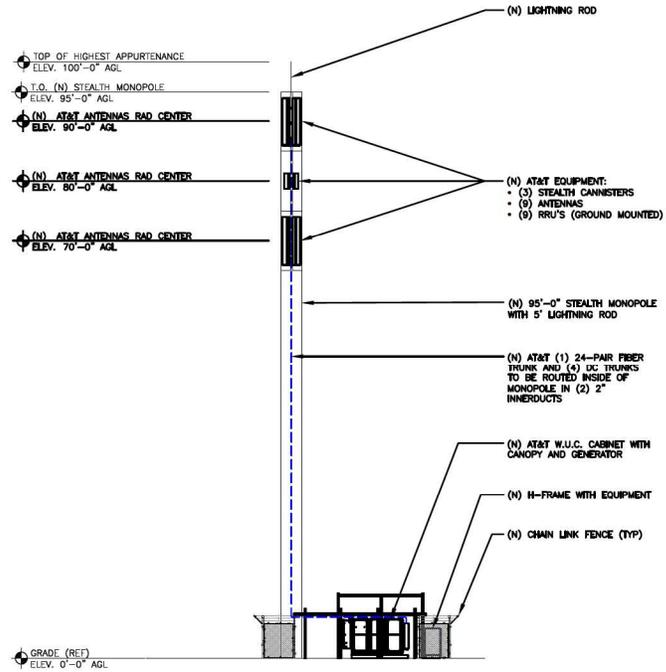
SHEET NUMBER  
**A-2**

SECTOR	RAD CENTER	POSITION	ANTENNA TILT		AZIMUTH	ANTENNA MODEL	TECHNOLOGY	RRH / TMA	SURGE & DISTRIBUTION	
			MECH	ELEC					MODEL	CABLE (QTY) TYPES
A	90'-0"	1	-	-	20'	COMMSCOPE NNH4-65C-R6-V4	LTE	ERICSSON 4490 B5/B12A	(2) RAYCAP DC9-48-50-24-3C-EV	(4) DC POWER TRUNKS & (1) 24-PAIR FIBER TRUNKS
	80'-0"	2	-	-	20'	ARR6472 B77G B77M W/INTEGRATED RADIO	5G C-BAND	-		
	70'-0"	3	-	-	20'	COMMSCOPE NNH4-65C-R6-V4	LTE	ERICSSON 4494 B14/B29 ERICSSON 4890 B25/B66A		
	-	4	-	-	-	-	-	-		
B	90'-0"	1	-	-	120'	COMMSCOPE NNH4-65C-R6-V4	LTE	ERICSSON 4490 B5/B12A		
	80'-0"	2	-	-	120'	ARR6472 B77G B77M W/INTEGRATED RADIO	5G C-BAND	-		
	70'-0"	3	-	-	120'	COMMSCOPE NNH4-65C-R6-V4	LTE	ERICSSON 4494 B14/B29 ERICSSON 4890 B25/B66A		
	-	4	-	-	-	-	-	-		
C	90'-0"	1	-	-	280'	COMMSCOPE NNH4-65C-R6-V4	LTE	ERICSSON 4490 B5/B12A		
	80'-0"	2	-	-	280'	ARR6472 B77G B77M W/INTEGRATED RADIO	5G C-BAND	-		
	70'-0"	3	-	-	280'	COMMSCOPE NNH4-65C-R6-V4	LTE	ERICSSON 4494 B14/B29 ERICSSON 4890 B25/B66A		
	-	4	-	-	-	-	-	-		

1 ANTENNA & RRH REQUIREMENTS

SCALE  
 N.T.S.

**BTS VENDOR NOTE:**  
ANCHOR BOLTS, SAFETY PEGS, AND PORTHOLES TO BE DETERMINED BY BTS VENDOR TO CORRELATE WITH ANTENNA MOUNT AND AZIMUTHS



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SHEET TITLE  
**ELEVATION**

SHEET NUMBER  
**A-3**

1 ELEVATION

SCALE: 1/8" = 1'-0" (24x36)  
(OR) 1/32" = 1'-0" (11x17)

**12 ANTENNA SPECIFICATIONS**  
N.T.S.

MANUFACTURER: ERICSSON  
MODEL NO.: AIR6472 8770 877M  
WEIGHT: 92.8 LBS  
BAND: MULTI-BAND  
POLARIZATION: DUAL  
FREQUENCIES: 3700-3980MHz

**9 NOT USED**  
N.T.S.

**6 AIR ANTENNA MOUNTING KIT SPECIFICATIONS**  
N.T.S.

MANUFACTURER: ERICSSON  
MODEL NO.: SK1092064/1  
WEIGHT: 10.6 LBS

**3 GENERATOR SPECIFICATIONS**  
N.T.S.

**KOHLER 20RE07K 20KW GENERATOR**  
DIMENSIONS, W/TANK L/W/D: 77.5"X34.7"X52.3" (1980x882x1327mm)  
WEIGHT (W/TANK TANK): 621 lbs (1,370 kg)

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**11 SURGE PROTECTION DETAIL**  
N.T.S.

NEW SURGE PROTECTION UNIT (RAYCAP P/N DC9-48-60-24-BC-EV)

2 3/8" X 24" SCH 40 GALV STL PIPE MOUNT

STAND-OFF ARM MOUNT (COMMSCOPE P/N XP-197-S OR ENGINEER APPROVED EQUAL)

EXISTING PLATFORM MEMBER

**8 ANTENNA MOUNTING DETAIL**  
N.T.S.

ANTENNA TILT BRACKET (AS REQ'D BY ANTENNA MFR)

PIPE MOUNTING BRACKETS BY ANTENNA

PIPE MOUNT

PANEL ANTENNA

**5 ANTENNA SPECIFICATIONS**  
N.T.S.

MANUFACTURER: COMMSCOPE  
MODEL NO.: NNH4-85C-R6-V4  
WEIGHT: 102.1 LBS  
BAND: MULTI-BAND  
POLARIZATION: DUAL  
FREQUENCIES: 698-896MHz  
1695-2360MHz

**2 GPS ANTENNA DETAIL**  
N.T.S.

GPS ANTENNA

1-1/2" X 3"-0" MAX GALVANIZED STEEL MOUNTING PIPE

CANOPY POST OR SIMILAR POST

PIPE MOUNT KIT COMMSCOPE PART# GP-S24 (OR EQUAL)

GROUND KIT

6 AWG GROUND WIRE TO CADWELD ON POST OR LUG ON GROUND BUS

COAX CABLE AND GROUND KIT (AS REQUIRED BY ANTENNA MANUFACTURER)

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**10 KRUS SPECIFICATIONS**  
N.T.S.

ERICSSON RRUS 4490 B5/B12A  
DIMENSIONS, HxWxD: 17.48"x15.12"x6.77"

WEIGHT, WITHOUT MOUNTING KIT: 31 kg (68.3 lbs)

**7 KRUS SPECIFICATIONS**  
N.T.S.

ERICSSON RRUS 4890 B25/B66A  
DIMENSIONS, HxWxD: 17.48"x15.12"x6.93"

WEIGHT, WITHOUT MOUNTING KIT: 31 kg (68.3 lbs)

**4 KRUS SPECIFICATIONS**  
N.T.S.

ERICSSON RRUS 4494 B14  
DIMENSIONS, HxWxD: 17.48"x15.12"x6.93"

WEIGHT, WITHOUT MOUNTING KIT: 31 kg (68.3 lbs)

**1 NOT USED**  
N.T.S.

SHEET TITLE

**DETAILS**

SHEET NUMBER

**D-1**



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FA#: 16125488  
CITY WATER TANK PROPERTY  
WISCONSIN HILL ROAD  
DEADWOOD, SD 57732

SHEET TITLE  
**DETAILS**

SHEET NUMBER  
**D-2**

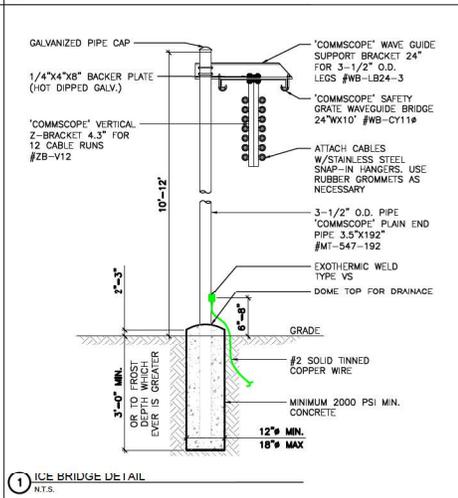
6 NOT USED  
N.T.S.

4 NOT USED  
N.T.S.

2 NOT USED  
N.T.S.

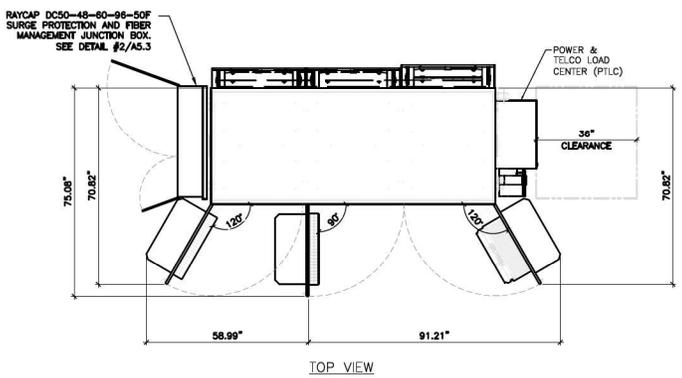
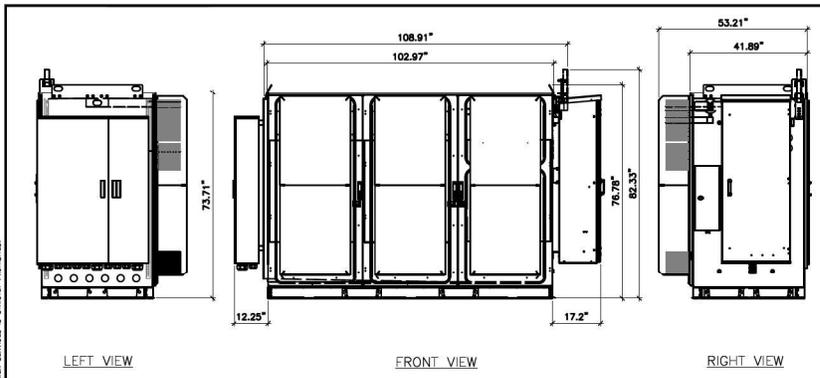
5 NOT USED  
N.T.S.

3 NOT USED  
N.T.S.



1 ICE BRIDGE DETAIL  
N.T.S.

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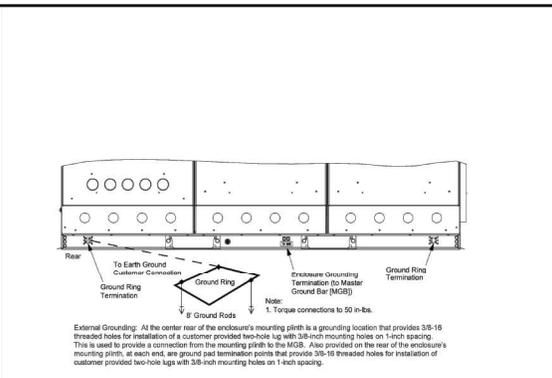


**SPECIFICATIONS:**

VENDOR: VERTIV 3-BAY ENCLOSURE  
 MODEL #: F2020030  
 DIMENSIONS (HxWxD): 82.33" x 102.97" x 53.21"  
 WEIGHT: SHIPPING: 1,642 lbs  
 LIFT: 2,842 lbs  
 ON PAD: 4,442 lbs (incl. BATTERIES & 1,200 lbs CUSTOMER EQUIP)  
 LIFT: COOL WHITE

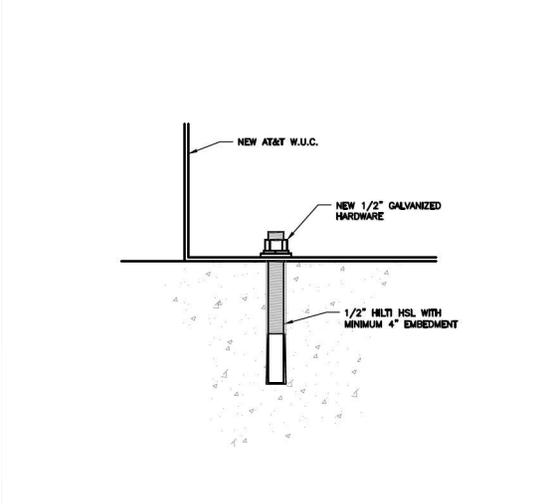
3 WALK UP CABINET (W.U.C.) DETAIL  
N.T.S.

NO SCALE



2 CABINET GROUNING DETAILS  
N.T.S.

NO SCALE



1 ANCHOR DETAIL  
N.T.S.

NO SCALE



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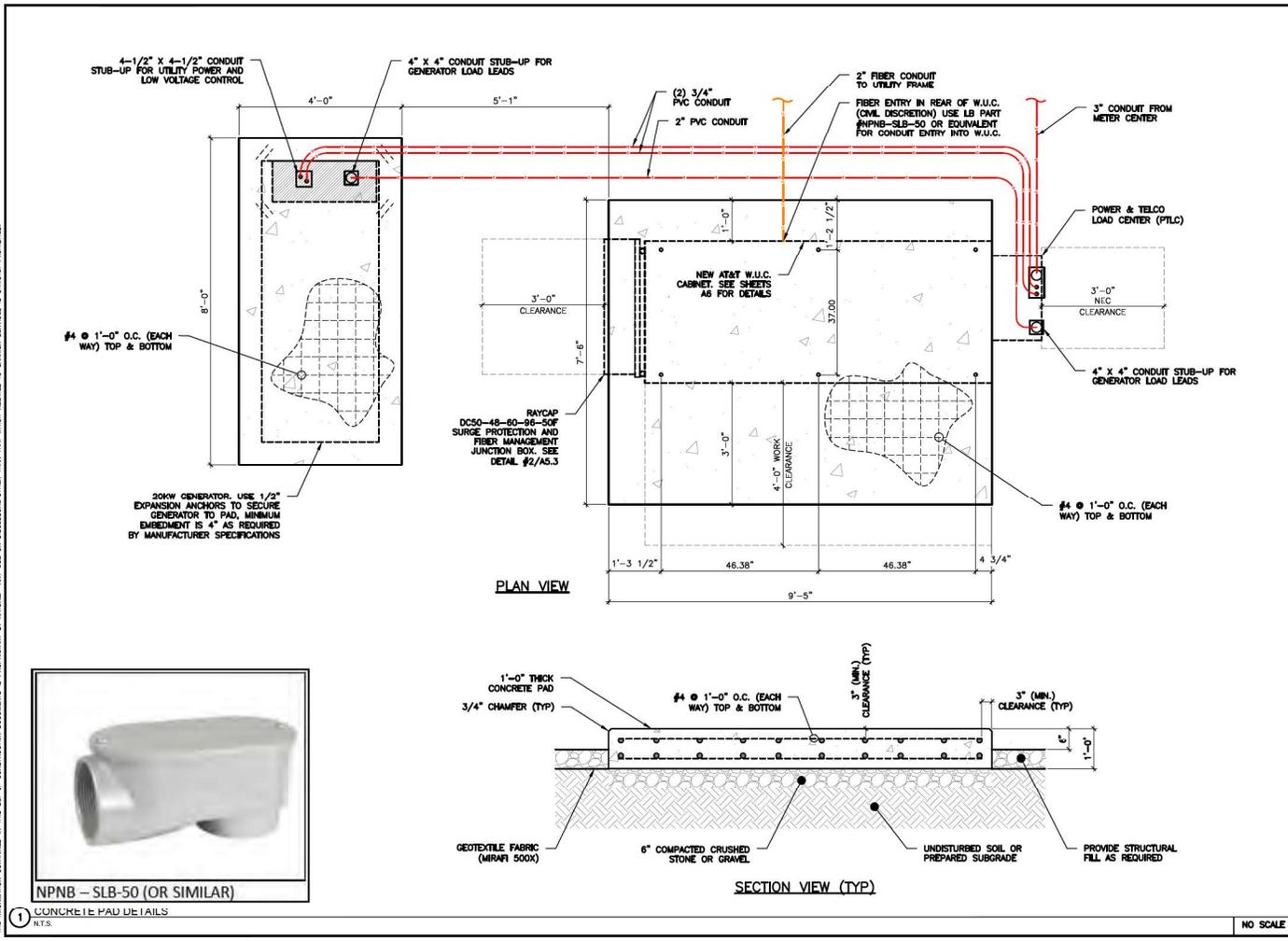
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SHEET TITLE  
**CABINET DETAILS**

SHEET NUMBER  
**D-3**



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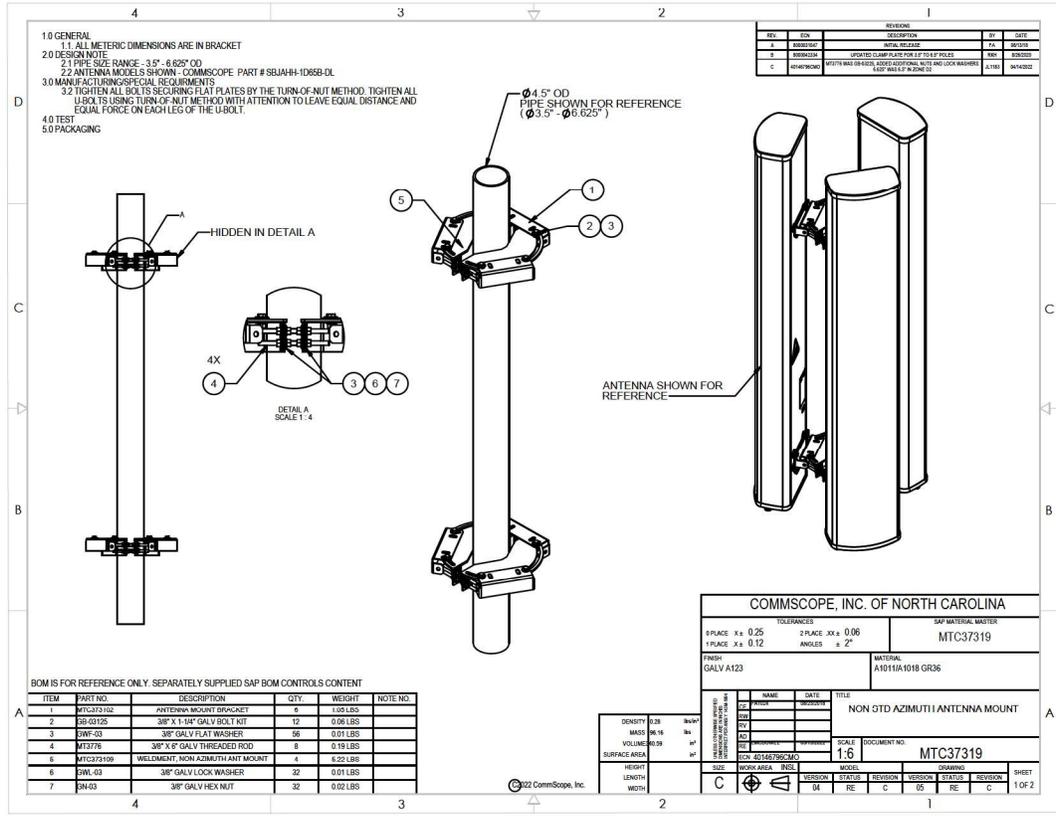
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SHEET TITLE  
**CONCRETE PAD DETAILS**

SHEET NUMBER  
**D-4**

NO SCALE



1.0 GENERAL  
 1.1 ALL METRIC DIMENSIONS ARE IN BRACKET  
 2.0 DESIGN NOTE  
 2.1 PIPE SIZE RANGE - 3" - 6.625" OD  
 2.2 ANTENNA MODELS SHOWN - COMMSCOPE PART # SB1AH-H1D68-DL  
 3.0 MANUFACTURING/SPECIAL REQUIREMENTS  
 3.2 TIGHTEN ALL BOLTS SECURING FLAT PLATES BY THE TURN-OF-NUT METHOD. TIGHTEN ALL U-BOLTS USING TURN-OF-NUT METHOD WITH ATTENTION TO LEAVE EQUAL DISTANCE AND EQUAL FORCE ON EACH LEG OF THE U-BOLT.  
 4.0 TEST  
 5.0 PACKAGING

REV	NO.	DESCRIPTION	BY	DATE
A	000001	INITIAL RELEASE	AK	05/20/09
B	000002	UPDATED CLAMP PLATE FOR 1.5" TOLL PILES	AK	05/20/09
C	000003	NOTIFY WAS OR BEST, ADDITIONAL NOTES, INCLUDE WASHERS AND TOLL PILES	AK	04/14/2010

BOM IS FOR REFERENCE ONLY. SEPARATELY SUPPLIED SAP BOM CONTROLS CONTENT

ITEM	PART NO.	DESCRIPTION	QTY	WEIGHT	NOTE NO.
1	MTC37319	ANTENNA MOUNT BRACKET	4	1.02 LBS	
2	SB-03125	3/8" X 1-1/4" GALV BOLT NUT	12	0.08 LBS	
3	EW-03	3/8" GALV FLAT WASHER	56	0.01 LBS	
4	MTC3776	3/8" X 6" GALV THREADED ROD	8	0.19 LBS	
5	MTC37149	WELDMENT WITH KIMMUTH AN MOUNT	4	5.22 LBS	
6	EW-03	3/8" GALV LOCK WASHER	32	0.01 LBS	
7	BN-03	3/8" GALV HEX NUT	32	0.02 LBS	

COMMSCOPE, INC. OF NORTH CAROLINA

TOLERANCES: 1 PLACE .xx ± 0.25 2 PLACE .xx ± 0.06 3 PLACE .xx ± 0.12 ANGLES ± 2°

SAP MATERIAL MASTER: MTC37319

FINISH: GALV A123 MATERIAL: A1011A1019 GR36

NON STD AZIMUTH I ANTENNA MOUNT

SCALE: 1:6 DOCUMENT NO: MTC37319

DATE: 04/14/2010

SIZE: C WORK AREA: INS

VERSION: 01 STATUS: REC REVISION: 01 VERSION: 01 STATUS: REC SHEET: 1 OF 2

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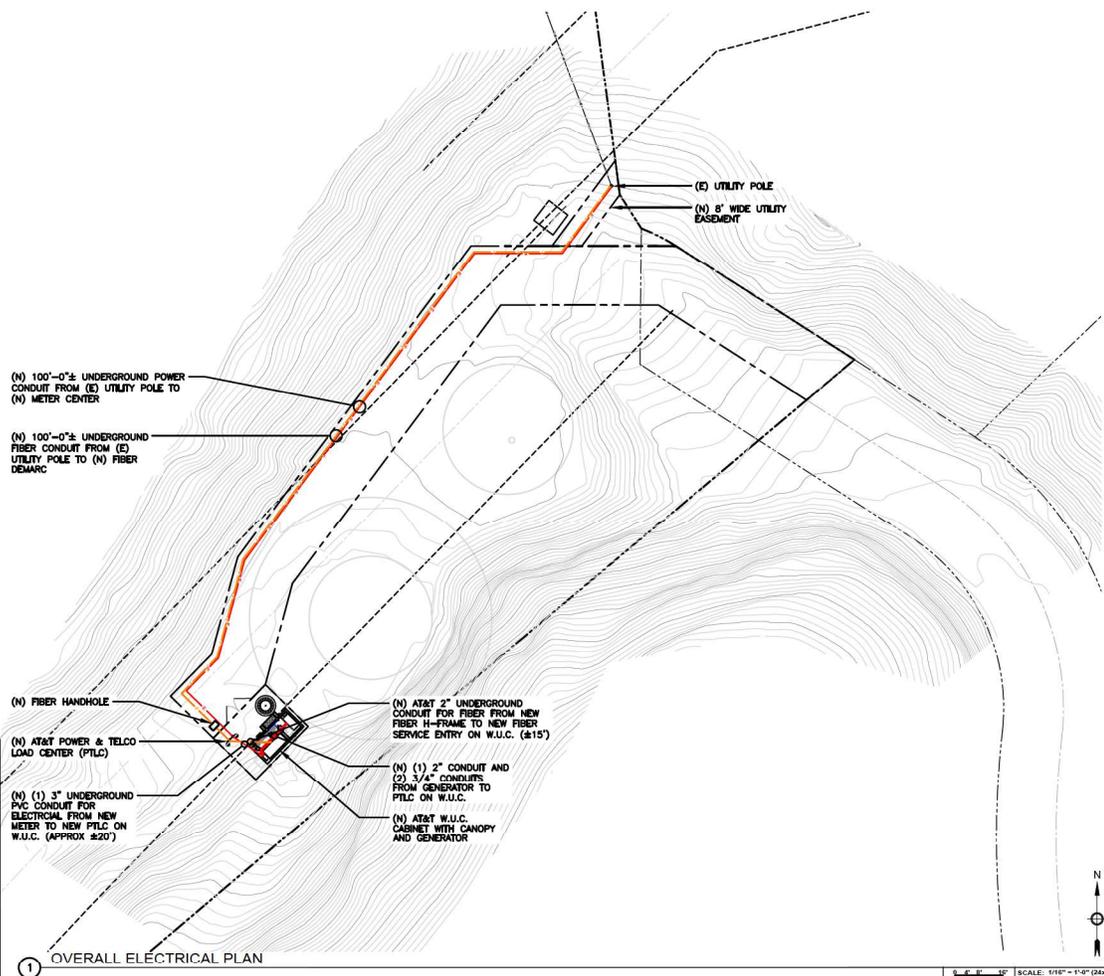
SHEET TITLE  
**MOUNT DETAILS**

SHEET NUMBER  
**D-5**

1 MTC37319 MOUNT DETAIL

SCALE  
 N.T.S.

NOTE:  
UTILITY ROUTE SUBJECT TO CHANGE  
PENDING UTILITY COORDINATION



(N) 100'-0"± UNDERGROUND POWER CONDUIT FROM (E) UTILITY POLE TO (N) METER CENTER

(N) 100'-0"± UNDERGROUND FIBER CONDUIT FROM (E) UTILITY POLE TO (N) FIBER DEMARC

(N) FIBER HANDHOLE

(N) AT&T POWER & TELCO LOAD CENTER (PTLC)

(N) (1) 3" UNDERGROUND PVC CONDUIT FOR ELECTRICAL FROM NEW METER TO NEW PTLC ON W.U.C. (APPROX ±20')

(N) AT&T 2" UNDERGROUND CONDUIT FOR FIBER FROM NEW FIBER H-FRAME TO NEW FIBER SERVICE ENTRY ON W.U.C. (±15')

(N) (1) 2" CONDUIT AND (2) 3/4" CONDUITS FROM GENERATOR TO PTLC ON W.U.C.

(N) AT&T W.U.C. CABINET WITH CANOPY AND GENERATOR

**NOTES**

FENCE LEASE AREA

PROPOSED ICE BRIDGE

EXISTING ICE BRIDGE

OVERHEAD POWER

UNDERGROUND POWER

OVERHEAD UTILITIES

UNDERGROUND FIBER AND POWER

UNDERGROUND FIBER

**LEGEND**

1 OVERALL ELECTRICAL PLAN

SCALE: 1/8" = 1'-0" (24x36)  
(OR) 1/32" = 1'-0" (11x17)



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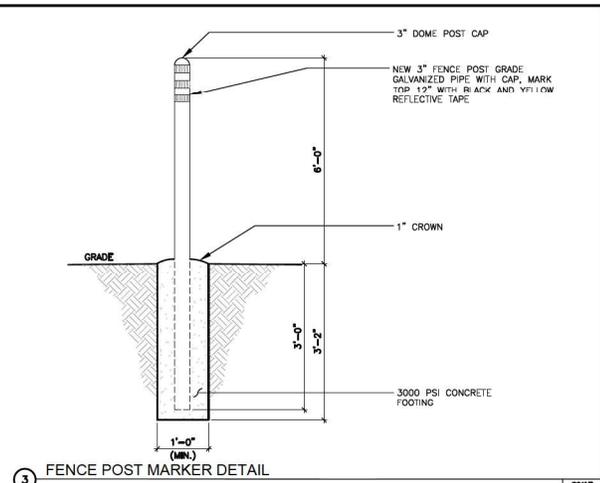
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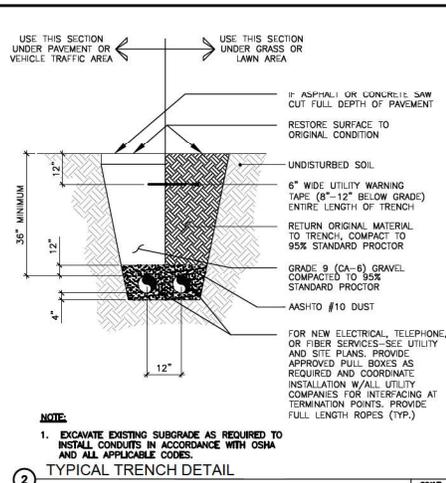
SHEET TITLE  
**OVERALL ELECTRICAL PLAN**

SHEET NUMBER  
**E-1**

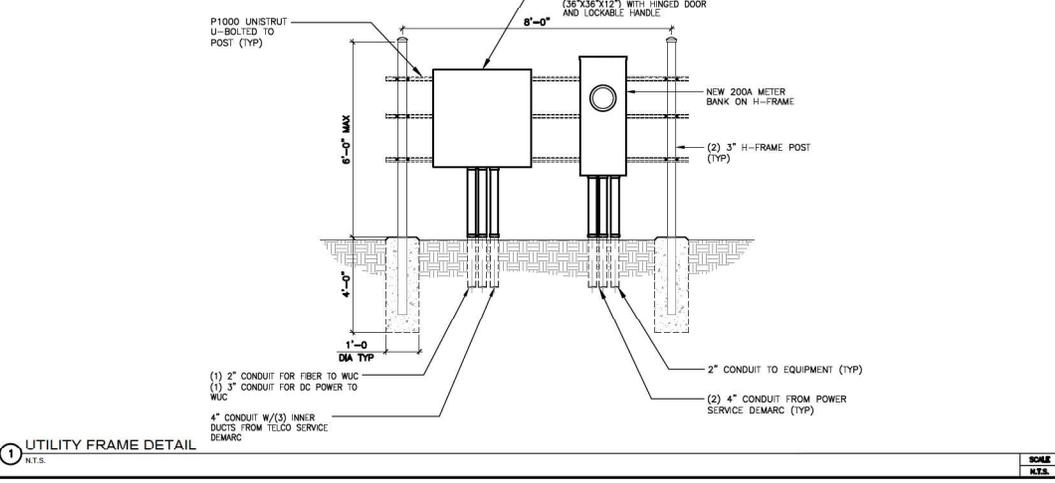
- SUBMITTAL OF BID INDICATED THAT THE CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.
- CONTRACTOR SHALL PERFORM ALL VERIFICATIONS, OBSERVATION TESTS, AND EXAMINATION WORK PRIOR TO ORDERING OF ANY EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE PROJECT MANAGER LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
- REPORT RESULTS WITH PROJECT MANAGER PRIOR TO INSTALLATION. THESE PLANS ARE DIAGRAMMATIC ONLY, FOLLOW AS CLOSELY AS POSSIBLE.
- CONTRACTOR SHALL COORDINATE ALL WORK BETWEEN TRADES AND ALL OTHER SCHEDULING AND PROVISIONARY CIRCUMSTANCES SURROUNDING THE PROJECT.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION CONSTRUCTION TOOLS, TRANSPORTATION, ETC. FOR COMPLETE AND FUNCTIONALLY OPERATING SYSTEMS OPERATED AND READY FOR USE THROUGHOUT AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.
- ALL MATERIALS AND EQUIPMENT SHALL BE NEW 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. ELECTRICAL MATERIALS SHALL BE LISTED AND APPROVED BY UNDERWRITER'S LABORATORIES AND SHALL BEAR THE INSPECTION LABEL, 1" WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING BODIES HAVING JURISDICTION OVER THE CONSTRUCTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH ALL CURRENT APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA AND NIBT. ALL MATERIALS AND EQUIPMENT SHALL BE APPROVED FOR THEIR INTENDED USE AND LOCATION.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE GOVERNING STATE, COUNTY AND CITY CODES AND OSHA, NFPA, NEC & ASHRAE REQUIREMENTS.
- ENTIRE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF JOB ACCEPTANCE. ALL WORK, MATERIALS AND EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.
- PROVIDE ALL PENETRATIONS, PROVIDE UL LISTED FIRE-STOPS WHERE PENETRATIONS ARE MADE THROUGH FIRE-RATED ASSEMBLIES. WATER-TIGHT USING SILICONE SEALANT.
- LEAVE ALL BROCHURES, OPERATING MANUALS, CATALOGS AND SHOP DRAWINGS TO THE PROJECT MANAGER AT JOB COMPLETION. PROVIDE MAINTENANCE MANUALS FOR MECHANICAL EQUIPMENT. AFFIX MAINTENANCE LABELS TO MECHANICAL EQUIPMENT.
- ALL CONDUCTORS SHALL BE COPPER. MINIMUM CONDUCTOR SIZE SHALL BE #12 AWG, UNLESS OTHERWISE NOTED. CONDUCTORS SHALL BE TYPE THWN, UNLESS OTHERWISE NOTED. (NEC 110-14(C)).
- ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN THE MAXIMUM INTERRUPTING CURRENT TO WHICH THEY MAY BE SUBJECT.
- THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, ARTICLES 250 & 810 AND THE UTILITY COMPANY STANDARDS.
- CONDUIT:
  - RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH RUMTS WRAP PROCESS NO. 3.
  - ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL. FITTINGS SHALL BE GLAND RING COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.
  - LIQUID-TIGHT FLEXIBLE METAL CONDUIT SHALL BE U.L. LISTED AND SHALL BE USED AT FINAL CONNECTIONS TO MECHANICAL EQUIPMENT & RECTIFIERS AND WHERE PERMITTED BY CODE. ALL CONDUIT IN EXCESS OF SIX FEET IN LENGTH SHALL CONTAIN A FULL-SIZE GROUNDING CONDUCTOR.
  - CONDUIT RUNS SHALL BE SURFACE MOUNTED ON CEILING OR WALLS UNLESS NOTED OTHERWISE. ALL CONDUIT SHALL RUN PARALLEL OR PERPENDICULAR TO WALLS, FLOOR, CEILING, OR BEAMS. VERIFY EXACT ROUTING OF ALL EXPOSED CONDUIT WITH THE PROJECT MANAGER PRIOR TO INSTALLING.
  - PVC CONDUIT MAY BE PROVIDED ONLY WHERE SHOWN, OR IN UNDERGROUND INSTALLATIONS, PROVIDE UV-RESISTANT CONDUIT CONDUCTOR IN ALL PVC RUNS, EXCEPT WHERE PERMITTED BY CODE TO OMI.
- ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS. BACKGROUND SHALL BE BLACK WITH WHITE LETTERS, EXCEPT AS REQUIRED BY CODE TO FOLLOW A DIFFERENT SCHEME.
- UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL OF POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST RESULTS TO PROJECT MANAGER. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE PROJECT MANAGER FOR FURTHER INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE.
- CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNHARMED CONDITION. LEGALLY DISPOSE OF ALL REMOVED, UNUSED AND EXCESS MATERIAL GENERATED BY THE WORK OF THIS CONTRACT. DELIVER ITEMS INDICATED ON THE DRAWINGS TO THE OWNER IN GOOD CONDITION. OBTAIN SIGNED RECEIPT UPON DELIVERY.
- COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS SHALL BE PAID BY THE CONTRACTOR.
- VERIFY ALL EXISTING CIRCUITRY PRIOR TO REMOVAL AND NEW WORK. MAINTAIN POWER TO ALL OTHER AREAS & CIRCUITS NOT SCHEDULED FOR REMOVAL.
- RED LINED AS-BUILT PLANS SHALL BE PROVIDED TO THE CONSTRUCTION MANAGER.



3 FENCE POST MARKER DETAIL



2 TYPICAL TRENCH DETAIL



1 UTILITY FRAME DETAIL

SCALE: N.T.S. N.T.S. N.T.S.





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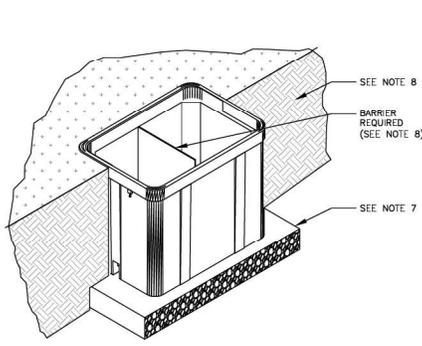
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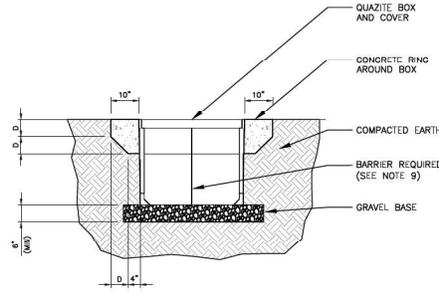
SITE NUMBER: SD104992  
SITE NAME: DEADWOOD CREEK  
FA#: 16125488  
CITY WATER TANK PROPERTY  
WOODCROFTEN HILL ROAD  
DEADWOOD, SD 57732

SHEET TITLE  
**ELECTRICAL DETAILS**

SHEET NUMBER  
**E-2**

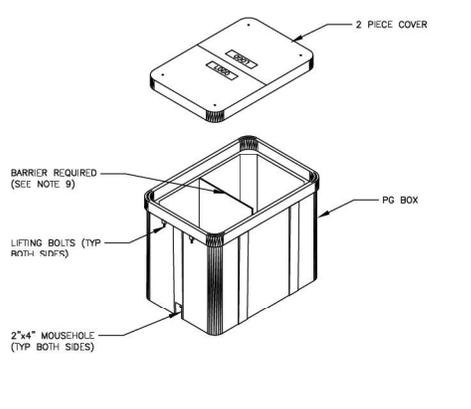


5 CONCRETE COLLAR APPLICATION MOUNTED IN COMPACTED SOIL  
SCALE: N.T.S.

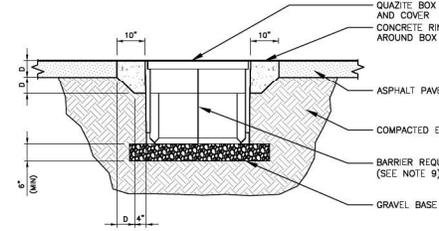


3 CONCRETE COLLAR APPLICATION MOUNTED IN COMPACTED SOIL  
SCALE: N.T.S.

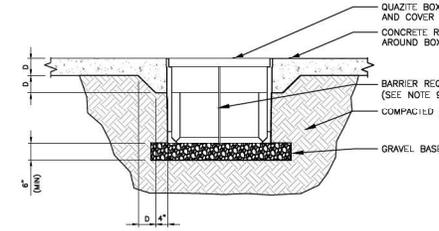
1. CONCRETE COLLARS MAY BE DESIRED FOR INSTALLATIONS IN DRIVEWAYS, PARKING LOTS AND DIT-ROADWAY APPLICATIONS WHERE SUBJECT TO OCCASIONAL NON-DELIBERATE TRAFFIC. THIS APPLIES TO BOXES MADE FROM ANY MATERIAL TO PROVIDE ADDED PROTECTION FOR THE TOP LID. THIS IS NOT NECESSARY IN GRASSY AREAS OR AREAS SUBJECT TO PEDESTRIAN TRAFFIC.
2. CONCRETE ENCASMENT TO BE 3,000 PSI MIN.
3. CONCRETE ENCASMENT COLLAR DIMENSION "D" TO BE EQUAL TO DESIGN PAVEMENT DEPTH.
4. PAVEMENT AND SUBGRADE TO BE SHOWN ON THE ENGINEERING PLANS.
5. EXCAVATE THE HOLE APPROXIMATELY 6 TO 8" DEEPER THAN SUGGESTED HAND HOLE BURIAL DEPTH.
6. COMPACT THE SUBSOIL WITH A BACK-HOE OR A HYDRAULIC TAMPER. ADD APPROXIMATELY 6 TO 8" OF GRAVEL TO THE BOTTOM OF HOLE.
7. PLACE THE HAND HOLE ON THE LEVELLED GRAVEL BED. LEVEL THE HAND HOLE.
8. BACK-FILL WITH LOOSE EARTH MATERIAL UP TO THE TOP SURFACE OF THE HAND HOLE. DO NOT BACK-FILL WITH CHUNKS OF FROZEN MATERIAL OR LARGE ROCKS NEXT TO THE GROUND SLEEVE. PACK THE BACK-FILL MATERIAL BY FOOT TAMPING, NO MACHINE TAMPING.
9. PROVIDE BARRIER HUBBELL QUAZITE # PG 2436BC30 OR APPROVED 24"x36"x30" UL TIER 22 HAND HOLE.



4 TOWER ANTENNA EQUIPMTN GROUNDING ONE-LINE  
SCALE: N.T.S.



2 CONCRETE COLLAR APPLICATION MOUNTED IN ASPHALT PAVEMENT  
SCALE: N.T.S.



1 PG BOX WITH NO CONCRETE COLLAR MOUNTED IN CONCRETE PAVEMENTS  
SCALE: N.T.S.

NOTES



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D	12/30/25	ISSUED FOR REVIEW	RA

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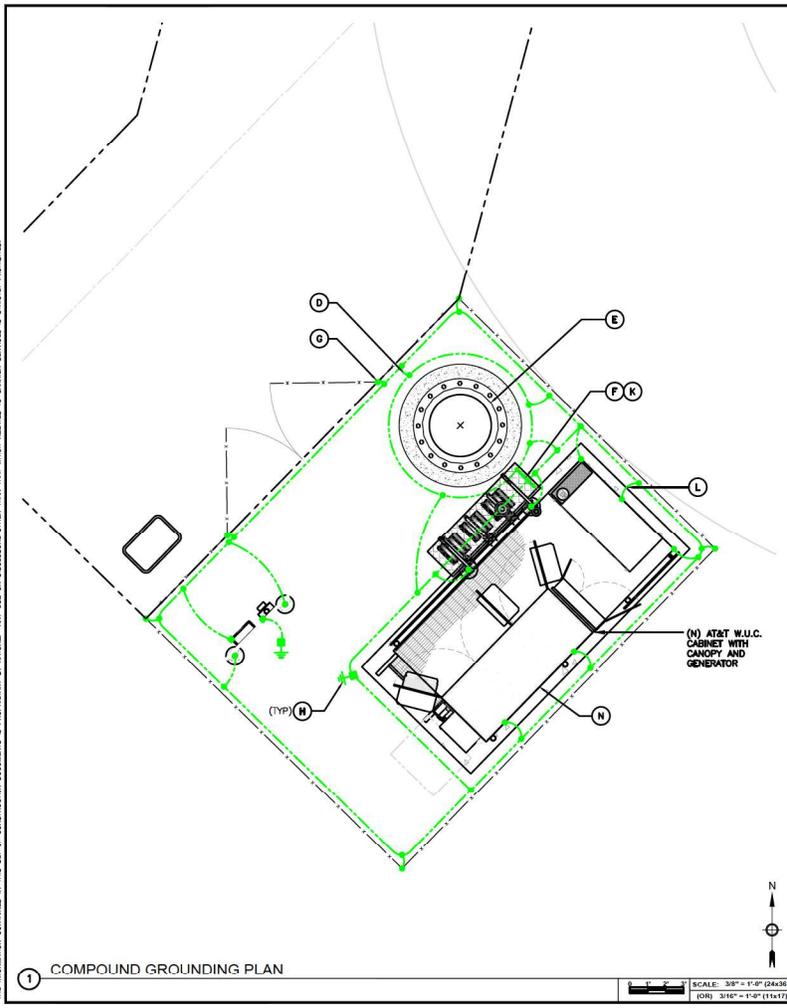
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SITE NUMBER: SD104992  
SITE NAME: DEADWOOD CREEK  
FA#: 16125488  
CITY WATER TANK PROPERTY  
WAGGONER HILL ROAD  
DEADWOOD, SD 57732

SHEET TITLE  
**ELECTRICAL  
DETAILS**

SHEET NUMBER  
**E-3**



- (A) GROUNDING BAR: EXTEND TWO (2) #2 AWG TINNED CU CONDUCTOR FROM BURIED GROUNDING RING UP TO THE HATCHPLATE GROUNDING BAR AND MAKE A MECHANICAL CONNECTION.
  - (B) GROUND ROD: COPPER CLAD STEEL 5/8" (10) TEN FEET LONG. ALL GROUNDING RODS MAY BE INSTALLED WITH INSPECTION SLEEVES.
  - (C) ICE BRIDGE SUPPORT POST GROUNDING: EXTEND #2 AWG TINNED CU CONDUCTOR FROM BURIED GROUNDING RING TO ALL ICE BRIDGE SUPPORT POSTS AND EXOTHERMICALLY WELD.
  - (D) FENCE GROUNDING: IF FENCE IS WITHIN 6' OF GROUNDING RING, EXTEND #2 AWG TINNED CU CONDUCTOR FROM BURIED GROUNDING RING TO FENCE POSTS EXOTHERMICALLY WELDED. FENCING FABRIC SHALL BE GROUNDED AT ADJACENT CORNER POST. (2) REQ'D. GROUND INTERMEDIATE POST TO MAINTAIN 25'-0" MAX SPACING.
  - (E) PROPOSED TOWER GROUNDING: EXTEND TWO (2) #2 AWG TINNED CU CONDUCTOR FROM BURIED GROUNDING RING AND CONNECT TO THE PROPOSED TOWER. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR GROUNDING CONNECTIONS TO THE TOWER. (APPLICABLE TO NEW TOWERS ONLY.)
  - (F) ANTENNA GROUNDING BAR: EXTEND TWO (2) #2 AWG TINNED CU CONDUCTOR FROM BURIED GROUNDING RING AND CONNECT TO THE PROPOSED ANTENNA GROUNDING BAR. MOUNT GROUNDING BAR DIRECTLY TO TOWER. SECURE TO TOWER WITH STAINLESS STEEL MOUNTING MATERIAL.
  - (G) GATE GROUNDING: EXTEND #2 AWG TINNED CU CONDUCTOR FROM BURIED GROUNDING RING TO GATE POSTS AND EXOTHERMICALLY WELD. SEE DETAIL G-5.
  - (H) TEST GROUND ROD WITH INSPECTION SLEEVE: COPPER CLAD STEEL 5/8" DIA. TEN (10) FEET LONG WITH INSPECTION SLEEVE.
  - (J) MASTER GROUNDING BAR: EXTEND TWO (2) #2 AWG TINNED CU CONDUCTORS FROM BURIED GROUNDING RING UP TO MASTER GROUNDING BAR & MAKE A EXOTHERMIC CONNECTIONS.
  - (K) GROUNDING BAR LOCK BOX: TESCOO PART # 351546; INSTALL PER MANUFACTURER REQUIREMENTS.
  - (L) LE INTO GROUNDING RING: (2) REQ'D
  - (M) ANTENNA GROUNDING BAR: EXTEND TWO (2) #2 AWG TINNED CU CONDUCTOR FROM BURIED GROUNDING RING AND CONNECT TO THE PROPOSED ANTENNA GROUNDING BAR. MOUNT GROUNDING BAR DIRECTLY TO TOWER. SECURE TO TOWER WITH STAINLESS STEEL MOUNTING MATERIAL.
  - (N) PROPOSED EQUIPMENT CABINET: SEE MANUFACTURER SPECIFICATIONS FOR ALL INTERIOR EQUIPMENT GROUNDING.
- (N) AT&T W.U.C. CABINET WITH CANOPY AND GENERATOR
- (TYP) (H)

1. GROUNDING IS SHOWN DIAGRAMMATICALLY ONLY. FOR GROUNDING DETAILS SEE DRAWINGS E-3 THROUGH E-8.

2. TESTING SHALL BE PERFORMED AT ALL SITES WHERE MODIFICATIONS OR ADDITIONS ARE MADE TO THE EXISTING GROUNDING SYSTEM AND SHALL BE IN ACCORDANCE WITH AT&T GROUNDING AND BONDING STANDARDS TP-76416. THE CONTRACTOR SHALL SUPPLY AT&T WITH RESULTS FROM PRE-CONSTRUCTION AND POST-CONSTRUCTION OHM TESTING (GROUNDING) RESULTS AND BE IN COMPLIANCE WITH AT&T GROUNDING AND BONDING STANDARDS TP-76416.

3. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A "FALL OF POTENTIAL" TEST ON THE PROPOSED SUPPLEMENTAL GROUNDING FIELD PRIOR TO FINAL CONNECTION OF THE GROUNDING SYSTEM TO EQUIPMENT. THE TEST SHALL BE PERFORMED BY A QUALIFIED AND CERTIFIED TESTING AGENT. PROVIDE INDEPENDENT TEST RESULTS TO THE PROJECT MANAGER FOR REVIEW. THE GROUNDING SYSTEM RESISTANCE TO EARTH GROUNDING SHALL NOT EXCEED (5) OHMS. IF THE GROUNDING TEST EXCEEDS THE MAXIMUM OF (5) OHMS, THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL GROUNDING RODS AND CONNECTIONS AS REQUIRED TO MEET THE (5) OHMS' MAXIMUM.

4. THE INSPECTOR HAVING JURISDICTION SHALL INSPECT ALL GROUNDING CONNECTIONS FOR TIGHTNESS. EXOTHERMIC WELDED CONNECTIONS SHALL BE APPROVED BEFORE BEING PERMANENTLY CONCEALED.

5. FOR ALL CONNECTIONS TO THE GROUNDING RING, SEE THE SHELTER MANUFACTURER'S DRAWINGS.

6. WHEN AN EXISTING METER RACK IS BEING UTILIZED AND A NEW METER IS INSTALLED IN THE EXISTING METER RACK, THE GROUNDING RODS AND GROUNDING CONDUCTORS OF THE EXISTING GROUNDING RING, SHALL BE EXTENDED TO THE PROPOSED GROUNDING RING AND BECOME A COMPLETE GROUNDING SYSTEM.

7. CONTRACTOR SHALL GROUND ALL EQUIPMENT INCLUDING ANTENNAS, RET MOTORS, TIA'S, COAX CABLES AND RET CONTROL. CABLES AS A COMPLETE SYSTEM. GROUNDING SHALL BE EXECUTED BY QUALIFIED WIREMEN IN COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

8. FOR GROUNDING INSTALLATIONS WHICH HAVE A LIMITED AREA AND IS BEING REQUIRED TO BE INSTALLED WITHIN THE LEASE AREA ONLY, THE GROUNDING RING CONDUCTORS CAN BE INSTALLED UNDER THE SHELTER'S FOOTINGS.

9. MAIN GROUNDING CONDUCTORS SHALL BE ROUTED AND BONDED TO ALL EFFECTIVE GROUNDING PATHS IN ACCORDANCE WITH AT&T GROUNDING AND BONDING SPECIFICATION 6.3.2 STATED IN TP-76416. THE NEW GROUNDING SYSTEM SHALL BE BONDED (2 PLACES) TO ALL EXISTING GROUNDING SYSTEMS, INCLUDING BUT NOT LIMITED TO BUILDING STEEL STRUCTURE, LIGHTNING PROTECTION SYSTEMS, BUILDING MAIN GROUNDING SYSTEM AND/OR MAIN WATER SUPPLY IF APPLICABLE.

10. BUILDINGS AND/OR NEW TOWERS GREATER THAN 75 FEET IN HEIGHT AND THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE. THE CONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN 2/0 AWG COPPER. ROOFTOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM, THE BUILDING STEEL COLUMNS, LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATER LINE (FERROUS OR NONFERROUS METAL PIPING ONLY). SEE AT&T GROUNDING AND BONDING STANDARDS TP-76416 SPECIFICATION 6.3.2.2.

NOTES

- EXOTHERMIC TYPE CONNECTIONS
- COMPRESSION TYPE CONNECTIONS
- CHEMICAL ELECTROLYTIC GROUNDING SYSTEM
- GROUND ROD WITH INSPECTION SLEEVE
- TEST GROUND ROD WITH INSPECTION SLEEVE
- EXOTHERMIC WITH INSPECTION SLEEVE
- GROUNDING CONDUCTOR
- GROUNDING BAR

LEGEND

KEYNOTES

1 COMPOUND GROUNDING PLAN

SCALE: 3/8" = 1'-0" (24x36)  
(OR) 5/16" = 1'-0" (11x17)

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TELEPHONE: 847-277-0070  
EMAIL: JBANKS@WESTCHESTERSERVICES.COM

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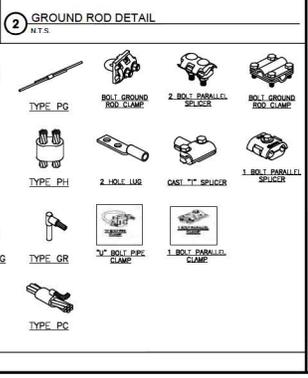
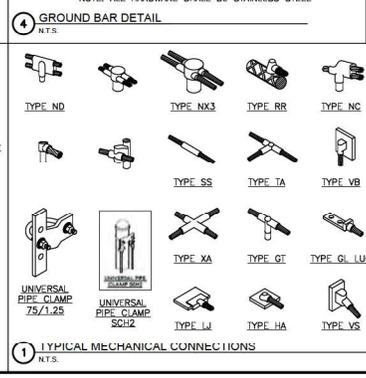
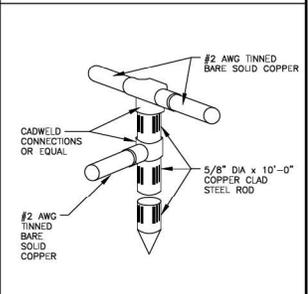
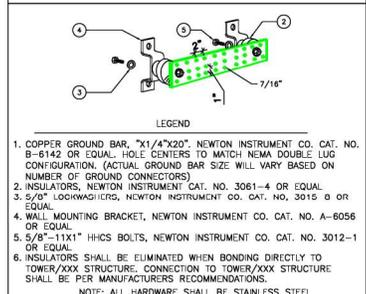
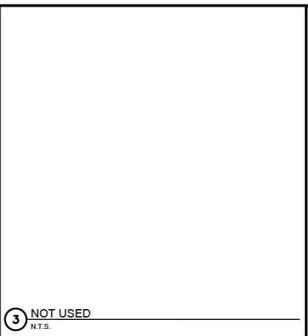
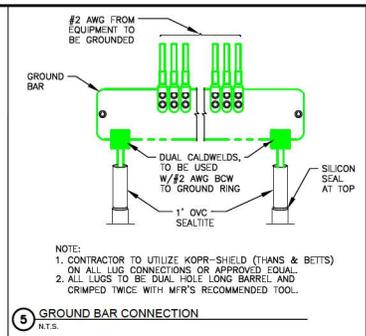
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SITE NAME: DEADWOOD CREEK  
FA#: 16125488  
CITY WATER TANK PROPERTY  
MCGOVREN HILL ROAD  
DEADWOOD, SD 57732

SHEET TITLE  
**COMPOUND GROUNDING PLAN**

SHEET NUMBER  
**E-4**







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BARRINGTON, IL 60010  
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BARRINGTON, IL 60010  
TELEPHONE: 847-277-0070  
EMAIL: JBANKS@WESTCHESTERSERVICES.COM

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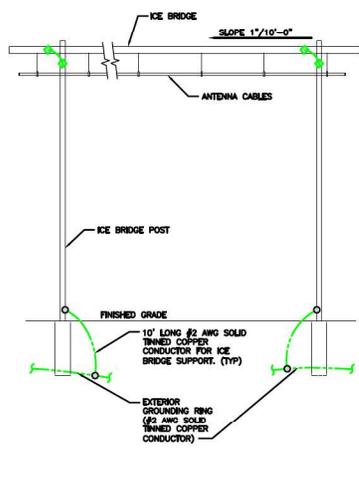
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CITY WATER TANK PROPERTY  
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DEADWOOD, SD 57732

SHEET TITLE  
**GROUNDING PLANS & NOTES**

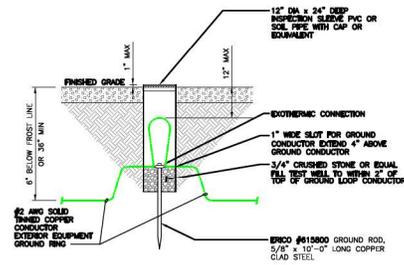
SHEET NUMBER  
**E-5**



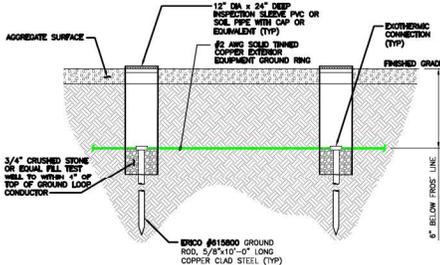
**6** ICE BRIDGE DETAIL  
N.T.S.

**6** NOT USED  
N.T.S.

**3** NOT USED  
N.T.S.

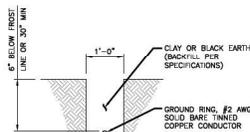


**5** TEST GROUND ROD WINSPECTION SLEEVE DETAIL  
N.T.S.

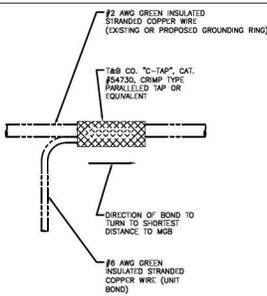


**2** GROUNDING ROD WINSPECTION SLEEVE DETAIL  
N.T.S.

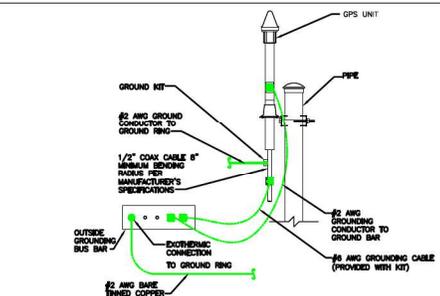
**NOTE**  
1. NO GEOTECHNICAL REPORT WAS ISSUED FOR THIS SITE. ALL DESIGN WORK IS BASED ON ASSUMED SITE CONDITIONS.



**7** GROUNDING TRENCH DETAIL  
N.T.S.



**4** GROUNDING WIRE CONNECTION DETAIL  
N.T.S.



**1** GPS ANTENNA GROUNDING DETAIL  
N.T.S.



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FA#: 16125488  
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DEADWOOD, SD 57732

SHEET TITLE  
**GROUNDING DETAILS**

SHEET NUMBER  
**E-6**

Mastec/AT&T NSB MNP  
Site ID: SDL04992  
Site Name: Deadwood Creek  
FA #: 16125488  
6415 W. Mt. Vernon Ave.  
Deadwood, SD 57732

Photo Simulations  
09/26/2025





Mastec/AT&T NSB MNP – Deadwood Creek  
View 1 – Existing



Mastec/AT&T NSB MNP – Deadwood Creek  
View 1 – New 100' Stealth Pole



Mastec/AT&T NSB MNP – Deadwood Creek  
View 2 – Existing



## Mastec/AT&T NSB MNP – Deadwood Creek View 2 – New 100' Stealth Pole



## Mastec/AT&T NSB MNP – Deadwood Creek View 3 – Existing



## Mastec/AT&T NSB MNP – Deadwood Creek View 3 – New 100' Stealth Pole

**NOTICE OF PUBLIC HEARING  
BEFORE THE PLANNING AND ZONING COMMISSION**

City of Deadwood  
Planning and Zoning Commission  
Deadwood, South Dakota 57732

**NOTICE IS HEREBY GIVEN**, that the following person(s) has applied to the City of Deadwood Planning and Zoning Office for a Conditional Use Permit for the operations of a Wireless Communications Facility as allowed under Section 17.20.030 Conditional Uses.

**APPLICANTS:** New Cingular Wireless PCS, LLC (AT&T)

**LEGAL DESCRIPTION:** Tract A; Tract B; Tract B-1; Tract C; Tract D and Lot H1 all in McGovern Hill Addition of the City of Deadwood

**ADDRESS:** McGovern Hill

**ZONE:** PF – Park Forest

**NOTICE IS FURTHER GIVEN** that said application will be heard by the Planning and Zoning Commission within and for the City of Deadwood, State of South Dakota, at a regular meeting to be held Wednesday, March 4, 2026, in the Commission Room at 102 Sherman Street, Deadwood, South Dakota, will at 4:00 p.m. or soon thereafter as the matter at which time and place any such person interested may appear and show cause if there be any, why such special exception should not be granted.

**NOTICE IS FURTHER GIVEN**, that the proposed request for a Wireless Communications Facility is on file and available for public examination at the Deadwood Zoning Office located at 108 Sherman Street, Deadwood, South Dakota.

**ANY** interested person or his/her agent is invited to submit oral or written comments or suggestions regarding the request to the Commissions or their agent prior to or at the public hearing.

Dated this 17<sup>th</sup> day of February 2026.

City of Deadwood, Lawrence County, South Dakota



Kevin Kuchenbecker  
Planning, Zoning and Historic Preservation Officer

**PUBLISH:** Black Hills Pioneer: February 20, 2026

Published once at the total approximate cost of \$ \_\_\_\_\_

OFFICE OF  
PLANNING, ZONING AND  
HISTORIC PRESERVATION  
108 Sherman Street  
Telephone (605) 578-2082  
Fax (605) 722-0786



**Kevin Kuchenbecker**  
Planning, Zoning and  
Historic Preservation Officer  
Telephone (605) 578-2082  
kevin@cityofdeadwood.com

## Public Notification

---

Date: February 18, 2026  
To: Deadwood Property Owner / Resident  
From: Kevin Kuchenbecker  
Planning, Zoning & Historic Preservation Officer  
RE: Request for Conditional Use Permit for Wireless Communications Facility

---

**NOTICE IS HEREBY GIVEN**, that the following person(s) has applied to the City of Deadwood Planning and Zoning Office for a Conditional Use Permit for the operations of a Wireless Communications Facility as allowed under Section 17.20.030 Conditional Uses.

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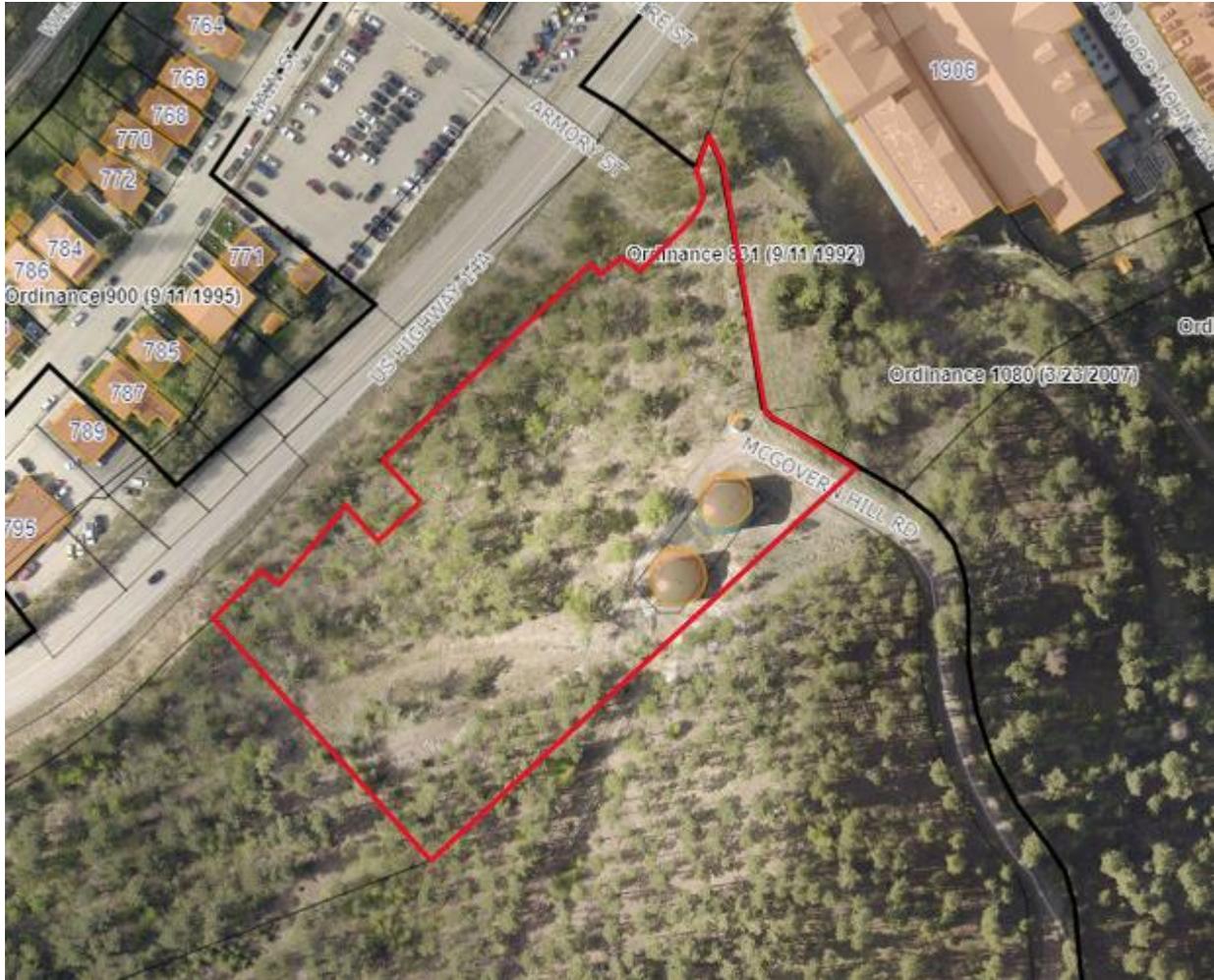
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**NOTICE IS FURTHER GIVEN**, that the proposed request for a Wireless Communications Facility is on file and available for public examination at the Deadwood Planning and Zoning Office located at 108 Sherman Street, Deadwood, South Dakota.

**ANY** interested person or his/her agent is invited to submit oral or written comments or suggestions regarding the request to the Commissions or their agent prior to or at the public hearing.

The purpose of this mailed notice is to reasonably inform the surrounding property owners of the applications for a Conditional Use Permit and to inform you of the type of use being requested.

If you have any questions, please feel free to contact our office at 605-578-2082.



Map showing location of the water tower lot on McGovern Hill.

