Historic Preservation Commission

The City-County of Butte-Silver Bow

5:30 p.m. Tuesday
October 6, 2020
Council Chambers
3rd Floor Courthouse
OR
Conference Call

Members

Steve Hinick, Chair
Mitzi Rossillon, Vice Chair
Butch Gerbrandt
Russell O'Leary
Jennifer Petersen
Bobbi Stauffer
John Weitzel

Meeting to be Held
Council Chambers, 3rd Floor Courthouse
Social Distancing and Masks Required

OR

Historic Preservation Commission Members and Members of the Public Can Participate by Calling:
1-877-820-7831
and
Entering Participant Passcode: 599883

You may encounter a busy signal --- if so, please keep trying until you get through

CALL TO ORDER

ROLL CALL

READING/APPROVAL OF THE PREVIOUS MEETING MINUTES:
September 1, 2020

PUBLIC COMMENT – ITEMS ON THE AGENDA

NEW/OLD BUSINESS

A. Withdrawal of Demolition Review COA: 121 E. Aluminum

B. Demolition Review COA: 916 S. Colorado

C. DOE/Demolition Review COA of Railroad Spur Trestle, former Hansen Packing Steam Plant, 390 Holmes Ave., Lot 1

D. NEPA Review: Construction of Communication Tower near Buxton.

STAFF/MEMBER REPORTS

Report of BSB Mothball Program

ANNOUNCEMENTS

PUBLIC COMMENT – ITEMS NOT ON THE AGENDA

ADJOURNMENT

Withdrawal of Demolition COA for 121 E, Aluminum

Big Sky Properties has asked to withdrawal its request for a permit to demolish the house at 121 N. Aluminum at this time while it continues to seek contractors and quotes for work to rehabilitate the house (see attached e-mails).

The Historic Preservation Officer recommends that the Demolition COA application for 121 E. Aluminum be withdrawn for consideration by the HPC at this time. This recommendation is made with the understanding that Big Sky Properties must return to the HPC for review of its Demolition COA application if it decides to apply for a demolish permit again.

Mary McCune Oct 4, 2020

McCormick, Mary

From: Trent Biggers <TrentB@townpump.com>
Sent: Friday, October 2, 2020 11:25 AM
To: McCormick, Mary
Cc: Big Sky Properties
Subject: RE: Notification of HPC findings: 117 & 121 E. Aluminum

This message did not originate from a Butte-Silver Bow email account and therefore cannot be validated. Please ensure you respond accordingly and proceed with caution.

Mary, my apologies for the delay. May you please withdrawal from the Agenda while we continue to try and find contractors? Much appreciated.

Trent Biggers
Facilities, Logistics, & Real Estate Manager
Town Pump Solutions Team
trentb@townpump.com

Town Pump, Inc.
600 S. Main Street
P.O. Box 6000
Butte, MT 59702
Phone:(406) 497-6700
Fax:(406) 496-6066

Find Us on the web, Montana's Best, at: http://www.townpump.com/

From: McCormick, Mary [mailto:mmccormick@bsb.mt.gov]
Sent: Wednesday, September 30, 2020 11:20 AM
To: Trent Biggers
Subject: [EXTERNAL EMAIL]RE: Notification of HPC findings: 117 & 121 E. Aluminum

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Trent,

The HPC has to make a decision within 45 days of September 1. They can wait to the end of the 45 days, October 16th, which means they'd have to call a special meeting. Alternatively, they could render a decision at their next regular meeting, Oct 6th. I will have it on the agenda for the Oct 6th meeting but it's up to HPC members on how to proceed. If they did nothing by the end of the 45 day period, Big Sky would be able to get a demolition permit without further consideration by the HPC. I know this HPC will not let the 45 days go by without voting on if to approve the permit or not Alternatively, Big Sky could pull their current demo permit request at this time and still be able to apply for a permit again at a later date.

Hope this is a helpful explanation,

Mary

BUTTE-SILVER BOW HISTORIC PRESERVATION OFFICE
CERTIFICATE OF APPROPRIATENESS APPLICATION

☒ **Demolition Review COA**
☐ **Design Review COA**

OWNER INFORMATION
Name: New Direction IRA F/B/O Jennifer L. Jollie IRA
Address: 1070 W. Century Dr. Ste. 101
City: Lousville **State** CO 80025-1657
Phone: **E-Mail (optional):**

APPLICANT INFORMATION (If different from owner)
Name: Jennifer L. Jollie
Address: 2200 Grand Ave
City: State: Butte **Zip:** MT
Phone: **E-Mail (optional):**

PROPERTY INFORMATION
Address: 916 South Colorado Street
Addition/Block/Lot: Carte Blanche/ Block 3/ Lot 15
Other Legal Description:

HISTORIC STATUS
National Register Listed ☐ **Individually**
☒ **Contributing to** Butte-Anaconda National Historic Landmark District
National Register Eligible ☐ **Individually**
☐ **Contributing to**
Local Register Listed ☐

SCOPE OF WORK (Describe the proposed project in detail. Insert or attach maps, drawings, reports, photographs or other materials as specified by the "SUBMITTAL REQUIREMENTS CHECKLIST" section of this form).
The applicant has applied for a permit to demolish the historic house at 916 South Colorado. Ms. Jollie acquired the deed to the property under an IRA in her name in 2018. At that time, she and her husband planned to rehabilitate the house. All fixtures and finishing materials (except some flooring) was removed from the house and the walls taken down to the studs. Due to concerns about the foundation, however, they decided to suspend the rehabilitation project and demolish the house instead.

The house is a single-story Queen Anne cottage of brick masonry construction. It is on a narrow lot and within a few feet of the house to the north at 914 S. Colorado and only about a foot from the house to the south at 918 S. Colorado. The house's brick walls rest on solid granite rock and decomposed granite in places. There is a central post and beam line. The beam has cracked. The southern wall is of greatest concerns due to the extensive erosion of the granite and brick from water exposure. Uncontrolled run off

from the roof at this house as well as the one next door at 918 S. Colorado likely is the primary source of this damage. The roofs likely have not had gutters for decades if ever.

Ms. Jollie first contacted Ms. McCormick about the possibilities of rehabilitating or demolishing the house in early October 2019. McCormick inspected the house and noted the foundation problems. She suggested that Ms. Jollie ask contractor Charlie Davies to look at the foundation and provide an assessment.

Mr. Davies, who has extensive experience in repairing/rebuilding historic building foundations, called Ms. McCormick after his inspection. It was his determination that the existing foundation was beyond repair and it would be unfeasible if not impossible to raise the house as necessary to construct a new foundation due to the very pour condition of the brick. Tearing down and rebuilding the south wall is also impossible due to its close proximity to the house at 918 S. Colorado. Besides the foundation, other areas of brick at 916 S Colorado are in very deteriorated condition.

After deciding to proceed with the demolition, Ms. Jollie provided the following plan and options. Please note that she also owns the house next door at 914 S. Colorado:

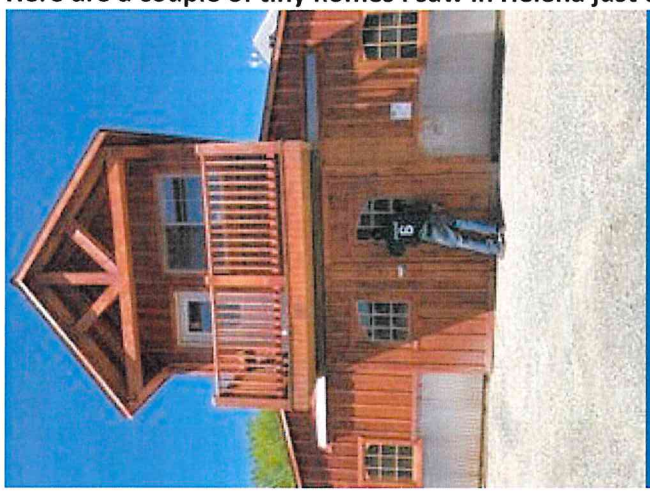
.

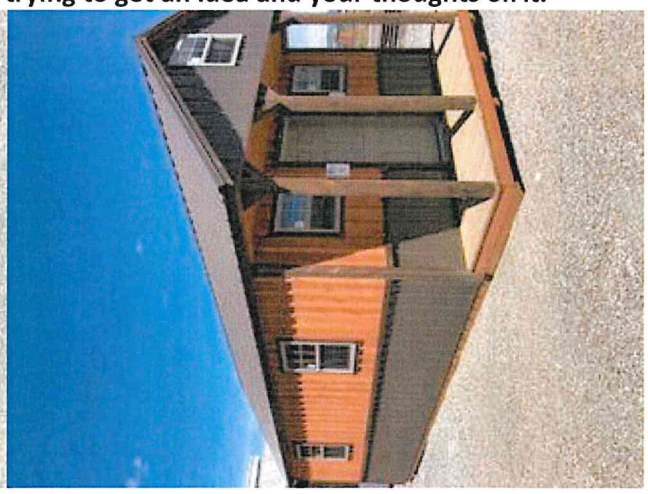
Year 1: Demo property [house at 916 S. Colorado]
End of Year 1: Submit plans for approval. In our plans, we would like to reuse the pillars and the shingles on the gable. If the original shingles can't be restored, then find shingles similar to match. See pics below.

Year 2: Finalize plans and start work
Here are my thoughts

1. (1) tiny home and a garage or pole barn in the back.
2. (2) single dwellings
3. Combine with 914 S Colorado and build a garage or pole barn
4. Combine with 914 S Colorado and put up a tiny home and a pole barn
5. Combine with 914 S Colorado and put up a garage with an apartment loft

Here are a couple of tiny homes I saw in Helena just trying to get an idea and your thoughts on it.





I will try to salvage the original siding, if not I will do some research to replace it. Here are some options I found.

The Foundry 1301202 7"W x 60 3/4"L Exposure,...
$153.44
Millwork.com
Free shipping

The Foundry 2001230 6"W x 60"L Exposure,...
$186.86
Millwork.com
Free shipping

Homeside Select Cedar Shake Vinyl Siding (1/2 Squar...
$197.65
Walmart - Modern...
Free shipping

Foundry - 10 Inch Staggered Shake - Vintage Taupe (820)
$287.95
VinylShake.com
Free shipping

Ms. McCormick notified Ms. Jollie that tiny homes and other prefabricated houses are not appropriate for new construction in a historic district. New constructions shall be compatible with the form, scale, massing, materials and design character of other historic homes in the neighborhood.

SUBMITTAL REQUIREMENTS CHECKLIST

Demolition Review COA

- ☒ Historic Property Inventory form.
- ☒ Site map showing footprint of building/structure proposed for partial or complete demolition and any other buildings/structures on the property.
- ☒ Photographs of all four facades of building/structure proposed for partial or complete demolition.
- ☒ Photographs of structural deficiencies of building/structure proposed for partial or complete demolition.
- ☐ Structural evaluation report prepared by a certified engineer or architect.
- ☐ Rehabilitation cost estimate prepared by a qualified contractor, or certified architect or engineer.
- ☐ Assessment of property's fair market value prepared by a realtor.
- ☐ Proof of advertisement for the sale or lease of the property for a period of 90 days.
- ☐ Relocation plan.
- ☐ Design Review COA for any new buildings or structures proposed for construction.

Design Review COA

- ☐ Historic Property Inventory form.
- ☐ Site map showing footprint of building/structure proposed for rehabilitation and any other buildings/structures on the property.
- ☐ Site map showing footprint of building/structure proposed for new construction.
- ☐ Elevation drawings of all facades proposed for rehabilitation, indicating window and door placement and types, other structural or stylistic elements, and construction materials.
- ☐ Elevation drawings of all four facades of new building/structure proposed for construction, indicating window and door placement and types, other structural or stylistic elements, and construction materials.
- ☐ Photographs of all four facades of building/structure proposed for rehabilitation.
- ☐ Photographs of all exterior structural/architectural elements proposed for repair or replacement rehabilitation

STAFF RECOMMENDATION

The Historic Preservation Officer recommends approval of the demolition permit for the historic house at 916 S. Colorado with two conditions:

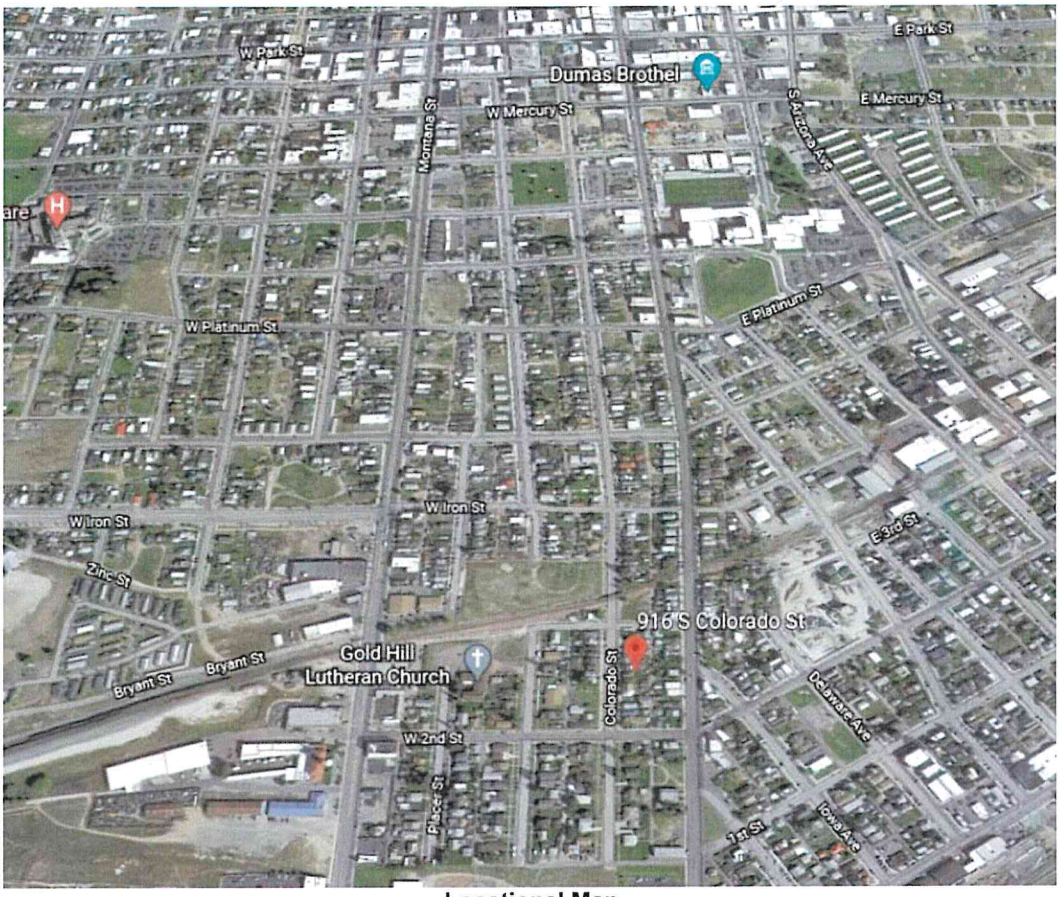
1) Salvage of reusable building materials and/or decorative elements will occur prior to the house's demolition. The property owner is advised to contact a mason(s) for deconstruction of the brick. Masons working in Butte's historic district have been willing to deconstruct historic brick buildings at no cost if they are able to keep the brick at no cost. Other salvageable items shall be removed for reuse or resale by the property owners or the property owners will make the items available for removal and reuse or resale by Butte CPR, Habitat for Humanity, and/or others.

2. The property owner will bring a Design Review COA application(s) for any new building(s) proposed for construction at 916 S. Colorado within the next ten year to the Historic Preservation Commission. The Design Review COA shall be approved by the HPC prior to the property owner securing a building permit.

Signature of HPO **Date**

Mary Mac Donald 1 Oct 2020

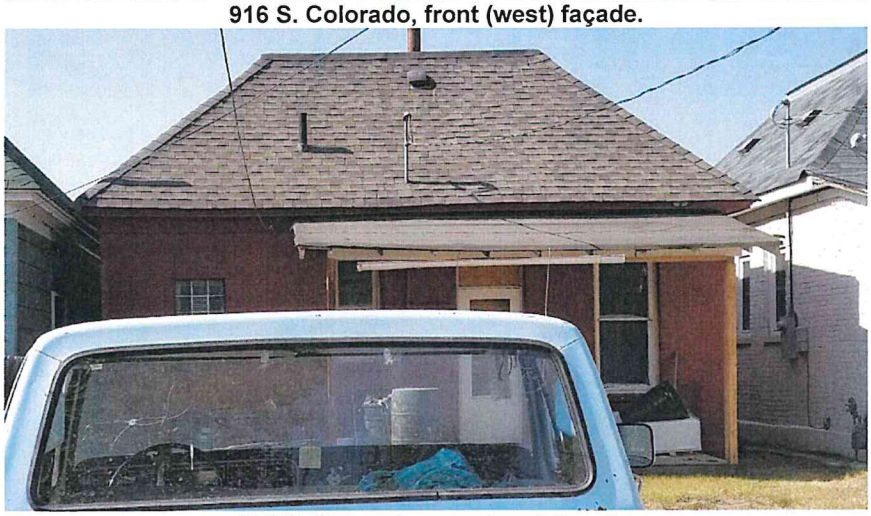
Signature of Applicant/Owner **Date**



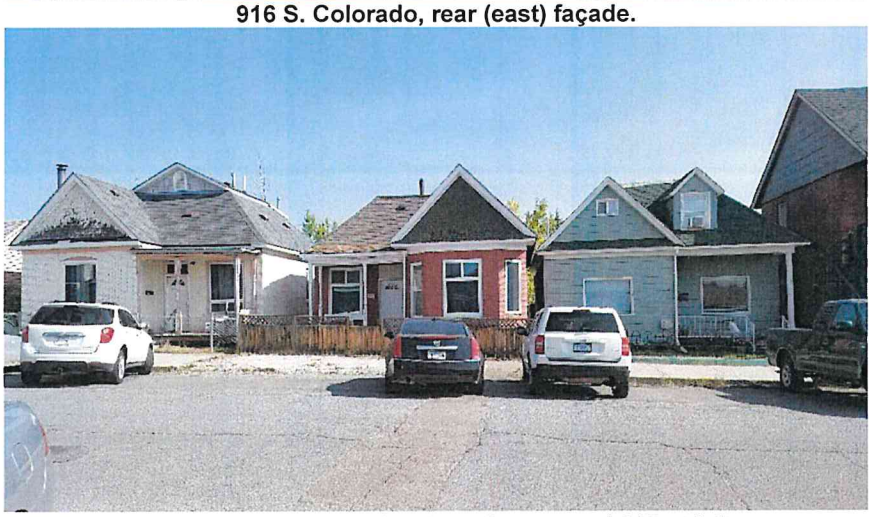
Locational Map

Site Map

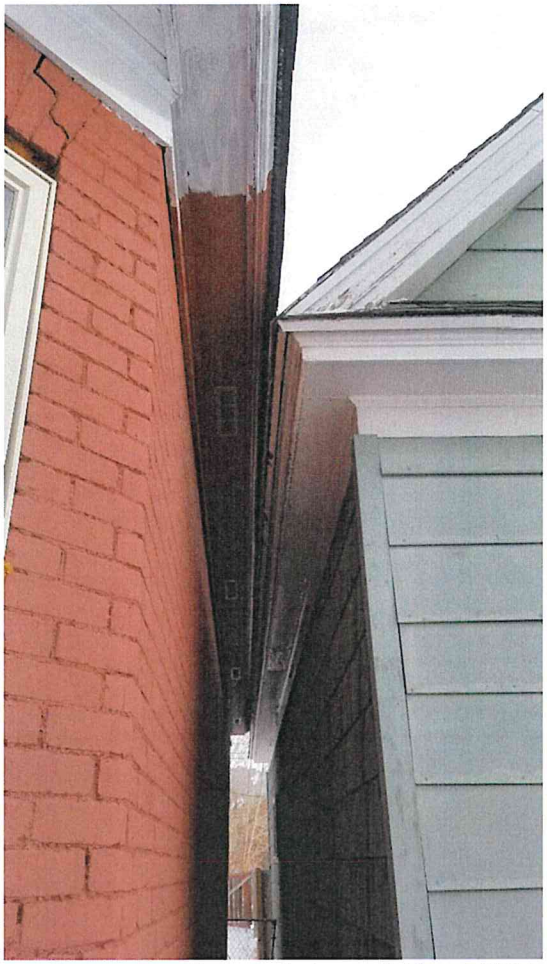
916 S. Colorado, front (west) façade.



916 S. Colorado, rear (east) façade.



914 S. Colorado at left, 916 at Center, and 918 at left

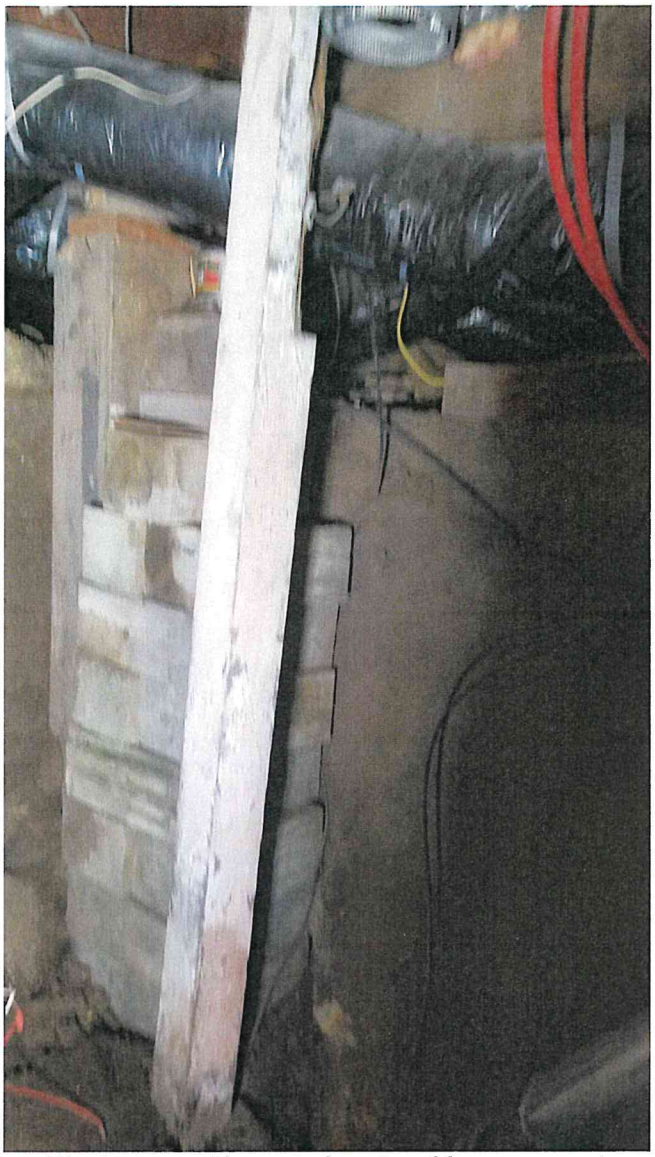


Roof eaves and narrow wall space between 916 and 918 S. Colorado

Deteriorated brick and mortar joints at base of front bay, 916 S. Colorado

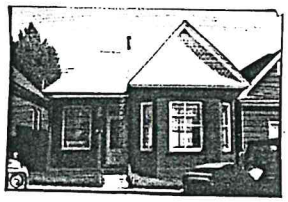
Existing conditions of front room, 916 S. Colorado

Deteriorated brick and granite at south foundation. 916 S. Colorado



Displaces post in central post-and-beam support in basement, 916 S. Colorado.

MONTANA HISTORIC * ARCHITECTURAL INVENTORY



LEGAL LOCATION: Carte Blanche (addition) 3 (block) 15 (lot(s)) DATE: _____

ADDRESS: 916 (no.) Colorado (street) (city) (county)

OWNERSHIP:
☐ public
☒ private
name: Joseph M. & Dorothy L. Garvey
address: 1030 W. Gold

N NE E SE S SW W NW
roll # 15 frame # 6

sketch plan with arrow north

HISTORIC NAME: _____
ORIGINAL OWNER: (1903) JAMES J. HOGAN
DATE OF CONSTRUCTION: 1900 -1903 ☐ documented ☒ estimate
COMMON NAME: _____
ARCHITECT/BUILDER: _____
ORIGINAL USE: _____
PRESENT USE: _____

RESEARCH SOURCES:
☐ abstract of title
☒ plat records/maps
☒ tax cards
☒ building permit
other DAYBOOK 1903
☒ Sanborn maps 1900-1916
☒ sewer permit 1904
☒ city directories 1903
☐ obituaries
☐ biography

SURROUNDING ENVIRONMENT:
☐ open land
☐ scattered buildings
☒ high building density
☒ residential
☐ agricultural
☐ commercial
☐ industrial

NUMBER OF STORIES:
1 1½ 2 2½ 3 3½

CHIMNEYS: position and number
None

FOUNDATION:
☐ rubble stone
☐ coursed stone
☒ concrete
☐ concrete block
☐ other

BUILDING TYPE/ARCHITECTURAL STYLE:

ROOF: (type)
☐ gable
☐ gambrel
☐ hipped
☐ dormers
☒ combination
☐ flat
☐ shed
☐ mansard
☐ turret
(covering)
☐ wood shingle
☐ metal
☐ wood shake
☐ slate
☒ asphalt

WINDOWS: (type)
☒ double hung
☐ casement
☐ fixed
(sash arrangement)
1/1 2/2 4/4
2/1 3/1 4/1
other _____

EXTERIOR MATERIALS:
☒ brick (coursing & color) American bond/red
☐ stone (coursing & type) _____
☐ log (notch type) _____
☒ shingle (edge type) _____
☐ clapboard
☐ shiplap
☐ stucco
☐ asbestos siding
☐ aluminum siding
other:

OUTBUILDINGS:
☐ barns
☐ sheds
☐ garage
☐ carriage house
☐ sauna
other: _____

Describe significant architectural features and note any additions, alterations, & changes in materials

PHYSICAL DESCRIPTION:

This 1 story Queen Anne cottage has a concrete foundation and the brick is painted red and laid in a running bond. The windows are double hung with back sills and flat brick arches. There is some stained glass. In the gable facade are wood shingles. The front porch has turned posts. The rest of the roof is hipped and covered with asphalt shingles.

HISTORICAL SIGNIFICANCE: Describe important persons, events, and/or historical patterns associated with structure, site and surrounding area.

James J. Hogan was a pressman for the Butte Miner in 1903 & resided here.

ARCHITECTURAL SIGNIFICANCE: Explain how location, design, materials, and/or workmanship contribute to the property's significance.

The Queen Anne cottage is a vernacular version of the Queen Anne style of architecture. Larger and more picturesque than the simplest cottages, it is notable for its bay front and gingerbread trim. Frequently it is among the best maintained residences in the CBN.

INFORMATION VALUE: Explain how the extant structure/site may demonstrate or yield information about its historic use or construction.

CONTRIBUTION TO A DISTRICT: Describe the visual and historic relationship between the structure/site and the surrounding area.

This house was built between 1900 and 1916, probably before 1904. It is a part of the Carte Blanche addition, platted in 1892. It is a contributing structure within the CBN.

FORM PREPARED BY:

Name: J BYRNE Telephone Number:

Address: Date: 1982

SHPO COMMENTS:

UTM Reference: / / USGS map Sec T R

October 2, 2020

Subject: **Proposed Approximately 195-ft AGL (199-ft AGL overall w/ appurtenances) Self-Support Communications Tower**
Skyway Towers, LLC Site: Buxton (MT-06220)
FCC TCNS #218404, filed 8/31/20
Lily Meadows
Butte, MT 59750
(Silver Bow County)

To Whom It May Concern:

Tower Engineering Professionals, Inc., (TEP) is assisting Skyway Towers, LLC to complete a NEPA Checklist (FCC Compliance Act) for a proposed 195-ft AGL (199-ft AGL w/appurtenances) self-support communications tower and its associated proposed 75-ft x 75-ft tower compound lease area containing a 30-ft x 45-ft fenced compound, a proposed 30-ft wide x ~435-ft long ingress/egress easement, and a proposed 30-ft wide x ~628-ft long utility easement located east of a portion of Lily Meadows, west of I-15, south of Buxton Road, southwest of the City of Butte, in Silver Bow County, Montana (Silver Bow County Geocode: 01-1093-11-3-01-01-0000). The proposed 30-ft wide ingress/egress easement will proceed southeasterly from Lily Meadows for ~435-ft before reaching the proposed 75-ft x 75-ft tower compound lease area. The proposed 30-ft wide utility easement will proceed west-northwesterly from the 75-ft x 75-ft lease area for ~628-ft past Lily Meadows toward an existing wooden utility pole-mounted transformer. The proposed 75-ft x 75-ft tower compound lease area, 30-ft wide x ~435-ft long ingress/egress easement, and 30-ft wide x ~628-ft long utility easement are herein referred to as the proposed action area.

The APE for direct effects for the proposed project is limited to the proposed self-support communications tower, its associated 75-ft x 75-ft tower compound lease area containing a 30-ft x 45-ft fenced tower compound, the proposed 30-ft wide x ~435-ft long ingress/egress easement, and the proposed 30-ft wide x ~628-ft long utility easement. The APE for visual effects is the geographic area in which the undertaking has the potential to introduce visual elements that diminish or alter the setting, including the landscape, where the setting is a character-defined feature of a historic property that makes it eligible for listing on the National Register of Historic Places (National Register). The proposed self-support tower will be less than 200-ft AGL, therefore, pursuant to the Nationwide PA (FCC 2004), the APE for visual effects is determined to be a 0.5-mile radius from the proposed tower site.

At the time of inspection, the proposed action area was observed to be occupied by undeveloped rangeland. The parent property was primarily occupied by undeveloped rangeland. The proposed tower compound is located in a portion of Silver Bow County where the majority of the surrounding area is occupied by undeveloped rangeland, agricultural land, and low-density residential land.

The approximate coordinates of the proposed project area are as follows:

Latitude: N 45° 56' 18.06" (NAD 83)
Longitude: W 112° 40' 45.51" (NAD 83)

500 E. 84th Ave, Suite C10 Thornton, CO 80229 O) (303) 566-9929 F) (919) 661-6350
tcns@tepgroup.net

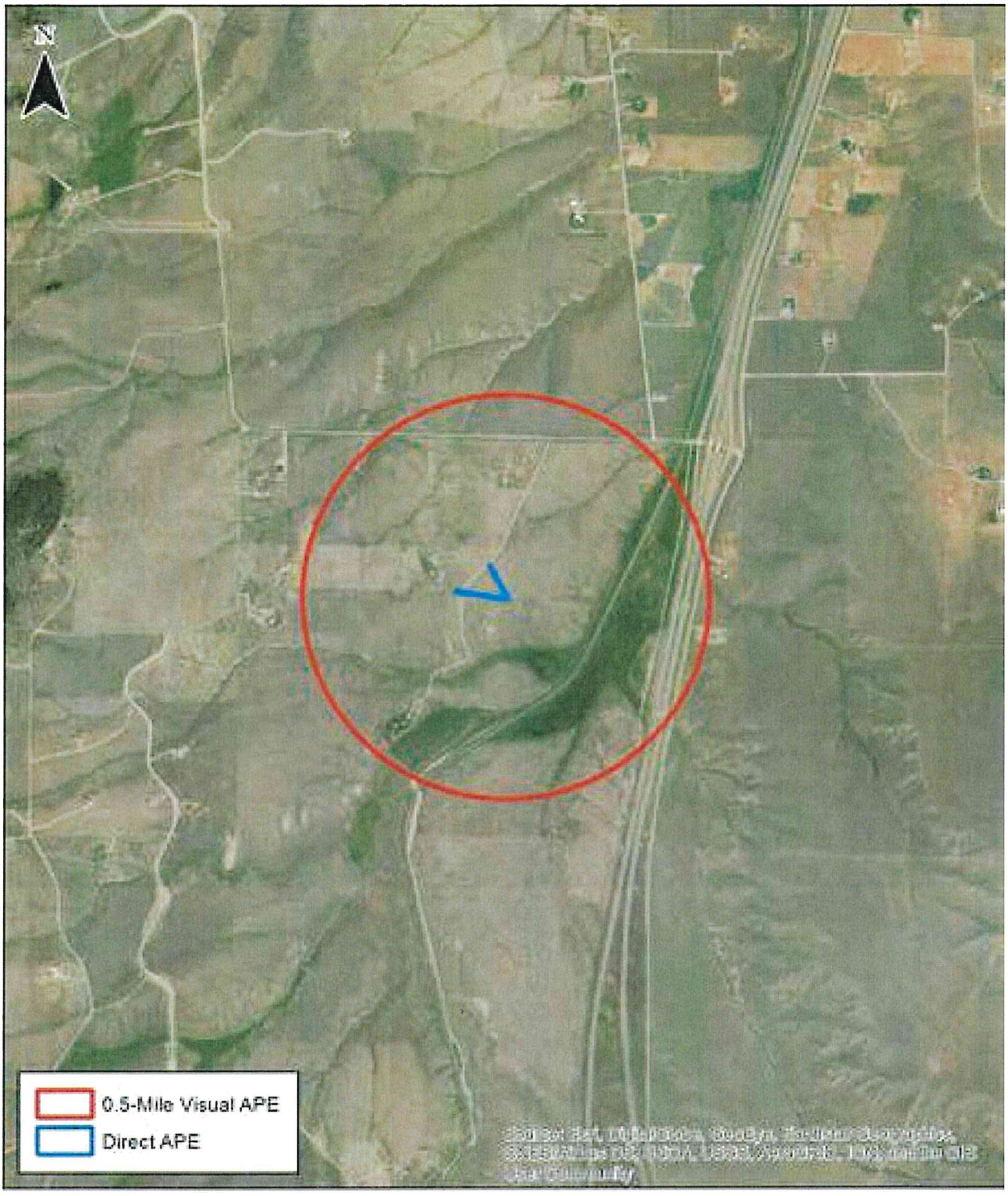
On July 8, 2020, Damon Murdo conducted a records search of the Cultural Resource Annotated Bibliography System (CRABS) and Cultural Resource Information Systems (CRIS) of the Montana SHPO. No (0) National Register of Historic Places (NRHP) listed properties are located within the 0.50-mile visual APE. One (1) NRHP eligible property is located within the 0.50-mile visual APE: the Union Pacific Railroad. On September 15, 2020, TEP personnel conducted an assessment on the portion of the eligible Union Pacific Railroad that runs through the 0.50-mi visual APE to determine the visual effects on the historic property. Photographs were taken along accessible portions of the railroad within the 0.50-mi visual APE. The proposed tower will be visible from the Union Pacific Railroad. However, due to above ground modern intrusions such as overhead electric wires and the modernized Interstate-15, it is the opinion of TEP that the addition of the proposed cell tower to the viewshed will have **No Adverse Effect** on the Union Pacific Railroad.

On September 15, 2020, Nikki Mauro of TEP, who meets the Secretary of the Interior's Standards for archaeology, conducted a pedestrian survey of the APE for direct effects, spending 2 hours in the field. Conditions were good for inventory, with hazy skies and temperatures in the mid-70s Fahrenheit. Ground surface visibility was 70-80 percent in the lease area and in the proposed ingress/egress and utility easements. There are no (0) properties aside from the aforementioned railroad recorded in historical topo maps or aerials within the project area. No significant cultural materials or features were identified on the surface of the direct APE.

We are contacting your office to provide notification of the proposed undertaking and to invite any comments you may have regarding the potential effects the proposed tower may have on Historic Properties. The Cultural Resources report for this project has been included for your review. If there are any questions, or if any additional information is needed, please do not hesitate to call. Thank you for your assistance and cooperation.

Sincerely,

Samuel M. Shantry
Environmental Scientist II
Tower Engineering Professionals, Inc.



MT-06220 Buxton Tower
Silver Bow County, MT

SKYWAY SITE #:	MT-06220
SITE NAME:	BUXTON
PROJECT DESCRIPTION:	PROPOSED WIRELESS TELECOMMUNICATION FACILITY
TOWER TYPE:	195' SELF SUPPORT TOWER
SITE ADDRESS:	XXXX LILLY MEADOWS BUTTE, MT 59750 (SILVER BOW COUNTY)
JURISDICTION:	SILVER BOW COUNTY
LEASE AREA:	5,625 ± S.F. (0.13 AC.)
PROPERTY CATEGORY:	AGRICULTURAL AND TIMBER
PROPERTY TYPE:	VAC_R-VACANT LAND-RURAL
PARCEL #:	01-1093-11-3-01-01-0000

PROJECT INFORMATION

LATITUDE N 45.9383500° (NAD '83)
LONGITUDE W 112.6793083° (NAD'83)
GROUND ELEV. (AMSL) 5,580.36' (NAVD '88)
*INFORMATION PROVIDED IN THE FORM OF A 1-A CERTIFICATION PROVIDED BY BOERS LAND SURVEYING AND MAPPING INC., ON JULY 10, 2020.

1-A CERTIFICATION

LOCATION MAP

FROM BOZEMAN, MT: HEAD WEST ON INTERSTATE 90 FOR 87 MILES. TAKE EXIT 121 FOR I-15S TOWARD DILLON/IDAHO FALLS. CONTINUE ON I-15S FOR 4.4 MILES, THEN TAKE EXIT 116. TURN RIGHT ONTO BUXTON ROAD FOR 0.4 MILES, THEN TURN LEFT ONTO LILLY MEADOWS ROAD FOR 0.4 MILES. THE SITE WILL BE IMMEDIATELY TO YOUR LEFT.

DRIVING DIRECTIONS

PLANS PREPARED FOR:

SKYWAY TOWERS
3637 MADACA LANE
TAMPA, FL 33618

SITE NAME: MT-06220 BUXTON
XXXX LILLY MEADOWS
BUTTE, MT 59750
(SILVER BOW COUNTY)

N 45.9383500° W 112.6793083°

TOWER OWNER:
NAME: SKYWAY TOWERS
ADDRESS: 3637 MADACA LANE
CITY, STATE, ZIP: TAMPA, FL 33618
CONTACT: JUSTIN JONES
PHONE: (813) 960-6217

SITE ACQUISITION:
NAME: ALPHA TELECOMM CONSULTING SERVICES
ADDRESS: 1020 VALLEY VIEW DRIVE
CITY, STATE, ZIP: GREAT FALLS, MT 59404
CONTACT: JOHN MIZELLE
PHONE: (406) 868-4255

SURVEYOR:
NAME: BOERS LAND SURVEYING AND MAPPING, INC.
ADDRESS: P.O. BOX 3531
CITY, STATE, ZIP: BOZEMAN, MT 59772
CONTACT: DAN BOERS, P.L.S.
PHONE: (406) 600-3790

CIVIL ENGINEER:
NAME: TOWER ENGINEERING PROFESSIONALS, INC.
ADDRESS: 500 E. 84TH AVENUE, SUITE C10
CITY, STATE, ZIP: THORNTON, CO 80229
CONTACT: NICHOLAS M. CONSTANTINE, P.E.
PHONE: (919) 566-9914

PROPERTY OWNER:
NAME: UELAND RANCHES INC
ADDRESS: P.O. BOX 127
CITY, STATE, ZIP: RAMSAY, MT 59748
CONTACT: DON UELAND
PHONE: UNKNOWN

CONTACT INFORMATION

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

1. INTERNATIONAL BUILDING CODE (2012 EDITION)
2. LOCAL BUILDING CODE
3. CITY/COUNTY ORDINANCES
4. ANSI/TIA/EIA-222-G
5. NATIONAL ELECTRIC CODE (2014 EDITION)
6. INTERNATIONAL FIRE CODE (2012 EDITION)

CODE COMPLIANCE

811 Know what's below. Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER/ SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

UTILITY STATEMENT

UTILITIES:
POWER COMPANY: NORTHWESTERN ENERGY
CONTACT: CUSTOMER SERVICE
PHONE: (888) 467-2669

TELEPHONE COMPANY: RFWAVE HIGH SPEED INTERNET
CONTACT: CUSTOMER SERVICE
PHONE: (406) 563-5333

SHEET	DESCRIPTION	REV
T1	TITLE SHEET	1
N1	GENERAL NOTES	1
C1	EXTENDED SITE PLAN	1
C2	SITE PLAN	1
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INDEX OF SHEETS

PLANS PREPARED BY:

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

REV	DATE	ISSUED FOR:
1	09-01-20	PRELIMINARY
0	08-26-20	PRELIMINARY

DRAWN BY: JDS | CHECKED BY: ARB

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DO NOT USE FOR CONSTRUCTION

SEAL:

SHEET NUMBER: T-1
REVISION: 1
TEP#: 246922.424671

1. ALL REFERENCES MADE TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED SKYWAY TOWERS OR IT'S DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF MONTANA.
3. THE STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH ANSI/TIA-222-G-2-2009. THIS CONFORMS TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 2012 EDITION.
4. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2012 EDITION.
5. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
6. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND IT'S COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
8. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATION. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
9. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
RENTAL CHARGES, SAFETY, PROTECTION AND MAINTENANCE OF RENTED EQUIPMENT SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE LESSEE PROJECT MANAGER.
12. BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR/OWNER. CONTRACTOR/OWNER SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
13. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
14. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER.
15. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFT MATERIAL SHALL BE REWORKED OR REPLACED.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
17. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.
18. ANY BUILDINGS ON THIS SITE ARE INTENDED TO SHELTER EQUIPMENT WHICH WILL ONLY BE PERIODICALLY MAINTAINED AND ARE NOT INTENDED FOR HUMAN OCCUPANCY.
19. TEMPORARY FACILITIES FOR PROTECTION OF TOOLS AND EQUIPMENT SHALL CONFORM TO LOCAL REGULATIONS AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
20. THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL CARRY LIABILITY INSURANCE IN THE AMOUNTS AND FORM IN ACCORDANCE WITH THE LESSEE SPECIFICATIONS. CERTIFICATES DEMONSTRATING PROOF OF COVERAGE SHALL BE PROVIDED TO THE LESSEE PRIOR TO THE START OF THE WORK ON THE PROJECT.
21. THE CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITY SERVICES TO VERIFY LOCATIONS OF EXISTING UTILITIES AND REQUIREMENTS FOR NEW UTILITY CONNECTIONS PRIOR TO EXCAVATING.
22. THE CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. ALL WASTE MATERIALS SHALL BE REMOVED FROM THE SITE PRIOR TO SUBSTANTIAL COMPLETION AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL FURNISH ONE 55 GALLON BARREL, AND TRASH BAGS, AND SHALL REMOVE TRASH, DEBRIS, ETC., ON A DAILY BASIS.
23. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS PRIOR TO SUBMITTING HIS PROPOSAL. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE SKYWAY TOWERS PROJECT ENGINEER FOR FACILITIES/CONSTRUCTION.
24. THE CONTRACTOR SHALL GUARANTEE THE WORK PERFORMED ON THE PROJECT BY THE CONTRACTOR AND ANY OR ALL OF THE SUBCONTRACTORS WHO PERFORMED WORK FOR THE CONTRACTOR ON THIS PROJECT. THE GUARANTEE SHALL BE FOR A FULL YEAR FOLLOWING ISSUANCE OF THE FINAL PAYMENT OF RETAINAGE. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.

UTILITY NOTES

1. APPLY FOR THE UTILITY SERVICE (ELECTRIC) NO LATER THAN THE NEXT BUSINESS DAY FOLLOWING AWARD OF CONTRACT. COORDINATE WITH THE ELECTRIC UTILITY COMPANY FOR EXACT TRANSFORMER LOCATION, METERING REQUIREMENTS, AND THE SERVICE ROUTING. COORIDNATE WITH THE TELEPHONE UTILITY COMPANY FOR EXACT TELEPHONE REQUIREMENTS AND ROUTING OF SERVICE.
2. ALL UTILITY RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE UTILITY REQUIREMENTS. FIELD VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT UTILITIES AND LOCATOR SERVICE A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION. (MT ONE-CALL 1-800-424-5555).
4. CONTRACTOR SHALL PROVIDE TRENCHING AND CONDUITS AS SHOWN OR AS REQUIRED BY LOCAL UTILITY.
5. NO PENETRATIONS TO THE TOWER FOUNDATION OF ANY KIND.

NOXIOUS WEED PLAN:

THE FOLLOWING ACTIONS WILL BE TAKEN BY THE APPLICANT TO COMPLY WITH THE MONTANA NOXIOUS WEED POLICY:

- ALL HEAVY EQUIPMENT USED DURING CONSTRUCTION WILL BE WASHED BEFORE DEPARTURE FROM THE EQUIPMENT STORAGE FACILITY TO ENSURE THAT WEED SEED FROM DIFFERENT REGIONS ARE NOT TRANSPORTED ONTO THE HOST PROPERTY.
- IF WEEDS GROW INSIDE THE COMPOUND, SKYWAY WILL NOTIFY THE CONSTRUCTION MANAGER TO GET A CONTRACTOR OUT TO THE AREA TO ASSESS AND CORRECT THE SITUATION. WEEDS OUTSIDE OF THE COMPOUND WILL BE WORKED OUT BETWEEN THE LANDOWNER AND SKYWAY. RECLAMATION OF DISTURBED AREAS WILL INCLUDE CONTROL OF NOXIOUS WEEDS AND INVASIVE PLANT SPECIES, INCLUDING CHEATGRASS (BROMUS TECTORUM) AND JAPANESE BROME (BROMUS JAPONICUS).
- IF CONSTRUCTION OF THE SITE RESULTS IN THE PROPOGATION OF NOXIOUS WEEDS, THE APPLICANT WILL TREAT NOXIOUS WEEDS USING METHODS APPROVED BY THE COUNTY WEED COORDINATOR.

DUST SUPPRESSION PLAN DURING CONSTRUCTION:

GRADING WILL BE MINIMAL AND TOTAL CONSTRUCTION TIME SHOULD BE 3-4 WEEKS. DUE TO THE SHORT CONSTRUCTION TIME AND MINIMAL CONSTRUCTION TRAFFIC, DUST SUPPRESSION IS GENERALLY NOT NEEDED FOR CONSTRUCTION OF TELECOMMUNICATION FACILITIES AND SHOULD NOT BE A FACTOR. IF REQUIRED, SHORT TERM DUST CONTROL WILL BE PROVIDED BY UTILIZING A WATER TRUCK AND WETTING THE AFFECTED SOILS WITH NON-POTABLE WATER.

PLANS PREPARED FOR:

SKYWAY TOWERS
3637 MADACA LN.
TAMPA, FL 33618
OFFICE: (813) 960-6217

PROJECT INFORMATION:

BUXTON
SKYWAY SITE#: MT-06220

XXXX LILLY MEADOWS
BUTTE, MT 59750
(SILVER BOW COUNTY)

PLANS PREPARED BY:

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SHEET TITLE:

GENERAL NOTES

SHEET NUMBER: **N-1**

REVISION: 1

TEP #: 248922.424671

LEGEND

- PARENT PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- EXIST. CONTOUR LINE
- EDGE OF PAVEMENT
- PROPERTY CORNER
- LEASE/EASEMENT CORNER
- EXISTING RIGHT OF WAY
- OVERHEAD WIRE
- BURIED TELCO
- EXISTING UTILITY POLE
- TELCO PEDESTAL

1-A CERTIFICATION

LATITUDE:	N 45.9383500°	(NAD '83)
LONGITUDE:	W 112.6793083°	(NAD '83)
ELEVATION:	5,580.36'	(NAVD '88)

NOTES:

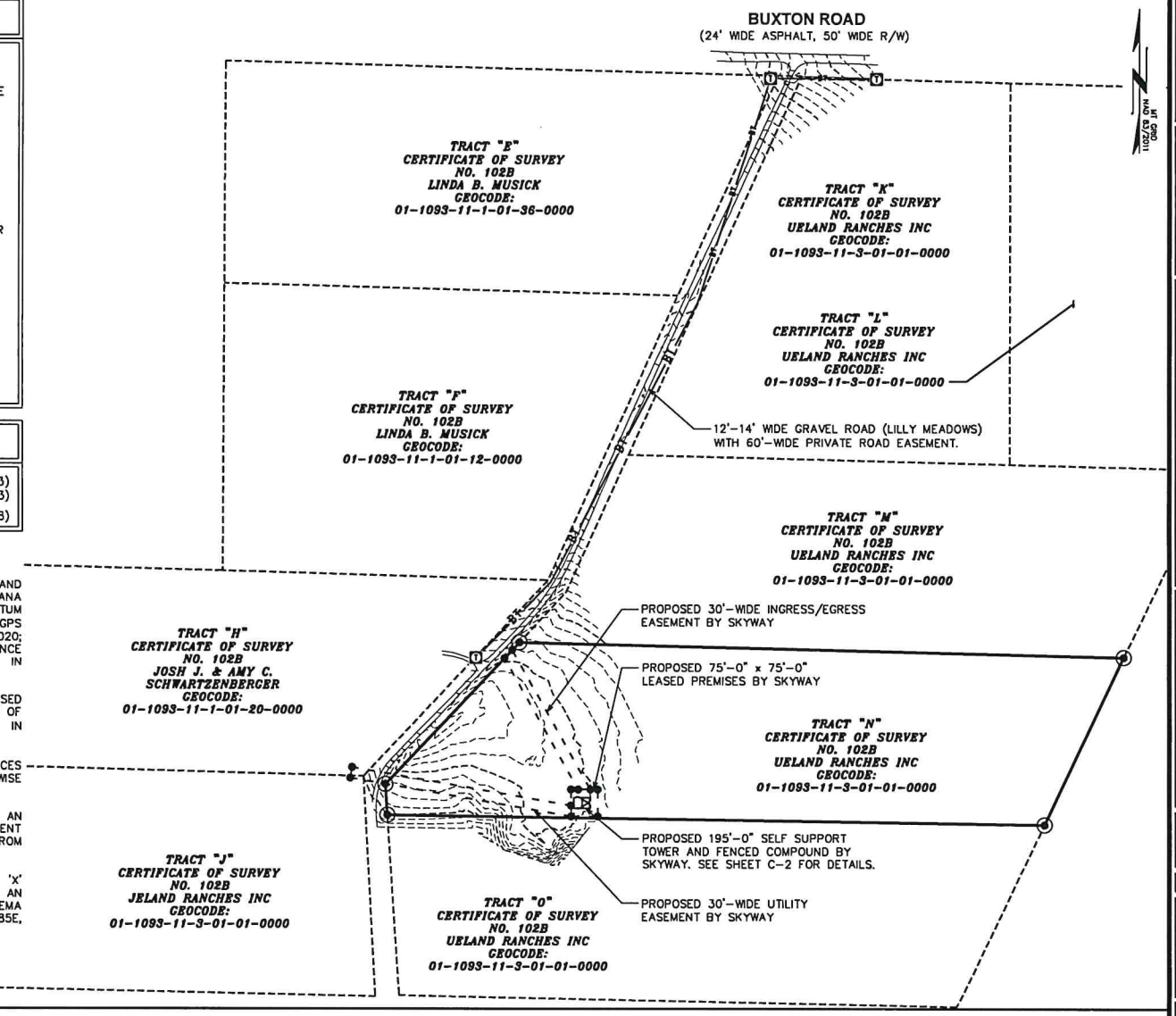
1. BASIS OF THE BEARINGS AND COORDINATES SHOWN IS THE MONTANA COORDINATE SYSTEM, NORTH AMERICAN DATUM (NAD83/2011) BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON JUNE 23, 2020; TIED TO THE NATIONAL SPATIAL REFERENCE SYSTEM VIA CORS AND EXPRESSED IN INTERNATIONAL FEET.

2. VERTICAL INFORMATION SHOWN IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND EXPRESSED IN INTERNATIONAL FEET.

3. ALL DISTANCES ARE 'GROUND' DISTANCES IN U.S. SURVEY FEET, UNLESS OTHERWISE NOTED.

4. THIS PLAN DOES NOT REPRESENT AN ACTUAL BOUNDARY SURVEY OF THE PARENT PARCEL. BOUNDARY LINES ARE DRAWN FROM FIELD LOCATIONS OF FOUND MONUMENTS.

5. THE PROPERTY IS LOCATED IN ZONE 'X' OF THE SPECIAL FLOOD HAZARD AREA, AN AREA OF 0.2% CHANCE OF FLOODING; FEMA COMMUNITY PANEL NO. 30093C0285E, EFFECTIVE DATE: JANUARY 06, 2012.



EXTENDED SITE PLAN

SCALE: 1" = 300'

0 300 600

SCALE IN FEET

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PROJECT INFORMATION:

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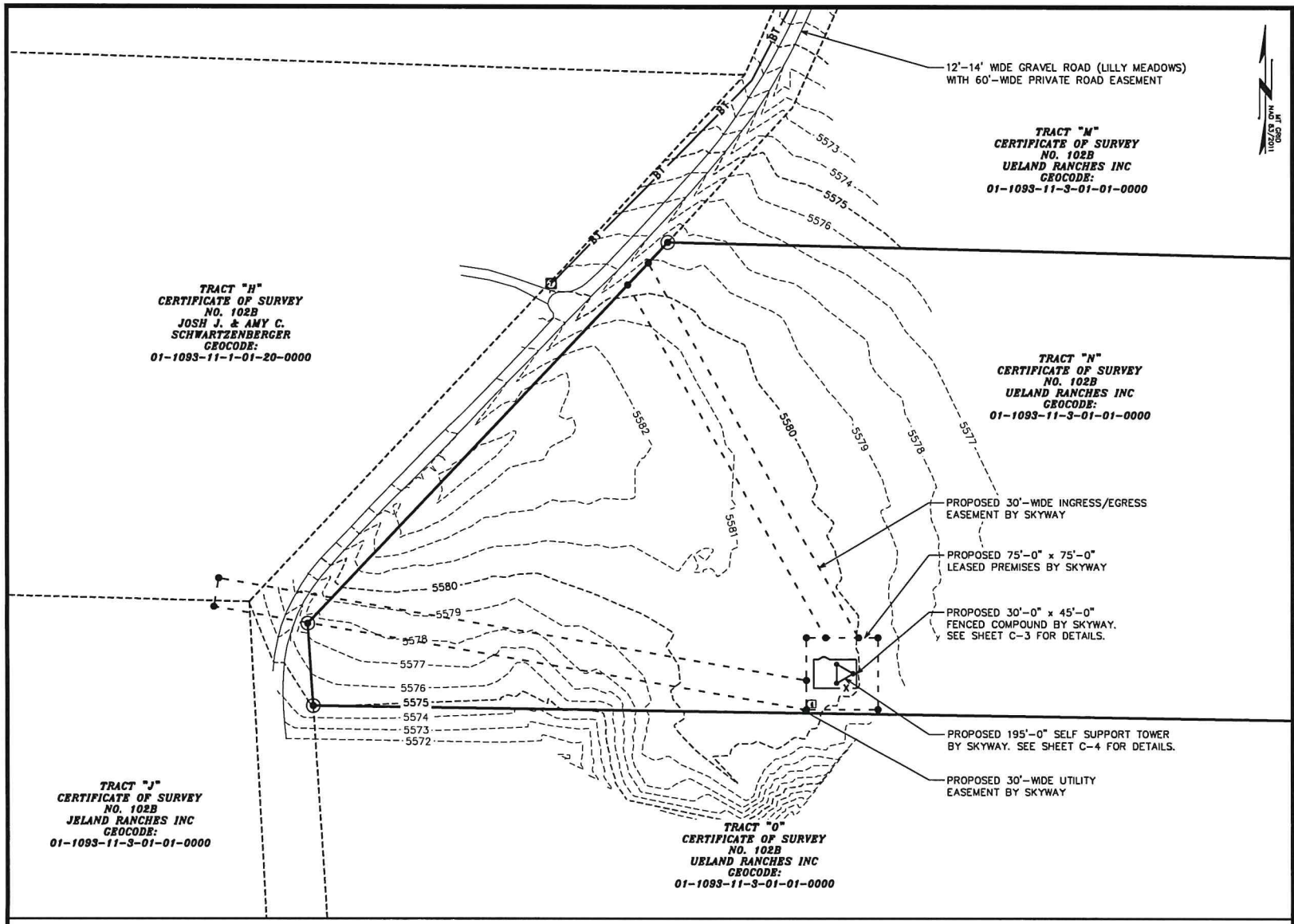
EXTENDED SITE PLAN

SHEET NUMBER: **C-1**

REVISION: 1

TEP #:248822.424671



SITE PLAN

SCALE: 1" = 100'

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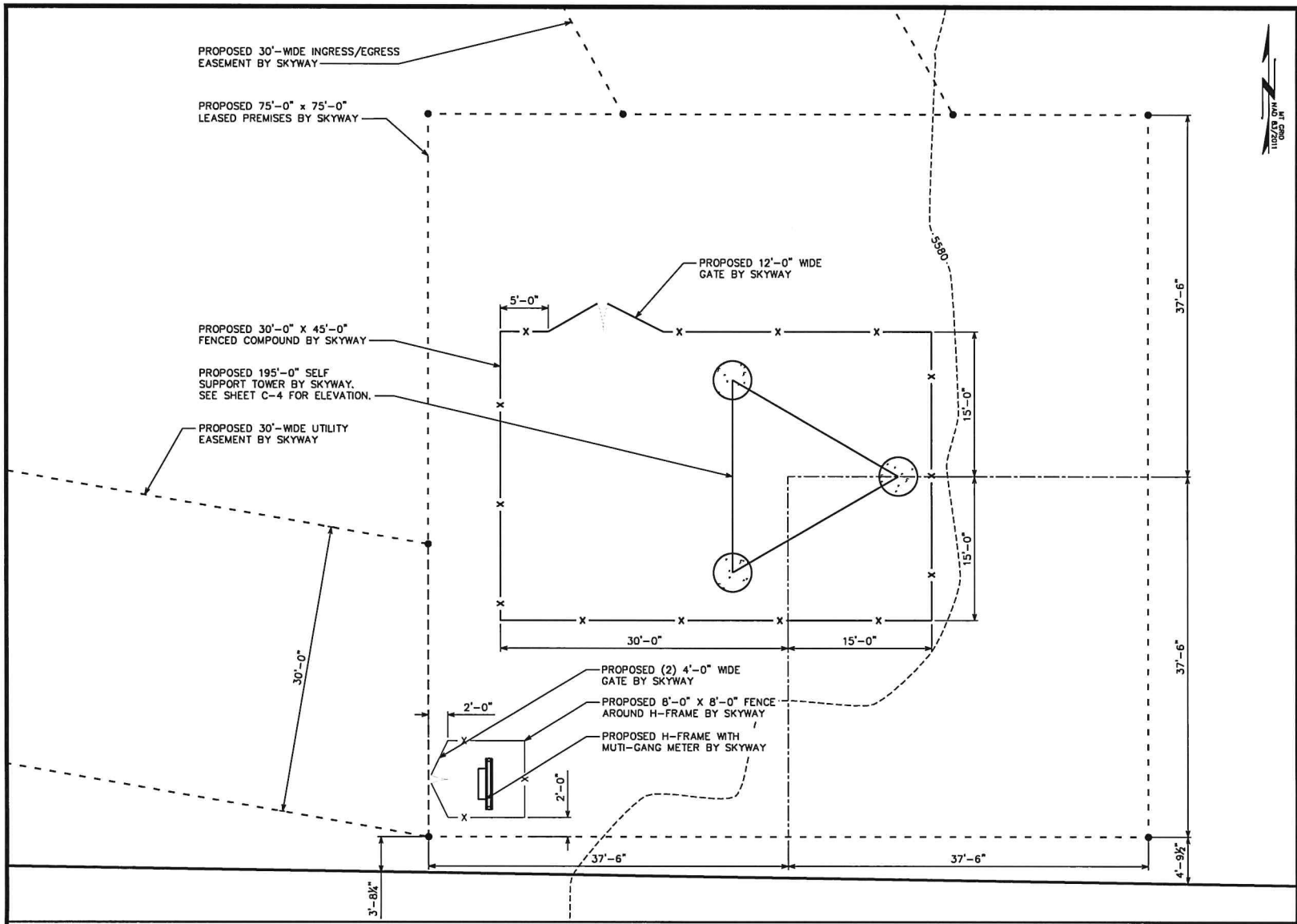
SHEET TITLE:

SITE PLAN

SHEET NUMBER: **C-2**

REVISION: 1

TEP #: 248922.424671



COMPOUND DETAIL

SCALE: 1" = 10'

0 10 20

SCALE IN FEET

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SHEET TITLE:

COMPOUND DETAIL

SHEET NUMBER: **C-3**

REVISION: 1

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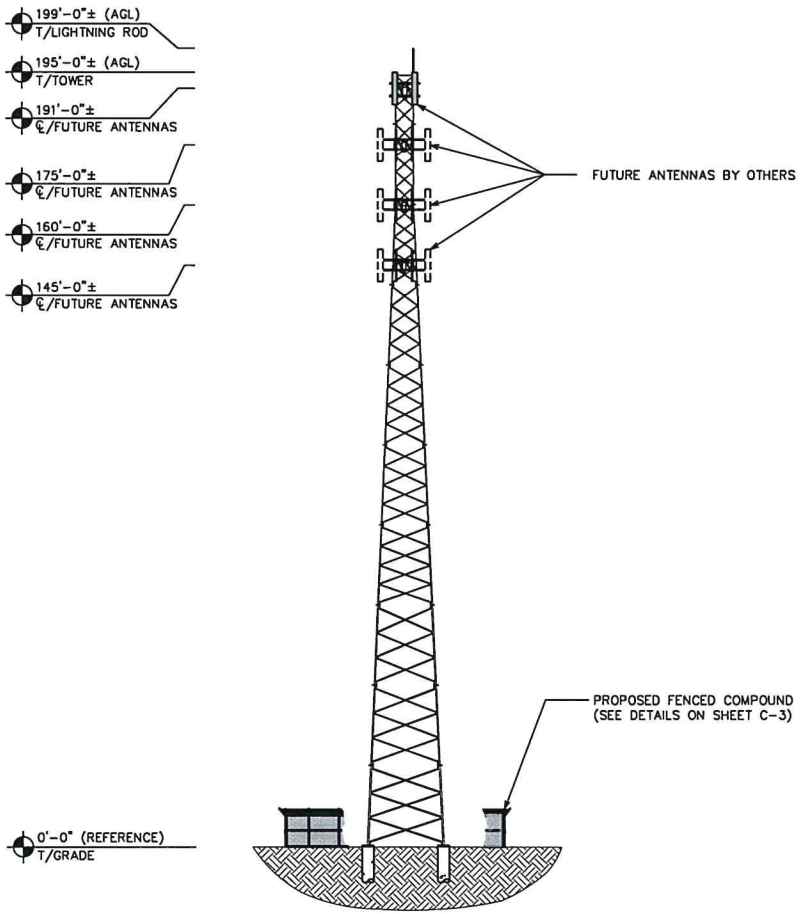

TOWER NOTES:

1. TOWER TO REMAIN A GALVANIZED COLOR.
2. TOWER SHALL NOT BE LIT UNLESS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION.
3. PROPOSED COAX MOUNTED TO WAVEGUIDE LADDER (PROVIDED BY TOWER MANUFACTURER).
4. TOWER TO INCLUDE SAFETY CABLE. DO NOT INCLUDE SAFETY CLIMB MECHANISM.

TOWER ELEVATION

SCALE: 1" = 30'

0 30 60

SCALE IN FEET

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SHEET TITLE:

TOWER ELEVATION

SHEET NUMBER: **C-4**

REVISION: 1

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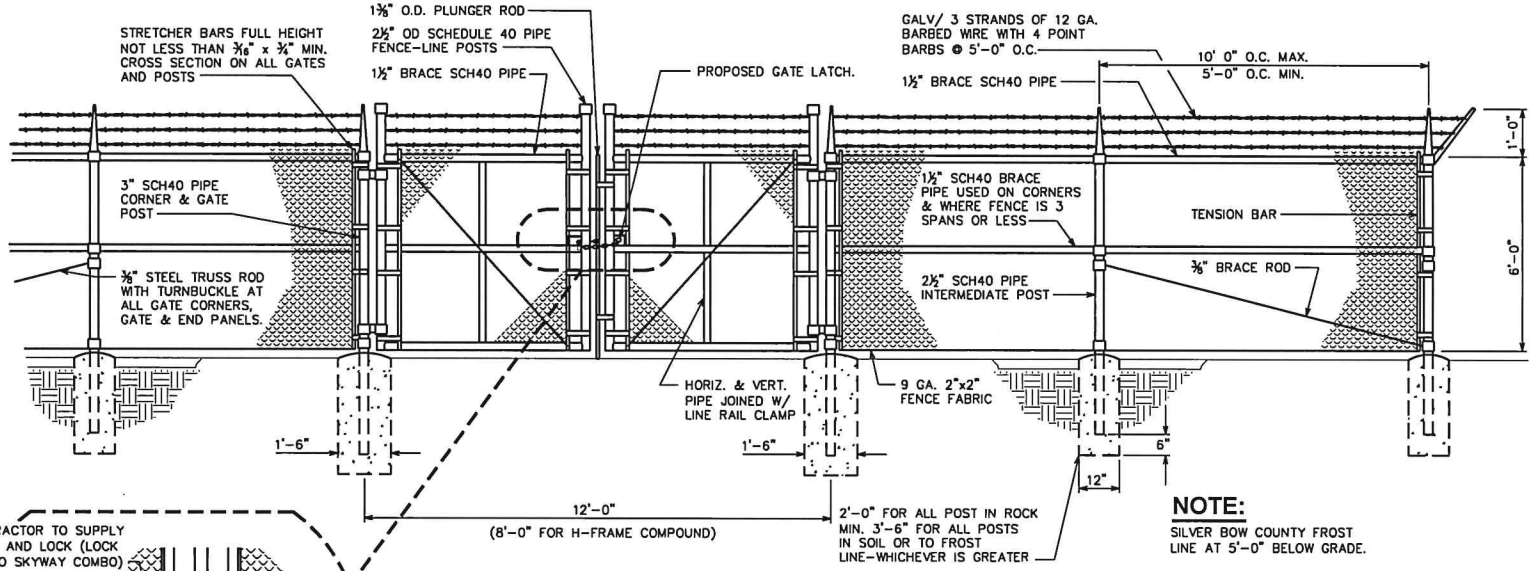
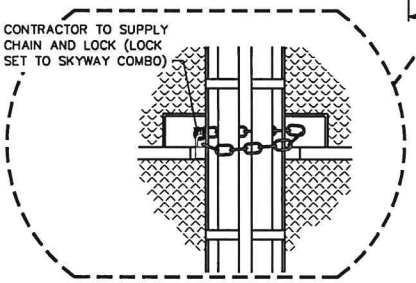
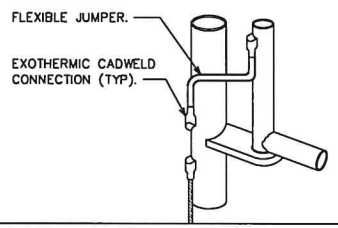




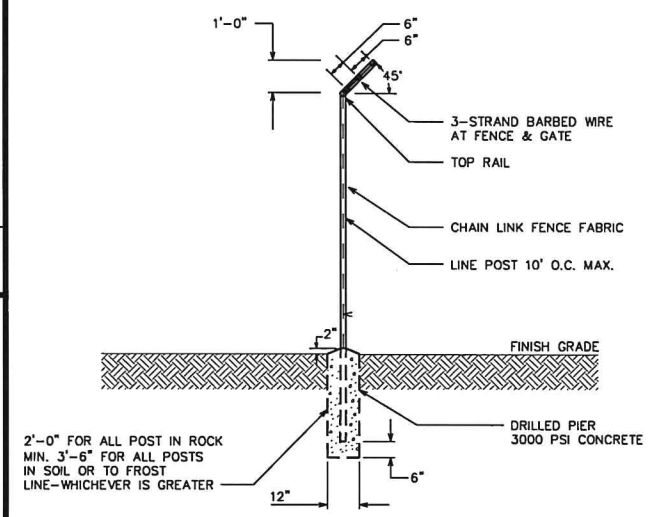
TYPICAL FENCE ELEVATION

SCALE: N.T.S.



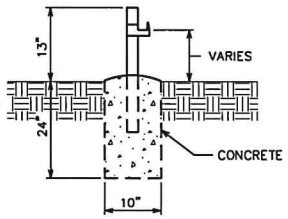
GROUNDING AT GATE POST

SCALE: N.T.S.



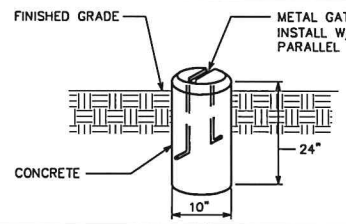
FENCE / BARBED WIRE ARM DETAIL

SCALE: N.T.S.



GATE STOP / KEEPER DETAIL

SCALE: N.T.S.



GATE DETENT DETAIL

SCALE: N.T.S.

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FENCE DETAILS

SHEET NUMBER: **C-5**

REVISION: 1

TEP #: 248922.424671

SITE PHOTOGRAPHS

View of proposed tower compound lease area facing north.

View of proposed tower compound lease area facing east.

SITE PHOTOGRAPHS

View of proposed tower compound lease area facing south.

View west of proposed tower compound lease area, ingress/egress easement, and utility easement.

SITE PHOTOGRAPHS

View east showing portion of ingress/egress easement and utility easement.

View facing north along existing overhead electric utility line; electric utility pedestal also shown.