Project #16-011
UTI Bridger Verizon Wireless
Located at 680 W. 600 N.

REPORT SUMMARY...

Project Name:	UTI Bridger Verizon Wireless
Proponent / Owner:	Nefi Garcia / EKS Properties
Project Address:	680 West 600 North
Request:	Conditional Use Permit
Current Zoning:	Commercial (COM)
Type of Action:	Quasi-Judicial
Hearing Date	March 24, 2016
Submitted By:	Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Conditional Use Permit for Project #16-031, UTI Bridger Verizon Wireless, in the Commercial (COM) zone located at 680 West 600 North, TIN #05-062-0410.

Current Land use adjoining the subject property

North:	IP: Industrial Uses	*East:*	NR-6: Residential Uses
South:	COM: Mobile Home Park	*West:*	PUB: Logan City/Pub Uses

Proposal

This is a proposal for a new 60' tall wireless monopole tower, ground equipment and 22' x 40' fenced ground lease area. The ground equipment includes a diesel generator, steel equipment cabinets and small shed enclosure that are approximately 7' tall. The tower has a 6' tall lighting rod on top and a large antenna array located on the upper area and two microwave dishes approximately halfway up. The antenna array consists of three directional facing groups of 8' tall antennas. The three arrays project out from the side of the pole approximately 6-8' in a triangular shaped pattern. The proposed location is in the very southwest corner of the EKS commercial storage unit property adjacent to some gravel overflow parking.

Land Development Code

The Land Development Code (LDC) Table 17.17.030 conditionally permits radio and wireless towers in the COM zoning district. The LDC 17.45 outlines and regulates telecommunication and wireless facilities. Monopoles are allowed to be 60' tall within the COM zone. The LDC requires a 2' horizontal setback for every 1' of pole height from public and private streets. The mobile home park has a private street (470 North) that will be located 124' away from the pole base meeting the 2 to 1 setback requirement. The LDC also has a setback from residential zoned properties, but the mobile home park is zoned commercial not residential.

The LDC allows Antennas and other exterior equipment to project out from the side of the pole no more than one (1) foot and are intended to be as slim as possible. The array could be mounted vertically near the pole, however this presents issues that prohibits any future co-location possibility because the slim vertical alignment covers the majority of the upper pole section. The wider horizontal alignment leaves an area below for co-location in the future. As conditioned, the project meets the requirements in the LDC.

Setbacks
The Land Development Code (LDC) requirements for setbacks in the COM zone are as follows (as measured from property lines):

Front:	10'
Side:	5'
Rear:	10'

The following setback is proposed for the pole base (as measured from the exterior property line to the proposed pole location):

Front (North):	660'
Side (East):	650'
Side (West):	15'
Rear (South):	15'

As proposed, the pole meets minimum requirements of the LDC.

Design Requirements
The LDC 17.45.050 requires "stealth" design measures to limit the negative visual impacts of telecommunication and wireless towers to neighboring properties. Blending or mimicking nearby architecture or vegetation is encouraged to help camouflage the towers and their associated equipment. Co-location onto existing towers is encouraged to limit the proliferation of wireless facilities. The LDC requires that the applicant demonstrate to the decision making body that reasonable efforts were made to co-locate onto nearby existing facilities and explain why co-location is not feasible in this particular application.

Summary
The applicant has indicated there is a need for improved wireless communications service in this area. They were not able to find a suitable existing facility for co-location and would like to construct a new facility that meets their needs, meets the maximum height allowance, and is provided allowance for a wider array configuration so that they can accommodate co-location at this site in the future. The three sided array which extends a maximum of 8' from the pole is the slimmest option that allows for co-location. Staff and the LDC would prefer to have more intensive use of this new pole than for additional new poles for carriers to build individual facilities in the area. A paint color or other stealth camouflage may be incorporated to mitigate the impact of the facility on the area. Staff did not find a significant architectural feature, color, or plant that could be incorporated. These measures at this site would seem to draw more attention to the facility than the tower as proposed.

AGENCY AND CITY DEPARTMENT COMMENTS
No comments were solicited from the following departments or agencies.

PUBLIC COMMENTS
Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comment had been received.

PUBLIC NOTIFICATION
Legal notices were published in the Herald Journal on 3/10/2016 and the Utah Public Meeting website on 3/10/2016. Public notices were mailed to all property owners within 300 feet of the project site on 3/10/2016.

RECOMMENDED CONDITIONS OF APPROVAL

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.

1. All standard conditions of approval will be recorded with the Design Review and are available in the Community Development Department.
2. The tower shall be no taller than 60'.
3. The fencing enclosing the equipment below shall be a solid material fence and/or landscaping so that all equipment is completely screened.
4. The Planning Commission uses their discretionary authority in LDC 17.50 to allow the antennas placed in a horizontal array pattern as proposed to allow for co-location ability on the tower facility for additional carriers rather than the slim vertical pattern which would prohibit future co-location.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE CONDITIONAL USE PERMIT

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because 60' is consistent and a compatible tower height with the surrounding neighborhood.
2. The Conditional Use Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The project meets the goals and objectives of the COM designation within the Logan General Plan by providing reliable and quality public service options.
4. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.

UTI BRIDGER

LOGAN CITY UNITED IN SERVICE
COMMUNITY DEVELOPMENT

APPLICATION FOR PROJECT REVIEW

☒ Planning Commission ☐ Land Use Appeal Board ☐ Administrative Review

Mar. 24

Date Received	Received By	Receipt Number	Zone	Application Number
12/5/2016	Areeder		COM	PC 16-011

Type of Application (Check all that apply):

☒ Design Review ☒ Conditional Use ☐ Subdivision ☐ Zone Change ☐ Administrative Design Review
☐ Code Amendment ☐ Appeal ☐ Variance ☐ 4950' Design Review ☐ Other _____

PROJECT NAME
UTI BRIDGER - Verizon Wireless

PROJECT ADDRESS: 680 W. 600 N. LOGAN 84321
COUNTY PLAT TAX ID #: 05-062-0005

AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete): NEFI GARCIA
MAIN PHONE #: 702-429-0410

MAILING ADDRESS: 5710 S. GREEN ST. CITY: MURRAY STATE: UT ZIP: 84123

EMAIL ADDRESS: nefi.garcia@taec.net

PROPERTY OWNER OF RECORD (Must be listed): EKS PROPERTIES
MAIN PHONE #: 435-753-2424

MAILING ADDRESS: 680 W. 600N. CITY: LOGAN STATE: UT ZIP: 84321

EMAIL ADDRESS: info@eksstorage.com

DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED
(Include as much detail as possible - attach a separate sheet if needed)

- 60' full array monopole w/ unmanned equipment @ base
- Power + fiber will be only utilities

conditional use & design review permit

- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -

Total Lot Size (acres):

Size of Proposed New Building (square feet): 40' x 22' lease area

Number of Proposed New Units/Lots: N/A

I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.

Signature of Property Owner's Authorized Agent: Nefi Garcia 2-1-16

I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.

Signature of Property Owner

5 February 2016

Logan City
Attn: Amber Reeder
RE: UT1 Bridger (Verizon Site Name)
680 West 600 North
Logan, UT 84321

Dear Ms. Reeder:

Please find attached with this cover letter a conditional use application, along with the zoning drawings for a proposed Verizon Wireless (VZW) 60' cell tower located at 680 West 600 North (aka: EKS Storage Units).

The necessity for this site and at this location is twofold: to provide better coverage in the area and to provide better handoff and offload traffic from the 2 nearest existing VZW sites that serve this area. The 2 sites that serve this area:

1. VZW at Logan High School
2. VZW on 1400 North, west of 1200 West

People's phones are more than phones now a days. They are also known as "a hand held device." Essentially, it's a small computer that fits in our pocket. So many people rely on the available data on their handset. The demand is continually multiplying. It makes it difficult for the carriers to keep up with the data demand. The proposed site will not improve the handoff and the coverage in the area, but more importantly it will help with the demand for data. This will also allow the other neighbor sites to operate more efficiently, because this new one will offload it.

The subject location is zoned Commercial and all the adjoining parcels are also Commercial. Per code, monopoles are allowed, with a CUP, in a C zone with a 60' max height. The proposed height is 60'. Code also states that the antennas not extend more than one foot beyond the side of the tower or pole. In this case, VZW is requesting that a full array be allowed, meaning there will be 12 antennas at the top (or one centerline) of the pole and they will extend by about 8' from the pole. Allowing a full array serves a number of purposes:

- Allows more technology to be pushed thru the antennas
- Site operates more efficiently, for example, it can handle more traffic
- It will hold 2 other carriers. If the antennas have to hug the pole, then VZW will have to take up 3 different heights, which eats up almost 30' of space, which kills the possibility of other carriers to attach

This location also meets the required setback from all Right of Ways. The setback for the tower is 2:1 of the height of the tower, which would equal 120'. The nearest public ROW is 470 North and that distance is more than the 120' requirement. Code also states a setback if it's adjacent to or within a residential zone. In both cases it is not, so it the setback does not apply. There is a mobile home park adjacent to the south but per the zoning map, it's zoned Commercial.

Code encourages co-locating on existing towers. The nearest cell tower is about 1/4 of a mile to the north, behind the Dutro building. That pole is only 60' tall and has two carriers on it. The lowest one is located at about 50' and if VZW were to go on it, it would only give them 40', which is too low to meet their networks objectives. I actually looked at doing a second pole on that parcel but due to a buyout of that tower, with the property owner, it prohibits another tower on the parcel.

Please place this on the next available agenda. Should any more information be required, I can be reached at 702-429-0410.

Sincerely,

Nefi Garcia
Technology Associates
Agent for Verizon Wireless
5710 S. Green Street
Murray, UT 84123
nefi.garcia@taec.net
702-429-0410 (cell)

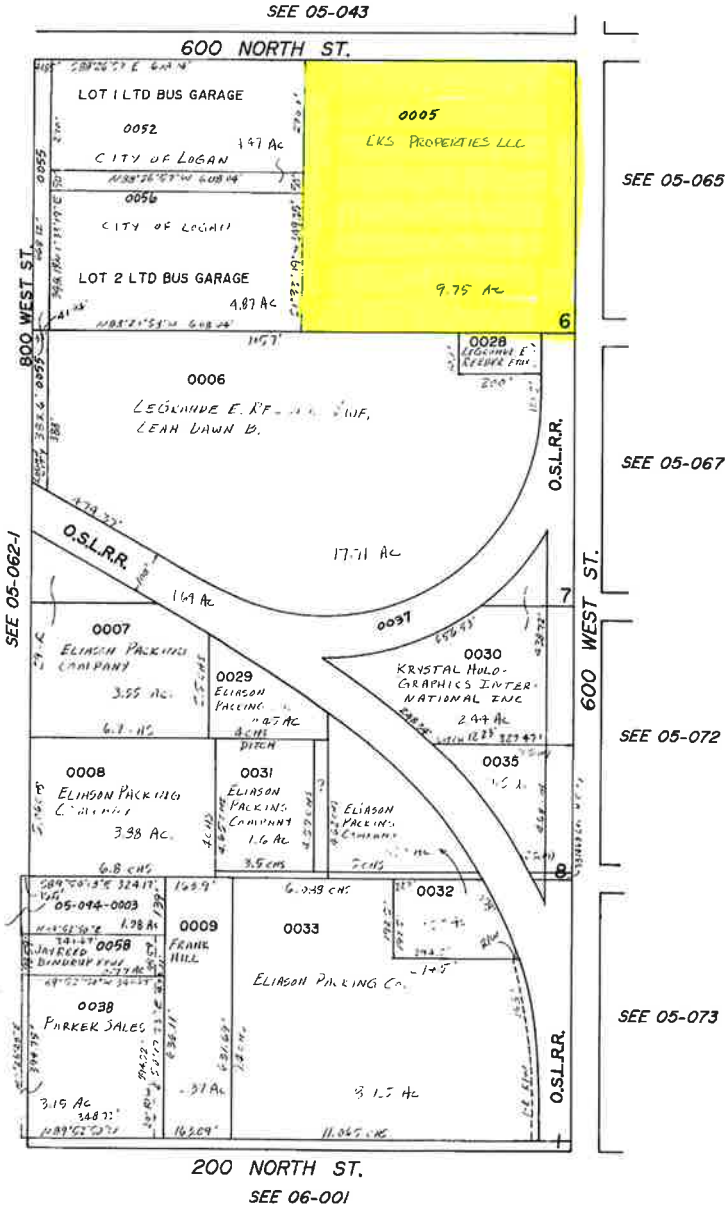
NE4 NW4 **Section** 32 33 **Township** 12 **North** **Range** 1 **East**

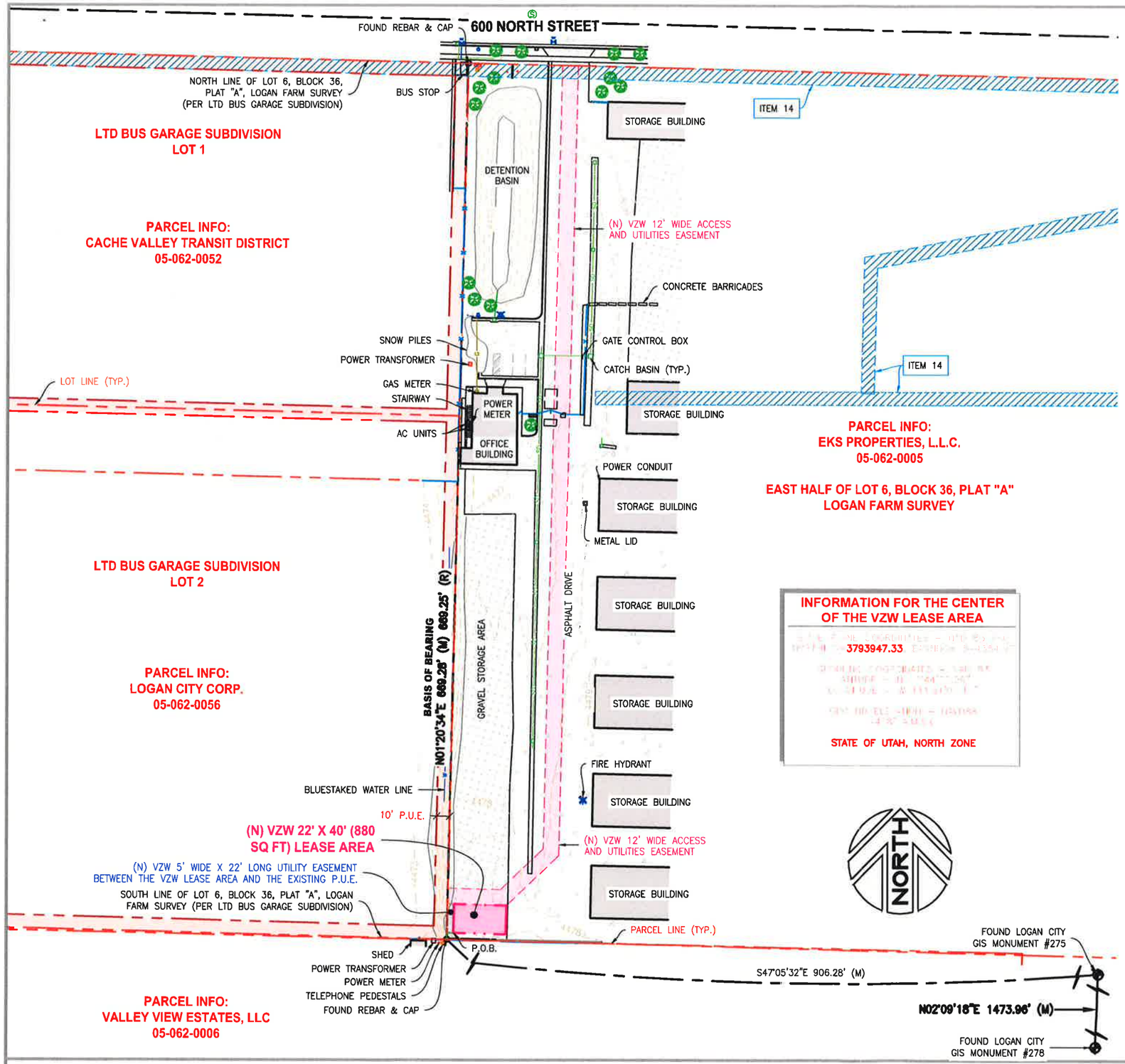
05-062 -2-

Scale 1 Inch = 200 Feet

TAX UNIT 27

pt. BLK. 36, PLAT "A" LOGAN FARM SURVEY PC 16-011





CERTIFICATE OF SURVEY:
I, JERRY FLETCHER, PROFESSIONAL LAND SURVEYOR, STATE OF UTAH, LICENSE NUMBER 6436064, CERTIFY THAT I HAVE SUPERVISED A SURVEY ON THE GROUND AS SHOWN HEREON:

VERIZON WIRELESS LEASE SITE DESCRIPTION:
LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CACHE COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 01°20'34" EAST 4.89 FEET ALONG THE EAST LINE OF LTD BUS SUBDIVISION BEING THE WEST HALF OF LOT 6, BLOCK 36, PLAT "A" LOGAN FARM SURVEY AND EAST 5.00 FEET FROM A FOUND REBAR AND CAP MARKING THE SOUTHEAST CORNER OF SAID LTD BUS SUBDIVISION, SAID REBAR AND CAP BEING NORTH 02°09'18" EAST 1473.96 FEET TO LOGAN CITY GIS MONUMENT NO. 275 AND NORTH 47°05'32" WEST 906.28 FEET FROM LOGAN CITY GIS MONUMENT NO. 278, AND RUNNING THENCE NORTH 01°20'34" EAST 22.00 FEET; THENCE SOUTH 88°39'26" EAST 40.00 FEET; THENCE SOUTH 01°20'34" WEST 22.00 FEET; THENCE NORTH 88°39'26" WEST 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 880 SQ. FT. OR 0.020 ACRES, MORE OR LESS, (AS DESCRIBED).

VERIZON WIRELESS ACCESS AND UTILITY EASEMENT DESCRIPTION:
A 12 FOOT WIDE ACCESS AND UTILITY EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS, AND INSTALLING UNDERGROUND UTILITIES, BEING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT LOCATED NORTH 01°20'34" EAST 33.01 FEET ALONG THE EAST LINE OF LTD BUS SUBDIVISION BEING THE WEST HALF OF LOT 6, BLOCK 36, PLAT "A" LOGAN FARM SURVEY FROM A FOUND REBAR AND CAP MARKING THE SOUTHEAST CORNER OF SAID LTD BUS SUBDIVISION, SAID REBAR AND CAP BEING NORTH 02°09'18" EAST 1473.96 FEET TO LOGAN CITY GIS MONUMENT NO. 275 AND NORTH 47°05'32" WEST 906.28 FEET FROM LOGAN CITY GIS MONUMENT NO. 278, AND RUNNING THENCE SOUTH 88°39'26" EAST 42.51 FEET, PARALLEL TO AND 6 FEET PERPENDICULARLY DISTANT FROM THE VERIZON WIRELESS LEASE AREA; THENCE NORTH 46°20'34" EAST 49.76 FEET; THENCE NORTH 01°20'34" EAST 601.08 FEET, MORE OR LESS, TO THE SOUTH RIGHT-OF-WAY LINE OF 600 NORTH STREET AND TERMINATING.

CONTAINS: 0.191 ACRES, MORE OR LESS, (AS DESCRIBED).

VERIZON WIRELESS / ROCKY MOUNTAIN POWER UTILITY EASEMENT DESCRIPTION:
A 5 FOOT WIDE UTILITY EASEMENT FOR THE PURPOSE OF INSTALLING UNDERGROUND UTILITIES, BEING 2.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT LOCATED NORTH 01°20'34" EAST 4.95 FEET ALONG THE EAST LINE OF LTD BUS SUBDIVISION BEING THE WEST HALF OF LOT 6, BLOCK 36, PLAT "A" LOGAN FARM SURVEY AND EAST 2.50 FEET FROM A FOUND REBAR AND CAP MARKING THE SOUTHEAST CORNER OF SAID LTD BUS SUBDIVISION, SAID REBAR AND CAP BEING NORTH 02°09'18" EAST 1473.96 FEET TO LOGAN CITY GIS MONUMENT NO. 275 AND NORTH 47°05'32" WEST 906.28 FEET FROM LOGAN CITY GIS MONUMENT NO. 278, AND RUNNING THENCE PARALLEL TO AND 2.5 FEET PERPENDICULARLY DISTANT FROM THE VERIZON WIRELESS LEASE AREA NORTH 01°20'34" EAST 22.00 FEET AND TERMINATING.

CONTAINS: 0.003 ACRES, MORE OR LESS, (AS DESCRIBED).

NARRATIVE:

(1) THE PURPOSE OF THIS SURVEY IS TO LOCATE AND SURVEY A PROPOSED COMMUNICATIONS TOWER SITE.

(2) THE BASIS OF BEARING USED FOR THIS SURVEY IS AS SHOWN ON THIS PLAT, FROM FOUND MONUMENTS AS LOCATED IN THE FIELD.
(M) = MEASURED BEARING OR DISTANCE.
(R)= RECORDED BEARING OR DISTANCE.
(CALC)= CALCULATED BEARING OR DISTANCE.

(3) REFERENCE PLATS:
(A) LTD BUS GARAGE SUBDIVISION, IN BOOK 1999 AT PAGE 1232, RECORDED JANUARY 15, 1999.
(B) SURVEY NO. 2004-0200, BOUNDARY LINE ADJUSTMENT SURVEY FOR LOGAN CITY OF LTD BUS GARAGE SUBDIVISION, DATED FEBRUARY 25, 2004. (FOUND REBAR AND CAPS MARKING NE AND SE CORNERS OF WEST HALF OF LOT 6, BLOCK 36, PLAT "A" LOGAN FARM SURVEY REFERENCED IN ORIGINAL SUB PLAT TO ESTABLISH BASIS OF BEARING)
(C) SURVEY NO. 2001-0023, RECORD OF SURVEY FOR REEDER PROPERTY (PARCEL 05-062-0006 TO SOUTH) DATED FEBRUARY 21, 2001.

(4) SCHEDULE B NOTES PER STEWART TITLE INSURANCE AGENCY OF UTAH, INC. COMMITMENT NO. 01459-17300, DATED NOVEMBER 17, 2015:
(A) PARCEL SHOWN BASED ON ESTABLISHED SUBDIVISION TO THE WEST, RECORDED AS BEING THE WEST HALF OF LOT 6, BLOCK 36, PLAT "A" LOGAN FARM SURVEY.
(B) ITEM 1,3,4,5,6,10,11,13, & 15 – ARE BLANKET EXCEPTIONS NOT SHOWN ON THIS PLAT.
(C) ITEM 2,7,8,9,16,17,18,19,20,21,22, & 23 – ARE NOT SURVEY MATTERS AND ARE NOT SHOWN ON THIS PLAT.
(D) ITEM 12 – 12 FOOT WIDE MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO. COMMUNICATIONS EASEMENT IN BOOK 203 AT PAGE 88, LOCATED ALONG RAILROAD RIGHT-OF-WAY AT THE EAST SIDE OF THE PARCEL OUTSIDE VIEWABLE AREA OF PLAT. (NOT SHOWN ON PLAT)
(E) ITEM 14 – 10 FOOT WIDE CITY OF LOGAN UTILITY EASEMENTS IN BOOK 611 AT PAGE 579, LOCATED ALONG NORTH LINE OF PARCEL AND NORTHEAST AREA OF PARCEL SHOWN AS DESCRIBED HOWEVER TITLE REPORT STATES MAY BE ERRONEOUS DESCRIPTIONS AND OWNERSHIP AT TIME OF CONVEYANCE MAY BE IN QUESTION. (SHOWN ON PLAT)

SURVEY MATTERS FROM ABOVE REFERENCED TITLE REPORT HAVE BEEN REVIEWED AND SHOWN OR LISTED AS PROVIDED ON PLAT.

(5) NOTE: THIS SITE WAS SURVEYED IN SNOW COVERED CONDITIONS. WE MAKE EVERY EFFORT TO GATHER AS MUCH INFORMATION AS POSSIBLE UNDER SUCH CONDITIONS, HOWEVER IT IS POSSIBLE THAT SOME SITE FEATURES MAY HAVE BEEN OBSCURED AND THEREFORE NOT SHOWN ON THE SURVEY. WE RECOMMEND A THOROUGH FIELD REVIEW ONCE THE SNOW HAS MELTED ALONG WITH CONTACTING BLUE STAKES BEFORE SITE CONSTRUCTION.

verizon wireless
VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC
Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES
UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123
CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

SURVEY PREPARED BY:
SUPERIOR SURVEYING, LLC
PHONE: 801-230-8968
EMAIL: JERRY@SUPERIOR-SURVEYING.COM

DRAWN BY:	JERRY F.
CHECKED BY:	JERRY F.

REV	DATE	DESCRIPTION
0	01.22.2016	SITE SURVEY

PROFESSIONAL LAND SURVEYOR
01-22-16
No. 6436064
JERRY FLETCHER
STATE OF UTAH

UT1 – BRIDGER
NW SEC 33, T12N, R1E
680 WEST 600 NORTH
LOGAN, UTAH 84321
-- RAWLAND SITE --

SHEET TITLE
SITE SURVEY

SHEET NUMBER
SURV

SITE SURVEY | SCALE: 1" = 80'-0" | 1

ASAC INFORMATION SHEET 91:003

INFORMATION REGARDING SURVEY DATA SUBMITTED TO THE FAA

FAA Order 8260.19c requires proponents of certain proposed construction (located beneath instrument procedures) provide the FAA with a site survey and/or letter, from a licensed land surveyor, which certifies the site coordinates and the surface elevation at the site. On October 15, 1992, the FAA started using the North American Datum of 1983 (NAD-83), and therefore all site coordinates should be based on NAD-83. The FAA requires that the survey letter contain an accuracy statement that meets accuracy tolerances required by the FAA. The most requested tolerances are +/- 50 feet in the horizontal and +/- 20 feet in the vertical (2-C). When the site coordinates and/or site elevation can be certified to a greater accuracy than requested by the FAA, please do so.

In order to avoid FAA processing delays, the original site survey or certifying letter should be attached to the 7460 when it is filed at the FAA's regional office. It must be signed and sealed by the licensed land surveyor having performed or supervised the survey.

The FAA accuracy codes and a sample accuracy statement are listed below.

ACCURACY CODES:

HORIZONTAL		VERTICAL	
Code	Tolerance	Code	Tolerance
1	+/- 15 ft	A	+/- 3 ft
2	+/- 50 ft	B	+/- 10 ft
3	+/- 100 ft	C	+/- 20 ft
4	+/- 250 ft	D	+/- 50 ft
5	+/- 500 ft	E	+/- 125 ft
6	+/- 1000 ft	F	+/- 250 ft
7	+/- 1/2 NM	G	+/- 500 ft
8	+/- 1 NM	H	+/- 1000 ft
9	Unknown	I	Unknown

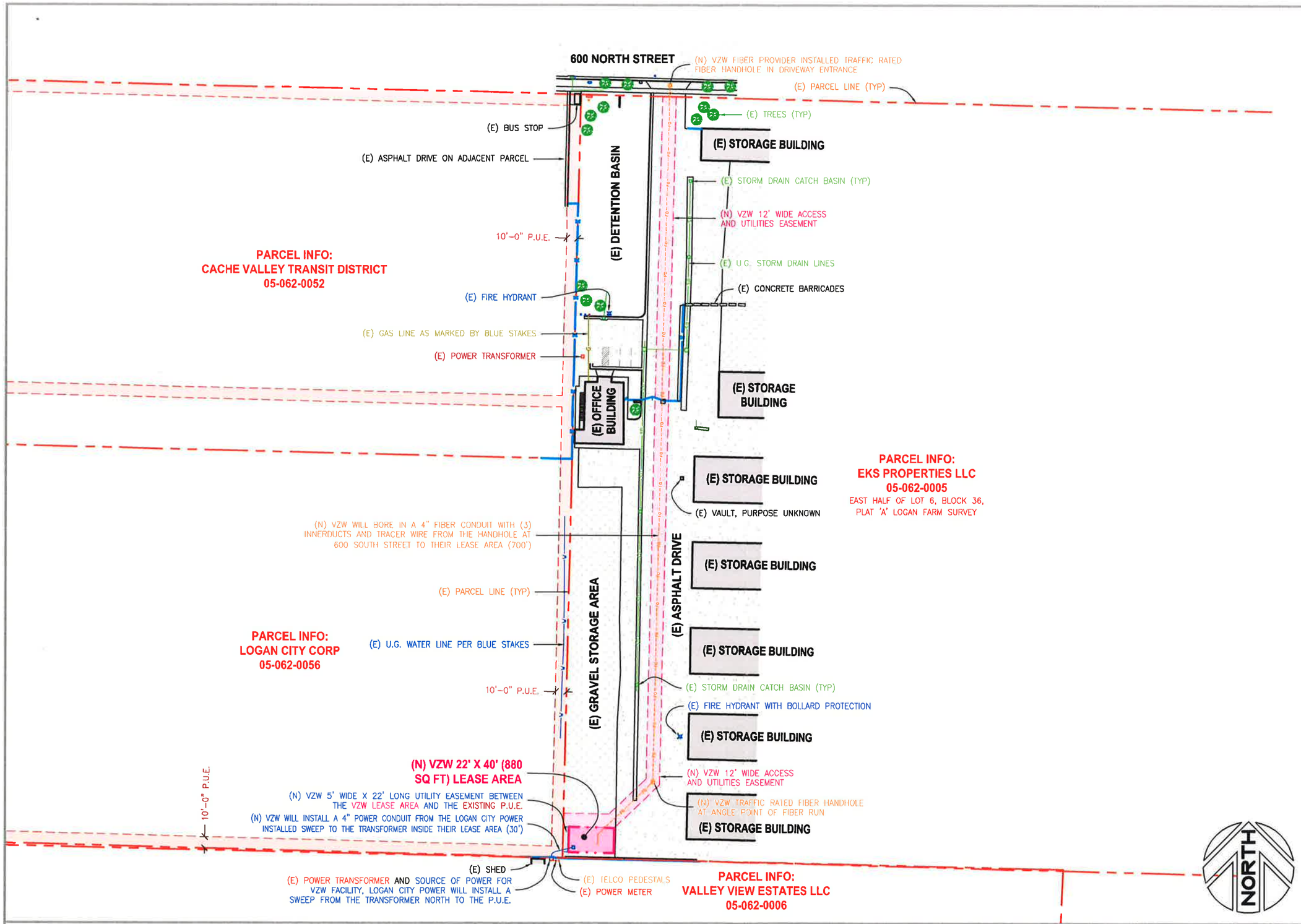
Date: FEBRUARY 1, 2016

Re: UT1 - BRIDGER
NW 1/4 OF SECTION 33, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN

I certify that the latitude of N 41°44'27.99", and the longitude of W 111°51'07.14", are accurate to within 15 feet horizontally and the site elevation of 4478 feet, AMSL (American Mean Sea Level), is accurate to within +/- 3 feet vertically. The horizontal datum (coordinates) are in terms of the North American Datum of 1983 (NAD-83) and are expressed as degrees, minutes and seconds, to the nearest (tenth/hundredth) of a second. The vertical datum (heights) are in terms of the (NAVD88) and are determined to the nearest foot.

PROFESSIONAL LAND SURVEYOR
02-01-16
No. 6436064
JERRY FLETCHER
STATE OF UTAH

Professional Licensed Land Surveyor: _____
1-A FAA Letter Jerry Fletcher, Utah LS no. 6436064



OVERALL SITE PLAN

SCALE: 1/4" = 20'-0"

1

verizon wireless

VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC
Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

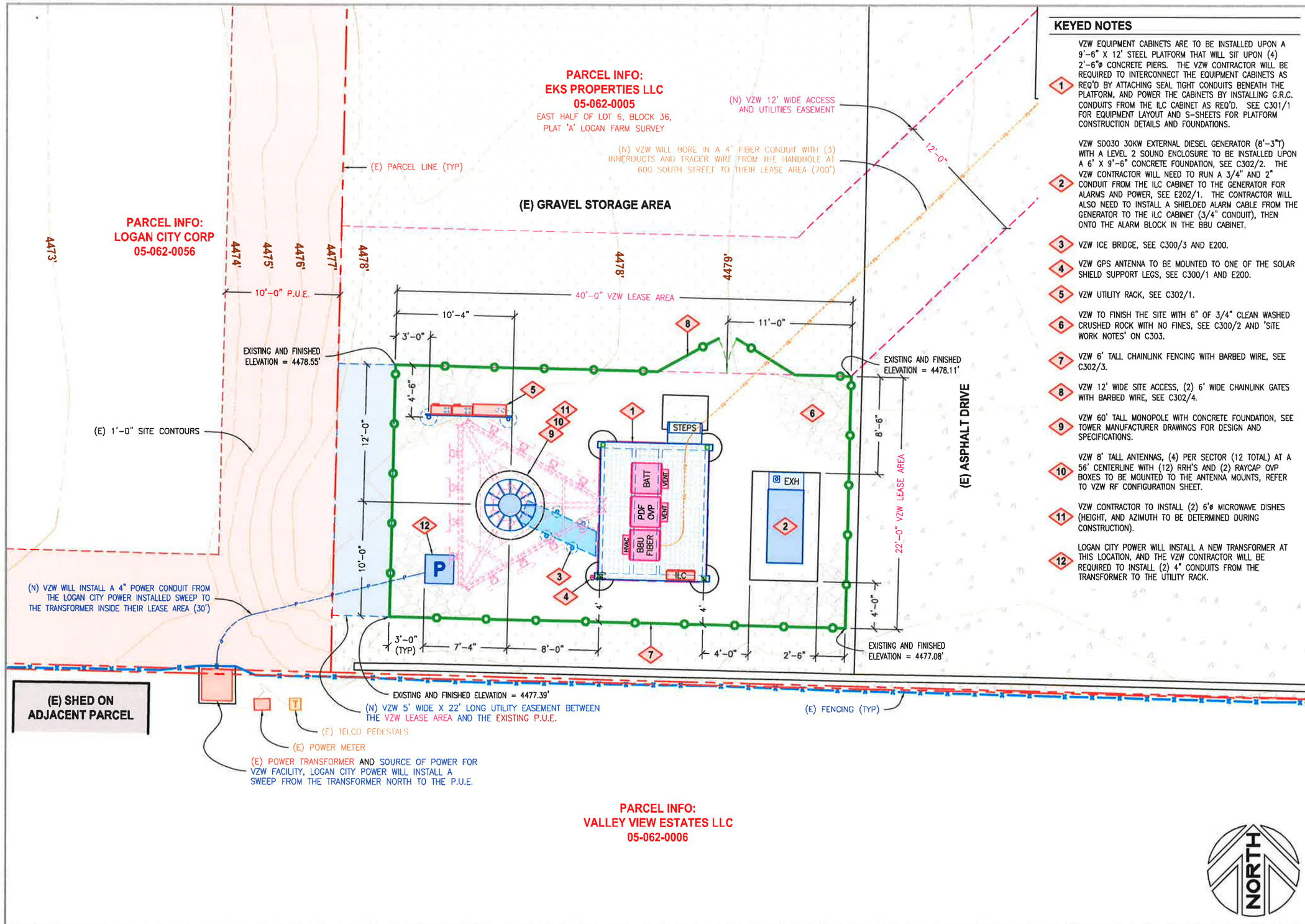
DRAWN BY:	JAY C
CHECKED BY:	NEFI G

REV	DATE	DESCRIPTION
0	02.01.2016	ZONING DRAWINGS

UT1 - BRIDGER
NW SEC 33, T12N, R1E
680 WEST 600 NORTH
LOGAN, UTAH 84321
-- RAWLAND SITE --

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C100



KEYED NOTES

1. VZW EQUIPMENT CABINETS ARE TO BE INSTALLED UPON A 9'-6" X 12' STEEL PLATFORM THAT WILL SIT UPON (4) 2'-6"ø CONCRETE PIERS. THE VZW CONTRACTOR WILL BE REQUIRED TO INTERCONNECT THE EQUIPMENT CABINETS AS REQ'D BY ATTACHING SEAL TIGHT CONDUITS BENEATH THE PLATFORM, AND POWER THE CABINETS BY INSTALLING G.R.C. CONDUITS FROM THE ILC CABINET AS REQ'D. SEE C301/1 FOR EQUIPMENT LAYOUT AND S-SHEETS FOR PLATFORM CONSTRUCTION DETAILS AND FOUNDATIONS.
2. VZW SD030 30KW EXTERNAL DIESEL GENERATOR (8'-3"T) WITH A LEVEL 2 SOUND ENCLOSURE TO BE INSTALLED UPON A 6' X 9'-6" CONCRETE FOUNDATION, SEE C302/2. THE VZW CONTRACTOR WILL NEED TO RUN A 3/4" AND 2" CONDUIT FROM THE ILC CABINET TO THE GENERATOR FOR ALARMS AND POWER, SEE E202/1. THE CONTRACTOR WILL ALSO NEED TO INSTALL A SHIELDED ALARM CABLE FROM THE GENERATOR TO THE ILC CABINET (3/4" CONDUIT), THEN ONTO THE ALARM BLOCK IN THE BBU CABINET.
3. VZW ICE BRIDGE, SEE C300/3 AND E200.
4. VZW GPS ANTENNA TO BE MOUNTED TO ONE OF THE SOLAR SHIELD SUPPORT LEGS, SEE C300/1 AND E200.
5. VZW UTILITY RACK, SEE C302/1.
6. VZW TO FINISH THE SITE WITH 6" OF 3/4" CLEAN WASHED CRUSHED ROCK WITH NO FINES, SEE C300/2 AND 'SITE WORK NOTES' ON C303.
7. VZW 6' TALL CHAINLINK FENCING WITH BARBED WIRE, SEE C302/3.
8. VZW 12' WIDE SITE ACCESS, (2) 6' WIDE CHAINLINK GATES WITH BARBED WIRE, SEE C302/4.
9. VZW 60' TALL MONOPOLE WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER DRAWINGS FOR DESIGN AND SPECIFICATIONS.
10. VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 56' CENTERLINE WITH (12) RRH'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET.
11. VZW CONTRACTOR TO INSTALL (2) 6'ø MICROWAVE DISHES (HEIGHT, AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION).
12. LOGAN CITY POWER WILL INSTALL A NEW TRANSFORMER AT THIS LOCATION, AND THE VZW CONTRACTOR WILL BE REQUIRED TO INSTALL (2) 4" CONDUITS FROM THE TRANSFORMER TO THE UTILITY RACK.

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DRAWN BY:	JAY C
CHECKED BY:	NEFI G

REV	DATE	DESCRIPTION
0	02.01.2016	ZONING DRAWINGS

UT1 - BRIDGER
NW SEC 33, T12N, R1E
680 WEST 600 NORTH
LOGAN, UTAH 84321
-- RAWLAND SITE --

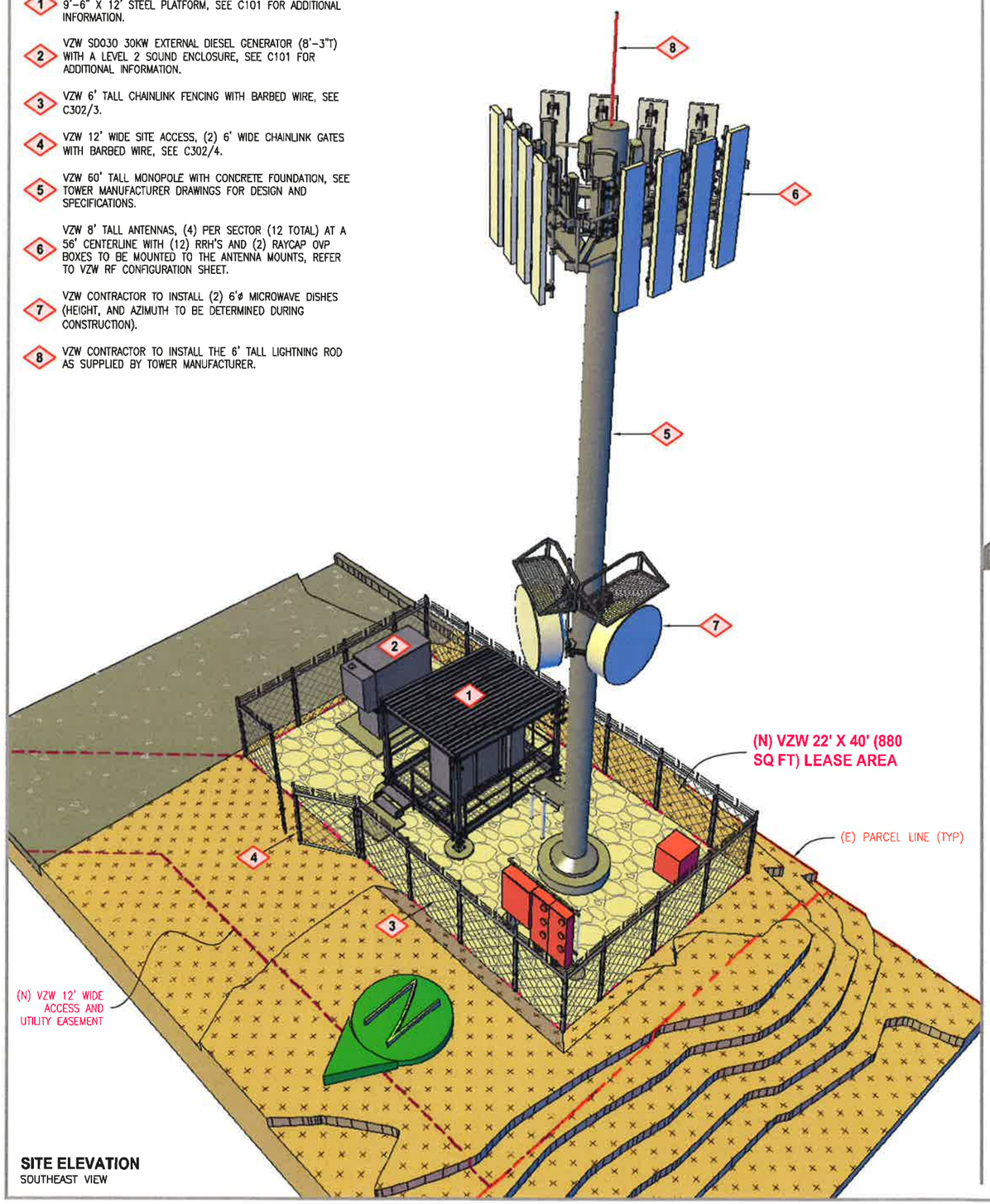
SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C101

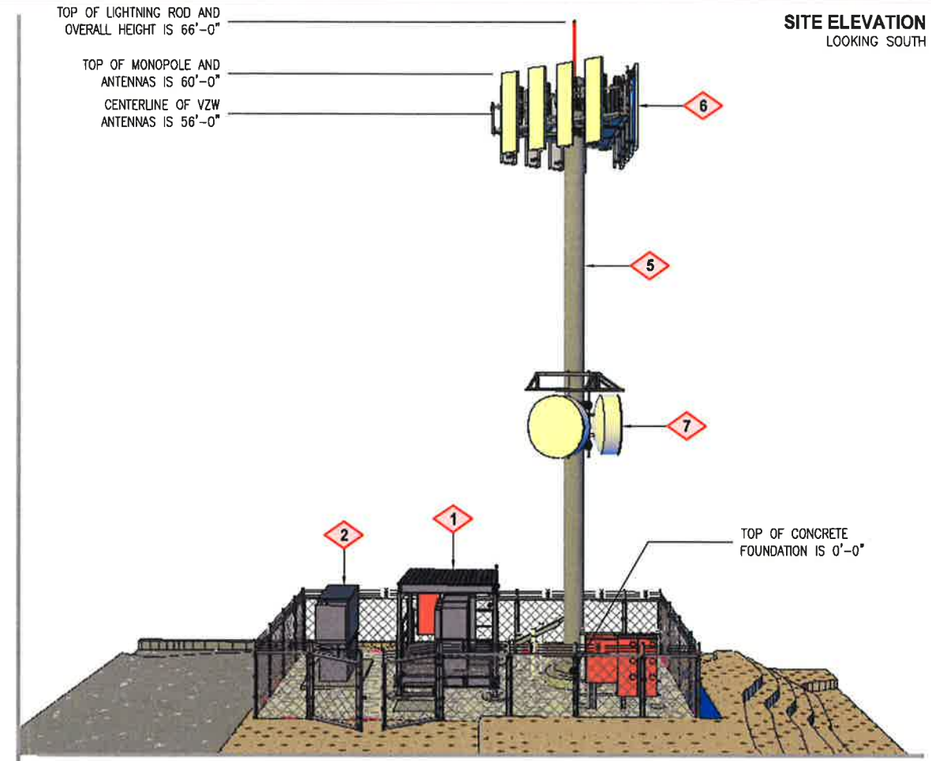
ENLARGED SITE PLAN | SCALE: 1/8" = 1'-0" | 1

KEYED NOTES

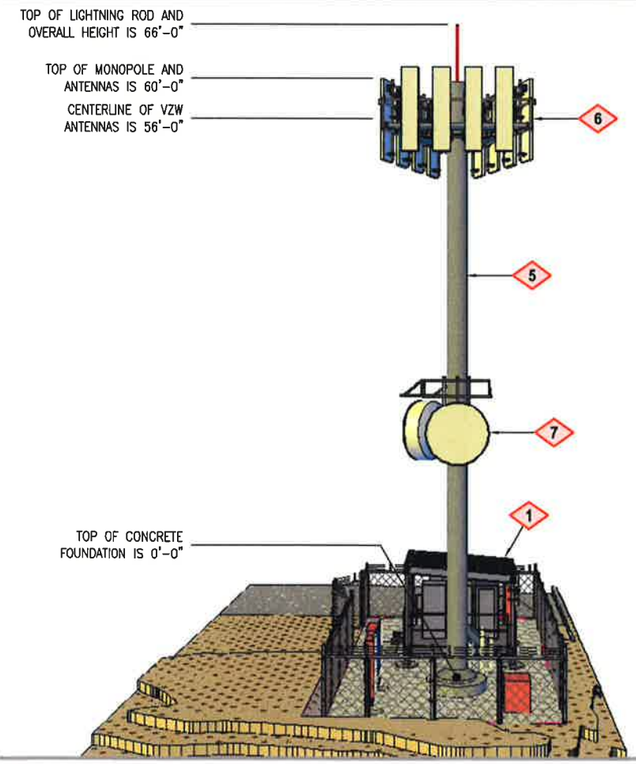
1. VZW EQUIPMENT CABINETS ARE TO BE INSTALLED UPON A 9'-6" X 12' STEEL PLATFORM, SEE C101 FOR ADDITIONAL INFORMATION.
2. VZW SD030 30KW EXTERNAL DIESEL GENERATOR (8'-3"T) WITH A LEVEL 2 SOUND ENCLOSURE, SEE C101 FOR ADDITIONAL INFORMATION.
3. VZW 6' TALL CHAINLINK FENCING WITH BARBED WIRE, SEE C302/3.
4. VZW 12' WIDE SITE ACCESS, (2) 6' WIDE CHAINLINK GATES WITH BARBED WIRE, SEE C302/4.
5. VZW 60' TALL MONOPOLE WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER DRAWINGS FOR DESIGN AND SPECIFICATIONS.
6. VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 56' CENTERLINE WITH (12) RRH'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET.
7. VZW CONTRACTOR TO INSTALL (2) 6'ø MICROWAVE DISHES (HEIGHT, AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION).
8. VZW CONTRACTOR TO INSTALL THE 6' TALL LIGHTNING ROD AS SUPPLIED BY TOWER MANUFACTURER.



SITE ELEVATION
SOUTHEAST VIEW



SITE ELEVATION
LOOKING SOUTH



SITE ELEVATION
LOOKING EAST

verizon wireless

VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

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DRAWN BY:	JAY C
CHECKED BY:	NEFI G

REV	DATE	DESCRIPTION
0	02.01.2016	ZONING DRAWINGS

UT1 - BRIDGER
NW SEC 33, T12N, R1E
680 WEST 600 NORTH
LOGAN, UTAH 84321
-- RAWLAND SITE --

SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
C200