

March 21, 2019

City Council Work Meeting

- and drainage easement (PU&DE) adjacent to all public streets.
- 4.1.7 Owner shall provide for and record enforceable covenants, conditions and restrictions (CCRs) providing architectural design consistency. Owner shall cause a Homeowners Association (HOA) to be constituted as part of CCRs with the duties of maintaining any shared amenities delineated in an approved final plat maintaining the front and to assure that residents maintain private yards and s of the lot.s and any amenities delineated in an approved final plat. The HOA shall be required to be managed by a professional management company to ensure efficient, timely and complete administration of HOA duties and responsibilities. The CCRs shall establish the City with a controlling interest in the HOA for the matter of voting to dissolve the HOA.
- 4.1.7.1 The homeowners within the development may elect to have the HOA maintain other portions of their private property, specifically the side and rear yards.
- 4.1.7.2 The HOA shall be responsible for the ownership and maintenance of all private utilities, private streets, open space areas, including landscape buffers, detention basins, trails and pathways, and any other shared amenities and fencing. The HOA shall also be responsible for maintenance of the park strips and any open space common areas along Gordon Avenue and 2200 West Street.
- 4.1.8 Fencing colors shall not be white or any other bright color with a light-reflecting glare, except along the east property boundary where white fencing may be

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- installed to match the fencing color of existing off-site residential lots.
- 4.1.9 Street trees with a minimum caliper of two (2) inches shall be planted every thirty (30) feet in the parking strip of the public street section and on both sides of the private street located along the 975 North alignment, in accordance with Layton Municipal Code 10.16.075. Permitted Trees Within Park Strips and Along



Community • Prosperity • Choice

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Community & Economic Development Department



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Land Lease Agreement between Layton City and Verizon Wireless



Community & Economic Development Department

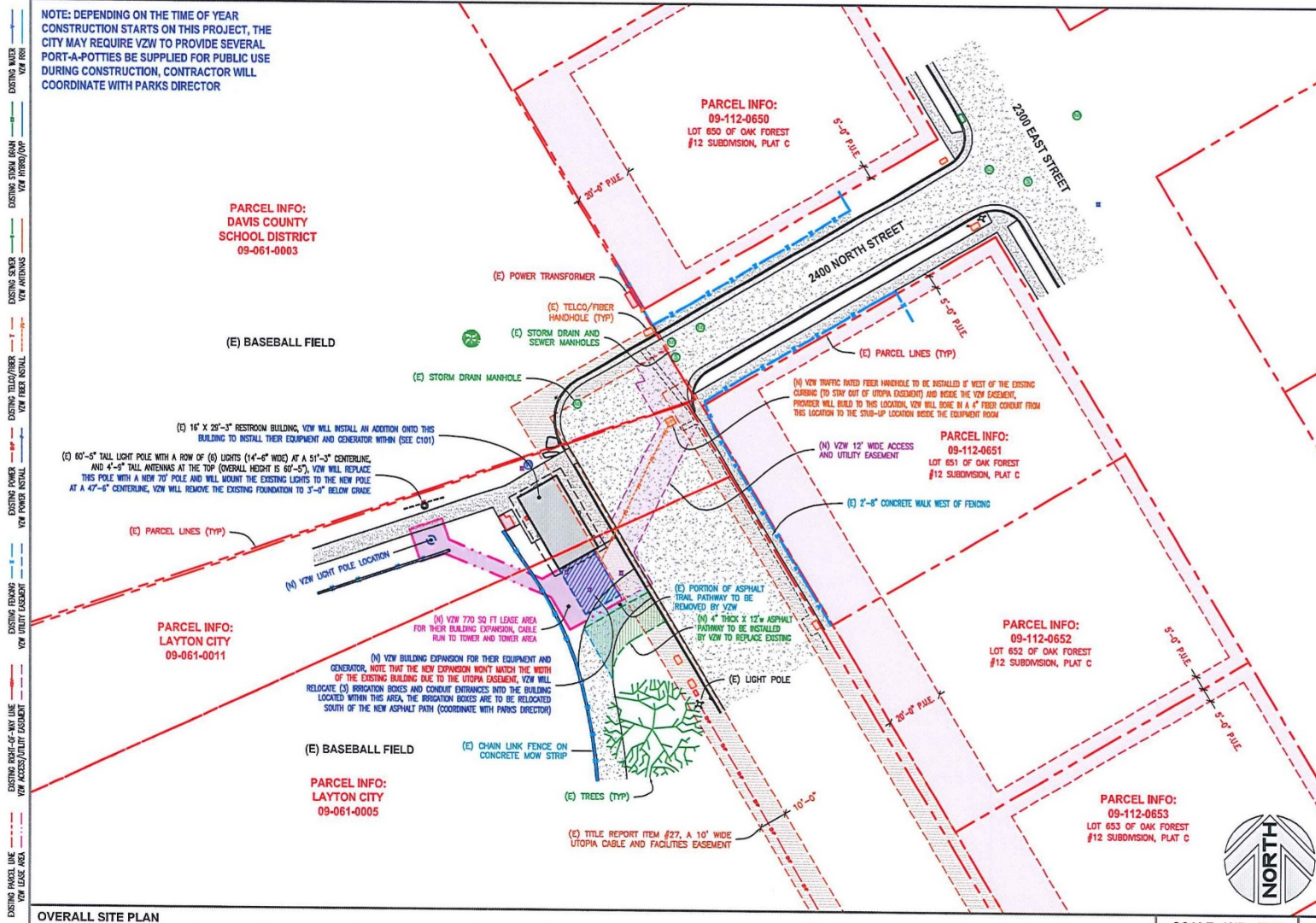


Community • Prosperity • Choice

Land Lease Agreement between Layton City and Verizon Wireless



Community & Economic Development Department



verizon
9556 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84098

Technology Associates

UTAH MARKET OFFICE
7868 SOUTH HIGHLAND DRIVE, SUITE 200
COTTONWOOD HEIGHTS, UTAH 84121
CORPORATE OFFICE
3115 SOUTH WELLS DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C
CHECKED BY: JARED W

REV	DATE	DESCRIPTION
1	08.02.2018	REVISIONS PER JW
0	07.12.2018	ZONING DRAWINGS

SAL - HOBBS CANYON
SW SEC 11, T4N, R1W
2400 NORTH 2200 EAST
LAYTON, UTAH 84041
-- RAWLAND SITE --

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C100

SCALE: 1/4" = 8'-0" 1

EXISTING PARCEL LINE
NEW LEASE AREA

EXISTING RIGHT-OF-WAY LINE
NEW ACCESS/UTILITY EASEMENT

EXISTING FENCING
NEW UTILITY EASEMENT

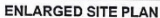
EXISTING POWER
NEW POWER INSTAL

EXISTING TELCO/FIBER
NEW FIBER INSTAL

EXISTING SENDER
NEW ANTENNAS

EXISTING STORM DRAIN
NEW HYDRO/TOP

EXISTING WATER
NEW RSH



✓ YOU WILL CONSTRUCT A 14'-0" X 18'-0" BUILDING EXPANSION ON THE SOUTH SIDE OF THE EXISTING RESTROOM BUILDING WITH A 212 RFOF. CONTRACTOR TO VERIFY PRIOR TO EXERCISING TRUSSESS THAT WILL HOUSE THE EXISTING ROOF TRUSSES AND SHEETING AND REPAIR OR REPLACE AND INSTALL THE FOLLOWING: (ALSO SEE C301/1 AND S-518EES)

✓ 2X6 HANGERS/SPOT-ON HANG LINES WITH ECONOMIZER (4'-0" X 2'-0" X 7/8"), MOUNT 1"-10" ABOVE GROUND, AND SPACED AT 42"-0"

✓ S1300 X300 DINKEL GENERATOR WITH 132 GALLON DOUBLE BILLED BURNER, SERIAL 367676727.

✓ BATTERIES WITH CONNECTION ON THE DOOR SIDE OF THE BUILDING (INSTALL ON THE EXISTING PORTION OF THE BUILDING AS WELL, COLOR TO MATCH ROOF).

✓ THE WALLS ARE TO BE FINISHED WITH THE 3'-3/4" MODULAR BRICK AVAILABLE FROM INTERSTATE BRICK, USE THEIR PLANT COLOR.

✓ THE BUILDING EXPANSION ROOF AND FASCIA ARE TO BE FINISHED WITH MCG 26mp PRF SHEET METAL ROOF PANELS, USE THEIR CHARCOAL COLOR. YOU WILL MATCH THE EXISTING ROOF COLOR.

✓ THE EXISTING PORTION OF THE BUILDING AS WELL, CONTRACTOR TO REMOVE EXISTING BUILDING DOWN TO SHEETING AND INSTALL A NEW LAYER OF 1/2" PLY TO FINISH.

✓ THE BUILDING DOORS, HVAC UNITS, INDOOR/OUTDOOR DUCTS, GENERATOR VESTING PANS, AND ALL MISCELLANEOUS DRAIN ARE TO BE PAINTED.

✓ YOU TO WATCH THE CHANGES TO THE EXISTING BUILDING AND KEEP TO PROPERTY PREP THE DISALLOWANCES DURING FOR PAINTING.

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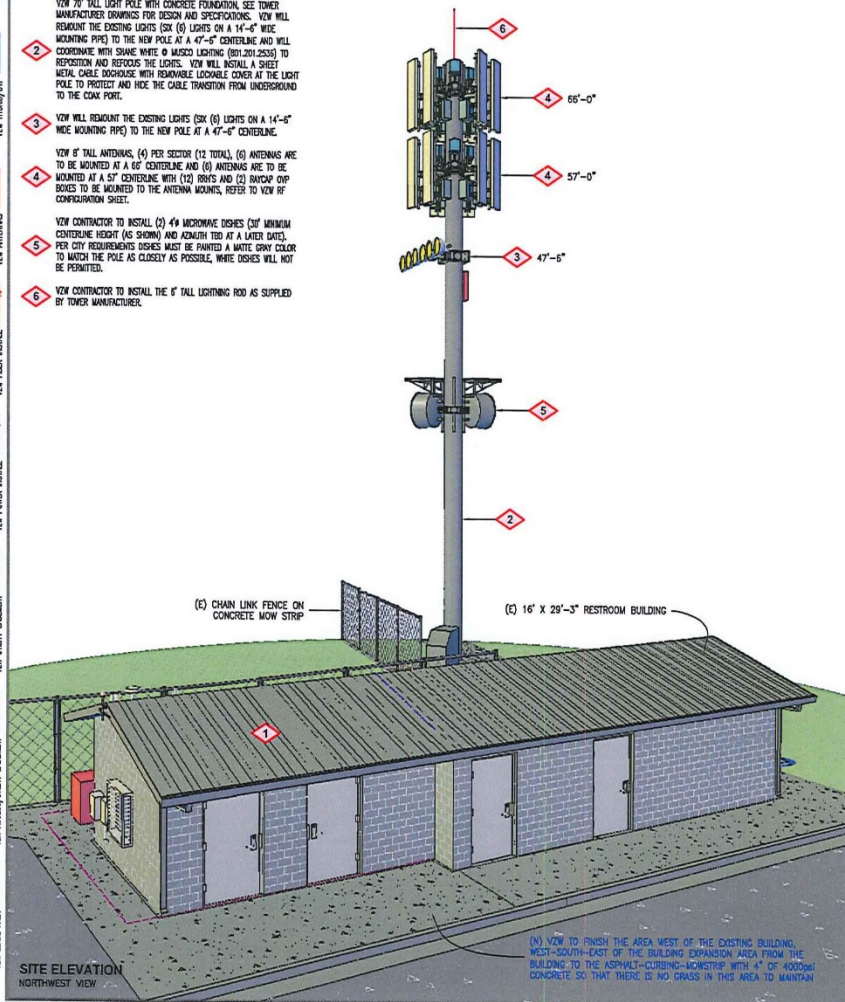
C101

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

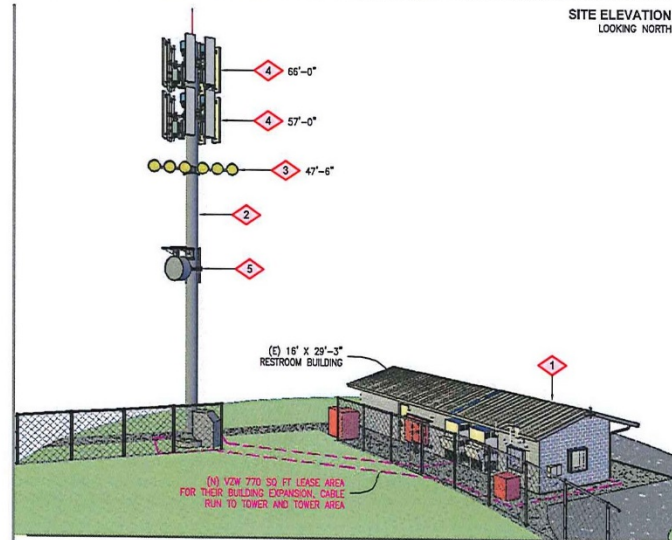
EXISTING WATER
VZW RFI
EXISTING SIGNAL DRAIN
VZW RFI/APP
EXISTING SENSE
VZW ANTENNA
EXISTING TELLER/TELE
VZW TOWER INSTALL
EXISTING POWER
VZW POWER INSTALL
EXISTING FENCING
VZW UNIT CASHEM
EXISTING ROAD-DE-WE LINE
VZW ACCESS/UTILITY EASEMENT
EXISTING PARKING LINE
VZW LEASE AREA

KEYED NOTES

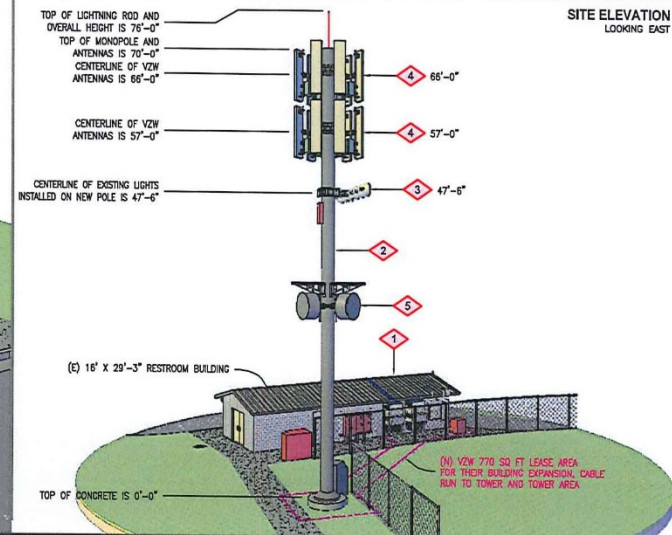
- 1 VZW WILL CONSTRUCT A 14'-4" X 18'-8" BUILDING EXPANSION ON THE SOUTH SIDE OF THE EXISTING RESTROOM BUILDING. SEE C100/C101 FOR ADDITIONAL NOTES.
- 2 VZW 70' TALL LIGHT POLE WITH CONCRETE FOUNDATION. SEE TOWER MANUFACTURER DRAWINGS FOR DESIGN AND SPECIFICATIONS. VZW WILL REMOUNT THE EXISTING LIGHTS (SEE (6) LIGHTS ON A 14'-4" WIDE MOUNTING PIPE) TO THE NEW POLE AT A 47'-6" CENTERLINE AND WILL COORDINATE WITH SHAWNE WHITE & ASSOCIATES (801.251.2535) TO REPOSITION AND REFOCUS THE LIGHTS. VZW WILL INSTALL A SHEET METAL CABLE BOGHOUSE WITH REMOVABLE LOCKABLE COVER AT THE LIGHT POLE TO PROTECT AND HIDE THE CABLE TRANSITION FROM UNDERGROUND TO THE COAX PORT.
- 3 VZW WILL REMOUNT THE EXISTING LIGHTS (SEE (6) LIGHTS ON A 14'-4" WIDE MOUNTING PIPE) TO THE NEW POLE AT A 47'-6" CENTERLINE.
- 4 VZW IF TALL ANTENNAS, (4) PER SECTOR (12 TOTAL), (6) ANTENNAS ARE TO BE MOUNTED AT A 66' CENTERLINE AND (6) ANTENNAS ARE TO BE MOUNTED AT A 57' CENTERLINE WITH (12) RAYS AND (2) SHOCK-UP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET.
- 5 VZW CONTRACTOR TO INSTALL (2) 49 MICROWAVE DISHES (30' MINIMUM CENTERLINE HEIGHT (AS SHOWN) AND ADJUST TILT AT A LATER DATE). PER CITY REQUIREMENTS DISHES MUST BE PAINTED A WHITE GRAY COLOR TO MATCH THE POLE AS CLOSELY AS POSSIBLE, WHITE DISHES WILL NOT BE PERMITTED.
- 6 VZW CONTRACTOR TO INSTALL THE 8' TALL LIGHTING ROD AS SUPPLIED BY TOWER MANUFACTURER.



SITE ELEVATION
LOOKING NORTH



SITE ELEVATION
LOOKING EAST



verizon
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