



MEMORANDUM TO PLANNING COMMISSION

DATE: December 12, 2019
FROM: Aaron Smith, Planner II
SUBJECT: PC19-042 UT1 Island Verizon Tower – Alternative Design and Visualizations

ALTERNATIVE DESIGN

Per Planning Commission's request, a slim profile design alternative has been prepared by the applicant. The alternative tower would have two antennas per sector with two separate center lines. The outer face of the equipment would be 1' 9" from the pole, and the outer corners of the antennas would be 2' 3" from the pole. The diameter of the alternative design would be approximately 7'. The tower height would be 40' with a 6' lighting rod permitted as a non-structural component. No changes to the ground level equipment is proposed in the alternative. The Planning Commission may specify a color for the tower to be painted. Overall, the proposed alternative has a profile similar to a large utility pole. While not as disguised as the original monopine, the slimmer profile and potential muted color palette of the alternative pole design should help to reduce visual impact.

ALTERNATIVE VISUALIZATION

The proponent provided additional visualizations around the site. Due to the tower height and obstructions in the area, few additional locations could be found that showed the tower. The visualizations show both the original monopine and the alternative slim design. The slim design is shown as a grey color. Final color may be determined by the Planning Commission to help reduce the visual impact.

SITE LOCATION

The applicant and landlord prefer the current location. The landlord prefers the location to minimize impacts on current and future use of the site to the east. Verizon prefers the proposed location, as it provides the best access, especially during heavy snowfall.

SUMMARY

The proposed location is compliant with the 80' setback requirement of the LDC for cell towers in residential zones. Staff considers both the monopine and alternative slim design as meeting the design requirements of the LDC. The alternative slim design will be less obstructive to views in the area, but may be more noticeable at a glance.



**Project #19-042
UT1 Island Verizon Tower
Located at 903 E Center**

REPORT SUMMARY

Project Name: UT1 Island Verizon Tower
Proponent / Owner: Troy Benson / Quailbluff Investors, LLC
Project Address: 903 E Center
Request: Design Review & Conditional Use Permit
Current Zoning: Neighborhood Residential 4 (NR-4)
Type of Action: Quasi-Judicial
Hearing Date: November 14, 2019
Submitted By: Aaron Smith, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review and Conditional Use Permit for Project #19-042, UT1 Island Verizon Tower, in the Neighborhood Residential 4 (NR-4) zone located at 903 E Center, TIN #06-097-0013.

Current Land use adjoining the subject property

<i>North:</i>	NR-4: Residential Uses	<i>East:</i>	NR-4: Residential Uses
<i>South:</i>	NR-4: Residential Uses	<i>West:</i>	NR-4: Residential Uses

PROPOSAL

This is a proposal for an unmanned communications facility consisting of antennas mounted to a new 40' monopole with outdoor equipment, generator, and 20' x 38' fenced ground lease area. The tower is proposed as a "monopine" that incorporated stealth design to appear as an evergreen tree. The antenna array consists of 12 8' antennas that project between 4'-7' from the pole and are designed to incorporate into the stealth design and not project past the false foliage. The ground equipment includes a diesel generator and a single equipment cabinet. The proposed fence around the lease area is tan vinyl. The project is proposed to improve cell service in low-lying terrain and offload some cell traffic from the overloaded Verizon facilities in the area.

The proposed location of the tower is on an underdeveloped parcel near the Logan River just below Cliffside. The parcel abuts residential housing to the north and west, Mountain Road to the south, and a hillside with residential housing above to the east. The property is relatively flat with a series of buildings and sheds. The proposed location for the tower is to the east of an existing Quonset hut that is 22' tall.

LAND DEVELOPMENT CODE

The Land Development Code (LDC) 17.38 requires a Design Review and Conditional Use permit for all new wireless telecommunications facilities and specifies design requirements. Monopoles are allowed to be 40' tall within the residential zone. The towers are required to be setback from public and private streets and residential property lines two feet for every one foot of pole height. Ground level equipment is required to be screened from public view. Antennas and their supporting structure mounted to the side or top of the pole are required to be slim in profile, and, to the extent reasonably feasible, stealth design should be used to mitigate negative visual effects. Co-location is encouraged to discourage the proliferation of wireless communications facilities.

SETBACKS

The Land Development Code (LDC) setback requirements for a 40' cell tower in the NR-4 zone are as follows (as measured from property lines):

Front:	80'
Side:	80'
Rear:	80'

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

Front (South):	100'
Side (West):	80'
Side (East):	250'
Rear (North):	150'

For the 40' pole, an 80' minimum setback is required from all public and private streets. The nearest streets are Mountain Road, Center Street, and River Pointe. The following setbacks are proposed:

Mountain Road: 255'
Center Street: 130'
River Pointe: 165'

As proposed, the project meets minimum setback requirements of the LDC.

SIDE PROJECTION AND STEALTH DESIGN

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 LDC also 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 its associated equipment.

The proposed tower incorporates stealth design through mimicking an evergreen tree (monopine). The monopine design includes branches that extend up to 8' from the pole and 7' above the pole. The stealth design is also incorporated into the antenna array, as the proposed antennas are green and incorporate a fake pine needles texture. While the proposed array is a full array that projects 4'-7' from the tower, and is not slim in design, the incorporation of the proposed stealth design as a monopine helps to mask the visual impact of the array. The proponent states that the full array design is preferable when the monopine stealth treatment is applied to the tower as the antennas fill in the gaps of the branches.

Staff has reviewed the stealth design as it relates to the context of the site. The proposed tower site is situated in an area with existing buildings and sheds with trees and vegetation throughout the area. Renderings of the proposed monopine on the site show a tower that mimics nearby vegetation. With the tower only being 40' in height and other trees in the area being a similar height, the proposed design will be in scale with the existing conditions. While no stealth design is perfect, the proposed design will help to mitigate some of the visual impact of the tower. As conditioned, with the Planning Commission approving the proposed monopine stealth treatment and full array, the project meets the requirements of the LDC.

CO-LOCATION

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 application. The applicant states that the nearest tower is a Verizon tower

located at 113 Winding Way, and is .75 miles from the proposed tower. As the stated intent of the new tower is to improve coverage in the area, new equipment on the existing tower would not help Verizon to meet its goal. A tower at the proposed location will help to improve service in the low-lying "Island" area of Logan and help to offload some cell traffic from the overloaded Verizon facilities in the area. The proponent stated that other sites in the area were also considered for the location of the tower, but all sites considered would have been located in a residential zone. The setback constraints limit potential sites in the area, and the applicant struggled to find a property of adequate size and a willing property owner to allow for the project.

FENCING AND SCREENING

The LDC required that any mechanical or electrical equipment associated with the cell tower be completely screened from view with a solid screen fence or wall and landscaping. The proposal calls for an 8' tan vinyl fence. Other colors may be considered by planning commission. The proposed material and color are consistent with residential fencing in the area; however, fencing cannot exceed 6' in height in a residential zone. The proposed cabinets and diesel generator are 7' 6" and 7' 3". With a 6' fence, the equipment will project above the top of the fence as much as 1' 6". With the project site located within the interior of the property and buffered by the existing buildings and vegetation, the visual impact of a 1' 6" of mechanical equipment projecting above the fence should be minimal. The planning commission, as a design consideration to provide full screening of the mechanical equipment, may approve a taller fence, or recommend other screening treatment to reduce the visual impact. The proposed plan indicates that only trees and shrubs around the lease area will be removed in order to preserve most of the existing vegetation on the site. A portion of the mechanical equipment is located on the outside of the fence on the south side. This utility rack is required by Logan City Light and Power to be outside the fenced area. As conditioned, with a fence that does not exceed 6' in height, the project meets the requirements of the LDC.

NOISE

The applicant indicates that the back-up diesel generator is turned on once a month to ensure that it is operating correctly. The proponent indicates that sound data taken 23' from the diesel generator showed an average noise level of 62.8 decibels, which is comparable to a normal conversation or background music. Existing noise ordinance would regulate any noise disturbance between 10:00 pm and 7:00 am.

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. The new facility meets the maximum height allowance and setback requirements. To mitigate the visual impact of the tower in a residential area, the proposal includes a monopine treatment of the pole to disguise it as an evergreen tree. Staff finds that this treatment is an appropriate design for a cell tower at this location, as it fits the context of existing vegetation at the site.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Engineering	
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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 10/26/2019 and the Utah Public Meeting website on 10/26/2019. Public notices were mailed to all property owners within 300 feet of the project site on 10/21/2019.

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 40'.
3. The fence enclosing the equipment shall not exceed 6' in height.
4. Proposed stealth design as a "monopine" is approved by the Planning Commission
5. The proposed antenna array configuration, that projects up to 7' from the pole and incorporates stealth design, is approved by Planning Commission.
6. Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:

a. Engineering - contact 435-716-9160

- i. Development shall obtain a Land Disturbance permit from Public Works

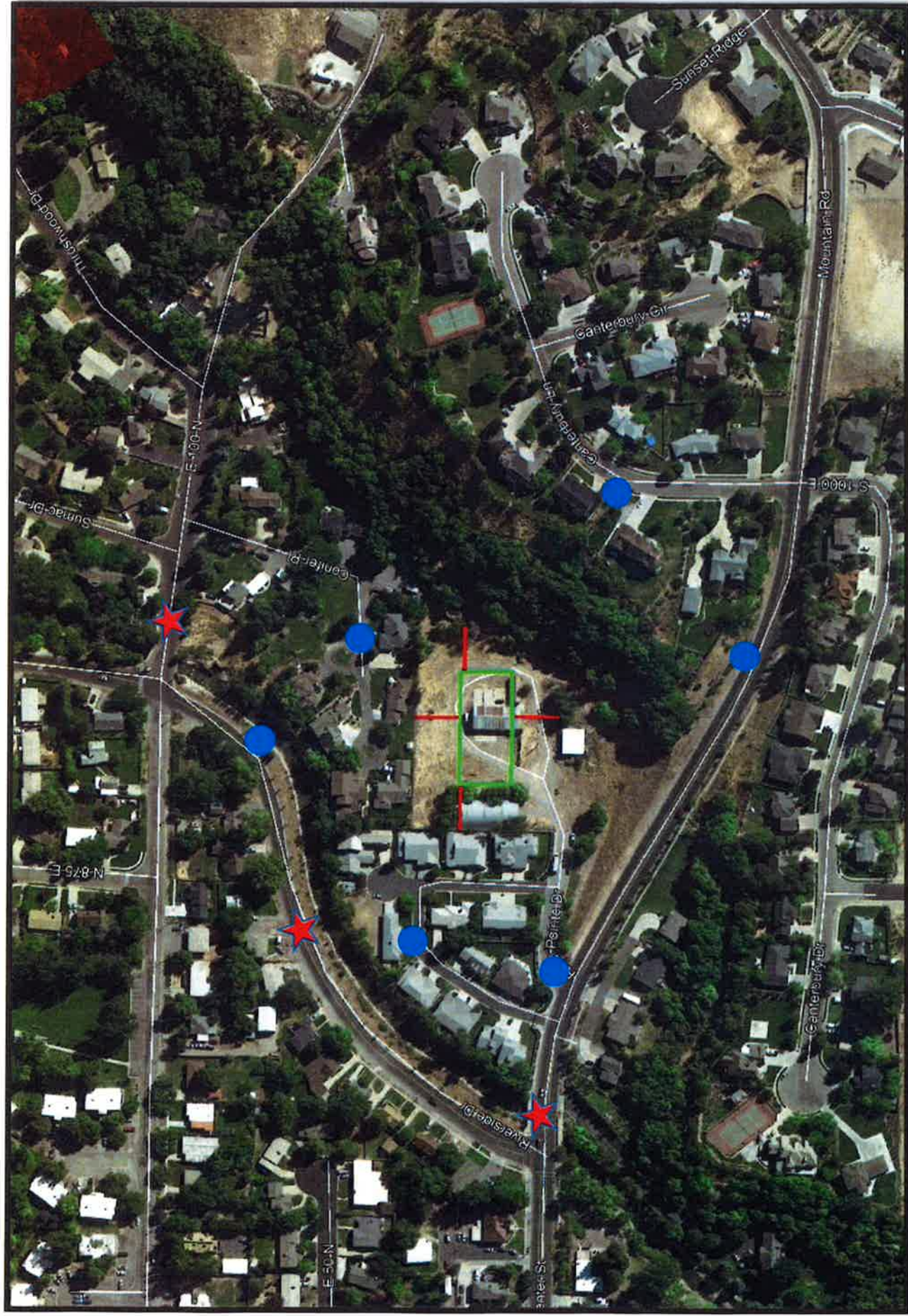
RECOMMENDED FINDINGS FOR APPROVAL FOR THE CONDITIONAL USE PERMIT

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 as 40' is a consistent and compatible tower height within the surrounding neighborhood and stealth design of the tower will help to mitigate visual impacts.
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 NR-4 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.

View Point Locations

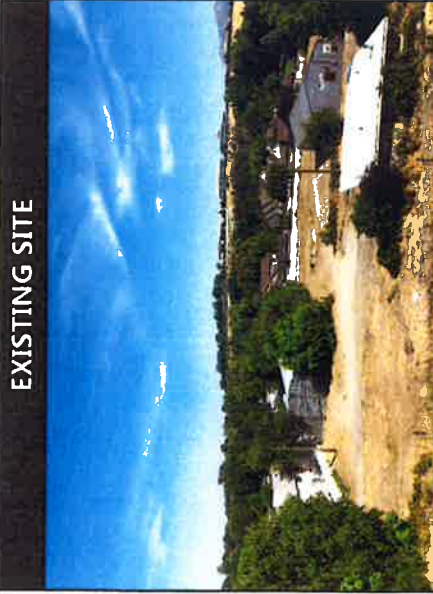




UT1 ISLAND

VERIZON WIRELESS TELECOMMUNICATION FACILITY
MACRO SITE

NORTH
View From Center St.



EXISTING SITE

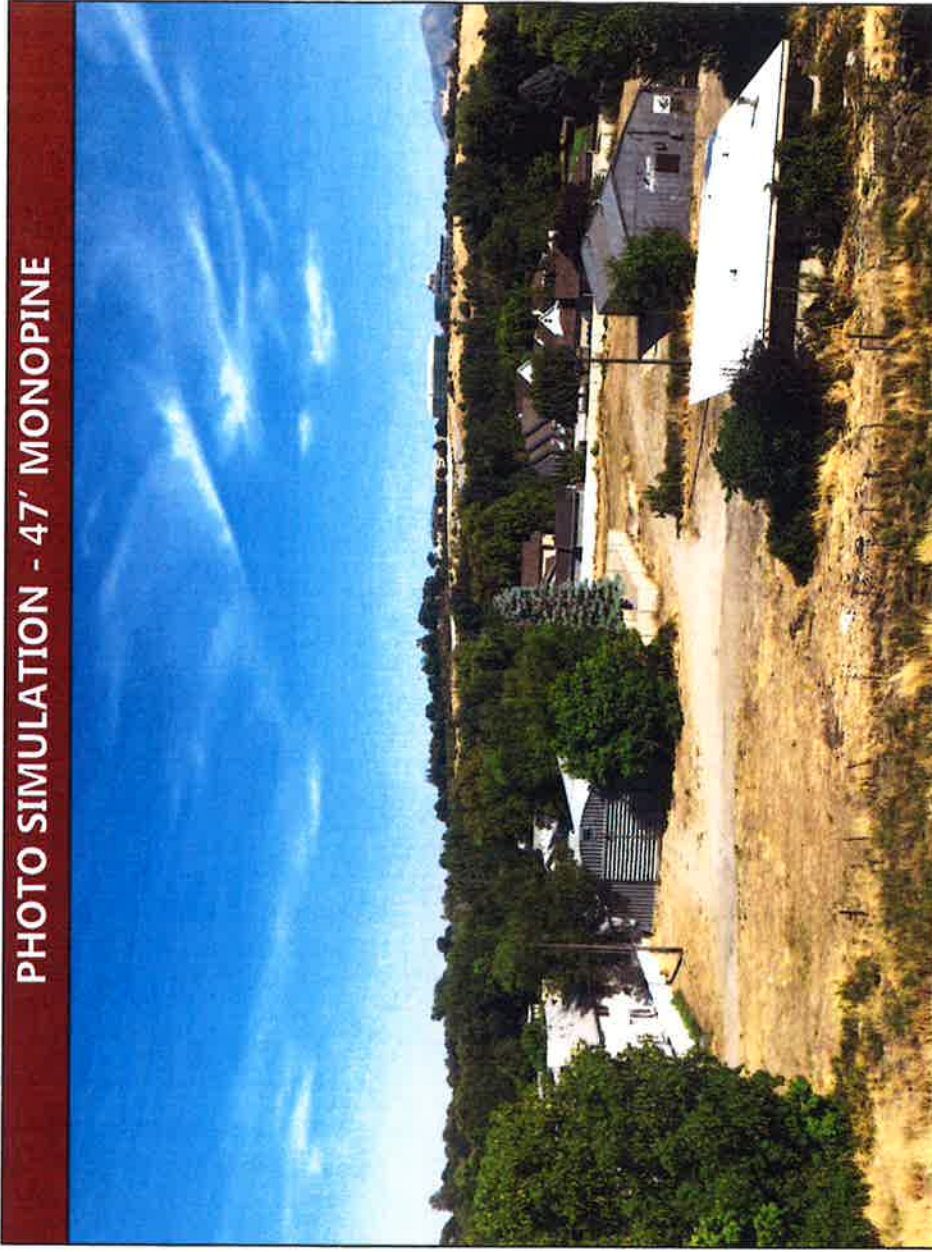


PHOTO SIMULATION - 47' MONOPINE



AERIAL LOCATION

Technology Associates

Drawn By: **Daniel Thurgood**
Salt Lake City Office
Drawn For: **Logan City**
Planning Staff

Salt Lake Office
7896 S Highland Drive, #200
Cottonwood Heights, UT 84121
801-463-1020

Corporate
3115 Melrose Drive
Carlsbad, CA 92010
760-765-5275



UT1 ISLAND

VERIZON WIRELESS TELECOMMUNICATION FACILITY
MACRO SITE

NORTH
View From Center St.



EXISTING SITE

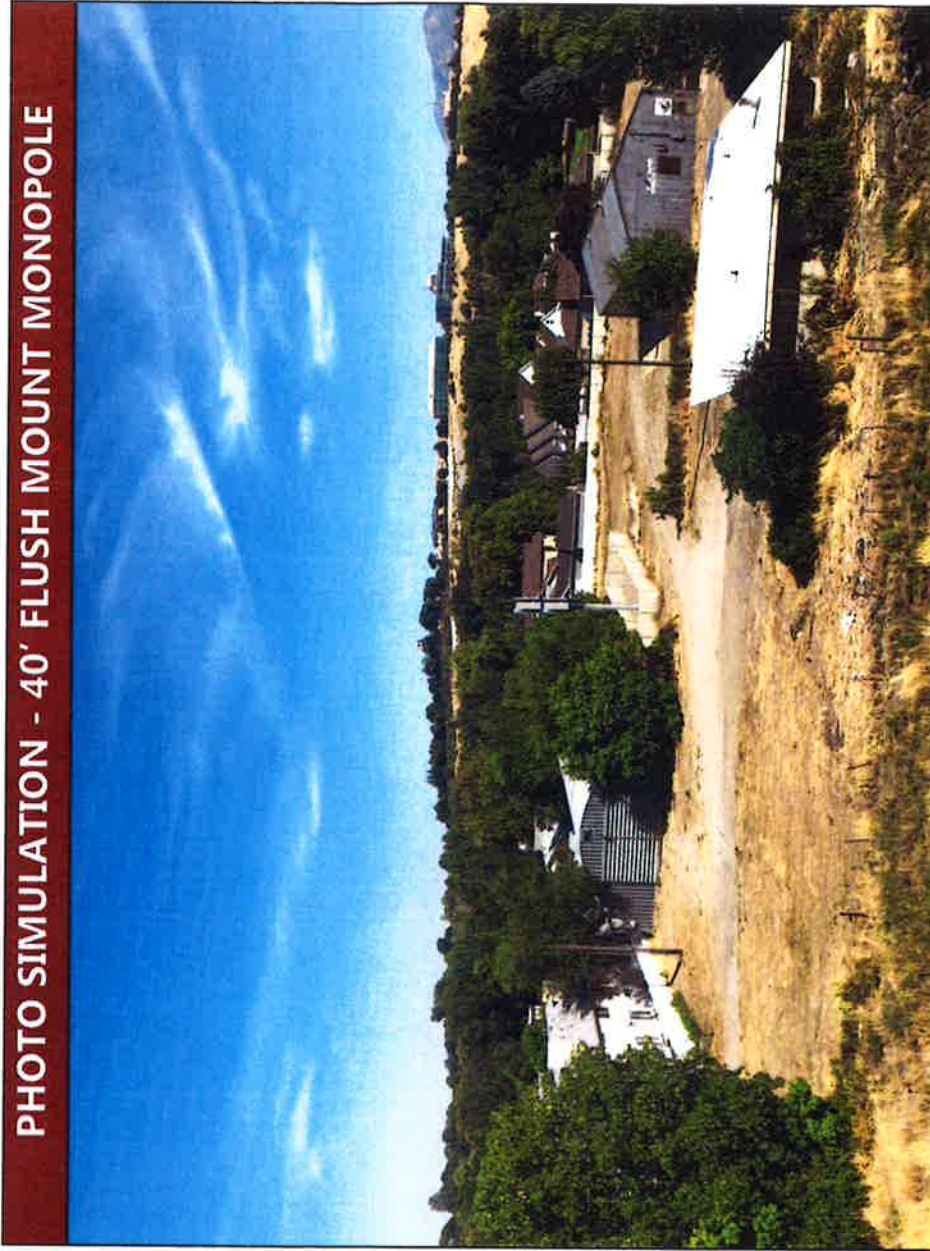


PHOTO SIMULATION - 40' FLUSH MOUNT MONOPOLE



AERIAL LOCATION

Technology Associates

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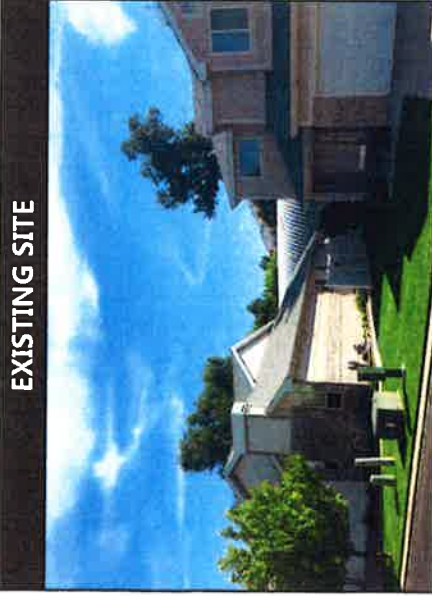


UT1 ISLAND

VERIZON WIRELESS TELECOMMUNICATION FACILITY
MACRO SITE

EAST

View From River Pointe Dr.



EXISTING SITE

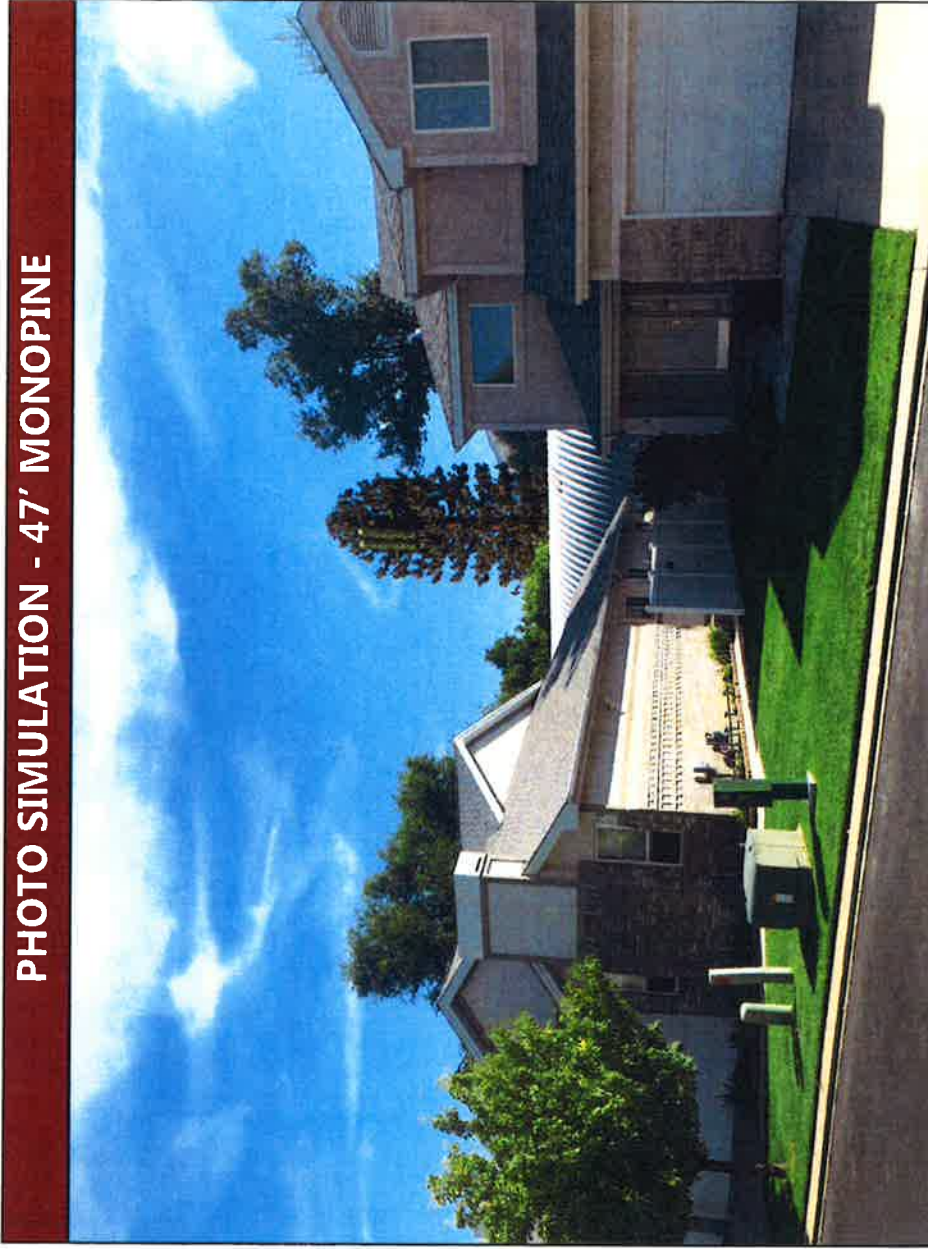


PHOTO SIMULATION - 47' MONOPINE



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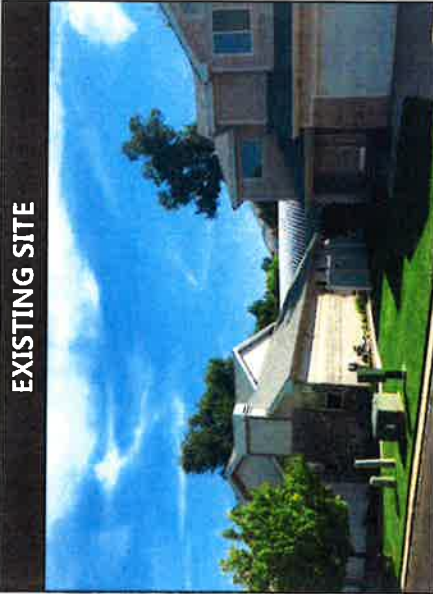


UT1 ISLAND

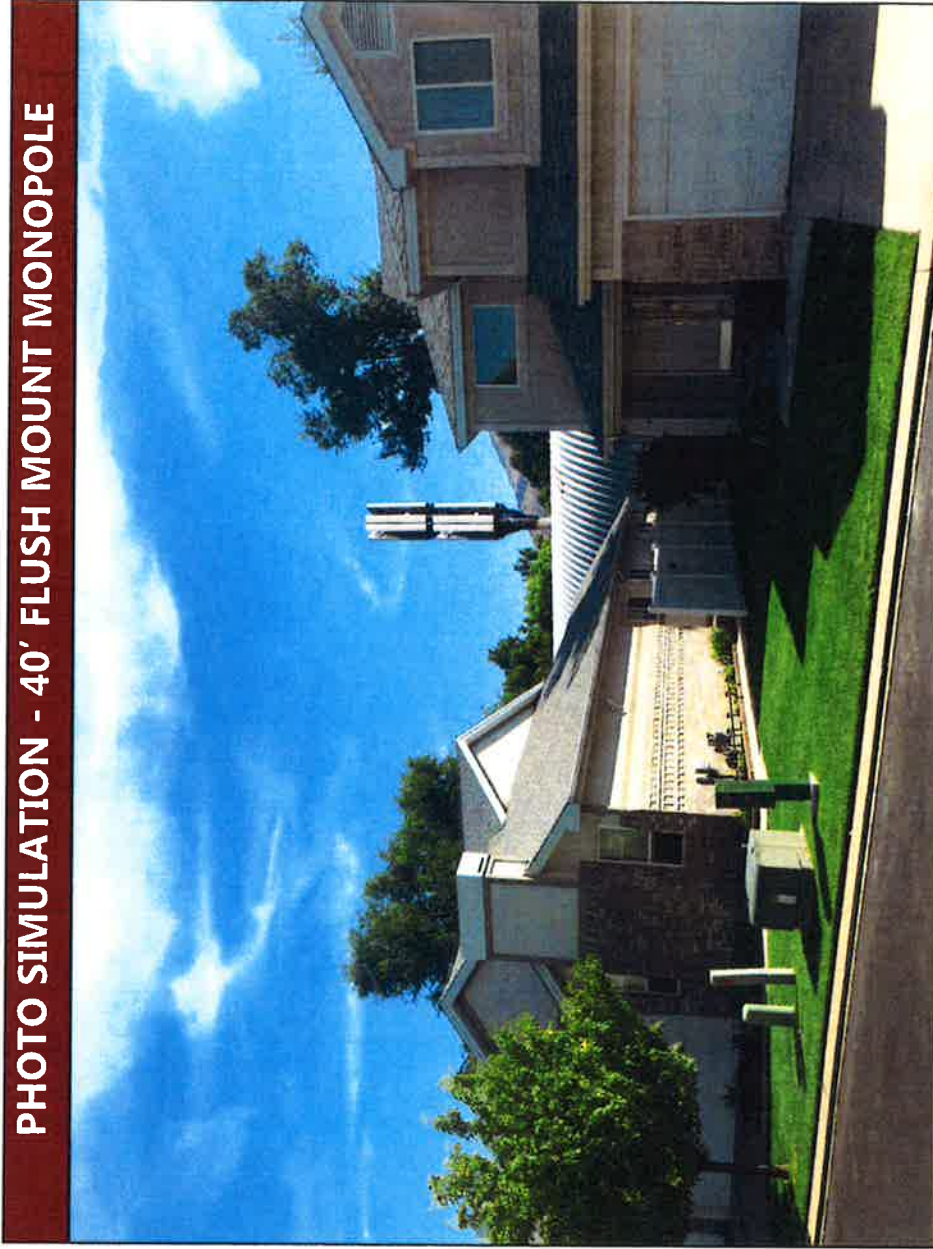
VERIZON WIRELESS TELECOMMUNICATION FACILITY
MACRO SITE

EAST

View From River Pointe Dr.



EXISTING SITE



AERIAL LOCATION

Technology  Associates

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UT1 ISLAND

VERIZON WIRELESS TELECOMMUNICATION FACILITY
MACRO SITE

SOUTH
View From Conifer Pl.



EXISTING SITE

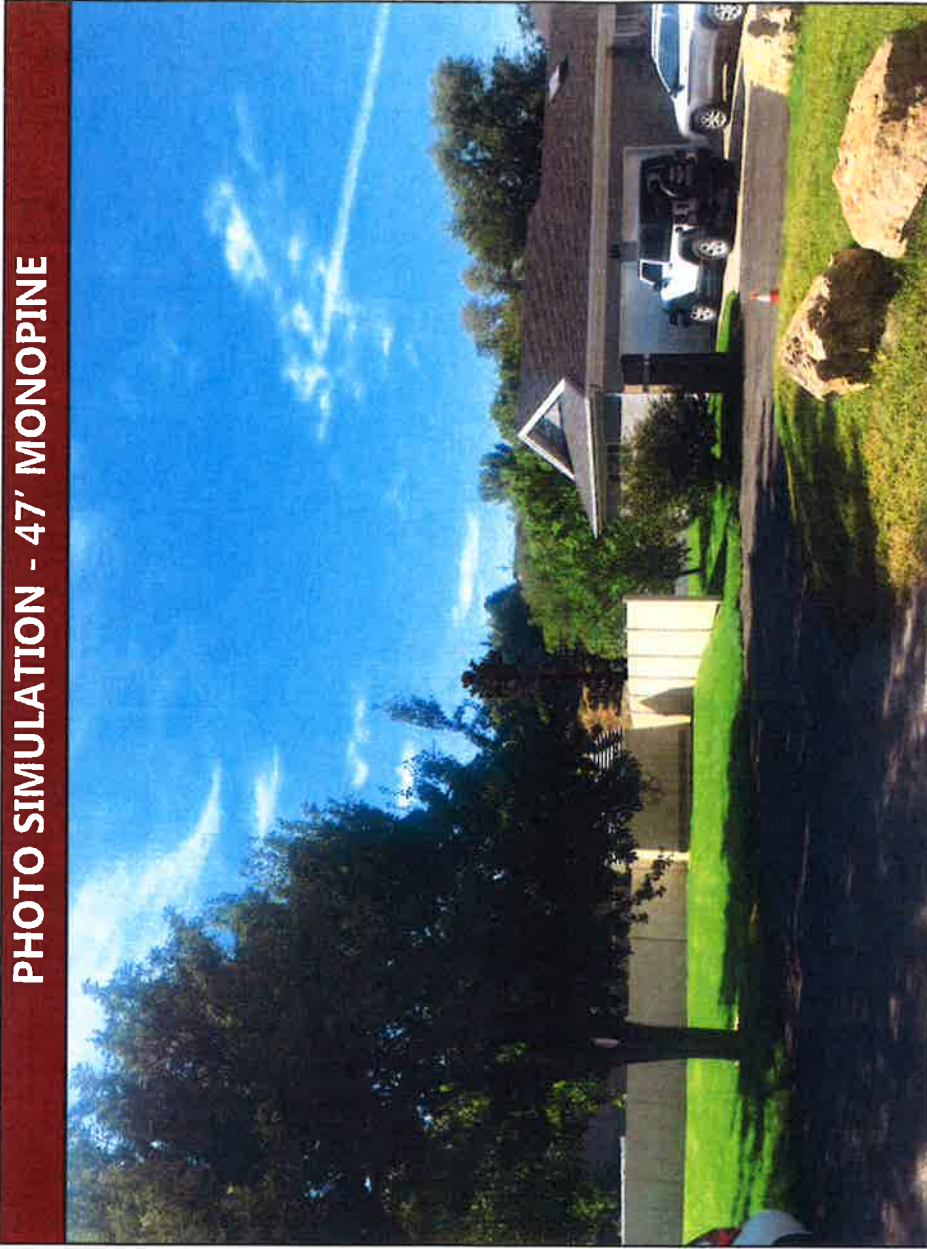


PHOTO SIMULATION - 47' MONOPINE



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UT1 ISLAND

VERIZON WIRELESS TELECOMMUNICATION FACILITY
MACRO SITE

SOUTH

View From Conifer Pl.



EXISTING SITE

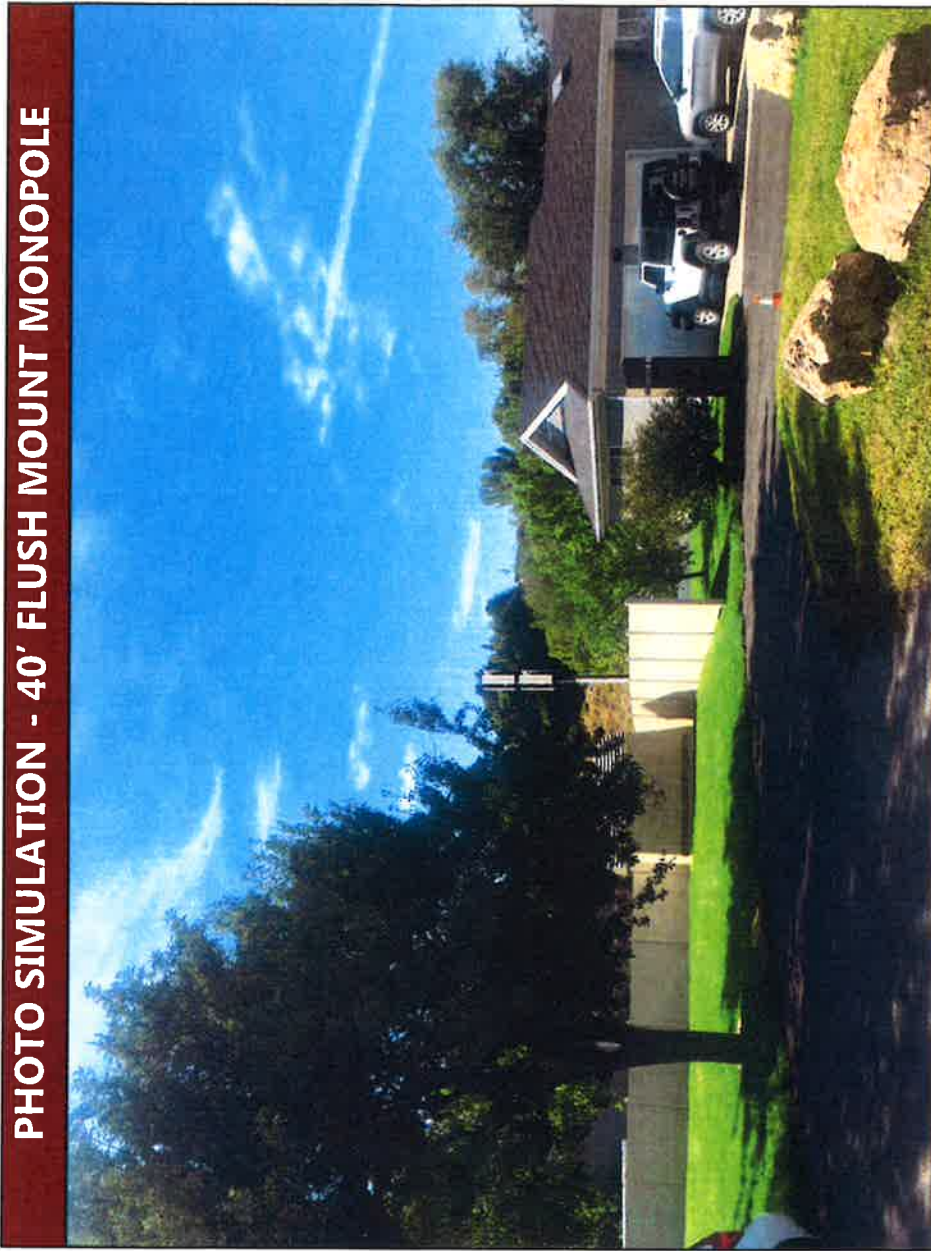


PHOTO SIMULATION - 40' FLUSH MOUNT MONOPOLE



AERIAL LOCATION

Technology  Associates

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Drawn For: **Logan City**
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UT1 ISLAND

VERIZON WIRELESS TELECOMMUNICATION FACILITY
MACRO SITE

WEST

View From Neighborhood

EXISTING SITE



PHOTO SIMULATION - 47' MONOPINE



AERIAL LOCATION



Technology  **Associates**

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UT1 ISLAND

VERIZON WIRELESS TELECOMMUNICATION FACILITY
MACRO SITE

WEST
View From Neighborhood

EXISTING SITE



AERIAL LOCATION



PHOTO SIMULATION - 40' FLUSH MOUNT MONOPOLE



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Technology  **Associates**



UT1 ISLAND

VERIZON WIRELESS TELECOMMUNICATION FACILITY
MACRO SITE

NE

View From Center St.

EXISTING SITE



PHOTO SIMULATION - 40' TOWER (NOT VISIBLE)



AERIAL LOCATION



Technology Associates

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UT1 ISLAND

VERIZON WIRELESS TELECOMMUNICATION FACILITY
MACRO SITE

EAST

View From Canterbury Ln.

EXISTING SITE



PHOTO SIMULATION - 40' TOWER (NOT VISIBLE)



AERIAL LOCATION



Technology  **Associates**

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UT1 ISLAND

VERIZON WIRELESS TELECOMMUNICATION FACILITY
MACRO SITE

EAST
View From Pointe Dr.

EXISTING SITE



AERIAL LOCATION



PHOTO SIMULATION - 40' TOWER (NOT VISIBLE)



Technology Associates

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UT1 ISLAND

VERIZON WIRELESS TELECOMMUNICATION FACILITY
MACRO SITE

SOUTH

View From 100 N



EXISTING SITE

PHOTO SIMULATION - 40' TOWER (NOT VISIBLE)



AERIAL LOCATION

Technology Associates

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Salt Lake City Office
Drawn For: **Logan City**
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UT1 ISLAND

VERIZON WIRELESS TELECOMMUNICATION FACILITY
MACRO SITE

SOUTH
View From Conifer Pl.



Technology Associates

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UT1 ISLAND

VERIZON WIRELESS TELECOMMUNICATION FACILITY
MACRO SITE

SOUTH
View From Riverside Drive

EXISTING SITE



PHOTO SIMULATION - 40' TOWER (NOT VISIBLE)



AERIAL LOCATION



Drawn By: **Daniel Thurgood**
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Drawn For: **Logan City**
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Technology Associates



UT1 ISLAND

VERIZON WIRELESS TELECOMMUNICATION FACILITY
MACRO SITE

SOUTH
View From Riverside Drive

EXISTING SITE



PHOTO SIMULATION - 40' TOWER (NOT VISIBLE)



AERIAL LOCATION



Technology Associates

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UT1 ISLAND

VERIZON WIRELESS TELECOMMUNICATION FACILITY
MACRO SITE

WEST
View From Center St



EXISTING SITE



AERIAL LOCATION

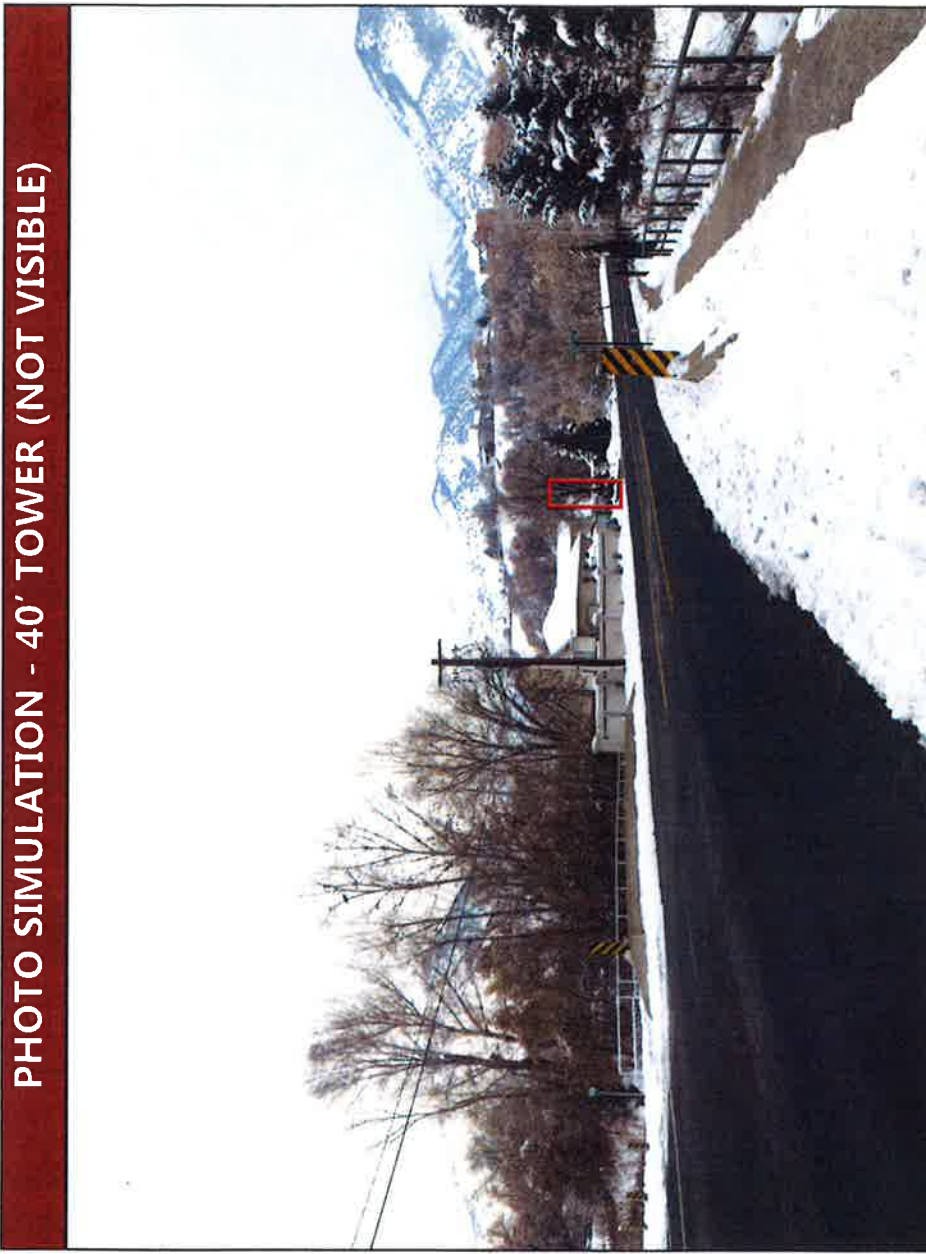


PHOTO SIMULATION - 40' TOWER (NOT VISIBLE)

Technology  **Associates**

Drawn By: **Daniel Thurgood**
Salt Lake City Office
Drawn For: **Logan City**
Planning Staff

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verizon

UT1 - ISLAND

verizon
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

Technology Associates

UTAH MARKET OFFICE
7806 SOUTH PROSPERITY ROAD
COTTWOOD HEIGHTS, UTAH 84121
CORPORATE OFFICE
3128 TIGER RUN COURT, SUITE #208
CAYLEND, CALIFORNIA 92010

DRAWN BY: JAY C
CHECKED BY: TROY B

REV	DATE	DESCRIPTION
0	05-13-2019	ZONING DRAWINGS

UT1 - ISLAND
SW SEC 35, T12N, R1E
903 EAST CENTER STREET
LOGAN, UTAH 84321
-- RAWLAND SITE --

SHEET TITLE
TITLE SHEET
VICINITY MAP
GENERAL INFORMATION

SHEET NUMBER
T100

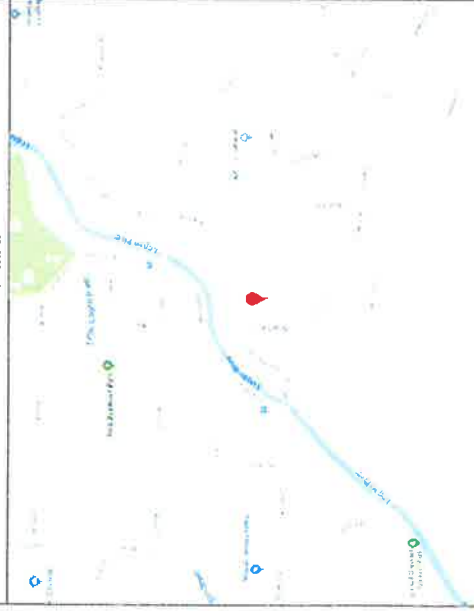
APPROVALS

VERIZON WIRELESS REPRESENTATIVE:
VERIZON WIRELESS RE ENGINEER:
TWO SITE ACQUISITION:
TWO CONSTRUCTION MANAGER:
SITE OWNER:

DRAWING INDEX

SHEET NO.	SHEET TITLE	REV	DATE
T100	TITLE SHEET, VICINITY MAP, GENERAL SITE INFORMATION	0	
SURV	SITE SURVEY	0	
C100	OVERALL SITE PLAN	0	
C101	ENLARGED SITE PLAN	0	
C200	SITE ELEVATIONS	0	

LOCATION MAP



DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING CONDITIONS ON THE JOB SITE, AND SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

DRIVING DIRECTIONS

FROM I-15 WEST JORDAN OFFICES, TAKE I-15 NORTH FOR 57 MILES TO BIRCHMOUNT CITY EXIT (EXIT 41) TOWARDS LOGAN/MARTIN. TURN RIGHT AND HEAD EAST ON I-15 FOR 26.3 MILES TO CENTER STREET IN LOGAN. TURN RIGHT AND GO EAST FOR 1.1 MILES TO MAIN STREET. CONTINUE EAST ON MAIN STREET (200 FEET) TO THE END OF THE ROAD. THE SITE WILL BE LOCATED ON THE PROPERTY EAST OF THE SUBDIVISION.

SITE INFORMATION

APPLICANT:
VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088
SITE ADDRESS:
903 EAST CENTER STREET
LOGAN, UTAH 84321
LATITUDE AND LONGITUDE:
N 41°33'32.76", W 111°48'45.61"
ZONING JURISDICTION:
LOGAN CITY
PROJECT DESCRIPTION:
VZW IS PROPOSING TO CONSTRUCT AN UNMANNED COMMUNICATIONS FACILITY CONSISTING OF ANTENNAS MOUNTED TO A TOWER MONOPOLE WITH OUTDOOR EQUIPMENT AND GENERATOR.
TYPE OF CONSTRUCTION:
OUTDOOR EQUIPMENT AND GENERATOR, MONOPOLE, AND ANTENNAS
HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS REQUIREMENTS DO NOT APPLY.
POWER COMPANY:
LOGAN CITY POWER

CONTACT INFORMATION

SITE ACQUISITION:
TECHNOLOGY ASSOCIATES, INC.
7806 SOUTH PROSPERITY ROAD, SUITE 200
COTTWOOD HEIGHTS, UTAH 84121
CONTACT: TROY BERSON
PHONE: 801-408-7052



UNDERGROUND SERVICE ALERT, CALL 'BLUE STAKES OF UTAH' @ 811 OR 1-800-662-4111
THREE WORKING DAYS BEFORE YOU DIG





SURVEY PREPARED BY:
SUPERIOR
SURVEYING, LLC
PHONE: 801-230-8868
EMAIL: JERRY@SUPERIOR-SURVEYING.COM

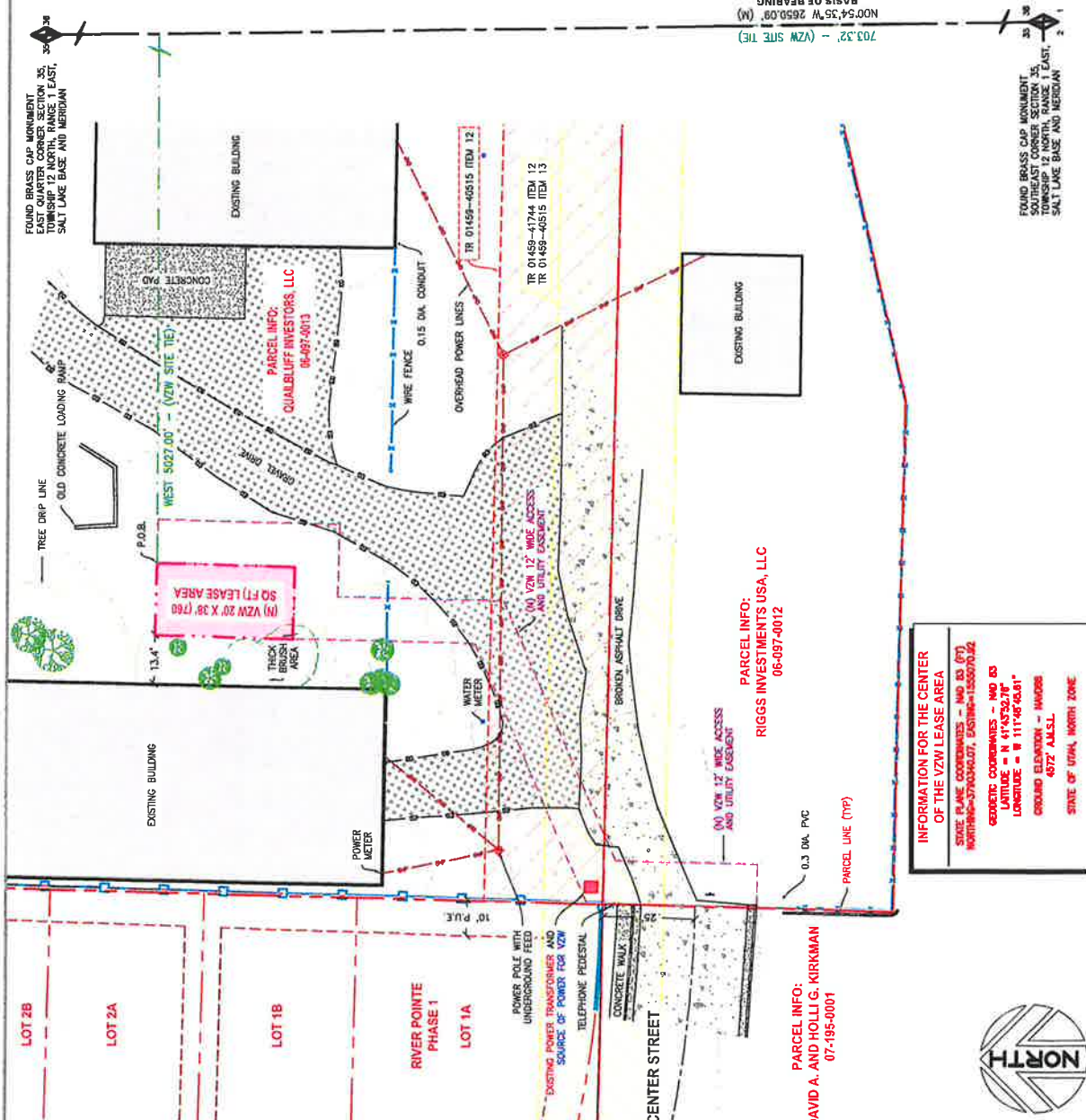
ISSUED BY:	JERRY F
CHECKED BY:	JERRY F

[illegible]

UT1 - ISLAND
SW SEC 35, T12N, R1E
903 EAST CENTER STREET
LOGAN, UTAH 84321
--RAWLAND SITE --

SHEET TITLE
SITE SURVEY

SHEET NUMBER
SURV



SITE SURVEY	SCALE: 1" = 30'-0"	1
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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:

<u>HORIZONTAL</u>		<u>VERTICAL</u>	
<u>Code</u>	<u>Tolerance</u>	<u>Code</u>	<u>Tolerance</u>
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: AUGUST 15, 2019

Re: UT1 - ISLAND

SW 1/4 OF SECTION 35, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN

I certify that the latitude of N 41°43'52.76", and the longitude of W 111°48'45.61", are accurate to within 15 feet horizontally and the site elevation of 4572 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 Licensed Land Surveyor:
1-A FAA Letter

Jerry Fletcher, Utah LS no. 6436064



9556 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84008



UTAH MARKET OFFICE
7806 SOUTH HIGHLAND DRIVE, SUITE 200
COTTONWOOD HEIGHTS, UTAH 84121
CORPORATE OFFICE
3199 DOWNEY AVENUE, SUITE 200
CARLSBAM, CALIFORNIA 92010

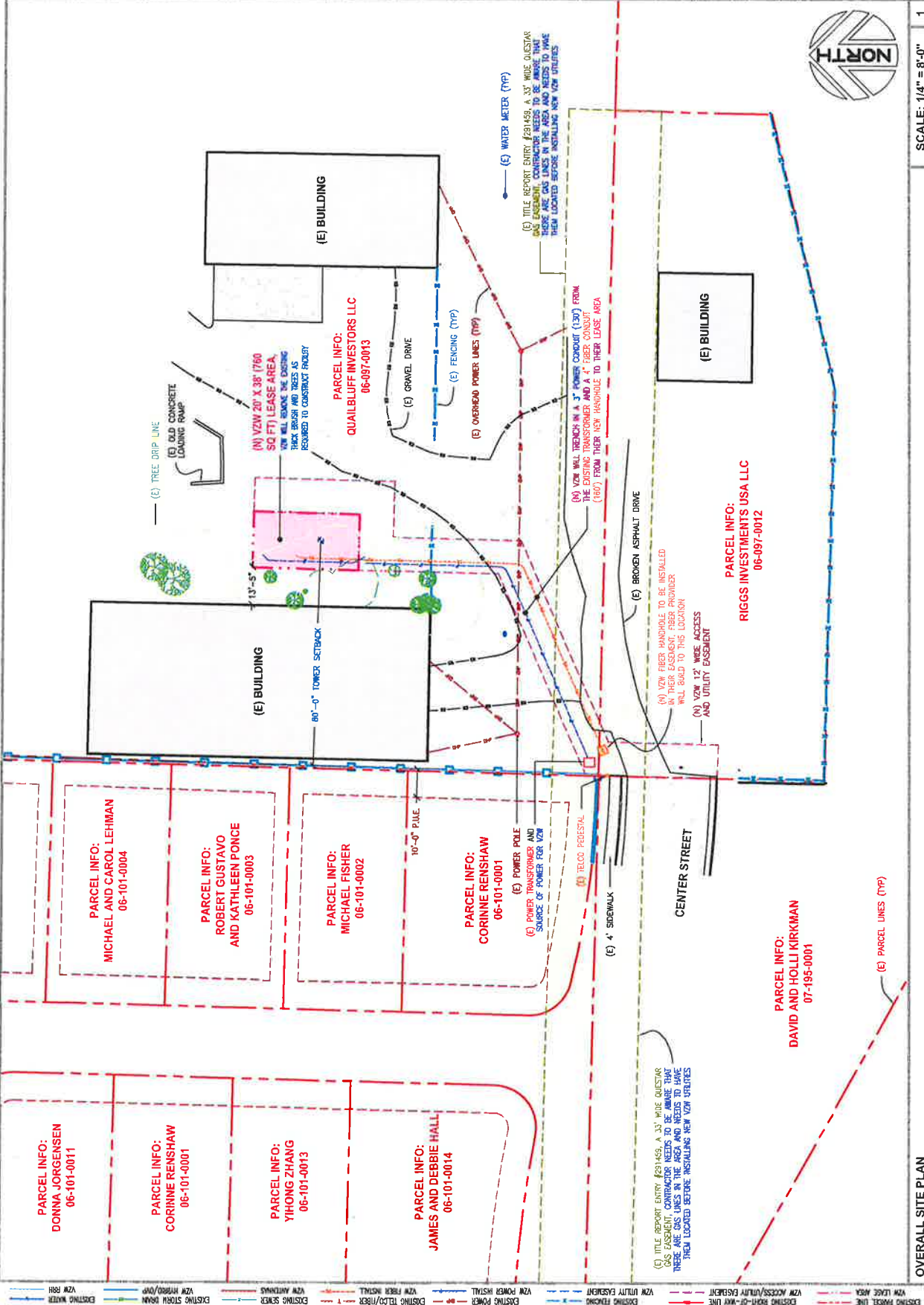
DRAWN BY: JAY C
CHECKED BY: TROY B

REV	DATE	DESCRIPTION
0	08.15.2019	ZONING DRAWINGS

UT1 - ISLAND
SW SEC 35, T12N, R1E
903 EAST CENTER STREET
LOGAN, UTAH 84321
-- RAWLAND SITE --

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C100



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

OVERALL SITE PLAN



9450 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088



UTAH MARKET OFFICE
7886 SOUTH HANNAH DRIVE, SUITE 200
COTTONWOOD HEIGHTS, UTAH 84121
CORPORATE OFFICE
3189 WEST HANNAH DRIVE, SUITE 208
CALTEN, CALIFORNIA 92510

DRAWN BY: JAY C
CHECKED BY: TROY B

REV	DATE	DESCRIPTION
0	04.15.2019	ZONING PERMITS

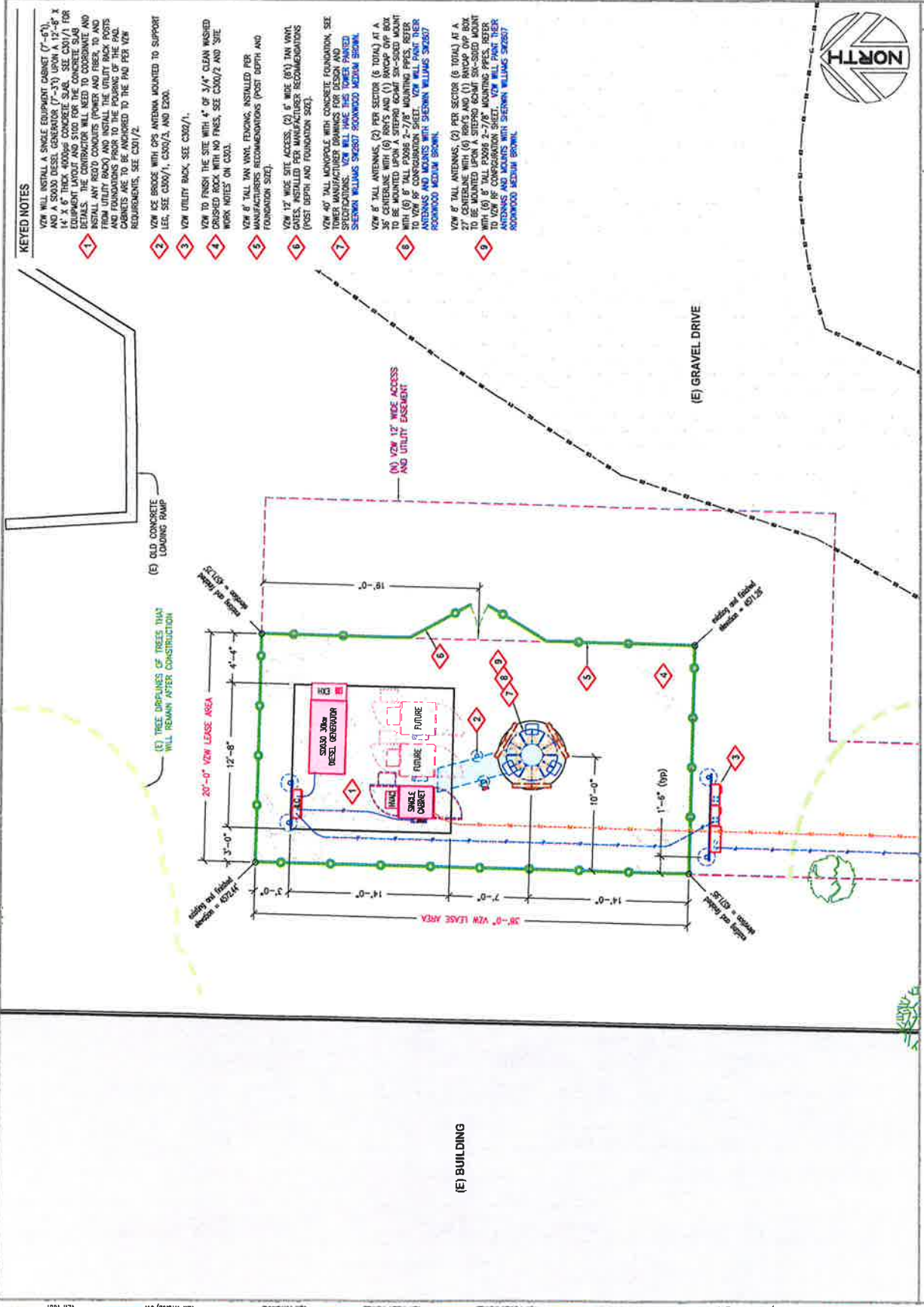
UT1 - ISLAND
SW SEC 35, T12N, R1E
903 EAST CENTER STREET
LOGAN, UTAH 84321
- RAWLAND SITE -

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C101

KEYED NOTES

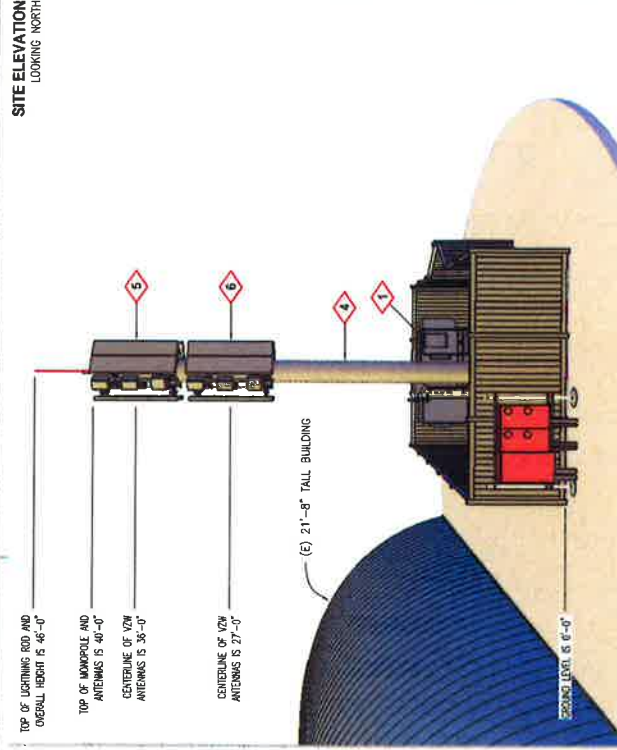
1. VZW WILL INSTALL A SINGLE EQUIPMENT CABINET (7'-6") UPON A 12'-8" X 14'-8" CONCRETE FOUNDATION. SEE C300/1 FOR EQUIPMENT LAYOUT AND SIZES FOR THE CONCRETE SIA. DETAILS. THE CONTRACTOR WILL NEED TO COORDINATE AND INSTALL ANY REINFORCING (POWER AND FIBER) TO AND FROM UTILITY RACKS AND INSTALL THE UTILITY RACKS AND POSTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PAID FOR PER VZW REQUIREMENTS. SEE C301/2.
2. VZW ICE BRIDGE WITH GPS ANTENNA MOUNTED TO SUPPORT LEG, SEE C300/1, C300/2, AND C300/3.
3. VZW UTILITY BACK, SEE C300/1.
4. VZW TO FINISH THE SITE WITH 4" OF 3/4" CLEAN WASHED CRUSHED ROCK WITH NO FINES, SEE C300/2 AND SITE WORK NOTES ON C303.
5. VZW 8" TALL TAN VINYL FENCING, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS (POST, DEPTH AND FOUNDATION SIZE).
6. VZW 12' WIDE SITE ACCESS, (2) 6" WIDE (8'-0") TAN VINYL GATES, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS (POST, DEPTH AND FOUNDATION SIZE).
7. VZW 40' TALL MONOPOLE WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER DRAWINGS FOR DESIGN AND SPECIFICATIONS. VZW WILL HAVE THIS TOWER PAINTED SEVERN WILLIAMS SPECTRUM REDWOOD MEDIUM BROWN.
8. VZW 8" TALL ANTENNAS, (2) PER SECTOR (6 TOTAL) AT A 35' CENTERLINE WITH (6) RAYS AND (1) RAYCOP OVP BOX TO BE MOUNTED UPON A STEPPED GOMAT 3X-SIDED MOUNT WITH (6) 8" TALL PPOB 2-7/8" MOUNTING PIPES. REFER TO TOWER MANUFACTURER DRAWINGS FOR DESIGN AND SPECIFICATIONS. VZW WILL HAVE THIS TOWER PAINTED SEVERN WILLIAMS SPECTRUM REDWOOD MEDIUM BROWN.
9. VZW 8" TALL ANTENNAS, (2) PER SECTOR (6 TOTAL) AT A 35' CENTERLINE WITH (6) RAYS AND (1) RAYCOP OVP BOX TO BE MOUNTED UPON A STEPPED GOMAT 3X-SIDED MOUNT WITH (6) 8" TALL PPOB 2-7/8" MOUNTING PIPES. REFER TO TOWER MANUFACTURER DRAWINGS FOR DESIGN AND SPECIFICATIONS. VZW WILL HAVE THIS TOWER PAINTED SEVERN WILLIAMS SPECTRUM REDWOOD MEDIUM BROWN.



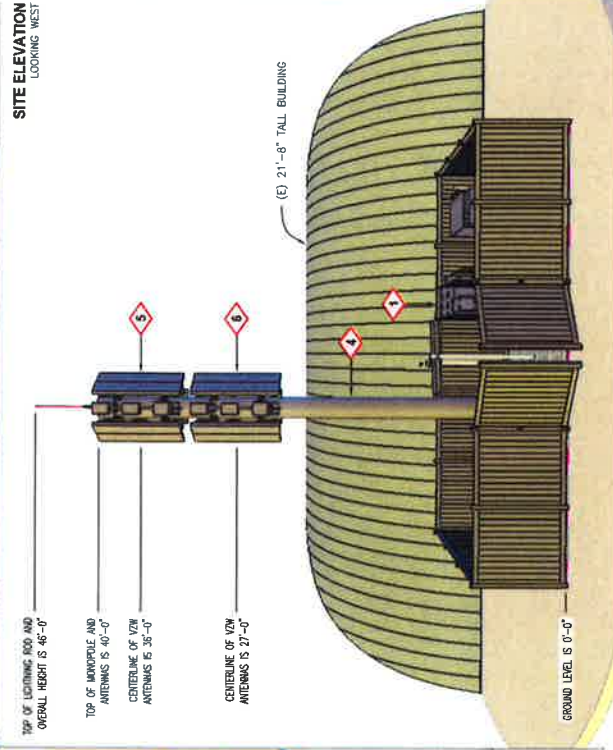
SCALE: 1/8" = 1'-0"

ENLARGED SITE PLAN

SITE ELEVATION
LOOKING NORTH



SITE ELEVATION
LOOKING WEST



KEYED NOTES - SEE C101 FOR EXPANDED VERSION

- 1 VZN WILL INSTALL A SINGLE EQUIPMENT CURBNET (7'-6"0").
A 4" x 6" DESSIL GENERATOR (7'-3"0") UPON A 12'-6" x
14'-6" THICK, COURSE CONCRETE SUE.
- 2 VZN 8' TALL TAN VINYL FENCING, INSTALLED PER
MANUFACTURERS RECOMMENDATIONS (POSTED PER
FOUNDATION SIZE).
- 3 VZN 1/2" WIDE STEEL ACCESS (2) 8" WIDE (6V) TAN VINYL
GATES, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
(POST DEPTH AND FOUNDATION SIZE).
- 4 VZN 40' TALL MONOPOLE WITH CONCRETE FOUNDATION, SEE
TOWER MANUFACTURER DRAWINGS FOR DESIGN AND
SPECIFICATIONS. VZN WILL HAVE ITS TOWER PAINTED
SHERWIN WILLIAMS SW6207 ROYALWOOD MEDIUM BROWN.
- 5 VZN 8' TALL ANTENNAS (2) PER SECTOR (6 TOTAL) AT A
36" CENTERLINE WITH (6) RENTS AND (1) RAYCAP OR BOX
TO BE MOUNTED UPON A STEPPED 60" DIAM. 30-SEED BOX
WITH (8) 1/2" TALL PILES 2-7/8" HOUSING PILES, REFER
TO VZN 8' TALL PILES FOR MORE INFORMATION. REFER
ANTENNAS AND MOUNTS WITH SHERWIN WILLIAMS SW6207
ROYALWOOD MEDIUM BROWN.
- 6 VZN 8' TALL ANTENNAS (2) PER SECTOR (6 TOTAL) AT A
27" CENTERLINE WITH (6) RENTS AND (1) RAYCAP OR BOX
TO BE MOUNTED UPON A STEPPED 60" DIAM. 30-SEED BOX
WITH (8) 1/2" TALL PILES 2-7/8" HOUSING PILES, REFER
TO VZN 8' TALL PILES FOR MORE INFORMATION. REFER
ANTENNAS AND MOUNTS WITH SHERWIN WILLIAMS SW6207
ROYALWOOD MEDIUM BROWN.
- 7 VZN CONTRACTORS TO INSTALL THE 6" TALL LIGHTNING ROD
AS SPECIFIED BY TOWER MANUFACTURER.

SITE ELEVATION

