



Project #19-016
UT1 Larry Verizon Cell Tower
Located at 1750 N 800 W

REPORT SUMMARY

Project Name: UT1 Larry Verizon Cell Tower
Proponent / Owner: Troy Benson / GunHo Logan, LLC
Project Address: 1750 N 800 W
Request: Design Review & Conditional Use Permit
Current Zoning: Industrial Park (IP)
Type of Action: Quasi-Judicial
Hearing Date May 9, 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 #19-016, UT1 Larry Verizon Cell Tower, in the Industrial Park (IP) zone located at 1750 N 800 W, TIN #07-176-0020.

Current Land use adjoining the subject property

<i>North:</i>	IP: Industrial Uses	<i>East:</i>	IP: Industrial Uses
<i>South:</i>	IP: Industrial Uses	<i>West:</i>	IP: Industrial Uses

Proposal

This is a proposal for an unmanned communications facility consisting of antennas mounted to a new 70' monopole with outdoor equipment, generator, and 20' x 38' fenced ground lease area. The ground equipment includes a diesel generator, a steel equipment cabinets and space for up to 2 additional cabinets. The tower has a 6' tall lighting rod on top and a large antenna array located on the upper area of the pole, and two microwave dishes located near the middle of the pole. 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 4-7' in a triangular shaped pattern. The proposed location is in the southwest corner of the GunHo Logan property.

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 70' tall within the IP zone. A 2' horizontal setback for every 1' of pole height from public and private streets is required. Equipment must be screened from public view. Antennas and their supporting structure mounted to the side or top of the pole shall be slim in profile and not extend more than 1' beyond the side of the pole. To the extent reasonably feasible, stealth design should be used to mitigate negative visual effects. Co-location is encouraged in order to discourage the proliferation of wireless communications facilities.

Setbacks

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

Front: 20'
Side: 20'
Rear: 10'

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

Front (East):	140'
Side (South):	20'
Side (North):	132'
Rear (West):	62.5'

The nearest streets are 800 W and 730 W. 800 W is a public street and is located approximately 250' from the monopole. The 730 W is a private street and is located approximately 140' from the pole.

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

Design

Stealth Design

The LDC 17.38 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. The applicant does not propose any stealth design as the area around the site is industrial in nature. Staff agrees with the assessment that "stealth" design, such as paint or color, in this area is likely to draw more attention to the pole. Additionally, there are large utility poles that serve the nearby electrical substation that are similar in height and materials to the requested pole.

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 particular application. The applicant states that the nearest tower is .79 miles from this location and is a Verizon tower. Co-locating to this tower would not help meet Verizon's coverage objectives. There is also a tower approximately .89 miles from the site, but the applicant indicates that there is inadequate ground space near the site for equipment that supports the antennas.

Side Projection

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 applicant proposes a full antenna array that projects approximately 4-7' in a triangular shaped pattern from the pole. The applicant states that the full array is requested as it will allow for more technology to be pushed through the antennas, that is will allow for more cell traffic, and it would allow two (2) other carriers to co-locate on the tower. Staff concurs with this finding, as providing additional space on a pole in this location will reduce the need for additional poles in locations that may have a greater visual impact. As conditioned, the project meets the requirements in the LDC.

Airport Approach Clearance

The proposed site is within the Approach Zone for the main runway of the Logan-Cache Airport. Construction of a monopole within the zone will require approval of the Federal Aviation Authority. As a condition of this permit, approval for the proposed cell tower must be issued by the FAA and provided to the Community Development Department prior to issuance of a building permit.

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 they are requesting an 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 approximately 4-7' from the pole, is the slimmest option that allows for co-location. Staff prefers more intensive use of this new pole as opposed to having other carriers construct additional poles in the area. Staff did not find a significant architectural feature, color, or paint that could be incorporated to improve "stealth" design of the pole.

AGENCY AND CITY DEPARTMENT COMMENTS

No comments were received from city departments.

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no written comment had been received. Staff did speak with the Logan Cache Airport Manager Lee Ivie regarding the need for FAA approval for the tower.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 4/27/2019 and the Utah Public Meeting website on 5/2/2019. Public notices were mailed to all property owners within 300 feet of the project site on 4/22/2019.

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 70'.
3. The fencing enclosing the equipment 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 17.43 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.
5. Approval for the proposed cell tower must be issued by the FAA and provided to the Community Development Department prior to issuance of a building permit.

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 70' is a consistent and compatible tower height within 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 Industrial Park 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.



APPLICATION FOR PROJECT REVIEW

☐ Planning Commission ☐ Land Use Appeal Board ☐ Administrative Review

Date Received 4-8-19	Received By	Receipt Number	Zone	Application Number PC 19-016
Type of Application (Check all that apply): <input checked="" type="checkbox"/> Design Review <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input type="checkbox"/> Other _____				
PROJECT NAME UT1 Larry				
PROJECT ADDRESS 1750 North 800 West, Logan, UT 84321				COUNTY PLAT TAX ID # 07-176-0020
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Troy Benson				MAIN PHONE # (801) 608-7042
MAILING ADDRESS 7896 South Highland Drive, Suite 200		CITY Cottonwood Heights	STATE UT	ZIP 84121
EMAIL ADDRESS troy.benson@taec.net				
PROPERTY OWNER OF RECORD (Must be listed) GunHo Logan, LLC				MAIN PHONE # (801) 224-4771
MAILING ADDRESS 1750 North 800 West		CITY Logan	STATE UT	ZIP 84321
EMAIL ADDRESS khodges@rockiesstandard.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Separate sheet attached) (Include as much detail as possible - attach a separate sheet if needed) Verizon Wireless communication facility with a 70' tall monopole diesel generator back p. a single equipment cabinet to be installed within a 2' x 38' lease area surrounded by a chainlink fence with barbed wire and privacy slats. Antennas would be placed in an array, not projecting, and more than 8' from the poles. 8' tall antennas (4) per sector (12) total would be attached to the array. 6' tall lightning rod to be installed on top of the tower.				Total Lot Size (acres) .74 Size of Proposed New Building (square feet) 760 (20' x 38' Lease area) Number of Proposed New Units/Lots 0
- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -				
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 		
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 		

City of Logan—Community Development
RE: UT1 Larry (Verizon Site Name)
290 North 100 West
Logan, UT 84321
04/01/2019

Verizon Wireless Communication Facility

Project Description: Verizon Wireless is proposing to construct a new communication facility at approximately 1750 North 800 West. The communication facility would include a 70' tall tower, a single equipment cabinet (2 planned for future use) and a backup diesel generator, within a 20' x 38' lease area. The equipment would be surrounded by a 6' tall chain-link fence with barbed wire and gray privacy slats. Antennas would be placed on an array, not projecting outward more than 8' from the tower. (12) 8' tall antennas (4) per sector would be attached to the array and a 6' tall lighting rod would be attached to the top of the tower.

The necessity for the site at this location, is to provide better coverage to the area and to offload some of the traffic that is overloading Verizon's existing site at 1000 North Main Street.

The subject location is zoned Industrial Park (IP) and all of the adjoining parcels are also IP. Per code, monopoles are allowed, with a CUP, in an IP zone with a 70' maximum height. The proposed tower height is 70'. Code also states that the antennas shall not extend more than one foot beyond the side of the tower or pole. For this site, Verizon is requesting that a full array be allowed, meaning there will be (12) antennas at the top of the tower (at one level) and they will extend by about 8' from the pole. Allowing a fully array serves several purposes:

- Allows more technology to be pushed thru the antennas
- Site operates more efficiently, for example, it can handle more traffic
- It would allow (2) other carriers to co-locate on the tower. If the antennas have to hug the pole, then Verizon will have to take up at least (3) levels on the tower, which would take up about 30' of tower space, which eliminates the possibility for other carriers to co-locate on the tower.

A full array also fits into the appearance of the Industrial Park zone.

This location meets the required setback from the nearest right-of-way line. The setback for the tower is 2:1 of the height of the tower, which amounts to 140'. The nearest right-of-way line borders 730 West and the tower would be setback 140' from the right-of-way line. Code also requires a setback if the site is adjacent to or within a residential zone. There are not any residentially zoned properties in the area.

Code encourages co-locating on existing cell towers. The nearest cell tower is approximately .79 miles from the proposed site location and it is a Verizon site. Adding additional equipment to the existing Verizon site would not help Verizon with their coverage objective for the new site. There is another existing cell tower approximately .89 miles from the proposed site location, but there is not any available ground space near the site that Verizon could use for their equipment that supports the antennas.

Should any more information be required, I can be reached at (801) 608-7042.

Regards,

Troy Benson

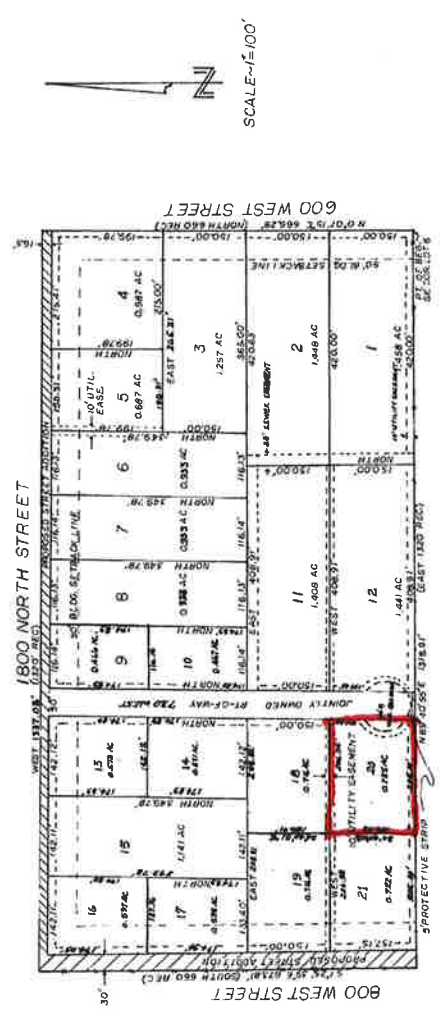
Technology Associates EC INC.

Real Estate Specialist | troy.benson@taec.net | (801) 608-7042

7896 South Highland Drive, Suite 200 | Cottonwood Heights | Utah 84121

LOGAN INDUSTRIAL PARK

PART OF THE SE 1/4 OF SEC. 20 AND PART OF THE SW 1/4 OF SEC. 21 T. 12 N. R. 16 E. S. 16 E. M. LOGAN, CACHE COUNTY, UTAH



NOTE:
3/8" INCH STEEL BARS HAVE BEEN SET
AT ALL LOT CORNERS.

Erwin U. Moser
ERWIN MOSER-ENGINEER
LOGAN, UTAH

SURVEYOR'S CERTIFICATE

ERWIN MOSER, do hereby certify that I am a Registered Civil Engineer, and/or Land Surveyor, and that I hold Certificate No. 12345, issued by the State of Utah, and that I have made a survey of the above described tract of land, and that the same is as shown on this plat.

LOGAN INDUSTRIAL PARK

and that the same has been correctly surveyed and staked on the ground as shown on this plat.

OWNER'S DEDICATION

Know all men by these presents that I, the undersigned owner () of the above described tract of land, having claimed same to be subdivided into lots and streets to be hereinafter known as the

LOGAN INDUSTRIAL PARK

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

In witness whereof, I have hereunto set my hand and the seal of my office, this 1st day of January, A.D. 1982.

Erwin U. Moser
ENGINEER & SURVEYOR

ACKNOWLEDGMENT

STATE OF UTAH, ss.
County of CACHE, ss.

On the 1st day of January, A.D. 1982, personally appeared before me, the undersigned Notary Public, in and for said County of CACHE, in said State of Utah, the signers () of the above Owner's Dedication, in person, who duly acknowledged to me that they executed the same for the purposes and intentions therein expressed, freely and voluntarily and for the time and purposes therein mentioned.

My commission expires 3/31/84.

Tara J. Hite
NOTARY PUBLIC
RESIDES IN CACHE COUNTY

PLANNING COMMISSION
APPROVED THIS 1st DAY OF JANUARY, A.D. 1982, BY THE COUNTY PLANNING COMMISSION.

CITY ENGINEER
APPROVES THIS 1st DAY OF JANUARY, A.D. 1982.

BOARD OF HEALTH
APPROVED THIS 1st DAY OF JANUARY, A.D. 1982.

DIRECTOR OF BOARD OF HEALTH

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE INFORMATION ON FILE IN THIS OFFICE IS TRUE.

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS DAY OF JANUARY, A.D. 1982.

LOGAN CITY
PRESENTED TO THE LOGAN CITY MAYOR AND CITY COUNCIL FOR THEIR REVIEW AND ACTION ON THE 1st DAY OF JANUARY, A.D. 1982.

RECORDED
RECORDED IN THE BOOK OF 12345, PAGE 12345, OF THE RECORDS OF THE COUNTY OF CACHE, UTAH, THIS 1st DAY OF JANUARY, A.D. 1982.

verizon ✓

UT1 - LARRY



UTAH MARKET OFFICE
7896 SOUTH HIGHLAND DRIVE, SUITE 200
COTTONWOOD HEIGHTS, UTAH 84121

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

DRAWN BY: JAY C

CHECKED BY: TROY B

SITE INFORMATION

APPLICANT:
VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

SITE ADDRESS:
1750 NORTH 850 WEST
LOGAN, UTAH 84321

LATITUDE AND LONGITUDE:
N 41°45'48.67", W 111°51'09.83"

ZONING JURISDICTION:
LOGAN CITY

PROJECT DESCRIPTION:
VZW IS PROPOSING TO CONSTRUCT AN UNMANNED COMMUNICATIONS FACILITY
CONSISTING OF ANTENNAS MOUNTED TO A NEW MONOPOLE WITH OUTDOOR
EQUIPMENT AND GENERATOR

TYPE OF CONSTRUCTION:
OUTDOOR EQUIPMENT AND GENERATOR, MONOPOLE, AND ANTENNAS

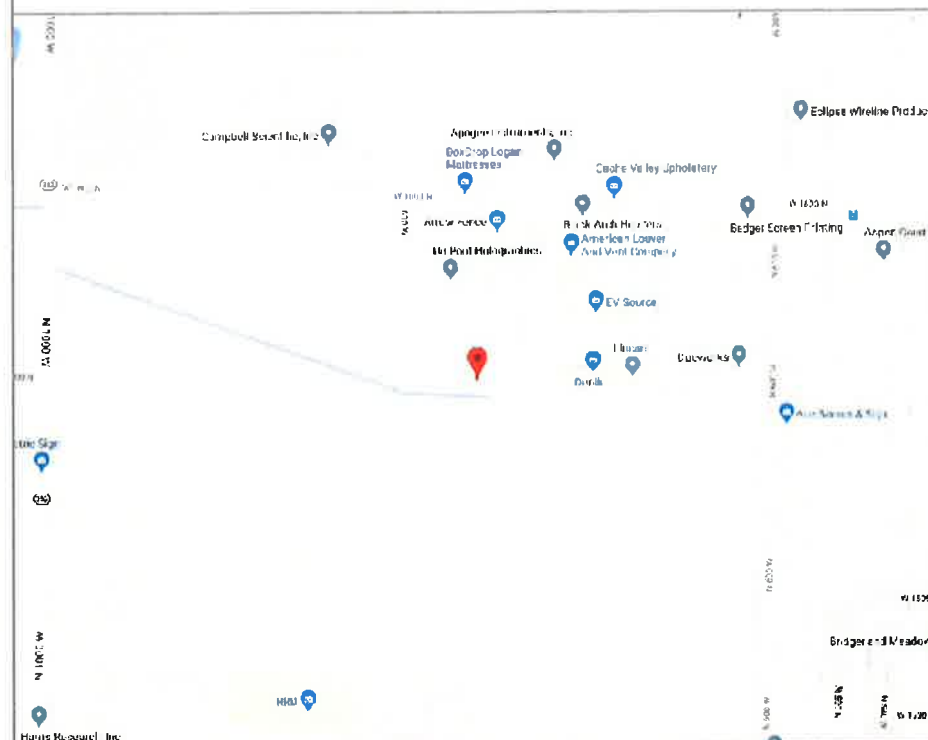
HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, HANDICAP ACCESS
REQUIREMENTS DO NOT APPLY

POWER COMPANY:
LOGAN CITY POWER

CONTACT INFORMATION

SITE ACQUISITION:
TECHNOLOGY ASSOCIATES EC, INC
7896 SOUTH HIGHLAND DRIVE, SUITE 200
COTTONWOOD HEIGHTS, UTAH 84121
CONTACT: TROY BENSON
PHONE: 801-608-7042

LOCATION MAP



DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, AND EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

DRIVING DIRECTIONS

FROM THE VZW WEST JORDAN OFFICES, TAKE I-15 NORTH TO BRIGHAM CITY EXIT #362 FOR HWY 91 TOWARDS LOGAN. GO EAST THEN NORTH FOR 28 MILES INTO AND THROUGH LOGAN TO 1800 NORTH. TURN LEFT AND GO WEST FOR 0.92 MILES TO 730 WEST. TURN LEFT AND GO SOUTH FOR 0.12 MILES TO THE END OF THE ROAD AT THE GUL-DE-SAC. THE VZW SITE WILL BE LOCATED ON THE RIGHT (WEST) SIDE OF THE ROAD ALONG THE SOUTH PROPERTY LINES.

APPROVALS

VERIZON WIRELESS REPRESENTATIVE:

VERIZON WIRELESS RF ENGINEER:

TAEC SITE ACQUISITION:

TAEC CONSTRUCTION MANAGER:

SITE OWNER:

DRAWING INDEX

[illegible]

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



**UT1 - LARRY
SW SEC 21, T12N, R1E
1750 NORTH 800 WEST
LOGAN, UTAH 84321
-- RAWLAND SITE --**

SHEET TITLE
TITLE SHEET
VICINITY MAP
GENERAL INFORMATION

SHEET NUMBER

T100

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: MARCH 15, 2019

Re: UT1 - LARRY

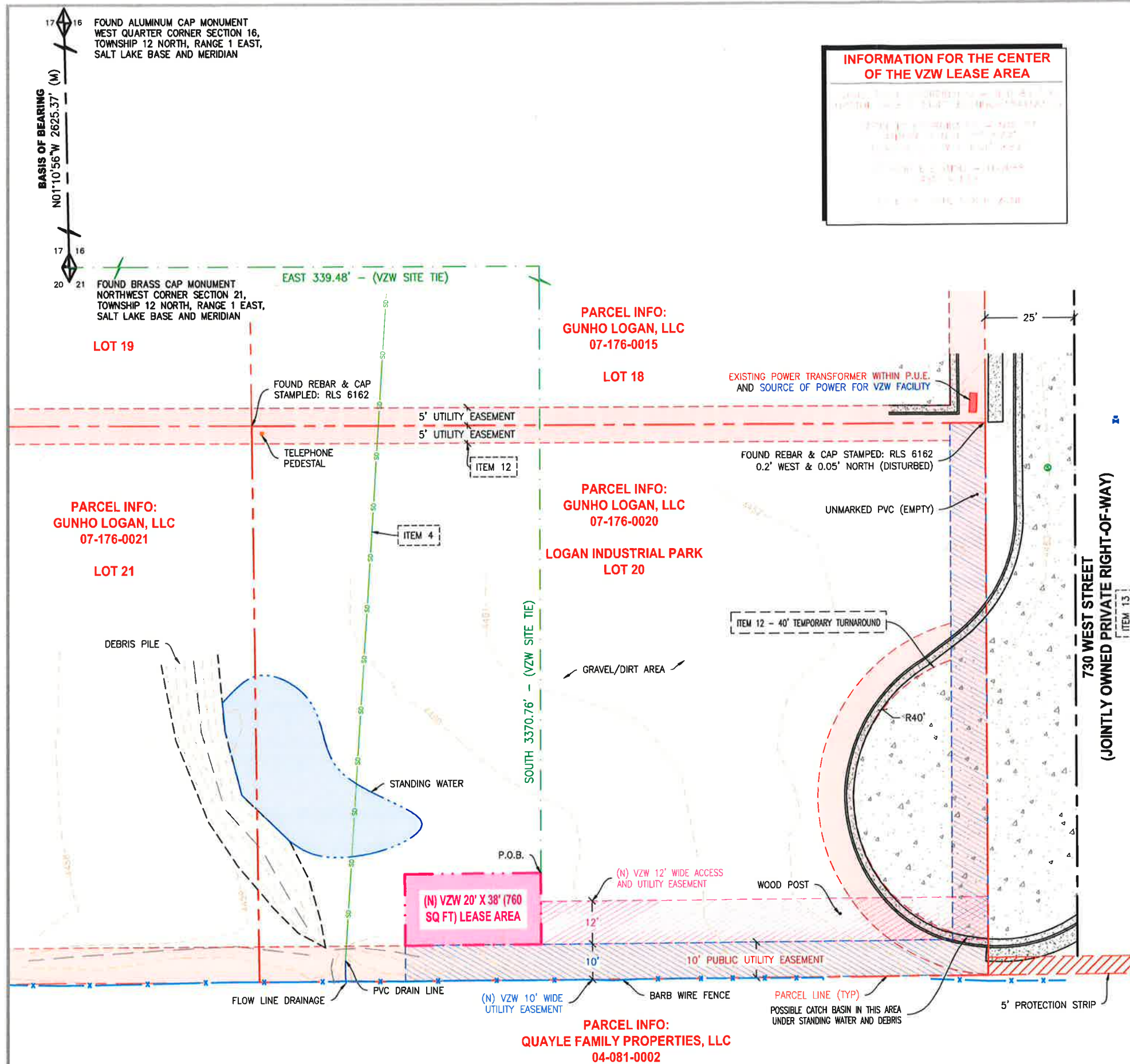
SW 1/4 OF SECTION 21, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN

I certify that the latitude of N 41°45'48.67", and the longitude of W 111°51'09.83", are accurate to within 15 feet horizontally and the site elevation of 4460 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



INFORMATION FOR THE CENTER OF THE VZW LEASE AREA

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 SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CACHÉ COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED EAST 339.48 FEET AND SOUTH 3370.76 FEET FROM THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING NORTH 01°10'56" WEST 2625.37 FEET BETWEEN THE NORTHWEST CORNER OF SAID SECTION 21, AND THE WEST QUARTER CORNER OF SECTION 16) AND RUNNING THENCE SOUTH 00°19'05" EAST 20.00 FEET; THENCE SOUTH 89°40'55" WEST 38.00 FEET; THENCE NORTH 00°19'05" WEST 20.00 FEET; THENCE NORTH 89°40'55" EAST 38.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 760 SQ. FT. OR 0.017 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 ON THE EAST LINE OF THE VERIZON WIRELESS LEASE AREA, SAID POINT BEING EAST 339.55 FEET AND SOUTH 3384.76 FEET FROM THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING NORTH 01°10'56" WEST 2625.37 FEET BETWEEN THE NORTHWEST CORNER OF SAID SECTION 21, AND THE WEST QUARTER CORNER OF SECTION 16) AND RUNNING THENCE NORTH 89°40'55" EAST 126.06 FEET, MORE OR LESS, TO WEST RIGHT-OF-WAY LINE OF 730 WEST STREET AND TERMINATING.

CONTAINS: 0.035 ACRES, MORE OR LESS, (AS DESCRIBED).

VERIZON WIRELESS UTILITY EASEMENT DESCRIPTION:
A 10 FOOT WIDE UTILITY EASEMENT FOR THE PURPOSE OF INSTALLING UNDERGROUND UTILITIES, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
BEGINNING AT A POINT LOCATED EAST 301.82 FEET AND SOUTH 3395.97 FEET FROM THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING NORTH 01°10'56" WEST 2625.37 FEET BETWEEN THE NORTHWEST CORNER OF SAID SECTION 21, AND THE WEST QUARTER CORNER OF SECTION 16) AND RUNNING THENCE NORTH 89°40'55" EAST 150.00 FEET THENCE NORTH 149.91 FEET AND TERMINATING.

CONTAINS: 0.071 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) PARCEL LINES ARE SHOWN AS REFERENCE PER RECORD INFORMATION AND DOES NOT CONSTITUTE OR PURPORT TO BE A BOUNDARY SURVEY.
(4) REFERENCE PLATS:
(A) LOGAN INDUSTRIAL PARK, RECORDED IN ENTRY NO. 464771, ON NOVEMBER 28, 1983. (FOUND ORANGE REBAR AND CAPS STAMPED: 6162 (WAYNE CROW) AT SEVERAL LOT CORNERS, RECORD OF SURVEY NOT ON FILE)
(5) SCHEDULE B NOTES PER STEWART TITLE INSURANCE AGENCY OF UTAH, INC. COMMITMENT NO. 01459-40497, DATED DECEMBER 26, 2018:
(A) ITEM 1,3,4,5,6,10,11,14, & 15 - ARE BLANKET EXCEPTIONS NOT SHOWN ON THIS PLAT.
(B) ITEM 2,7,8,9,16, & 17 - ARE NOT SURVEY MATTERS AND ARE NOT SHOWN ON THIS PLAT.
(C) ITEM 4 - EASEMENTS, LIENS, OR ENCUMBRANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY PUBLIC RECORDS. STORM DRAIN LINE FROM PARCEL 07-176-0015 TO PARCEL DRAINING TO PARCEL 04-081-0002 SOUTH OF SITE DOES NOT APPEAR TO HAVE A RECORDED EASEMENT.
(D) ITEM 12 - SUBJECT TO EASEMENTS, RESTRICTIONS, AND DEDICATIONS SHOWN ON LOGAN INDUSTRIAL PARK, IN ENTRY NO. 464771, 10' UTILITY EASEMENT ALONG EAST, AND SOUTH PARCEL LINES, 5' UTILITY EASEMENT ALONG NORTH LINE, 40' TEMPORARY CUL-DE-SAC DOES NOT MATCH PLAT SHOW AS CONSTRUCTED, IF/WHEN TEMPORARY CUL-DE-SAC IS REMOVED THE AREA AND EASEMENT SHOULD REVERT TO OWNER UTILITY EASEMENT SHOULD THEN BE LOCATED ALONG LOT LINE. (SHOWN ON PLAT)
(E) ITEM 13 - ACCESS TO PARCEL IS VIA PRIVATE ROAD, 730 WEST STREET AS SHOWN ON LOGAN INDUSTRIAL PARK IS JOINTLY OWNED BY SUBDIVISION LOT OWNERS HAVING ACCESS TO 1800 NORTH STREET. (SHOWN ON PLAT)

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



verizon
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

Technology Associates

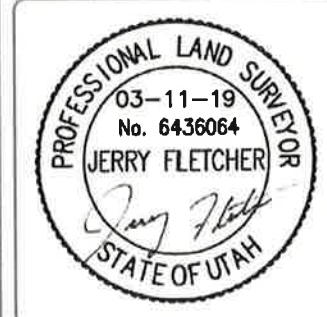
UTAH MARKET OFFICE
7896 SOUTH HIGHLAND DRIVE, SUITE 200
COTTONWOOD HEIGHTS, UTAH 84121

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

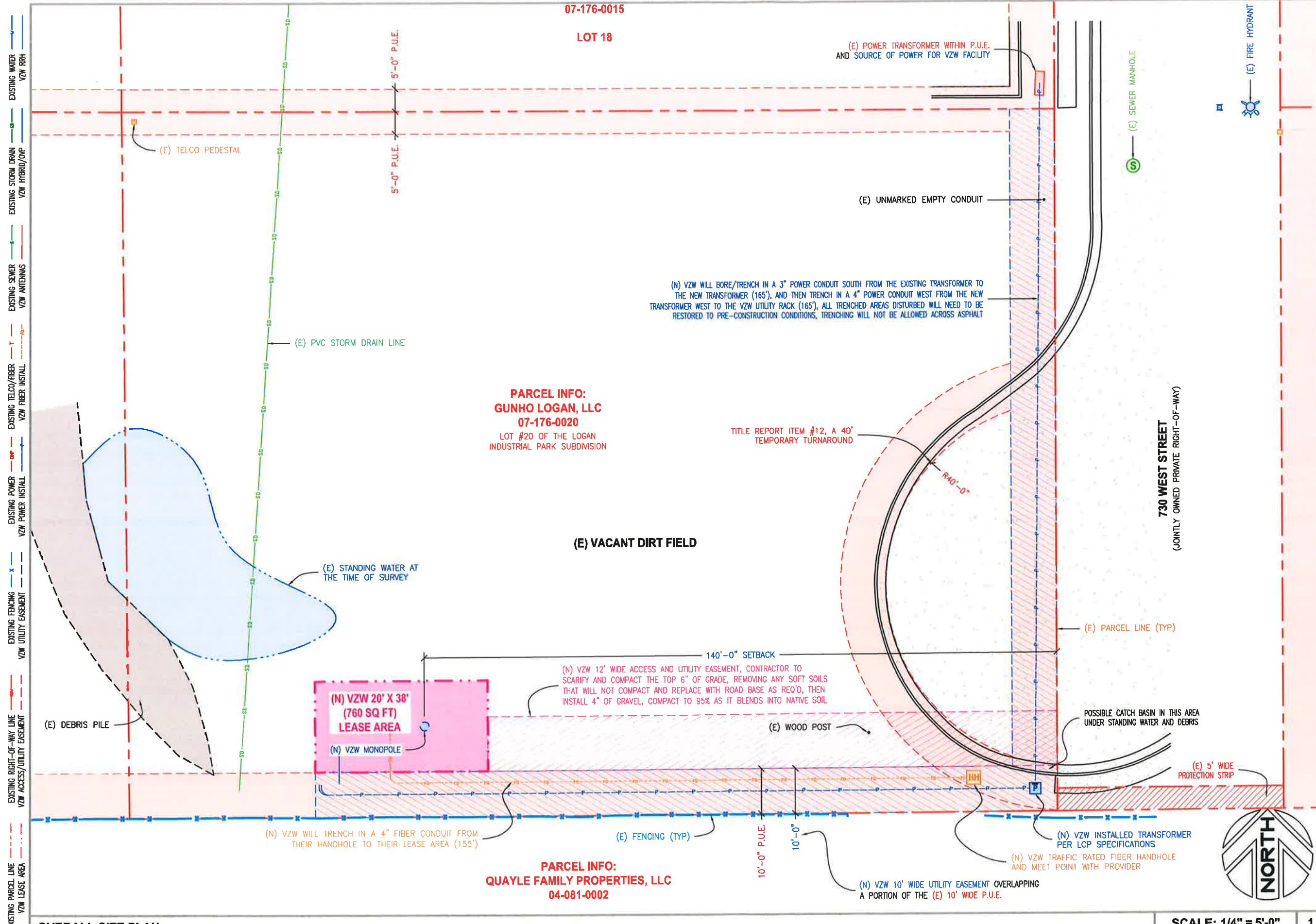
REV	DATE	DESCRIPTION
0	03.11.2019	SITE SURVEY




UT1 - LARRY
SW SEC 21, T12N, R1E
1750 NORTH 800 WEST
LOGAN, UTAH 84321
-- RAWLAND SITE --


SHEET TITLE
SITE SURVEY

SHEET NUMBER
SURV





9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088



UTAH MARKET OFFICE
7896 SOUTH HIGHLAND DRIVE, SUITE 200
COTTONWOOD HEIGHTS, UTAH 84121

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

DRAWN BY: JAY C

CHECKED BY: TROY B

REV	DATE	DESCRIPTION
0	03.15.2019	ZONING DRAWINGS

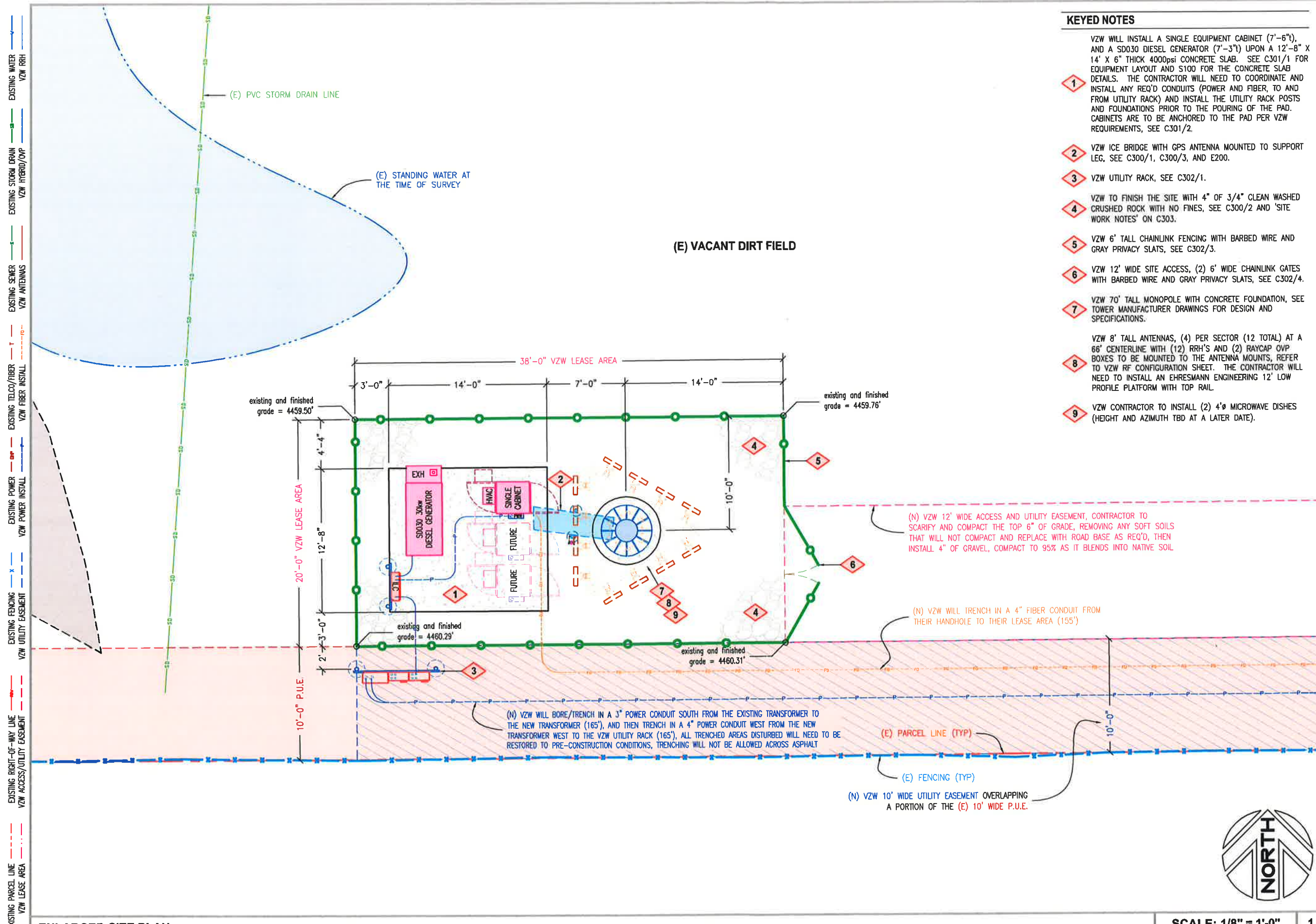
UT1 - LARRY
SW SEC 21, T12N, R1E
1750 NORTH 800 WEST
LOGAN, UTAH 84321
-- RAWLAND SITE --

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

C100



- KEYED NOTES**
- 1 VZW WILL INSTALL A SINGLE EQUIPMENT CABINET (7'-6"), AND A SD030 DIESEL GENERATOR (7'-3") UPON A 12'-8" X 14' X 6" THICK 4000psi CONCRETE SLAB. SEE C301/1 FOR EQUIPMENT LAYOUT AND S100 FOR THE CONCRETE SLAB DETAILS. THE CONTRACTOR WILL NEED TO COORDINATE AND INSTALL ANY REQ'D CONDUITS (POWER AND FIBER, TO AND FROM UTILITY RACK) AND INSTALL THE UTILITY RACK POSTS AND FOUNDATIONS PRIOR TO THE POURING OF THE PAD. CABINETS ARE TO BE ANCHORED TO THE PAD PER VZW REQUIREMENTS, SEE C301/2.
 - 2 VZW ICE BRIDGE WITH GPS ANTENNA MOUNTED TO SUPPORT LEG, SEE C300/1, C300/3, AND E200.
 - 3 VZW UTILITY RACK, SEE C302/1.
 - 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 6' TALL CHAINLINK FENCING WITH BARBED WIRE AND GRAY PRIVACY SLATS, SEE C302/3.
 - 6 VZW 12' WIDE SITE ACCESS, (2) 6' WIDE CHAINLINK GATES WITH BARBED WIRE AND GRAY PRIVACY SLATS, SEE C302/4.
 - 7 VZW 70' TALL MONOPOLE WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER DRAWINGS FOR DESIGN AND SPECIFICATIONS.
 - 8 VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 66' CENTERLINE WITH (12) RRH'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET. THE CONTRACTOR WILL NEED TO INSTALL AN EHRESMANN ENGINEERING 12' LOW PROFILE PLATFORM WITH TOP RAIL.
 - 9 VZW CONTRACTOR TO INSTALL (2) 4' MICROWAVE DISHES (HEIGHT AND AZIMUTH TBD AT A LATER DATE).

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9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

Technology Associates

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CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C
CHECKED BY: TROY B

REV	DATE	DESCRIPTION
0	03.15.2019	ZONING DRAWINGS

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LOGAN, UTAH 84321
-- RAWLAND SITE --

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C101

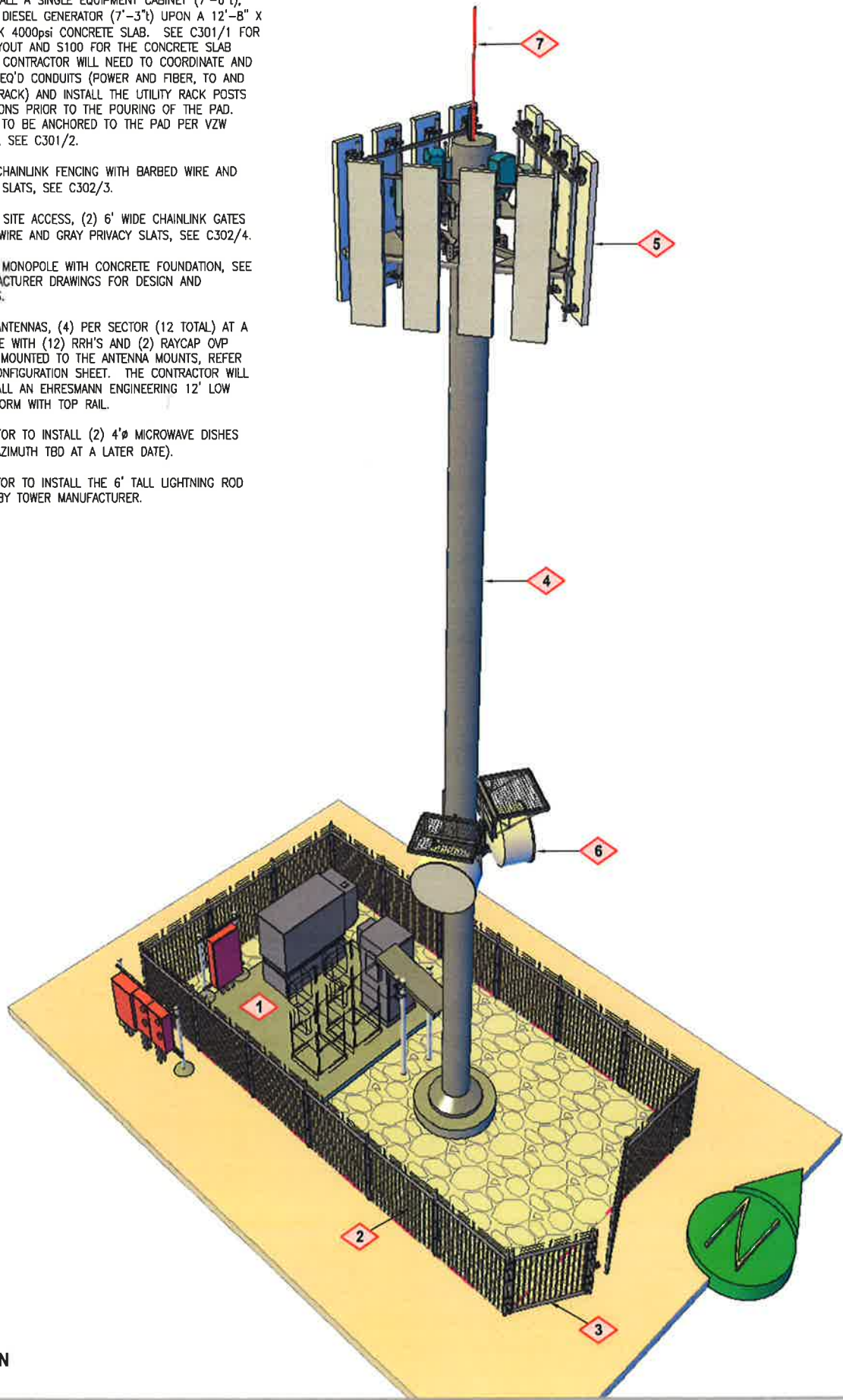
SCALE: 1/8" = 1'-0" 1

ENLARGED SITE PLAN

EXISTING WATER
VZW RRH
EXISTING STORM DRAIN
VZW HYBRID/OVP
EXISTING SEWER
VZW ANTENNAS
EXISTING TELCO/FIBER
VZW FIBER INSTALL
EXISTING POWER
VZW POWER INSTALL
EXISTING FENCING
VZW UTILITY EASEMENT
EXISTING RIGHT-OF-WAY LINE
VZW ACCESS/UTILITY EASEMENT
EXISTING PARCEL LINE
VZW LEASE AREA

KEYED NOTES - SEE C101 FOR EXPANDED VERSION

- 1 VZW WILL INSTALL A SINGLE EQUIPMENT CABINET (7'-6"), AND A 50030 DIESEL GENERATOR (7'-3") UPON A 12'-8" X 14' X 6" THICK 4000psi CONCRETE SLAB. SEE C301/1 FOR EQUIPMENT LAYOUT AND S100 FOR THE CONCRETE SLAB DETAILS. THE CONTRACTOR WILL NEED TO COORDINATE AND INSTALL ANY REQ'D CONDUITS (POWER AND FIBER, TO AND FROM UTILITY RACK) AND INSTALL THE UTILITY RACK POSTS AND FOUNDATIONS PRIOR TO THE POURING OF THE PAD. CABINETS ARE TO BE ANCHORED TO THE PAD PER VZW REQUIREMENTS, SEE C301/2.
- 2 VZW 6' TALL CHAINLINK FENCING WITH BARBED WIRE AND GRAY PRIVACY SLATS, SEE C302/3.
- 3 VZW 12' WIDE SITE ACCESS, (2) 6' WIDE CHAINLINK GATES WITH BARBED WIRE AND GRAY PRIVACY SLATS, SEE C302/4.
- 4 VZW 70" TALL MONOPOLE WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER DRAWINGS FOR DESIGN AND SPECIFICATIONS.
- 5 VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 66' CENTERLINE WITH (12) RRH'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET. THE CONTRACTOR WILL NEED TO INSTALL AN EHRESMANN ENGINEERING 12' LOW PROFILE PLATFORM WITH TOP RAIL.
- 6 VZW CONTRACTOR TO INSTALL (2) 4' MICROWAVE DISHES (HEIGHT AND AZIMUTH TBD AT A LATER DATE).
- 7 VZW CONTRACTOR TO INSTALL THE 6' TALL LIGHTNING ROD AS SUPPLIED BY TOWER MANUFACTURER.

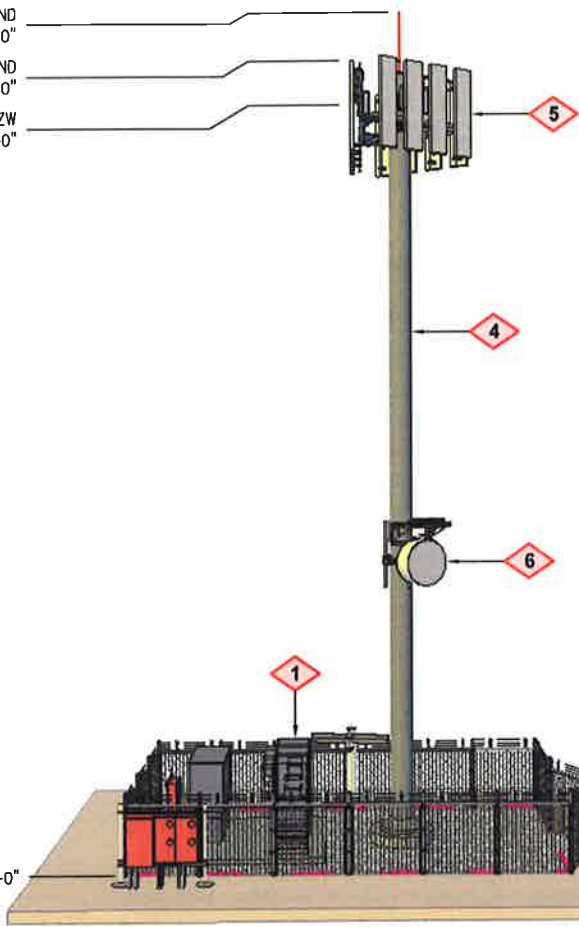


SITE ELEVATION
NORTHWEST VIEW

TOP OF LIGHTNING ROD AND
OVERALL HEIGHT IS 76'-0"

TOP OF MONOPOLE AND
ANTENNAS IS 70'-0"

CENTERLINE OF VZW
ANTENNAS IS 66'-0"

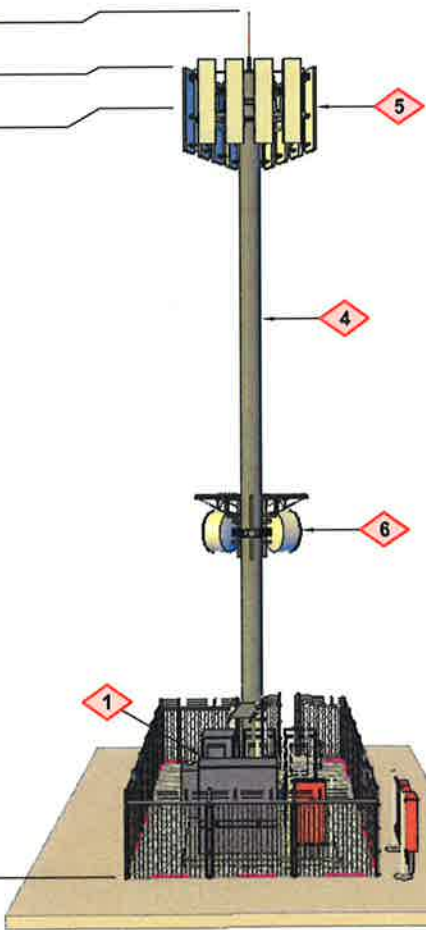


SITE ELEVATION
LOOKING NORTH

TOP OF LIGHTNING ROD AND
OVERALL HEIGHT IS 76'-0"

TOP OF MONOPOLE AND
ANTENNAS IS 70'-0"

CENTERLINE OF VZW
ANTENNAS IS 66'-0"



SITE ELEVATION
LOOKING EAST

verizon

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DRAWN BY: JAY C
CHECKED BY: TROY B

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0	03.15.2019	ZONING DRAWINGS

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LOGAN, UTAH 84321
-- RAWLAND SITE --

SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
C200