



**Project #19-034
UT1 Redfield Cell Tower
Located at 1750 N 800 W**

REPORT SUMMARY

Project Name: UT1 Redfield Cell Tower
Proponent / Owner: Troy Benson / Niederhauser, Geraldine J TR
Project Address: 790 South Main Street
Request: Design Review & Conditional Use Permit
Current Zoning: Commercial (COM)
Type of Action: Quasi-Judicial
Hearing Date: September 12, 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 #19-034, UT1 Redfield Cell Tower, in the Commercial (COM) zone located at 790 S Main Street, TIN #02-065-0043.

Current Land use adjoining the subject property

<i>North:</i>	NR-6/COM: Residential Uses and Commercial Uses	<i>East:</i>	Not in Logan: Commercial Uses
<i>South:</i>	COM: Commercial Uses	<i>West:</i>	COM: Commercial Uses

PROPOSAL

This is a proposal for an unmanned communications facility consisting of antennas mounted to a new 60' monopole with outdoor equipment, generator, and 20' x 38' fenced ground lease area. The ground equipment includes a diesel generator and a single equipment cabinet. The tower has 12 8' antennas that project between 4'-7' from the pole, two microwave dishes located near the middle of the pole, and a 6' tall lighting rod on top. The proposed location is near the eastern property line of the Niederhauser 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 60' tall within the COM zone. A 2' horizontal setback for every 1' of pole height from public and private streets, and from residential zones 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 COM zone are as follows (as measured from property lines):

Front: 10'-40'
 Side: 8'
 Rear: 10'

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

Front (West):	690'
Side (North):	125'
Side (South):	60'
Rear (West):	12'

For the 60' pole, a 120' minimum setback is required from all public and private streets. The nearest streets are Main Street, 80 East, and 200 E. The future expansion of 80 E is also considered for setbacks. The following setbacks are proposed from the public streets.

Main Street:	690'
80 East (Existing):	240'
80 East (Future Road):	230'
200 E:	415'

For the 60' pole, a 120' minimum setback is required from all residential zones. The nearest residential zone is located to the north. The following setback is proposed from the residential zone: 125'

As proposed, the pole 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 array could be mounted vertically to 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, it will allow the site to operate more efficiently and handle more traffic, and it would allow an additional carrier to co-locate on the tower in the future. The proponent states that if the antennas must hug the pole, then no co-location will be possible on the tower.

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.

Due to the towers proximity to Main Street, new and existing commercial development, residential development, and a future 80 E corridor, this tower's location will visually impact important community resources. The slim and stealth design regulations are designed to mitigate the impacts of cell towers on surrounding land uses. In this instance, staff recommends that the best mitigation to reduce visual impact is to enforce the 1' side projection slim design requirement. While this will reduce the potential for co-location in the future, the visual impact of the tower will be minimal. It is within the Planning Commission's design and conditional use purvue to approve a wider antenna array as proposed to allow for future co-location at the site. Allowing a full array design now may reduce the total towers in the area in the future. As conditioned, with the antennas and exterior equipment projecting no more than 1' from the pole, the project meets the requirements in 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 particular application. The applicant states that the nearest tower is .5 miles from this location and is a Verizon tower. As it is a Verizon tower, co-locating to this tower would not

help meet Verizon's coverage objectives. A tower at the proposed location will help to serve the wireless communication needs in the southern part of Logan and help to offload traffic that is overloading Verizon's existing site.

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 handle more wireless traffic and accommodate co-location at this site in the future. Due to the potential visual impact on community resources in the area, staff recommends requiring the 1' projection slim profile design outlines in the LDC.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Fire	• Engineering
--------	---------------

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 8/31/2019 and the Utah Public Meeting website on 9/4/2019. Public notices were mailed to all property owners within 300 feet of the project site on 8/21/2019.

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 60'.
3. The fence enclosing the equipment shall be a solid material fence and/or landscaped so that all equipment is completely screened.
4. Antennas and their supporting structure mounted to the sides or top of the tower or pole shall be as slim in profile as possible. In no case shall the antennas and supporting structures extend more than one (1) foot beyond the side of the tower or pole.
5. 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. **Fire – contact 435-716-9515**
 - i. Maintain access for possible emergencies.
 - b. **Engineering - contact 435-716-9160**
 - i. Storm water runoff from this development to be incorporated into over future site development or shall addressed as a standalone system per City Storm Water Design Standards.

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 60' 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.

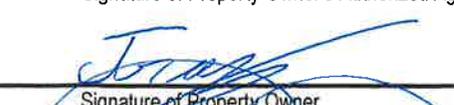
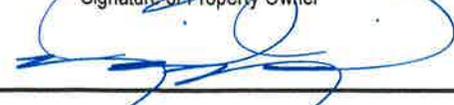
3. The project meets the goals and objectives of the Commercial designation within the Logan General Plan by providing reliable and quality public service options.
4. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.

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 8-12-19		Received By		Receipt Number		Zone COM		Application Number PC 19-034	
<input checked="" type="checkbox"/> Design Review <input type="checkbox"/> Code Amendment		<input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Appeal		Type of Application (Check all that apply): <input type="checkbox"/> Subdivision <input type="checkbox"/> Variance		<input type="checkbox"/> Zone Change <input type="checkbox"/> 4950' Design Review		<input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Other _____	
PROJECT NAME UT1 Redfield									
PROJECT ADDRESS 790 South Main Street							COUNTY PLAT TAX ID # 02 - 065 - 0043		
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Troy Benson							MAIN PHONE # (801) 608-7042		
MAILING ADDRESS		CITY		STATE		ZIP			
7896 South Highland Drive, Suite 200		Cottonwood Heights		UT		84121			
EMAIL ADDRESS troy.benson@taec.net									
PROPERTY OWNER OF RECORD (Must be listed) Niederhauser, Geraldine J TR							MAIN PHONE # (801) 458-5965		
MAILING ADDRESS		CITY		STATE		ZIP			
136 East South Temple, Suite 805		Salt Lake		UT		84111			
EMAIL ADDRESS m.medina@mtwest.com									
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Verizon Wireless communication facility with a 70' tall monopole, back up diesel generator and a single equipment cabinet, to be installed within a 20' x 38' lease area surrounded by a chain-link fence with barbed wire and black privacy slats. Antennas would be placed on an array, not projecting outward more than 8' from the pole. 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. - NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -							Total Lot Size (acres) 3.45		
							Size of Proposed New Building (square feet) 760		
							Number of Proposed New Units/Lots NA		
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 Redfield (Verizon Site Name)
790 South Main Street
Logan, UT 84321
08/09/2019

Verizon Wireless Communication Facility

Project Description: Verizon Wireless is proposing to construct a new communication facility at approximately 790 South Main Street. The communication facility would include a 60' 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 black 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 serve a busy commercial area in the south part of Logan and to offload some of the traffic that is overloading Verizon's existing site at 575 West 100 North.

The subject location is zoned Commercial (COM). Per code, monopoles are allowed, with a CUP, in a COM zone with a 60' maximum height. The proposed tower height is 60'. 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 an additional carrier to co-locate on the tower. If the antennas have to hug the pole, then Verizon will have to take up more tower space, which eliminates the possibility for another carrier to co-locate on the tower.

This location meets the required setback from the nearest right-of-way line and the nearest residentially zoned property. The setback for the tower is 2:1 of the height of the tower, which

amounts to 120'. The nearest residential property line is 124'-5" from the proposed tower location.

Code encourages co-locating on existing cell towers. The nearest cell tower is approximately half of a mile from the proposed site location and it is a Verizon tower. Adding additional equipment to the existing Verizon tower would not help Verizon with their coverage objective for the new site.

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

PC 19-034

Section 4 Township 11 North Range 1 East
SE⁴ of SE⁴

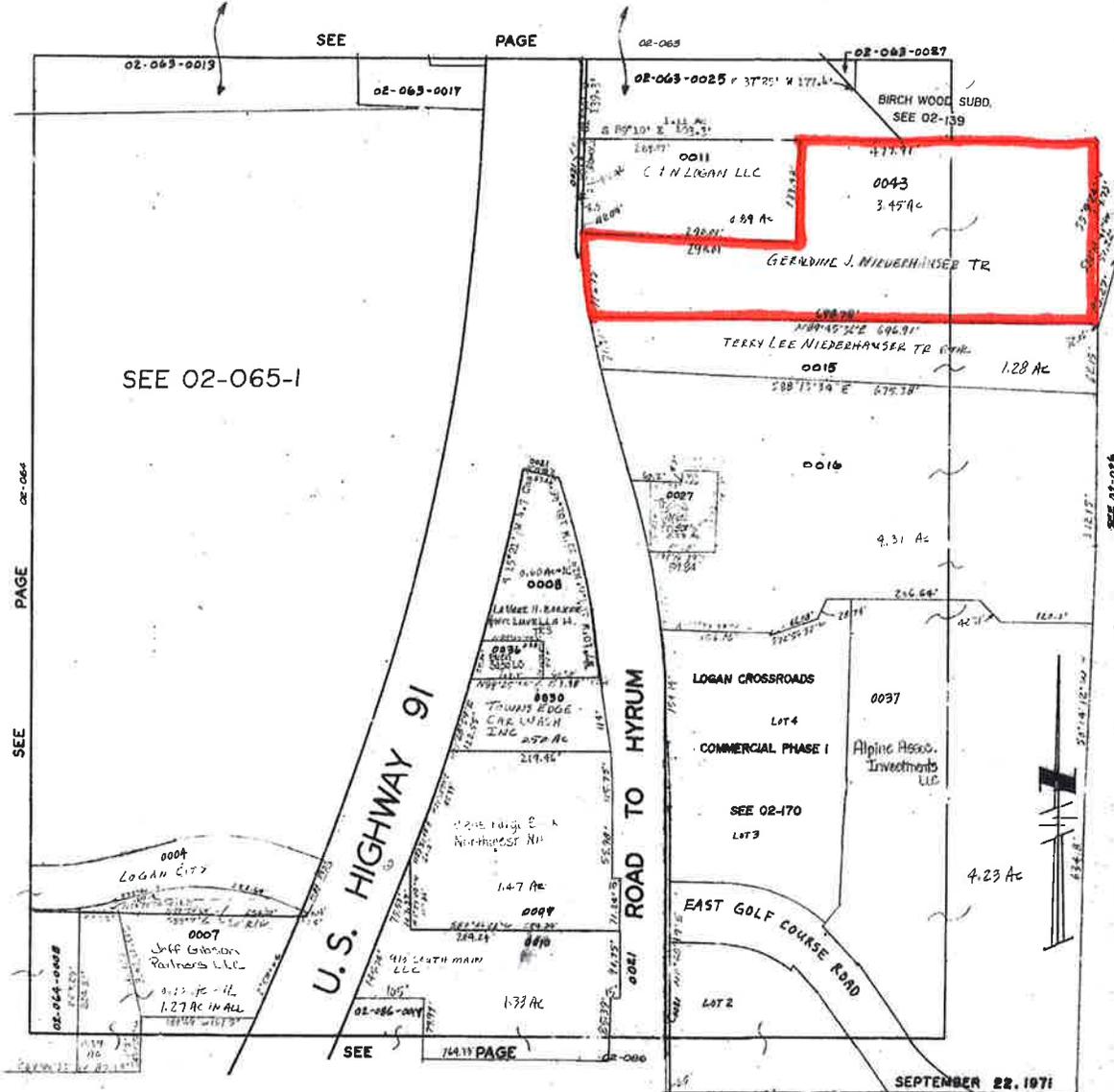
Scale 1 Inch = 100 FEET

TAX UNIT 27

02-065

-2-

PT BLOCKS 4,5 PLAT "B" PROVIDENCE FARM SVY—WEST OF HYRUM ROAD
PT BLOCK 34 PLAT "A" PROVIDENCE FARM SVY—EAST OF HYRUM ROAD



verizon^v

UT1 - REDFIELD

verizon^v
 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

DRAWN BY: JAY C
 CHECKED BY: TROY B

SITE INFORMATION

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

SITE ADDRESS:
 790 SOUTH MAIN STREET
 LOGAN, UTAH 84321

LATITUDE AND LONGITUDE:
 N 41°43'03.82", W 111°49'56.91"

ZONING JURISDICTION:
 LOGAN CITY

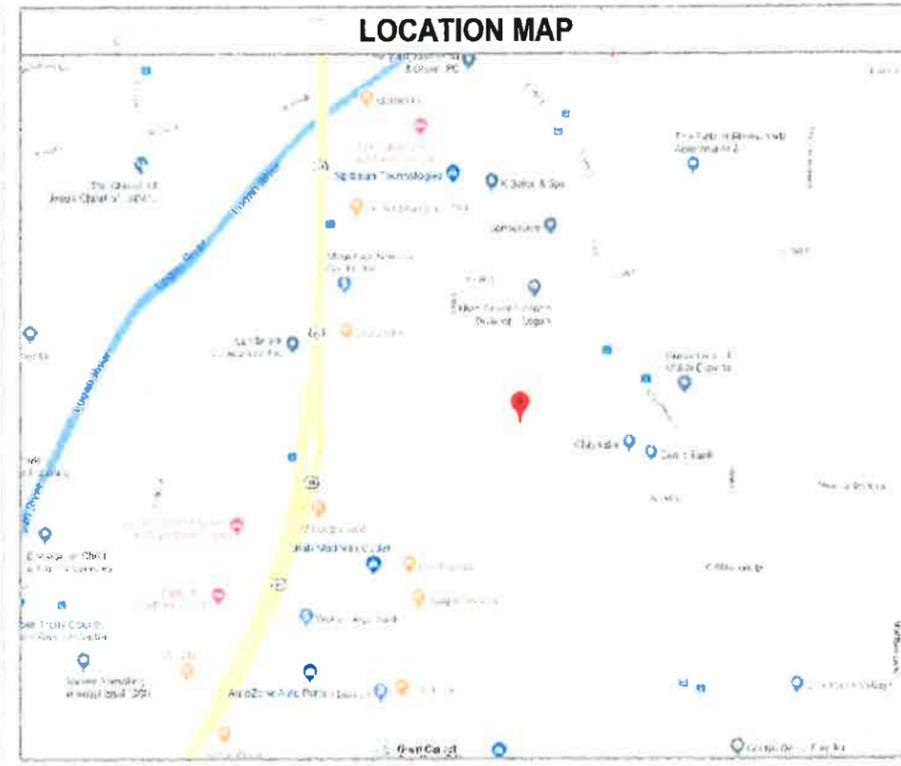
PROJECT DESCRIPTION:
 VZW IS PROPOSING TO CONSTRUCT AN UNMANNED COMMUNICATIONS FACILITY CONSISTING OF ANTENNAS MOUNTED TO A NEW MONOPOLE WITH OUTDOOR EQUIPMENT AND GENERATOR

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

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 VZW WEST JORDAN OFFICES, TAKE I-15 NORTH FOR 57 MILES TO BRIGHAM CITY EXIT #362 FOR US-91 TOWARDS LOGAN/MANTUA. TURN RIGHT AND HEAD EAST ON US-91 FOR 24.7 MILES TOWARDS LOGAN. ONCE IN LOGAN RIGHT AFTER US-91 MERGES WITH MAIN STREET TURN RIGHT INTO THE ENTRANCE OF STARBUCKS/COSTA VIDA/JERSEY MIKES SHOPPING CENTER ON THE RIGHT (EAST) SIDE OF THE ROAD. THE VZW FACILITY WILL BE LOCATED 600' EAST OF THE COSTA VIDA/JERSEY MIKES BUILDING ON THE EAST SIDE OF THE PROPERTY.

APPROVALS

VERIZON WIRELESS REPRESENTATIVE:
 VERIZON WIRELESS RF ENGINEER:
 TAEC SITE ACQUISITION:
 TAEC CONSTRUCTION MANAGER:
 SITE OWNER:

DRAWING INDEX

SHEET NO.	SHEET TITLE	REV	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	

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

UT1 - REDFIELD
 SW SEC 3, T11N, R1E
 790 SOUTH MAIN STREET
 LOGAN, UTAH 84321
 -- RAWLAND SITE --

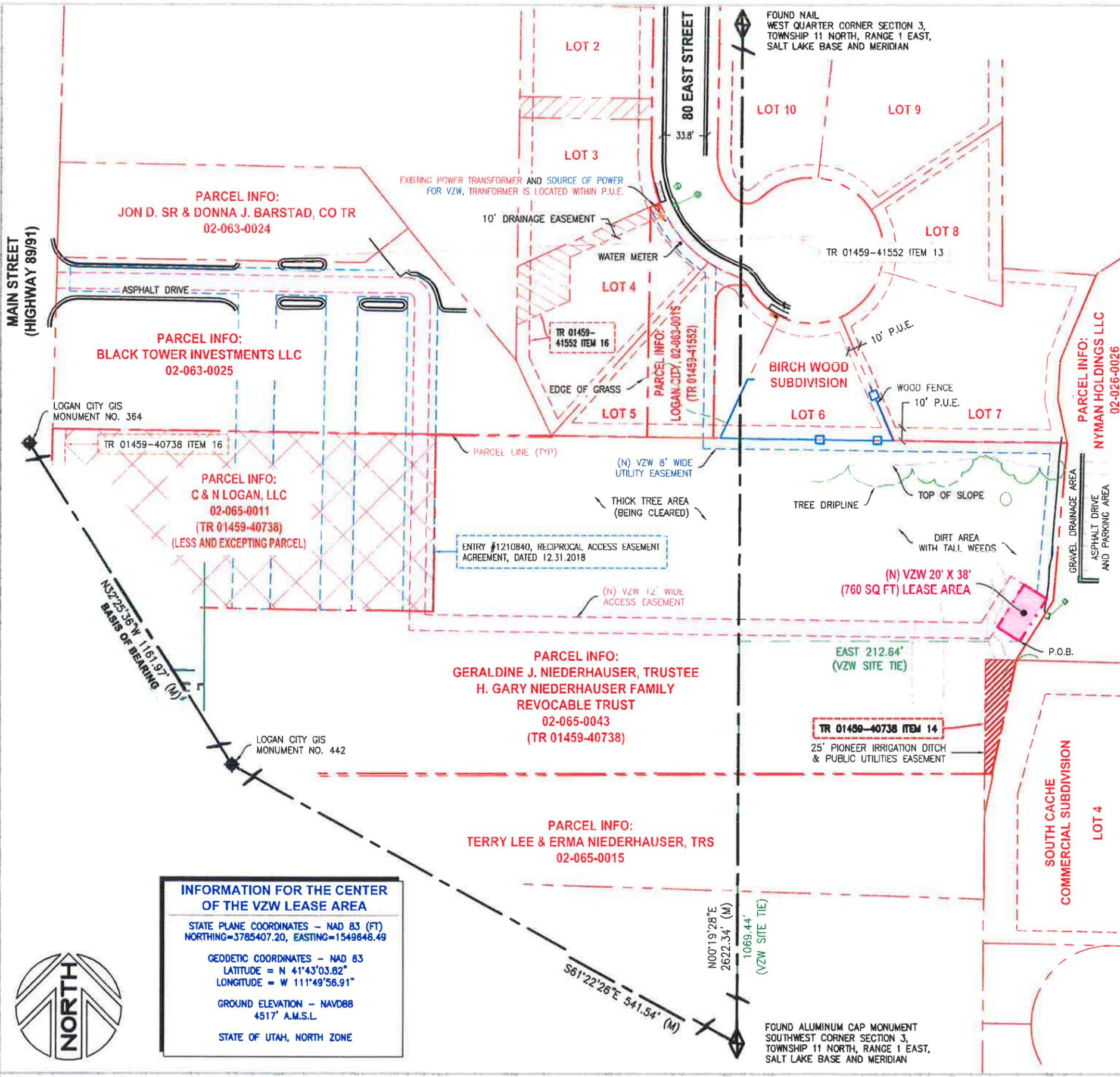
SHEET TITLE
 TITLE SHEET
 VICINITY MAP
 GENERAL INFORMATION

SHEET NUMBER
T100



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





FOUND NAIL
WEST QUARTER CORNER SECTION 3,
TOWNSHIP 11 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

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 3, TOWNSHIP 11 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 00°19'28" EAST 1069.44 FEET ALONG SECTION LINE AND EAST 212.64 FEET FROM THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID SOUTHWEST CORNER BEING SOUTH 61°22'26" EAST 541.54 FEET FROM LOGAN CITY GIS MONUMENT NO. 442 (BASIS OF BEARING BEING NORTH 32°25'36" WEST 1161.97 FEET BETWEEN SAID GIS MONUMENT NO. 442 AND NO. 364) AND RUNNING THENCE NORTH 57°34'35" WEST 20.00 FEET; THENCE NORTH 32°25'25" EAST 38.00 FEET; THENCE SOUTH 57°34'35" EAST 20.00 FEET; THENCE SOUTH 32°25'25" WEST 38.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 760 SQ. FT. OR 0.017 ACRES, MORE OR LESS, (AS DESCRIBED).

VERIZON WIRELESS ACCESS EASEMENT DESCRIPTION:
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3 AND THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CACHE COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 12 FOOT WIDE ACCESS EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS, BEING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT LOCATED NORTH 00°19'28" EAST 1115.46 FEET ALONG SECTION LINE AND EAST 210.81 FEET FROM THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID SOUTHWEST CORNER BEING SOUTH 61°22'26" EAST 541.54 FEET FROM LOGAN CITY GIS MONUMENT NO. 442 (BASIS OF BEARING BEING NORTH 32°25'36" WEST 1161.97 FEET BETWEEN SAID GIS MONUMENT NO. 442 AND NO. 364) AND RUNNING THENCE SOUTH 32°25'25" WEST 44.70 FEET; THENCE NORTH 89°15'59" WEST 430.02 FEET; THENCE NORTH 00°56'19" EAST 241.99 FEET; THENCE ALONG A 12.00 FOOT RADIUS CURVE TO THE LEFT 18.89 FEET, (CHORD BEARS NORTH 44°09'50" WEST 17.00 FEET); THENCE NORTH 89°15'59" WEST 265.24 FEET, MORE OR LESS, TO EAST RIGHT-OF-WAY LINE OF MAIN STREET (HIGHWAY 89/91) AND TERMINATING.

CONTAINS: 0.276 ACRES, MORE OR LESS, (AS DESCRIBED).

VERIZON WIRELESS UTILITY EASEMENT DESCRIPTION: (PARCEL 02-065-0043)
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3 AND THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CACHE COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 8 FOOT WIDE UTILITY EASEMENT FOR THE PURPOSE OF INSTALLING UNDERGROUND UTILITIES, BEING 4 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF THE VERIZON WIRELESS LEASE AREA, SAID POINT BEING NORTH 00°19'28" EAST 1103.93 FEET ALONG SECTION LINE AND EAST 229.03 FEET FROM THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID SOUTHWEST CORNER BEING SOUTH 61°22'26" EAST 541.54 FEET FROM LOGAN CITY GIS MONUMENT NO. 442 (BASIS OF BEARING BEING NORTH 32°25'36" WEST 1161.97 FEET BETWEEN SAID GIS MONUMENT NO. 442 AND NO. 364) AND RUNNING THENCE NORTH 05°20'08" EAST 111.74 FEET; THENCE NORTH 89°15'59" WEST 262.93 FEET; THENCE NORTH 00°52'04" EAST 3.98 FEET, MORE OR LESS, TO THE NORTH LINE OF PARCEL 02-065-0043 BEING NORTH 00°19'28" EAST 1222.54 FEET ALONG SECTION LINE AND WEST 24.10 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 3 AND TERMINATING.

CONTAINS: 0.070 ACRES, MORE OR LESS, (AS DESCRIBED).

VERIZON WIRELESS UTILITY EASEMENT DESCRIPTION: (PARCEL 02-063-0015)
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CACHE COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 8 FOOT WIDE UTILITY EASEMENT FOR THE PURPOSE OF INSTALLING UNDERGROUND UTILITIES, BEING 4 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT LOCATED NORTH 00°19'28" EAST 1222.54 FEET ALONG SECTION LINE AND WEST 24.10 FEET FROM THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID SOUTHWEST CORNER BEING SOUTH 61°22'26" EAST 541.54 FEET FROM LOGAN CITY GIS MONUMENT NO. 442 (BASIS OF BEARING BEING NORTH 32°25'36" WEST 1161.97 FEET BETWEEN SAID GIS MONUMENT NO. 442 AND NO. 364) AND RUNNING THENCE NORTH 00°52'04" EAST 126.54 FEET; THENCE ALONG A 99.01 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT 65.97 FEET, (CHORD BEARS NORTH 40°30'01" WEST 64.76 FEET), MORE OR LESS, TO THE NORTHERLY LINE OF PARCEL 02-063-0015 AND TERMINATING.

CONTAINS: 0.035 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) BIRCH WOOD SUBDIVISION, IN ENTRY NO. 605950, ON JULY 27 1994.
(B) SOUTH CACHE COMMERCIAL SUBDIVISION, IN ENTRY NO. 897392, ON AUGUST 18, 2005.
(C) SURVEY NO. 2016-0040, RECORD OF SURVEY FOR LONNIE NYMAN (PARCEL 02-026-0026), DATED JUNE 22, 2016.
(D) SURVEY NO. 2015-0200, ALTA/ACSM SURVEY FOR TERRAFORM COMPANIES (PARCEL 02-063-0025), DATED DECEMBER 16, 2015.

INFORMATION FOR THE CENTER OF THE VZW LEASE AREA
STATE PLANE COORDINATES - NAD 83 (FT)
NORTHING=3785407.20, EASTING=1549648.49
GEODETTIC COORDINATES - NAD 83
LATITUDE = N 41°43'03.82"
LONGITUDE = W 111°49'56.91"
GROUND ELEVATION - NAVD88
4517' A.M.S.L.
STATE OF UTAH, NORTH ZONE



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	06.13.2019	SITE SURVEY



UT1 - REDFIELD SW SEC 3, T11N, R1E
790 SOUTH MAIN STREET
LOGAN, UTAH 84321
-- RAWLAND SITE --

SHEET TITLE
SITE SURVEY

SHEET NUMBER
SURV1

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: JULY 2, 2019

Re: UT1 - REDFIELD
SW 1/4 OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN

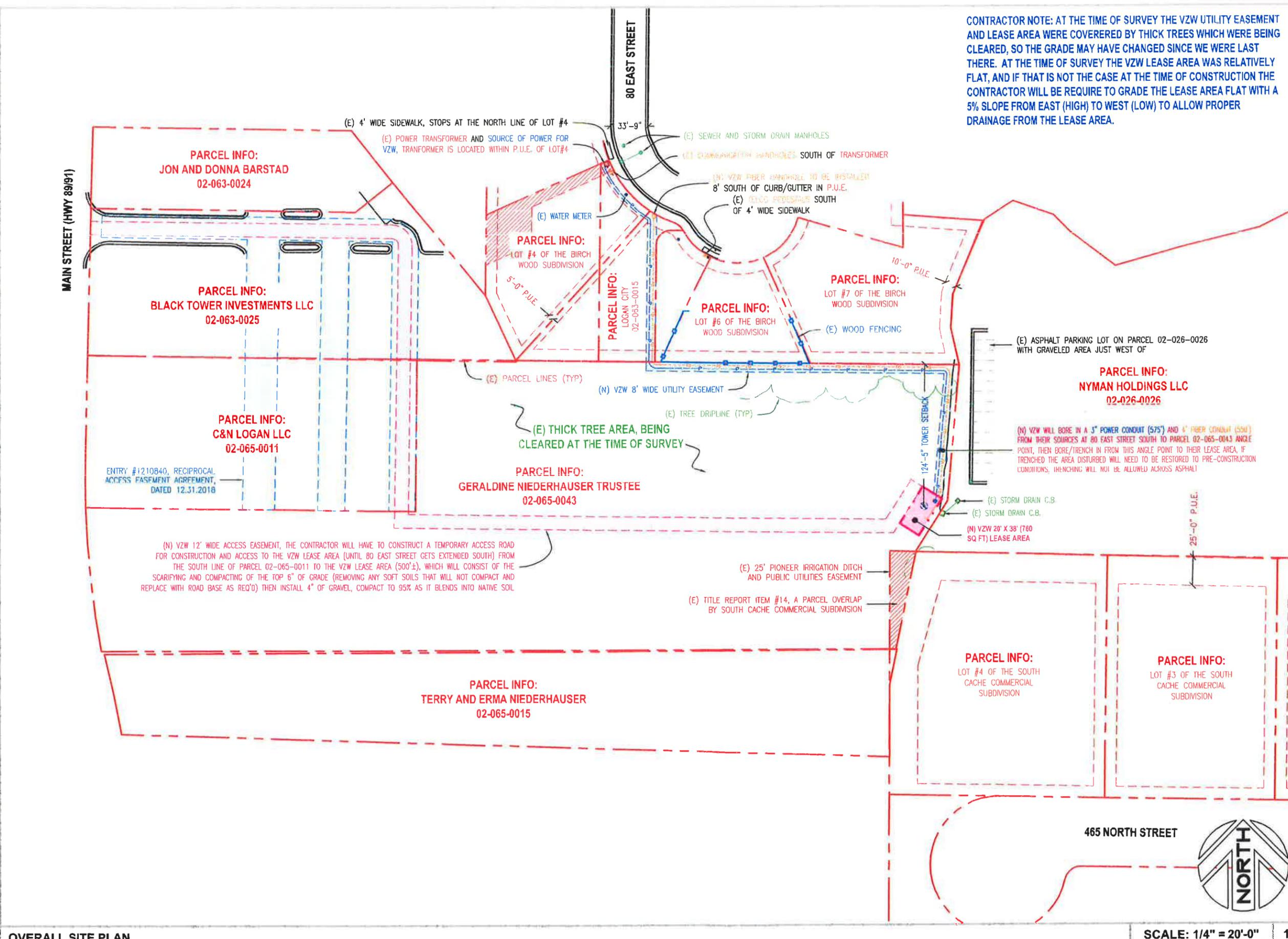
I certify that the latitude of N 41°43'03.82", and the longitude of W 111°49'56.91", are accurate to within 15 feet horizontally and the site elevation of 4517 feet, AMSL (American Mean Sea Level), is accurate to within +/- 3 feet vertically. The horizontal datum (coordinates) are in terms of the North 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

EXISTING WATER
VZW RRR
EXISTING STORM DRAIN
VZW HYBRID/VP
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



CONTRACTOR NOTE: AT THE TIME OF SURVEY THE VZW UTILITY EASEMENT AND LEASE AREA WERE COVERED BY THICK TREES WHICH WERE BEING CLEARED, SO THE GRADE MAY HAVE CHANGED SINCE WE WERE LAST THERE. AT THE TIME OF SURVEY THE VZW LEASE AREA WAS RELATIVELY FLAT, AND IF THAT IS NOT THE CASE AT THE TIME OF CONSTRUCTION THE CONTRACTOR WILL BE REQUIRED TO GRADE THE LEASE AREA FLAT WITH A 5% SLOPE FROM EAST (HIGH) TO WEST (LOW) TO ALLOW PROPER DRAINAGE FROM THE LEASE AREA.

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

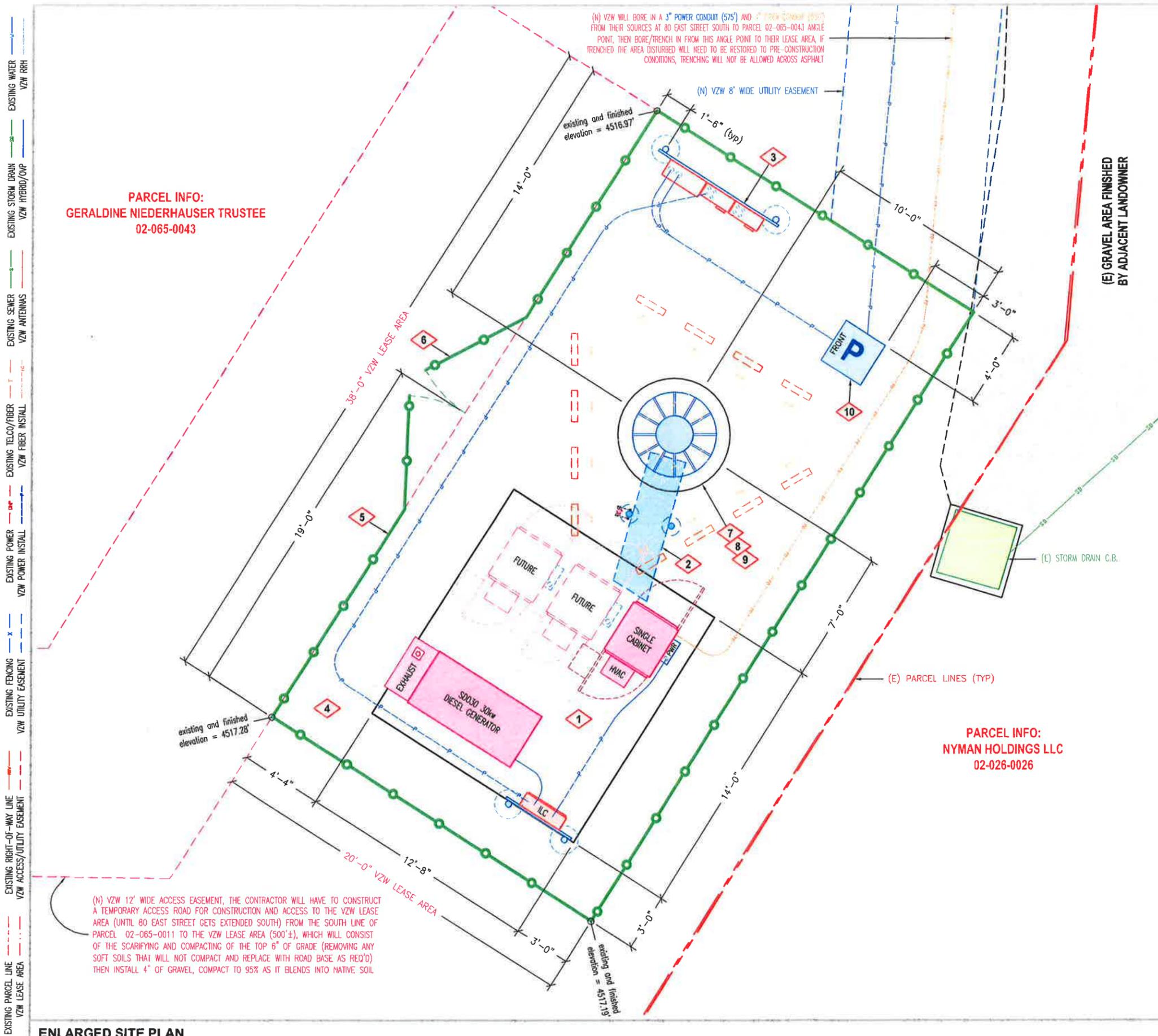
DRAWN BY: JAY C
CHECKED BY: TROY B

REV	DATE	DESCRIPTION
0	07.03.2019	ZONING DRAWINGS

UT1 - REDFIELD
SW SEC 3, T11N, R1E
790 SOUTH MAIN STREET
LOGAN, UTAH 84321
-- RAWLAND SITE --

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C100



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	07.03.2019	ZONING DRAWINGS

UT1 - REDFIELD
SW SEC 3, T11N, R1E
790 SOUTH MAIN STREET
LOGAN, UTAH 84321
-- RAWLAND SITE --

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C101



SCALE: 3/16" = 1'-0" 1

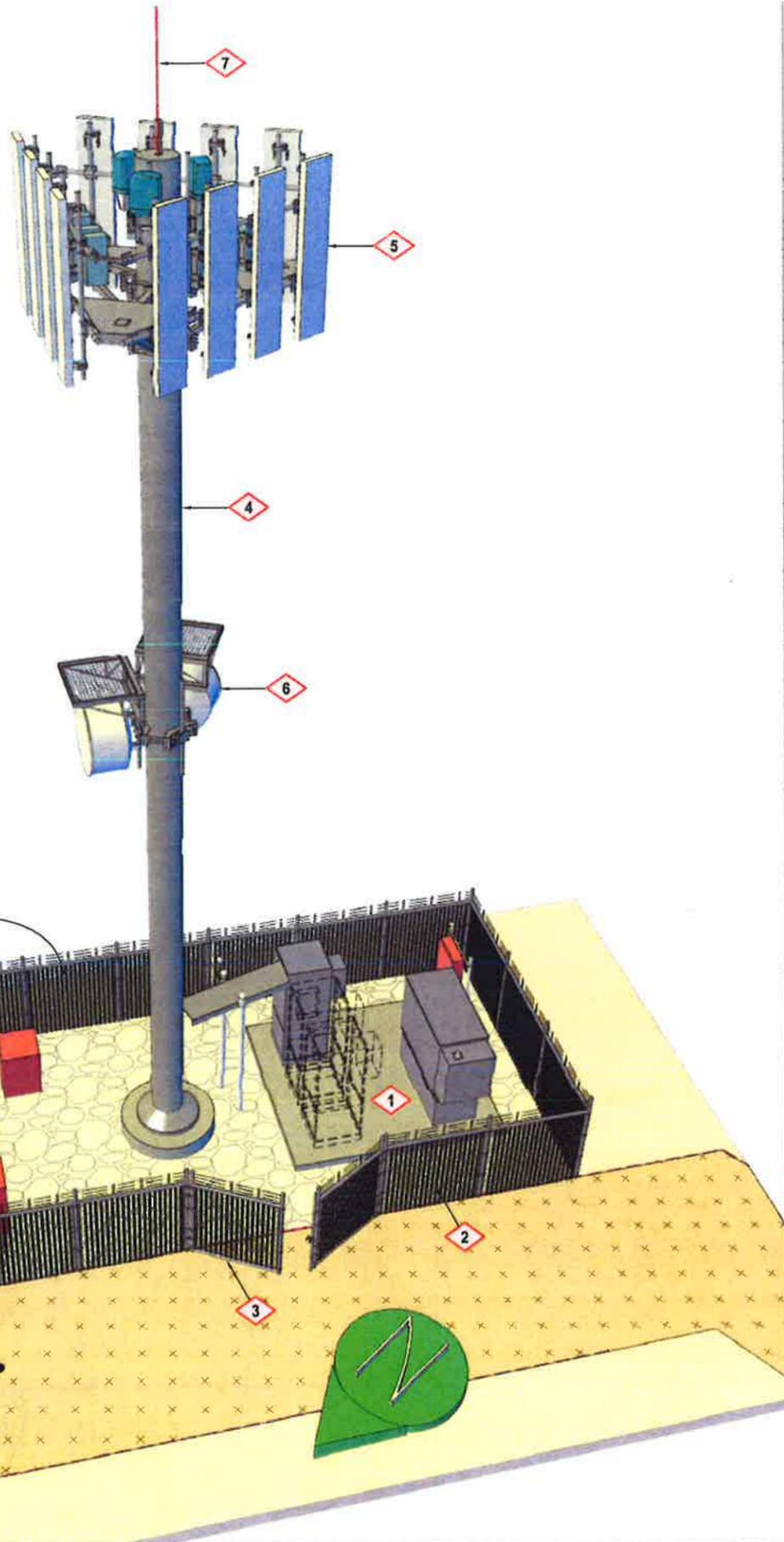
ENLARGED SITE PLAN

EXISTING WATER VZW RRR
 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

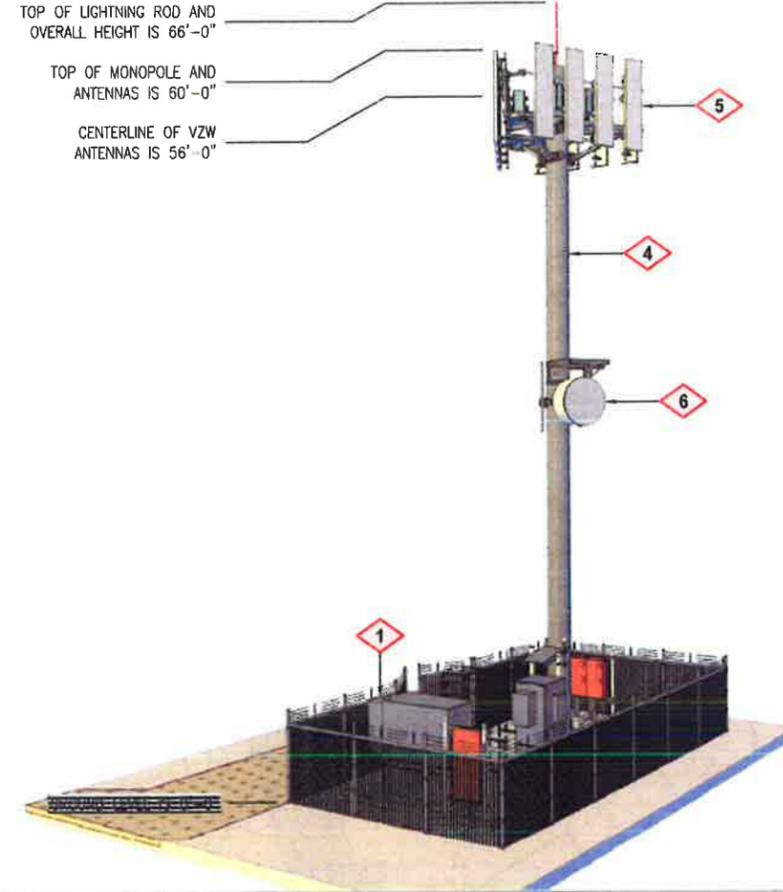
KEYED NOTES - SEE C101 FOR EXPANDED VERSION

- 1 VZW WILL INSTALL A SINGLE EQUIPMENT CABINET (7'-6"), AND A SD030 DIESEL GENERATOR (7'-3") UPON A 12'-8" X 14' X 6" THICK 4000psi CONCRETE SLAB.
- 2 VZW 6' TALL CHAINLINK FENCING WITH BARBED WIRE AND BLACK PRIVACY SLATS, SEE C302/3.
- 3 VZW 12' WIDE SITE ACCESS, (2) 6' WIDE CHAINLINK GATES WITH BARBED WIRE AND BLACK PRIVACY SLATS, SEE C302/4.
- 4 VZW 60' 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 56' CENTERLINE WITH (12) RRR'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET.
- 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.

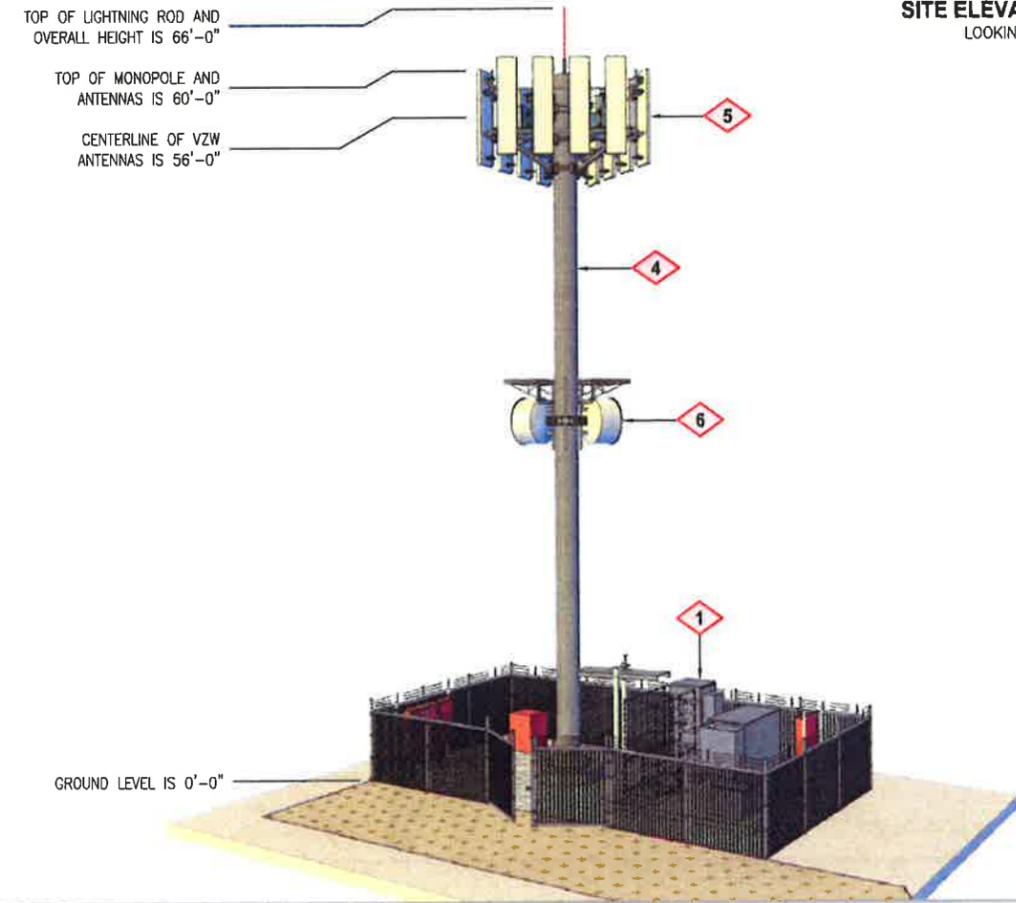
(N) VZW 20' X 38' (760 SQ FT) LEASE AREA



SITE ELEVATION
SOUTHEAST VIEW



SITE ELEVATION
LOOKING SOUTH



SITE ELEVATION
LOOKING EAST

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

DRAWN BY: JAY C
 CHECKED BY: TROY B

REV	DATE	DESCRIPTION
0	07.03.2019	ZONING DRAWINGS

UT1 - REDFIELD
 SW SEC 3, T11N, R1E
 790 SOUTH MAIN STREET
 LOGAN, UTAH 84321
 -- RAWLAND SITE --

SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
C200