



**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

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**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 |  |
|---------------|--|

### **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.



# APPLICATION FOR PROJECT REVIEW

☒ Planning Commission   ☐ Land Use Appeal Board   ☐ Administrative Review

Date Received <b>10-10-19</b>	Received By <b>DZ</b>	Receipt Number	Zone <b>NR-4</b>	Application Number <b>PC 19-042</b>
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 <b>UT1 Island</b>				
PROJECT ADDRESS <b>903 East Center Street</b>			COUNTY PLAT TAX ID # <b>06 - 097 - 0013</b>	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) <b>Troy Benson</b>			MAIN PHONE # <b>(801) 608-7042</b>	
MAILING ADDRESS				
<b>7896 South Highland Drive, Suite 200</b>		CITY <b>Cottonwood Heights</b>	STATE <b>UT</b>	ZIP <b>84121</b>
EMAIL ADDRESS <b>troy.benson@taec.net</b>				
PROPERTY OWNER OF RECORD (Must be listed) <b>Quailbluff Investors, LLC</b>			MAIN PHONE # <b>(702) 622-3379</b>	
MAILING ADDRESS				
<b>PO Box 10539</b>		CITY <b>Bakersfield</b>	STATE <b>CA</b>	ZIP <b>93389</b>
EMAIL ADDRESS <b>ehugie@hugieoffice.com</b>				
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 40' tall monopine, back up diesel generator and a single equipment cabinet, to be installed within a 20' x 38' lease area surrounded by an 8' tall tan vinyl fence. 8' tall antennas, (4) per sector (12) total would be mounted at the tower's 36' centerline. The tower is designed to look like a pine tree, to meet the City's stealth design requirement and to help the site blend in with its surroundings.			Total Lot Size (acres) <b>2.00</b>	
			Size of Proposed New Building (square feet) <b>760</b>	
			Number of Proposed New Units/Lots <b>NA</b>	
<b>- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -</b>				
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.				



City of Logan—Community Development  
RE: UT1 Island (Verizon Site Name)  
903 East Center Street  
Logan, UT 84321  
10/10/2019

## Verizon Wireless Communication Facility

**Project Description:** Verizon Wireless is proposing to construct a new communication facility at 903 East Center Street. The communication facility would include a 40' tall monopine, 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 an 8' tall tan vinyl fence. 8' tall antennas, (4) per sector (12) total would be mounted at the tower's 36' centerline. The tower is designed to look like a pine tree, to meet the City's stealth design requirement and to help the site blend in with its surroundings.

The diesel generator is used as a back-up power source and other than when it is used for back-up power, it is only turned on once a month to make sure it is operating correctly. Sound data taken 23' away from the diesel generator showed that its average noise level is 62.8 decibels. A 62.8 decibel noise level is comparable to a normal conversation or background music and would be quieter than a vacuum cleaner or hair dryer.

The necessity for the site at this location is to improve service to a low-performance area of Logan in low-lying terrain and to offload some of the traffic that is overloading Verizon's existing site at 113 North Winding Way.

The subject location is zoned Suburban Neighborhood Residential (NR-4). Per code, monopoles are allowed, with a CUP, in a NR-4 zone with a 40' maximum height. The proposed tower height is 40'. Code also states that the antennas shall not extend more than one foot beyond the side of the tower or pole. The monopine design is more suitable for a wider array, as flush mounted antennas would create a more visible gap in between branches. Antennas attached to a wider array would be closer to the edge of the branches and the gap between branches would be less visible, as the antennas would fill the space.

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 80'. The nearest residential property line is 80' west of the proposed tower location.

Code encourages co-locating on existing cell towers. In the area Verizon is looking to improve their coverage, there are not any existing structures that Verizon could co-locate on. The nearest cell tower is over three quarters of a mile from the proposed site location (113 Winding Way) 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](mailto:troy.benson@taec.net) | (801) 608-7042

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

PC 19-042  
UT1 Island

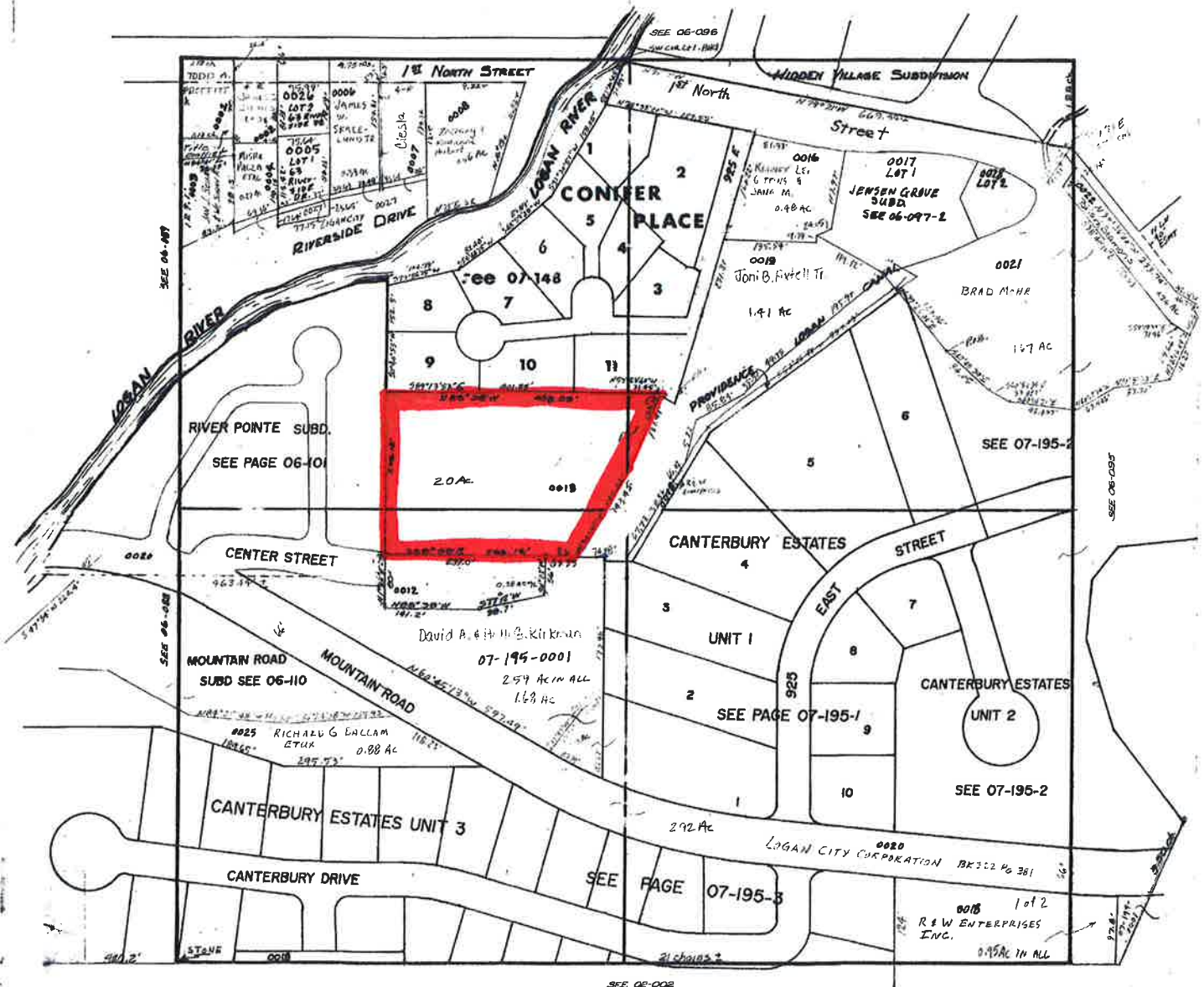
Part of Section 35 Township 12 North Range 1 East

Scale 1 Inch = 100'

TAX UNIT 27

06  
097

SW<sup>1</sup> of SW<sup>1</sup> of above section





# **Verizon Wireless Communications Facility**

**Technical Justification for the Wilson  
Neighborhood, Logan City**

**Prepared by: Verizon Wireless**

**November 2019**



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

This primary objective for this project is to improve service quality in the Island area and part of the Cliffside area of the Wilson Neighborhood in Logan:



## Introduction:

Coverage and/or capacity deficiencies are the two main drivers that prompt the need for a new wireless communications facility (WCF). Most WCF provide a mixture of both capacity and coverage for the benefit of the end user.

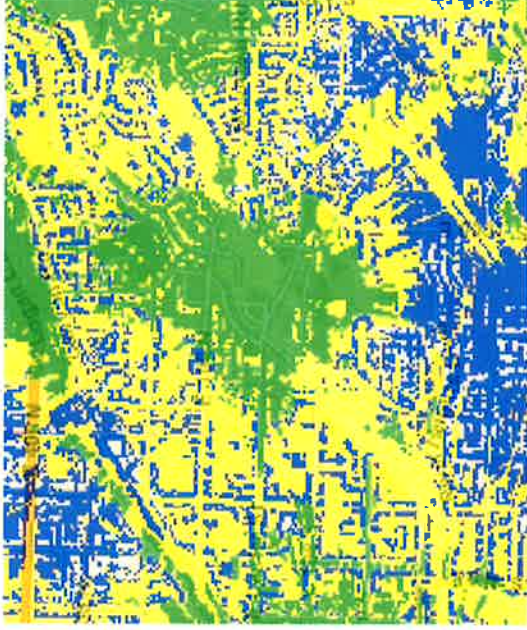
**Coverage** describes the existence or lack of wireless service in an area. The request for improved service often comes from our customers or emergency services personnel that have no service or poor service. Coverage used to refer to the ability to make or place a call in vehicles, however, as usage patterns have shifted, coverage is now determined based on whether or not sufficient WCF exist to provide a reliable signal inside of buildings and residential areas, as well. Historically, when wireless was still in its infancy, coverage was the primary means to measure the effectiveness of the network in a given area.

**Capacity** is the metric used to determine if sufficient wireless resources exist and is now the primary means to measure how a community's wireless needs are being addressed. "Five bars" no longer means guaranteed coverage and capacity because each WCF has a limited amount of resources to handle voice calls, data connections and data volume. When these limits are reached and the WCF becomes overloaded (meaning there is more demand than signal to service it), the user experience quickly degrades preventing customers from making/receiving calls or getting applications to run. A WCF short on capacity could also make internet connections time out or delay information to emergency response personnel.





# Explanation of Wireless Coverage



**Coverage** is best shown via coverage maps. RF engineers use tools that take into account terrain, vegetation, building types, and WCF specifics to model the existing coverage and predict what we expect to see with the addition of a proposed WCF.

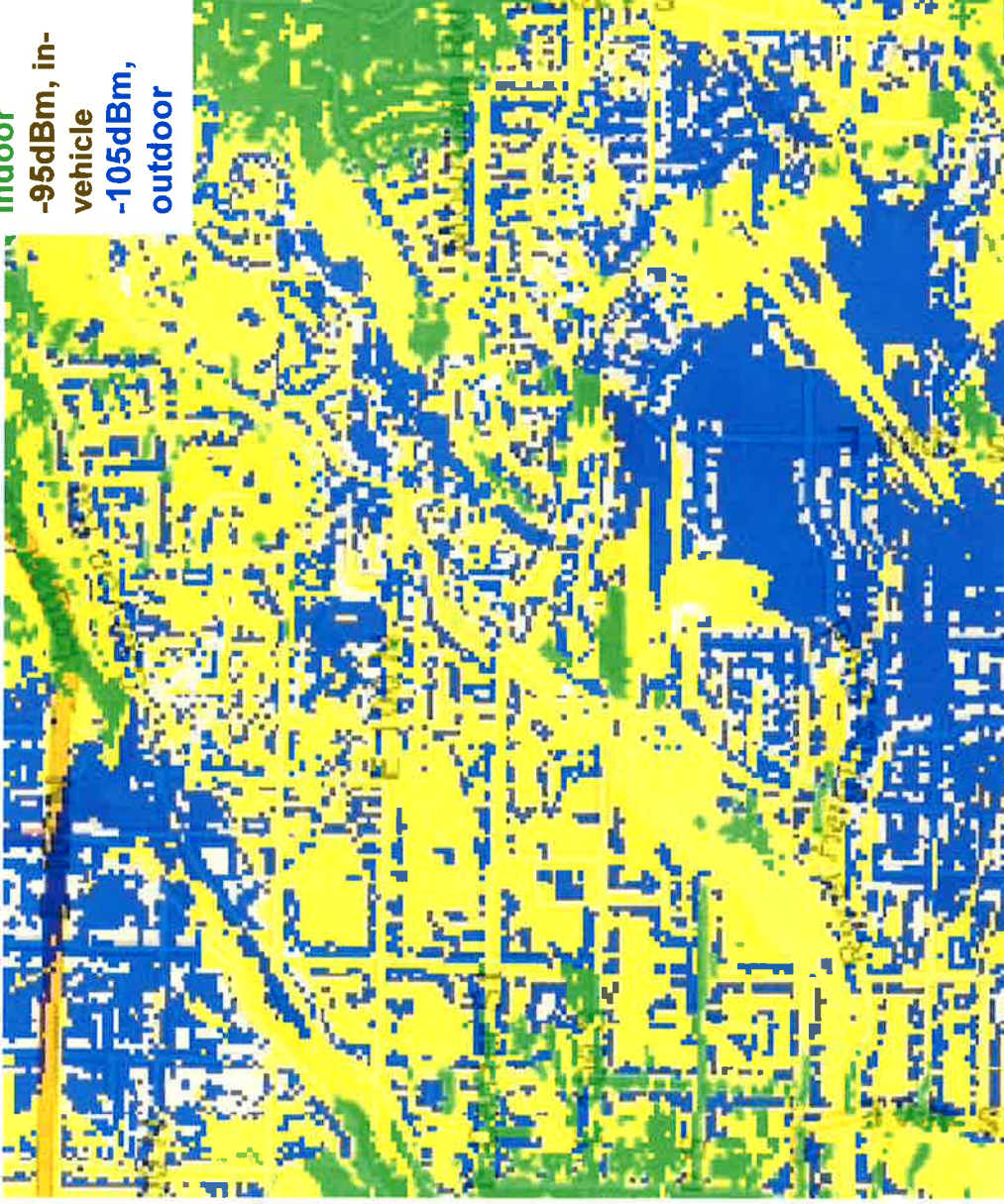
Coverage also changes depending on which frequencies are used. Most phones today use 3G at 800 MHz or 4G at 700 MHz spectrum which are considered low frequencies. Low frequencies can travel further distances than the higher 1900 MHz and 2100 MHz frequencies now being employed due to increased capacity demands. Operating at higher frequencies makes it necessary for carriers to install substantially more wireless facilities to achieve the same coverage as one tower operating on the lower frequencies.



# Existing Service in Logan City

## Legend:

-85 dBm, indoor  
-95dBm, in-vehicle  
-105dBm, outdoor



The areas in **blue** and **white** are where it is currently difficult to provide high quality service in Logan, mostly due to terrain, as well as tree cover and buildings.

All cities built in foothills have similar terrain issues.

The nearest cell sites that serve this area were built in 1990, 1997, and 2011.

They were all upgraded earlier this year.



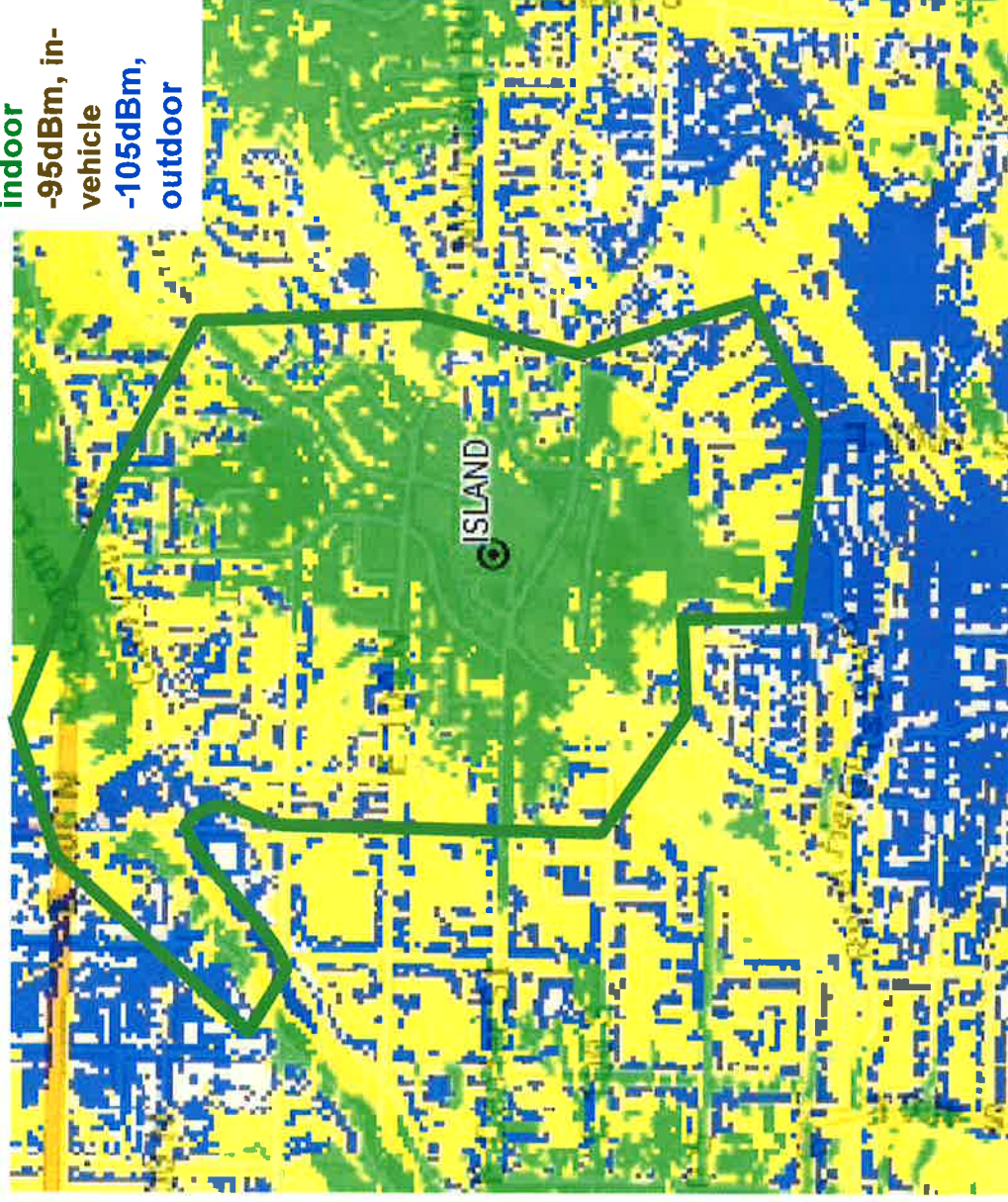


# Candidate 1

**Legend:**

-85 dBm, indoor  
-95dBm, in-vehicle  
-105dBm, outdoor

The areas in **green** are where Candidate 1 will improve service.



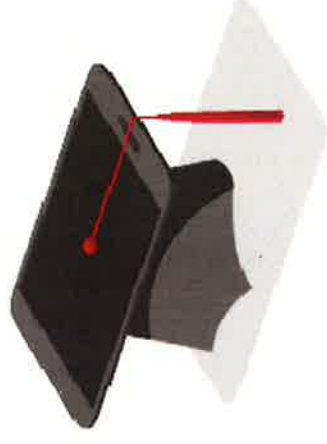
# Verizon is part of your community. Because we live and work there too.

We believe technology can help solve  
our biggest social problems.

We're working with innovators,  
community leaders, non-profits,  
universities and our peers to  
address some of the unmet  
challenges in education, healthcare  
and energy management.

Learn more about our corporate social  
responsibility at [www.verizon.com](http://www.verizon.com).

**verizon**<sup>✓</sup>





**verizon** ✓  
**UT1 - ISLAND**



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

**CORPORATE OFFICE**  
3129 TIGER RUN COURT, SUITE #206  
CARLSBAD, CALIFORNIA 92010

<b>DRAWN BY:</b>	<b>JAY C</b>
<b>CHECKED BY:</b>	<b>TROY B</b>

## 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°43'52.76", W 111°48'45.61"

**ZONING JURISDICTION:**  
**LOGAN CITY**

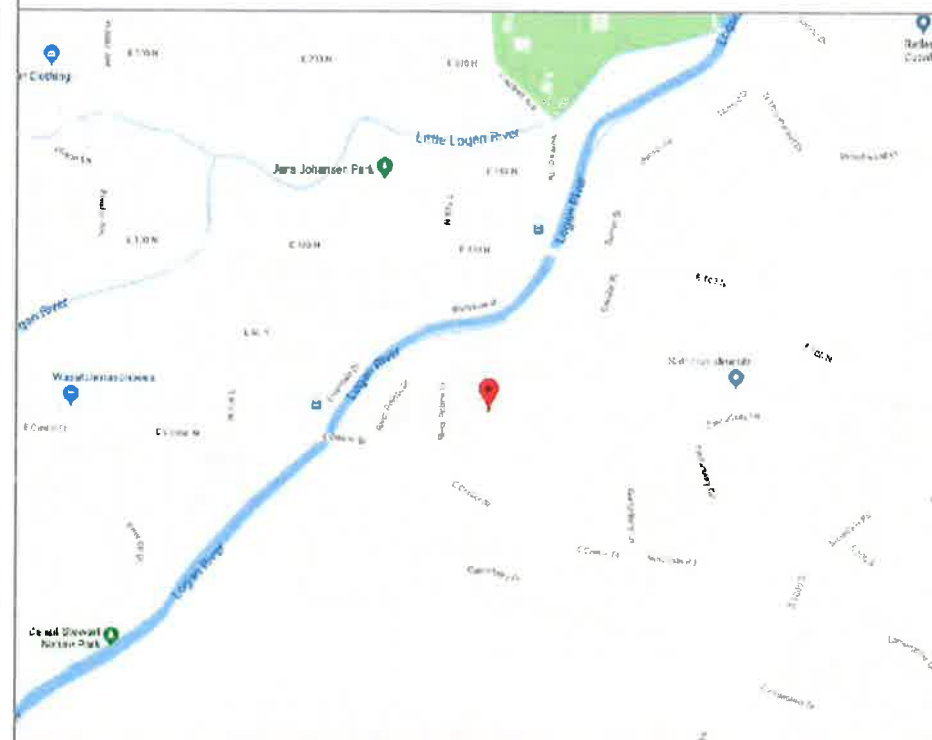
**PROJECT DESCRIPTION:**  
VZW IS PROPOSING TO CONSTRUCT AN UNMANNED COMMUNICATIONS FACILITY  
CONSISTING OF ANTENNAS MOUNTED TO A NEW MONOPINE WITH OUTDOOR  
EQUIPMENT AND GENERATOR

**TYPE OF CONSTRUCTION:**  
OUTDOOR EQUIPMENT AND GENERATOR, MONOPINE, 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.

## APPROVALS

**VERIZON WIRELESS REPRESENTATIVE:**

**VERIZON WIRELESS RF ENGINEER:****TAEC SITE ACQUISITION:**

**TAEC CONSTRUCTION MANAGER:**

SITE OWNER:

## DRAWING INDEX

[illegible]

1	09.18.2019	REVISED TOWER
0	08.15.2019	ZONING DRAWINGS
REV	DATE	DESCRIPTION

**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**

## 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

## 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 25.2 MILES TO CENTER STREET IN LOGAN. TURN RIGHT AND GO EAST FOR 1.1 MILES TO RIVER POINTE DRIVE. CONTINUE EAST ON RIVER POINT DRIVE (200 FEET) TO THE END OF THE ROAD. THE SITE WILL BE LOCATED ON THE PROPERTY EAST OF THE SUBDIVISION.



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







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: AUGUST 15, 2019

Re: UT1 - ISLAND  
SW 1/4 OF SECTION 35, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN

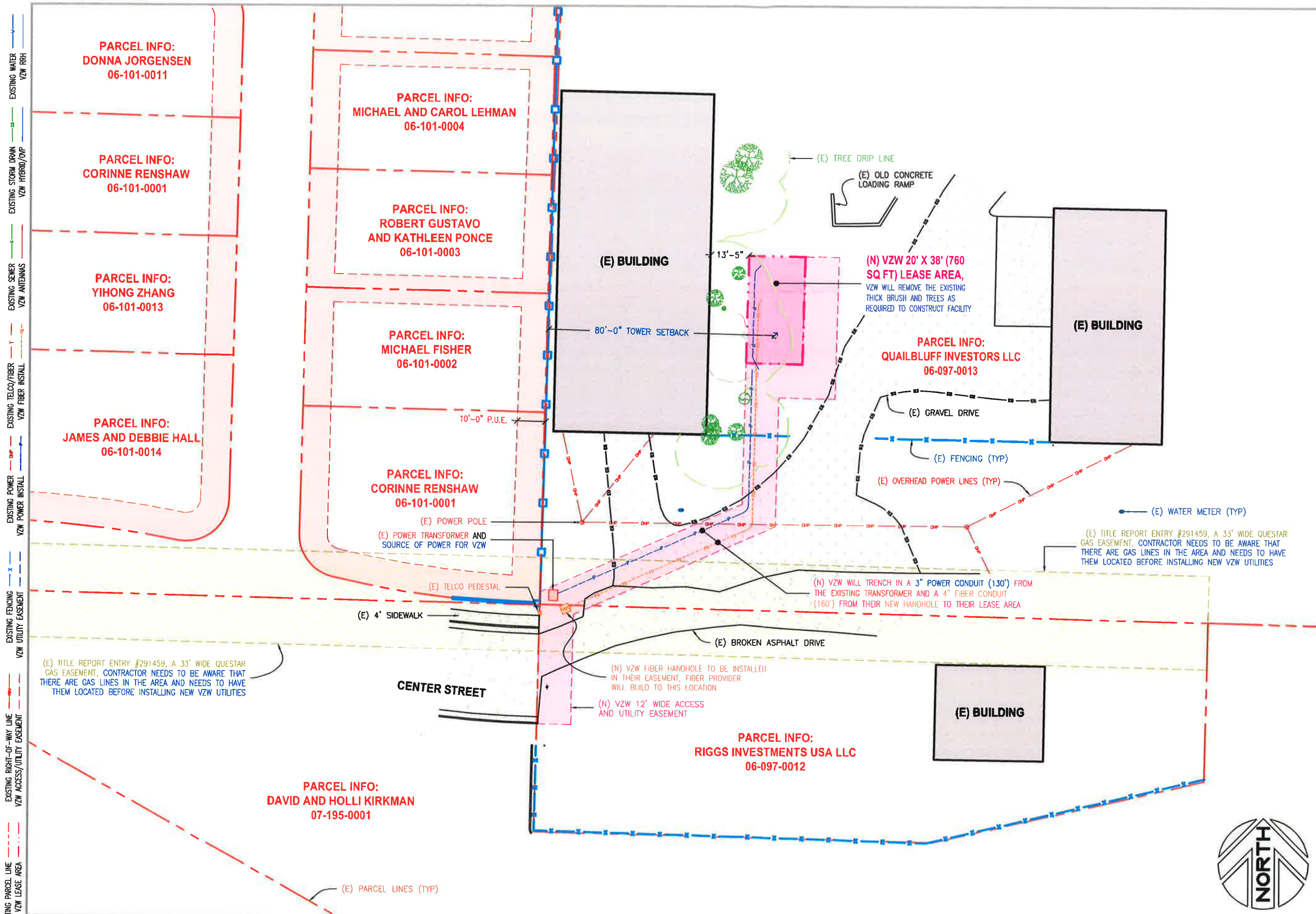
I certify that the latitude of N 41°43'52.76", and the longitude of W 111°48'45.61", are accurate to within 15 feet horizontally and the site elevation of 4572 feet, AMSL (American Mean Sea Level), is accurate to within +/- 3 feet vertically. The horizontal datum (coordinates) are in terms of the North 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





**verizon**  
9656 SOUTH PROSPERITY ROAD  
WEST JORDAN, UTAH 84088

**Technology Associates**

UTAH MARKET OFFICE  
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COTTONWOOD HEIGHTS, UTAH 84121

CORPORATE OFFICE  
3129 TIGER RUN COURT, SUITE #206  
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C  
CHECKED BY: TROY B

REV	DATE	DESCRIPTION
1	09.18.2019	REVISED TOWER
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**



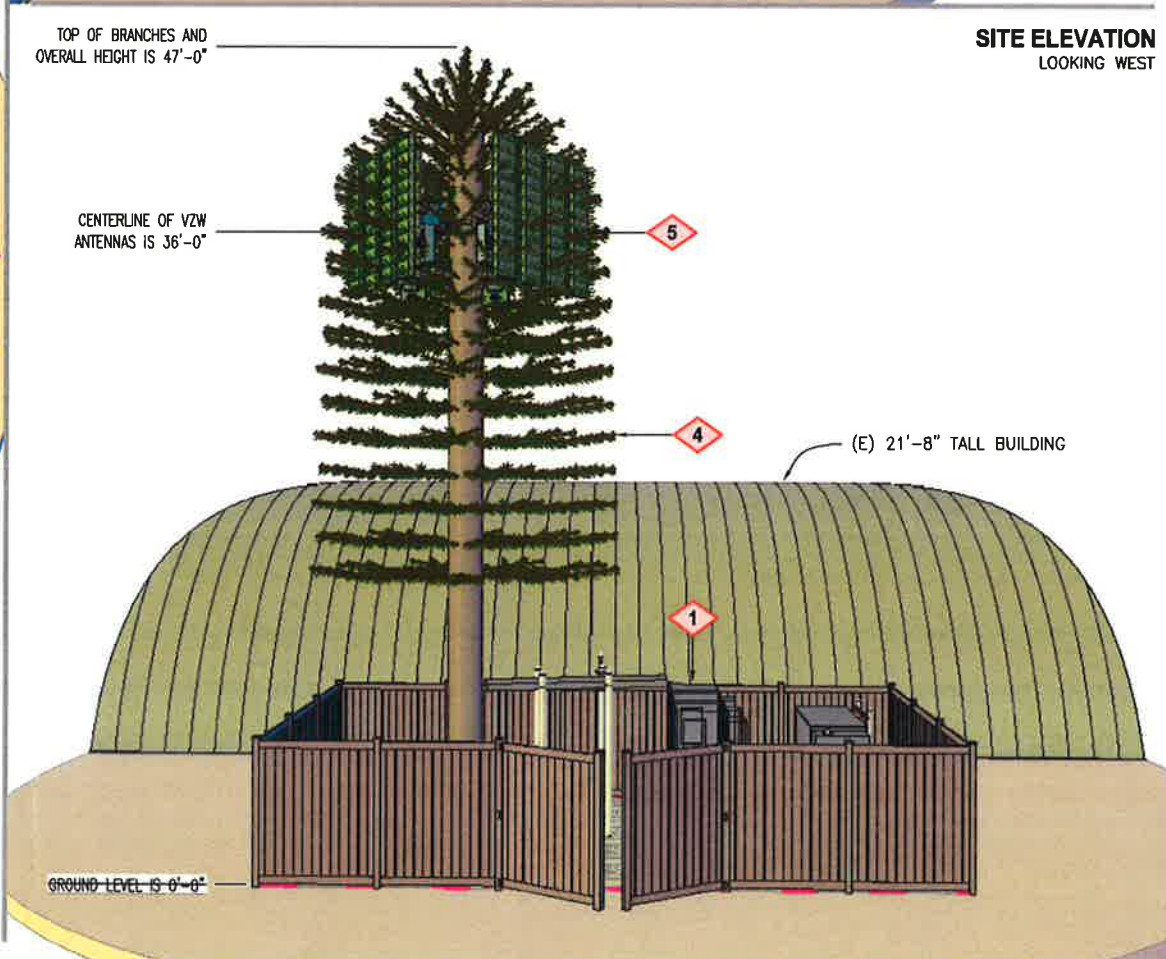
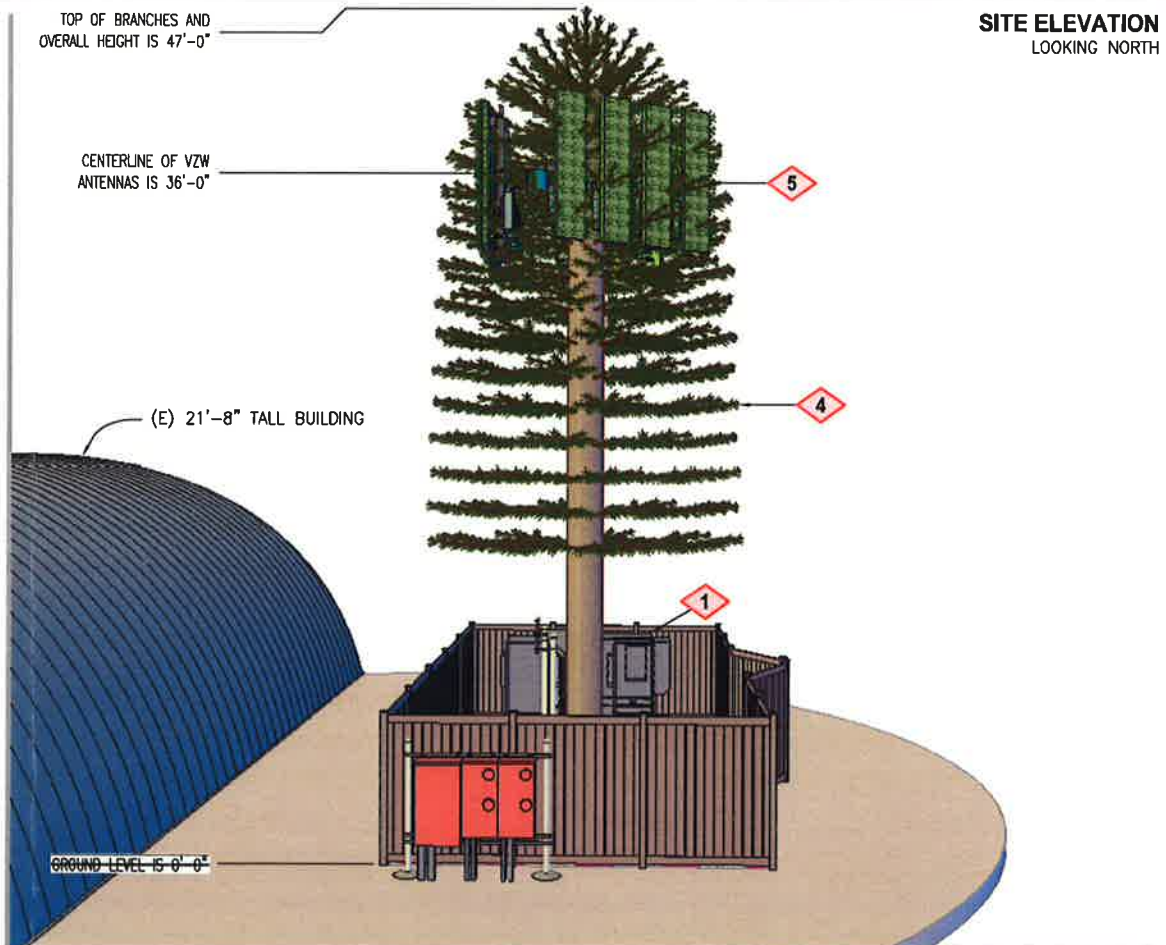
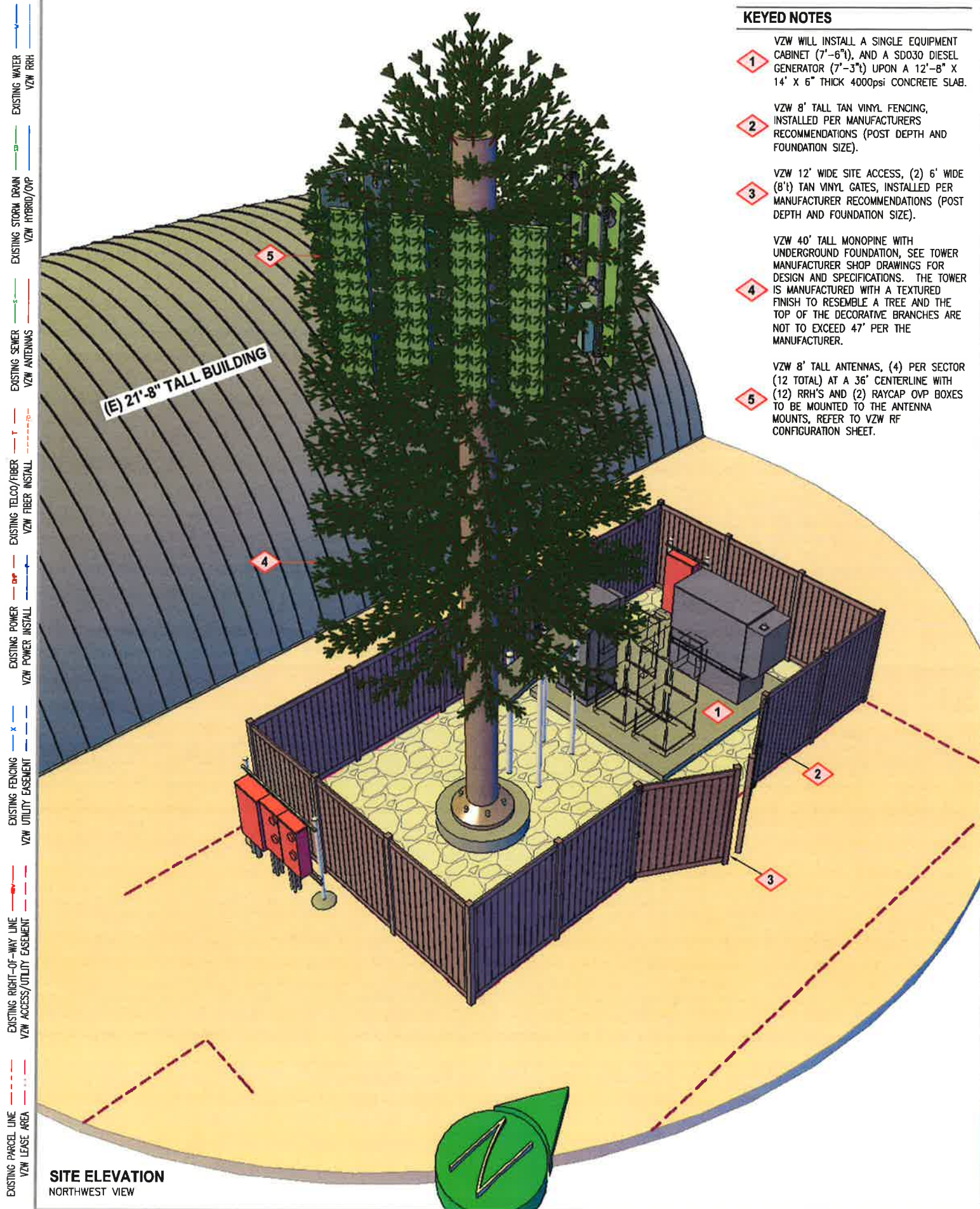
OVERALL SITE PLAN

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

1







**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**  
3129 TIGER RUN COURT, SUITE #206  
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C  
CHECKED BY: TROY B

REV	DATE	DESCRIPTION
1	09.18.2019	REVISED TOWER
0	08.15.2019	ZONING DRAWINGS

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

SHEET TITLE  
**SITE ELEVATIONS**

SHEET NUMBER  
**C200**