



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

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To: Administrative Hearing Officer, Salt Lake City Planning Division

From: David J. Gellner, AICP, Principal Planner  
(801) 535-6107  
[david.gellner@slcgov.com](mailto:david.gellner@slcgov.com)

Date: October 24, 2019

Re: Conditional Use for New Verizon Wireless Telecommunications Facilities at the Salt Lake City International Airport

Files: South Tower Location – 320 N 4200 W – File PLNPCM2019-00669  
East Tower Location – 765 N 2200 W – File PLNPCM2019-00719  
North Tower Location – 1252 N 4000 W – File PLNPCM2019-00669

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## Conditional Use

**PROPERTY ADDRESS:** Three (3) locations as noted above  
**MASTER PLAN:** Northwest Jordan River/Airport Master Plan (2002)  
**ZONING DISTRICT:** A - Airport zoning district.

**REQUEST:** A request by Verizon Wireless on behalf of the Salt Lake City Department of Airports to build new wireless telecommunication facilities at three locations at the Salt Lake City International Airport. The installations will each consist of a 100-foot monopole, utility cabinets, diesel back-up generator, and other associated equipment on a lease area approximately 3,800 square feet in size that will be surrounded by a chain-link fence. The individual locations and corresponding application numbers are illustrated on the aerial photograph included in [Attachment A](#) of this report.

**RECOMMENDATION/MOTION:** Based on the information in this staff report, planning staff recommends that the Administrative Hearing Officer approve the proposed conditional use applications subject to the conditions listed below. The following motion is provided in support of the recommendation:

*Based on the findings and information listed in the staff report and the testimony and plans presented, I move that the Administrative Hearing Officer approve the requested conditional use applications for the Verizon Wireless telecommunications facilities with 100-foot monopole filed under Planning applications PLNPCM2019-00669, PLNPCM2019-00719 and PLNPCM2019-00720 subject to the following conditions:*

- 1. Any modifications to the approved plans after the issuance of a building permit must be specifically requested by the applicant and approved by the Planning Division prior to execution.*
- 2. Applicant shall comply with all other department/division requirements.*

## **ATTACHMENTS:**

- [A. Vicinity Aerial](#)**
- [B. Applicant's Narratives](#)**
- [C. Site and Facility Plans](#)**
- [D. Existing Conditions](#)**
- [E. Analysis of Standards](#)**
- [F. Public Process and Comments](#)**
- [G. Department Review Comments](#)**

## **PROJECT DESCRIPTION:**

Verizon Wireless has submitted three (3) conditional use applications to build new wireless telecommunication facilities with monopole towers at three (3) separate locations at the Salt Lake City International Airport in the A - Airport zoning district. The submitted petitions are for new Verizon Wireless telecommunications facilities with 100-foot tall monopole and associated equipment at three locations. A monopole is an allowed use in the zone. However, per section 21A.40.090 (E) of the Zoning Ordinance, all monopoles taller than 60 feet in the Airport zone require Conditional Use approval.

The antennas will accommodate multiple carriers and replace existing equipment currently located in and on the parking garage which is scheduled for demolition in April 2020 as part of the airport renovation. The applications were submitted in response to an RFP put out by the airport to provide wireless telecommunications to the entire airport property including new buildings and surrounding areas. The airport property is approximately 9,000 acres in size and consists of numerous parcels. The location of the facilities in relation to Zoning Ordinance requirements is discussed in more detail in the Key Considerations section below.

## **KEY CONSIDERATIONS:**

The key considerations were identified through the analysis of the project ([Attachment E](#)) and department review comments ([Attachment G](#)) and are discussed further in the following section of this report.

### **Consideration 1 – Visual and Neighborhood Impacts:**

The subject properties and all adjacent properties are currently used for airport operations. There are no residential uses in or near the vicinity. Given the nature of the area and activities that take place on the airport property, no detrimental impacts either visually, or on other properties are anticipated. The property is within the Airport Flight Path Protection (AFPP) Overlay District. Since the proposal has come in response to an RFP put out by the Salt Lake City Department of Airports they will ensure that the proposed installations conform to their height and visibility requirements.

### **Consideration 2 – Location of the Wireless Site Compound and Monopole on the Site**

The Airport (A) zoning district does not have specific requirements in terms of yards and setbacks. The maximum height of structures is subject to the provisions of the Airport Flight Path Protection Overlay District (AFPP). In addition, the Salt Lake City Airport has its own Master Plan, which considers things such as future expansions and infrastructure needs. The Airport identified the need for a campus-wide cellular carrier neutral-host distributed antenna system at the Salt Lake City International Airport and issued an RFP in August 2018 to solicit bids for such a systems. The proposed wireless installation is the result that bidding process and the proposal was selected by a design committee at the airport. The submitted applications included an authorization letter from John Buckner, Director of Administrative & Commercial Services for the airport. Based on these items, staff has conclude that the placement of the equipment on site is the best location based on the Airport's needs and that they have been located in a way that does not impact airport operations.

## **DISCUSSION:**

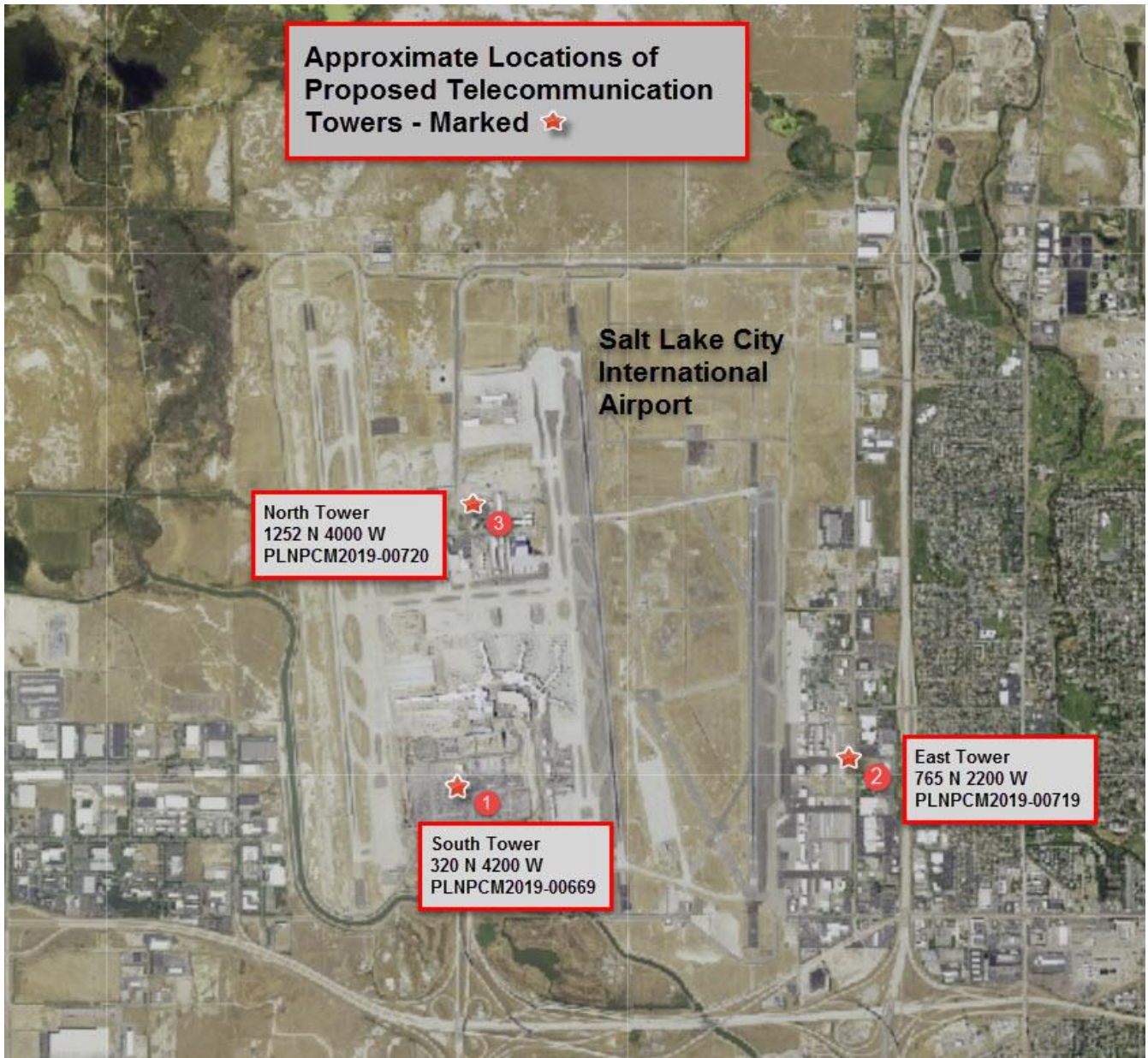
The proposed wireless facilities are allowed as conditional uses in the A - Airport zoning district. The proposed wireless telecommunications facilities should be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably detrimental effects of the proposed use.

The proposed uses meet the Conditional Use standards and Detrimental Effects Determination as analyzed and discussed in [Attachment E](#) of this report. No detrimental impacts are anticipated and as such, the conditional use applications should be approved by the Administrative Hearing Officer.

**NEXT STEPS:**

If the conditional use is approved, the applicant will be required to comply with all other department/division requirements and obtain all necessary building permits for the project.

# ATTACHMENT A: VICINITY AERIAL





## **ATTACHMENT B: APPLICANT'S NARRATIVES**

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The following pages include a letter from the Salt Lake City Department of Airports authorizing the filing of land use applications by Verizon specifically for the conditional use applications under consideration for cellular equipment at the airport. Narratives provided by the applicant for each of the proposed installations are also included. The narratives are individual to each application and included in the following order in this report:

1. **South Tower Location** – 320 N 4200 W – **PLNPCM2019-00669**
2. **East Tower Location** – 765 N 2200 W – **PLNPCM2019-00719**
3. **North Tower Location** – 1252 N 4000 W – **PLNPCM2019-00720**

June 13, 2019

**Hand Delivery**

Salt Lake City Zoning and Planning Department  
451 South State Street, Room 215  
Salt Lake City, UT 84111



Salt Lake City  
Department of Airports

RE: Verizon Wireless (VAW), LLC Application for Wireless Telecommunication Facilities

To whom it may concern,

I am the Airport Director of Administration and Commercial Services for the Salt Lake City Corporation (SLCDA).

I authorize Ann Closser, Closser Consulting, LLC as agent to Verizon Wireless (VAW), LLC to file any and all land use applications, specifically including the Conditional Use Application and related materials, on behalf of SLCDA to develop wireless telecommunications facilities on the airport property.

Salt Lake City Corporation

By: John Buckner  
Title: Director of Admin and Commercial Services

**Acknowledgement**

STATE OF UTAH)  
SS)  
COUNTY OF SALT LAKE)

On this 13<sup>th</sup> day of June, 2019, before me, the undersigned, a Notary Public in and for the State of Utah, duly commissioned and sworn, personally appeared John Buckner to me known to be the Dir. of Airport Admin servs for the Salt Lake City Corporation, a Utah municipal corporation for the benefit of the Department of Airports and acknowledged the said instrument to be the free and voluntary act and deed of said entity for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute this letter of Authorization.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Diana L. Simpson  
Notary public in and for the State of Utah  
Residing at Salt Lake Dept. of Airports  
My appointment expires: Mar 16, 2020

## **Project Description South Tower Location**

### **Background**

On November 9, 2018, Verizon Wireless (VAW), LLC d/b/a Verizon Wireless ("VZW") submitted a response to the Request for Proposals Salt Lake City Corporation Department of Airports Cellular Carrier Neutral-Host Distributed Antenna Systems dated August 28, 2018 ("RFP").

On February 5, 2019, the Salt Lake City Corporation Department of Airports ("SLC Airport") awarded the project to VZW. Pursuant to the requirements of the RFP, VZW is required to provide wireless telecommunications services to the entire airport property. This will include the new buildings and surrounding areas.

Currently, all of the carriers, Verizon Wireless, Sprint, and AT&T have antennas and electronics on and within the airport parking garage. T-Mobile is in the process of constructing its antennas and equipment on the parking garage. The existing parking garage will be demolished in April 2020 as part of the airport renovation.

To provide continuous wireless coverage at the airport during the construction, it will be necessary for VZW to construct three towers. One tower will be developed in the northern portion of the airport property, the second tower constructed in the south and finally there will be a tower constructed in the eastern portion of the SLC Airport property. The subject of this application is the south tower, filed on July 17, 2019 as case no. 00669.

In addition to the three towers, VZW will develop a neutral host Distributed Antenna System ("DAS") for the new airport buildings and associated improvements. However, the DAS is not part of this conditional use application.

### **Description of Improvements**

#### **South Tower Location- 3950 W. 500 N. Salt Lake City, UT 84122**

VZW will lease an area the dimensions of which will be 48' x 77' for a total of 3696 sf. from the SLCD. As this area is adjacent to a parking lot, VZW will also install fourteen (14) bollards to provide additional protection of its equipment. This area will be contained within an 8' high chain link fence. There will be a 4" crushed rock base over the undeveloped areas of the compound. This compound will have sufficient space for equipment for all four (4) major carriers; VZW, AT&T, Sprint and T-Mobile. VZW will install three equipment cabinets on a 4' x 11' concrete pad within the compound, H frames to support ancillary equipment, such as the fiber demarc and an ILC (international load center). There will be a cable bridge with ice shield from the equipment to the tower.

There will be a separate utility center mounted within the compound (essentially a meter bank for all of the carriers).

Additionally, VZW will construct a 4' x 8' concrete pad adjacent to its cabinets for a 30k diesel generator. Although the VZW improvements will use commercial power, the diesel generator will provide a back-up power source.

VZW will construct a 100' (AGL) tower within the compound with a lightning rod which will attain an elevation of 103'6" from grade.

VZW will mount three (3) sets of 4 – 6' panel antennas on side by side antenna mounts at the top of the tower. The tip height of the twelve (12) VZW antennas will be 100'. The centerline of the VZW antennas will be 97'. VZW will also mount six (6) remote radio heads ("RRH") behind its antennas, 2 at each sector. Finally, VZW will mount one over voltage protection unit ("OVP") near its antennas and RRHs. This OVP is essentially a surge protector. As a safety measure, VZW will install a 12' high low profile platform with handrail kit on the tower behind its antennas.

The tower and its foundation will be designed to support antennas for three other carriers, T-Mobile, Sprint and AT&T.



## **Project Description East Tower Location**

### **Background**

On November 9, 2018, Verizon Wireless (VAW), LLC d/b/a Verizon Wireless ("VZW") submitted a response to the Request for Proposals Salt Lake City Corporation Department of Airports Cellular Carrier Neutral-Host Distributed Antenna Systems dated August 28, 2018 ("RFP").

On February 5, 2019, the Salt Lake City Corporation Department of Airports ("SLC Airport") awarded the project to VZW. Pursuant to the requirements of the RFP, VZW is required to provide wireless telecommunications services to the entire airport property. This will include the new buildings and surrounding areas.

Currently, all of the carriers, Verizon Wireless, Sprint, and AT&T have antennas and electronics on and within the airport parking garage. T-Mobile is in the process of constructing its antennas and equipment on the parking garage. The existing parking garage will be demolished in April 2020 as part of the airport renovation.

To provide continuous wireless coverage at the airport during the construction, it will be necessary for VZW to construct three towers. One tower will be developed in the northern portion of the airport property, the second tower constructed in the south and finally there will be a tower constructed in the eastern portion of the SLC Airport property. The subject of this application is a tower to be located at the eastern portion of the airport property.

In addition to the three towers, VZW will develop a neutral host Distributed Antenna System ("DAS") for the new airport buildings and associated improvements. However, the DAS is not part of this conditional use application.

### **Description of Improvements**

#### **East Tower Location- 650 N. 2250 W. Salt Lake City, UT 84116**

At this location, VZW will lease an area, the dimensions of which will be 47'6" x 80' (total 3,800 sf.) from the SLC Airport. This area will be contained within an 8' high chain link fence. There will be a 4" crushed rock base over the undeveloped areas of the compound. This compound will have sufficient space for equipment for all four (4) major carriers; VZW, AT&T, Sprint and T-Mobile. VZW will install three equipment cabinets on a 4' x 11' concrete pad within the compound, H frames to support ancillary equipment, such as the fiber demarc and an ILC (international load center). There will be a cable bridge with ice shield from the equipment to the tower.

There will be a separate utility center mounted within the compound (essentially a meter bank for all of the carriers).

Additionally, VZW will construct a 4' x 8' concrete pad adjacent to its cabinets for a 30k diesel generator. Although the VZW improvements will use commercial power, the diesel generator will provide a back-up power source.

VZW will construct a 100' (AGL) tower within the compound with a lightning rod which will attain an elevation of 103'6" from grade.

VZW will mount three (3) sets of 4 – 6' panel antennas on side by side antenna mounts at the top of the tower. The tip height of the twelve (12) VZW antennas will be 100'. The centerline of the VZW antennas will be 97'. VZW will also mount six (6) remote radio heads ("RRH") behind its antennas, 2 at each sector. Finally, VZW will mount one over voltage protection unit ("OVP") near its antennas and RRHs. This OVP is essentially a surge protector. As a safety measure, VZW will install a 12' high low profile platform with handrail kit on the tower behind its antennas.

The tower and its foundation will be designed to support antennas for three other carriers, T-Mobile, Sprint and AT&T.

## **Project Description North Tower Location**

### **Background**

On November 9, 2018, Verizon Wireless (VAW), LLC d/b/a Verizon Wireless ("VZW") submitted a response to the Request for Proposals Salt Lake City Corporation Department of Airports Cellular Carrier Neutral-Host Distributed Antenna Systems dated August 28, 2018 ("RFP").

On February 5, 2019, the Salt Lake City Corporation Department of Airports ("SLC Airport") awarded the project to VZW. Pursuant to the requirements of the RFP, VZW is required to provide wireless telecommunications services to the entire airport property. This will include the new buildings and surrounding areas.

Currently, all of the carriers, Verizon Wireless, Sprint, and AT&T have antennas and electronics on and within the airport parking garage. T-Mobile is in the process of constructing its antennas and equipment on the parking garage. The existing parking garage will be demolished in April 2020 as part of the airport renovation.

To provide continuous wireless coverage at the airport during the construction, it will be necessary for VZW to construct three towers. One tower will be developed in the northern portion of the airport property, the second tower constructed in the south and finally there will be a tower constructed in the eastern portion of the SLC Airport property. The subject of this application is the tower to be located on the north side of the airport.

In addition to the three towers, VZW will develop a neutral host Distributed Antenna System ("DAS") for the new airport buildings and associated improvements. However, the DAS is not part of this conditional use application.

### **Description of Improvements**

#### **North Tower location – 3925 W. 1260 N. Salt Lake City, UT 84116**

At this location, VZW will lease an area, the dimensions of which will be 47'6" x 80' (total 3,800 sf.) from the SLC Airport. This area will be contained within an 8' high chain link fence. There will be a 4" crushed rock base over the undeveloped areas of the compound. This compound will have sufficient space for equipment for all four (4) major carriers; VZW, AT&T, Sprint and T-Mobile. VZW will install three equipment cabinets on a 4' x 11' concrete pad within the compound, H frames to support ancillary equipment, such as the fiber demarc and an ILC (international load center). There will be a cable bridge with ice shield from the equipment to the tower.

There will be a separate utility center mounted within the compound (essentially a meter bank for all of the carriers).

Additionally, VZW will construct a 4' x 8' concrete pad adjacent to its cabinets for a 30k diesel generator. Although the VZW improvements will use commercial power, the diesel generator will provide a back-up power source.

VZW will construct a 100' (AGL) tower within the compound with a lightning rod which will attain an elevation of 103'6" from grade.

VZW will mount three (3) sets of 4 – 6' panel antennas on side by side antenna mounts at the top of the tower. The tip height of the twelve (12) VZW antennas will be 100'. The centerline of the VZW antennas will be 97'. VZW will also mount six (6) remote radio heads ("RRH") behind its antennas, 2 at each sector. Finally, VZW will mount one over voltage protection unit ("OVP") near its antennas and RRHs. This OVP is essentially a surge protector. As a safety measure, VZW will install a 12' high low profile platform with handrail kit on the tower behind its antennas.

The tower and its foundation will be designed to support antennas for three other carriers, T-Mobile, Sprint and AT&T.



## **ATTACHMENT C: SITE AND FACILITY PLANS**

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The following pages contain the visual simulations, site plans and wireless facility plans provided by the applicant for the proposed projects. The submitted plans and simulations are individual to each application/location and included in the following order in this report:

1. **South Tower Location** – 320 N 4200 W – **PLNPCM2019-00669**
2. **East Tower Location** – 765 N 2200 W – **PLNPCM2019-00719**
3. **North Tower Location** – 1252 N 4000 W – **PLNPCM2019-00669**





EXISTING



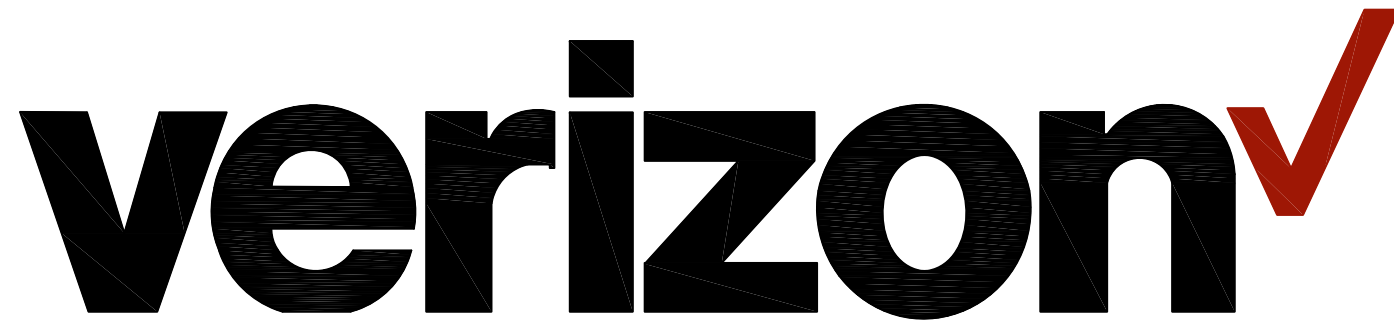
AERIAL



SIMULATION

SOUTH ELEVATION (LOOKING NORTH)





# SAL AIRPORT SOUTH

3950 W 500 N  
 SALT LAKE CITY, UT 84122  
 SALT LAKE COUNTY  
 NEW 99'-0" MONOPOLE  
 (OVERALL HEIGHT: 103'-6" A.G.L.)  
 RAW LAND COMMUNICATION SITE

**verizon**  
 9656 SOUTH PROSPERITY ROAD  
 WEST JORDAN, UTAH 84081

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**DRIVING DIRECTIONS:**  
 LATITUDE: 40°46'48.21"N  
 LONGITUDE: 111°59'14.57"W  
 FROM THE VERIZON WIRELESS OFFICE LOCATED @ 9656 S. PROSPERITY RD. HEAD SOUTH TOWARD 6200 W/S PROSPERITY RD (135 FT). TURN RIGHT ONTO 6200 W/S PROSPERITY RD (0.7 MILES). TURN LEFT ONTO W 10200 S (0.2 MILES). CONTINUE ONTO W 9665 S/W 9665 SOUTH RD/W OLD BINGHAM HWY (2.7 MILES). TURN RIGHT ONTO W 9000S (0.8 MILES). TURN LEFT TO MERGE ONTO 3600 W (0.3 MILES). MERGE ONTO 3600 W (9.5 MILES). KEEP RIGHT TO CONTINUE ON 4000 W (2.7 MILES). KEEP LEFT TO CONTINUE ON TERMINAL DR (0.8 MILES). KEEP LEFT TO CONTINUE ON N TERMINAL DR (466 FT). KEEP RIGHT TO STAY ON N TERMINAL DR (0.2 MILES). SLIGHT LEFT (154 FT). SLIGHT RIGHT (151 FT). TURN RIGHT (0.2 MILES) AND THE DESTINATION WILL BE ON YOUR LEFT.

DESIGNED BY:	J5 INFRASTRUCTURE PARTNERS	REV	DESCRIPTION	DATE	CHK BY	GL	GL	GL	GL
		0	APPROVED FOR LEASING & ZONING	7/12/19	MDA	GL	GL	GL	GL
		1	ADDED ANTENNAS & STAMP	7/16/19	SLM	GL	GL	GL	GL
2	REVISED PER COMMENTS	7/22/19	MDA	GL	GL	GL	GL	GL	

SHEET INDEX:		
SHEET	TITLE	REV.
T1	TITLE SHEET	2
SP1	PHOTO & SPECIFICATION SHEET	2
SU1	SURVEY SHEET	B
SU2	1A CERTIFICATION SHEET	-
Z1	SITE DEMO PLAN	2
Z2	SITE PLAN	2
Z3	ENLARGED SITE PLAN	2
Z4	ELEVATIONS	2

**PROJECT INDEX:**  
 APPLICANT:  
 VERIZON  
 9656 SOUTH PROSPERITY ROAD  
 WEST JORDAN, UTAH 84081  
 CONTACT: BILLY WALDRIDGE  
 PHONE: 801-260-8796  
 ENGINEERS/DESIGNERS:  
 J5 INFRASTRUCTURE PARTNERS  
 5225 WILEY POST WAY, SUITE 410  
 SALT LAKE CITY, UTAH 84116  
 CONTACT: GLEN LEWIS  
 PHONE: 801-336-4694, EXT. 171  
 SURVEYOR:  
 CIS PROFESSIONAL LAND SURVEYING  
 61 SOUTH MAIN  
 NEPHI UT 84648  
 CONTACT: CORY SQUIRE  
 PHONE: 435-660-0816  
 SITE/AQ:  
 CLOSSER CONSULTING, LLC  
 2830 HEIDELBERG DRIVE  
 BOULDER, CO 80305-7004  
 PHONE: 303-819-3071

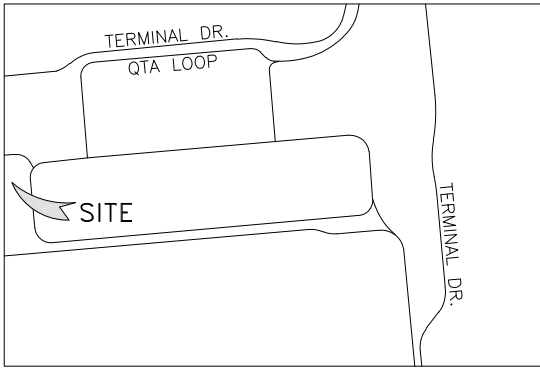
**ADA COMPLIANCE:**  
 THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.

**FCC COMPLIANCE:**  
 RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF OTHER COMMUNICATION DEVICES.

- GENERAL PROJECT NOTES:**
- PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE NEW PROJECT.
  - CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS OF THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON THESE CONSTRUCTION DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN PRIOR TO COMMENCEMENT OF ANY WORK.
  - ALL FIELD MODIFICATIONS BEFORE, DURING, OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY A VERIZON REPRESENTATIVE.
  - INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, U.N.O.
  - NOTIFY VERIZON, IN WRITING, OF ANY MAJOR DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM A VERIZON REPRESENTATIVE AND ADJUSTING THE BID ACCORDINGLY.
  - CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE WORK UNDER THE CONTRACT.
  - CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS AND FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING THE CONSTRUCTION TO THE SATISFACTION OF A VERIZON REPRESENTATIVE.
  - THE CONTRACTOR IS RESPONSIBLE FOR RED-LINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS BUILT CONDITION OF THE SITE. FOLLOWING THE FINAL INSPECTION BY VERIZON, THE CONTRACTOR SHALL PROVIDE VERIZON WITH ONE COPY OF ALL RED-LINED DRAWINGS.
  - VERIFY ALL FINAL EQUIPMENT WITH A VERIZON REPRESENTATIVE. ALL EQUIPMENT LAYOUT, SPECS, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY VERIZON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.

**PROJECT INFORMATION:**  
 PROPERTY OWNER: SALT LAKE CITY CORP  
 JURISDICTION: SALT LAKE COUNTY  
 BUILDING AND INSPECTION  
 2001 SOUTH STATE ST N3600  
 SALT LAKE CITY, UTAH 84190  
 PHONE: 385-468-6700  
 PUBLIC RECORD PARCEL NO: 08321000010000

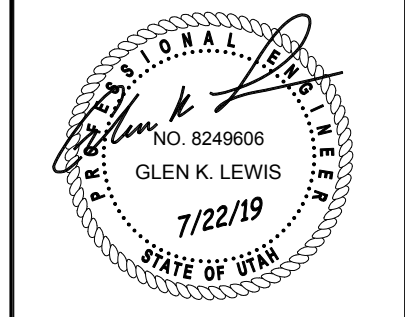
- PROJECT DESCRIPTION:**  
 C THIS PROJECT CONSISTS OF THE FOLLOWING:  
**INSTALLATION**
- TWELVE (12) NEW PANEL ANTENNAS
  - SIX (6) NEW SIDE BY SIDE ANTENNA MOUNTS
  - SIX (6) NEW RRH UNITS
  - TWO (2) NEW MOVP UNITS
  - ONE (1) NEW HYBRID TRUNK
  - ONE (1) NEW 99'-0" MONOPOLE (DESIGNED BY OTHERS)
  - THREE (3) NEW T-BOOMS
  - THREE (3) NEW OUTDOOR EQUIPMENT CABINETS
  - ONE (1) NEW 4'-0"x11'-0" CONCRETE PAD WITH ICE SHIELD
  - ONE (1) NEW H-FRAME W/ ICE SHIELD
  - ONE (1) NEW CABLE BRIDGE
  - ONE (1) NEW BACK-UP DIESEL GENERATOR
  - ONE (1) NEW 6 GANG METER ON H-FRAME
  - ONE (1) NEW PRECAST CONCRETE WALL
  - ONE (1) NEW 8'-0" CHAIN-LINK FENCE
  - ONE (1) NEW 12'-0" ACCESS GATE
  - FOURTEEN (14) NEW BOLLARDS



VICINITY MAP  
 SCALE: N.T.S.  
 NORTH



**ABBREVIATED LEGAL DESCRIPTION:**  
 BEG AT NW COR OF SEC 32, T1N, R1W, SLM; E 660 FT; S 1320FT; W 660 FT; N 1320 FT TO BEG. 18.57 AC M OR L.



**PROJECT NAME:**  
 SAL AIRPORT SOUTH  
 NEW 99'-0" MONOPOLE  
 (OVERALL HEIGHT: 103'-6" A.G.L.)  
 RAW LAND COMMUNICATION SITE  
**PROJECT ADDRESS:**  
 3950 W 500 N  
 SALT LAKE CITY, UT 84122  
 SALT LAKE COUNTY  
**SHEET TITLE:**  
 TITLE SHEET  
**SAVE DATE:**  
 7/22/2019 6:39 PM  
**SHEET NUMBER:**  
 T1



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**GENERAL PROJECT NOTES:**

- CONTRACTOR IS RESPONSIBLE FOR ERECTING TEMPORARY BARRICADES AND/OR FENCING TO PROTECT THE SAFETY OF THE PUBLIC DURING CONSTRUCTION. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY BARRIERS AND REPAIR ALL DAMAGE TO PROPERTY ON THE SITE CAUSED BY THIS CONSTRUCTION. THE COST OF REPAIR IS THE CONTRACTOR'S RESPONSIBILITY.
- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE PRIOR TO ORDERING ANY MATERIALS OR CONDUCTING ANY WORK.
- EXCESS SOIL MATERIAL AND DEBRIS CAUSED BY THIS CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
- CONTRACTOR SHALL MAKE ADJUSTMENTS TO GRADING ELEVATIONS AS NECESSARY TO ENSURE A SITE FREE OF DRAINAGE PROBLEMS.
- CONTRACTOR SHALL COORDINATE A CONSTRUCTION LAYDOWN AREA WITH THE PROPERTY OWNER. CONSTRUCTION LAYDOWN AREA SHALL BE FENCED-IN WITH TEMPORARY (45 DAY) CONSTRUCTION FENCE. THE TEMPORARY FENCE SHALL BE CONSTRUCTED OF 6' HIGH CHAIN LINK FABRIC AND IS TO BE REMOVED AT THE END OF CONSTRUCTION. LAYDOWN AREA IS TO BE RESTORED TO ITS ORIGINAL CONDITION AFTER FENCE REMOVAL.
- SURVEY INFORMATION SHOWN WAS CREATED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY.
- THESE PLANS DO NOT ADDRESS THE SAFETY AND STABILITY OF THE STRUCTURE DURING ASSEMBLY AND ERECTION, WHICH ARE THE RESPONSIBILITY OF THE ERECTOR, BASED ON THE MEANS AND METHODS CHOSEN BY THE ERECTOR.
- NEW EQUIPMENT COMPOUND SHALL BE COVERED W/ 4" CRUSHED ROCK INSTALLED OVER CLIENT-APPROVED WEED BARRIER MATERIAL (IF APPLICABLE).

**GENERAL CONTRACTOR NOTES:**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE PROJECT SCOPE OF WORK DEFINED UNDER THE REQUEST FOR PROPOSAL (RFP) FOR THIS PROJECT AND ALL ASSOCIATED ATTACHMENTS AND DOCUMENTS PROVIDED.  
THE RFP AND ALL ASSOCIATED DOCUMENTS SHALL DEFINE THE COMPLETE PROJECT SCOPE OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL DOCUMENTS AND IS SOLELY RESPONSIBLE FOR ALL WORK.  
ALL DOCUMENTS INCLUDED WITHIN THE PROJECT REQUEST FOR PROPOSAL ARE REQUIRED FOR THE COMPLETE PROJECT SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK (EQUIPMENT, MATERIAL, INSTALLATION, TESTING, ETC.) INDICATED IN ALL DOCUMENTS. THE RFP, VERIZON NETWORK STANDARDS AND PROJECT ADDENDUMS AND CLARIFICATIONS ARE COMPLEMENTARY TO EACH OTHER. THE FORMAT OF THE SPECIFICATIONS AND DRAWING NUMBERING PER DISCIPLINE IS NOT INTENDED TO IMPLY SEGREGATION OF SUB CONTRACTOR WORK. CONTRACTOR SHALL ASSIGN ALL SUB CONTRACTOR WORK AND VERIZON WILL NOT ACCEPT ANY CHANGE ORDERS FOR INTERNAL CONTRACTOR WORK ASSIGNMENTS.  
CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ALL RFP DOCUMENTS TO THEIR SUB CONTRACTORS. ALL RFP DOCUMENTS ARE REQUIRED TO INDICATE THE PROJECT SCOPE OF WORK. PARTIAL SUB CONTRACTOR DOCUMENT PACKAGES ARE HIGHLY DISCOURAGED.  
IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS, SPECIFICATIONS, REFERENCED STANDARDS, VERIZON STANDARDS, OR AGREEMENT TERMS AND CONDITIONS THE ARCHITECT/ ENGINEER SHALL BE CONTACTED FOR FORMAL INTERPRETATION OF THE REQUIREMENTS. THE CONTRACTOR SHALL BE DEEMED TO HAVE PROVIDED THE DETAILED AND EXTENSIVE INTERPRETATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECT/ ENGINEER INTERPRETATIONS SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO VERIZON.
- ALL ANTENNAS MUST BE PIM TESTED WITHIN 48 HOURS OF THEM BEING RECEIVED BY THE INSTALLATION CONTRACTOR. THOSE RESULTS MUST BE SENT BACK TO THE VERIZON CONSTRUCTION ENGINEER AND EQUIPMENT ENGINEER WITHIN THE SAME 48 HOURS. IF YOU MISS THE 48HR TIMELINE AND THE ANTENNAS DO NOT PASS UPON INSTALLATION, YOUR COMPANY WILL BE CHARGED FOR THE COST OF THE ANTENNAS FOR REPLACEMENT.
- ALL LOADS MUST BE SECURED PROPERLY TO THE VEHICLE OR TRAILER. VERIZON WILL PASS ALONG THE COST OF ANY REPLACEMENTS DUE TO DAMAGE OR LOSS WHETHER IT IS NEW OR USED.

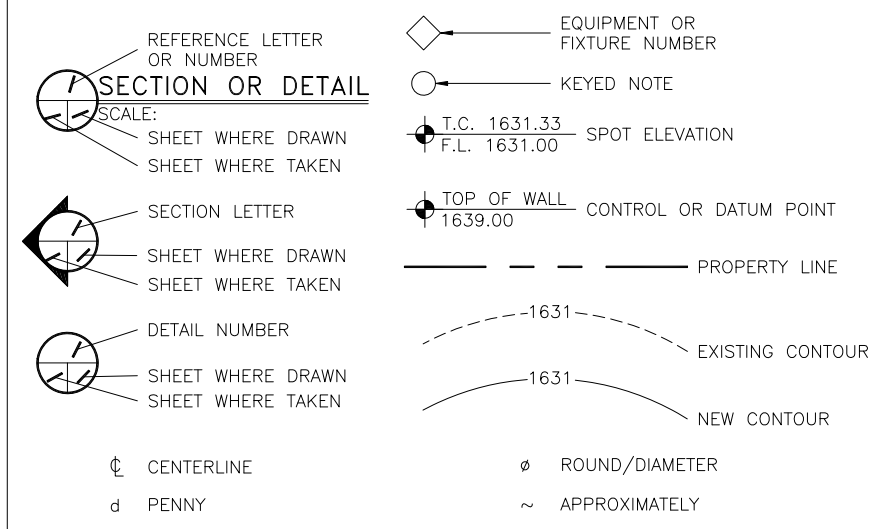
**STRUCTURAL DESIGN CRITERIA:**

ALL LOADS DERIVED FROM REQUIREMENTS OF INTERNATIONAL BUILDING CODE 2015, ASCE 7-10, "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" & ANSI TIA-222-G "STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS".

- BUILDING STRUCTURES:**
- WIND LOADS: IBC 2015 §1609 & ASCE 7-10 §28.4 (SIMPLIFIED METHOD)  
 $V_{ult} = 115 \text{ MPH (3-SEC. GUST)}$   
 OCCUPANCY CAT. = II; EXPOSURE CAT. = C; IMPORTANCE FACTOR = 1.0
  - SEISMIC LOADS: IBC 2015 §1613 & ASCE 7-10 §12.14 (SIMPLIFIED METHOD)  
 OCCUPANCY CAT. = II; SITE CLASS = D  
 $V = \frac{F(S_{ps})W}{R}$   
 $F = 1.0 \text{ (SINGLE-STORY), } 1.1 \text{ (TWO STORY), } 1.2 \text{ (THREE STORY)}$   
 $S_{ps} = (2/3) S_{ms}$   
 $R = 1.5 \text{ (ORDINARY PLAIN CONCRETE SHEARWALLS),}$   
 $6.5 \text{ (LIGHT-FRAMED WALLS W/ WOOD STRUCTURAL PANELS),}$   
 $4.0 \text{ (ORDINARY REINFORCED CONCRETE SHEARWALLS)}$

- COMMUNICATIONS STRUCTURES:**
- WIND LOADS: IBC 2015 §1609, ASCE 7-10 §29.5 & ANSI TIA-222-G  
 $V_{ult} = 115 \text{ MPH (3-SEC. GUST)}$   
 $V = 40 \text{ MPH (1/4" RADIAL ICE)}$   
 STRUCTURE CLASS. = II; EXPOSURE CAT. = C; IMPORTANCE FACTOR = 1.0
  - SEISMIC LOADS: IBC 2015 §1613, ASCE 7-10 §15.6.6 & ANSI TIA-222-G  
 STRUCT. CLASS. = II; OCC. CAT. = II; SITE CLASS = D; IMPORTANCE FACTOR = 1.0  
 $V = \frac{S_{ds}(W)}{R}$  (EQUIVALENT LATERAL FORCE PROCEDURE (METHOD 1))  
 $V = \frac{\sum S_{az}(W_z)I}{R}$  (EQUIVALENT MODAL ANALYSIS PROCEDURE (METHOD 2))

**LEGEND OF SYMBOLS:**



EXISTING EQUIPMENT/EASEMENT	POWER
ACCESS EASEMENT	FIBER
UTILITY EASEMENT	HYBRID/COAX
LEASE AREA	RRHS
PENETRATIONS	ANTENNAS

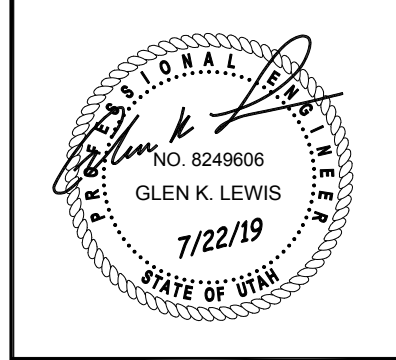
**CONCRETE MASONRY UNIT NOTES:**

- CONCRETE MASONRY UNITS (CMU) PER ASTM C90  
 A. MINIMUM COMPRESSIVE STRENGTH (f'm) OF 1900 PSI.  
 B. NOMINAL (ACTUAL) FACE DIMENSIONS, 8"Wx8"Hx16"L (7 7/8"x7 7/8"x15 7/8"). PROVIDE SPECIAL SHAPES AS REQUIRED AT CORNERS, JAMBS, & BOND BEAMS.  
 C. TYPE I, MOISTURE CONTROLLED, NORMAL-WEIGHT UNITS.
- MORTAR PER ASTM C270  
 A. EXTERIOR WALLS ABOVE GRADE: TYPE S, 1/4 TO 1/2 PART HYDRATED LIME TO 1 PART PORTLAND CEMENT BY VOLUME.  
 B. EXTERIOR WALLS AT OR BELOW GRADE: TYPE M, 1/4 PART HYDRATED LIME TO 1 PART PORTLAND CEMENT BY VOLUME.  
 C. PORTLAND CEMENT: ASTM C150, TYPE I OR II.  
 D. HYDRATED LIME: ASTM C207, TYPE S.
- GROUT PER ASTM C476  
 ALL REINFORCEMENT SHALL BE PLACED PRIOR TO GROUTING. VERTICAL BARS SHALL BE HELD IN POSITION AT THEIR TOP AND BOTTOM AND AT INTERVALS OF NOT MORE THAN 200 BAR DIAMETERS. NO "STABBING-IN" OF REINFORCEMENT IS PERMITTED.
- GROUT SOLID ALL BOND BEAMS. RUN REINFORCING AROUND ALL CORNERS WITH APPROPRIATE SPLICES.
- LAYING CMU WALLS:  
 BOND PATTERN: ONE-HALF RUNNING BOND.  
 LAY WALLS WITH 3/8" CONCAVE-TOOLED JOINTS.
- VERTICAL REINFORCEMENT:  
 (1) #5 @ 32" O.C. FULL HEIGHT AT ALL WALLS.  
 (2) #5 @ EACH END OF WALL & EACH SIDE OF OPENING,
- HORIZONTAL REINFORCEMENT:  
 (1) #5 @ 48" O.C. MINIMUM.  
 (2) #5 @ TOP AND BOTTOM OF EACH WALL & OPENING.  
 PROVIDE (1) #5 HORIZONTAL CORNER/INTERSECTION BAR AT ALL BOND BEAM LEVELS W/ 48 BAR DIAMETER DEVELOPMENT ON EACH END.



VIEW OF NEW LEASE AREA (AERIAL)

DESIGNED BY:	DESCRIPTION	CHK	GL	GL	GL
		BY	MDA	SJM	MDA
		DATE	7/12/19	7/16/19	7/22/19
REV	0	APPROVED FOR LEASING & ZONING			
	1	ADDED ANTENNAS & STAMP			
	2	REVISED PER COMMENTS			



PROJECT NAME: SAL AIRPORT SOUTH  
 NEW 99'-0" MONOPOLE  
 (OVERALL HEIGHT: 103'-6" A.G.L.)  
 RAW LAND COMMUNICATION SITE

PROJECT ADDRESS: 3950 W 500 N  
 SALT LAKE CITY, UT 84122  
 SALT LAKE COUNTY

SHEET TITLE: PHOTO & SPECIFICATION SHEET

SAVE DATE: 7/22/2019 6:39 PM

SHEET NUMBER: SP1

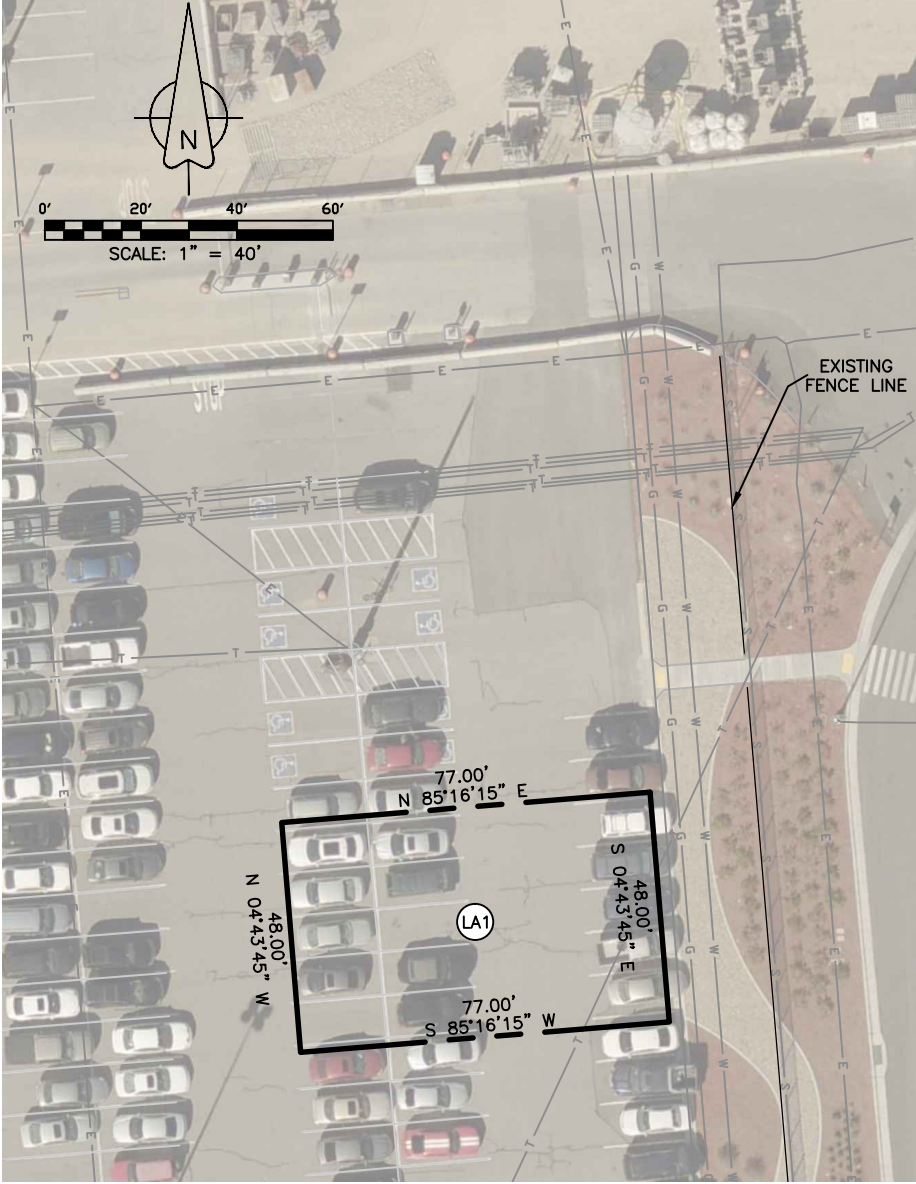




A parcel of land (77' X 48') for the purpose of a telecommunications equipment lease area, situate within the corporate limits of Salt Lake City, Salt Lake County, Utah, said lease parcel comprising a portion of the NE¼ of Section 31, Township 1 North Range 1 West, Salt Lake Base and Meridian; said lease parcel of land is more particularly described by metes and bounds as follows:

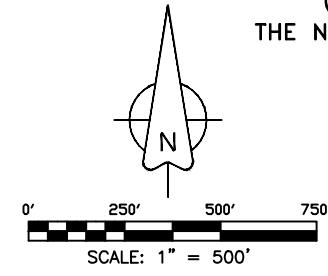
Beginning at a point that is 22 feet West of an existing fence, said point is 1387.36 feet S 00°06'50" W along the section line and 99.04 feet West of the Northeast corner of Section 31, Township 1 North, Range 1 West, Salt Lake Base and Meridian; thence S. 04°43'45" E. 48.00 feet, thence S. 85°16'15" W. 77.00 feet, thence N. 04°43'45" W. 48.00 feet, thence N. 85°16'15" E. 77.00 feet to the point of beginning.  
The above described parcel of land contains 3,696 square feet in area or 0.085 of an acre more or less.

**(LA1) LEASE AREA LAND DESCRIPTION**



**ENLARGED LEASE AREA SITE PLAN**

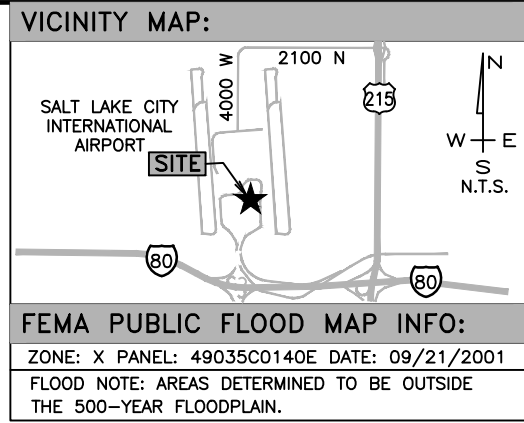
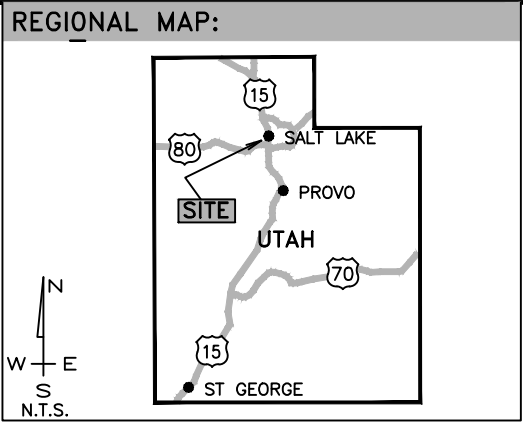
**PARENT PARCEL**  
(Parcel ID: 0831400001)  
THE NE¼ SEC 31, T1N, R1W, SLM. LESS  
PARCEL DEEDED TO UDOT



**PARENT PARCEL AND SURVEY CONTROL OVERVIEW**

**KEYED NOTES**

- (A) FOUND STANDARD FLAT BRASS MONUMENT MARKING THE NW CORNER OF SECTION 32 T.1N. R.1W. S.L.B.&M. [HELD FOR ORIGIN OF SURVEY]
- (B) FOUND STANDARD FLAT BRASS MONUMENT MARKING THE SW CORNER OF SECTION 32 T.1N. R.1W. S.L.B.&M. [HELD FOR ALIGNMENT]
- (C) CALCULATED CORNER POSITION BASED ON PREVIOUS SURVEY S2010-03-0168



**SURVEYOR'S NARRATIVE:**

It is the intent of this map and the survey on which it is based to correctly represent the boundary lines of the Parent Parcel and proposed lease areas and Access/Utility easements within the parent parcel. Utility locations shown are based on observed evidence together with evidence from utility plans (if provided by utility companies in response to an Online Survey Locate Request via www.bluestakes.org). Property corners and other survey markers, monuments or evidence that were found at the time of this survey are drawn and noted accordingly hereon. There may however exist other related monuments or evidence, any other monuments or related physical evidence contradictory to this survey should be presented to the surveyor for his review and consideration.

**BASIS OF BEARING AND DATUM NOTE:**

1.) All distances are surface (ground) in US survey feet and all bearings are Grid based upon the Utah Coordinate System 1983, Utah Central Zone. (NAD83)  
2.) Survey Performed with a Trimble receiver connected via cell phone to The Trimble Pivot VRS system of Utah (Managed by the UTAH AGRC).  
Geodetic Position of Control Monument is:  
(A) LATITUDE: 40°47'02.18520"N  
LONGITUDE: 111°59'12.87384"W  
ELLIPSOID HEIGHT: 4167.410 sft  
(NOT 1A COORDINATES - SEE SEPARATE CERTIFICATION)  
HORZ. DATUM NAD83 VERT. DATUM NAVD88 [UTAH VRS] [GEOID12]

GRID POSITION (SURVEY FT)  
NORTHING: 7,454,675.507 sft  
EASTING: 1,505,571.218 sft  
ELEVATION: 4,223.381 sft

**PROJECT NAME:**  
**VERIZON SAL AIRPORT SOUTH**

**PROJECT ADDRESS:**  
3950 W 500 N  
SALT LAKE CITY  
SALT LAKE COUNTY  
UTAH

**TITLE REPORT REVIEW CERTIFICATION**  
N/A

**DATE OF SURV.:** 06/07/19

**DESIGNED FOR:**

**verizon**  
9656 SOUTH PROSPERITY ROAD  
WEST JORDAN, UTAH 84081

**DESIGNED BY:**

**J5 INFRASTRUCTURE PARTNERS**  
AZ - CA - CO - ID - NM - NV - TX - UT

**PARENT PARCEL OWNER:**

-----

**CONTACT INFORMATION:**

PHONE: -----

**PUBLIC RECORD PARCEL I.D.:**

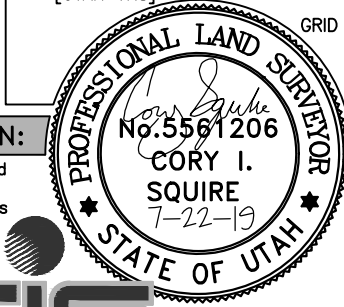
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**DRIVING DIRECTIONS:**

FROM THE VERIZON WIRELESS OFFICE TURN NORTH TOWARD W 9500 S/WELLS PARK RD (305 FT). HEAD SOUTH TOWARD 6200 W/S PROSPERITY RD (190 FT), TURN RIGHT ONTO 6200 W/S PROSPERITY RD (0.7 MI). TURN LEFT ONTO W 10200 S (0.2 MI), CONTINUE ONTO W 9665 S/W 9665 SOUTH RD (0.2 MI), TURN LEFT ONTO S 5600 W (0.5 MI). TURN RIGHT ONTO UT-48 E (2.7 MI). TURN LEFT TO MERGE ONTO UT-154 N/S 3600 W (11.0 MI). KEEP LEFT TO CONTINUE ON TERMINAL DR (0.8 MI). KEEP RIGHT TO CONTINUE ON 4000 W (2.7 MI) KEEP LEFT TO CONTINUE ON TERMINAL DR (0.8 MI), KEEP LEFT TO CONTINUE ON TERMINAL DR (466 FT) KEEP RIGHT TO STAY ON N TERMINAL DR (2.0 MI), KEEP RIGHT TO STAY ON N TERMINAL DR (2.0 MI).

**SURVEYOR'S NOTE & CERTIFICATION:**

This "Lease Area Survey" is based on an actual field survey performed by me or under my direction. It correctly depicts existing, readily visible improvements and above ground utilities and the Boundary of the parent parcel was verified from field and record information. This "Lease Area Survey" is not a Boundary Survey of the Parent Parcel and this Survey was developed to support the communications facility plan set named hereon.



**CIS** PROFESSIONAL LAND SURVEYING  
Mona, UT (435)660-0816  
cory@cispls.com  
CORY IVAN SQUIRE UT P.L.S. #5561206-2203 07/22/19

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REV.	DESCRIPTION	DATE	BY	CHK
A	90% PRELIMINARY FOR CLIENT REVIEW ONLY	07/22/19	CKS	CKS
B	FINAL REVIEW AND SURVEYOR'S CERTIFICATION			

**SHEET TITLE:**  
SURVEY NOTES & REFERENCE  
SURVEY CONTROL OVERVIEW  
SITE PLAN OVERVIEW

**J5 SITE I.D.:** VZ SAL AIRPORT SOUTH

**SHEET INFO.:** Sheet 1 of 1 **SU1**

PREPARED FOR:



1A CERTIFICATION LETTER

FOR  
**VERIZON**  
 FACILITY KNOWN AS:  
**SAL AIRPORT SOUTH**  
**SALT LAKE COUNTY, UTAH**

**verizon**  
 9656 SOUTH PROSPERITY ROAD  
 WEST JORDAN, UTAH 84081

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ELEVATION REPORT:

NAVD88 - GROUND ELEVATION: 4224 sft  
 [ELEVATION METERS]: 1287.48 m

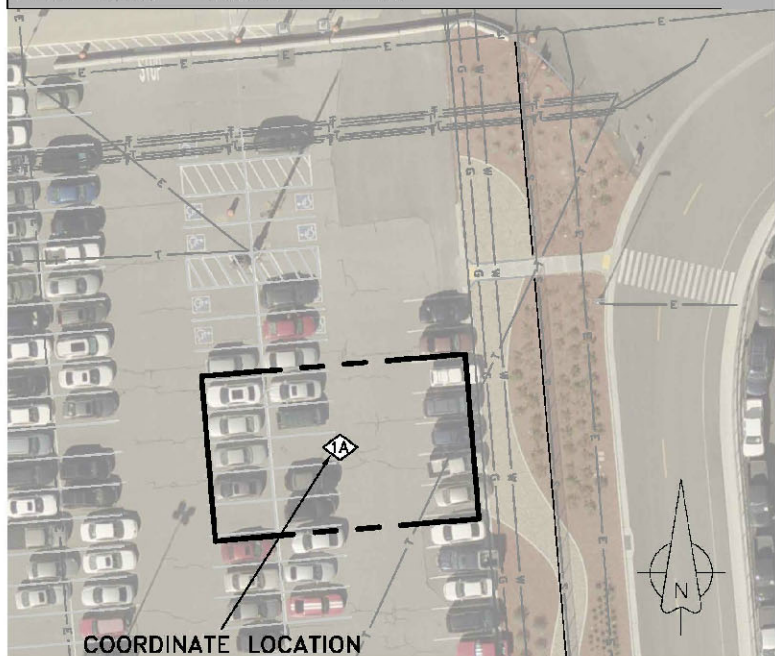
LOCATED WITHIN:

THE NE¼NE¼ OF SECTION 31,  
 TOWNSHIP 1 NORTH, RANGE 1  
 WEST, SALT LAKE BASE &  
 MERIDIAN.

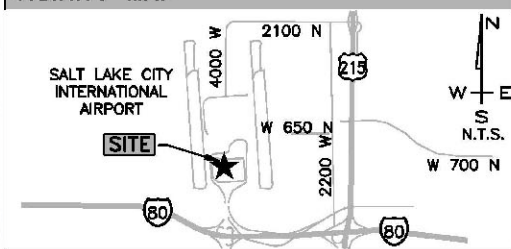
SITE LOCATION:

SALT LAKE CITY AIRPORT  
 3950 W 500 N  
 SALT LAKE CITY,  
 SALT LAKE COUNTY, UTAH.

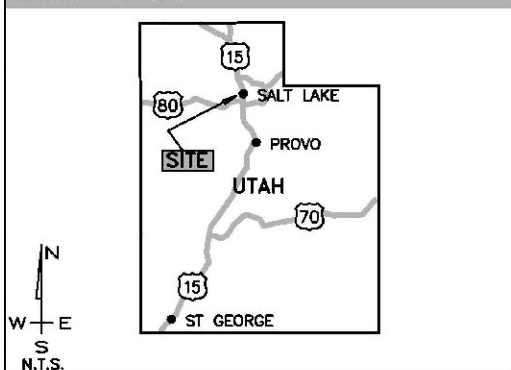
PLAN VIEW: SCALE 1" = 50'



VICINITY MAP



REGIONAL MAP:



BASIS OF GEODETIC COORDINATES:

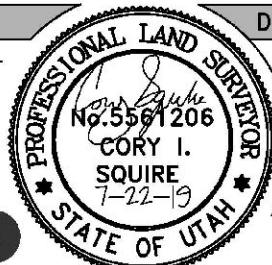
- (1) HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) [PRIMARY] EXPRESSED IN DEGREES (°) MINUTES (') AND SECONDS (") AND CARRIED TO THE 100TH OF A SECOND, AND ALSO EXPRESSED IN DEGREES AND DECIMAL DEGREES.
- (2) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) EXPRESSED IN U.S. SURVEY FEET AND METERS (METER EQUIVALENT TO 39.37 INCHES).
- (3) NAD83 GEODETIC DATA SHOWN HEREON WAS DERIVED FROM AND IS TIED TO THE NATIONAL GEODETIC SURVEY, NATIONAL C.O.R.S. VIA THE O.P.U.S. UTILITY AND OR TRIMBLE GEOMATICS SOFTWARE.

GEODETIC COORDINATES:

NAD 83: 40°46'48.21"N  
 111°59'14.57"W  
 DECIMAL DEGREES: 40.780058°N  
 111.987381°W

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE GEO-DETTIC COORDINATES REPORTED HEREON ARE ACCURATE AND MEET FAA/FCC REPORTING REQUIREMENTS OF 1A: FIFTEEN FEET (15') HORIZONTALLY AND THREE FEET (3') VERTICALLY.



DATE OF SURV.: 06/07/19

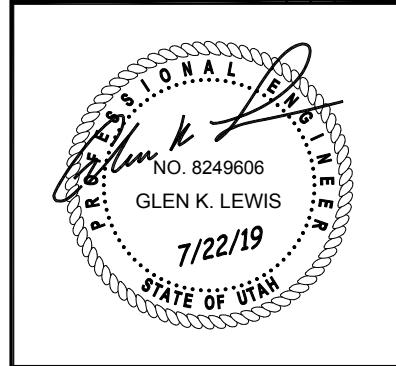
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PREPARED BY:



CORY IVAN SQUIRE UT P.L.S. #5561206-2201 07/22/19

REV	DESCRIPTION	DATE	CHK BY
0	APPROVED FOR LEASING & ZONING	7/12/19	MDA GL
1	ADDED ANTENNAS & STAMP	7/16/19	SJM GL
2	REVISED PER COMMENTS	7/22/19	MDA GL



PROJECT NAME:  
**SAL AIRPORT SOUTH**  
 NEW 99'-0" MONOPOLE  
 (OVERALL HEIGHT: 103'-6" A.G.L.)  
 RAW LAND COMMUNICATION SITE

PROJECT ADDRESS:  
 3950 W 500 N  
 SALT LAKE CITY, UT 84122  
 SALT LAKE COUNTY

SHEET TITLE:  
**1A CERTIFICATION SHEET**

SAVE DATE:  
 7/22/2019 6:39 PM

SHEET NUMBER:  
**SU2**

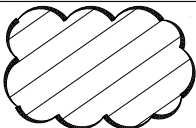




**SITE NOTES:**

- PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
- INFORMATION SHOWN BELOW FOR DEPICTION PURPOSES ONLY. ALL DATA GATHERED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED FOR SURVEYING OR OTHER RELATED PURPOSES.

**NOTE:**



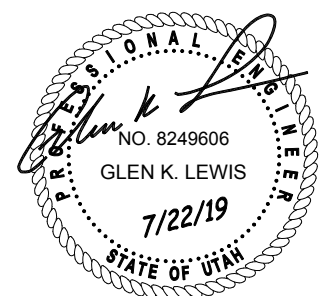
TO BE REMOVED AND DISPOSED OF IN A LEGAL MANNER.

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REV	DESCRIPTION	DATE	CHK BY
0	APPROVED FOR LEASING & ZONING	7/12/19	MDA GL
1	ADDED ANTENNAS & STAMP	7/16/19	SJM GL
2	REVISED PER COMMENTS	7/22/19	MDA GL

**J5 INFRASTRUCTURE PARTNERS**

DESIGNED BY:



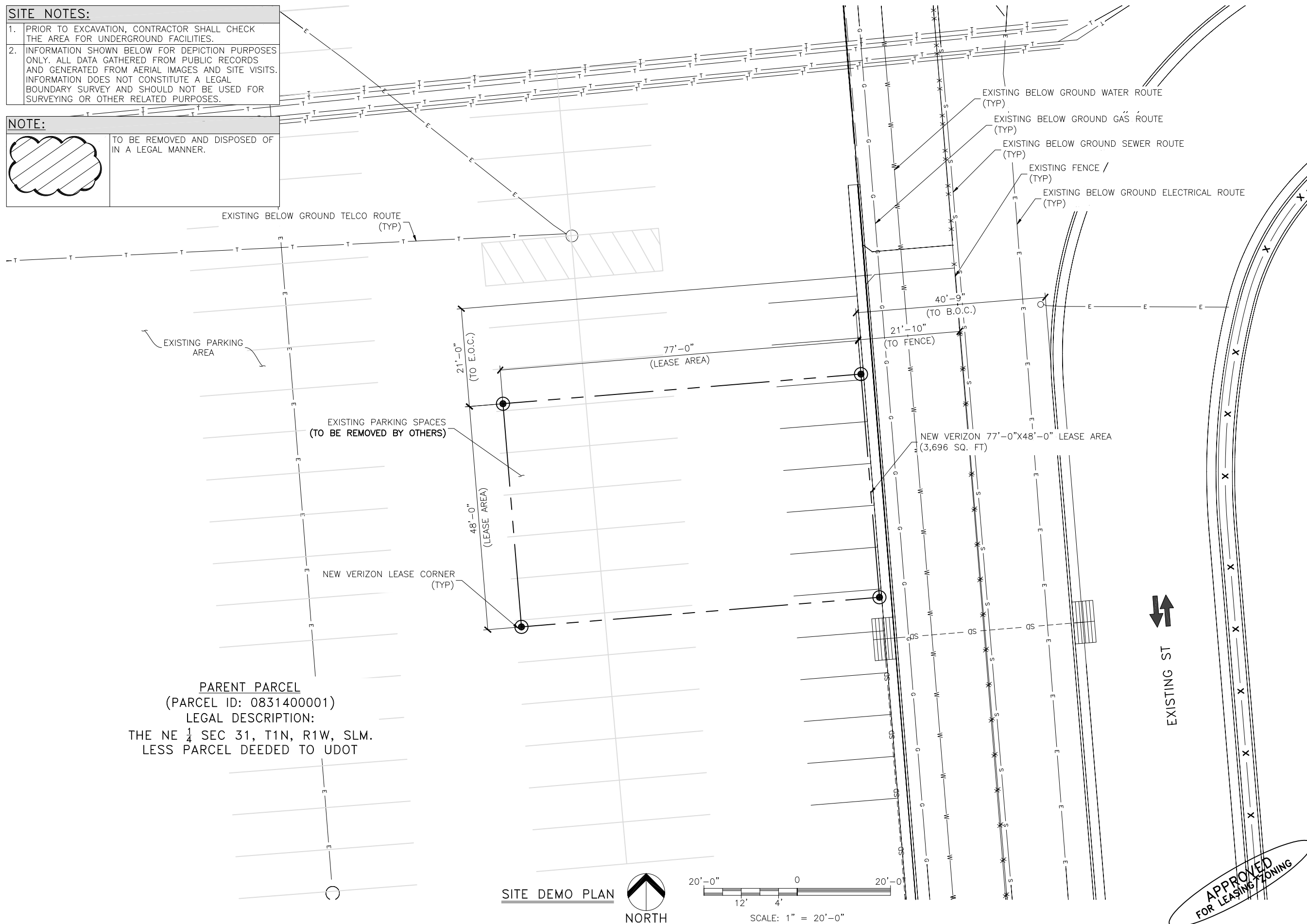
PROJECT NAME:  
**SAL AIRPORT SOUTH**  
 NEW 99'-0" MONOPOLE  
 (OVERALL HEIGHT: 103'-6" A.G.L.)  
 RAW LAND COMMUNICATION SITE

PROJECT ADDRESS:  
 3950 W 500 N  
 SALT LAKE CITY, UT 84122  
 SALT LAKE COUNTY

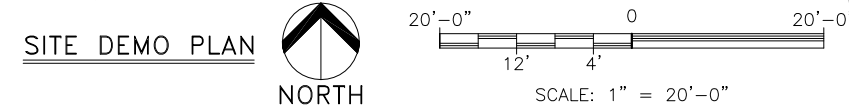
SHEET TITLE:  
**SITE DEMO PLAN**

SAVE DATE:  
 7/22/2019 6:39 PM

SHEET NUMBER:  
**Z1**



PARENT PARCEL  
 (PARCEL ID: 0831400001)  
 LEGAL DESCRIPTION:  
 THE NE 1/4 SEC 31, T1N, R1W, SLM.  
 LESS PARCEL DEEDED TO UDOT



**APPROVED FOR LEASING & ZONING**

**SITE NOTES:**

- PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
- INFORMATION SHOWN BELOW FOR DEPICTION PURPOSES ONLY. ALL DATA GATHERED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED FOR SURVEYING OR OTHER RELATED PURPOSES.

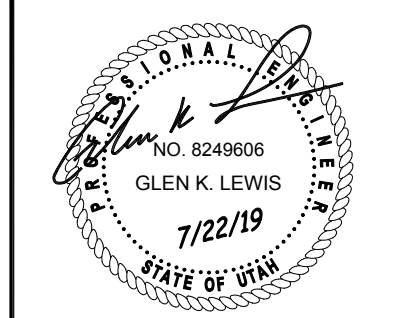
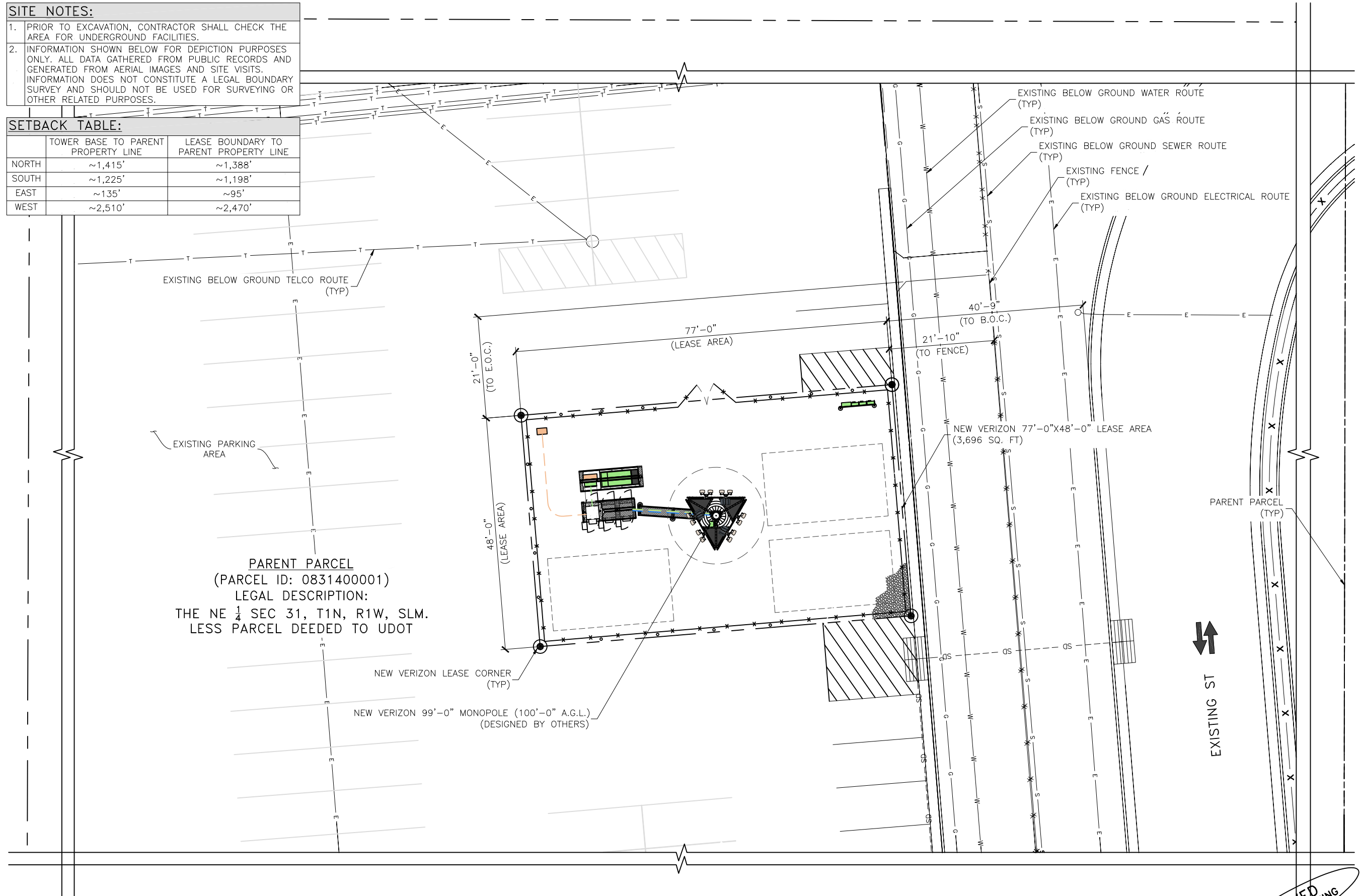
**SETBACK TABLE:**

	TOWER BASE TO PARENT PROPERTY LINE	LEASE BOUNDARY TO PARENT PROPERTY LINE
NORTH	~1,415'	~1,388'
SOUTH	~1,225'	~1,198'
EAST	~135'	~95'
WEST	~2,510'	~2,470'

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**J5 INFRASTRUCTURE PARTNERS**

REV	DESCRIPTION	DATE	CHK BY
0	APPROVED FOR LEASING & ZONING	7/12/19	MDA GL
1	ADDED ANTENNAS & STAMP	7/16/19	SJM GL
2	REVISED PER COMMENTS	7/22/19	MDA GL



**PROJECT NAME:**  
 SAL AIRPORT SOUTH  
 NEW 99'-0" MONOPOLE  
 (OVERALL HEIGHT: 103'-6" A.G.L.)  
 RAW LAND COMMUNICATION SITE

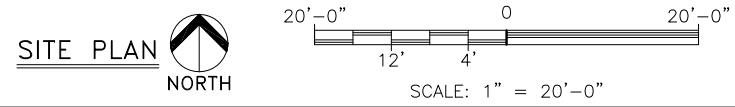
**PROJECT ADDRESS:**  
 3950 W 500 N  
 SALT LAKE CITY, UT 84122  
 SALT LAKE COUNTY

**SHEET TITLE:**  
 SITE PLAN

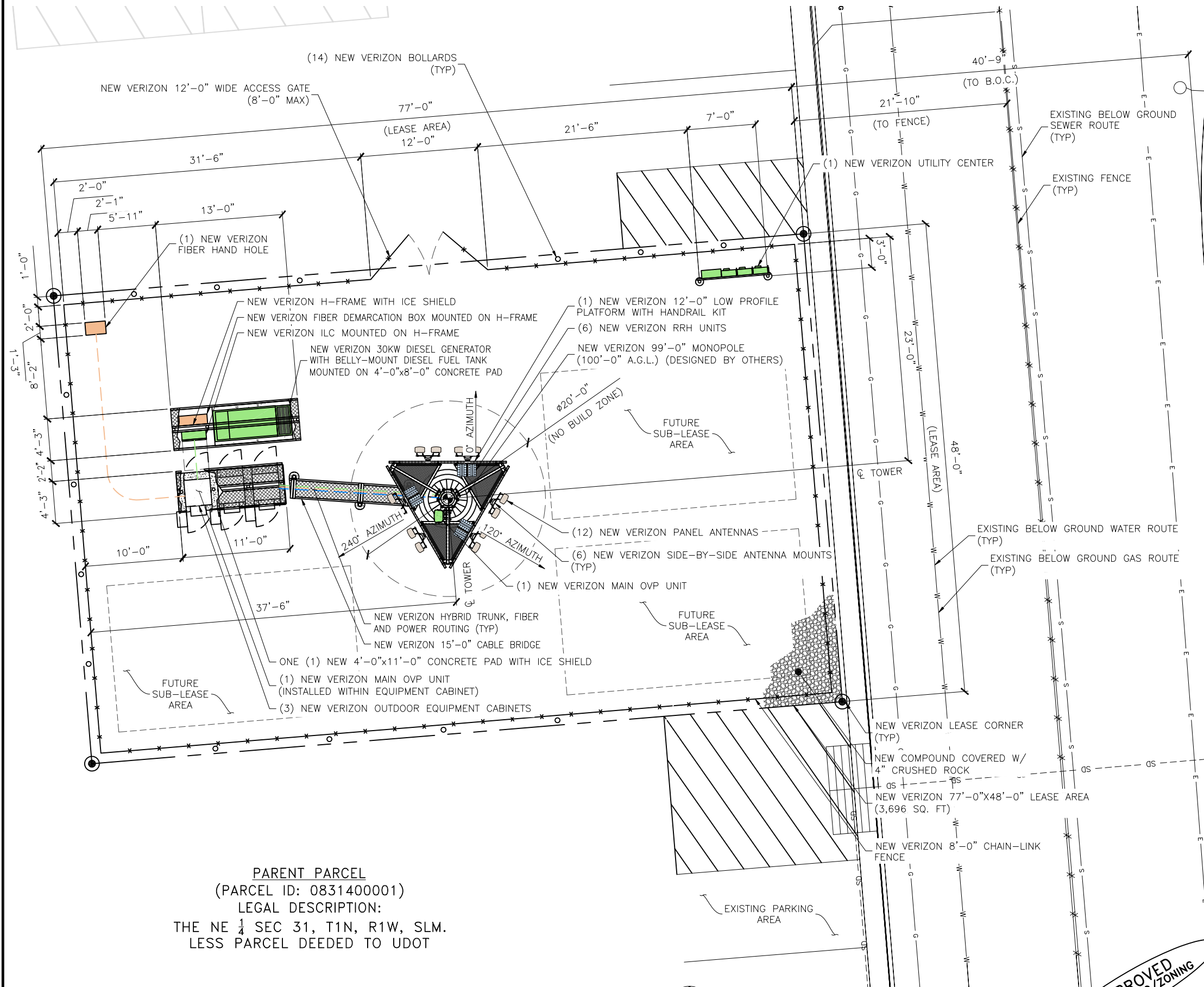
**SAVE DATE:**  
 7/22/2019 6:39 PM

**SHEET NUMBER:**  
 Z2

**APPROVED FOR LEASING / ZONING**







**PARENT PARCEL**  
(PARCEL ID: 0831400001)  
LEGAL DESCRIPTION:  
THE NE 1/4 SEC 31, T1N, R1W, SLM.  
LESS PARCEL DEEDED TO UDOT

**ENLARGED SITE PLAN**  
SCALE: 3/32" = 1'-0"  
NORTH

**SITE NOTES:**

1. PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
2. GRADE ENTIRE COMPOUND UP 1' ABOVE FINISHED GRADE PRIOR TO INSTALLING THE 4" OF CRUSHED ROCK.
3. INFORMATION SHOWN BELOW FOR DEPICTION PURPOSES ONLY. ALL DATA GATHERED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED FOR SURVEYING OR OTHER RELATED PURPOSES.

**HEALTH & HUMAN SAFETY NOTES:**

1. **TOWER FAILURE & ICE FALL**
  - TOWER TO BE DESIGNED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES.
  - TOWER FAILURE SHALL BE ADDRESSED BY THE TOWER DESIGNER (EHRESMANN ENGINEERING INC.).
  - ICE CAN ACCUMULATE ON THE PANEL ANTENNAS, MOUNTS AND TOWER DURING CERTAIN EXTREME COLD-WEATHER CONDITIONS. AS THE ICE MELTS IT WILL FALL TO THE GROUND IN THE VICINITY OF THE TOWER BASE. THE DISTANCE TRAVELED BY A PIECE OF ICE DEPENDS ON THE POSITION OF THE APPURTENANCES WHEN THE ICE BREAKS OFF, THE MASS OF THE ICE, THE SHAPE OF THE ICE (E.G., SPHERICAL, FLAT SMOOTH), AND THE PREVAILING WIND SPEED. THE BASE OF THE TOWER WILL BE FENCED TO PROVIDE SAFETY ZONE.
  - PANEL ANTENNAS WILL BE MOUNTED WITH A DOWN TILT ANGLE TO FORCE AN ICE DROP INSIDE FENCED COMPOUND.
  - ICE FALL FROM A WIRELESS TOWER SHALL BE VIEWED AS THE SAME CONCERN FOR POWER LINES, CROSSWALK POLES AND TRAFFIC LIGHTS. CURRENTLY THERE ARE OVERHEAD POWER LINES LOCATED TO THE NORTH OF THE PROPOSED WIRELESS FACILITY.

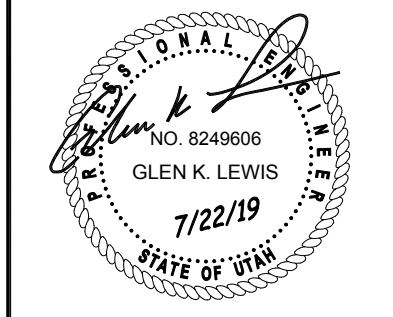
2. **MISCELLANEOUS POTENTIAL SAFETY ISSUES AND MITIGATIONS**
  - **EME/NIR (RF EMISSIONS)**  
THE FCC HAS SET LIMITS ON HUMAN EXPOSURE TO RF ENERGY AND HAS MANDATED THAT EVERY TIME THE RF ENVIRONMENT AT A WIRELESS SITE IS MODIFIED, A COMPLIANCE STUDY MUST BE RUN TO VERIFY THAT THE SITE IS STILL WITHIN COMPLIANCE TO THE FCC'S LIMITS. VERIZON WIRELESS COMPLIES WITH THESE GUIDELINES AND REGULATIONS.
  - **ANTI-CLIMBING**  
THE BASE OF THE TOWER SHALL BE SURROUNDED BY A FENCE OR WALL AT LEAST SEVEN (7) FEET IN HEIGHT TO PREVENT A PERSON(S) FROM CLIMBING THE TOWER.

**TOWER DESIGN CRITERIA:**  
TOWER SHALL BE DESIGNED WITH CAPACITY TO SUPPORT (3) ADDITIONAL CARRIER. (BY OTHERS)

**APPROVED FOR LEASING/ZONING**

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DESIGNED BY:	DATE	CHK	GL	GL
	7/12/19	MDA	GL	GL
	7/16/19	SJM	GL	GL
REV	DESCRIPTION	DATE	BY	CHK
0	APPROVED FOR LEASING & ZONING	7/12/19	MDA	GL
1	ADDED ANTENNAS & STAMP	7/16/19	SJM	GL
2	REVISED PER COMMENTS	7/22/19	MDA	GL



**PROJECT NAME:**  
SAL AIRPORT SOUTH  
NEW 99'-0" MONOPOLE  
(OVERALL HEIGHT: 103'-6" A.G.L.)  
RAW LAND COMMUNICATION SITE

**PROJECT ADDRESS:**  
3950 W 500 N  
SALT LAKE CITY, UT 84122  
SALT LAKE COUNTY

**SHEET TITLE:**  
ENLARGED SITE PLAN

**SAVE DATE:**  
7/22/2019 6:39 PM

**SHEET NUMBER:**  
Z3

**FAA/FCC COMPLIANCE NOTES:**

1. CONTRACTOR MUST ENSURE THAT THE LIGHTNING ROD IS CORRECTLY INSTALLED ON THE TOP OF THE TOWER AS DEPICTED, AND THAT THE LIGHTNING ROD IS THE TALLEST/HIGHEST OBJECT PROTRUDING ABOVE THE TOP OF THE STRUCTURE.
2. CONTRACTOR MUST ENSURE THAT THE TOWER LIGHTING SYSTEM (IF REQUIRED AND DEPICTED) MUST BE PROPERLY INSTALLED AND FUNCTIONING PER FAA/FCC REGULATIONS.
3. CONTRACTOR MUST ENSURE THAT ADDITIONAL OR MORE STRINGENT TOWER LIGHTING SYSTEMS ARE INSTALLED IF REQUIRED BY ANY SUBSEQUENT FAA STUDY.
4. THE TOWER LIGHTING SYSTEM MUST COMPLY WITH FAA ADVISORY CIRCULAR AC70/7460.

**LIGHTING NOTE:**

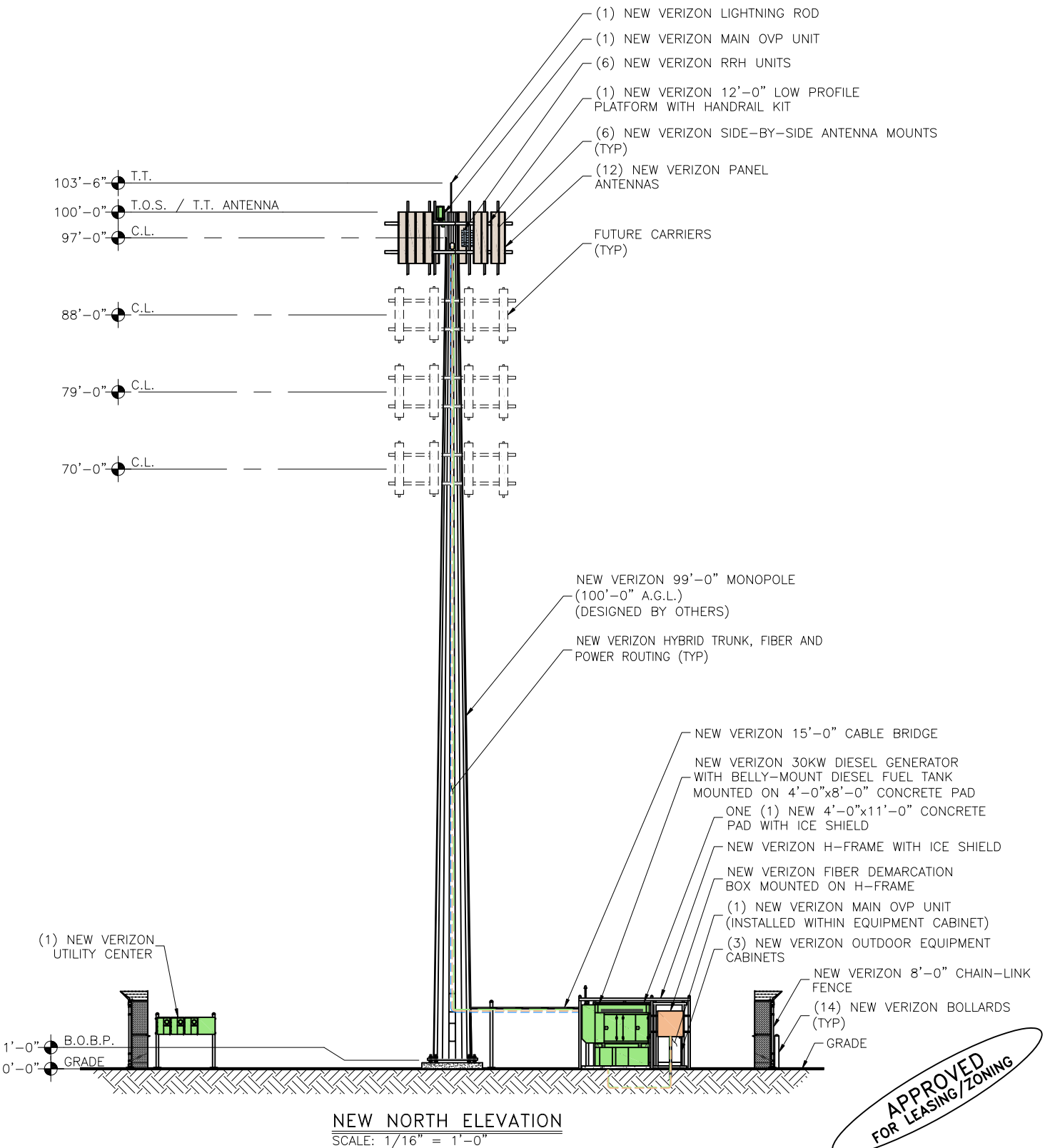
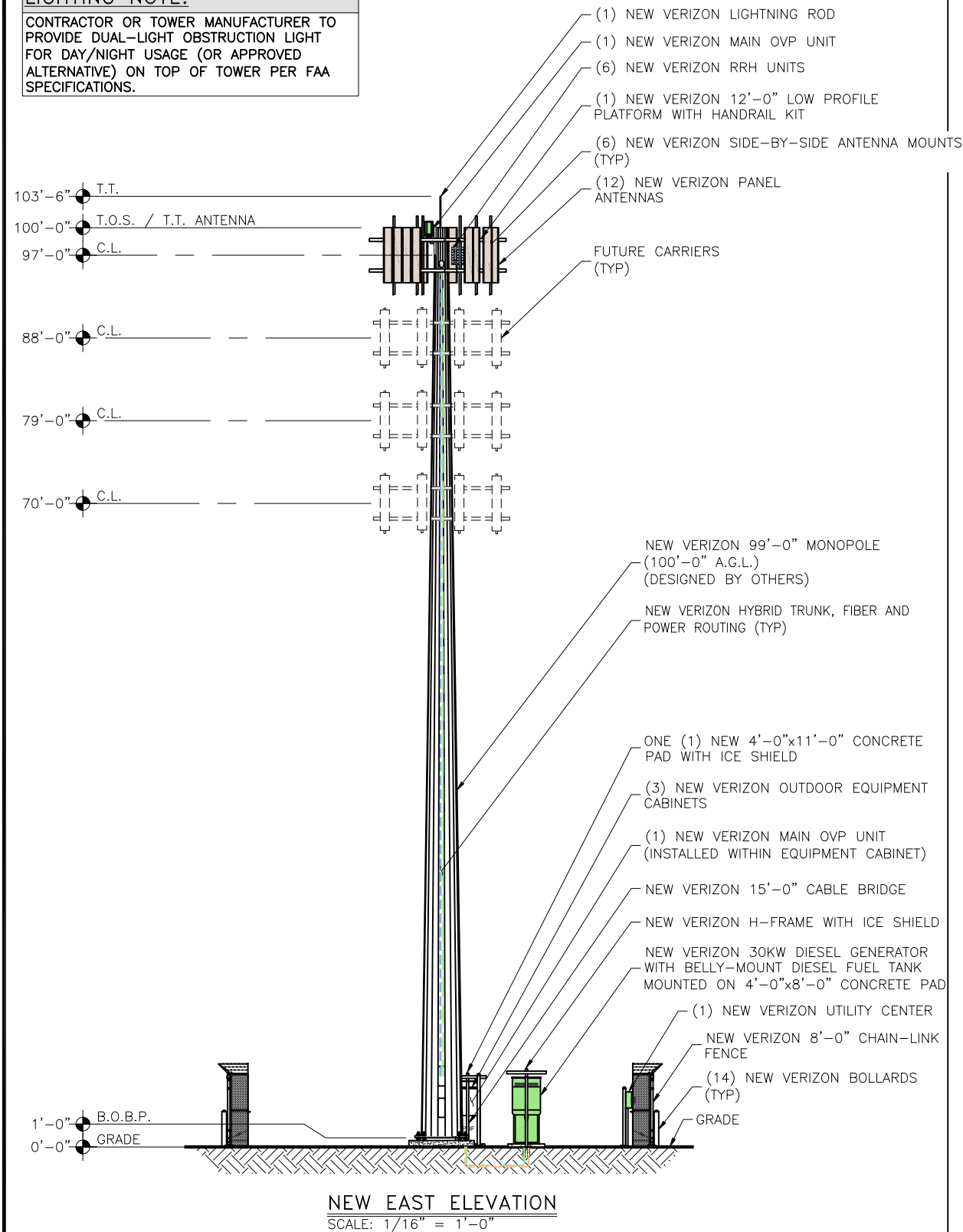
CONTRACTOR OR TOWER MANUFACTURER TO PROVIDE DUAL-LIGHT OBSTRUCTION LIGHT FOR DAY/NIGHT USAGE (OR APPROVED ALTERNATIVE) ON TOP OF TOWER PER FAA SPECIFICATIONS.

**KEY:**

C.L.	=	CENTERLINE
A.L.	=	ATTACHMENT LEVEL
B.T.	=	BOTTOM TIP LEVEL
T.T.	=	TOP TIP LEVEL
A.G.L.	=	ABOVE GRADE LEVEL
B.O.B.P.	=	BOTTOM OF BASE PLATE

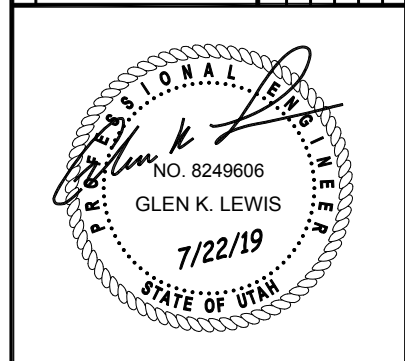
**verizon**  
 9656 SOUTH PROSPERITY ROAD  
 WEST JORDAN, UTAH 84081

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DESIGNED BY:

REV	DESCRIPTION	DATE	CHK	BY	MDA	GL	SUM	GL
0	APPROVED FOR LEASING & ZONING	7/12/19						
1	ADDED ANTENNAS & STAMP	7/16/19						
2	REVISED PER COMMENTS	7/22/19						



PROJECT NAME:  
**SAL AIRPORT SOUTH**  
 NEW 99'-0" MONOPOLE  
 (OVERALL HEIGHT: 103'-6" A.G.L.)  
 RAW LAND COMMUNICATION SITE

PROJECT ADDRESS:  
 3950 W 500 N  
 SALT LAKE CITY, UT 84122  
 SALT LAKE COUNTY

SHEET TITLE:  
**ELEVATIONS**

SAVE DATE:  
 7/22/2019 6:39 PM

SHEET NUMBER:  
**Z4**

**APPROVED FOR LEASING/ZONING**









# SAL AIRPORT EAST

650N 2250W

SALT LAKE CITY, UT 84116

SALT LAKE COUNTY

NEW 99'-0" MONOPOLE

(OVERALL HEIGHT: 103'-6" A.G.L.)

RAW LAND COMMUNICATION SITE

**verizon**  
9656 SOUTH PROSPERITY ROAD  
WEST JORDAN, UTAH 84081

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REV	DESCRIPTION	DATE	CHK BY	GL	SLM
0	APPROVED FOR LEASING & ZONING	5/30/19	MDA	GL	
1	ADDED ANTENNAS & STAMP	7/16/19	SLM	GL	

**DRIVING DIRECTIONS:**  
 LATITUDE: 40°47'4.89"N  
 LONGITUDE: 111°57'17.42"W  
 FROM THE VERIZON WIRELESS OFFICE LOCATED @ 9656 S. PROSPERITY RD. HEAD SOUTH TOWARD 6200 W/S PROSPERITY RD (135 FT). TURN RIGHT ONTO 6200 W/S PROSPERITY RD (0.7 MILES). TURN LEFT ONTO W 10200 S (0.2 MILES). CONTINUE ONTO W 9665 S/W 9665 SOUTH RD/W OLD BINGHAM HWY (2.7 MILES). TURN RIGHT ONTO W 9000S (0.8 MILES). TURN LEFT TO MERGE ONTO 3600 W (0.3 MILES). MERGE ONTO 3600 W (5.3 MILES). TURN RIGHT ONTO 4700 S (1.5 MILES). TAKE THE RAMP ONTO I-215 N (0.5 MILES). MERGE ONTO I-215 N (7.6 MILES). TAKE EXIT 23 FOR 7TH N TOWARD UTAH STATE (0.4 MILES). TURN LEFT ONTO W 700 N (SIGNS FOR I-215) (0.3 MILES). TURN LEFT ONTO 2200 W (0.1 MILES). TURN RIGHT ONTO W 650 N (374 FT) AND THE DESTINATION WILL BE ON YOUR RIGHT.



**SHEET INDEX:**

SHEET	TITLE	REV.
T1	TITLE SHEET	1
SP1	PHOTO & SPECIFICATION SHEET	1
SU1	SURVEY SHEET	-
SU2	1A CERTIFICATION SHEET	-
Z1	SITE PLAN	1
Z2	ENLARGED SITE PLAN	1
Z4	ELEVATIONS	1

**PROJECT INDEX:**

**APPLICANT:**  
VERIZON  
9656 SOUTH PROSPERITY ROAD  
WEST JORDAN, UTAH 84081

**CONTACT:** BILLY WALDRIDGE  
PHONE: 801-260-8796

**ENGINEERS/DESIGNERS:**  
J5 INFRASTRUCTURE PARTNERS  
5225 WILEY POST WAY, SUITE 410  
SALT LAKE CITY, UTAH 84116

**CONTACT:** GLEN LEWIS  
PHONE: 801-336-4694, EXT. 171

**SURVEYOR:**  
CIS PROFESSIONAL LAND SURVEYING  
61 SOUTH MAIN  
NEPHI UT 84648

**CONTACT:** CORY SQUIRE  
PHONE: 435-660-0816

**SITE/AQ:**  
CLOSSER CONSULTING, LLC  
2830 HEIDELBERG DRIVE  
BOULDER, CO 80305-7004  
PHONE: 303-819-3071

**ADA COMPLIANCE:**

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.

**FCC COMPLIANCE:**

RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF OTHER COMMUNICATION DEVICES.

**GENERAL PROJECT NOTES:**

- PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE NEW PROJECT.
- CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS OF THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON THESE CONSTRUCTION DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN PRIOR TO COMMENCEMENT OF ANY WORK.
- ALL FIELD MODIFICATIONS BEFORE, DURING, OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY A VERIZON REPRESENTATIVE.
- INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, U.N.O.
- NOTIFY VERIZON, IN WRITING, OF ANY MAJOR DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM A VERIZON REPRESENTATIVE AND ADJUSTING THE BID ACCORDINGLY.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE WORK UNDER THE CONTRACT.
- CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS AND FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING THE CONSTRUCTION TO THE SATISFACTION OF A VERIZON REPRESENTATIVE.
- THE CONTRACTOR IS RESPONSIBLE FOR RED-LINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS BUILT CONDITION OF THE SITE. FOLLOWING THE FINAL INSPECTION BY VERIZON, THE CONTRACTOR SHALL PROVIDE VERIZON WITH ONE COPY OF ALL RED-LINED DRAWINGS.
- VERIFY ALL FINAL EQUIPMENT WITH A VERIZON REPRESENTATIVE. ALL EQUIPMENT LAYOUT, SPECS, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY VERIZON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.

**PROJECT INFORMATION:**

**PROPERTY OWNER:** SALT LAKE CITY CORP

**JURISDICTION:** SALT LAKE COUNTY  
BUILDING AND INSPECTION  
2001 SOUTH STATE ST N3600  
SALT LAKE CITY, UTAH 84190  
PHONE: 385-468-6700

**PUBLIC RECORD PARCEL NO:** 08284000010000

**PROJECT DESCRIPTION:**

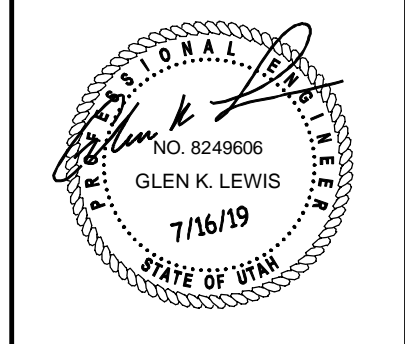
- THIS PROJECT CONSISTS OF THE FOLLOWING:
- INSTALLATION**
- TWELVE (12) NEW PANEL ANTENNAS
  - SIX (6) NEW SIDE BY SIDE ANTENNA MOUNTS
  - SIX (6) NEW RRH UNITS
  - TWO (2) NEW MOVP UNITS
  - ONE (1) NEW HYBRID TRUNK
  - ONE (1) NEW 99'-0" MONOPOLE (DESIGNED BY OTHERS)
  - ONE (1) NEW 12'-0" LOW PROFILE PLATFORM WITH HANDRAIL KIT
  - THREE (3) NEW OUTDOOR EQUIPMENT CABINETS
  - ONE (1) NEW 4'-0"x11'-0" CONCRETE PAD WITH ICE SHIELD
  - ONE (1) NEW H-FRAME W/ ICE SHIELD
  - ONE (1) NEW CABLE BRIDGE
  - ONE (1) NEW BACK-UP DIESEL GENERATOR
  - ONE (1) NEW 6 GANG METER ON H-FRAME
  - ONE (1) NEW 12'-0" CHAIN-LINK ACCESS GATE
  - ONE (1) NEW CHAIN-LINK FENCE (8'-0" MAX)

**ABBREVIATED LEGAL DESCRIPTION:**

THE W 1/2 OF THE SE 1/4 OF SEC 28, T 1N, R 1W, SLM. LESS STREET 74.85 AC



VICINITY MAP  
SCALE: N.T.S.



**PROJECT NAME:**  
SAL AIRPORT EAST  
NEW 99'-0" MONOPOLE  
(OVERALL HEIGHT: 103'-6" A.G.L.)  
RAW LAND COMMUNICATION SITE

**PROJECT ADDRESS:**  
650N 2250W  
SALT LAKE CITY, UT 84116  
SALT LAKE COUNTY

**SHEET TITLE:**  
TITLE SHEET

**SAVE DATE:**  
7/16/2019 12:50 PM

**SHEET NUMBER:**  
T1

**GENERAL PROJECT NOTES:**

- CONTRACTOR IS RESPONSIBLE FOR ERECTING TEMPORARY BARRICADES AND/OR FENCING TO PROTECT THE SAFETY OF THE PUBLIC DURING CONSTRUCTION. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY BARRIERS AND REPAIR ALL DAMAGE TO PROPERTY ON THE SITE CAUSED BY THIS CONSTRUCTION. THE COST OF REPAIR IS THE CONTRACTOR'S RESPONSIBILITY.
- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE PRIOR TO ORDERING ANY MATERIALS OR CONDUCTING ANY WORK.
- EXCESS SOIL MATERIAL AND DEBRIS CAUSED BY THIS CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
- CONTRACTOR SHALL MAKE ADJUSTMENTS TO GRADING ELEVATIONS AS NECESSARY TO ENSURE A SITE FREE OF DRAINAGE PROBLEMS.
- CONTRACTOR SHALL COORDINATE A CONSTRUCTION LAYDOWN AREA WITH THE PROPERTY OWNER. CONSTRUCTION LAYDOWN AREA SHALL BE FENCED-IN WITH TEMPORARY (45 DAY) CONSTRUCTION FENCE. THE TEMPORARY FENCE SHALL BE CONSTRUCTED OF 6' HIGH CHAIN LINK FABRIC AND IS TO BE REMOVED AT THE END OF CONSTRUCTION. LAYDOWN AREA IS TO BE RESTORED TO ITS ORIGINAL CONDITION AFTER FENCE REMOVAL.
- SURVEY INFORMATION SHOWN WAS CREATED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY.
- THESE PLANS DO NOT ADDRESS THE SAFETY AND STABILITY OF THE STRUCTURE DURING ASSEMBLY AND ERECTION, WHICH ARE THE RESPONSIBILITY OF THE ERECTOR, BASED ON THE MEANS AND METHODS CHOSEN BY THE ERECTOR.
- NEW EQUIPMENT COMPOUND SHALL BE COVERED W/ 4" CRUSHED ROCK INSTALLED OVER CLIENT-APPROVED WEED BARRIER MATERIAL (IF APPLICABLE).

**GENERAL CONTRACTOR NOTES:**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE PROJECT SCOPE OF WORK DEFINED UNDER THE REQUEST FOR PROPOSAL (RFP) FOR THIS PROJECT AND ALL ASSOCIATED ATTACHMENTS AND DOCUMENTS PROVIDED.  
THE RFP AND ALL ASSOCIATED DOCUMENTS SHALL DEFINE THE COMPLETE PROJECT SCOPE OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL DOCUMENTS AND IS SOLELY RESPONSIBLE FOR ALL WORK.  
ALL DOCUMENTS INCLUDED WITHIN THE PROJECT REQUEST FOR PROPOSAL ARE REQUIRED FOR THE COMPLETE PROJECT SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK (EQUIPMENT, MATERIAL, INSTALLATION, TESTING, ETC.) INDICATED IN ALL DOCUMENTS. THE RFP, VERIZON NETWORK STANDARDS AND PROJECT ADDENDUMS AND CLARIFICATIONS ARE COMPLEMENTARY TO EACH OTHER. THE FORMAT OF THE SPECIFICATIONS AND DRAWING NUMBERING PER DISCIPLINE IS NOT INTENDED TO IMPLY SEGREGATION OF SUB CONTRACTOR WORK. CONTRACTOR SHALL ASSIGN ALL SUB CONTRACTOR WORK AND VERIZON WILL NOT ACCEPT ANY CHANGE ORDERS FOR INTERNAL CONTRACTOR WORK ASSIGNMENTS.  
CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ALL RFP DOCUMENTS TO THEIR SUB CONTRACTORS. ALL RFP DOCUMENTS ARE REQUIRED TO INDICATE THE PROJECT SCOPE OF WORK. PARTIAL SUB CONTRACTOR DOCUMENT PACKAGES ARE HIGHLY DISCOURAGED.  
IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS, SPECIFICATIONS, REFERENCED STANDARDS, VERIZON STANDARDS, OR AGREEMENT TERMS AND CONDITIONS THE ARCHITECT/ ENGINEER SHALL BE CONTACTED FOR FORMAL INTERPRETATION OF THE REQUIREMENTS. THE CONTRACTOR SHALL BE DEEMED TO HAVE PROVIDED THE DETAILED AND EXTENSIVE INTERPRETATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECT/ ENGINEER INTERPRETATIONS SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO VERIZON.
- ALL ANTENNAS MUST BE PIM TESTED WITHIN 48 HOURS OF THEM BEING RECEIVED BY THE INSTALLATION CONTRACTOR. THOSE RESULTS MUST BE SENT BACK TO THE VERIZON CONSTRUCTION ENGINEER AND EQUIPMENT ENGINEER WITHIN THE SAME 48 HOURS. IF YOU MISS THE 48HR TIMELINE AND THE ANTENNAS DO NOT PASS UPON INSTALLATION, YOUR COMPANY WILL BE CHARGED FOR THE COST OF THE ANTENNAS FOR REPLACEMENT.
- ALL LOADS MUST BE SECURED PROPERLY TO THE VEHICLE OR TRAILER. VERIZON WILL PASS ALONG THE COST OF ANY REPLACEMENTS DUE TO DAMAGE OR LOSS WHETHER IT IS NEW OR USED.

**STRUCTURAL DESIGN CRITERIA:**

ALL LOADS DERIVED FROM REQUIREMENTS OF INTERNATIONAL BUILDING CODE 2015, ASCE 7-10, "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" & ANSI TIA-222-G "STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS".

**BUILDING STRUCTURES:**

- WIND LOADS: IBC 2015 §1609 & ASCE 7-10 §28.4 (SIMPLIFIED METHOD)  
 $V_{ult} = 115$  MPH (3-SEC. GUST)  
 OCCUPANCY CAT. = II; EXPOSURE CAT. = C; IMPORTANCE FACTOR = 1.0
- SEISMIC LOADS: IBC 2015 §1613 & ASCE 7-10 §12.14 (SIMPLIFIED METHOD)  
 OCCUPANCY CAT. = II; SITE CLASS = D  
 $V = \frac{F(S_{ps})W}{R}$   
 $F = 1.0$  (SINGLE-STORY), 1.1 (TWO STORY), 1.2 (THREE STORY)  
 $S_{ps} = (2/3) S_{ms}$   
 $R = 1.5$  (ORDINARY PLAIN CONCRETE SHEARWALLS),  
 6.5 (LIGHT-FRAMED WALLS W/ WOOD STRUCTURAL PANELS),  
 4.0 (ORDINARY REINFORCED CONCRETE SHEARWALLS)

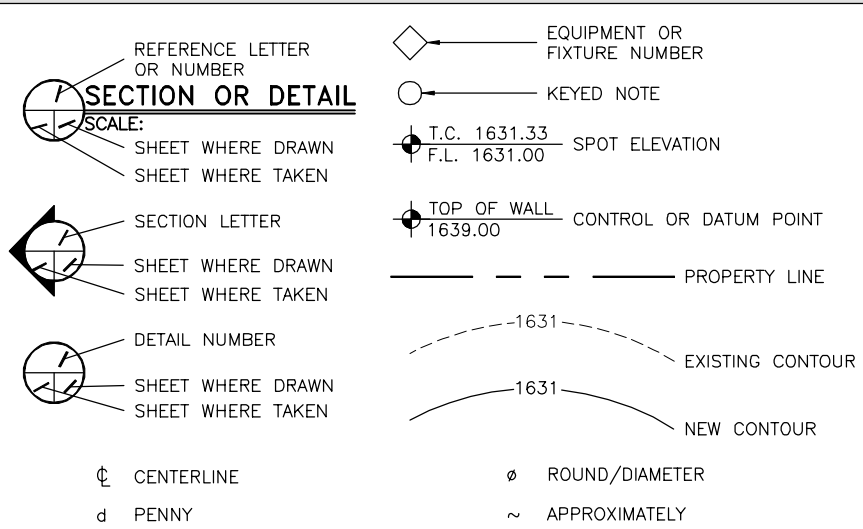
**COMMUNICATIONS STRUCTURES:**

- WIND LOADS: IBC 2015 §1609, ASCE 7-10 §29.5 & ANSI TIA-222-G  
 $V_{ult} = 115$  MPH (3-SEC. GUST)  
 $V = 40$  MPH (1/4" RADIAL ICE)  
 STRUCTURE CLASS. = II; EXPOSURE CAT. = C; IMPORTANCE FACTOR = 1.0
- SEISMIC LOADS: IBC 2015 §1613, ASCE 7-10 §15.6.6 & ANSI TIA-222-G  
 STRUCT. CLASS. = II; OCC. CAT. = II; SITE CLASS = D; IMPORTANCE FACTOR = 1.0  
 $V = \frac{S_{ds}(W)}{R}$  (EQUIVALENT LATERAL FORCE PROCEDURE (METHOD 1))  
 $V = \frac{\sum S_{az}(Wz)}{R}$  (EQUIVALENT MODAL ANALYSIS PROCEDURE (METHOD 2))



**VIEW OF NEW LEASE AREA (AERIAL)**

**LEGEND OF SYMBOLS:**

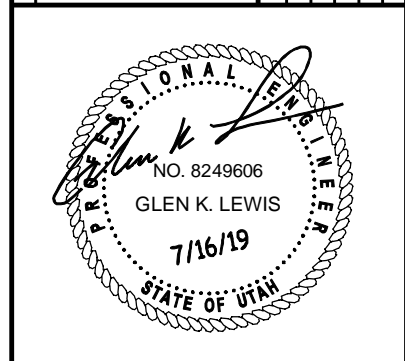


EXISTING EQUIPMENT/EASEMENT	POWER
ACCESS EASEMENT	FIBER
UTILITY EASEMENT	HYBRID/COAX
LEASE AREA	RRHS
PENETRATIONS	ANTENNAS

**verizon**  
 9656 SOUTH PROSPERITY ROAD  
 WEST JORDAN, UTAH 84081

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<b>J5 INFRASTRUCTURE</b>	CHK				
	BY				
DATE	5/30/19	MDA	GL		
APPROVED FOR LEASING & ZONING	7/16/19	SIM	GL		
ADDED ANTENNAS & STAMP					



PROJECT NAME:  
**SAL AIRPORT EAST**  
 NEW 99'-0" MONOPOLE  
 (OVERALL HEIGHT: 103'-6" A.G.L.)  
 RAW LAND COMMUNICATION SITE

PROJECT ADDRESS:  
 650N 2250W  
 SALT LAKE CITY, UT 84116  
 SALT LAKE COUNTY

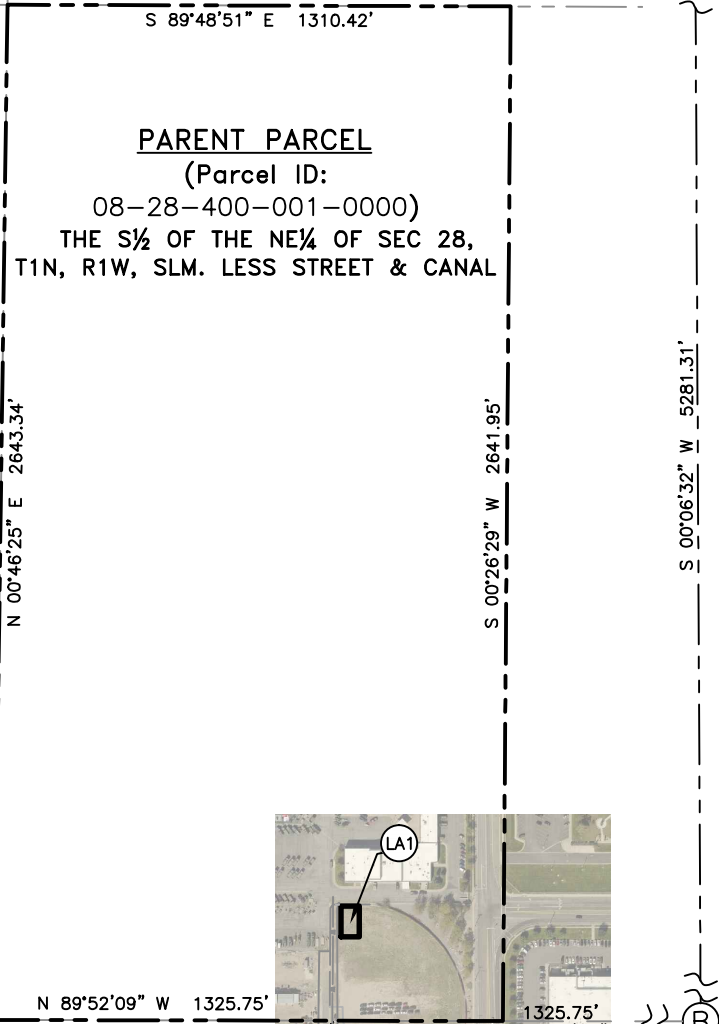
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**PHOTO & SPECIFICATION SHEET**

SAVE DATE:  
 7/16/2019 12:50 PM

SHEET NUMBER:  
**SP1**





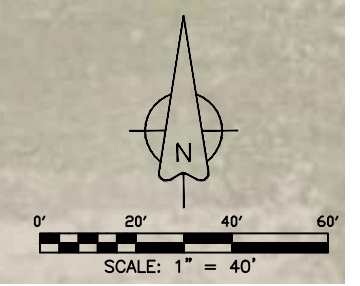
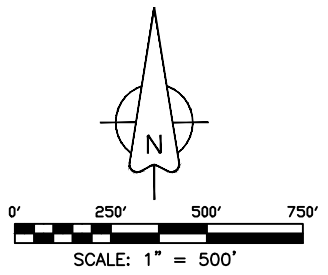
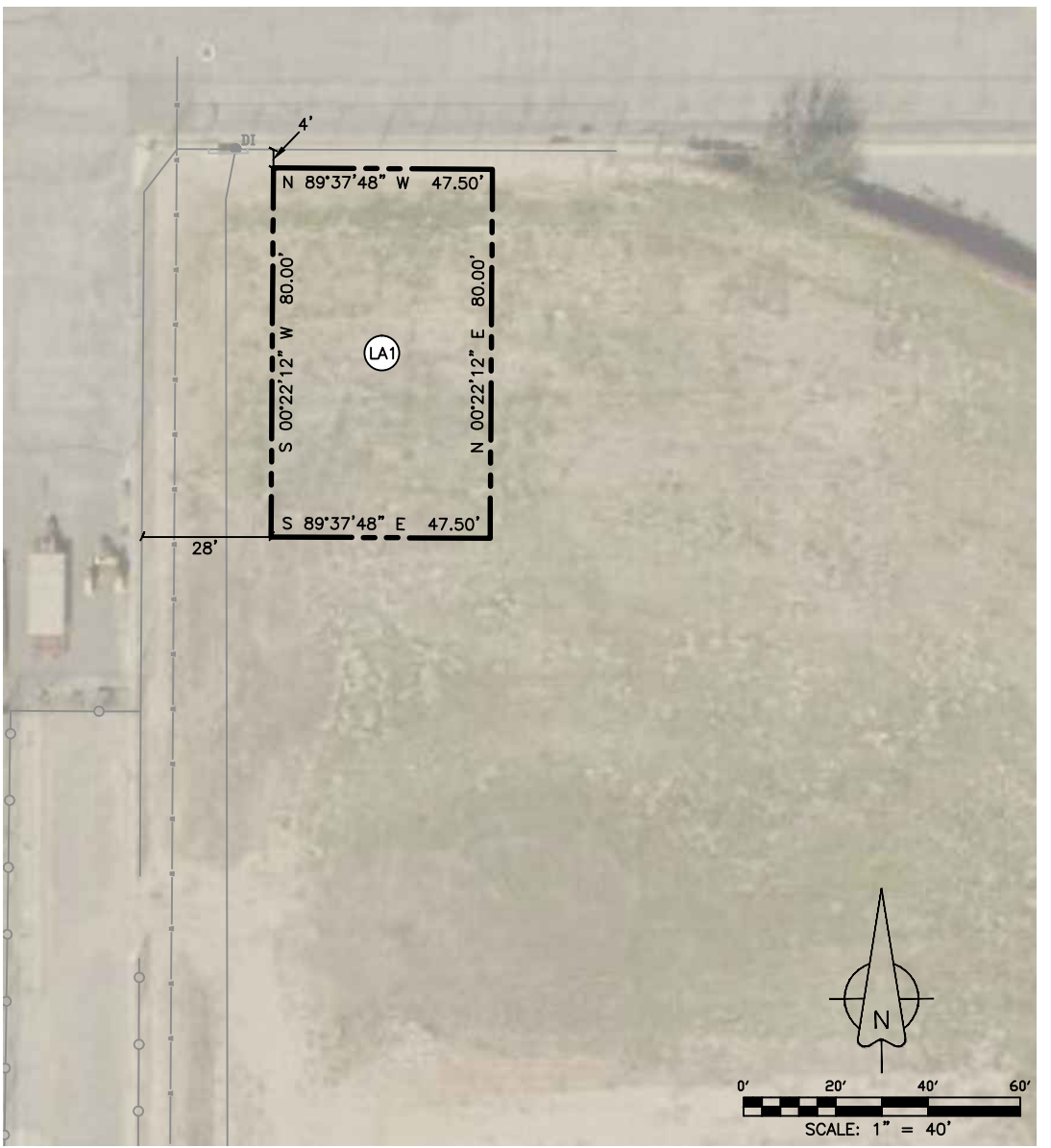


**PARENT PARCEL**  
 (Parcel ID:  
 08-28-400-001-0000)  
 THE S½ OF THE NE¼ OF SEC 28,  
 T1N, R1W, SLM. LESS STREET & CANAL

A parcel of land (47.50' X 80') for the purpose of a telecommunications equipment lease area, situate within the corporate limits of Salt Lake City, Salt Lake County, Utah, said lease parcel comprising a portion of the S½ of the NE¼ of Section 28, Township 1 North Range 1 West, Salt Lake Base and Meridian; said lease parcel of land is more particularly described by metes and bounds as follows:

Beginning at a point that is 28 feet East of an existing fence line, said point is 4978.86 feet S 00°06'32\"/>

**(LA1) LEASE AREA LAND DESCRIPTION**



PARENT PARCEL AND SURVEY CONTROL OVERVIEW

ENLARGED LEASE AREA SITE PLAN

- KEYED NOTES**
- (A) FOUND MONUMENT MARKING THE NE CORNER OF SECTION 28 T.1N. R.1W. S.L.B.&M. [HELD FOR ORIGIN OF SURVEY]
  - (B) FOUND STANDARD FLAT BRASS MONUMENT MARKING THE SE CORNER OF SECTION 28 T.1N. R.1W. S.L.B.&M. [HELD FOR ALIGNMENT]

<p><b>REGIONAL MAP:</b></p>	<p><b>VICINITY MAP:</b></p> <p><b>FEMA PUBLIC FLOOD MAP INFO:</b>        ZONE: X PANEL: 49035C0140E DATE: 09/21/2001        FLOOD NOTE: AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.</p>	<p><b>SURVEYOR'S NARRATIVE:</b></p> <p>It is the intent of this map and the survey on which it is based to correctly represent the boundary lines of the Parent Parcel and proposed lease areas and Access/Utility easements within the parent parcel. Utility locations shown are based on observed evidence together with evidence from utility plans (if provided by utility companies in response to an Online Survey Locate Request via www.bluestakes.org). Property corners and other survey markers, monuments or evidence that were found at the time of this survey are drawn and noted accordingly hereon. There may however exist other related monuments or evidence, any other monuments or related physical evidence contradictory to this survey should be presented to the surveyor for his review and consideration.</p>	<p><b>BASIS OF BEARING AND DATUM NOTE:</b></p> <p>1.) All distances are surface (ground) in US survey feet and all bearings are Grid based upon the Utah Coordinate System 1983, Utah Central Zone. (NAD83)        2.) Survey Performed with a Trimble receiver connected via cell phone to The Trimble Pivot VRS system of Utah (Managed by the UTAH AGRC).        Geodetic Position of Control Monument is:        LATITUDE: 40°47'54.627171"N        (A) LONGITUDE: 111°56'55.185781"W        ELLIPSOID HEIGHT: 4167.410 sft        (NOT 1A COORDINATES - SEE SEPARATE CERTIFICATION)        HORZ. DATUM NAD83 VERT. DATUM NAVD88 [UTAH VRS] [GEOID12]</p> <p>GRID POSITION (SURVEY FT)        NORTHING: 7,459,926.740 sft        EASTING: 1,516,189.550 sft        ELEVATION: 4214.970 sft</p>	<p><b>PROJECT NAME:</b>  <b>VERIZON SAL AIRPORT EAST</b></p> <p><b>PROJECT ADDRESS:</b>        650 N 2250 W.        SALT LAKE CITY        SALT LAKE COUNTY        UTAH</p> <p><b>TITLE REPORT REVIEW CERTIFICATION</b>        THIS IS TO CERTIFY THAT THE LOCATABLE EASEMENTS LISTED IN SCHEDULE B PART II OF THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY (ORDER No. ----) HAVE BEEN REVIEWED BY THE SURVEYOR. IF ANY OF THOSE EASEMENTS AFFECT THE VERIZON PROPOSED LEASE AREA(S) THEY ARE PLOTTED AND NOTED ACCORDINGLY HEREON.</p> <p><b>DATE OF SURV.:</b> 04/23/19</p>	<p><b>DESIGNED FOR:</b></p> <p>9656 SOUTH PROSPERITY ROAD        WEST JORDAN, UTAH 84081</p> <p><b>DESIGNED BY:</b></p> <p>AZ - CA - CO - ID - NM - NV - TX - UT</p>															
<p><b>PARENT PARCEL OWNER:</b></p> <p>-----</p> <p><b>CONTACT INFORMATION:</b></p> <p>-----        PHONE: -----</p> <p><b>PUBLIC RECORD PARCEL I.D.:</b></p> <p>08-28-400-001-0000</p>	<p><b>DRIVING DIRECTIONS:</b></p> <p>TURN NORTH TOWARD W 9500 S/WELLS PARK RD (305 FT). TURN RIGHT ONTO W 9500 S (210 FT). TURN LEFT ONTO PROSPERITY RD (0.7 MI). TURN RIGHT ONTO UT-48E (0.8 MI). TURN LEFT ONTO S 5600 W (0.5 MI). TURN RIGHT ONTO UT-48E (2.7 MI). TURN LEFT TO MERGE ONTO UT-154 N (11.0 MI). KEEP LEFT TO CONTINUE ON TERMINAL DR (0.8 MI). SLIGHT RIGHT TOWARD N 3700 W (0.1 MI). CONTINUE TOWARD N 3700 W (98 FT). TURN RIGHT ONTO 510 N (449 FT). TURN LEFT (131 FT). DESTINATION WILL BE ON THE RIGHT.</p>	<p><b>SURVEYOR'S NOTE &amp; CERTIFICATION:</b></p> <p>This "Lease Area Survey" is based on an actual field survey performed by me or under my direction. It correctly depicts existing, readily visible improvements and above ground utilities and the Boundary of the parent parcel was verified from field and record information. This "Lease Area Survey" is not a Boundary Survey of the Parent Parcel and this Survey was developed to support the communications facility plan set named hereon.</p>	<p><b>CIS</b> Mona, UT (435)660-0816        PROFESSIONAL LAND SURVEYING cory@cispls.com</p> <p>CORY IVAN SQUIRE UT P.L.S. #5561206-2203 05/23/19</p>	<p>THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF J5 INFRASTRUCTURE PARTNERS AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT BY J5 INFRASTRUCTURE PARTNERS.</p> <table border="1"> <thead> <tr> <th>REV.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> <th>CHK</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>90% PRELIMINARY FOR CLIENT REVIEW ONLY</td> <td>05/23/19</td> <td>CKS</td> <td>CIS</td> </tr> <tr> <td>B</td> <td>FINAL REVIEW AND SURVEYOR'S CERTIFICATION</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	REV.	DESCRIPTION	DATE	BY	CHK	A	90% PRELIMINARY FOR CLIENT REVIEW ONLY	05/23/19	CKS	CIS	B	FINAL REVIEW AND SURVEYOR'S CERTIFICATION				<p><b>SHEET TITLE:</b></p> <p>SURVEY NOTES &amp; REFERENCE        SURVEY CONTROL OVERVIEW        SITE PLAN OVERVIEW</p> <p><b>J5 SITE I.D.:</b> VZ SAL AIRPORT EAST</p> <p><b>SHEET INFO.:</b> Sheet 1 of 1 SU1</p>
REV.	DESCRIPTION	DATE	BY	CHK																
A	90% PRELIMINARY FOR CLIENT REVIEW ONLY	05/23/19	CKS	CIS																
B	FINAL REVIEW AND SURVEYOR'S CERTIFICATION																			

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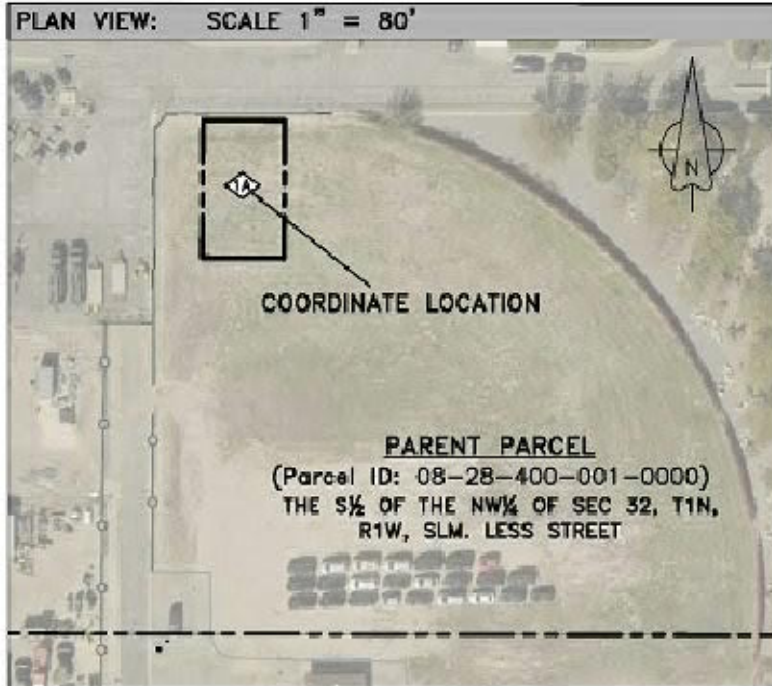
PREPARED FOR:



**1A CERTIFICATION LETTER**

FOR  
**VERIZON**  
 FACILITY KNOWN AS:  
**SAL AIRPORT EAST**  
 SALT LAKE COUNTY, UTAH

<b>ELEVATION REPORT:</b>	<b>LEGAL DESCRIPTION:</b>	<b>SITE LOCATION:</b>
NAVD88 - GROUND ELEVATION: 4222 sft [ELEVATION METERS]: 1286.87 m	LOCATED WITHIN THE NE¼ OF THE NW¼ OF SEC 32, T1N, R1W, S1B30M.	SITE IS LOCATED AT:  776 N TERMINAL DR SALT LAKE CITY, SALT LAKE COUNTY, UTAH.



**BASIS OF GEODETIC COORDINATES:**

(1) HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) [PRIMARY] EXPRESSED IN DEGREES (°) MINUTES (') AND SECONDS (") AND CARRIED TO THE 100TH OF A SECOND, AND ALSO EXPRESSED IN DEGREES AND DECIMAL DEGREES.

(2) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) EXPRESSED IN U.S. SURVEY FEET AND METERS (METER EQUIVALENT TO 39.37 INCHES).

(3) NAD83 GEODETIC DATA SHOWN HEREON WAS DERIVED FROM AND IS TIED TO THE NATIONAL GEODETIC SURVEY, NATIONAL C.O.R.S. VIA THE O.P.U.S. UTILITY AND/OR TRIMBLE GEOMATICS SOFTWARE.

**GEODETIC COORDINATES:**

NAD 83:	40°47'04.89"N
	111°57'17.42"W
DECIMAL DEGREES:	40.784692°N
	111.954840°W

**SURVEYOR'S CERTIFICATION:** I HEREBY CERTIFY THAT THE GEODETIC COORDINATES REPORTED HEREON ARE ACCURATE AND MEET FAA/FCC REPORTING REQUIREMENTS OF 1A: FIFTEEN FEET (15') HORIZONTALLY AND THREE FEET (3') VERTICALLY.

DATE OF SURV.: 04/23/19

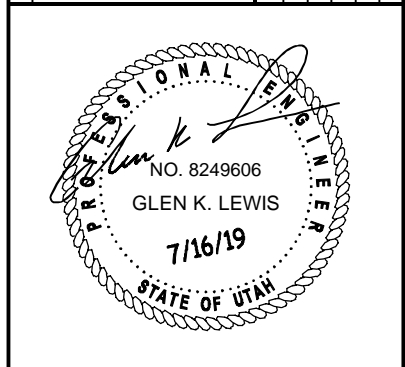


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DESIGNED BY: J5 INFRASTRUCTURE PARTNERS

REV	DESCRIPTION	DATE	CHK BY
0	APPROVED FOR LEASING & ZONING	5/30/19	MDA GL
1	ADDED ANTENNAS & STAMP	7/16/19	SLM GL



PROJECT NAME:  
**SAL AIRPORT EAST**  
 NEW 99'-0" MONOPOLE  
 (OVERALL HEIGHT: 103'-6" A.G.L.)  
 RAW LAND COMMUNICATION SITE

PROJECT ADDRESS:  
 650N 2250W  
 SALT LAKE CITY, UT 84116  
 SALT LAKE COUNTY

SHEET TITLE:  
**SITE PLAN**

SAVE DATE:  
 7/16/2019 12:50 PM

SHEET NUMBER:  
**1A**





**SITE NOTES:**

1. PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
2. GRADE ENTIRE COMPOUND UP 1' ABOVE FINISHED GRADE PRIOR TO INSTALLING THE 4" OF CRUSHED ROCK.
3. INFORMATION SHOWN BELOW FOR DEPICTION PURPOSES ONLY. ALL DATA GATHERED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED FOR SURVEYING OR OTHER RELATED PURPOSES.

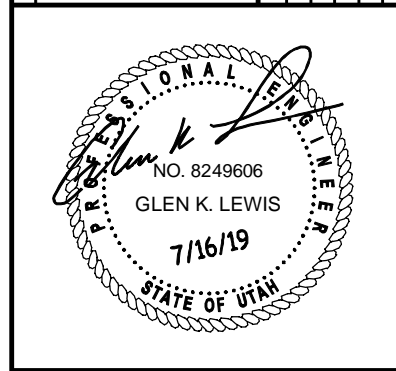
**SETBACK TABLE:**

	TOWER BASE TO PARENT PROPERTY LINE	LEASE BOUNDARY TO PARENT PROPERTY LINE
NORTH	~2,384'	~2,344'
SOUTH	~259'	~219'
EAST	~400'	~376'
WEST	~924'	~901'

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**J5 INFRASTRUCTURE PARTNERS**

REV	DESCRIPTION	DATE	CHK BY	GL	SLM	GL
0	APPROVED FOR LEASING & ZONING	5/30/19	MDA	GL		
1	ADDED ANTENNAS & STAMP	7/16/19	SLM	GL		



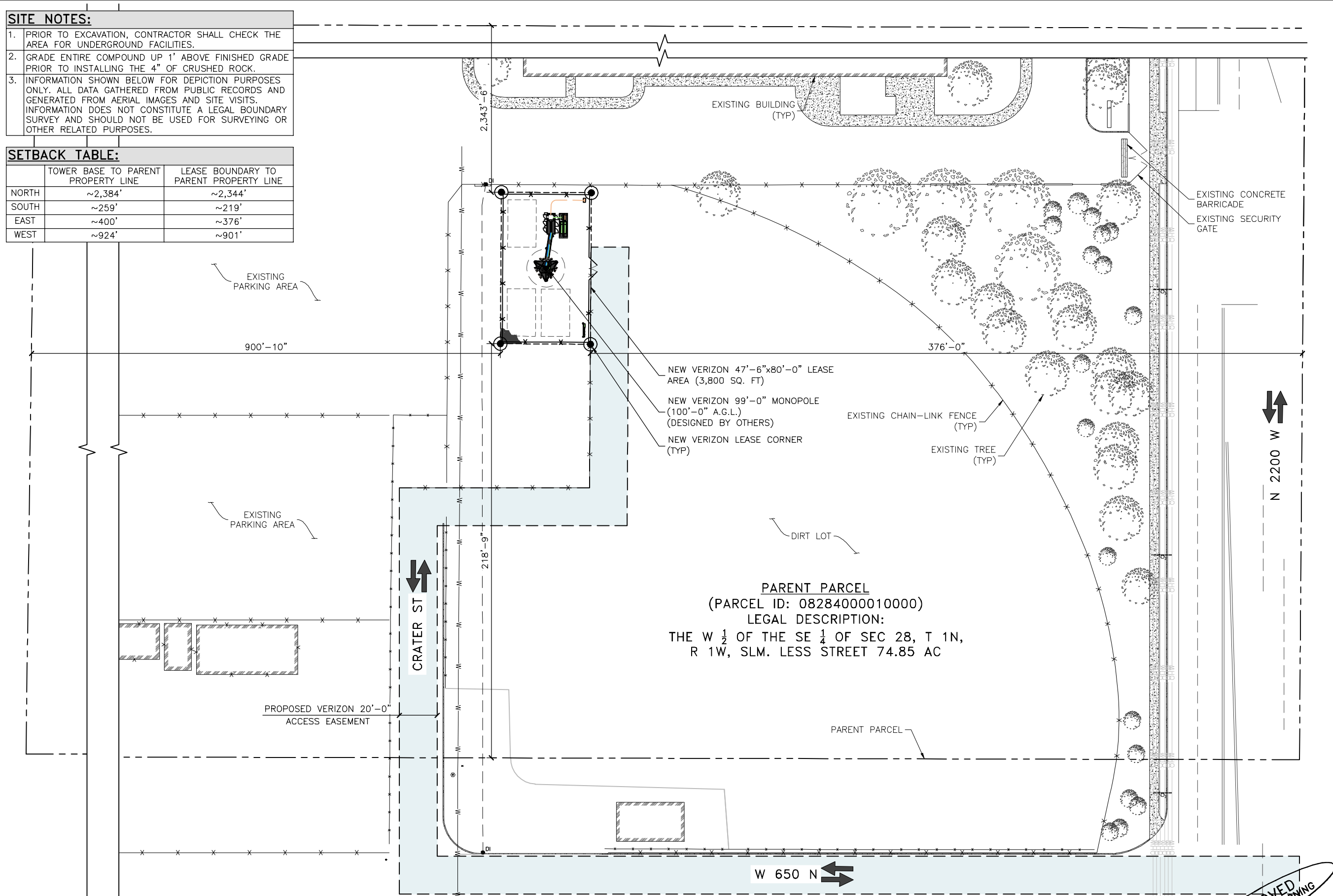
PROJECT NAME:  
**SAL AIRPORT EAST**  
 NEW 99'-0" MONOPOLE  
 (OVERALL HEIGHT: 103'-6" A.G.L.)  
 RAW LAND COMMUNICATION SITE

PROJECT ADDRESS:  
 650N 2250W  
 SALT LAKE CITY, UT 84116  
 SALT LAKE COUNTY

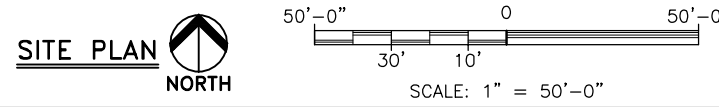
SHEET TITLE:  
**SITE PLAN**

SAVE DATE:  
 7/16/2019 12:50 PM

SHEET NUMBER:  
**Z1**

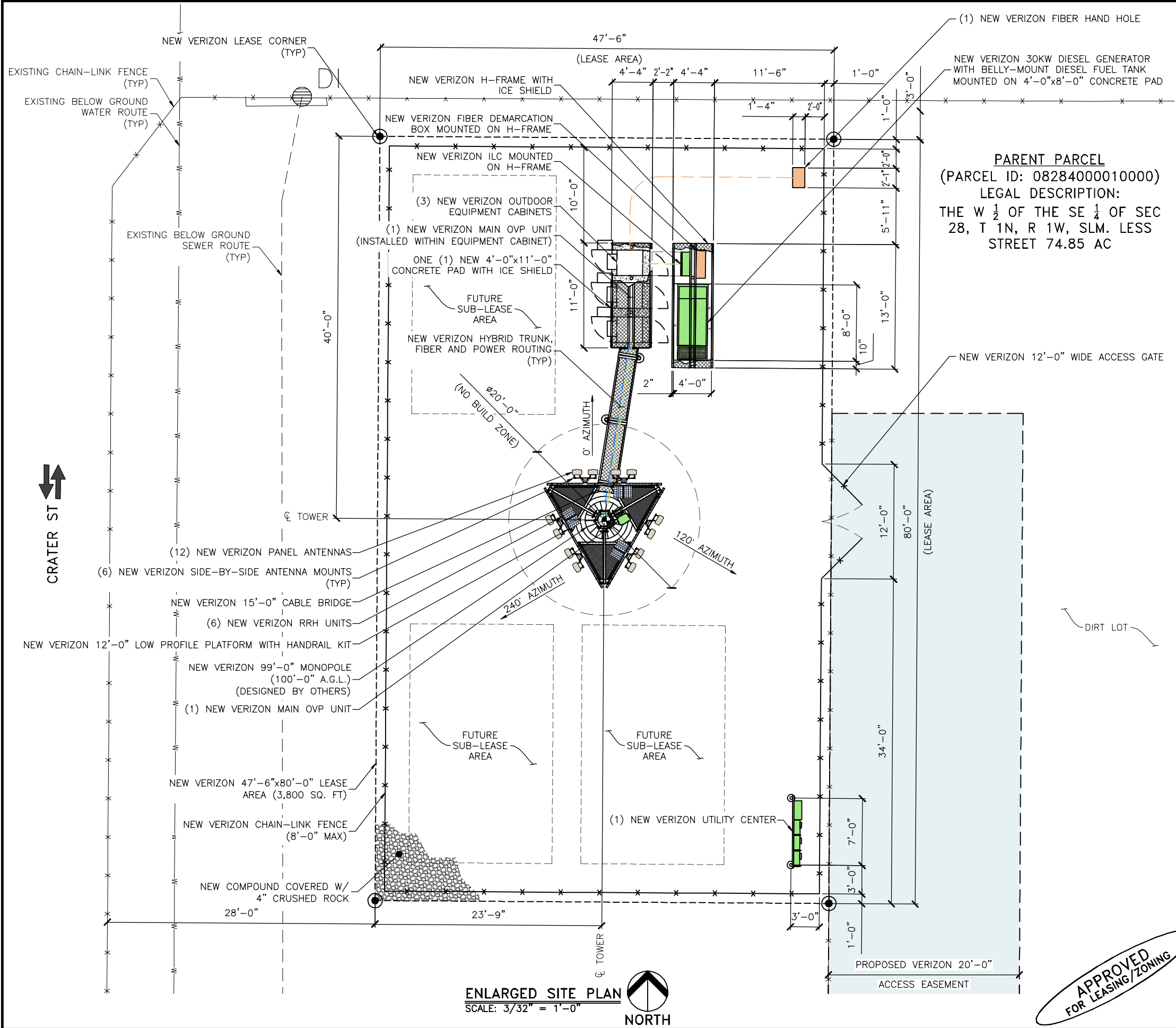


**PARENT PARCEL**  
 (PARCEL ID: 08284000010000)  
 LEGAL DESCRIPTION:  
 THE W 1/2 OF THE SE 1/4 OF SEC 28, T 1N,  
 R 1W, SLM. LESS STREET 74.85 AC



**APPROVED FOR LEASING/ZONING**





**PARENT PARCEL**  
 (PARCEL ID: 08284000010000)  
 LEGAL DESCRIPTION:  
 THE W 1/2 OF THE SE 1/4 OF SEC  
 28, T 1N, R 1W, SLM. LESS  
 STREET 74.85 AC

**SITE NOTES:**

- PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
- GRADE ENTIRE COMPOUND UP 1' ABOVE FINISHED GRADE PRIOR TO INSTALLING THE 4" OF CRUSHED ROCK.
- INFORMATION SHOWN BELOW FOR DEPICTION PURPOSES ONLY. ALL DATA GATHERED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED FOR SURVEYING OR OTHER RELATED PURPOSES.

**HEALTH & HUMAN SAFETY NOTES:**

- TOWER FAILURE & ICE FALL**
  - TOWER TO BE DESIGNED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES.
  - TOWER FAILURE SHALL BE ADDRESSED BY THE TOWER DESIGNER (EHRESMANN ENGINEERING INC.).
  - ICE CAN ACCUMULATE ON THE PANEL ANTENNAS, MOUNTS AND TOWER DURING CERTAIN EXTREME COLD-WEATHER CONDITIONS. AS THE ICE MELTS IT WILL FALL TO THE GROUND IN THE VICINITY OF THE TOWER BASE. THE DISTANCE TRAVELED BY A PIECE OF ICE DEPENDS ON THE POSITION OF THE APPURTENANCES WHEN THE ICE BREAKS OFF, THE MASS OF THE ICE, THE SHAPE OF THE ICE (E.G., SPHERICAL, FLAT SMOOTH), AND THE PREVAILING WIND SPEED. THE BASE OF THE TOWER WILL BE FENCED TO PROVIDE SAFETY ZONE.
  - PANEL ANTENNAS WILL BE MOUNTED WITH A DOWN TILT ANGLE TO FORCE AN ICE DROP INSIDE FENCED COMPOUND.
  - ICE FALL FROM A WIRELESS TOWER SHALL BE VIEWED AS THE SAME CONCERN FOR POWER LINES, CROSSWALK POLES AND TRAFFIC LIGHTS. CURRENTLY THERE ARE OVERHEAD POWER LINES LOCATED TO THE NORTH OF THE PROPOSED WIRELESS FACILITY.
- MISCELLANEOUS POTENTIAL SAFETY ISSUES AND MITIGATIONS**
  - EME/NIR (RF EMISSIONS)**  
 THE FCC HAS SET LIMITS ON HUMAN EXPOSURE TO RF ENERGY AND HAS MANDATED THAT EVERY TIME THE RF ENVIRONMENT AT A WIRELESS SITE IS MODIFIED, A COMPLIANCE STUDY MUST BE RUN TO VERIFY THAT THE SITE IS STILL WITHIN COMPLIANCE TO THE FCC'S LIMITS. VERIZON WIRELESS COMPLIES WITH THESE GUIDELINES AND REGULATIONS.
  - ANTI-CLIMBING**  
 THE BASE OF THE TOWER SHALL BE SURROUNDED BY A FENCE OR WALL AT LEAST SEVEN (7) FEET IN HEIGHT TO PREVENT A PERSON(S) FROM CLIMBING THE TOWER.

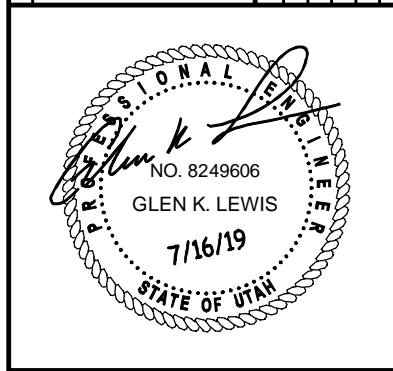
**TOWER DESIGN CRITERIA:**  
 TOWER SHALL BE DESIGNED WITH CAPACITY TO SUPPORT (3) ADDITIONAL CARRIER. (BY OTHERS)

**APPROVED FOR LEASING/ZONING**

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REV	DATE	BY	CHK	MDA	GL	SLM	GL
0	5/30/19						
1	7/16/19						

DESCRIPTION FOR LEASING & ZONING  
 ADDED ANTENNAS & STAMP



**PROJECT NAME:**  
 SAL AIRPORT EAST  
 NEW 99'-0" MONOPOLE  
 (OVERALL HEIGHT: 103'-6" A.G.L.)  
 RAW LAND COMMUNICATION SITE

**PROJECT ADDRESS:**  
 650N 2250W  
 SALT LAKE CITY, UT 84116  
 SALT LAKE COUNTY

**SHEET TITLE:**  
 ENLARGED SITE PLAN

**SAVE DATE:**  
 7/16/2019 12:50 PM

**SHEET NUMBER:**  
 Z2

**ENLARGED SITE PLAN**  
 SCALE: 3/32" = 1'-0"  
 NORTH

**FAA/FCC COMPLIANCE NOTES:**

1. CONTRACTOR MUST ENSURE THAT THE LIGHTNING ROD IS CORRECTLY INSTALLED ON THE TOP OF THE TOWER AS DEPICTED, AND THAT THE LIGHTNING ROD IS THE TALLEST/HIGHEST OBJECT PROTRUDING ABOVE THE TOP OF THE STRUCTURE.
2. CONTRACTOR MUST ENSURE THAT THE TOWER LIGHTING SYSTEM (IF REQUIRED AND DEPICTED) MUST BE PROPERLY INSTALLED AND FUNCTIONING PER FAA/FCC REGULATIONS.
3. CONTRACTOR MUST ENSURE THAT ADDITIONAL OR MORE STRINGENT TOWER LIGHTING SYSTEMS ARE INSTALLED IF REQUIRED BY ANY SUBSEQUENT FAA STUDY.
4. THE TOWER LIGHTING SYSTEM MUST COMPLY WITH FAA ADVISORY CIRCULAR AC70/7460.

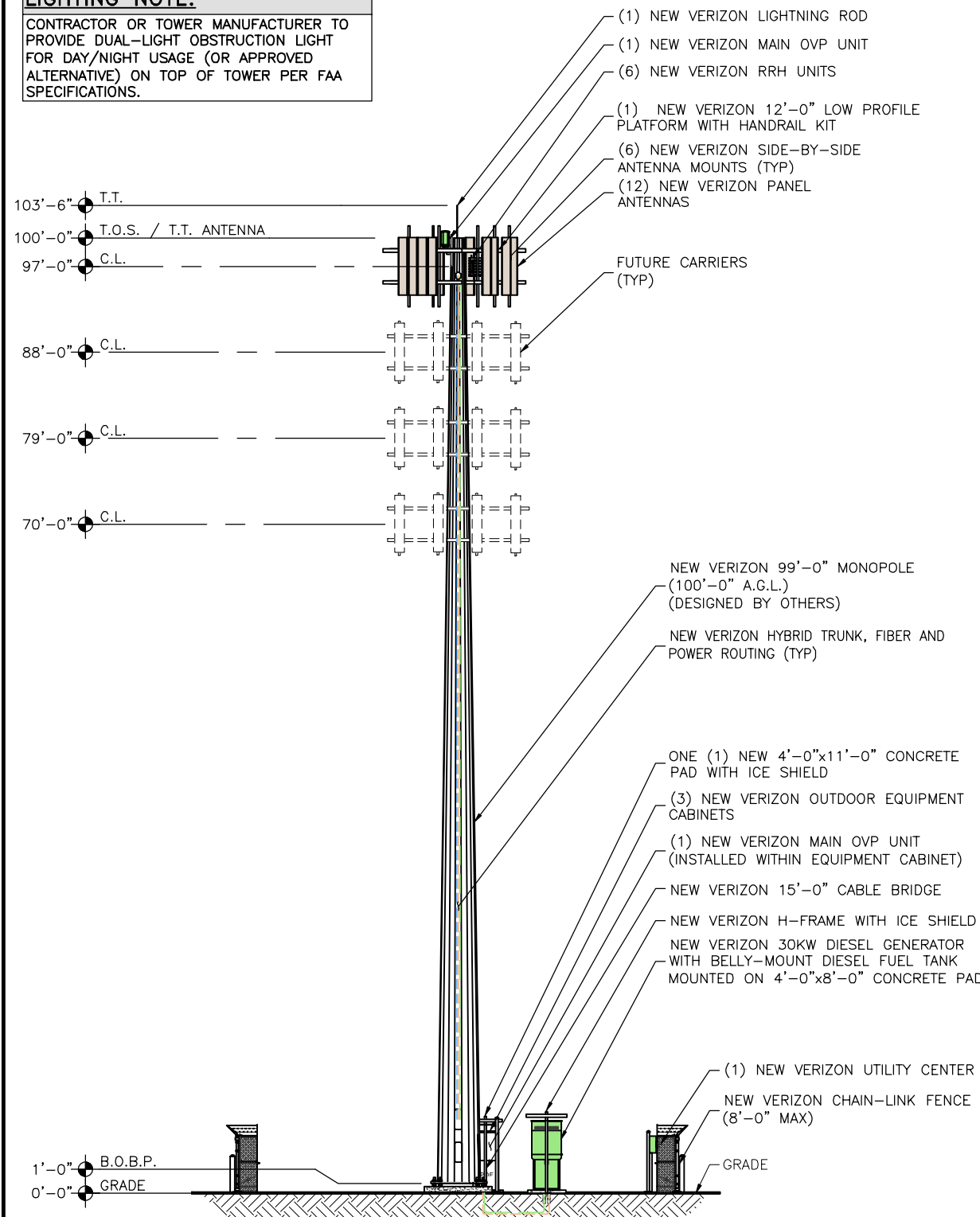
**LIGHTING NOTE:**

CONTRACTOR OR TOWER MANUFACTURER TO PROVIDE DUAL-LIGHT OBSTRUCTION LIGHT FOR DAY/NIGHT USAGE (OR APPROVED ALTERNATIVE) ON TOP OF TOWER PER FAA SPECIFICATIONS.

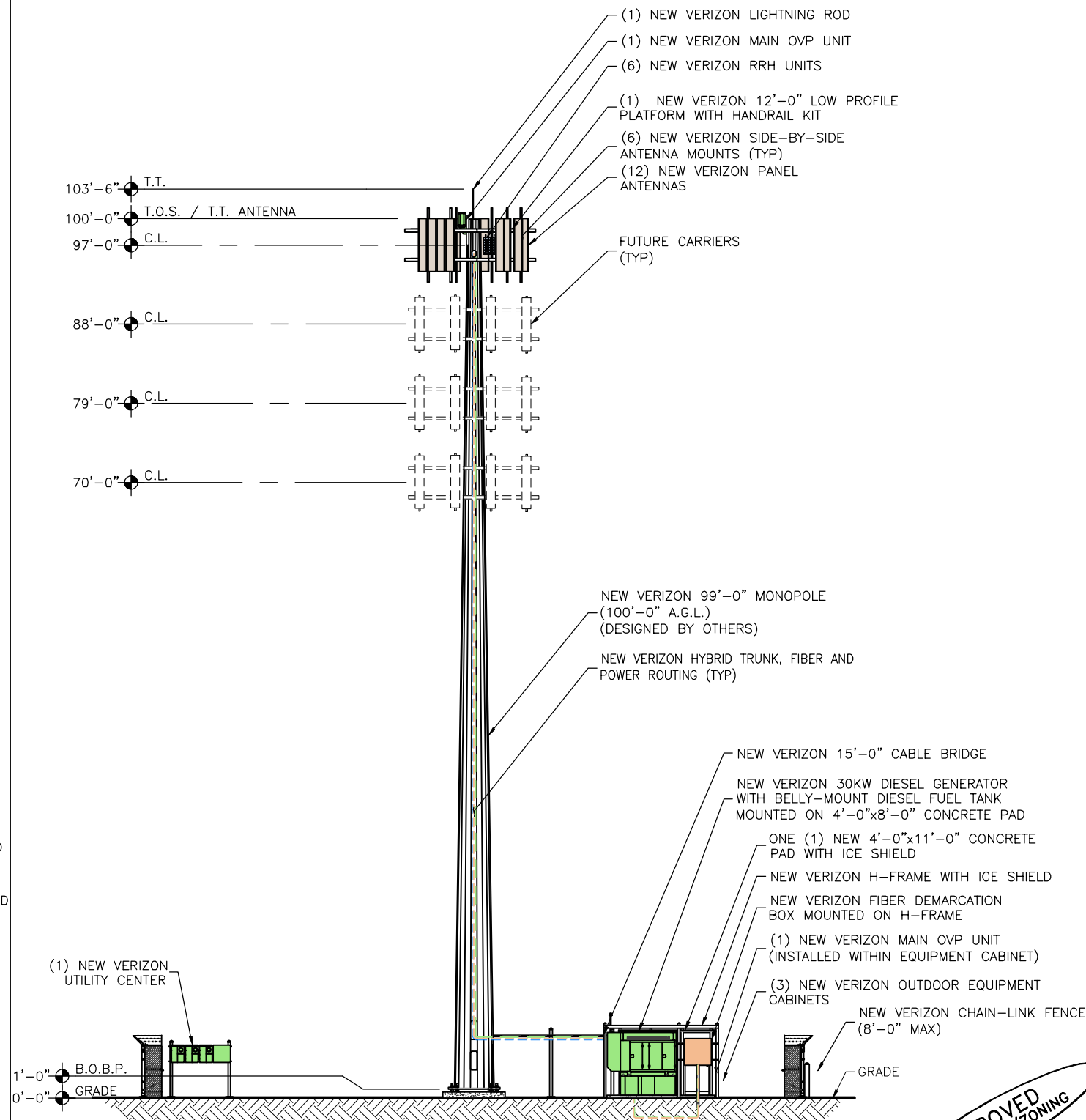
**KEY:**

C.L. =	CENTERLINE
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE

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**NEW SOUTH ELEVATION**  
 SCALE: 1/16" = 1'-0"

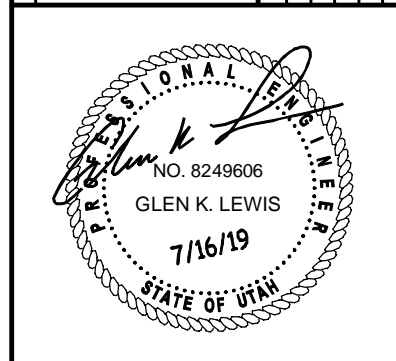


**NEW EAST ELEVATION**  
 SCALE: 1/16" = 1'-0"

**APPROVED FOR LEASING/ZONING**

DESIGNED BY: **J5 INFRASTRUCTURE**

REV	DESCRIPTION	DATE	CHK BY	MDA	GL	SLM	GL
0	APPROVED FOR LEASING & ZONING	5/30/19					
1	ADDED ANTENNAS & STAMP	7/16/19					



PROJECT NAME: **SAL AIRPORT EAST**  
**NEW 99'-0" MONOPOLE**  
**(OVERALL HEIGHT: 103'-6" A.G.L.)**  
**RAW LAND COMMUNICATION SITE**

PROJECT ADDRESS: **650N 2250W**  
**SALT LAKE CITY, UT 84116**  
**SALT LAKE COUNTY**

SHEET TITLE: **ELEVATIONS**

SAVE DATE: **7/16/2019 12:50 PM**

SHEET NUMBER: **23**





EXISTING



AERIAL



SIMULATION WEST ELEVATION (LOOKING EAST)





# SAL AIRPORT NORTH

3925W 1260N

SALT LAKE CITY, UT 84116

SALT LAKE COUNTY

NEW 99'-0" MONOPOLE

(OVERALL HEIGHT: 103'-6" A.G.L.)

RAW LAND COMMUNICATION SITE

**verizon**  
9656 SOUTH PROSPERITY ROAD  
WEST JORDAN, UTAH 84081

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REV	DESCRIPTION	DATE	CHK BY	GL	MDA	GL	SUM	GL	MDA
0	APPROVED FOR LEASING & ZONING	5/30/19							
1	ADDED ANTENNAS & STAMP	7/16/19							
2	MOVED SITE TO NEW LOCATION	8/6/19							

**DRIVING DIRECTIONS:**  
 LATITUDE: 40°47'53.82"N  
 LONGITUDE: 111°59'05.54"W  
 FROM THE VERIZON WIRELESS OFFICE LOCATED @ 9656 S. PROSPERITY RD. HEAD SOUTH TOWARD 6200 W/S PROSPERITY RD (194 FT). TURN RIGHT ONTO 6200 W/S PROSPERITY RD (0.7 MILES). TURN LEFT ONTO W 10200 S (0.2 MILES). CONTINUE ONTO W 9665 S (2.7 MILES). TURN RIGHT ONTO W 9000 S (0.8 MILES). TURN LEFT TO MERGE ONTO 3600 W (0.3 MILES). MERGE ONTO UT-154 (5.3 MILES). TURN RIGHT ONTO 4700 S (1.5 MILES). TAKE THE RAMP ONTO I-215 N (0.5 MILES). MERGE ONTO I-215 N (9.5 MILES). TAKE EXIT 25 TOWARD 2100 N (0.4 MILES). TURN LEFT ONTO 2100 N (2.0 MILES). 2100 N TURNS SLIGHTLY LEFT AND BECOMES N 4000 W (1.1 MILES) AND THE SITE WILL BE LOCATED ON YOUR LEFT.



**SHEET INDEX:**

SHEET	TITLE	REV.
T1	TITLE SHEET	2
SP1	PHOTO & SPECIFICATION SHEET	2
SU1	SURVEY SHEET	B
SU2	1A CERTIFICATION SHEET	-
Z1	SITE PLAN	2
Z2	ENLARGED SITE PLAN	2
Z4	ELEVATIONS	2

**PROJECT INDEX:**

**APPLICANT:**  
 VERIZON  
 9656 SOUTH PROSPERITY ROAD  
 WEST JORDAN, UTAH 84081

**CONTACT:** BILLY WALDRIDGE  
 PHONE: 801-260-8796

**ENGINEERS/DESIGNERS:**  
 J5 INFRASTRUCTURE PARTNERS  
 5225 WILEY POST WAY, SUITE 410  
 SALT LAKE CITY, UTAH 84116

**CONTACT:** GLEN LEWIS  
 PHONE: 801-336-4694, EXT. 171

**SURVEYOR:**  
 CIS PROFESSIONAL LAND SURVEYING  
 61 SOUTH MAIN  
 NEPHI UT 84648

**CONTACT:** CORY SQUIRE  
 PHONE: 435-660-0816

**SITE/AQ:**  
 CLOSSER CONSULTING, LLC  
 2830 HEIDELBERG DRIVE  
 BOULDER, CO 80305-7004  
 PHONE: 303-819-3071

**ADA COMPLIANCE:**  
 THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.

**FCC COMPLIANCE:**  
 RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF OTHER COMMUNICATION DEVICES.

**GENERAL PROJECT NOTES:**

- PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE NEW PROJECT.
- CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS OF THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON THESE CONSTRUCTION DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN PRIOR TO COMMENCEMENT OF ANY WORK.
- ALL FIELD MODIFICATIONS BEFORE, DURING, OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY A VERIZON REPRESENTATIVE.
- INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, U.N.O.
- NOTIFY VERIZON, IN WRITING, OF ANY MAJOR DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM A VERIZON REPRESENTATIVE AND ADJUSTING THE BID ACCORDINGLY.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE WORK UNDER THE CONTRACT.
- CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS AND FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING THE CONSTRUCTION TO THE SATISFACTION OF A VERIZON REPRESENTATIVE.
- THE CONTRACTOR IS RESPONSIBLE FOR RED-LINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS BUILT CONDITION OF THE SITE. FOLLOWING THE FINAL INSPECTION BY VERIZON, THE CONTRACTOR SHALL PROVIDE VERIZON WITH ONE COPY OF ALL RED-LINED DRAWINGS.
- VERIFY ALL FINAL EQUIPMENT WITH A VERIZON REPRESENTATIVE. ALL EQUIPMENT LAYOUT, SPECS, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY VERIZON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.

**PROJECT INFORMATION:**

**PROPERTY OWNER:** SALT LAKE CITY

**JURISDICTION:** SALT LAKE COUNTY  
 BUILDING AND INSPECTION  
 2001 SOUTH STATE ST N3600  
 SALT LAKE CITY, UTAH 84190  
 PHONE: 385-468-6700

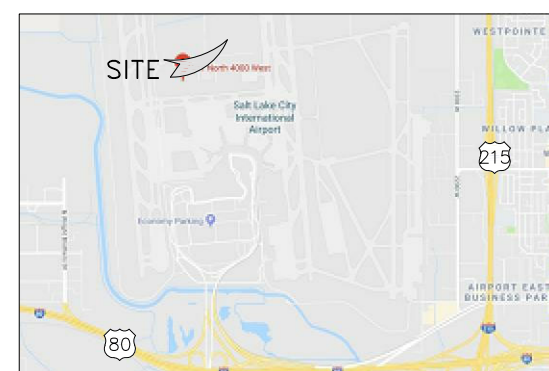
**PUBLIC RECORD PARCEL NO:** 08-29-103-0032

**PROJECT DESCRIPTION:**

- THIS PROJECT CONSISTS OF THE FOLLOWING:
- INSTALLATION**
- TWELVE (12) NEW PANEL ANTENNAS
  - SIX (6) NEW SIDE BY SIDE ANTENNA MOUNTS
  - SIX (6) NEW RRH UNITS
  - TWO (2) NEW MOVP UNITS
  - ONE (1) NEW HYBRID TRUNK
  - ONE (1) NEW 99'-0" MONOPOLE (DESIGNED BY OTHERS)
  - ONE (1) NEW 12'-0" LOW PROFILE PLATFORM WITH HANDRAIL KIT
  - THREE (3) NEW OUTDOOR EQUIPMENT CABINETS
  - ONE (1) NEW 4'-0"x11'-0" CONCRETE PAD WITH ICE SHIELD
  - ONE (1) NEW H-FRAME W/ ICE SHIELD
  - ONE (1) NEW CABLE BRIDGE
  - ONE (1) NEW BACK-UP DIESEL GENERATOR
  - ONE (1) NEW 6 GANG METER ON H-FRAME
  - ONE (1) NEW 12'-0" CHAIN-LINK ACCESS GATE
  - ONE (1) NEW CHAIN-LINK FENCE (8'-0" MAX)

**ABBREVIATED LEGAL DESCRIPTION:**

N½NW¼ S29 T1N R1W SLB&M



**VICINITY MAP**  
 SCALE: N.T.S.  
 NORTH



**PROJECT NAME:**

**SAL AIRPORT NORTH**  
 NEW 99'-0" MONOPOLE  
 (OVERALL HEIGHT: 103'-6" A.G.L.)  
 RAW LAND COMMUNICATION SITE

**PROJECT ADDRESS:**

3925W 1260N  
 SALT LAKE CITY, UT 84116  
 SALT LAKE COUNTY

**SHEET TITLE:**

TITLE SHEET

**SAVE DATE:**

8/6/2019 12:46 PM

**SHEET NUMBER:**

T1

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**GENERAL PROJECT NOTES:**

- CONTRACTOR IS RESPONSIBLE FOR ERECTING TEMPORARY BARRICADES AND/OR FENCING TO PROTECT THE SAFETY OF THE PUBLIC DURING CONSTRUCTION. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY BARRIERS AND REPAIR ALL DAMAGE TO PROPERTY ON THE SITE CAUSED BY THIS CONSTRUCTION. THE COST OF REPAIR IS THE CONTRACTOR'S RESPONSIBILITY.
- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE PRIOR TO ORDERING ANY MATERIALS OR CONDUCTING ANY WORK.
- EXCESS SOIL MATERIAL AND DEBRIS CAUSED BY THIS CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
- CONTRACTOR SHALL MAKE ADJUSTMENTS TO GRADING ELEVATIONS AS NECESSARY TO ENSURE A SITE FREE OF DRAINAGE PROBLEMS.
- CONTRACTOR SHALL COORDINATE A CONSTRUCTION LAYDOWN AREA WITH THE PROPERTY OWNER. CONSTRUCTION LAYDOWN AREA SHALL BE FENCED-IN WITH TEMPORARY (45 DAY) CONSTRUCTION FENCE. THE TEMPORARY FENCE SHALL BE CONSTRUCTED OF 6' HIGH CHAIN LINK FABRIC AND IS TO BE REMOVED AT THE END OF CONSTRUCTION. LAYDOWN AREA IS TO BE RESTORED TO ITS ORIGINAL CONDITION AFTER FENCE REMOVAL.
- SURVEY INFORMATION SHOWN WAS CREATED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY.
- THESE PLANS DO NOT ADDRESS THE SAFETY AND STABILITY OF THE STRUCTURE DURING ASSEMBLY AND ERECTION, WHICH ARE THE RESPONSIBILITY OF THE ERECTOR, BASED ON THE MEANS AND METHODS CHOSEN BY THE ERECTOR.
- NEW EQUIPMENT COMPOUND SHALL BE COVERED W/ 4" CRUSHED ROCK INSTALLED OVER CLIENT-APPROVED WEED BARRIER MATERIAL (IF APPLICABLE).

**GENERAL CONTRACTOR NOTES:**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE PROJECT SCOPE OF WORK DEFINED UNDER THE REQUEST FOR PROPOSAL (RFP) FOR THIS PROJECT AND ALL ASSOCIATED ATTACHMENTS AND DOCUMENTS PROVIDED.  
THE RFP AND ALL ASSOCIATED DOCUMENTS SHALL DEFINE THE COMPLETE PROJECT SCOPE OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL DOCUMENTS AND IS SOLELY RESPONSIBLE FOR ALL WORK.  
ALL DOCUMENTS INCLUDED WITHIN THE PROJECT REQUEST FOR PROPOSAL ARE REQUIRED FOR THE COMPLETE PROJECT SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK (EQUIPMENT, MATERIAL, INSTALLATION, TESTING, ETC.) INDICATED IN ALL DOCUMENTS. THE RFP, VERIZON NETWORK STANDARDS AND PROJECT ADDENDUMS AND CLARIFICATIONS ARE COMPLEMENTARY TO EACH OTHER. THE FORMAT OF THE SPECIFICATIONS AND DRAWING NUMBERING PER DISCIPLINE IS NOT INTENDED TO IMPLY SEGREGATION OF SUB CONTRACTOR WORK. CONTRACTOR SHALL ASSIGN ALL SUB CONTRACTOR WORK AND VERIZON WILL NOT ACCEPT ANY CHANGE ORDERS FOR INTERNAL CONTRACTOR WORK ASSIGNMENTS.  
CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ALL RFP DOCUMENTS TO THEIR SUB CONTRACTORS. ALL RFP DOCUMENTS ARE REQUIRED TO INDICATE THE PROJECT SCOPE OF WORK. PARTIAL SUB CONTRACTOR DOCUMENT PACKAGES ARE HIGHLY DISCOURAGED.  
IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS, SPECIFICATIONS, REFERENCED STANDARDS, VERIZON STANDARDS, OR AGREEMENT TERMS AND CONDITIONS THE ARCHITECT/ ENGINEER SHALL BE CONTACTED FOR FORMAL INTERPRETATION OF THE REQUIREMENTS. THE CONTRACTOR SHALL BE DEEMED TO HAVE PROVIDED THE DETAILED AND EXTENSIVE INTERPRETATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECT/ ENGINEER INTERPRETATIONS SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO VERIZON.
- ALL ANTENNAS MUST BE PIM TESTED WITHIN 48 HOURS OF THEM BEING RECEIVED BY THE INSTALLATION CONTRACTOR. THOSE RESULTS MUST BE SENT BACK TO THE VERIZON CONSTRUCTION ENGINEER AND EQUIPMENT ENGINEER WITHIN THE SAME 48 HOURS. IF YOU MISS THE 48HR TIMELINE AND THE ANTENNAS DO NOT PASS UPON INSTALLATION, YOUR COMPANY WILL BE CHARGED FOR THE COST OF THE ANTENNAS FOR REPLACEMENT.
- ALL LOADS MUST BE SECURED PROPERLY TO THE VEHICLE OR TRAILER. VERIZON WILL PASS ALONG THE COST OF ANY REPLACEMENTS DUE TO DAMAGE OR LOSS WHETHER IT IS NEW OR USED.

**STRUCTURAL DESIGN CRITERIA:**

ALL LOADS DERIVED FROM REQUIREMENTS OF INTERNATIONAL BUILDING CODE 2015, ASCE 7-10, "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" & ANSI TIA-222-G "STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS".

**BUILDING STRUCTURES:**

- WIND LOADS: IBC 2015 §1609 & ASCE 7-10 §28.4 (SIMPLIFIED METHOD)  
V<sub>ult</sub> = 115 MPH (3-SEC. GUST)  
OCCUPANCY CAT. = II; EXPOSURE CAT. = C; IMPORTANCE FACTOR = 1.0
- SEISMIC LOADS: IBC 2015 §1613 & ASCE 7-10 §12.14 (SIMPLIFIED METHOD)  
OCCUPANCY CAT. = II; SITE CLASS = D  
 $V = \frac{F(S_{ps})W}{R}$   
F = 1.0 (SINGLE-STORY), 1.1 (TWO STORY), 1.2 (THREE STORY)  
S<sub>ps</sub> = (2/3) S<sub>ms</sub>  
R = 1.5 (ORDINARY PLAIN CONCRETE SHEARWALLS),  
6.5 (LIGHT-FRAMED WALLS W/ WOOD STRUCTURAL PANELS),  
4.0 (ORDINARY REINFORCED CONCRETE SHEARWALLS)

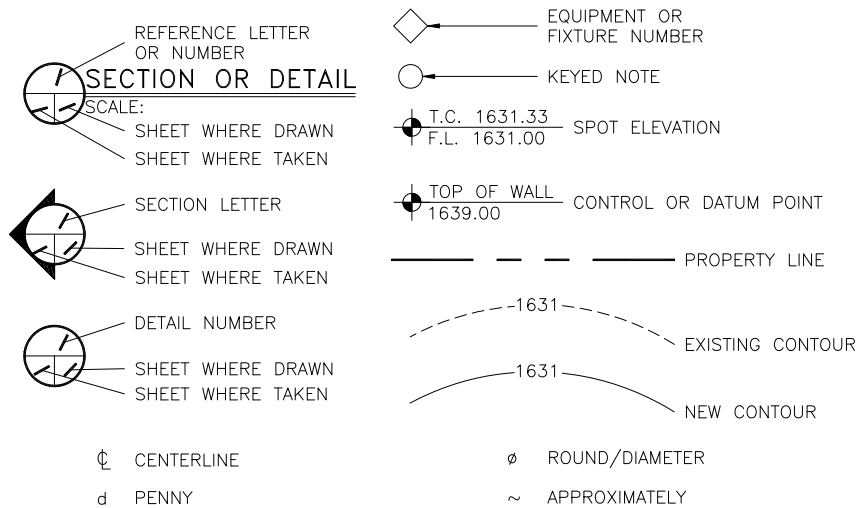
**COMMUNICATIONS STRUCTURES:**

- WIND LOADS: IBC 2015 §1609, ASCE 7-10 §29.5 & ANSI TIA-222-G  
V<sub>ult</sub> = 115 MPH (3-SEC. GUST)  
V = 40 MPH (1/4" RADIAL ICE)  
STRUCTURE CLASS. = II; EXPOSURE CAT. = C; IMPORTANCE FACTOR = 1.0
- SEISMIC LOADS: IBC 2015 §1613, ASCE 7-10 §15.6.6 & ANSI TIA-222-G  
STRUCT. CLASS. = II; OCC. CAT. = II; SITE CLASS = D; IMPORTANCE FACTOR = 1.0  
 $V = \frac{S_{ds}(W)}{R}$  (EQUIVALENT LATERAL FORCE PROCEDURE (METHOD 1))  
 $V = \frac{\sum S_{az}(W_z)}{R}$  (EQUIVALENT MODAL ANALYSIS PROCEDURE (METHOD 2))



VIEW OF NEW LEASE AREA  
(AERIAL)

**LEGEND OF SYMBOLS:**



EXISTING EQUIPMENT/EASEMENT	POWER
ACCESS EASEMENT	FIBER
UTILITY EASEMENT	HYBRID/COAX
LEASE AREA	RRHS
PENETRATIONS	ANTENNAS

DESIGNED BY:	DESCRIPTION	DATE	CHK	BY	DATE	CHK	BY
		5/30/19	MDA	GL	5/30/19	MDA	GL
		7/16/19	MDA	GL	7/16/19	MDA	GL
0	APPROVED FOR LEASING & ZONING						
1	ADDED ANTENNAS & STAMP						
2	MOVED SITE TO NEW LOCATION						

PROJECT NAME:

**SAL AIRPORT NORTH**

NEW 99'-0" MONOPOLE  
(OVERALL HEIGHT: 103'-6" A.G.L.)  
RAW LAND COMMUNICATION SITE

PROJECT ADDRESS:

3925W 1260N  
SALT LAKE CITY, UT 84116  
SALT LAKE COUNTY

SHEET TITLE:

PHOTO &  
SPECIFICATION SHEET

SAVE DATE:

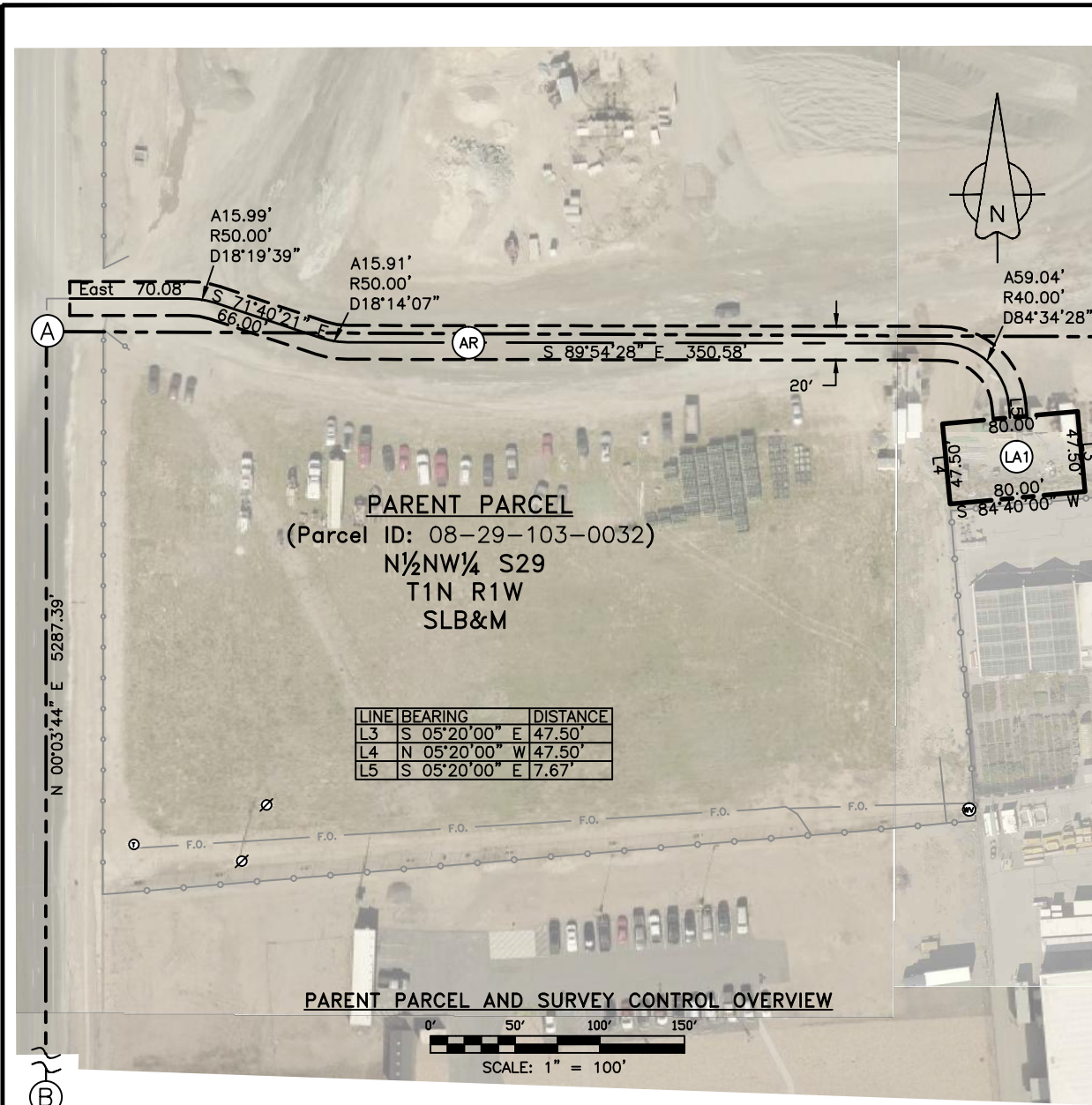
8/6/2019 12:46 PM

SHEET NUMBER:

SP1

APPROVED  
FOR LEASING/ZONING





A strip of land twenty feet (20') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Salt Lake City, Salt Lake County, Utah, said strip of land comprising a portion of N $\frac{1}{2}$ NW $\frac{1}{4}$  Section 29 and the SW $\frac{1}{4}$ SW $\frac{1}{4}$  Section 20, Township 1 North, Range 1 West, Salt Lake Base and Meridian; the centerline of said strip is more particularly described by metes and bounds as follows:

Beginning at a point that is 19.51 feet North and 13.58 East of the Northwest corner of Section 29 Township 1 North, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing is the Utah Coordinate System 1983, Central Zone): thence 70.08 feet East, then along a curve turning to the right with an arc length of 15.99 feet, a radius of 50.00 feet and a chord bearing and distance of S. 80°50'10" E. 15.93 feet, thence S. 71°40'21" E. 66.00 feet, thence along a curve turning to the left with an arc length of 15.91 feet, a radius of 50.00 feet and a chord bearing and distance of S. 80°47'24" E. 15.85 feet, thence S. 89°54'28" E. 350.58 feet, thence along a curve turning to the right with an arc length of 59.04 feet, a radius of 40.00 feet and a chord bearing and distance of S. 47°37'14" E. 53.83 feet, thence S. 05°20'00" E. 7.67 feet to the terminus of said centerline.

The above described strip of land contains 11,705 square feet in area or 0.27 of an acre more or less.

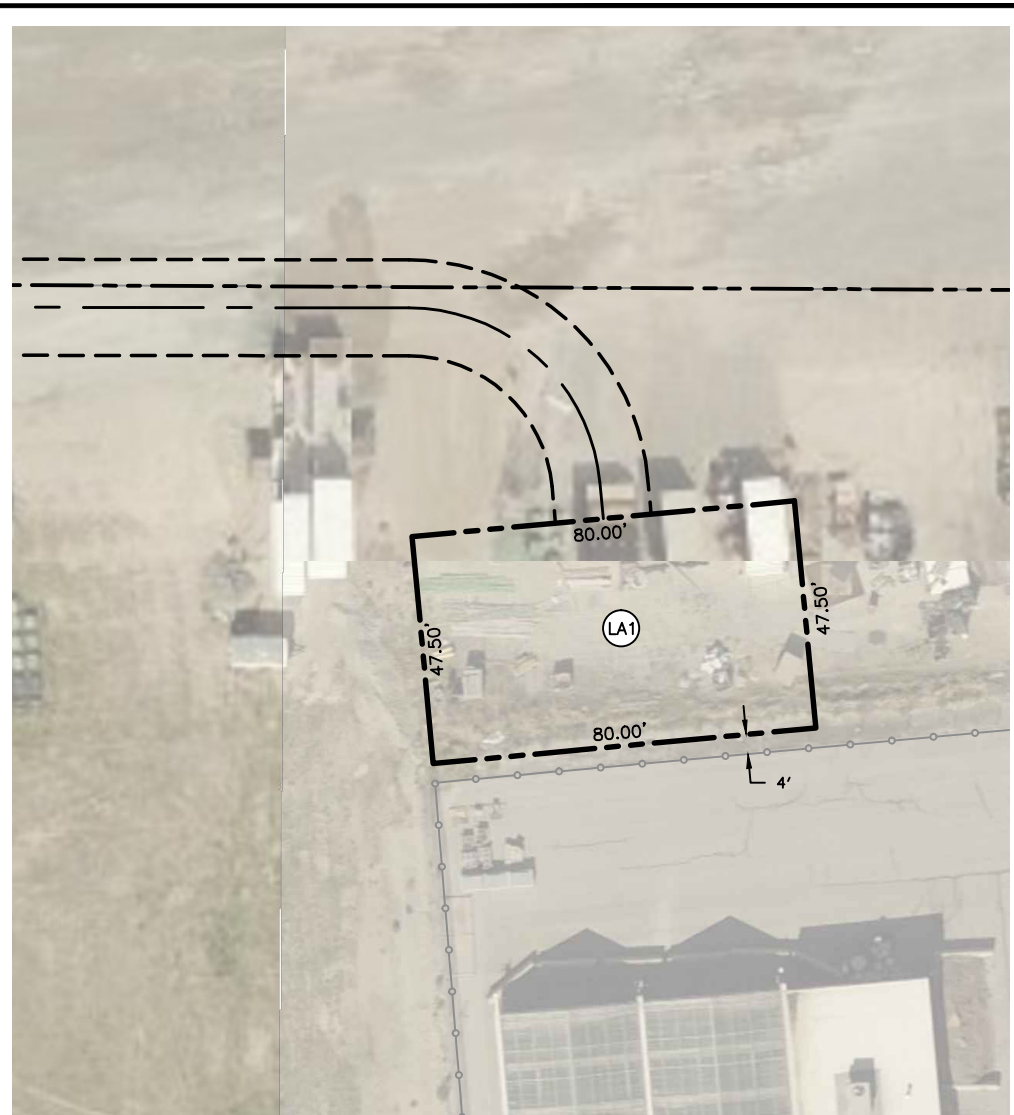
**(AR) ACCESS ROUTE LAND DESCRIPTION**

A parcel of land (47.5' X 80') for the purpose of a telecommunications equipment lease area, situate within the corporate limits of Salt Lake City, Salt Lake County, Utah, said lease parcel comprising a portion of N $\frac{1}{2}$ NW $\frac{1}{4}$  Section 29, Township 1 North, Range 1 West, Salt Lake Base and Meridian; Said Lease parcel is more particularly described by metes and bounds as follows:

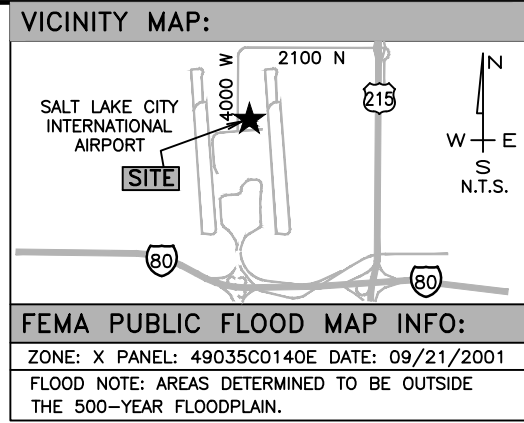
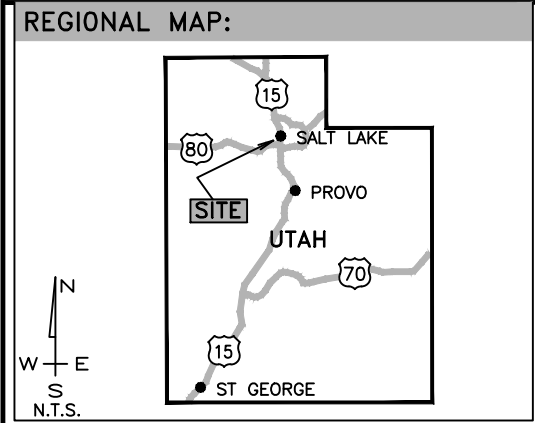
Beginning at a point that is 54.51 feet S.00°03'44"W. along the monument line and 529.16 feet East of Northwest corner of Section 29 Township 1 North, Range 1 West, Salt Lake Base and Meridian; thence N. 84°40'00" E. 80.00 feet, thence S. 05°20'00" E. 47.50 feet, thence S. 84°40'00" W. 80.00 feet, thence N. 05°20'00" W. 47.50 feet to the point of beginning.

The above described parcel of land contains 3,800 square feet in area or 0.087 of an acre more or less.

**(LA1) LEASE AREA 1 LAND DESCRIPTION**



- (A)** FOUND BRASS MONUMENT MARKING THE NW CORNER OF SECTION 29 T.1N. R.1W. S.L.B.&M. [HELD FOR ORIGIN OF SURVEY]
- (B)** FOUND BRASS MONUMENT MARKING THE SW CORNER OF SECTION 29 T.1N. R.1W. S.L.B.&M. [HELD FOR ALIGNMENT]



**SURVEYOR'S NARRATIVE:**

It is the intent of this map and the survey on which it is based to correctly represent the boundary lines of the Parent Parcel and proposed lease areas and Access/Utility easements within the parent parcel. Utility locations shown are based on observed evidence together with evidence from utility plans (if provided by utility companies in response to an Online Survey Locate Request via www.bluestakes.org). Property corners and other survey markers, monuments or evidence that were found at the time of this survey are drawn and noted accordingly hereon. There may however exist other related monuments or evidence, any other monuments or related physical evidence contradictory to this survey should be presented to the surveyor for his review and consideration.

**BASIS OF BEARING AND DATUM NOTE:**

- All distances are surface (ground) in US survey feet and all bearings are Grid based upon the Utah Coordinate System 1983, Utah Central Zone. (NAD83)
- Survey Performed with a Trimble receiver connected via cell phone to The Trimble Pivot VRS system of Utah (Managed by the UTAH AGRC). Geodetic Position of Control Monument is:  
 (A) LONGITUDE: 111°59'13.17321"W  
 ELLIPSOID HEIGHT: 4162.710sft  
 (NOT 1A COORDINATES - SEE SEPARATE CERTIFICATION)  
 HORZ. DATUM NAD83 VERT. DATUM NAVD88 [UTAH VRS] [GEOID12]

GRID POSITION (SURVEY FT)  
 NORTHING: 7,459,962.03 sft  
 EASTING: 1,505,576.97 sft  
 ELEVATION: 4,162.71 sft

**PROJECT NAME:**  
**VERIZON SAL AIRPORT NORTH**

**PROJECT ADDRESS:**  
 3925 W 1260 N  
 SALT LAKE CITY  
 SALT LAKE COUNTY  
 UTAH

**TITLE REPORT REVIEW CERTIFICATION**  
 N/A

**DATE OF SURV.:** 05/13/19

**DESIGNED FOR:**

**verizon**  
 9656 SOUTH PROSPERITY ROAD  
 WEST JORDAN, UTAH 84081

**DESIGNED BY:**

**J5 INFRASTRUCTURE PARTNERS**  
 AZ - CA - CO - ID - NM - NV - TX - UT

**PARENT PARCEL OWNER:**  
 Salt Lake City Department of Airports

**CONTACT INFORMATION:**  
 PHONE: -----

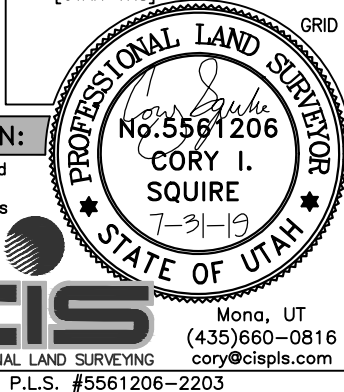
**PUBLIC RECORD PARCEL I.D.:**  
 08-29-103-0032

**DRIVING DIRECTIONS:**

FROM THE VERIZON WIRELESS OFFICE TURN NORTH TOWARD W 9500 S/WELLS PARK RD (305 FT). TURN RIGHT ONTO W 9500 S/WELLS PARK RD (210 FT). TURN LEFT AT THE 1ST CROSS STREET ONTO PROSPERITY RD (0.7 MI). TURN RIGHT ONTO UT- 48 E (0.8 MI). TURN LEFT ONTO S 5600 W (0.5 MI). TURN RIGHT ONTO UT- 48 E (2.7 MI). TURN LEFT TO MERGE ONTO UT-154 N/S 3600 W (0.5 MI). MERGE ONTO UT- 154 N/S 3600 W (3.6 MI). TURN RIGHT ONTO W 4700 S (1.6 MI). SLIGHT RIGHT TO MERGE ONTO I-215 N (0.4 MI). DRIVE ON I-215 N (9.6 MI). TAKE EXIT 25 TOWARD 22ND NO. (0.4 MI). TURN LEFT ONTO W 2100 N (2.0 MI). CONTINUE ONTO N 4000 W (1.2 MI). TURN RIGHT TO STAY ON N 4000 W (289 FT). TURN LEFT ONTO 4030 W (0.2 MI).

**SURVEYOR'S NOTE & CERTIFICATION:**

This "Lease Area Survey" is based on an actual field survey performed by me or under my direction. It correctly depicts existing, readily visible improvements and above ground utilities and the Boundary of the parent parcel was verified from field and record information. This "Lease Area Survey" is not a Boundary Survey of the Parent Parcel and this Survey was developed to support the communications facility plan set named hereon.



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REV.	DESCRIPTION	DATE	BY	CHK
A	90% PRELIMINARY FOR CLIENT REVIEW ONLY	07/31/19	CKS	CIS
B	FINAL REVIEW AND SURVEYOR'S CERTIFICATION			

**SHEET TITLE:**  
 SURVEY NOTES & REFERENCE  
 SURVEY CONTROL OVERVIEW  
 SITE PLAN OVERVIEW

**J5 SITE I.D.:** VZ SAL AIRPORT NORTH

**SHEET INFO.:** Sheet 1 of 1 SU1



PREPARED FOR:



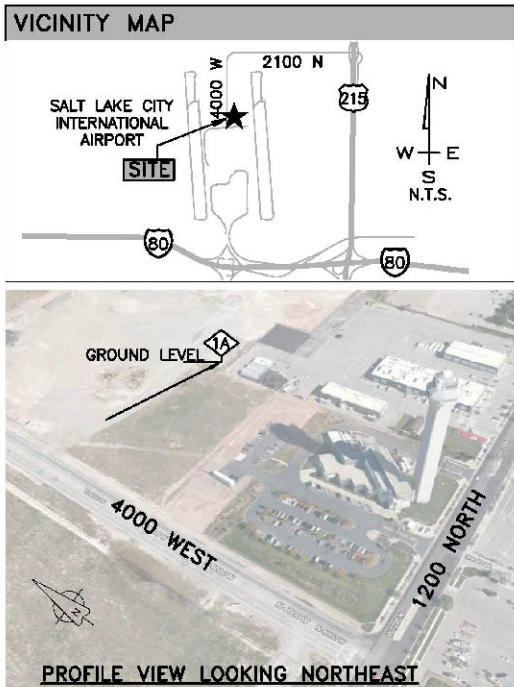
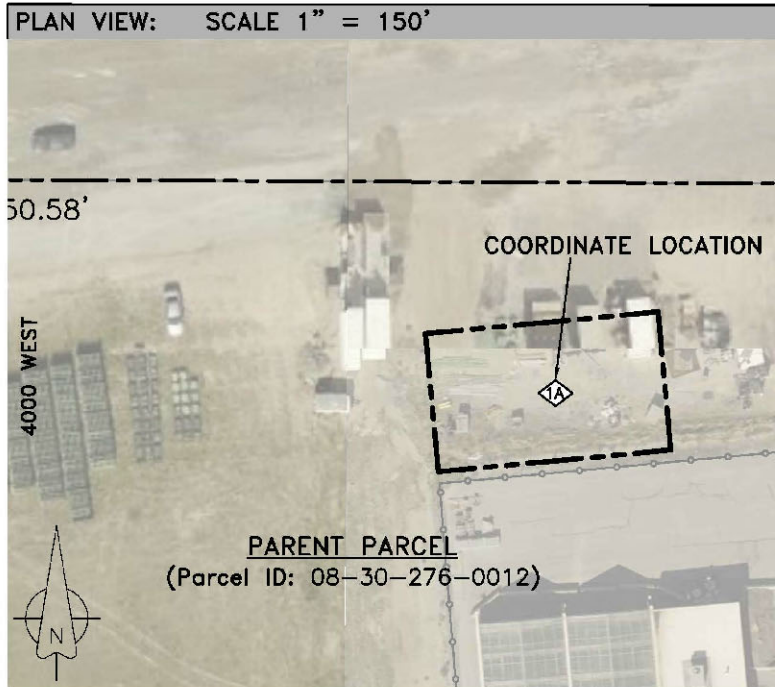
1A CERTIFICATION LETTER

FOR  
**VERIZON**  
 FACILITY KNOWN AS:  
**SAL AIRPORT NORTH**  
 SALT LAKE COUNTY, UTAH



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ELEVATION REPORT:	LEGAL DESCRIPTION:	SITE LOCATION:
NAVD88 - GROUND ELEVATION: 4221 sft [ELEVATION METERS]: 1286.563 m	LOCATED WITHIN THE NWNW ¼ OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.	SITE IS LOCATED AT:  3925 W 1260 N SALT LAKE CITY, SALT LAKE COUNTY, UTAH.



**BASIS OF GEODETIC COORDINATES:**

(1) HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) [PRIMARY] EXPRESSED IN DEGREES (°) MINUTES (') AND SECONDS (") AND CARRIED TO THE 100TH OF A SECOND, AND ALSO EXPRESSED IN DEGREES AND DECIMAL DEGREES.

(2) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) EXPRESSED IN U.S. SURVEY FEET AND METERS (METER EQUIVALENT TO 39.37 INCHES).

(3) NAD83 GEODETIC DATA SHOWN HEREON WAS DERIVED FROM AND IS TIED TO THE NATIONAL GEODETIC SURVEY, NATIONAL C.O.R.S. VIA THE O.P.U.S. UTILITY AND OR TRIMBLE GEOMATICS SOFTWARE.

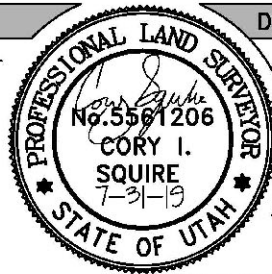
**GEODETIC COORDINATES:**

NAD 83: 40°47'53.82"N  
 111°59'05.54"W

DECIMAL DEGREES: 40.798283°N  
 111.984872°W

**SURVEYOR'S CERTIFICATION:** DATE OF SURV.: 07/25/19

I HEREBY CERTIFY THAT THE GEO-DETTIC COORDINATES REPORTED HEREON ARE ACCURATE AND MEET FAA/FCC REPORTING REQUIREMENTS OF 1A: FIFTEEN FEET (15') HORIZONTALLY AND THREE FEET (3') VERTICALLY.



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PREPARED BY:



CORY IVAN SQUIRE UT P.L.S. #5561206-2201 (435)660-0816 cory@cispls.com

DESIGNED BY:

**J5 INFRASTRUCTURE PARTNERS**

REV	DESCRIPTION	DATE	CHK BY
0	APPROVED FOR LEASING & ZONING	5/30/19	MDA GL
1	ADDED ANTENNAS & STAMP	7/16/19	SJM GL
2	MOVED SITE TO NEW LOCATION	8/6/19	MDA -

PROJECT NAME:  
**SAL AIRPORT NORTH**  
 NEW 99'-0" MONOPOLE  
 (OVERALL HEIGHT: 103'-6" A.G.L.)  
 RAW LAND COMMUNICATION SITE

PROJECT ADDRESS:  
 3925W 1260N  
 SALT LAKE CITY, UT 84116  
 SALT LAKE COUNTY

SHEET TITLE:  
**1A CERTIFICATION SHEET**

SAVE DATE:  
 8/6/2019 12:46 PM

SHEET NUMBER:  
**SU2**



**SITE NOTES:**

1. PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
2. GRADE ENTIRE COMPOUND UP 1' ABOVE FINISHED GRADE PRIOR TO INSTALLING THE 4" OF CRUSHED ROCK.
3. INFORMATION SHOWN BELOW FOR DEPICTION PURPOSES ONLY. ALL DATA GATHERED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED FOR SURVEYING OR OTHER RELATED PURPOSES.

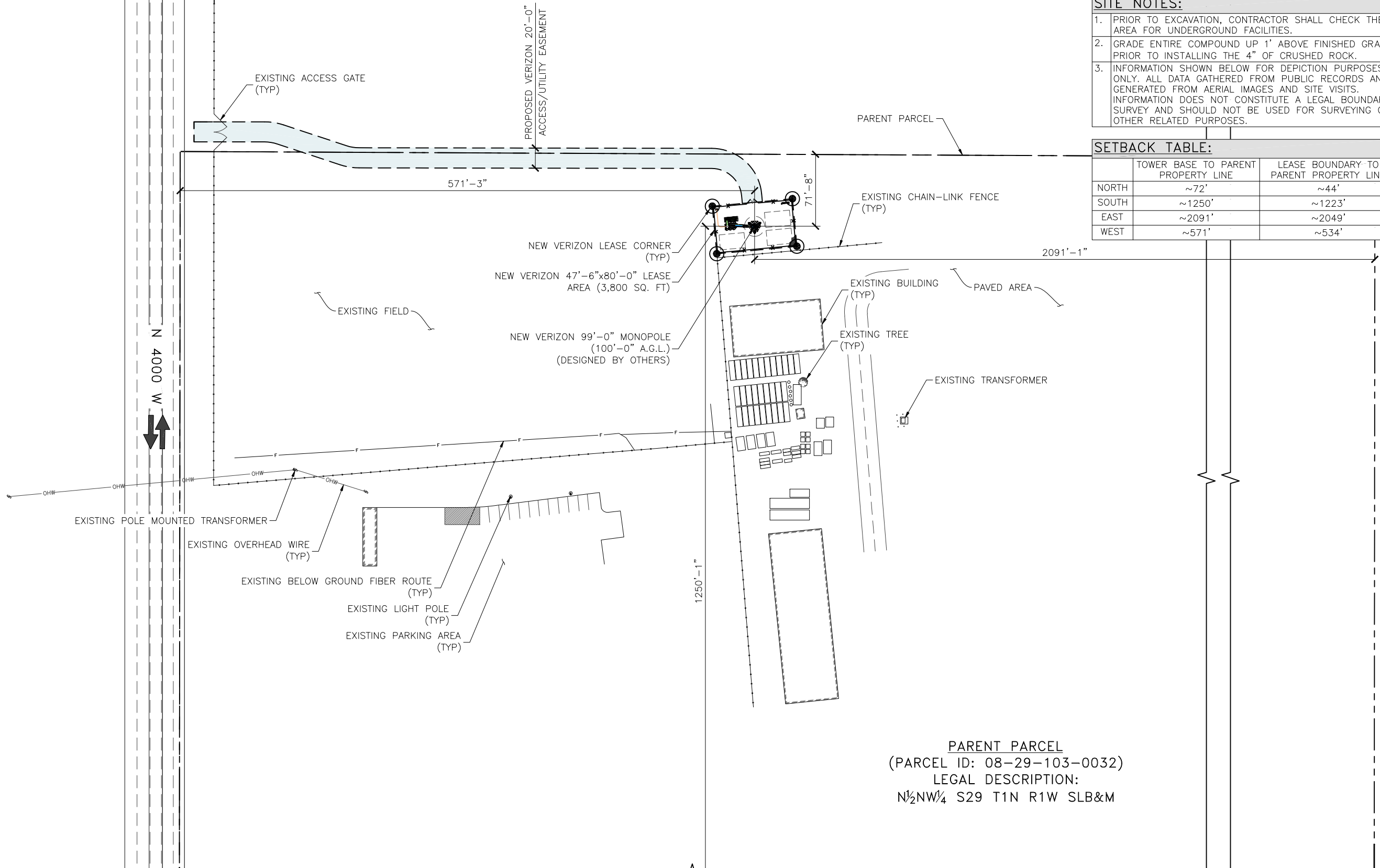
**SETBACK TABLE:**

	TOWER BASE TO PARENT PROPERTY LINE	LEASE BOUNDARY TO PARENT PROPERTY LINE
NORTH	~72'	~44'
SOUTH	~1250'	~1223'
EAST	~2091'	~2049'
WEST	~571'	~534'

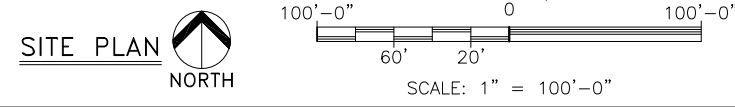
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**J5 INFRASTRUCTURE PARTNERS**

REV	DESCRIPTION	DATE	CHK BY
0	APPROVED FOR LEASING & ZONING	5/30/19	MDA GL
1	ADDED ANTENNAS & STAMP	7/16/19	SJM GL
2	MOVED SITE TO NEW LOCATION	8/6/19	MDA -



**PARENT PARCEL**  
 (PARCEL ID: 08-29-103-0032)  
 LEGAL DESCRIPTION:  
 N½NW¼ S29 T1N R1W SLB&M



**APPROVED FOR LEASING/ZONING**

**PROJECT NAME:**  
 SAL AIRPORT NORTH  
 NEW 99'-0" MONOPOLE  
 (OVERALL HEIGHT: 103'-6" A.G.L.)  
 RAW LAND COMMUNICATION SITE

**PROJECT ADDRESS:**  
 3925W 1260N  
 SALT LAKE CITY, UT 84116  
 SALT LAKE COUNTY

**SHEET TITLE:**  
 SITE PLAN

**SAVE DATE:**  
 8/6/2019 12:46 PM

**SHEET NUMBER:**  
 Z1



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REV	DESCRIPTION	DATE	CHK	BY
0	APPROVED FOR LEASING & ZONING	5/30/19	MDA	GL
1	ADDED ANTENNAS & STAMP	7/16/19	SJM	GL
2	MOVED SITE TO NEW LOCATION	8/6/19	MDA	-

DESIGNED BY:

PROJECT NAME:  
**SAL AIRPORT NORTH**  
 NEW 99'-0" MONOPOLE  
 (OVERALL HEIGHT: 103'-6" A.G.L.)  
 RAW LAND COMMUNICATION SITE

PROJECT ADDRESS:  
 3925W 1260N  
 SALT LAKE CITY, UT 84116  
 SALT LAKE COUNTY

SHEET TITLE:  
**ENLARGED SITE PLAN**

SAVE DATE:  
 8/6/2019 12:46 PM

SHEET NUMBER:  
**72**

**HEALTH & HUMAN SAFETY NOTES:**

**1 TOWER FAILURE & ICE FALL**

- TOWER TO BE DESIGNED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES.
- TOWER FAILURE SHALL BE ADDRESSED BY THE TOWER DESIGNER (EHRESMANN ENGINEERING INC.).
- ICE CAN ACCUMULATE ON THE PANEL ANTENNAS, MOUNTS AND TOWER DURING CERTAIN EXTREME COLD-WEATHER CONDITIONS. AS THE ICE MELTS IT WILL FALL TO THE GROUND IN THE VICINITY OF THE TOWER BASE. THE DISTANCE TRAVELED BY A PIECE OF ICE DEPENDS ON THE POSITION OF THE APPURTENANCES WHEN THE ICE BREAKS OFF, THE MASS OF THE ICE, THE SHAPE OF THE ICE (E.G., SPHERICAL, FLAT SMOOTH), AND THE PREVAILING WIND SPEED. THE BASE OF THE TOWER WILL BE FENCED TO PROVIDE SAFETY ZONE.
- PANEL ANTENNAS WILL BE MOUNTED WITH A DOWN TILT ANGLE TO FORCE AN ICE DROP INSIDE FENCED COMPOUND.
- ICE FALL FROM A WIRELESS TOWER SHALL BE VIEWED AS THE SAME CONCERN FOR POWER LINES, CROSSWALK POLES AND TRAFFIC LIGHTS. CURRENTLY THERE ARE OVERHEAD POWER LINES LOCATED TO THE NORTH OF THE PROPOSED WIRELESS FACILITY.

**2 MISCELLANEOUS POTENTIAL SAFETY ISSUES AND MITIGATIONS**

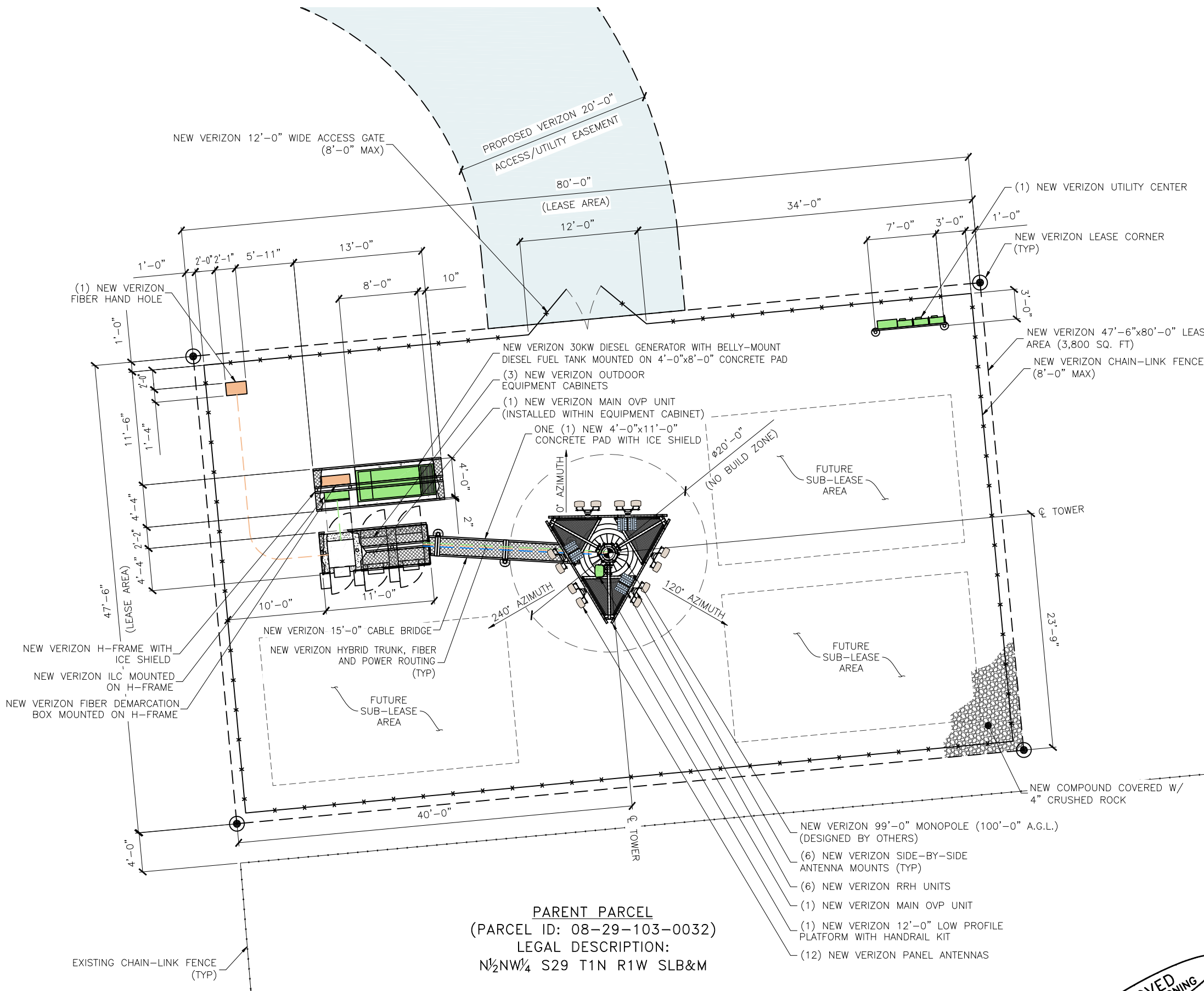
- EME/NIR (RF EMISSIONS)**  
 THE FCC HAS SET LIMITS ON HUMAN EXPOSURE TO RF ENERGY AND HAS MANDATED THAT EVERY TIME THE RF ENVIRONMENT AT A WIRELESS SITE IS MODIFIED, A COMPLIANCE STUDY MUST BE RUN TO VERIFY THAT THE SITE IS STILL WITHIN COMPLIANCE TO THE FCC'S LIMITS. VERIZON WIRELESS COMPLIES WITH THESE GUIDELINES AND REGULATIONS.
- ANTI-CLIMBING**  
 THE BASE OF THE TOWER SHALL BE SURROUNDED BY A FENCE OR WALL AT LEAST SEVEN (7) FEET IN HEIGHT TO PREVENT A PERSON(S) FROM CLIMBING THE TOWER.

**TOWER DESIGN CRITERIA:**

TOWER SHALL BE DESIGNED WITH CAPACITY TO SUPPORT (3) ADDITIONAL CARRIER. (BY OTHERS)

**SITE NOTES:**

- PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
- GRADE ENTIRE COMPOUND UP 1' ABOVE FINISHED GRADE PRIOR TO INSTALLING THE 4" OF CRUSHED ROCK.
- INFORMATION SHOWN BELOW FOR DEPICTION PURPOSES ONLY. ALL DATA GATHERED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED FOR SURVEYING OR OTHER RELATED PURPOSES.



**PARENT PARCEL**  
 (PARCEL ID: 08-29-103-0032)  
 LEGAL DESCRIPTION:  
 N½NW¼ S29 T1N R1W SLB&M

**ENLARGED SITE PLAN**  
 SCALE: 3/32" = 1'-0"  
 NORTH



**FAA/FCC COMPLIANCE NOTES:**

1. CONTRACTOR MUST ENSURE THAT THE LIGHTNING ROD IS CORRECTLY INSTALLED ON THE TOP OF THE TOWER AS DEPICTED, AND THAT THE LIGHTNING ROD IS THE TALLEST/HIGHEST OBJECT PROTRUDING ABOVE THE TOP OF THE STRUCTURE.
2. CONTRACTOR MUST ENSURE THAT THE TOWER LIGHTING SYSTEM (IF REQUIRED AND DEPICTED) MUST BE PROPERLY INSTALLED AND FUNCTIONING PER FAA/FCC REGULATIONS.
3. CONTRACTOR MUST ENSURE THAT ADDITIONAL OR MORE STRINGENT TOWER LIGHTING SYSTEMS ARE INSTALLED IF REQUIRED BY ANY SUBSEQUENT FAA STUDY.
4. THE TOWER LIGHTING SYSTEM MUST COMPLY WITH FAA ADVISORY CIRCULAR AC70/7460.

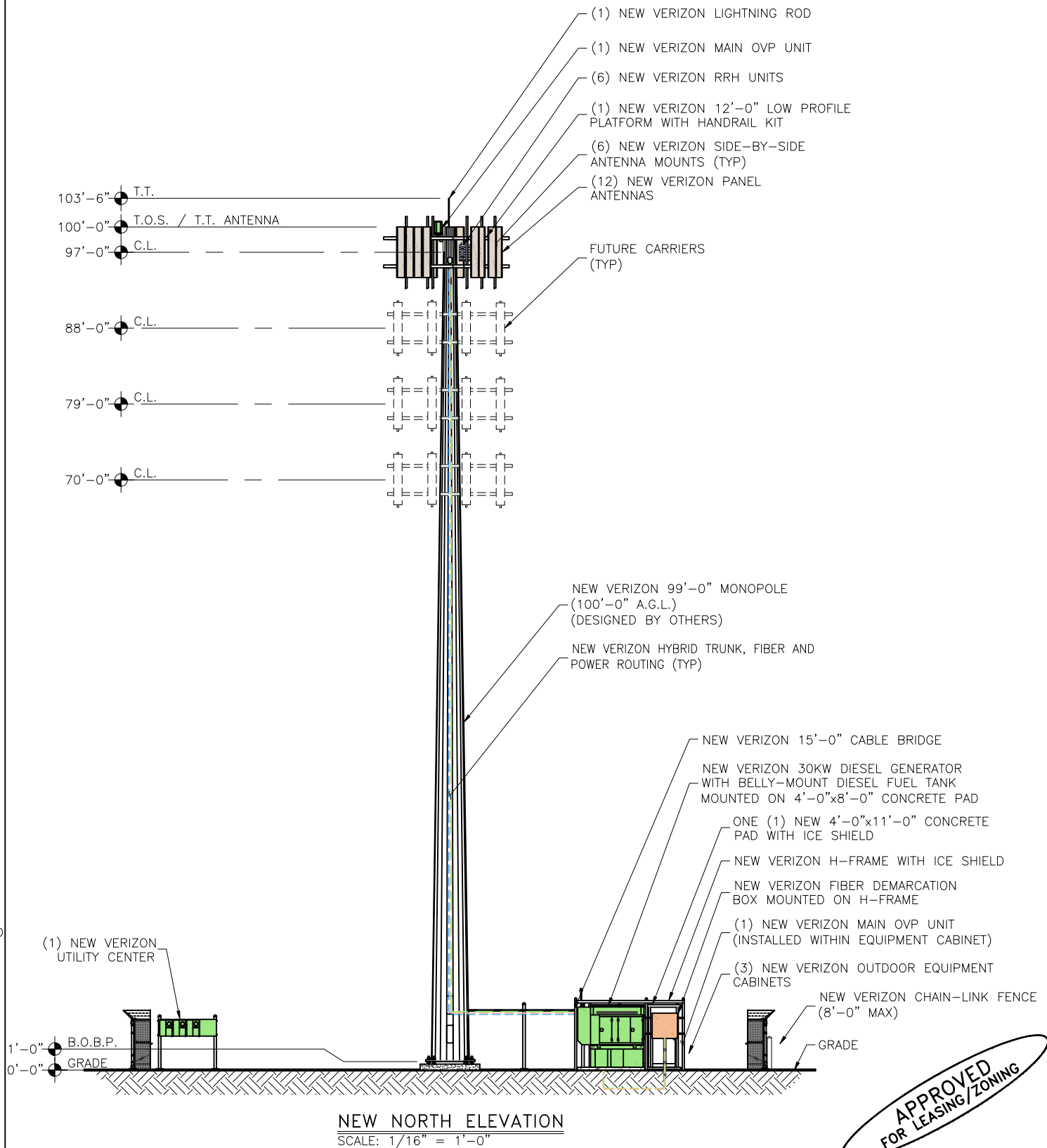
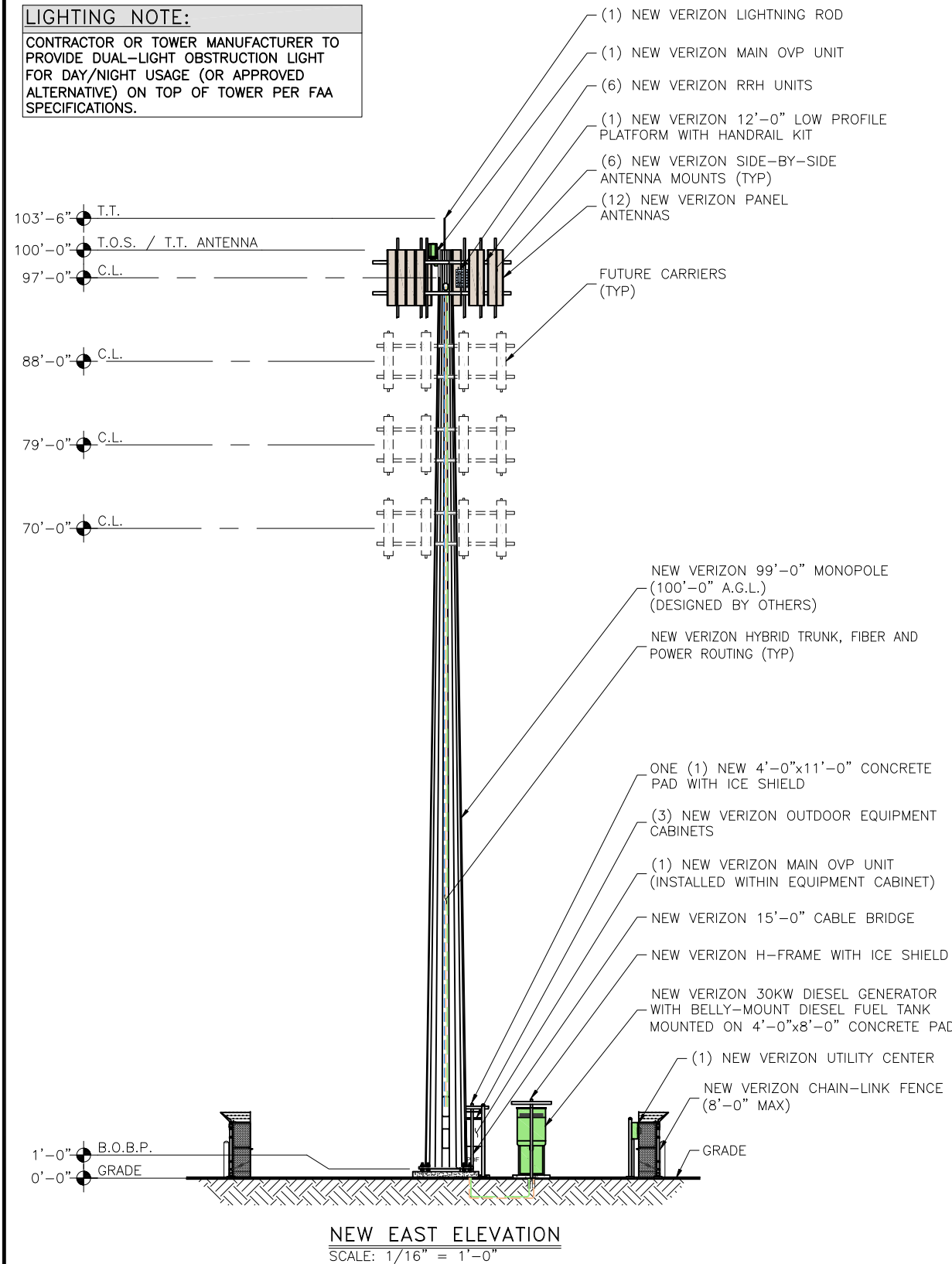
**LIGHTING NOTE:**

CONTRACTOR OR TOWER MANUFACTURER TO PROVIDE DUAL-LIGHT OBSTRUCTION LIGHT FOR DAY/NIGHT USAGE (OR APPROVED ALTERNATIVE) ON TOP OF TOWER PER FAA SPECIFICATIONS.

**KEY:**

C.L. =	CENTERLINE
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE

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DESIGNED BY: **J5 INFRASTRUCTURE PARTNERS**

REV	DESCRIPTION	DATE	CHK	BY
0	APPROVED FOR LEASING & ZONING	5/30/19	MDA	GL
1	ADDED ANTENNAS & STAMP	7/16/19	SJM	GL
2	MOVED SITE TO NEW LOCATION	8/6/19	MDA	-

PROJECT NAME: **SAL AIRPORT NORTH**  
NEW 99'-0" MONOPOLE  
(OVERALL HEIGHT: 103'-6" A.G.L.)  
RAW LAND COMMUNICATION SITE

PROJECT ADDRESS:  
3925W 1260N  
SALT LAKE CITY, UT 84116  
SALT LAKE COUNTY

SHEET TITLE:  
**ELEVATIONS**

SAVE DATE:  
8/6/2019 12:46 PM

SHEET NUMBER:  
**Z3**

**APPROVED FOR LEASING/ZONING**

# **ATTACHMENT D: EXISTING CONDITIONS**

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## **Adjacent Land Uses and Zoning – South and North locations (Applications PLNPCM2019-00669 and PLNPCM2019-00720)**

- North: A – Airport zoning district
- South: A – Airport zoning district
- East: A – Airport zoning district
- West: A – Airport zoning district

## **Adjacent Land Uses and Zoning – East location only (Application PLNPCM2019-00719)**

- North: A – Airport zoning district
- South: A – Airport zoning district
- East: M-1 – Light Manufacturing zoning district
- West: A – Airport zoning district

The properties are located within the boundaries of the Salt Lake City International Airport. Adjacent properties have been developed for a variety of uses related to the operation of the airport. There are no residential uses in or near the vicinity of the South and North installations. For the East location, the nearest residential uses are approximately 0.5 miles away on the east (opposite) side of Interstate 215.

## **Applicable Master Plan Policies**

The airport property is included within the Northwest Jordan River/Airport Master Plan adopted in 2002. The Master Plan recognizes the airport property as being dedicated to airport-related uses which is reflected in the A (Airport) zoning designation of the property. The Future Lane Use Map found in the plan anticipates that the area will continue to function in support of the airport in the future. The proposed use is in concert with the Master Plan and the existing character of the area.

The airport maintains and updates its own Salt Lake City International Airport Master Plan. The airport master plan is a comprehensive study to determine the future facility needs of the airport and to serve as a blueprint for long-term development. The Airport identified the need for a campus-wide cellular carrier neutral-host distributed antenna system at the Salt Lake City International Airport and issued an RFP in August 2018 to solicit bids for such a system. The proposed wireless installation is the result of that bidding process and the proposal was selected by a design committee at the airport. The proposal is in alignment with the needs of the airport and its long-term planning for upgrade.

## **Salt Lake City Zoning Ordinance Provisions**

### **21A.40.090: ANTENNA REGULATIONS:**

#### **E. Wireless Telecommunications Facilities**

Monopoles greater than 60 feet in height in the A – Airport zoning district require Conditional Use approval.

# ATTACHMENT E: ANALYSIS OF STANDARDS

## 21A.54.080 Standards for Conditional Use

**Approval Standards:** A conditional use shall be approved unless the planning commission, or in the case of administrative conditional uses, the planning director or designee, concludes that the following standards cannot be met:

Standard	Finding	Rationale
1. The use complies with applicable provisions of this title	Complies	See detailed analysis below.
2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses	Complies	See detailed analysis below.
3. The use is consistent with applicable adopted city planning policies, documents, and master plans	Complies	See detailed analysis below.
4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions	Complies	See detailed analysis below.

## 21A.54.080 Standards for Conditional Use

**Approval Standards:** A conditional use shall be approved unless the planning commission, or in the case of administrative conditional uses, the planning director or designee, concludes that the following standards cannot be met:

### 1. The use complies with applicable provisions of this title

**Analysis:** The proposed wireless facilities will be constructed on properties in the A – Airport zoning district. Wireless facilities including a monopole are allowed as Permitted Uses in the zoning district with a maximum monopole height of 60-feet. Per section 21A.40.090 (E) of the Zoning Ordinance, all monopoles taller than 60 feet in the A zone require Conditional Use approval. The proposed monopoles will be 100-feet tall, which necessitates that they be reviewed as a Conditional Use.

**Finding:** The proposal complies with the applicable provisions of the Salt Lake City Zoning Ordinance.

### 2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;

**Analysis:** The proposed wireless facilities will be located within the Salt Lake City International Airport on properties owned by Salt Lake City. The property has been intensely developed for various functions and uses by the airport. The use will be compatible with surrounding uses.

**Finding:**

Given the nature of the area and activities that take place in the general vicinity, no detrimental impacts either visually, or otherwise are anticipated to neighboring properties which are themselves part of the airport. The proposal is compatible with the surrounding area.

**3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and**

**Analysis:** The Northwest Jordan River/Airport Master Plan recognizes the area in which the property is located as being dedicated to airport-related uses which is reflected in the A (Airport) zoning designation of the property. The Future Lane Use Map found in the plan anticipates that the area will continue to function in support of the airport in the future. In addition, the proposals are aligned with the needs of the airport and its long-term planning for upgrades and is the result of an RFP issued by the Airport itself with a design chosen by an airport design committee.

**Finding:** The proposed uses is consistent with the Master Plan and the existing character of the Area. The proposed use is listed as a conditional use in this zoning district.

**4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.** (Refer to Detrimental Effects Table below for details)

**21a.54.080B: Detrimental Effects Determination:** In analyzing the anticipated detrimental effects of a proposed use, the planning commission, or in the case of administrative conditional uses, the planning director or designee, shall determine compliance with each of the following:

Criteria	Finding	Rationale
1. This title specifically authorizes the use where it is located	<b>Complies</b>	A monopole up to 60-feet is allowed as a permitted use. The proposed monopole is 100-feet in height which requires conditional use approval. If the conditional use is approved according to the Zoning Ordinance process and all required standards, the proposal will not create a detrimental effect.
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps	<b>Complies</b>	The use is located in an area zoned and designated by the associated master plan as “airport” (see analysis from standard 3 above).
3. The use is well-suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area	<b>Complies</b>	Surrounding the proposed wireless facility are a numerous properties that are part of the airport and have been developed for airport uses. The use is well suited to the character of the site. The antenna will provide service connectivity to various parts of the airport property and surrounding area.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered	<b>Complies</b>	The design has been considered and the proposed facility will be compatible with the industrial and commercial aesthetic of the airport property.
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows	<b>Complies</b>	This standard is not applicable to the type of use proposed.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic	<b>Complies</b>	This standard is not applicable to the type of use proposed.
7. The site is designed to enable access and circulation for pedestrian and bicycles	<b>Complies</b>	This standard is not applicable to the type of use proposed.
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street	<b>Complies</b>	This standard is not applicable to the type of use proposed.
9. The location and design of off-street parking complies with applicable standards of this code	<b>Complies</b>	The proposal will not require additional off-street parking.



10. Utility capacity is sufficient to support the use at normal service levels	<b>Complies</b>	The proposal will not require additional utility service.
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts	<b>Complies</b>	The proposal will not change the land use.
12. The use meets City sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke	<b>Complies</b>	The proposed antennas will be located on airport property and surrounded by development related to airport operations. Based on the size of the installations and the developed nature of the area, none of the proposed installations is anticipated to significantly impact the environment or introduce any hazards.
13. The hours of operation and delivery of the use are compatible with surrounding uses	<b>Complies</b>	The equipment will be serviced by a technician as needed for routine maintenance and repair.
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses	<b>Complies</b>	The proposal will not require any signs. Any marker lighting on the towers will be determined by the airport and installed in accordance with FAA regulations and restrictions.
15. The proposed use does not undermine preservation of historic resources and structures	<b>Complies</b>	The proposal is not associated with any historic resources or structures.

**Section 21A.40.090.E.9 Additional Conditional Use Requirements (for antennas)**

In addition to conditional use standards outlined in Section 21A.54 (above) of the zoning ordinance; the following shall be considered by the Planning Commission:

- a. Compatibility of the proposed structure with the height and mass of existing buildings and utility structures;
- b. Whether collocation of the antenna on the other existing structures in the same vicinity such as other towers, buildings, water towers, utility poles, etc., is possible without significantly impacting antenna transmission or reception;
- c. The location of the antenna in relation to existing vegetation, topography and buildings to obtain the best visual screening;
- d. Whether the spacing between monopoles and lattice towers creates detrimental impacts to adjoining properties.

**Analysis:** The proposed monopoles will replace existing equipment currently located in and on the parking garage and concourses which are scheduled for demolition in early 2020. The goal of the equipment replacement is to provide wireless telecommunications to the entire airport property including new buildings and surrounding areas. The new equipment will benefit both the airport in terms of better communication as well as airport users and surrounding residents and businesses. Surrounding the proposed monopole are a variety of buildings and uses related to the function and operations of the Airport.

It would be difficult to attempt to screen the antenna with existing vegetation, topography or buildings but this should not be a problem given the nature of the area and surrounding land uses.

There are no other monopoles or lattice towers in the area so spacing will not be an issue in terms creating detrimental impacts on adjoining properties. The surrounding land uses are all related to the operations of the airport and those uses will benefit from improved wireless service in the area.

**Finding:** This project satisfies the additional requirements of Section 21A.40.090.E.7.

# **ATTACHMENT F: PUBLIC PROCESS AND COMMENTS**

## **Public Notice, Meetings, Comments**

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

- Notice of the project and request for comments sent to the Chairs of the Westpointe and Jordan Meadows Community Councils on August 5, 2019 in order to solicit comments.
- Staff sent an early notification announcement of the project to all residents and property owners located within 300 feet of the project site on August 5, 2019 providing notice about the project and information on how to give public input on the project.
- Staff held an Open House for the project at the Day-Riverside Public Library to solicit comments on August 21, 2019. The only comments that were submitted in relation to the proposal were in support and cited a desire for better cellular coverage in the area.
- The 45-day recognized organization comment period expired on September 20, 2019

### **Notice of the public hearing for the proposal included:**

- Public hearing notice mailed on: October 9, 2019
- Public notice posted on City and State websites & Planning Division list serve: October 9, 2019

### **Public Input:**

To date, no additional public comments have been received by staff in relation to this proposal.

# **ATTACHMENT G: DEPARTMENT REVIEW COMMENTS**

## **CITY DEPARTMENT COMMENTS**

### **Building/Zoning Review Comments**

No zoning concerns at this point in the process. The array cannot exceed 13' in width and 8' in height and must be confirmed in the building permit review process.

### **Engineering Review Comments**

No comments or concerns.

### **Sustainability**

No comments or concerns.

### **Transportation**

No issues identified by Transportation.