

verizon^v

SAL - PEPPER

verizon^v

9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

Technology Associates

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

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

DRAWN BY: JAY C

CHECKED BY: DAKOTA H

REV	DATE	DESCRIPTION
0	08.24.2018	ZONING DRAWINGS

SITE INFORMATION

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

SITE ADDRESS:
5048 WEST 700 SOUTH
SLC, UTAH 84104

LATITUDE AND LONGITUDE:
N 40°45'18.06", W 112°00'42.59"

ZONING JURISDICTION:
SALT LAKE CITY

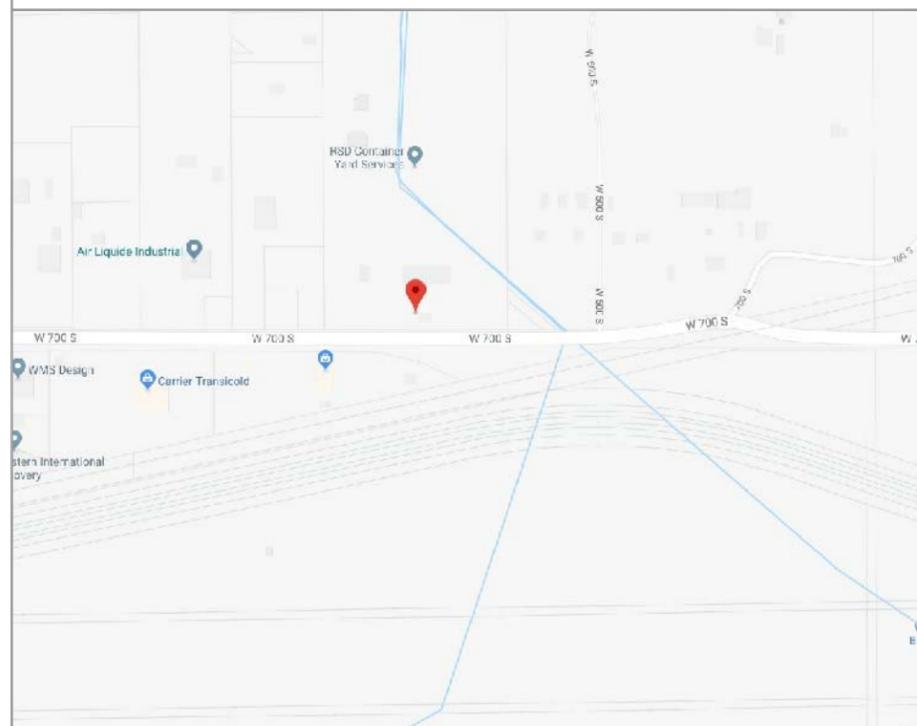
PROJECT DESCRIPTION:
VZW IS PROPOSING TO CONSTRUCT AN UNMANNED COMMUNICATIONS FACILITY CONSISTING OF ANTENNAS MOUNTED TO A NEW MONOPOLE WITH OUTDOOR EQUIPMENT AND GENERATOR

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

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

POWER COMPANY:
ROCKY MOUNTAIN POWER, 1-888-221-7070

LOCATION MAP



DO NOT SCALE DRAWINGS

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

DRIVING DIRECTIONS

FROM THE VZW WEST JORDAN OFFICES, TAKE MOUNTAIN VIEW CORRIDOR NORTH TO 5400 SOUTH. TURN RIGHT AND GO EAST TO 5600 WEST. TURN LEFT AND GO NORTH TO 700 SOUTH. TURN RIGHT AND GO EAST TO 5048 WEST. THE SITE WILL BE LOCATED ALONG THE SOUTH SIDE OF THE PROPERTY.

APPROVALS

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

DRAWING INDEX

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

CONTACT INFORMATION

SITE ACQUISITION:
TECHNOLOGY ASSOCIATES EC, INC
7896 SOUTH HIGHLAND DRIVE, SUITE 200
COTTONWOOD HEIGHTS, UTAH 84121
CONTACT: DAKOTA HAWKS
PHONE: 801-651-4769

SHEET TITLE
**TITLE SHEET
VICINITY MAP
GENERAL INFORMATION**

SHEET NUMBER
T100



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



INFORMATION FOR THE CENTER OF THE VZW LIGHT POLE LEASE AREA

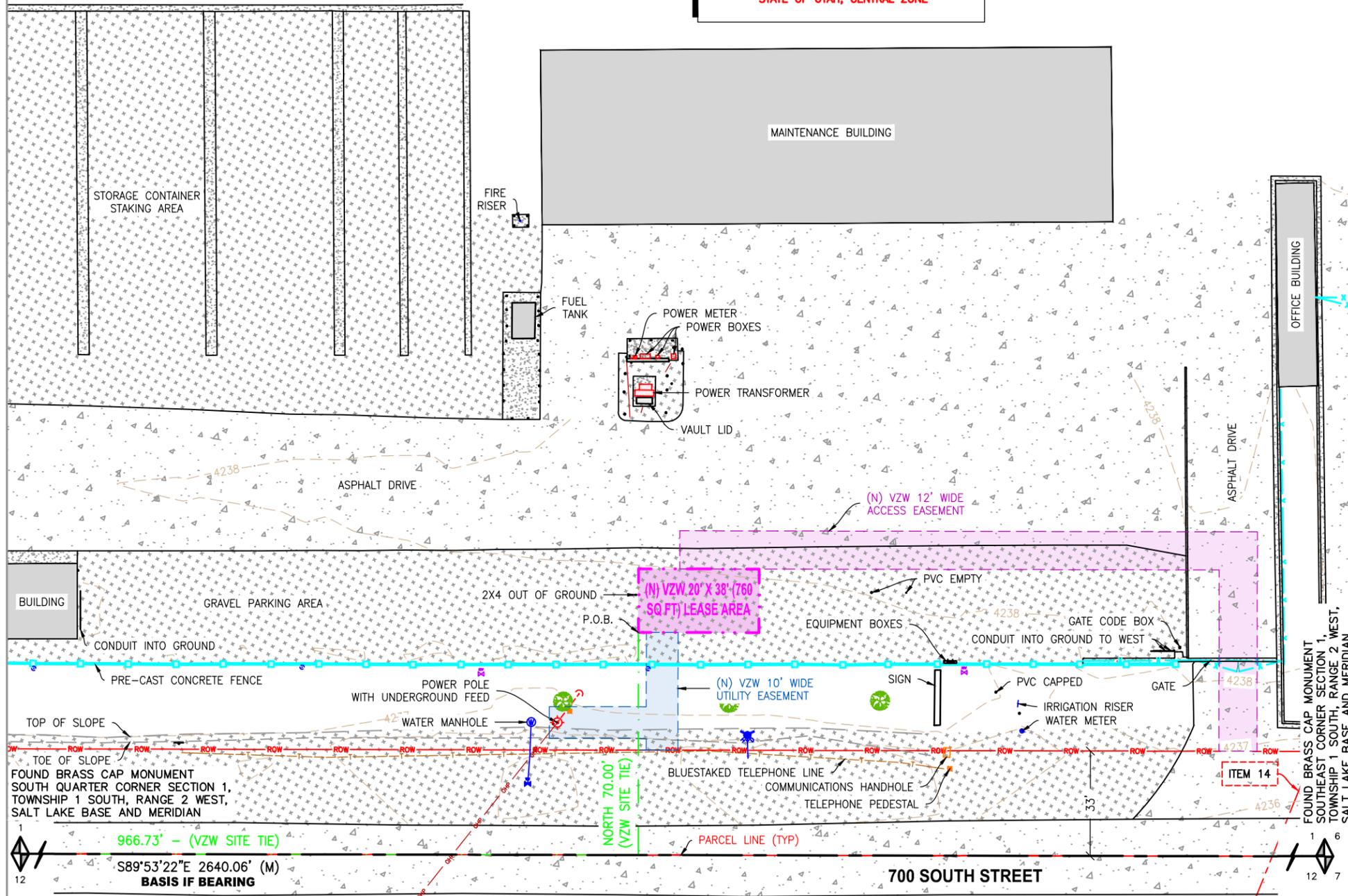
STATE PLANE COORDINATES – NAD 83 (FT)
 NORTHING=7444176.38, EASTING=1498609.35

GEODETIC COORDINATES – NAD 83
 LATITUDE = N 40°45'18.06"
 LONGITUDE = W 112°00'42.59"

GROUND ELEVATION – NAVD88
 4238' A.M.S.L.

STATE OF UTAH, CENTRAL ZONE

ITEM 18



CERTIFICATE OF SURVEY:
 I, JERRY FLETCHER, PROFESSIONAL LAND SURVEYOR, STATE OF UTAH, LICENSE NUMBER 6436064, CERTIFY THAT I HAVE SUPERVISED A SURVEY ON THE GROUND AS SHOWN HEREON:

VERIZON WIRELESS LEASE SITE DESCRIPTION:
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT LOCATED SOUTH 89°53'22" EAST 966.73 FEET ALONG SECTION LINE AND NORTH 70.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°06'38" EAST 20.00 FEET; THENCE SOUTH 89°53'22" EAST 38.00 FEET; THENCE SOUTH 00°06'38" WEST 20.00 FEET; THENCE NORTH 89°53'22" WEST 38.00 FEET TO THE POINT OF BEGINNING.

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

VERIZON WIRELESS ACCESS EASEMENT DESCRIPTION:
 A 12 FOOT WIDE ACCESS EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS, BEING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 BEGINNING AT A POINT ON THE NORTH LINE OF THE VERIZON WIRELESS LEASE AREA, SAID POINT BEING SOUTH 89°53'22" EAST 985.77 FEET ALONG SECTION LINE AND NORTH 90.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°06'38" EAST 6.00 FEET; THENCE SOUTH 89°53'22" EAST 170.03 FEET; THENCE SOUTH 00°06'38" WEST 63.00 FEET, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY LINE OF 700 SOUTH STREET AND TERMINATING.

CONTAINS: 0.066 ACRES, MORE OR LESS, (AS DESCRIBED).

VERIZON WIRELESS UTILITY EASEMENT DESCRIPTION:
 A 10 FOOT WIDE UTILITY EASEMENT FOR THE PURPOSE OF INSTALLING UNDERGROUND UTILITIES, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 BEGINNING AT A POINT ON THE SOUTH LINE OF THE VERIZON WIRELESS LEASE AREA, SAID POINT BEING SOUTH 89°53'22" EAST 974.23 FEET ALONG SECTION LINE AND NORTH 70.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°06'38" WEST 28.37 FEET; THENCE NORTH 89°53'22" WEST 35.51 FEET; THENCE RETRACING PREVIOUS COURSE, SOUTH 89°53'22" EAST 35.51 FEET; THENCE SOUTH 00°06'38" WEST 8.63 FEET, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY LINE OF 700 SOUTH STREET AND TERMINATING.

CONTAINS: 0.015 ACRES, MORE OR LESS, (AS DESCRIBED).

NARRATIVE:
 (1) THE PURPOSE OF THIS SURVEY IS TO LOCATE AND SURVEY A PROPOSED COMMUNICATIONS TOWER SITE.
 (2) THE BASIS OF BEARING USED FOR THIS SURVEY IS AS SHOWN ON THIS PLAT, FROM FOUND MONUMENTS AS LOCATED IN THE FIELD.
 (M) = MEASURED BEARING OR DISTANCE.
 (R) = RECORDED BEARING OR DISTANCE.
 (CALC) = CALCULATED BEARING OR DISTANCE.
 (3) PARCEL LINES ARE SHOWN AS REFERENCE PER RECORD INFORMATION AND DOES NOT CONSTITUTE OR PURPORT TO BE A BOUNDARY SURVEY.
 (4) REFERENCE PLATS:
 (A) SURVEY NO. S2008-03-0364, GRUNDMAN PROPERTY RECORD OF SURVEY DATED MARCH 27, 2008. (SURVEY OF PARCEL, RECORD DESCRIPTION MATCHES TITLE REPORT DESCRIPTION SLIGHT DIFFERENCES BETWEEN RECORD AND MEASURED DIMENSIONS ON PLAT)
 (5) SCHEDULE B NOTES PER STEWART TITLE INSURANCE AGENCY OF UTAH, INC. COMMITMENT NO. 01459-35669, DATED APRIL 30, 2018:
 (A) ITEM 1,3,4,5,6,10,11,27 & 28 – ARE BLANKET EXCEPTIONS NOT SHOWN ON THIS PLAT.
 (B) ITEM 2,7,8,9,22,23,24,25,26,29, & 30 – ARE NOT SURVEY MATTERS AND ARE NOT SHOWN ON THIS PLAT.
 (C) ITEM 12 – RIGHTS OF OTHERS IN AND TO THE LOWE CANAL & BRIGHTON NORTH-POINT CANAL (SEE ITEM 18)
 (D) ITEM 13 – UTAH POWER AND LIGHT COMPANY EASEMENT IN ENTRY NO. 337894, LOCATED ALONG EAST AREA OF PARCEL. (OUTSIDE VIEW OF PLAT)
 (E) ITEM 14 – UTAH POWER AND LIGHT COMPANY POLE LINE EASEMENT IN ENTRY NO. 386433, LOCATED ALONG EAST AREA OF PARCEL. (PARTIALLY SHOWN ON PLAT)
 (F) ITEM 15 – 25 FOOT RIGHT-OF-WAY IN ENTRY NO. 428222 AND ENTRY NO. 492728, LOCATED ALONG THE EAST SIDE OF PARCEL. (OUTSIDE VIEW OF PLAT)
 (G) ITEM 16 – UTAH POWER & LIGHT CO. POLE LINE EASEMENT IN ENTRY NO. 1314780, LOCATED ALONG THE EAST SIDE OF PARCEL. (OUTSIDE VIEW OF PLAT)
 (H) ITEM 17 – 53 FOOT BRIGHTON-NORTH POINT CANAL EASEMENT IN ENTRY NO. 3546750, LOCATED NORTHEAST OF SITE AREA. (SHOWN ON PLAT)
 (I) ITEM 18 – AVIGATION EASEMENT IN ENTRY NO. 10422331, ESTABLISHES A HEIGHT LIMIT OF 4377.4 FEET ABOVE MEAN SEA LEVEL FOR AIR TRAFFIC, AND ALSO ESTABLISHES NOISE LEVELS. (NOT SHOWN ON PLAT)
 (J) ITEM 19 – 10 FOOT WIDE PACIFICORP. EASEMENTS IN ENTRY NO. 10491741, LOCATED IN THE NORTHEAST AREA OF PARCEL. (OUTSIDE OF VIEW OF PLAT)
 (K) ITEM 20 – AGREEMENT IN ENTRY NO. 10507088, STATES PARCEL OWNER TO DEDICATE AND INSTALL PUBLIC RIGHT-OF-WAY IMPROVEMENTS ALONG 700 SOUTH STREET AT TIME DIRECTED BY THE CITY. WIDTH AND TIME NOT SPECIFIED. (NOT SHOWN ON PLAT)
 (L) ITEM 21 – COMMUNICATIONS EASEMENT BY COURT ORDER IN ENTRY NO. 11750572 DOES NOT DESCRIBE AN EXACT AREA AND THEREFORE IS NOT SHOWN ON THIS SURVEY. (BLANKET EASEMENT)

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



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 CARLSBAD, CALIFORNIA 92010

SURVEY PREPARED BY:
SUPERIOR SURVEYING, LLC
 PHONE: 801-230-8968
 EMAIL: JERRY@SUPERIOR-SURVEYING.COM

DRAWN BY: JERRY F
 CHECKED BY: JERRY F

REV	DATE	DESCRIPTION
0	08.06.2018	SITE SURVEY



SAL - PEPPER
 SE SEC 1, T1S, R2W
 5048 WEST 700 SOUTH
 SLC, UTAH 84104
 -- RAWLAND SITE --

SHEET TITLE
SITE SURVEY

SHEET NUMBER
SURV



ASAC INFORMATION SHEET 91:003

INFORMATION REGARDING SURVEY DATA SUBMITTED TO THE FAA

FAA Order 8260.19c requires proponents of certain proposed construction (located beneath instrument procedures) provide the FAA with a site survey and/or letter, from a licensed land surveyor, which certifies the site coordinates and the surface elevation at the site. On October 15, 1992, the FAA started using the North American Datum of 1983 (NAD-83), and therefore all site coordinates should be based on NAD-83. The FAA requires that the survey letter contain an accuracy statement that meets accuracy tolerances required by the FAA. The most requested tolerances are +/- 50 feet in the horizontal and +/- 20 feet in the vertical (2-C). When the site coordinates and/or site elevation can be certified to a greater accuracy than requested by the FAA, please do so.

In order to avoid FAA processing delays, the original site survey or certifying letter should be attached to the 7460 when it is filed at the FAA's regional office. It must be signed and sealed by the licensed land surveyor having performed or supervised the survey.

The FAA accuracy codes and a sample accuracy statement are listed below.

ACCURACY CODES:

<u>HORIZONTAL</u>		<u>VERTICAL</u>	
<u>Code</u>	<u>Tolerance</u>	<u>Code</u>	<u>Tolerance</u>
1	+/- 15 ft	A	+/- 3 ft
2	+/- 50 ft	B	+/- 10 ft
3	+/- 100 ft	C	+/- 20 ft
4	+/- 250 ft	D	+/- 50 ft
5	+/- 500 ft	E	+/- 125 ft
6	+/- 1000 ft	F	+/- 250 ft
7	+/- 1/2 NM	G	+/- 500 ft
8	+/- 1 NM	H	+/- 1000 ft
9	Unknown	I	Unknown

Date: AUGUST 23, 2018

Re: SAL - PEPPER

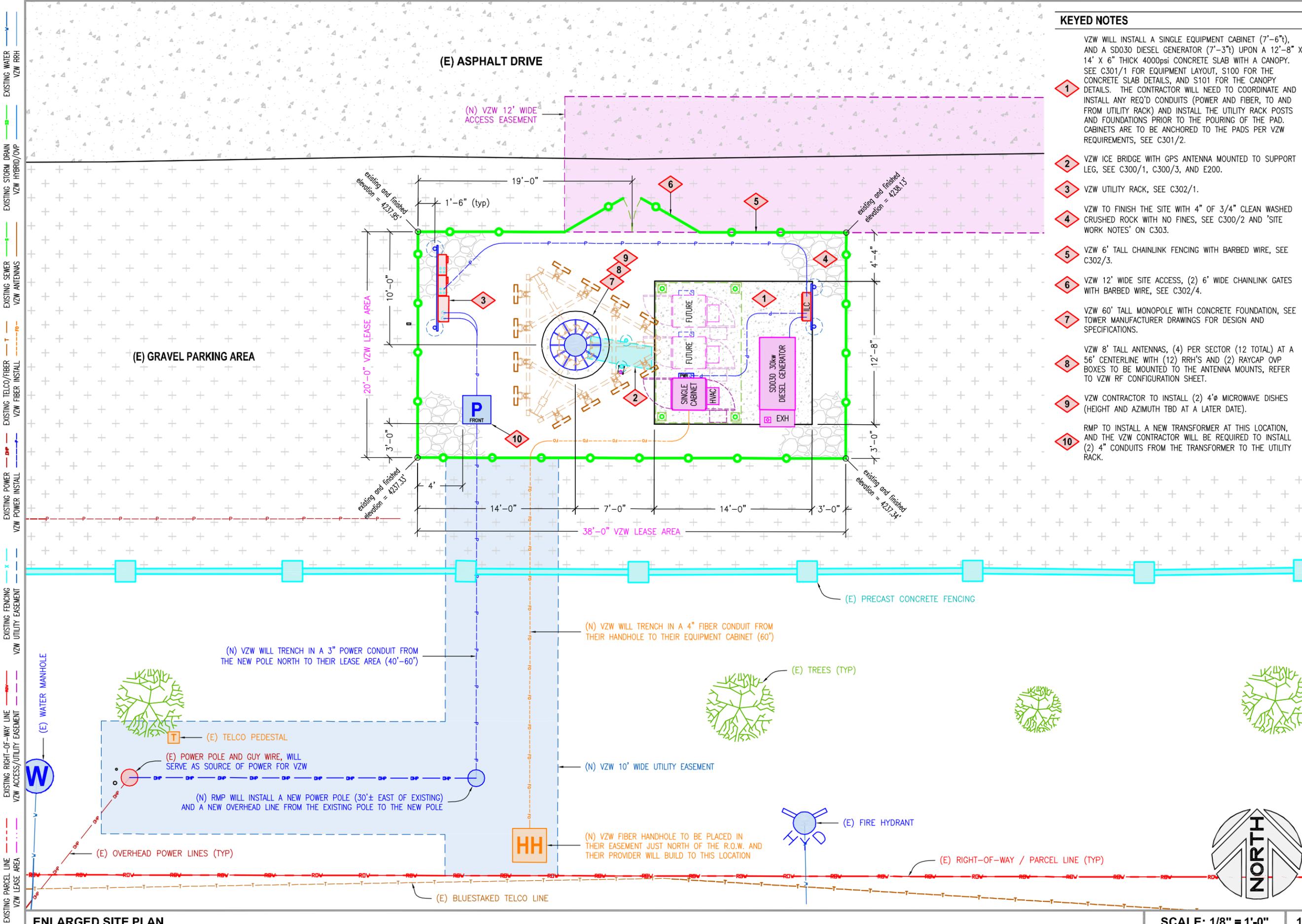
SE 1/4 OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE MERIDIAN

I certify that the latitude of N 40°45'18.06", and the longitude of W 112°00'42.59", are accurate to within 15 feet horizontally and the site elevation of 4238 feet, AMSL (American Mean Sea Level), is accurate to within +/- 3 feet vertically. The horizontal datum (coordinates) are in terms of the North American Datum of 1983 (NAD-83) and are expressed as degrees, minutes and seconds, to the nearest (tenth/hundredth) of a second. The vertical datum (heights) are in terms of the (NAVD88) and are determined to the nearest foot.



Professional Licensed Land Surveyor:
1-A FAA Letter

Jerry Fletcher, Utah LS no. 6436064



KEYED NOTES

- 1 VZW WILL INSTALL A SINGLE EQUIPMENT CABINET (7'-6"t), AND A SD030 DIESEL GENERATOR (7'-3"t) UPON A 12'-8" X 14' X 6" THICK 4000psi CONCRETE SLAB WITH A CANOPY. SEE C301/1 FOR EQUIPMENT LAYOUT, S100 FOR THE CONCRETE SLAB DETAILS, AND S101 FOR THE CANOPY DETAILS. THE CONTRACTOR WILL NEED TO COORDINATE AND INSTALL ANY REQ'D CONDUITS (POWER AND FIBER, TO AND FROM UTILITY RACK) AND INSTALL THE UTILITY RACK POSTS AND FOUNDATIONS PRIOR TO THE POURING OF THE PAD. CABINETS ARE TO BE ANCHORED TO THE PADS PER VZW REQUIREMENTS, SEE C301/2.
- 2 VZW ICE BRIDGE WITH GPS ANTENNA MOUNTED TO SUPPORT LEG, SEE C300/1, C300/3, AND E200.
- 3 VZW UTILITY RACK, SEE C302/1.
- 4 VZW TO FINISH THE SITE WITH 4" OF 3/4" CLEAN WASHED CRUSHED ROCK WITH NO FINES, SEE C300/2 AND 'SITE WORK NOTES' ON C303.
- 5 VZW 6' TALL CHAINLINK FENCING WITH BARBED WIRE, SEE C302/3.
- 6 VZW 12' WIDE SITE ACCESS, (2) 6' WIDE CHAINLINK GATES WITH BARBED WIRE, SEE C302/4.
- 7 VZW 60' TALL MONOPOLE WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER DRAWINGS FOR DESIGN AND SPECIFICATIONS.
- 8 VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 56' CENTERLINE WITH (12) RRH'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET.
- 9 VZW CONTRACTOR TO INSTALL (2) 4' MICROWAVE DISHS (HEIGHT AND AZIMUTH TBD AT A LATER DATE).
- 10 RMP TO INSTALL A NEW TRANSFORMER AT THIS LOCATION, AND THE VZW CONTRACTOR WILL BE REQUIRED TO INSTALL (2) 4" CONDUITS FROM THE TRANSFORMER TO THE UTILITY RACK.

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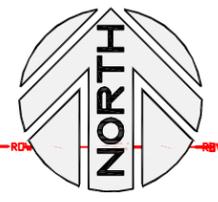
DRAWN BY: JAY C
 CHECKED BY: DAKOTA H

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0	08.24.2018	ZONING DRAWINGS

SAL - PEPPER
SE SEC 1, T1S, R2W
5048 WEST 700 SOUTH
SLC, UTAH 84104
-- RAWLAND SITE --

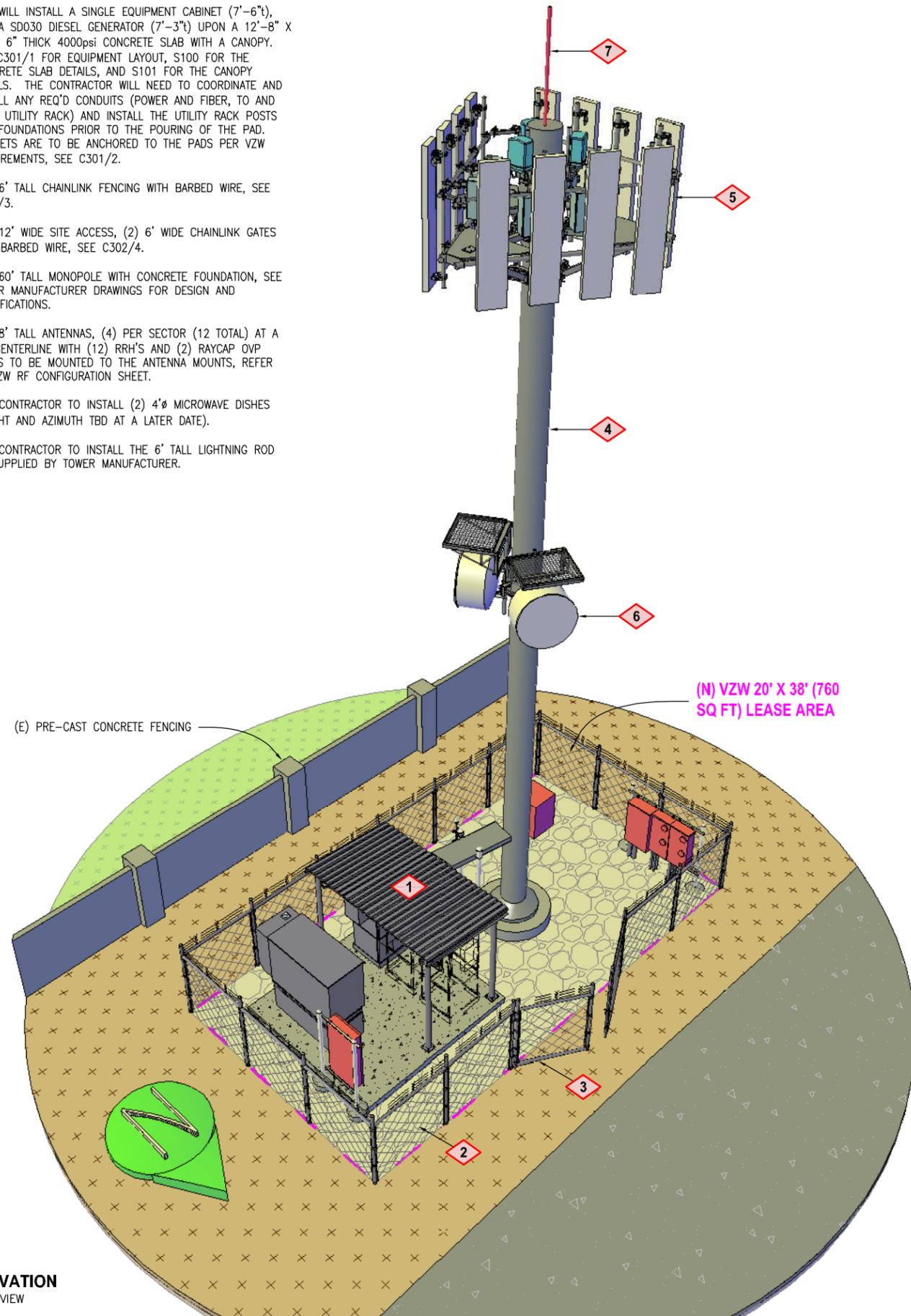
SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C101



KEYED NOTES

- 1** VZW WILL INSTALL A SINGLE EQUIPMENT CABINET (7'-6"t), AND A SD030 DIESEL GENERATOR (7'-3"t) UPON A 12'-8" X 14' X 6" THICK 4000psi CONCRETE SLAB WITH A CANOPY. SEE C301/1 FOR EQUIPMENT LAYOUT, S100 FOR THE CONCRETE SLAB DETAILS, AND S101 FOR THE CANOPY DETAILS. THE CONTRACTOR WILL NEED TO COORDINATE AND INSTALL ANY REQ'D CONDUITS (POWER AND FIBER, TO AND FROM UTILITY RACK) AND INSTALL THE UTILITY RACK POSTS AND FOUNDATIONS PRIOR TO THE POURING OF THE PAD. CABINETS ARE TO BE ANCHORED TO THE PADS PER VZW REQUIREMENTS, SEE C301/2.
- 2** VZW 6' TALL CHAINLINK FENCING WITH BARBED WIRE, SEE C302/3.
- 3** VZW 12' WIDE SITE ACCESS, (2) 6' WIDE CHAINLINK GATES WITH BARBED WIRE, SEE C302/4.
- 4** VZW 60' TALL MONOPOLE WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER DRAWINGS FOR DESIGN AND SPECIFICATIONS.
- 5** VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 56' CENTERLINE WITH (12) RRH'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET.
- 6** VZW CONTRACTOR TO INSTALL (2) 4' MICROWAVE DISHES (HEIGHT AND AZIMUTH TBD AT A LATER DATE).
- 7** VZW CONTRACTOR TO INSTALL THE 6' TALL LIGHTNING ROD AS SUPPLIED BY TOWER MANUFACTURER.

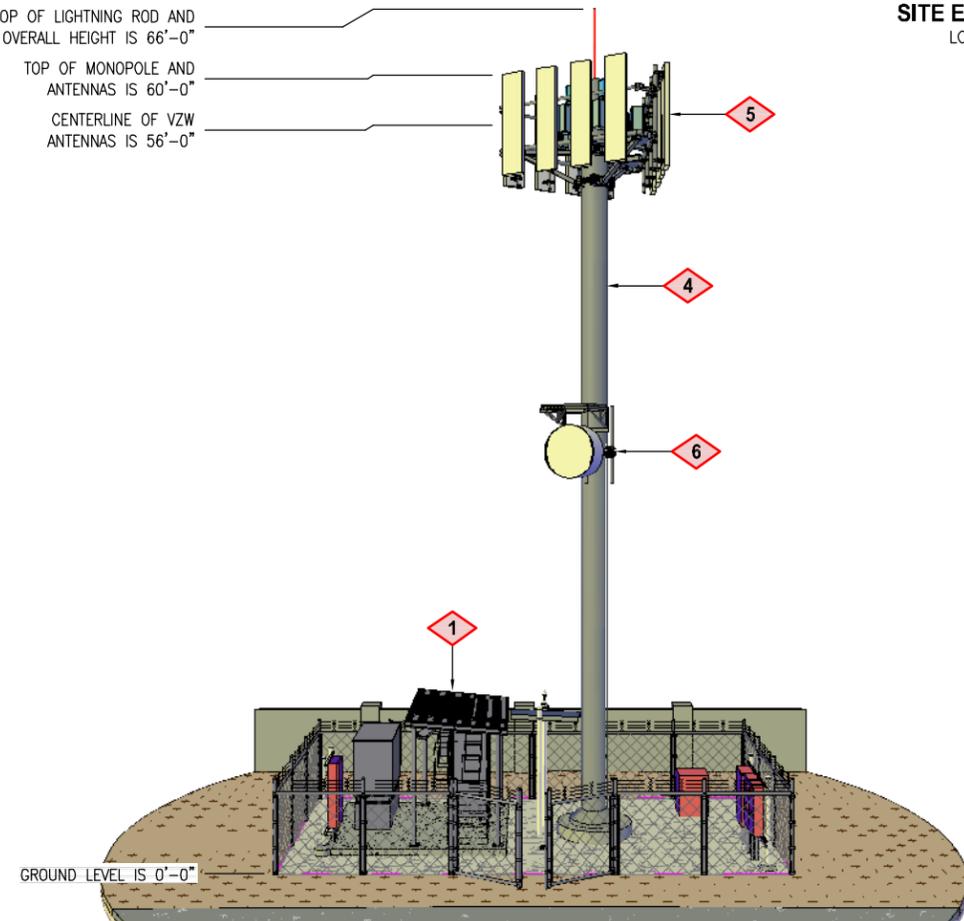


SITE ELEVATION
SOUTHWEST VIEW

TOP OF LIGHTNING ROD AND
OVERALL HEIGHT IS 66'-0"

TOP OF MONOPOLE AND
ANTENNAS IS 60'-0"

CENTERLINE OF VZW
ANTENNAS IS 56'-0"

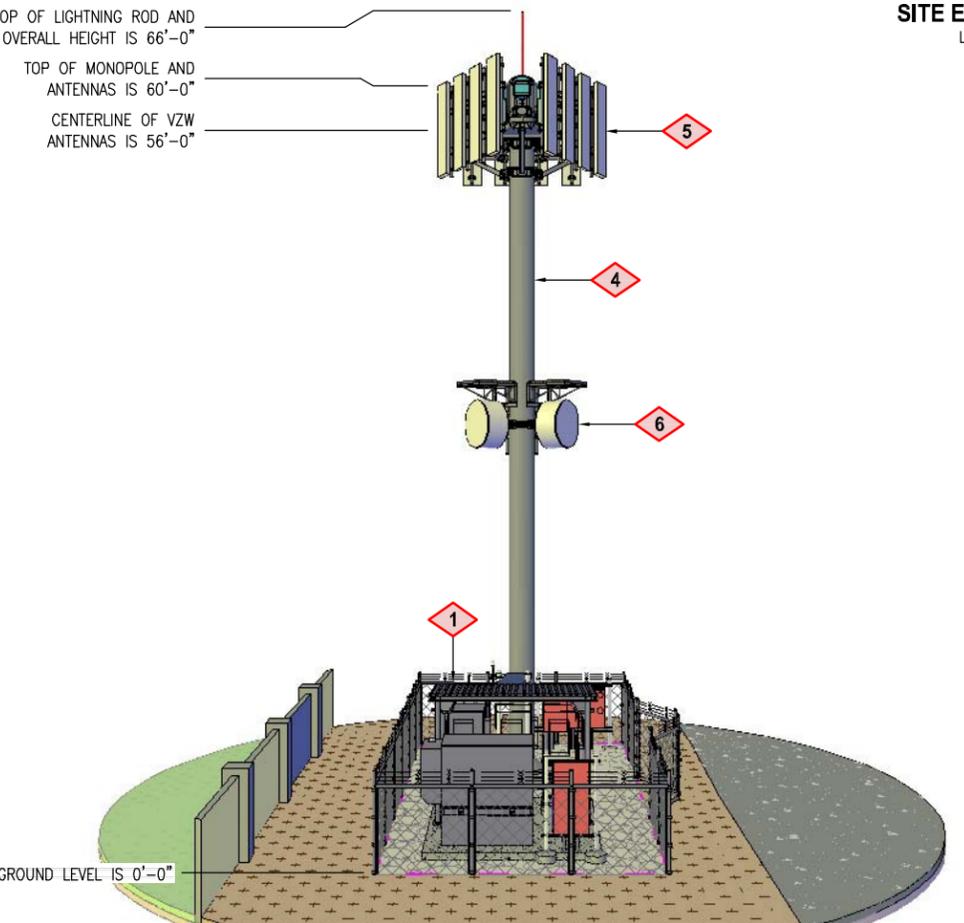


SITE ELEVATION
LOOKING SOUTH

TOP OF LIGHTNING ROD AND
OVERALL HEIGHT IS 66'-0"

TOP OF MONOPOLE AND
ANTENNAS IS 60'-0"

CENTERLINE OF VZW
ANTENNAS IS 56'-0"



SITE ELEVATION
LOOKING WEST



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SE SEC 1, T1S, R2W
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-- RAWLAND SITE --

SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
C200