



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Planning Commission

From: Sara Javoronok, AICP, Senior Planner
(801) 535-7625
sara.javoronok@slcgov.com

Date: September 11, 2019

Re: Conditional Use for an AT&T Communications Site (PLNPCM2019-00542)

Conditional Use

PROPERTY ADDRESS: 1550 South 5600 West
MASTER PLAN: Northwest Quadrant Master Plan
ZONING DISTRICT: M-1 - Light Manufacturing zoning district.

REQUEST: The petitioner, Doug Kofford of Smartlink, is seeking Conditional Use approval for a new unmanned communications site for AT&T with an 80-foot tall monopole and associated equipment on a property located at 1550 South 5600 West in the M-1 – Light Manufacturing zoning district. Monopoles in the M-1 zone and in excess of 60 feet require Conditional Use review and the site is located within the Inland Port overlay district and all Conditional Uses in the Inland Port require Planning Commission review.

RECOMMENDATION: Based on the information in this staff report, planning staff recommends that the Planning Commission approve the proposed conditional use for the telecommunications facility with 80-foot monopole.

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 Narrative](#)
- [C. Site and Facility Plans](#)
- [D. Existing Conditions and Development Standards](#)
- [E. Analysis of Standards](#)
- [F. Public Process and Comments](#)
- [G. Department Review Comments](#)

PROJECT DESCRIPTION:

The subject property is approximately 47 acres in size and a large warehouse building occupies the majority of the site. The proposed wireless facility will be located in an approximately 48' x 50' area in the northwest corner of the site. The property is located in the M-1 – Light Manufacturing zoning district, the Airport Flight Path Protection overlay district, and the Inland Port overlay district. A monopole is a permitted use in the zone. However, per Table 21A.40.090.E of the Zoning Ordinance, all monopoles taller than 60 feet in the M-1 zone require Conditional Use approval, and per section 21A.34.150.B, all Conditional Uses within the Inland Port overlay require Planning Commission approval. The location of the facility 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 property has an existing warehouse building that was constructed in 2016 and the remainder of the site is used for long haul trucking storage. Adjacent properties have a mix of uses, and those in the closest proximity are vacant or open space. The property to the east is vacant and zoned CG (General Commercial),

which allows for a wide range of uses. The property to the west and north is currently vacant and expected to be the northern extension of the future Mountain View Corridor.

Given the industrial nature of the area and activities that take place on adjacent properties, no detrimental impacts on surrounding properties are anticipated. At 80-feet in height, the monopole would be taller than other buildings in the area and visible from other properties. However, the M-1 district generally allows buildings up to 65-feet in height. Railroad offloading structures, such as cranes and lifts up to 85 feet, and distillation column structures used for manufacturing processing purposes may be allowed up to a height of 120-feet, with approval from the Salt Lake City Department of Airports and in compliance with any additional requirements in Airport Flight Path Protection (AFPP) Overlay District. The airport did not have objections to the proposal. Additionally, the antenna will provide service connectivity to property owners, businesses, and others traveling through the area.

Consideration 2 – Inland Port

The property is located within the Inland Port Overlay District, which was adopted in December 2018. The overlay district requires that the Planning Commission review all conditional uses within the Inland Port. 21A.34.150.D.2 provides additional standards for conditional uses within the Inland Port regarding state and federal permits, an impact mitigation plan, and specific standards for conditional uses within the Inland Port. The applicant has identified that additional state and federal permits are not required for this site. The use is exempted from the impact mitigation plan by subsection D.3. D.2.c provides the following:

c. Specific Conditional Use Standards For The IP Inland Port Overlay: In addition to the standards of review for conditional uses in [chapter 21A.54](#), "Conditional Uses", of this title in the IP Inland Port Overlay District shall comply with the following:

- (1) Any detrimental impact or effect from the proposed use shall not exceed those that could reasonably be expected to arise from a use that is permitted in the district.*
- (2) A conditional use that is considered an inland port use shall meet the objectives for an inland port use stated in Utah Code chapter 11-58.*

The proposed monopole is a conditional use due to its height. It is 15 feet higher than the permitted height in the district, and a conditional use is required for monopoles greater than 60 feet in height. As detailed above, the M-1 Light Manufacturing District provides exceptions for railroad offloading structures up to 85 feet and distillation column structures up to 120 feet. Since other columnar structures in the district are permitted up to 120 feet, the proposed monopole is unlikely to have a detrimental impact or effect that exceeds other uses that are reasonably expected to arise.

DISCUSSION:

The proposed wireless facility is allowed as a conditional use in the M-1 - Light Industrial zoning district. The use for the wireless telecommunications facility should be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably detrimental effects of the proposed use.

The proposed use meets 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 should be approved by the Planning Commission.

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 NARRATIVE



1997 Annapolis Exchange Parkway, Suite 200
Annapolis, MD 21401
Proud partner of AT&T

June 12, 2019

Salt Lake City Planning Division
451 State St
Salt Lake City, UT 84111

Re: AT&T proposal to construct a new unmanned communication site with an 80' monopole

To Whom It May Concern

AT&T is requesting approval of a conditional use permit for a new unmanned communication site 1550 South 5600 West in Salt Lake City. This property is zoned Industrial and is used for long-haul trucking storage. The property to the West and North of the site is industrial. The property to the East across 1300 West is commercial as is the property to the South. These property owners were not contacted pertaining to this proposal for an unmanned communication site.

This new site will consist of an 80' monopole with 12 antennas, 18 remote radio heads and a microwave dish. This site will be constructed within a 48' x 50' site area enclosed with a six-foot chain link fence and three strands of barbed wire. All power lines will be brought into the site below grade and tower climbing pegs will be removed at least 20' above grade. There will also be a walk-in equipment cabinet that is approximately 8' x 8' that will be located within the fenced site area. An emergency back-up 30kw diesel generator will also be installed.

This site is located in an industrial area in the western portion of Salt Lake. The proposal fits the zoning code under Section 212A.40.090: Antenna Regulations, part E. Wireless Telecommunications Facilities, 2.d: Monopole with Antennas and Antenna Support Structure Greater Than Two Feet in Width:

The proposal is to install twelve (12) eight-foot antennas with a tip height of 79' on this 80' tower. The horizontal width will not exceed the 13' distance as stated in the code. This site has no residential zone within 300' of the property. The tower is located at least 130' from the North property line and 35' from the West or rear property line.

This unmanned communication site will be operating 24 hours per day, 7 days per week. There will be no employees on site however, a site technician will visit the site once every few months. There is no need for additional parking places as this is an unmanned communication site.

Per the Salt Lake City zoning code, Chapter 21A.40.090: Antenna Regulations, please find the following information:

Sections A-D do not apply

E. Wireless Telecommunications Facilities; Low Power Radio Services Facilities: The purpose of this **section is to address planning issues brought on by the rapid growth in demand for low power radio services. This section distinguishes low power radio from other broadcasting type telecommunication technologies and establishes provisions that deal with issues of demand, visual mitigation, noise, engineering, residential impacts, health, safety and facility siting. The requirements of this section apply to both commercial and private low power**

radio services. Low power radio services facilities include "cellular" or "PCS" (personal communications system) communications and paging systems.

1. **Uses:** The uses specified in table [21A.40.090E](#) of this section, indicate which facility types are allowed as either a permitted or conditional use within specific zoning districts. Low power radio service facilities may be an accessory use, secondary use or principal use.

This proposed unmanned communication facility with an 80' monopole is located in an M-1 zone at 1550 South 5600 West in the Inland Port Area. There are no residential structures in this area. The height of the pole requires a Conditional Use Permit.

- a. **Administrative Consideration Of Conditional Uses:** Applications for low power wireless telecommunication facilities that are listed as conditional uses shall be reviewed according to the procedures set forth in section [21A.54.155](#) of this title.

Per table 21A.40.090E, this proposal does not meet the height requirement to be reviewed as an administrative use and must be reviewed as a Conditional Use Permit.

**TABLE 21A.40.090E
WIRELESS TELECOMMUNICATIONS FACILITIES**

		Wall Mount ³	Roof Mount ³	Monopole With Antennas And Antenna Support Structure Less Than 2' Wide ³		Monopole With Antennas And Antenna Support Structure Greater Than 2' Wide ³	
				District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone	District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone
Residential districts:							
	R-1/12,000	P ¹					
	R-1/7,000	P ¹					
	R-1/5,000	P ¹					
	SR-1	P ¹					
	SR-3	P ¹					
	R-2	P ¹					
	RMF-30	P ¹					
	RMF-35	P ¹					
	RMF-45	P	C				
	RMF-75	P	C				
Mixed use - residential/							

office districts:							
	RB	P¹					
	R-MU	P	C				
	RO	P¹					
Commercial/manufacturing districts:							
	CN	P¹					
	CB	P	C				
	CS	P	P				
	CC	P	P	P	C	C	C
	CSHBD	P	P	P	C	C	C
	CG	P	P	P	C	C	C
	D-1	P	P	P	C	C	C
	D-2	P	P	P	C	C	C
	D-3	P	P	P	C	C	C
	D-4	P	P	P	C	C	C
	G-MU	P	P	P	C	C	C
	M-1	P	P	P⁴	C⁴	P⁴	C
	M-2	P	P	P	C	P	C
Special purpose districts:							
	RP	P	C				
	BP	P	P	P	C	C	C
	AG	P¹	P¹	C	C	C	
	AG-2	P¹	P¹	C	C	C	
	AG-5	P¹	P¹	C	C	C	
	AG-20	P¹	P¹	C	C	C	
	A	P	P	P	P	P	C
	PL	P	C				
	PL-2	P	C				
	I	P	C				

	UI	P	P	C	C	C	
	OS²			C	C	C	C
	EI	P	P	P	C	C	C
	MU	P	C				

Notes:

P Permitted use

C Conditional use

1. Allowed as a permitted use on a residential building consisting of 4 or more attached dwelling units and on nonresidential buildings. Zoning Administrator approval is required to assure compliance to subsection E2a of this section.
2. New telecommunications towers are allowed outside the telecommunication corridor in the OS Zone for public safety purposes only.
3. Collocation of a wireless telecommunication facility is allowed per subsection E4 of this section.
4. Prohibited within the Eco-Industrial Buffer Area of the Northwest Quadrant Overlay District.

2. Facility Types: Low power radio services facilities are characterized by the type or location of the antenna structure. There are seven (7) general types of such antenna structures: wall mounted antennas; roof mounted antennas; monopoles with antennas and antenna support structure less than two feet (2') in width; monopoles with antennas and antenna support structure greater than two feet (2') in width; lattice towers; stealth antennas; and utility pole mounted antennas. Standards for the installation of each type of antenna are as follows:

d. Monopole With Antennas And Antenna Support Structure Greater Than Two Feet In Width: The maximum visible width of individual antennas and antenna mounting structures on a monopole shall not exceed eight feet (8') in height or thirteen feet (13') in width as viewed looking directly at the monopole at same elevation as the antennas and antenna mounting structure (see subsection [21A.62.050F](#) of this title).

This proposal is for a new unmanned wireless facility with an 80' monopole. The array structure will not exceed eight (8) feet in height nor thirteen (13) feet in width.

(2) General Provisions:

(A) The application shall include the signature of the authorized agent of the owner of the utility pole.

I am the agent authorized to act on behalf of AT&T and have signed the application.

(B) Antennas and equipment boxes on the utility poles shall be painted to match the pole to which it is attached to minimize visual impacts.

This does not apply to this application.

(C) Generators or noise producing venting systems shall not be used.

There will be an emergency backup generator at this location. It will run approximately 20 minutes once a week during daylight hours or longer in the event of a power failure. This site is located at a long-haul trucking facility and will not be noticed when it is running.

(D) Lighting for aircraft is prohibited except where required by Federal law.

There will be no lighting of this site. FAA requires a light at the top of a pole if it exceeds two hundred (200) feet in height. This proposed pole is 80' in height with a four (4) foot lightning rod at the tops.

(E) Electrical and utility cables between the utility pole and electrical boxes shall be placed underground.

All power lines and utility cables will be installed underground.

(F) Facilities in the public right-of-way shall be subject to any applicable franchise fees or lease agreements required by the City.

This site is not in the public right-of-way.

3. Electrical Equipment:

a. Electrical Equipment Located In The Public Right-Of-Way, Front Yard Or Side Yard:

This section does not apply to this application.

b. Electrical Equipment Located On Private Property: Electrical equipment shall be located in the rear yard, interior side yard, or within the buildable area on a given parcel. In the case of a parcel with an existing building, the electrical equipment shall not be located between the front and/or corner facades of the building and the street.

All electrical equipment for this site shall be installed inside an 8' x 8' walk-in shelter. This shelter will be installed inside the fenced lease area of the site, enclosed with a six (6) foot chain link fence with three (3) strands of barbed wire.

Electrical equipment located in a residential zoning district, shall not exceed a width of four feet (4'), a depth of three feet (3'), or a height of four feet (4') to be considered a permitted use.

Electrical equipment located in a CN, PL, PL-2, CB, I or OS Zoning District shall not exceed a width of six feet (6'), a depth of three feet (3'), or a height of six feet (6') to be considered a permitted use.

Electrical equipment exceeding the dimensions listed above shall be reviewed administratively as a special exception per chapter 21A.52 of this title.

The electrical equipment shall be subject to the maximum lot coverage requirements in the underlying zoning district.

4. Collocation: This section does not apply to this application,

5. Height Limit: The height limit for monopoles and lattice towers shall be limited as per table [21A.40.090E](#) of this section.

6. Location And Minimum Setbacks: Monopoles with antennas and antenna support structure less than two feet (2') in width, monopoles with antennas and antenna support structure greater than two feet (2') in width and lattice towers shall be allowed only in the rear yard area of any lot. These structures shall not be located in a required landscaped area, buffer area or required parking area.

This unmanned communication site is located in the rear yard of this property. The setback from the North property line is 142' 4" and from the West property line is 40' 4".

7. Area Limitations For Wall And Roof Mounted Antennas: This section does not apply.

8. Roof And Wall Mounted Antennas On Noncomplying Buildings That Exceed The Maximum Height Limit Of The Zoning District: This section does not apply.

9. Additional Conditional Use Requirements: In addition to conditional use standards outlined in

chapter 21A.54 of this title, 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;

This property is a long-haul trailer storage area. There is one main building associated with this property that is approximately 30' in height. The property to the West is barren land. There is a road on the North and South sides.

c. 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;

There are no structures in this area with sufficient height to allow antennas to be installed without a significant negative impact to the transmission and reception of signals.

d. The location of the antenna in relation to existing vegetation, topography and buildings to obtain the best visual screening;

The location at the rear yard of this trailer facility is the best location for this site. There is no vegetation in the area to afford more screening for this.

e. Whether the spacing between monopoles and lattice towers creates detrimental impacts to adjoining properties.

This property is in the M-1 zone. the closest tower is 0.25 miles to the North. We attempted to collocate on this pole but were unable to secure additional ground space for the equipment.

10. Accessory Buildings To Antenna Structures: Accessory buildings to antenna structures must comply with the required setback, height and landscaping requirements of the zoning district in which they are located. Monopoles shall be fenced with a six foot (6') chainlink fence and the climbing pegs removed from the lower twenty feet (20') of the monopole. All power lines on the lot leading to the accessory building and antenna structure shall be underground.

The prefabricated WIC or walk-in shelter is approximately 8' x 8' x 10'. It will be within the six (6) foot chain-link site enclosure. The chain-link fence will also have three (3) strands of barbed wire on top of the fence. The climbing pegs will be removed from the lower twenty (20) feet of the pole.

11. Historic District: Any antenna proposed for a location within a historic district or on landmark site is subject to approval through the Historic Landmarks Commission as contained in chapter 21A.34 of this title.

This does not apply to this application. There are no historic districts in this area.

12. Permission Required For Antennas And Mounting Structures On Or Over A Public Right-Of-Way:

The antennas and mounting structures do not encroach nor extend over a public right-of-way.

13. Location On City Owned Property Or Land Zoned As Open Space: Telecommunication facilities proposed to be located on City owned property or on any property located within an Open Space Zoning District or subject to the City's open space lands program must obtain approvals from appropriate agencies governing such properties.

This site is not on city owned land nor is it within an Open Space zoning district.

14. Non-maintained Or Abandoned Facilities: The building official may require each non-maintained or abandoned low power radio services antenna to be removed from the building or premises when such an antenna has not been repaired or put into use by the owner, person having control or person receiving benefit of such structure within thirty (30) calendar days after notice of non-maintenance or abandonment is given to the owner, person having control

or person receiving the benefit of such structure. (Ord. 59-17, 2017: Ord. 46-17, 2017: Ord. 55-11, 2011: Ord. 10-10 § 12, 2010: Ord. 73-02 §§ 9 (Exh. D) - 11, 2002: Ord. 81-01 § 1, 2001: Ord. 11-01 § 1, 2001: Ord. 14-00 § 7, 2000: Ord. 3-00 § 1, 2000: Ord. 93-99 §§ 1 - 4, 1999: Ord. 35-99 §§ 60 - 62, 1999: amended during 5/96 supplement: Ord. 5-96 § 1, 1996: Ord. 26-95 § 2(20-8), 1995)

AT&T will comply with this regulation.

21A.54.080: STANDARDS FOR CONDITIONAL USES:

A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards set forth in this section. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use shall be denied.

A. 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;

We believe that the use complies with the applicable provisions of this title.

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

We believe the use is compatible with surrounding uses.

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

We believe that the use is consistent with applicable adopted city planning policies, documents, and master plans.

4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.

We believe that there are no detrimental effects of this proposed use.

B. 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:

1. This title specifically authorizes the use where it is located;

Wireless facilities are allowed within the M-1 zone. This proposal requires a Conditional Use Permit as it exceeds the sixty (60) foot height limit for an administrative approval.

2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;

The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land maps.

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;

The use is well suited to the character of the site and adjacent uses.

4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;

The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered.

5. Access points and driveways are designed to minimize grading of natural topography, direct

vehicular traffic onto major streets, and not impede traffic flows;

6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;

The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;

7. The site is designed to enable access and circulation for pedestrian and bicycles;

This does not apply.

8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;

Access to the site does not unreasonably impact the service level of any abutting or adjacent street.

9. The location and design of off street parking complies with applicable standards of this code;

This does not apply

10. Utility capacity is sufficient to support the use at normal service levels;

Utility capacity is sufficient to support the use at normal service levels

11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;

The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts

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;

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

13. The hours of operation and delivery of the use are compatible with surrounding uses;

The hours of operation and delivery of the use are compatible with surrounding uses

14. Signs and lighting are compatible with, and do not negatively impact surrounding uses; and

There are no signs planned for this location unless signage is required by the FCC. The only light is one at the door entry into the WIC shelter. It will only be illuminated when the technician is on site.

15. The proposed use does not undermine preservation of historic resources and structures.

The proposed use does not undermine preservation of historic resources and structures

C. Conditions Imposed: The planning commission, or in the case of administrative conditional use any conditions necessary to address the foregoing factors which may include, but are not limited to:

- 1. Conditions on the scope of the use; its character, location, hours and methods of operation, architecture, signage, construction, landscaping, access, loading and parking, sanitation, drainage and utilities, fencing and screening, and setbacks; and**
- 2. Conditions needed to mitigate any natural hazards; assure public safety; address environmental impacts; and mitigate dust, fumes, smoke, odor, noise, vibrations; chemicals, toxins, pathogens, gases, heat, light, and radiation.**

AT&T will abide by any decisions or conditions imposed on this site proposal.

D. Denial Of Conditional Use: A proposed conditional use shall be denied if:

- 1. The proposed use is unlawful; or**
- 2. The reasonably anticipated detrimental effects of the proposed conditional use cannot be substantially mitigated as proposed in the conditional use application or by the imposition of reasonable conditions to achieve compliance with applicable standards set forth in this section.**

E. Notice Of Decision: The planning commission, or in the case of administrative conditional uses, the planning director or designee, shall provide written notice of the decision, including all conditions imposed, to the applicant and local community council within ten (10) days of the final action. If the conditional use is approved, this notice shall be recorded against the property by the city recorder. (Ord. 14-12, 2012)

Thank you for taking time to review this application. Please feel free to contact me with any questions.

Doug Kofford
425-306-7886
Douglas.kofford@smartlinkllc.com



1997 Annapolis Exchange Parkway, Suite 200
Annapolis, MD 21401
Proud partner of AT&T

June 12, 2019

Salt Lake City Planning Division
451 State St
Salt Lake City, UT 84111

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This site is located in an industrial area in the western portion of Salt Lake. The proposal fits the zoning code under Section 212A.40.090: Antenna Regulations, part **E. Wireless Telecommunications Facilities, 2.d: Monopole with Antennas and Antenna Support Structure Greater Than Two Feet in Width:**

The proposal is to install twelve (12) eight-foot antennas with a tip height of 79' on this 80' tower. The horizontal width will not exceed the 13' distance as stated in the code. This site has no residential zone within 300' of the property. The tower is located at least 130' from the North property line and 35' from the West or rear property line.

This unmanned communication site will be operating 24 hours per day, 7 days per week. There will be no employees on site however, a site technician will visit the site once every few months, There is no need for additional parking places as there will be no one on site.

Thank you for taking time to review this application. Please feel free to contact me with any questions.

Doug Kofford
425-306-7886
Douglas.kofford@smartlinkllc.com

Salt Lake City Planning Division
Attn: Sara Javoronok
451 State St
Salt Lake City, UT 84111

Re: responses to comments from internal review of the ATT project at 1550 S 5600 West

Ms. Javoronok

Per your request and instructions, I have reviewed the Salt Lake City Ordinance No. 69 of 2018 pertaining to regulation of inland port uses, specifically those outlined in 21A.34.150.D.2.a and c.1.

Chapter 21A.34.150.D.2.a reads:

State and Federal Permits: Evidence shall be provided that the land use applicant has acquired all required federal and state permits, unless the state and/or federal permitting agency requires city conditional use approval prior to their permit approval. If a state and /or federal permitting agency requires city conditional use approval prior to their issuance of permits, obtaining the state and/or federal permit shall be a condition of approval of the conditional use.

AT&T is federally licensed by the FCC to operate commercial radio waves within a licensed frequency. AT&T is also constrained to abide by local and jurisdictional zoning codes for the placement of new unmanned communication sites, hence, this application for a CUP for this new communication site.

Chapter 21A.34.150.C.2 reads:

A conditional use that is considered an Inland Port Use shall meet the objectives for an inland port use stated in Utah Code Chapter 11-58 3.a:

- a. The purpose of the authority is to fulfill the statewide public purpose of working in concert with applicable state and local government entities, property owners and other private parties, and other stakeholders to encourage and facilitate development of the authority jurisdictional land and land in other authority project areas to maximize the long-term economic and other benefit for the state, consistent with strategies, policies, and objectives described in this chapter, including:
 - 1 – the development of inland port uses on the authority jurisdictional land and on land in other authority project areas;
 - li – the development of infrastructure to support inland port uses and associated uses on the authority jurisdictional land and on land in other authority project areas;
 - and
 - lii – other development on the authority jurisdictional land and on land in other authority project areas.

This proposal for a new unmanned communication site helps to fulfill item ii, “development of infrastructure to support inland port uses and associated uses”.

A report issued by Green Mountain Communications from May 2015 begins by stating that “The growth of the wireless industry and the effects it has on our lives, both personally and professionally, is a result of the increased demand for wireless connectivity by US consumers. Living in a technology, data driven world fuels our need for a fast and reliable wireless connection whether we’re at work, at home, or on-the-go.

It also states that “The demand for wireless connectivity has skyrocketed in the last decade and even more so in the last few years. We demand fast connections that can support all of our wireless needs and those of others. From home networks to work and the coffee shop down the street, we expect to be connected on a continuous basis. CTIA reports that in 2013 mobile traffic grew approximately 81%. This is one of many indicators that our demand for connectivity, speed, and support is at an all-time high and growing.”

In 2015, the estimate of homes having no land lines was estimated at 39.4% with over 90% of adults owning a wireless device. Today, the number of homes without a landline has increased to well over 50%. Adults, most teens, and many children now have some form of wireless connectivity through the use of cell or smart phones, wireless laptops, or even in their cars. GPS signals, music, movie downloads, internet searches, or social media are all accessed through wireless communication. The demand for these services is not going to go away but rather continue to increase at amazing rates.

During the intervening time from when this report was published in 2015, it is estimated that every household and consequently businesses, has multiple cellphones. This ability to connect wirelessly is fundamental in the growth of commercial enterprises as more and more employees are connected to their places of employment wherever they go.

ADDITIONAL COMMENTS FROM SLC

ZONING / Kaitlynn Harris had some comments per compliance to 21A.40.090e standards:

E2. D. Maximum visible width of antennas and antenna mount structure shall not exceed 8’ in height and 13’ in width.

The proposed antennas are 8’ in height with the antenna mount structure 12’ in width

E6 – The monopole and equipment area are not located in any required landscape area or buffer area. They are located in a parking area but it is unclear whether this is required parking or additional parking beyond the required minimum.

The site lease area encompasses three trailer parking spots on the property. This is an area that is beyond the required minimum parking area for the property.

E.9 - Additional Conditional Use Requirements

A. Compatibility of the proposed structure with the height and mass of existing buildings to obtain the best visual screening:

This site is located in the rear NW corner of the property and is not in any required landscape or buffer area. The existing building is approximately 20' in height with the surrounding property used for the temporary storage of over-the-road semi-truck trailer parking.

The site is enclosed with an 8' tall chain link fence with three strands of barbed wire at the top. The walk-in equipment shelter and diesel generator are sited within the fenced area.

B. Whether collocation of the antenna on the other existing structures in the same vicinity such as other tower, buildings, water towers, utility poles, etc. is possible without significantly impact in antenna transmission or reception.

There is an existing tower 0.25 miles to the North that we made attempts to use to collocate antennas and to acquire additional ground space for the equipment however, we were unable to come to a lease agreements for both locations.

Existing utility poles, while presenting opportunities for collocation, did not have the height required for this location. The existing building was also examined however it is too short in height to be of any value. There were no other possible opportunities in this area.

C. The location of the antenna in relation to existing vegetation, topography and buildings to obtain the best visual screening.

There is no vegetation to speak of in this industrial area. The area is relatively flat and undeveloped.

D. Whether the spacing between monopoles and lattice towers creates detrimental impacts to adjoining properties.

The area surrounding this location is all industrial in nature. There are numerous over-the-road trucking facilities and storage yards, train tracks, etc. 5600 West is the main road through the area and is heavily trafficked by cement trucks, dump trucks, semis, etc. This is an ideal area in which to install a monopole as it will not detract from the use of these properties. There are no residential neighborhoods in this vicinity.

E. 10 – Plans do not detail climbing pegs or if they are to be removed up to 20'. Plans appear to show the power lines underground.

All climbing pegs on this pole will be removed up to 20' from grade. All power lines will be underground.

ENGINEERING / Scott Weiler had a comment stating that any access approval must come from UDOT, not SLC, and that Engineering has no objections to the proposed conditional use.

There will be no new access requirements for this proposed use. Existing access from 5600 West is in place as are existing drive lanes.

FIRE / Douglas Bateman

Fire department access roads shall be a minimum of 20 foot clear width and 13 foot 6 inches clear height for structures which measured from the lowest fire department access road to the highest occupied floor is less than 30 foot.

Fire hydrants shall be within 600 feet of all exterior walls of the unoccupied structure.

The minimum road width if provided shall have signs placed on both sides of the access road that are 12 inches in width and 18 inches in height and have red letters on a reflective white background station "No Parking Fire Lane".

Fire Department access roads that are dead ends greater than 150 feet shall be provide with a turn-around.

The turning radius of fire department access roads are 45 foot outside and 20 foot inside. Please note that signs place on the perimeter of the outside turning radius shall be placed additional 5 foot from the curb.

When gates are provided and cross a fire department access road then the gates shall be a minimum of 20 foot clear width and 13 foot 6 inches clear height.

Security gates shall be provided with a knox box for firefighter access

The existing property as is complies with all fire department codes and regulations. This new proposed communication site will not change or impact that status and will comply with all codes and requirements mandated by the fire department. This new site location does not impact nor interfere with those requirements as established currently on the property.

Please let me know if you have further questions. I appreciate your help with this.

Doug Kofford
425-306-7886
Douglas.kofford@smartlinkllc.com

1550 S 5600 W / 14431264
View to West to site area



1550 S 5600 W / 14431264
South to site area



1550 S 5600 W / 14431264
East to site area



1550 S 5600 W / 14431264
View NW to site area



1550 S 5600 W / 14431264
View to North from site



1550 S 5600 W / 14431264
View to East from site



1550 S 5600 W / 14431264
View to South from site



1550 S 5600 W / 14431264
View to West from site



ATTACHMENT C: SITE AND FACILITY PLANS

PROJECT TEAM

PROJECT MANAGEMENT:	COMPANY: SMARTLINK LLC ADDRESS: 1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200 CITY, STATE, ZIP: ANNAPOLIS, MD 21401 CONTACT: DOUG KOFFORD PHONE: (425) 306-7886 EMAIL: DOUGLAS.KOFFORD@SMARTLINKLLC.COM
SITE ACQUISITION/ZONING:	COMPANY: SMARTLINK LLC ADDRESS: 1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200 CITY, STATE, ZIP: ANNAPOLIS, MD 21401 CONTACT: DOUG KOFFORD PHONE: (425) 306-7886 EMAIL: DOUGLAS.KOFFORD@SMARTLINKLLC.COM
ARCHITECT & ENGINEER:	COMPANY: TRYLON TSF ADDRESS: 1825 W. WALNUT HILL LANE, SUITE 120 CITY, STATE, ZIP: IRVING, TX 75038 CONTACT: KATYA SERAVALLE PHONE: 1-855-669-5421 EMAIL: KATYA.SERAVALLE@TRYLON.COM

GENERAL NOTES

DO NOT SCALE DRAWINGS
 CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, PORTABLE WATER, OR TRASH DISPOSAL IS REQUIRED, NO COMMERCIAL SIGNAGE AND NO LANDSCAPING IS PROPOSED

PROJECT INFORMATION

SITE ADDRESS:	1550 SOUTH 5600 WEST, SALT LAKE CITY, UT 84104
PARCEL NUMBER (APN):	14142260010000
PARCEL OWNER:	LANDMARK WEST LLC,
STRUCTURE TYPE:	80'-0" MONOPOLE
SITE TYPE:	NEW SITE BUILD
TOWER OWNER:	AT&T 161 INVERNESS DRIVE W, 2 ND FLOOR ENGLEWOOD, CO 80112
TOWER SITE ID:	UTL01221
LATITUDE (NAD 83):	40° 44' 21.233" N
LONGITUDE (NAD 83):	112° 01' 39.165" W
GROUND ELEVATION:	4227'± (AMSL)
OCCUPANCY GROUP:	UNMANNED
TYPE OF CONSTRUCTION:	II-B
COUNTY:	SALT LAKE COUNTY
ZONING JURISDICTION:	SALT LAKE CITY
ZONING CLASSIFICATION:	M-1
AT&T LEASE AREA:	2292.7 SQ. FT.
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS FACILITY
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.



TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN UTAH, CALL BLUE STAKES OF UTAH

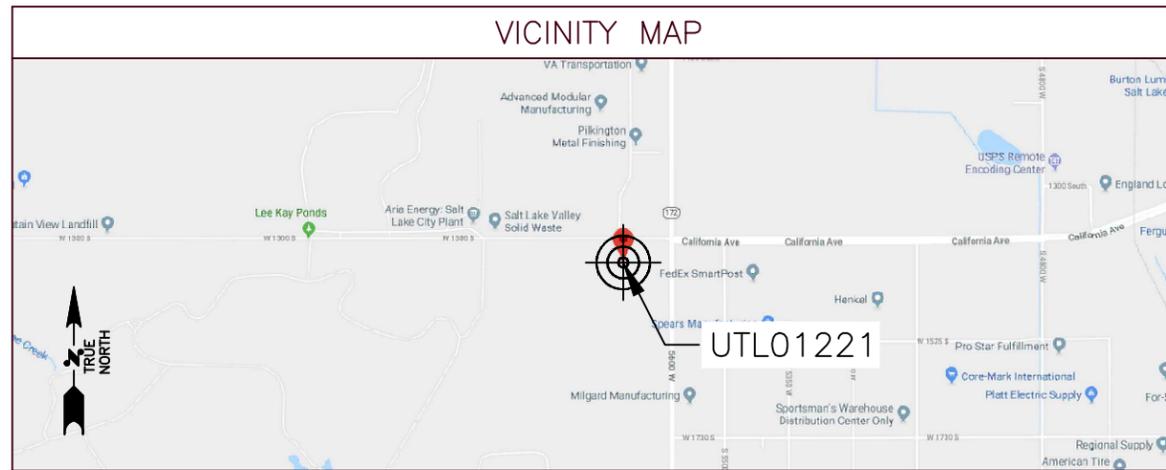
TOLL FREE: 1-800-662-4111 OR www.1ustakes.org

UTAH STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

Know what's below. Call before you dig.



PROJECT: AT&T NEW BUILD
SITE #: UTL01221
SITE NAME: LANDMARK WEST
FA#: 14431264
USID: 225844
PACE#: MRUTH027205/MRUTH029873
 MRUTH029773/MRUTH029828
 MRUTH029807
SITE ADDRESS: 1550 SOUTH 5600 WEST,
 SALT LAKE CITY, UT 84104
JURISDICTION: SALT LAKE CITY



DRIVING DIRECTIONS

FROM SALT LAKE CITY INTERNATIONAL AIRPORT, 776 N TERMINAL DR, SALT LAKE CITY, UT 84122, USA:
 TAKE CROSSBAR RD AND TERMINAL DR TO 4000 W. HEAD NORTHEAST ON N TERMINAL DR. SLIGHT RIGHT. USE THE MIDDLE LANE TO TURN RIGHT TOWARD N 3700 W. USE THE LEFT LANE TO TURN SLIGHTLY RIGHT ONTO N 3700 W. KEEP RIGHT. CONTINUE ONTO CROSSBAR RD. TAKE THE RAMP ONTO TERMINAL DR. KEEP RIGHT TO STAY ON TERMINAL DR, 0.5 MI. DRIVE TO CALIFORNIA AVE. CONTINUE ONTO 4000 W. TURN RIGHT ONTO CALIFORNIA AVE.

BUILDING CODES

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2015 INTERNATIONAL BUILDING CODE
- 2015 INTERNATIONAL FIRE CODE
- 2017 NATIONAL RESIDENTIAL CODE
- 2000 - LIGHTNING PROTECTION CODE
- AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
- TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
- TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
- TELECORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS
- TELECORDIA GR-1503, COAXIAL CABLE CONNECTIONS
- ANSI T1-311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN, WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

RFDS DATA

RFDS ID: 2596699 DATED: 10/08/2018
 REVISION: N/A VERSION: 1.00
 UPDATED BY: sd111v
 DATE/TIME UPDATED: 11/29/2018 @ 12:22:04 PM

NUMBER OF SECTORS:	3
NUMBER OF ANTENNAS:	6
NUMBER OF RRHS:	15
NUMBER OF FIBER/DC SQUIDS:	3
NUMBER OF FIBER TRUNK CABLES:	3
NUMBER OF DC TRUNK CABLES:	6
NUMBER OF EW63 CABLES:	2

APPROVALS

AT&T (RF): _____	DATE: _____
AT&T (CONST): _____	DATE: _____
AT&T (SAM): _____	DATE: _____
PROPERTY OWNER: _____	DATE: _____

PROJECT SCOPE

- 1C 3C 5C 4T4R 2ND RRH ADD
- 2C 4C 6C RRH SWAP

PROJECT DESCRIPTION

THIS PROJECT WILL BE COMPRISED OF:

PROPOSED 80'-0" MONOPOLE SCOPE OF WORK:

- PROPOSED (6) ANTENNAS, (2) PER SECTOR
- PROPOSED (15) RRH'S, (5) PER SECTOR
- PROPOSED (1) AT&T VFA12-M3-WLL ANTENNA MOUNT
- PROPOSED (3) RAYCAP SURGE SUPPRESSOR
- PROPOSED (3) FIBER LINES
- PROPOSED (6) DC POWER LINES
- PROPOSED (1) 6' MW DISH ANTENNA
- PROPOSED (2) EW63 CABLES

PROPOSED AT&T GROUND SCOPE OF WORK:

- PROPOSED (1) AT&T WALK-IN-CABINET
- PROPOSED (1) 30KW DIESEL GENERATOR
- PROPOSED CABLE TRAY
- PROPOSED AT&T GPS ANTENNA
- PROPOSED 1-TON HVAC WALL MOUNT UNIT

SHEET INDEX

SHEET #	DESCRIPTION	REVISION #
T-1	TITLE SHEET	A
T-2	GENERAL NOTES	A
A-1	OVERALL SITE PLAN	A
A-1.1	GENERAL NOTES & LEGAL DESCRIPTION	A
A-2	ENLARGED SITE PLAN	A
A-3	EQUIPMENT PLAN	A
A-4	ANTENNA LAYOUT AND SCHEDULE	A
A-5	ELEVATIONS	A
D-6	DETAILS	A
D-7	DETAILS	A
D-8	DETAILS	A
D-9	WALK-IN-CABINET DETAILS	A
D-10	GENERATOR DETAILS	A
D-11	DETAILS	A
D-12	DETAILS	A
D-13	FOUNDATION DETAILS	A
E-1	SWIC PANEL SCHEDULE	A
E-2	SINGLE LINE DIAGRAM AND FAULT CALCULATIONS	A
G-1	GROUNDING PLAN	A
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G-3	GROUNDING DETAILS	A



161 INVERNESS DRIVE W, 2ND FLOOR
ENGLEWOOD, CO 80112



1997 ANNAPOLIS EXCHANGE PARKWAY,
SUITE 200
ANNAPOLIS, MD 21401



1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	08/02/19	90% CD	SKS

SITE INFORMATION

LTE 1C/2C/3C/4C/5C/6C

UTL01221

LANDMARK WEST

FA#: 14431264

SITE ADDRESS:

1550 SOUTH 5600 WEST,
SALT LAKE CITY, UT 84104
SALT LAKE COUNTY

SHEET DESCRIPTION

TITLE SHEET

SHEET NO.

T-1

GENERAL NOTES

GENERAL CONSTRUCTION

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
 - 1.1. CONTRACTOR – T.B.D
 - 1.2. SUB-CONTRACTOR – GENERAL CONTRACTOR (CONSTRUCTION)
 - 1.3. OWNER – AT&T MOBILITY
 - 1.4. OEM – ORIGINAL EQUIPMENT MANUFACTURER
2. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
3. GENERAL CONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
5. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
6. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
7. THE PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
8. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE ENGINEER PRIOR TO PROCEEDING.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
11. GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
12. ERECTION SHALL BE DONE IN A WORKMAN-LIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.
13. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED MATERIALS APPROVED BY LOCAL JURISDICTION. SUBCONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS.
14. WORK PREVIOUSLY COMPLETED IS REPRESENTED BY LIGHT SHADED LINES AND NOTES. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. SUBCONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEVIATE FROM THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
15. CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
16. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
17. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
18. GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND SUBCONTRACTORS TO THE SITE AND/OR BUILDING.
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
20. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
21. THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2A TO 2A:10B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
22. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.
23. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
24. THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
25. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
26. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUNDING. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

27. THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 80 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE-APPROVED BY THE LOCAL JURISDICTION.
28. ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
29. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
30. CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
31. CONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
32. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITAT (NO HANDICAP ACCESS REQUIRED).
33. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY AT&T TECHNICIANS.
34. NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.
35. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISION OF AT&T GROUNDING STANDARD "GROUNDING AND BONDING REQUIREMENTS FOR NETWORK FACILITIES (ATT-TP-76416) AND "TECHNICAL SPECIFICATION FOR CONSTRUCTION OF GSM/GPRS WIRELESS SITES" (ATT-TP-76300). IN CASE OF A CONFLICT BETWEEN THE CONSTRUCTION SPECIFICATION AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
36. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF CONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY.
37. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
38. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
39. NO WHITE STROBIC LIGHTS ARE PERMITTED. LIGHTING IF REQUIRED, WILL MEET FAA STANDARDS AND REQUIREMENTS.
40. ALL COAXIAL CABLE INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

ANTENNA MOUNTING

41. DESIGN AND CONSTRUCTION OF ANTENNA SUPPORTS SHALL CONFORM TO CURRENT ANSI/TIA-222 OR APPLICABLE LOCAL CODES.
42. ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS NOTED OTHERWISE.
43. ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC-COATING (HOT-DIP) ON IRON AND STEEL HARDWARE", UNLESS NOTED OTHERWISE.
44. DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED BY COLD GALVANIZING IN ACCORDANCE WITH ASTM A780.
45. ALL ANTENNA MOUNTS SHALL BE INSTALLED WITH LOCK WASHERS AND/OR DOUBLE NUTS, AND SHALL BE TORQUED TO MANUFACTURER'S RECOMMENDATIONS.
46. CONTRACTOR SHALL INSTALL ANTENNA PER MANUFACTURER'S RECOMMENDATION FOR INSTALLATION AND GROUNDING.
47. ALL UNUSED PORTS ON ANY ANTENNAS SHALL BE TERMINATED WITH A 50-OHM LOAD TO ENSURE ANTENNAS PERFORM AS DESIGNED.
48. PRIOR TO SETTING ANTENNA AZIMUTHS AND DOWNTILTS, ANTENNA CONTRACTOR SHALL CHECK THE ANTENNA MOUNT FOR TIGHTNESS AND ENSURE THAT THEY ARE PLUMB. ANTENNA AZIMUTHS SHALL BE SET FROM TRUE NORTH AND BE ORIENTED WITHIN ±3' AS DEFINED BY THE RFDS. ANTENNA DOWNTILTS SHALL BE WITHIN ±0.5' AS DEFINED BY THE RFDS. REFER TO ND-00246.
49. JUMPERS FROM THE TOWER MOUNTED AMPLIFIERS MUST TERMINATE TO OPPOSITE POLARIZATIONS IN EACH SECTOR.
50. CONTRACTOR SHALL RECORD THE SERIAL NUMBER, SECTOR, AND POSITION OF EACH ACTUATOR INSTALLED AT THE ANTENNAS AND PROVIDE THE INFORMATION TO AT&T.
51. TOWER MOUNTED AMPLIFIERS SHALL BE MOUNTED ON PIPE DIRECTLY BEHIND ANTENNAS AS CLOSE TO ANTENNA AS FEASIBLE IN A VERTICAL POSITION.
52. ANTENNAS SHALL HAVE A 3'-0" MINIMUM CENTER-TO-CENTER HORIZONTAL SEPARATION.

TORQUE REQUIREMENTS

53. ALL RF CONNECTIONS SHALL BE TIGHTENED BY A TORQUE WRENCH.
54. A TORQUE MARK FORMING A CONTINUOUS STRAIGHT LINE IS TO BE MADE IN THE FOLLOWING APPLICATIONS:
 - A. RF CONNECTIONS – MARK BOTH SIDES OF THE CONNECTOR
 - B. GROUNDING AND ANTENNA HARDWARE – MARK ON THE NUT SIDE OF THE BOLT, STARTING FROM THE THREADS TO THE SOLID SURFACE. SOLID SURFACE EXAMPLES INCLUDE A GROUND BAR OR ANTENNA BRACKET METAL.
55. ALL 8M ANTENNA HARDWARE SHALL BE TIGHTENED TO 9 LB-FT (12 NM).
56. ALL 12M ANTENNA HARDWARE SHALL BE TIGHTENED TO 43 LB-FT (58 NM).
57. ALL GROUNDING HARDWARE SHALL BE TIGHTENED UNTIL THE LOCK WASHER COLLAPSES AND THE GROUNDING HARDWARE IS NO LONGER LOOSE.
58. ALL DIN TYPE CONNECTIONS SHALL BE TIGHTENED TO 18-22 LB-FT (24.4 – 29.8 NM).
59. ALL N TYPE CONNECTIONS SHALL BE TIGHTENED TO 15-20 LB-IN (1.7 – 2.3 NM).

FIBER & POWER CABLE MOUNTING

60. THE FIBER OPTIC TRUNK CABLES SHALL BE INSTALLED IN CONDUITS, CHANNEL CABLE TRAYS, OR CABLE TRAY. WHEN INSTALLING FIBER OPTIC TRUNK CABLES INTO A CABLE TRAY SYSTEM, THEY SHALL BE INSTALLED INTO AN INTER DUCT AND A PARTITION BARRIER SHALL BE INSTALLED BETWEEN THE 600 VOLT CABLES AND THE INTER DUCT IN ORDER TO SEGREGATE CABLE TYPES. OPTIC FIBER

TRUNK CABLES SHALL HAVE APPROVED CABLE RESTRAINTS EVERY (60) SIXTY FEET AND SHALL BE SECURELY FASTENED TO THE CABLE TRAY SYSTEM. NFPA 70 (NEC) ATRICLE 770 RULES SHALL APPLY.

61. TYPE TC-ER CABLES SHALL BE INSTALLED INTO CONDUITS OR CABLE TRAYS, AND SHALL BE SECURED AT INTERVALS NOT EXCEEDING (6) FEET. WHERE TYPE TC-ER CABLES ARE NOT SUBJECT TO PHYSICAL DAMAGE, CABLES SHALL BE PERMITTED TO MAKE A TRANSITION BETWEEN CONDUITS OR CABLE TRAYS THAT ARE SERVICING UTILIZATION EQUIPMENT OR DEVICES. A TRANSITION DISTACE EXCEEDING (6) FEET REQUIRES CONTINUOUS SUPPORTING. NFPA 70 (NEC) ARTICLES 336 AND 392 RULES SHALL APPLY.
62. WHEN INSTALLING OPTIC FIBER TRUNK CABLES OR TYPE TC-ER CABLES INTO CONDUITS, NFPA 70 (NEC) ARTICLE 300 RULES SHALL APPLY.

COAXIAL CABLE NOTES

63. TYPES AND SIZES OF THE ANTENNA CABLES ARE BASED ON ESTIMATED LENGTHS. PRIOR TO ORDERING CABLE, CONTRACTOR SHALL VERIFY ACTUAL LENGTH BASED ON CONSTRUCTION LAYOUT AND NOTIFY THE PROJECT MANAGER IF ACTUAL LENGTHS EXCEED ESTIMATED LENGTHS.
64. CONTRACTOR SHALL VERIFY THAT THE DOWNTILT OF EACH ANTENNA IS WITHIN +/- 0.5 DEGREES OF SPECIFICATION WITH AN OCI APPROVED DIGITAL LEVEL.
65. CONTRACTOR SHALL CONFIRM COAX COLOR CODING PRIOR TO CONSTRUCTION. REFER TO "ANTENNA SYSTEM LABELING STANDARD" ND-00027 LATEST VERSION.
66. ALL JUMPERS TO THE ANTENNAS FROM THE MAIN TRANSMISSION LINE SHALL BE 1/2" DIA. LDF AND SHALL NOT EXCEED 6'-0".
67. ALL COAXIAL CABLE SHALL BE SECURED TO THE DESIGNED SUPPORT STRUCTURE, IN AN APPROVED MANNER, NOT TO EXCEED 4'-0" OC.
68. COAXIAL CABLE SHALL BE SECURED TO THE DESIGNATED SUPPORT STRUCTURE(S) PER MANUFACTURER'S SPECIFICATIONS.
69. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS REGARDING BOTH THE INSTALLATION AND GROUNDING OF ALL COAXIAL CABLES, CONNECTORS, ANTENNAS, AND ALL OTHER EQUIPMENT.
70. CONTRACTOR SHALL WEATHERPROOF ALL ANTENNA CONNECTORS WITH SELF AMALGAMATING TAPE. WEATHERPROOFING SHALL BE COMPLETED IN STRICT ACCORDANCE WITH AT&T STANDARDS.

GENERAL CABLE AND EQUIPMENT NOTES

71. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ANTENNA, TMAS, DIPLEXERS, COAX CONFIGURATION, MAKES, AND MODELS PRIOR TO INSTALLATION.
72. ALL CONNECTIONS FOR HANGERS, SUPPORTS, BRACING, ETC. SHALL BE INSTALLED PER TOWER MANUFACTURER'S RECOMMENDATIONS.
73. CONTRACTOR SHALL REFERENCE THE TOWER STRUCTURAL ANALYSIS/DESIGN DRAWINGS FOR DIRECTIONS ON CABLE DISTRIBUTION/ROUTING.
74. AFTER INSTALLATION AND FINAL CONNECTIONS ARE MADE, ALL OUTDOOR RF CONNECTORS/CONNECTIONS SHALL BE WEATHERPROOFED, EXCEPT THE RET CONNECTORS, USING BUTYL TAPE OR OTHER APPROVED WEATHERPROOFING METHODS PER AT&T SPECIFICATIONS. BUTYL TAPE SHALL HAVE A MINIMUM OF ONE-HALF TAPE WIDTH OVERLAP ON EACH TURN AND EACH LAYER SHALL BE WRAPPED THREE TIMES. WEATHERPROOFING SHALL BE SMOOTH WITHOUT BUCKLING. BUTYL BLEEDING IS NOT ALLOWED. SELF BONDING TAPE AND PLASTIC ENCLOSURES ARE PERMITTED PER ATT-002-290-041, SECTION 7.
75. IF REQUIRED TO PAINT ANTENNAS AND/OR COAX:
 - A. TEMPERATURE SHALL BE ABOVE 50 DEGREES FAHRENHEIT.
 - B. PAINT COLOR MUST BE APPROVED BY BUILDING OWNER/LANDLORD.
 - C. FOR REGULATED TOWERS, FAA/FCC APPROVED PAINT IS REQUIRED.
 - D. DO NOT PAINT OVER COLOR CODING OR ON EQUIPMENT MODEL NUMBERS.
76. ALL CABLES SHALL BE GROUNDED WITH COAXIAL CABLE GROUND KITS. FOLLOW THE MANUFACTURER'S RECOMMENDATIONS:
 - A. GROUNDING AT THE ANTENNA LEVEL.
 - B. GROUNDING AT THE MID LEVEL, TOWERS WHICH ARE OVER 200'-0", ADDITIONAL CABLE GROUNDING REQUIRED.
 - C. GROUNDING AT BASE OF TOWER PRIOR TO TURNING HORIZONTAL.
 - D. GROUNDING OUTSIDE THE EQUIPMENT SHELTER AT ENTRY PORT.
 - E. GROUNDING INSIDE THE EQUIPMENT SHELTER AT THE ENTRY PORT.
77. ANTENNA CONTRACTOR SHALL FURNISH AND INSTALL A 10'-0" T-BOOM SECTOR ANTENNA MOUNT INCLUDING ALL HARDWARE, IF APPLICABLE.



DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	08/02/19	90% CD	SKS

SITE INFORMATION

LTE 1C/2C/3C/4C/5C/6C

UTL01221

LANDMARK WEST

FA#: 14431264

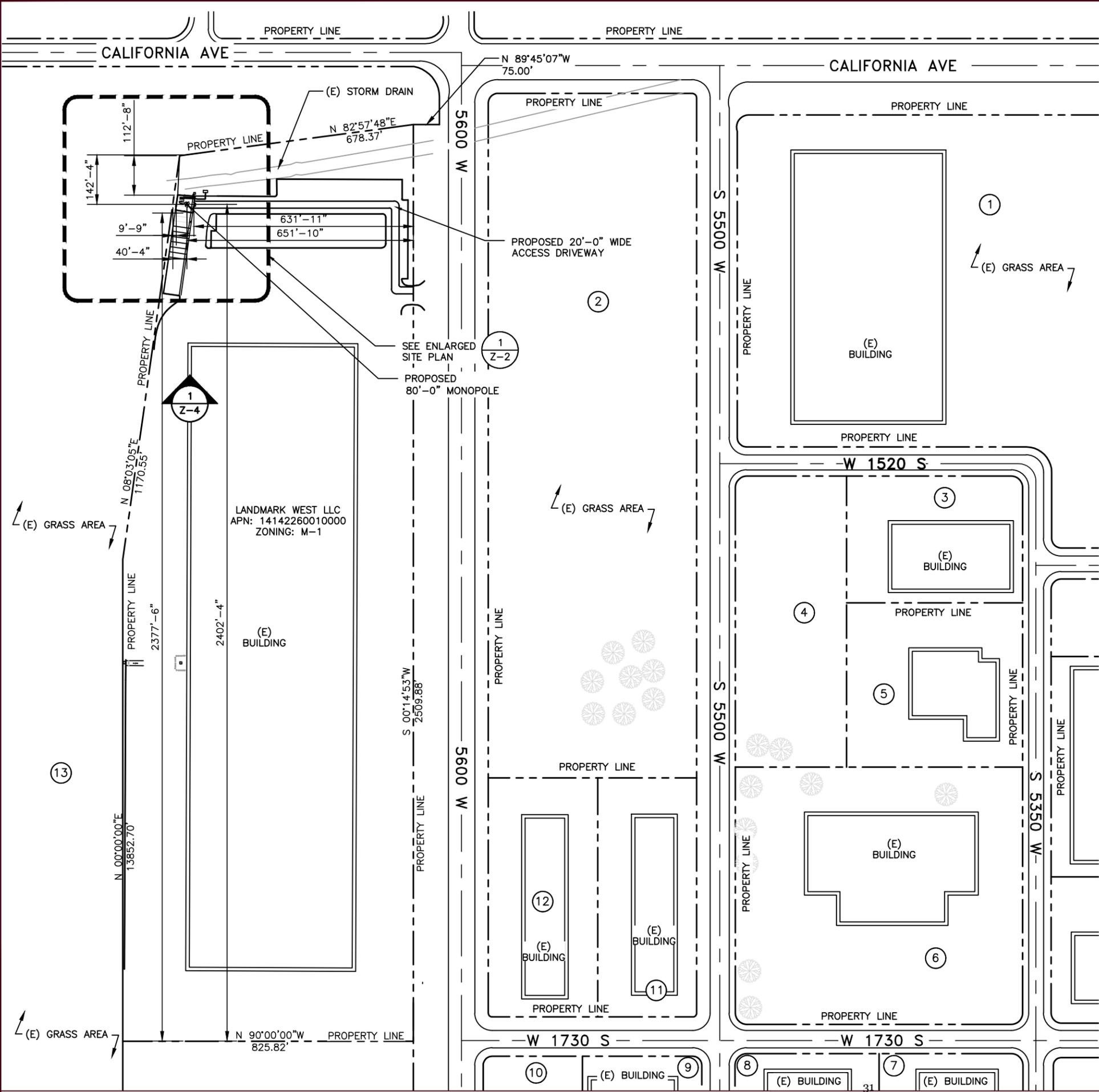
SITE ADDRESS:
1550 SOUTH 5600 WEST,
SALT LAKE CITY, UT 84104
SALT LAKE COUNTY

SHEET DESCRIPTION

GENERAL NOTES

SHEET NO.

T-2



AERIAL VIEW 2

LEGEND	
EXISTING TREES/SHRUBS	
ACCESS ROAD	
EXISTING BUILDING	
FENCE LINE	
TREE/BUSH LINE	
PROPERTY LINE	
EASEMENT LINE	
UTILITY POLE	
POWER LINE	
OVERHEAD WIRE	

SEE SHEET A-1.1 FOR APN NUMBER AND PROPERTY OWNER DETAILS

161 INVERNESS DRIVE W, 2ND FLOOR
ENGLEWOOD, CO 80112

1997 ANNAPOLIS EXCHANGE PARKWAY,
SUITE 200
ANNAPOLIS, MD 21401

1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

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SALT LAKE COUNTY

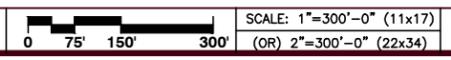
SHEET DESCRIPTION

OVERALL SITE PLAN

SHEET NO.

A-1

OVERALL SITE PLAN



GENERAL NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
3. THE CONTRACTOR SHALL NOTIFY THE AT&T CONSTRUCTION MANAGER IN WRITING, OF ANY CONFLICT, ERRORS OR OMISSION PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
5. THE SCOPE OF THE WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES AND NOTIFY UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION AT (800) 424-5555 PRIOR TO EXCAVATION AT SITE.
8. ANY UNDERGROUND UTILITIES OR STRUCTURES THAT EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT & THE OWNER'S REPRESENTATIVE.
9. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
10. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
11. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
12. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
13. THERE ARE NO COMMERCIAL SIGNS PROPOSED FOR THIS INSTALLATION.
14. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED IN ANY FILL OR EMBANKMENT.
15. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE DIRECTED BY UTILITY OWNER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES.
16. THE AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITY SHALL BE GRADED AND RESTORED PER CODE/LANDLORD REQUIREMENTS.
17. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION, EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL, AND COORDINATED WITH THE MUNICIPALITY.
18. UTILITY WARNING TAPE SHALL BE PLACED ABOVE ALL NEW CONDUITS AT MAX 18" DEPTH BELOW GRADE.
19. AT&T CONTRACTOR RESPONSIBILITIES:
 - a. INSTALLATION OF POWER AND TELCO CONDUIT FROM MULTI-GANG METER RACK AND TELCO DEMARCATION.
 - b. INSTALLATION OF WAVE GUIDE SUPPORT FROM AT&T LEASED AREA TO TOWER BASE.
 - c. POWER AND FIBER LINES FROM AT&T GROUND EQUIPMENT TO ANTENNA MOUNT LOCATION ON TOWER.
 - d. AT&T ANTENNAS, RRU's AND APPURTENANT AT&T EQUIPMENT TO ANTENNA MOUNTING PLATFORM AT RAD CENTER IN ACCORDANCE WITH AT&T RFDS.

APN NUMBER & PROPERTY OWNER DETAILS

NO:	APN:	PROPERTY OWNER:		APN:	PROPERTY OWNER:
1	14131010010000	LANDMARK BUILDING ONE LLC 1455 S 5500 W SALT LAKE, UT 84104	11	14131520020000	PARKWOOD ARIZONA LLC 1670 S 5500 W SALT LAKE, UT 84104
2	14131000100000	PARKWOOD ARIZONA LLC 5552 W 1730 S SALT LAKE, UT 84104	12	14131520010000	PARKWOOD ARIZONA LLC 5570 W 1730 S SALT LAKE, UT 84104
3	14131510030000	SPEARS, ROBERT W; ET AL 5395 W 1520 S SALT LAKE, UT 84104	13	14142000030000	UTAH DEPARTMENT OF TRANSPORTATION 5775 W CALIFORNIA AVE SALT LAKE, UT 84104
4	14131510060000	NATOMAS MEADOWS LLC 1575 S 5500 W SALT LAKE, UT 84104			
5	14131510050000	CINTAS CORPORATION # 3 1586 S 5350 W SALT LAKE, UT 84104			
6	14131510010000	NOVUS DEVELOPMENT CORPORATION 5420 W 1730 S SALT LAKE, UT 84104			
7	14133020020000	WESTERN B NORTHWEST UT, LLC 1770 S 5350 W SALT LAKE, UT 84104			
8	14133020020000	WESTERN B NORTHWEST UT, LLC 1735 S 5500 W SALT LAKE, UT 84104			
9	14133010130000	GOF UTAH, LLC; 32.50% IPP UTAH, LLC; 1775 S 5600 W SALT LAKE, UT 84104			
10	14133010120000	GOF UTAH, LLC; 32.50% IPP UTAH, LLC; 1775 S 5600 W SALT LAKE, UT 84104			

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF SALT LAKE, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ALONG THE EXISTING WESTERLY RIGHT OF WAY LINE OF 5600 WEST STREET, WHICH IS 150.16 FEET SOUTH 00°14'53" WEST ALONG THE SECTION LINE AND 75.00 FEET NORTH 89°45'07" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 14;

AND RUNNING THENCE SOUTH 00°14'53" WEST 2509.88 FEET;

THENCE SOUTH 00°15'25" WEST 114.96 FEET;

THENCE WEST 825.82 FEET;

THENCE NORTH 1382.70 FEET;

THENCE NORTH 08°03'05" EAST 1170.55 FEET;

THENCE NORTH 82°57'48" EAST 678.37 FEET TO THE POINT OF BEGINNING.



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SUBMITTALS			
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SITE INFORMATION

LTE 1C/2C/3C/4C/5C/6C

UTL01221

LANDMARK WEST

FA#: 14431264

SITE ADDRESS:

1550 SOUTH 5600 WEST,
SALT LAKE CITY, UT 84104
SALT LAKE COUNTY

SHEET DESCRIPTION

GENERAL NOTES &
LEGAL DESCRIPTION

SHEET NO.

A-1.1

NOTE:
THE CONTRACTOR MUST FIELD VERIFY ALL
MEASUREMENTS AND FIELD CONDITIONS PRIOR
TO THE COMMENCEMENT OF CONSTRUCTION.



161 INVERNESS DRIVE W, 2ND FLOOR
ENGLEWOOD, CO 80112



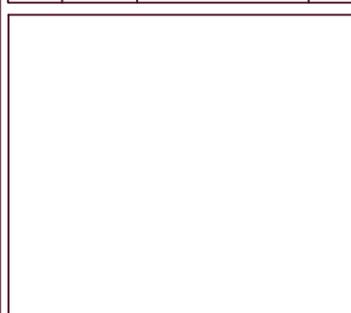
1997 ANNAPOLIS EXCHANGE PARKWAY,
SUITE 200
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1825 W. WALNUT HILL LANE, SUITE 120
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SITE INFORMATION

LTE 1C/2C/3C/4C/5C/6C

UTL01221

LANDMARK WEST

FA#: 14431264

SITE ADDRESS:

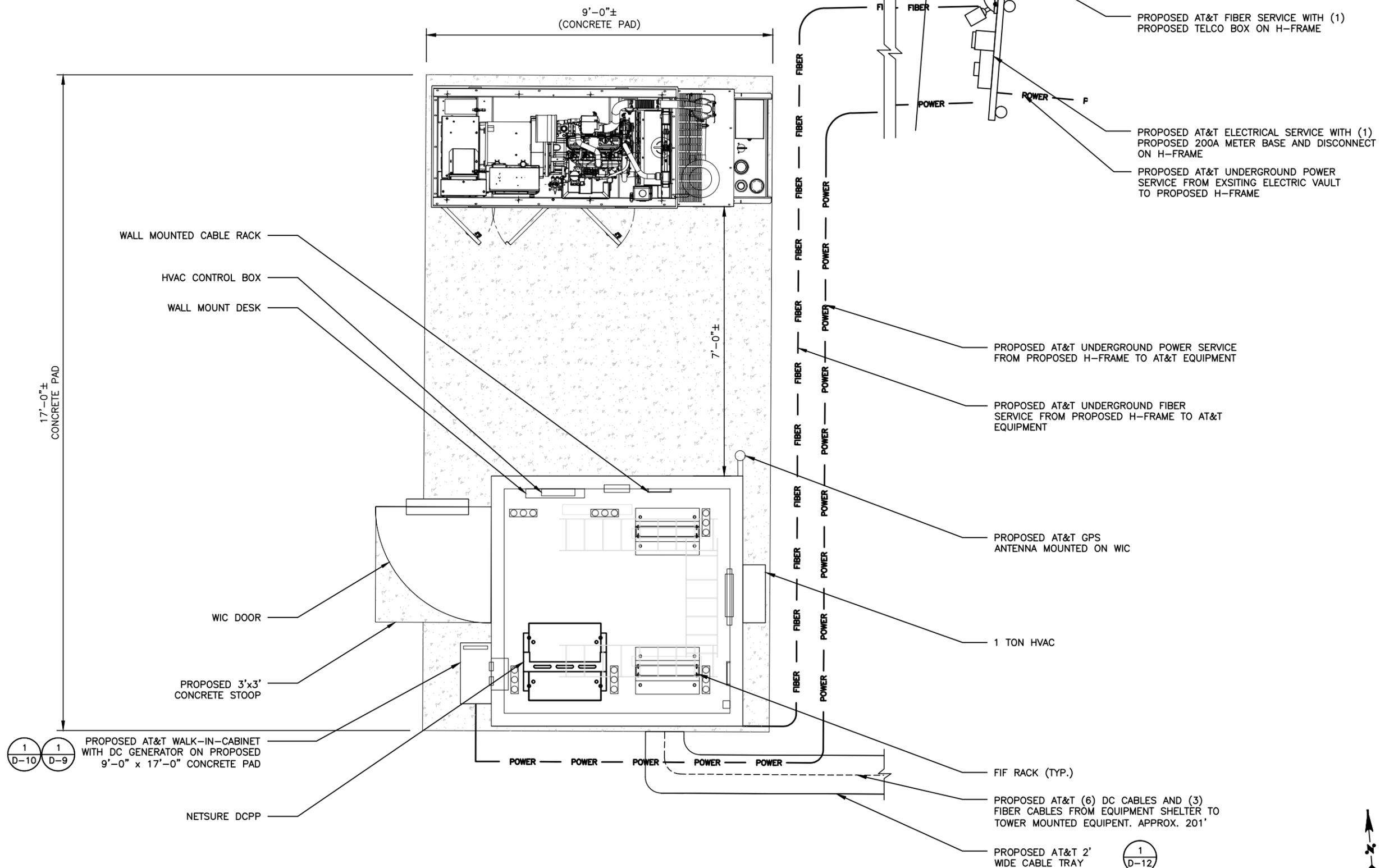
1550 SOUTH 5600 WEST,
SALT LAKE CITY, UT 84104
SALT LAKE COUNTY

SHEET DESCRIPTION

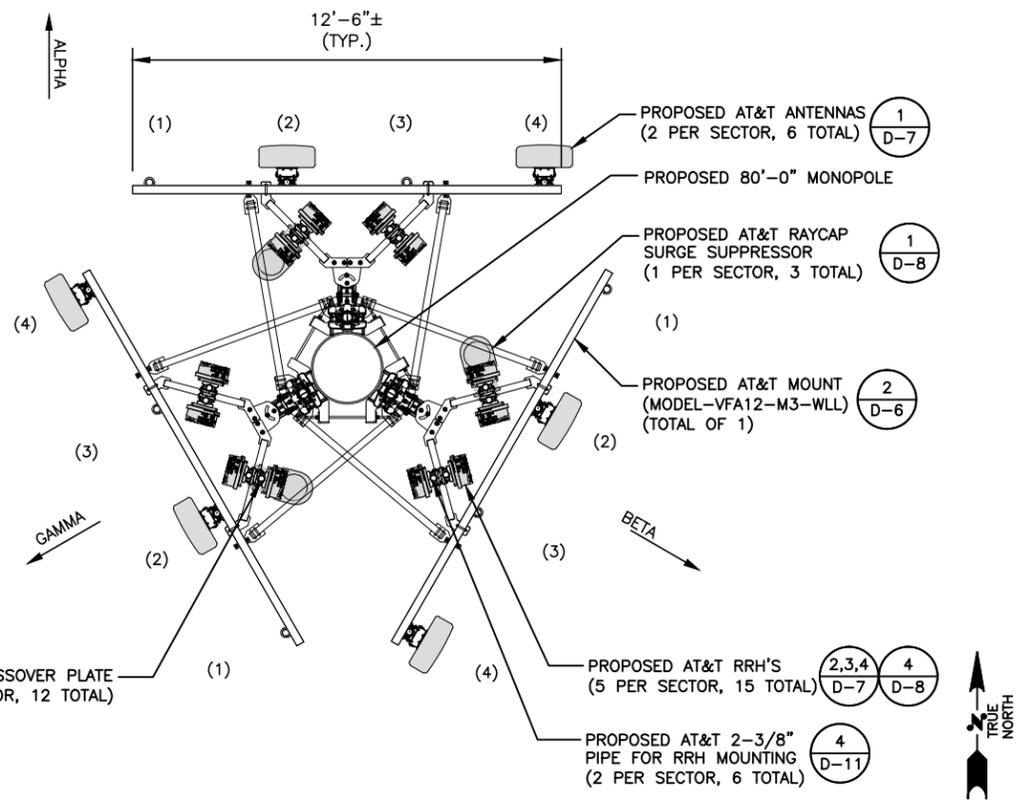
EQUIPMENT PLAN

SHEET NO.

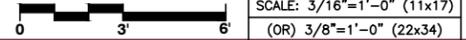
A-3



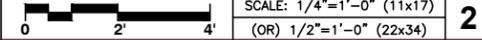
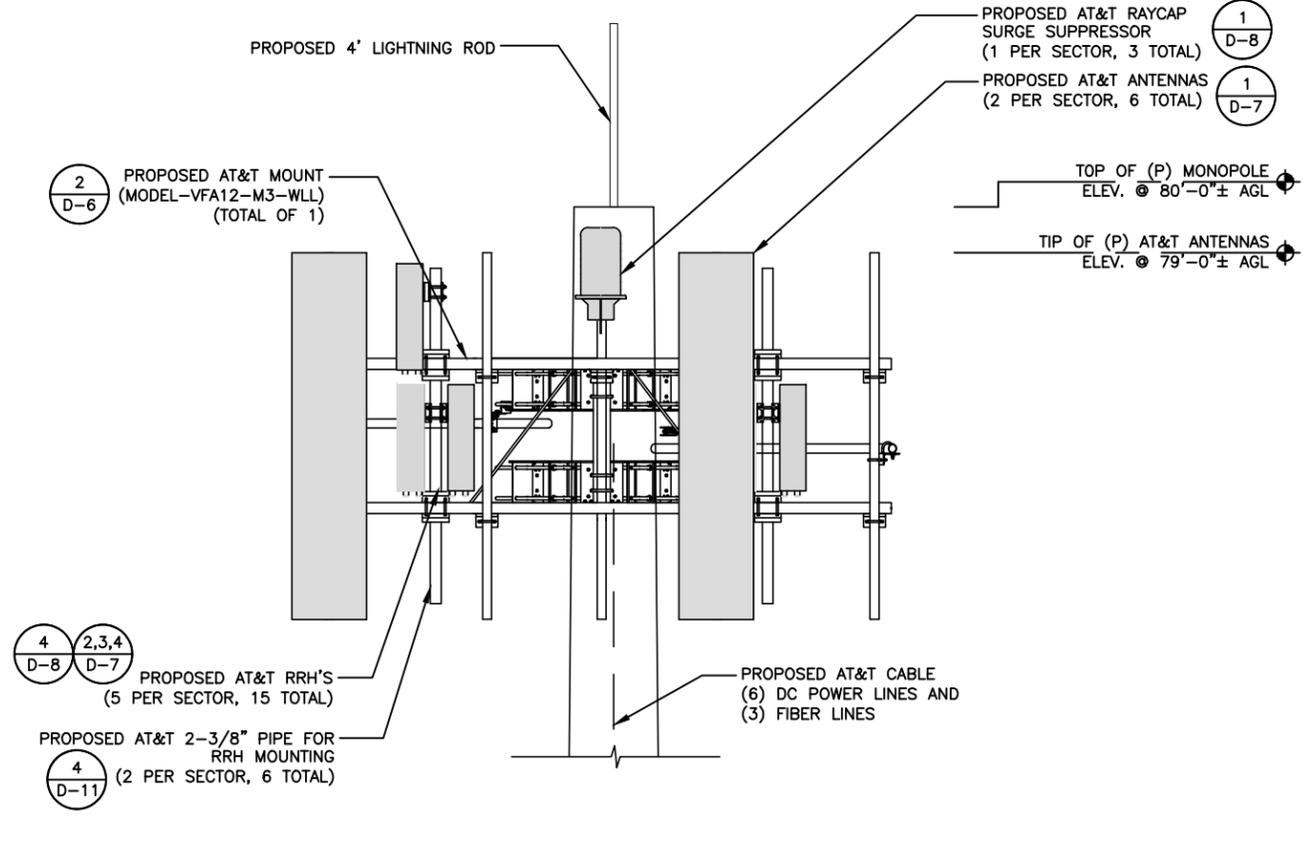
SCALE: 1/4"=1'-0" (11x17)
(OR) 1/2"=1'-0" (22x34)



PROPOSED ANTENNA LAYOUT



1 PROPOSED SECTOR PROFILE



DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	08/02/19	90% CD	SKS

ANTENNA SCHEDULE										
SECTOR	ANTENNA POSITION	TECHNOLOGY	MANUFACTURER	MODEL NUMBER	STATUS	TIP HEIGHT	CABLE TYPE	APPROXIMATE CABLE LENGTH	SQUID	RADIO
ALPHA	1	-	-	-	-	-	-	-	-	-
	2	LTE 850/LTE 1900 LTE AWS/LTE WCS	COMMSCOPE	NNH4-65C-R6*	NEW	79'-0"	(2) DC TRUNKS (1) FIBER TRUNK	110'-0"	(1) DC6-48-60-24-8C-EV	(1) AIRSCALE RRH 4T4R B5 160W AHCA (1) AIRSCALE DUAL RRH 4T4R B25/66 320W AHFIB (1) AIRSCALE RRH 4T4R B30 100W AHNA
	3	-	-	-	-	-	-	-	-	-
	4	LTE 700/LTE 1900	COMMSCOPE	NNH4-65C-R6*	NEW	79'-0"	-	110'-0"	-	(1) B12/B14 AIRSCALE DUALBAND RRH 4T4R 320W (AHLBA) (1) AIRSCALE DUAL RRH 4T4R B25/66 320W AHFIB
BETA	1	-	-	-	-	-	-	-	-	-
	2	LTE 850/LTE 1900 LTE AWS/LTE WCS	COMMSCOPE	NNH4-65C-R6*	NEW	79'-0"	(2) DC TRUNKS (1) FIBER TRUNK	110'-0"	(1) DC6-48-60-24-8C-EV	(1) AIRSCALE RRH 4T4R B5 160W AHCA (1) AIRSCALE DUAL RRH 4T4R B25/66 320W AHFIB (1) AIRSCALE RRH 4T4R B30 100W AHNA
	3	-	-	-	-	-	-	-	-	-
	4	LTE 700/LTE 1900	COMMSCOPE	NNH4-65C-R6*	NEW	79'-0"	-	110'-0"	-	(1) B12/B14 AIRSCALE DUALBAND RRH 4T4R 320W (AHLBA) (1) AIRSCALE DUAL RRH 4T4R B25/66 320W AHFIB
GAMMA	1	-	-	-	-	-	-	-	-	-
	2	LTE 850/LTE 1900 LTE AWS/LTE WCS	COMMSCOPE	NNH4-65C-R6*	NEW	79'-0"	(2) DC TRUNKS (1) FIBER TRUNK	110'-0"	(1) DC6-48-60-24-8C-EV	(1) AIRSCALE RRH 4T4R B5 160W AHCA (1) AIRSCALE DUAL RRH 4T4R B25/66 320W AHFIB (1) AIRSCALE RRH 4T4R B30 100W AHNA
	3	-	-	-	-	-	-	-	-	-
	4	LTE 700/LTE 1900	COMMSCOPE	NNH4-65C-R6*	NEW	79'-0"	-	110'-0"	-	(1) B12/B14 AIRSCALE DUALBAND RRH 4T4R 320W (AHLBA) (1) AIRSCALE DUAL RRH 4T4R B25/66 320W AHFIB

MICROWAVE DISH ANTENNA SCHEDULE						
MANUF.	MODEL NO.	DIAMETER	AZIMUTH	RAD CENTER	TRANSMISSION LINE	APPROXIMATE CABLE LENGTH
ANDREW	UHX6-59	6'	-	60'-0"	(2) EW63	70'-0"

* CONTRACTOR TO REFER TO FINAL RFDS FOR ALL RF DETAILS.

PROPOSED ANTENNA SCHEDULE

N.T.S. 3

SITE INFORMATION

LTE 1C/2C/3C/4C/5C/6C
 UTLO1221
 LANDMARK WEST
 FA#: 14431264
 SITE ADDRESS:
 1550 SOUTH 5600 WEST,
 SALT LAKE CITY, UT 84104
 SALT LAKE COUNTY

SHEET DESCRIPTION

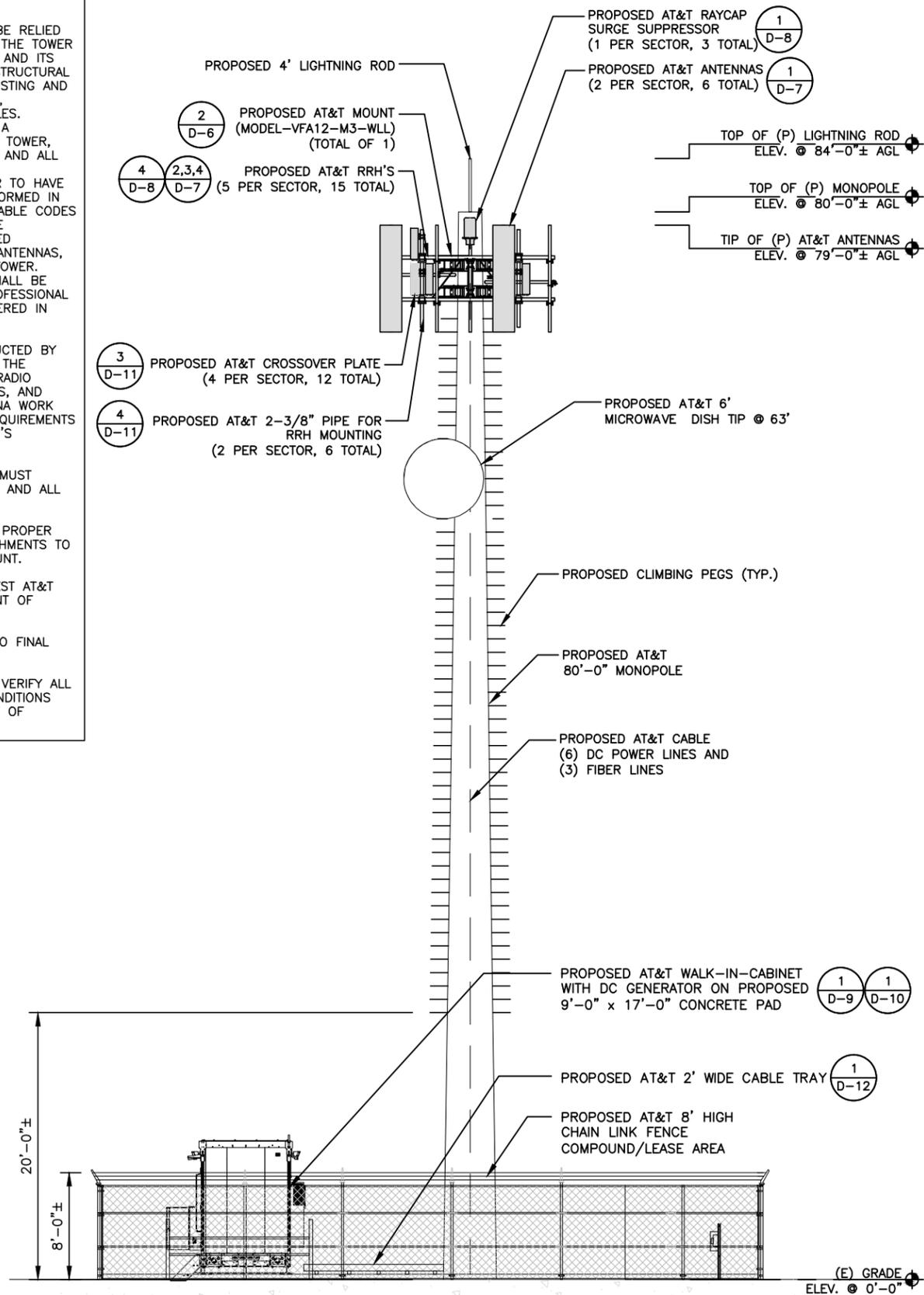
ANTENNA LAYOUT AND SCHEDULE

SHEET NO.

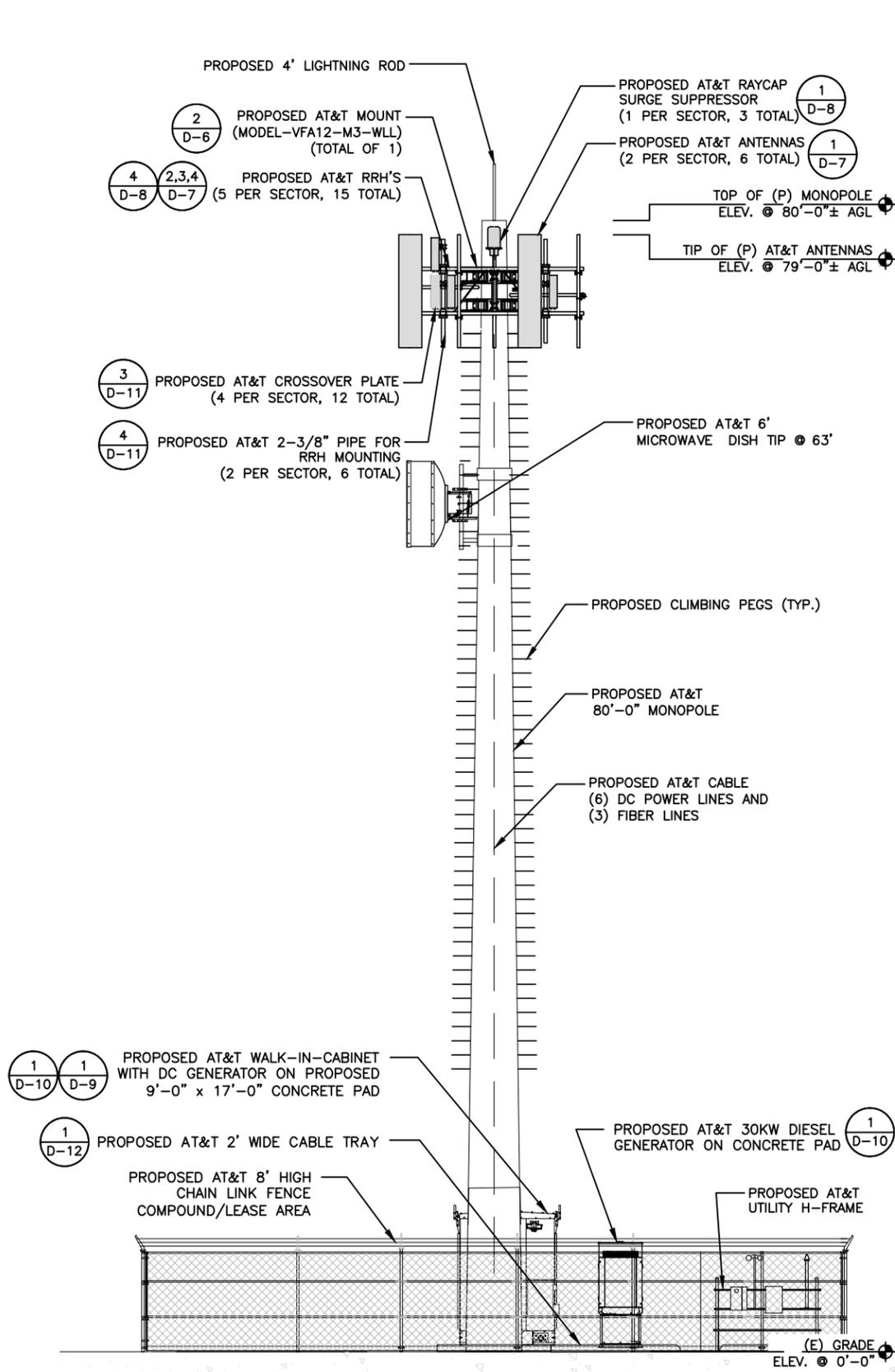
A-4

NOTES:

1. THESE DRAWINGS SHALL NOT BE RELIED UPON AS AN INDICATION THAT THE TOWER STRUCTURE, ITS COMPONENTS, AND ITS FOUNDATION HAVE ADEQUATE STRUCTURAL CAPACITY TO SUPPORT ALL EXISTING AND PROPOSED ANTENNAS, MOUNTS, EQUIPMENT, AND COAXIAL CABLES. TRYLON HAS NOT PERFORMED A STRUCTURAL ANALYSIS ON THE TOWER, FOUNDATION, ANTENNA MOUNT, AND ALL ITS COMPONENTS. IT IS THE RESPONSIBILITY OF THE OWNER TO HAVE A STRUCTURAL ANALYSIS PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS PRIOR TO THE INSTALLATION OF ANY PROPOSED EQUIPMENT, COAXIAL CABLES, ANTENNAS, OR APPURTENANCES ON THE TOWER. THIS STRUCTURAL ANALYSIS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL STRUCTURAL ENGINEER REGISTERED IN WASHINGTON.
2. INSTALLATION SHALL BE CONDUCTED BY FIELD CREWS EXPERIENCED IN THE ASSEMBLY AND ERECTION OF RADIO ANTENNAS, TRANSMISSION LINES, AND SUPPORT STRUCTURES. ANTENNA WORK TO BE INSTALLED PER THE REQUIREMENTS OF THE TOWER MANUFACTURER'S SPECIFICATION.
3. ANTENNA AND MOUNT DESIGN MUST COMPLY WITH ANSI/TIA-222-H AND ALL LOCAL CODES.
4. CONTRACTOR TO PROVIDE THE PROPER COAX JUMPER SUPPORT ATTACHMENTS TO THE TOWER AND ANTENNA MOUNT.
5. CONTRACTOR TO GET THE LATEST AT&T RFDS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. CONTRACTOR SHOULD REFER TO FINAL RFDS FOR ALL RF DETAILS.
9. THE CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



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SUBMITTALS			
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UTL01221

LANDMARK WEST

FA#: 14431264

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SALT LAKE COUNTY

SHEET DESCRIPTION

ELEVATIONS

SHEET NO.

A-5

CABLE LENGTH														
SECTOR	PDF	DISTANCE & CABLE TYPE		DC-12	DISTANCE & CABLE TYPE		SQUID	DISTANCE & CABLE TYPE		RRH	TOTAL CABLE LENGTH	FINAL VOLTAGE		
ALPHA		15'	8 AWG		110'	8 AWG		15'	8 AWG				140'	42.719V
BETA		15'	8 AWG		110'	8 AWG		15'	8 AWG				140'	42.719V
GAMMA		15'	8 AWG		110'	8 AWG		15'	8 AWG				140'	42.719V

NOTE:
 1. USE COMMSCOPE SNAPTAK CABLE HANGERS 10 FT. BELOW AND ABOVE ANTENNAS, AND 5 FT. BEHIND ANTENNAS TO MITIGATE PIM ISSUES. SEE DETAIL 2/D-6.
 2. CONTRACTOR TO REFER TO FINAL RFDS FOR ALL RF DETAILS.

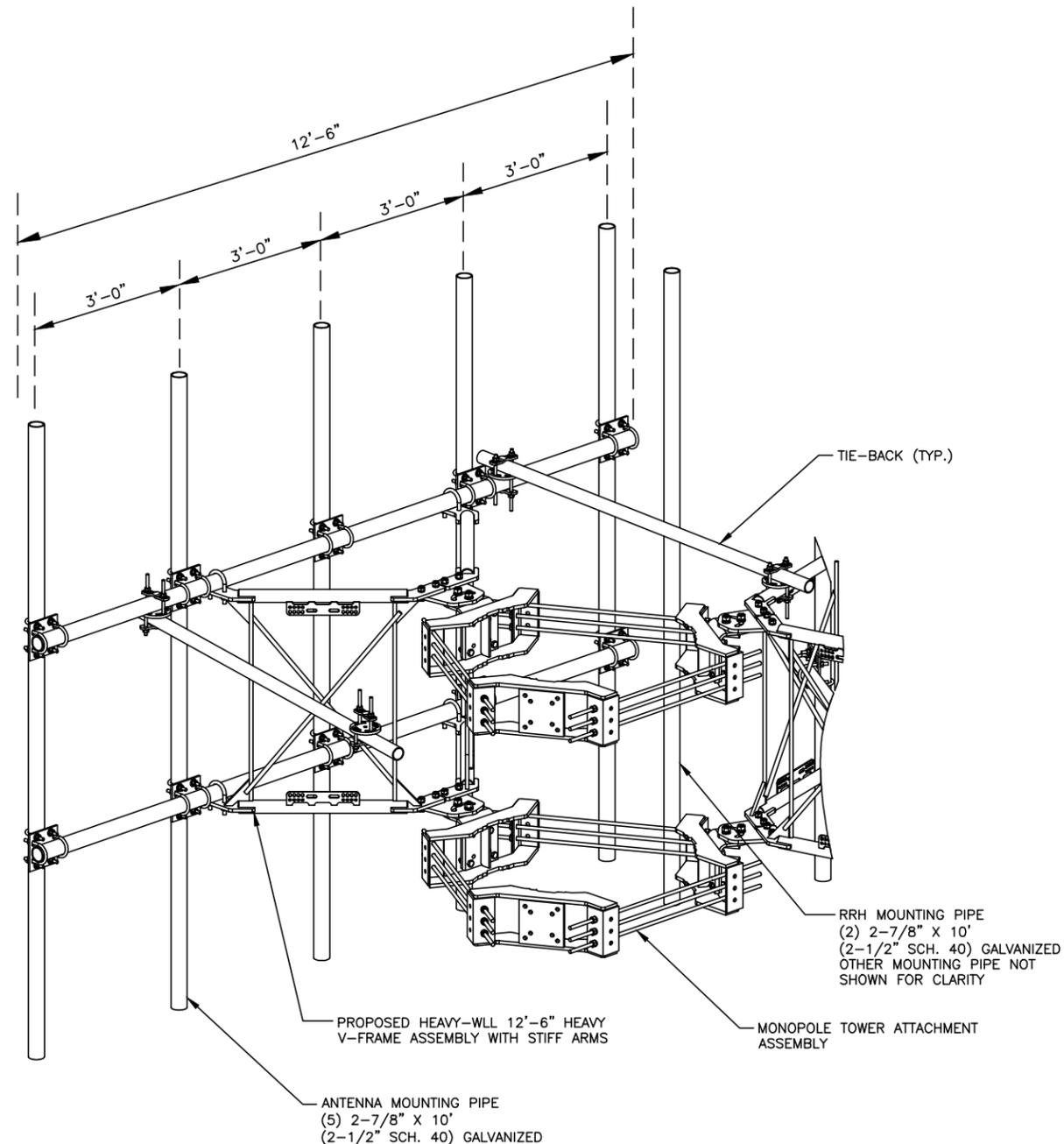
CABLE COUNT	
QUANTITY	CABLE TYPE
6	6 CONDUCTORS (3 PR) 3/4" DC CABLE
3	36 FIBER (18 PR) 3/8" FIBER

CABLE LENGTH AND COUNT 1
N.T.S.

SNAPTAK PIM FREE POLYMER HANGERS				
	PART #	AT&T ITEM NUMBER	CABLE SIZE RANGE	AT&T APPROVED CABLES
	SSH-47	ANT. 16979	4.0 TO 7.0 MM	2 FIBER JUMPERS AND 4 FIBER JUMPERS
	SSH-710	ANT. 16980	7.1 TO 10.0 MM	RET CABLES
	SSH-1014	ANT. 16981	10.1 TO 14.0 MM	2 CONDUCTOR POWER CABLES
	SSH-1416	ANT. 16982	14.1 TO 16.0 MM	1/2" COAX CABLE JUMPERS

NOTE:
 USE SNAPTAK PIM FREE POLYMER HANGERS FOR COAX, DC AND FIBER JUMPER SUPPORT.

SNAPTAK PIM FREE POLYMER HANGERS 2
N.T.S.



NOTE:
 ONE SECTOR ASSEMBLY SHOWN.

CLASSIFICATION	MANUFACTURER	PART #	DESCRIPTION	CEQ #	TOTAL WEIGHT
HEAVY WLL	SITE PRO 1	VFA12-M3-WLL	12'-6" HEAVY DUTY V-FRAME ASSEMBLY WITH TWO STIFF ARMS	ANT#17233	2999.58 Lbs.

PROPOSED MOUNT 3
N.T.S.



DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	08/02/19	90% CD	SKS

SITE INFORMATION
 LTE 1C/2C/3C/4C/5C/6C
 UTL01221
 LANDMARK WEST
 FA#: 14431264
SITE ADDRESS:
 1550 SOUTH 5600 WEST,
 SALT LAKE CITY, UT 84104
 SALT LAKE COUNTY

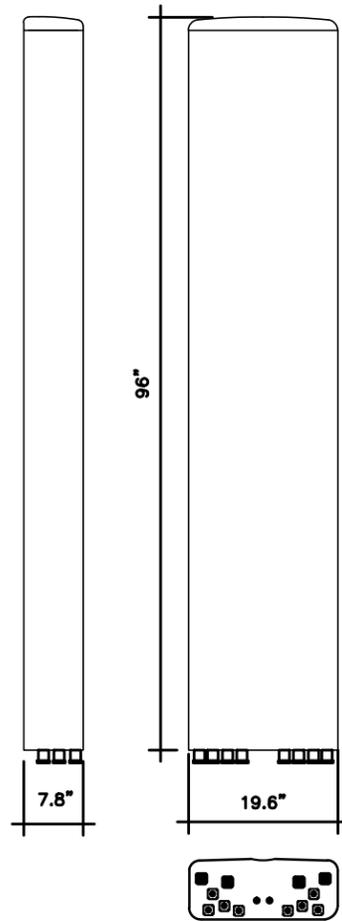
SHEET DESCRIPTION
 DETAILS

SHEET NO.

D-6

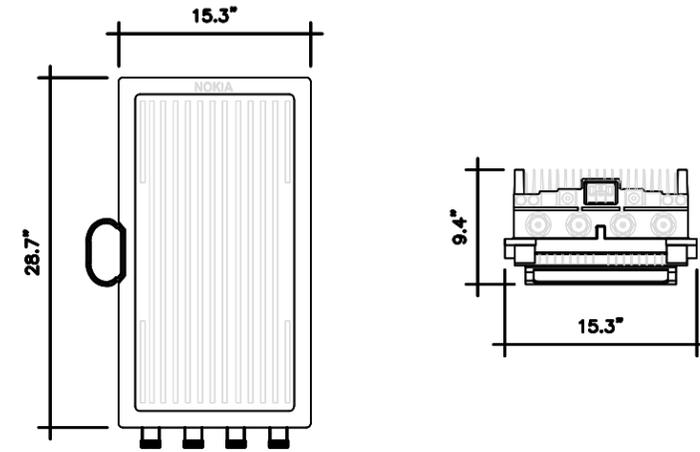
COMMSCOPE ANTENNAS NNH4-65C-R6

DIMENSIONS, HXWXD: 96"X19.6"X7.8"
 SURVIVAL WIND SPEED: >124 MPH
 WEIGHT, WITHOUT MOUNTING: 99.2 LBS. (45 kg)
 CONNECTOR: 8-PIN DIN FEMALE
 8-PIN DIN MALE
 CONNECTOR POSITION: BOTTOM
 MOUNTING POLE: 2.4-4.5 INCHES



NOKIA AIRSCALE DUAL RRH 4T4R B12/14 320W AHLBA

DIMENSIONS, HXWXD: 560 X 308 X 149 (MM) (CORE)
 28.7" X 15.3" X 9.4" (CORE)
 730 X 390 X 240 (MM)
 (OVERALL NOT-TO-EXCEED WITH COVER AND BRACKET)
 28.7" X 15.3" X 9.4"
 (OVERALL NOT-TO-EXCEED WITH COVER AND BRACKET)
 WEIGHT: < 46 (kg)
 < 101.4 lbs
 (OVERALL NOT-TO-EXCEED WITH COVER AND BRACKET)



DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

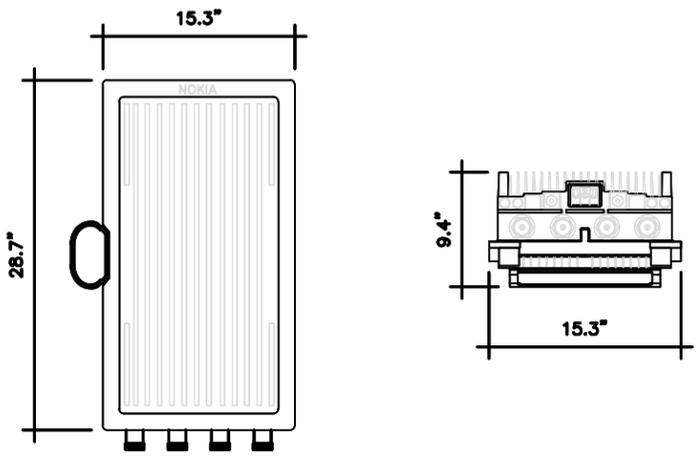
SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	08/02/19	90% CD	SKS

ANTENNA MOUNTING DETAIL NOT TO SCALE 1

AIRSCALE DUAL RRH 4T4R B12/14 320W AHLBA DETAIL NOT TO SCALE 2

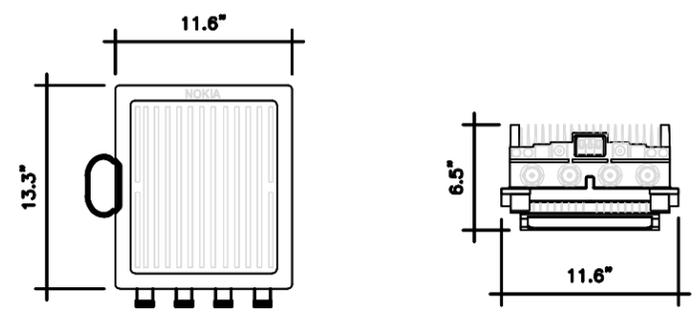
NOKIA AIRSCALE DUAL RRH 4T4R B25/66 320W AHFIB

DIMENSIONS, HxWxD: 560 X 308 X 149 (MM) (CORE)
 28.7" X 15.3" X 9.4" (CORE)
 730 X 390 X 240 (MM)
 (OVERALL NOT-TO-EXCEED WITH COVER AND BRACKET)
 28.7" X 15.3" X 9.4"
 (OVERALL NOT-TO-EXCEED WITH COVER AND BRACKET)
 WEIGHT: < 40 (kg)
 < 88.2 lbs
 (OVERALL NOT-TO-EXCEED WITH COVER AND BRACKET)



NOKIA NOKIA AIRSCALE RRH 4T4R B5 160W AHCA

DIMENSIONS, HXWXD: 337 X 295 X 165 (MM)
 13.3" X 11.6" X 6.5"
 WEIGHT: 16.7 (kg)
 36.8 lbs



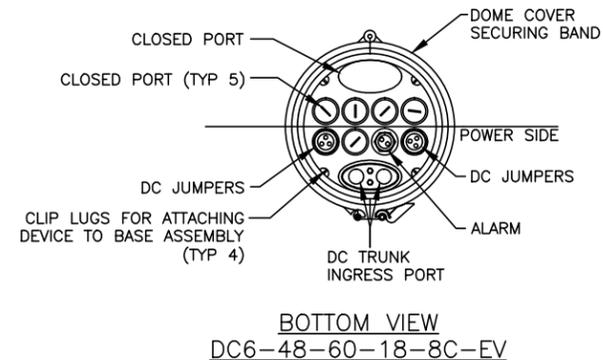
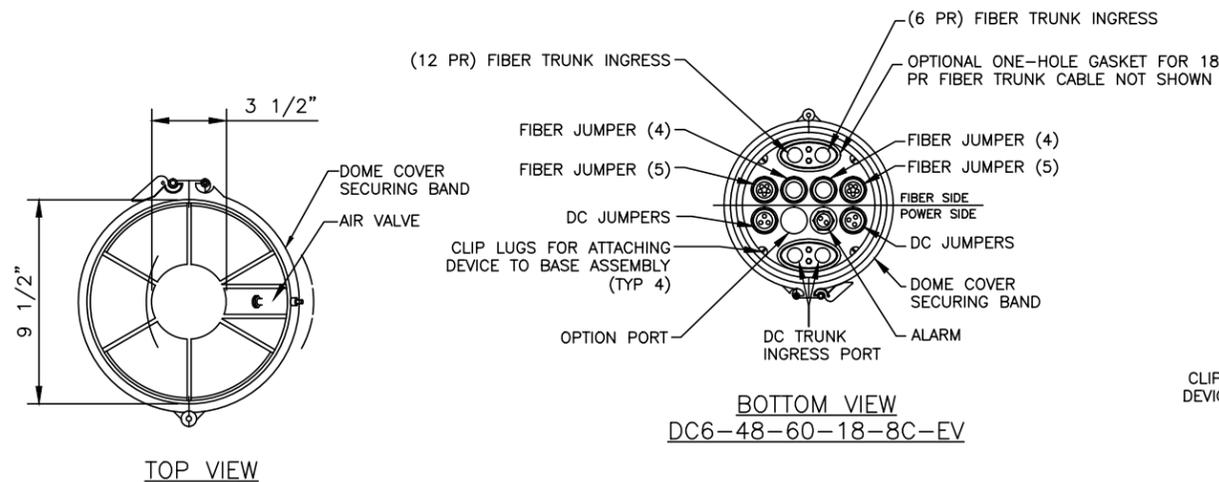
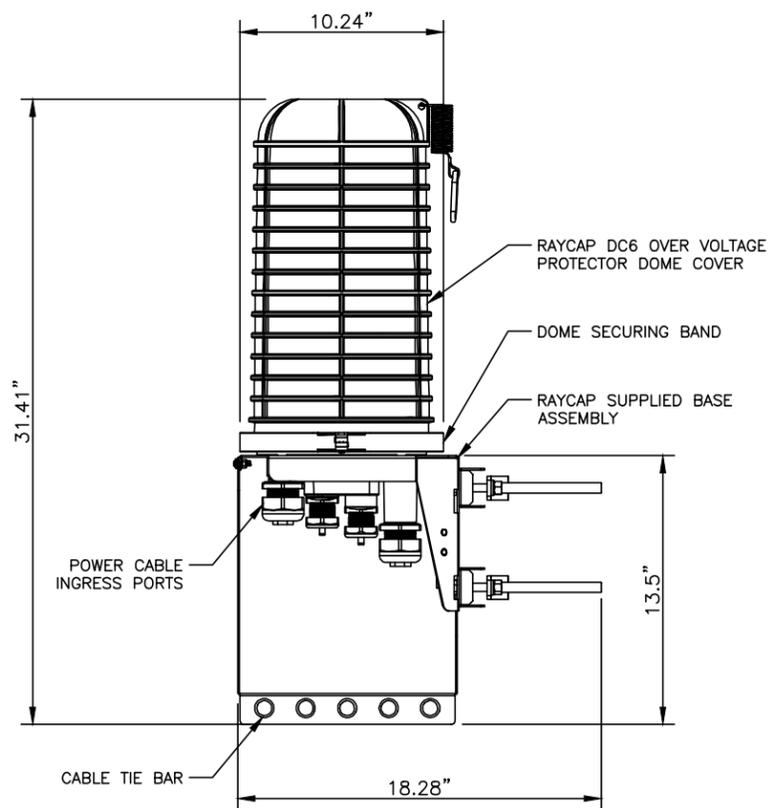
AIRSCALE DUAL RRH 4T4R B25/66 320W AHFIB DETAIL NOT TO SCALE 3

AIRSCALE RRH 4T4R B5 160W AHCA DETAIL NOT TO SCALE 4

SITE INFORMATION
 LTE 1C/2C/3C/4C/5C/6C
 UTL01221
 LANDMARK WEST
 FA#: 14431264
SITE ADDRESS:
 1550 SOUTH 5600 WEST,
 SALT LAKE CITY, UT 84104
 SALT LAKE COUNTY

SHEET DESCRIPTION
 WALK IN CABINET DETAILS

SHEET NO.
 D-7



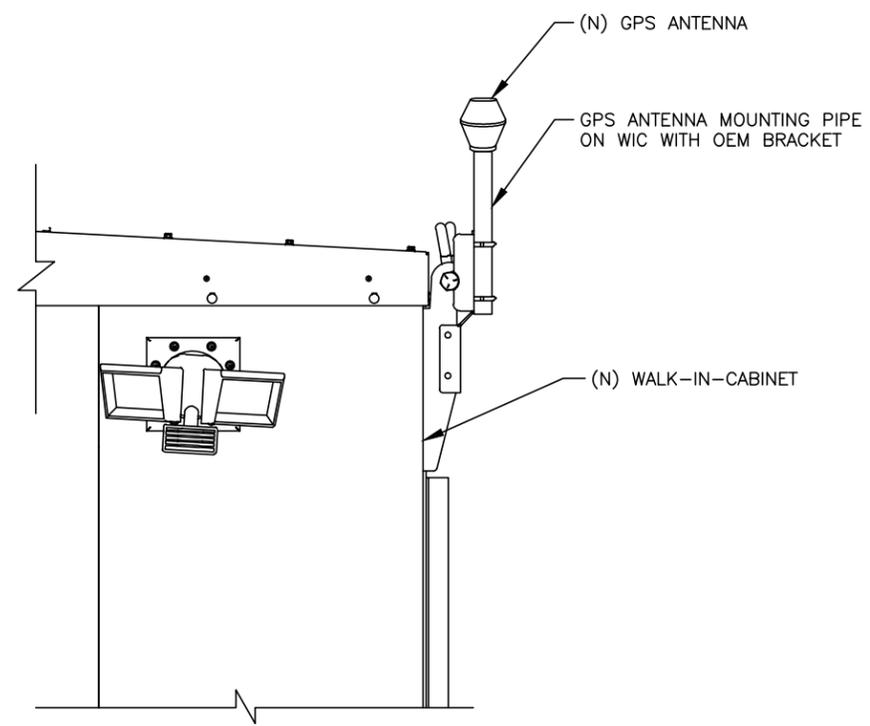
RAYCAP DC6 (SQUID)	
LENGTH (H)	18.28"
WIDTH (W)	10.24"
HEIGHT (D)	31.4"
WEIGHT:	
SYSTEM MOUNT	16.0 LBS
MOUNT	10.2 LBS
TOTAL:	26.2 LBS



DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

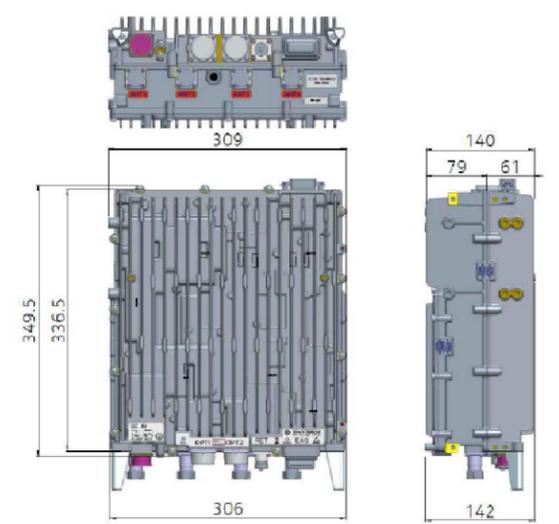
SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	08/02/19	90% CD	SKS

DC/FIBER SQUID DETAILS NOT TO SCALE 1



AHNA Volume and Weight Data

Core Unit Dimensions	336.5 x 306 x 140 mm / 13.25 x 12.05 x 5.51 inch
Core Unit weight	15.5 Kg / 34.17 lbs
Core Unit volume	14.4 Liters
Core Flange Dimensions	349.5 x 309 x 142 mm / 13.76 x 12.17 x 5.59 inch
Dimensions of Core Unit with AMGD cover	349 x 317 x 160 mm / 13.74 x 12.48 x 6.30 inch
Weight of Core Unit with bracket & AMGD cover	17.7 Kg / 39.02 lbs
Volume of Core Unit Unit with AMGD cover	17.7 Liters



GPS ANTENNA MOUNTING DETAIL NOT TO SCALE 3

AIRSCALE RRRH 4T4R B30 100W AHNA DETAIL

SITE INFORMATION
 LTE 1C/2C/3C/4C/5C/6C
 UTL01221
 LANDMARK WEST
 FA#: 14431264
SITE ADDRESS:
 1550 SOUTH 5600 WEST,
 SALT LAKE CITY, UT 84104
 SALT LAKE COUNTY

SHEET DESCRIPTION
 GENERATOR DETAILS

SHEET NO.
 D-8



161 INVERNESS DRIVE W, 2ND FLOOR
ENGLEWOOD, CO 80112



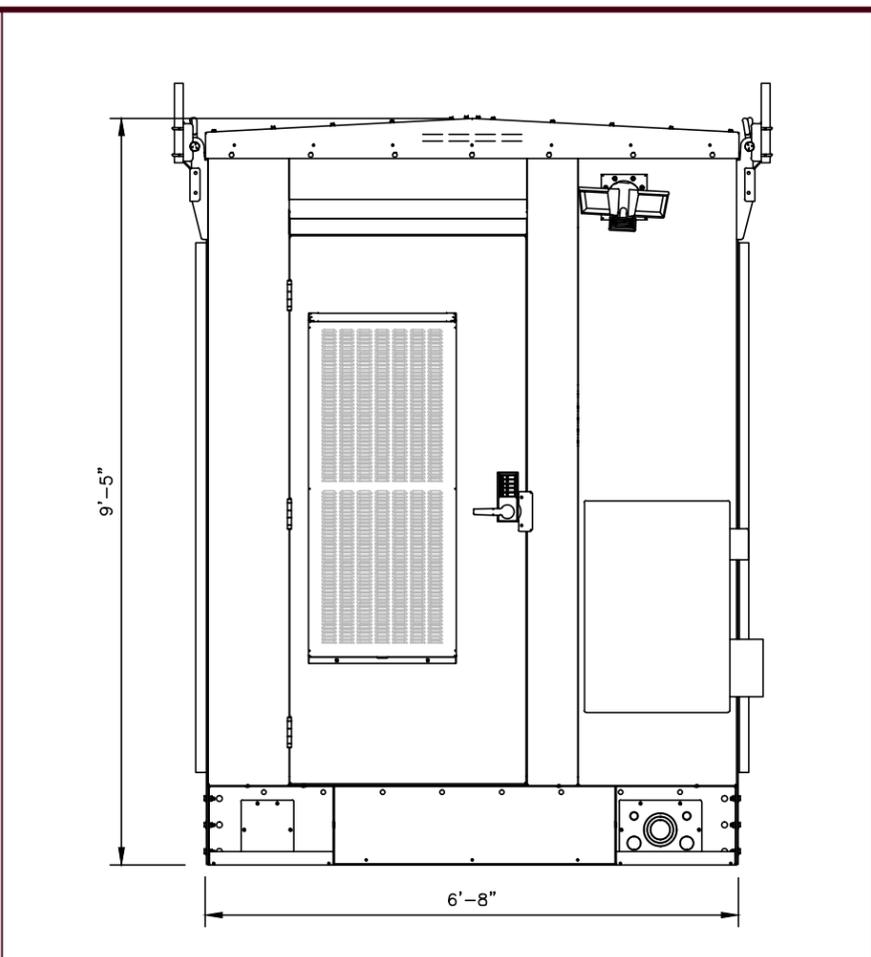
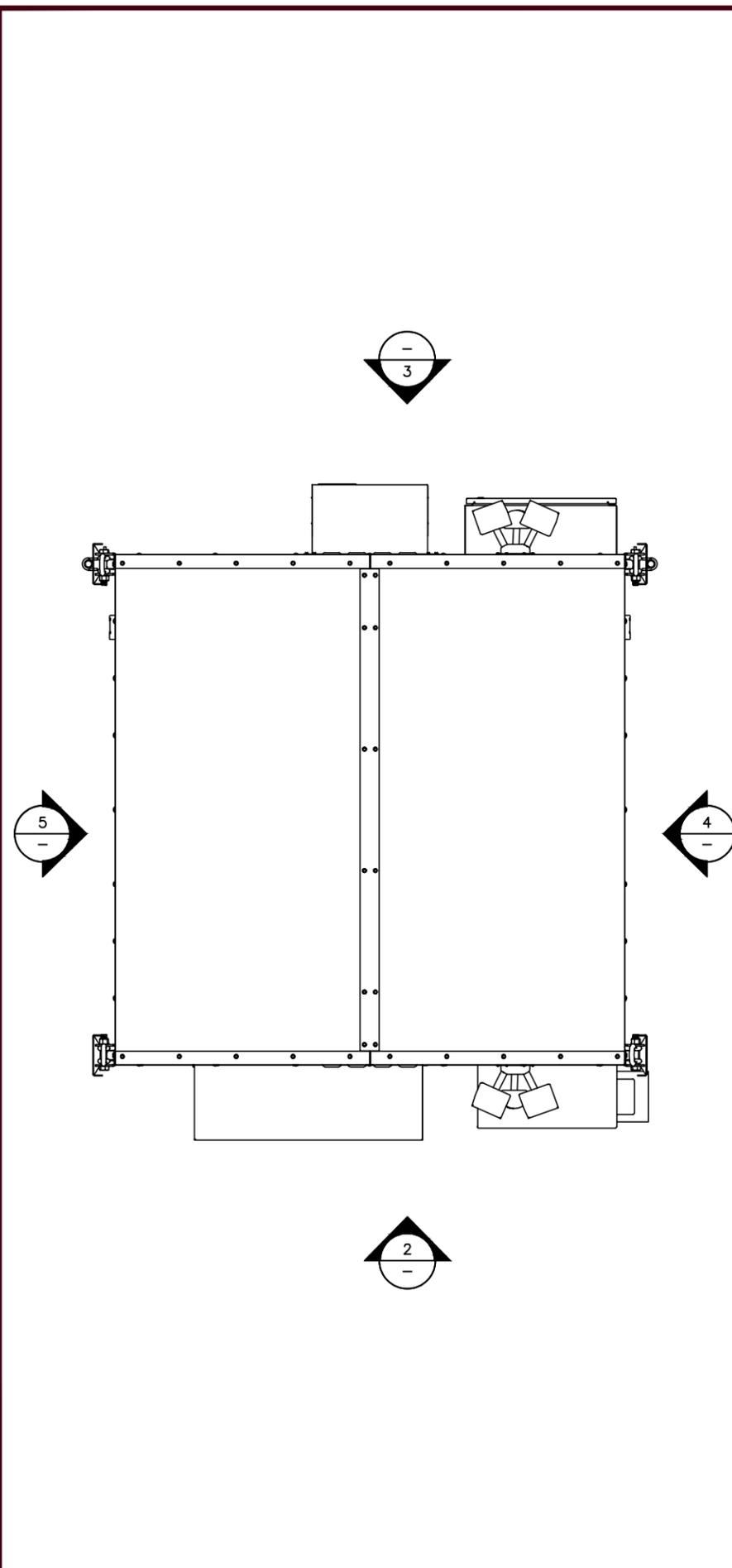
1997 ANNAPOLIS EXCHANGE PARKWAY,
SUITE 200
ANNAPOLIS, MD 21401



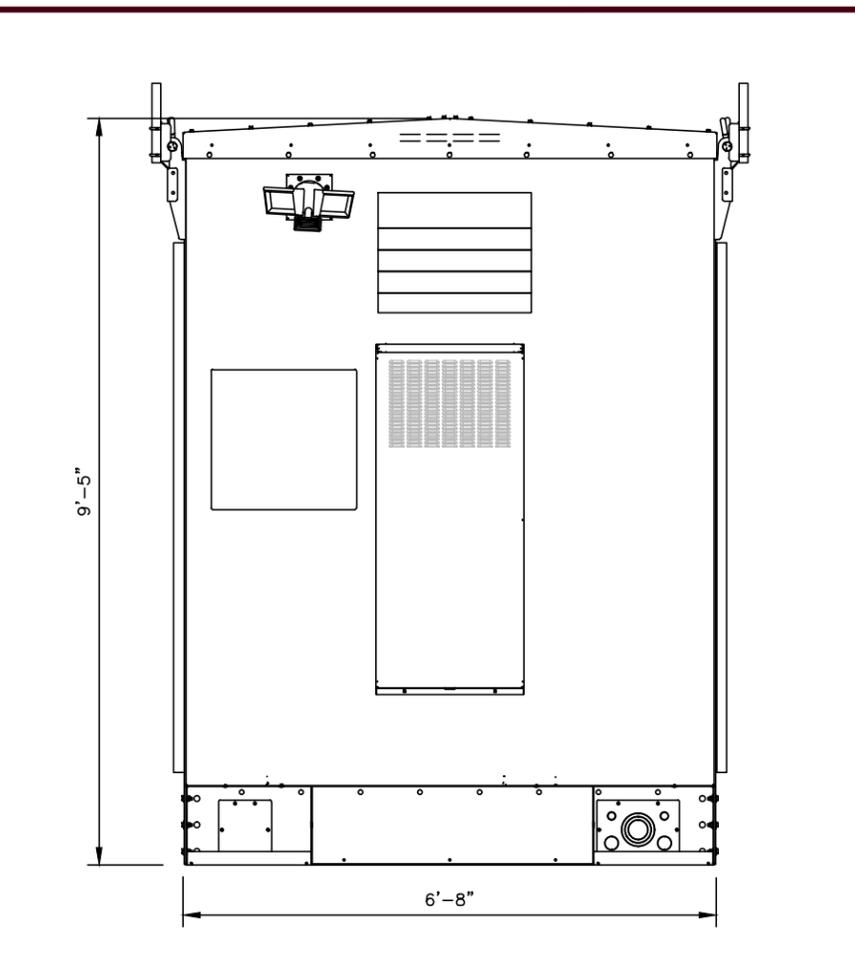
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE
PRINTED MEDIA ONLY.

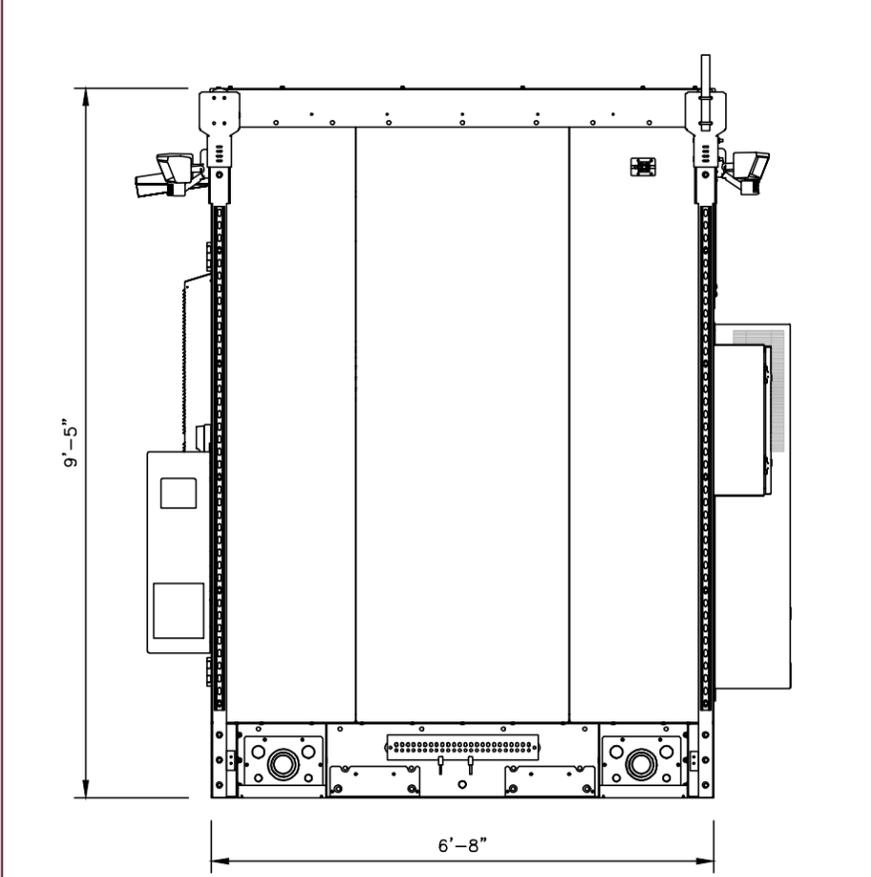
SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	08/02/19	90% CD	SKS



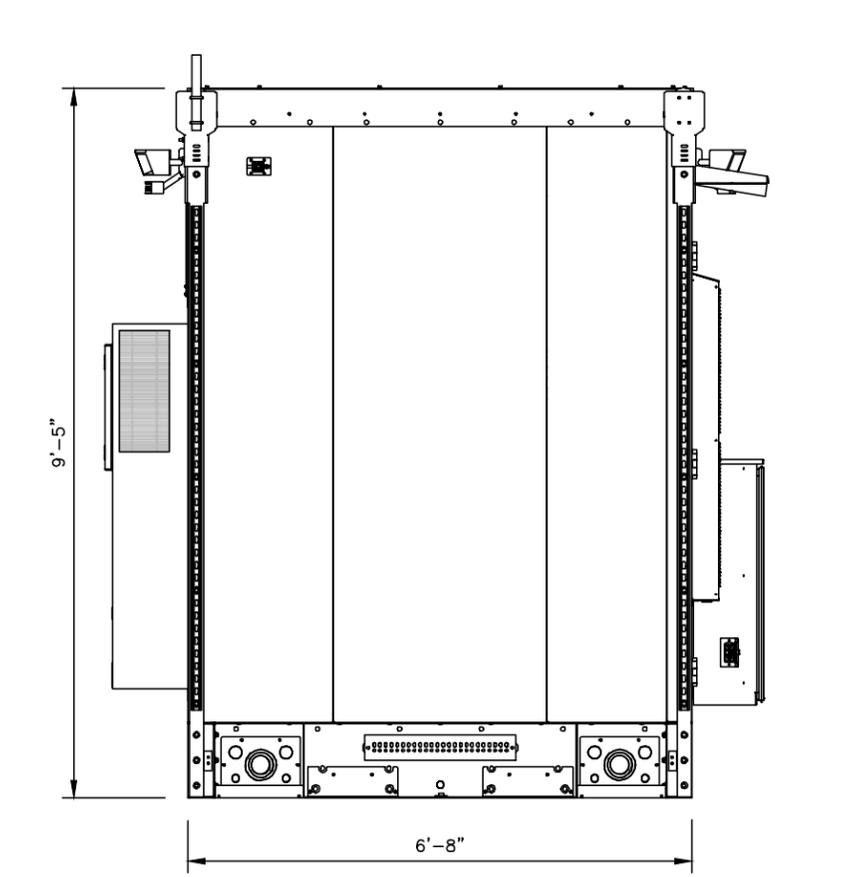
FRONT ELEVATION N.T.S. 2



REAR ELEVATION N.T.S. 3



1 SIDE ELEVATION N.T.S. 4



4 SIDE ELEVATION N.T.S. 5

SITE INFORMATION

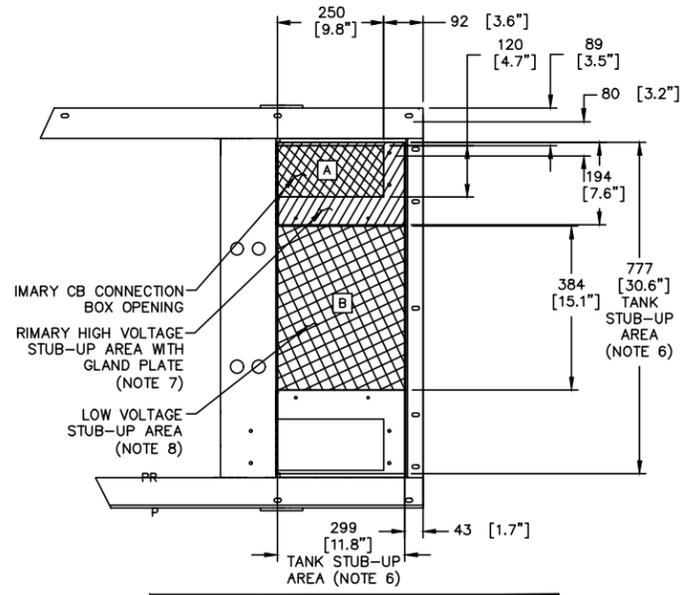
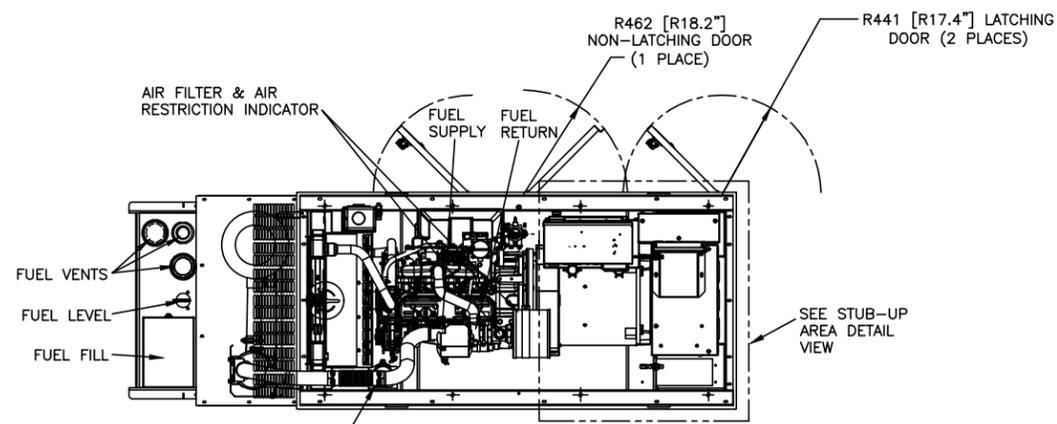
LTE 1C/2C/3C/4C/5C/6C
UTL01221
LANDMARK WEST
FA#: 14431264
SITE ADDRESS:
1550 SOUTH 5600 WEST,
SALT LAKE CITY, UT 84104
SALT LAKE COUNTY

SHEET DESCRIPTION

WALK IN CABINET DETAILS

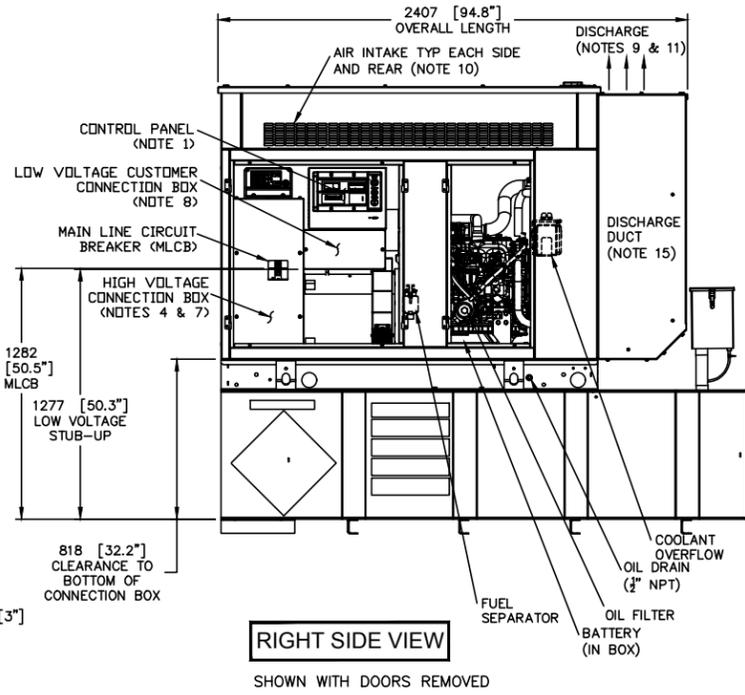
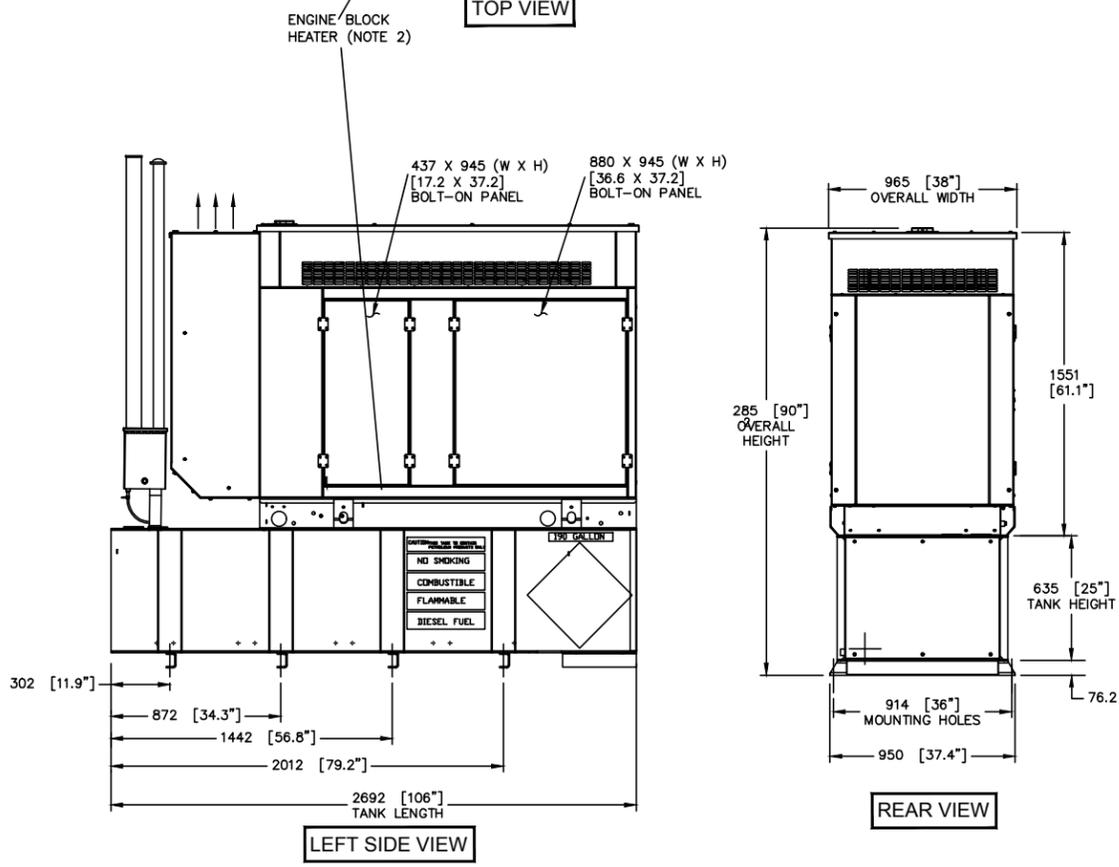
SHEET NO.

D-9



RECOMMENDED ELECTRICAL STUB-UPS (SEE DETAILED VIEW & TOP VIEW)

DESCRIPTION	INSIDE BASE
HIGH VOLTAGE STUB-UP AREA 1) AC LOAD LEAD CONDUIT AREA. 2) 120/240 VAC FROM UTILITY (BY OTHERS) (GLAND PLATE INCLUDED)	A
LOW VOLTAGE STUB-UP AREA 1) TRANSFER SWITCH/COMMUNICATION CONDUITS. COMMUNICATIONS AND 2-WIRE START MUST NOT BE RUN IN CONDUIT WITH AC WIRING. (SEE NOTE 8)	B



- NOTES:**
- CONTROL PANEL INCLUDES BATTERY CHARGER WITH THREE PRONG CORDS.
 - 1500w 120VAC ENGINE BLOCK HEATER WITH THREE PRONG CORD
 - 12 VOLT NEGATIVE GROUND SYSTEM.
 - GENERATOR MUST BE GROUNDED.
 - CENTER OF GRAVITY & WEIGHT MAY SHIFT SLIGHTLY DUE TO UNIT OPTIONS
 - STUB-UPS: BASE TANKS REQUIRES ALL STUB-UPS TO BE IN THE REAR TANK STUBS-UP AREA.
 - HIGH VOLTAGE STUB-UP AREA INCLUDES THE AC LOAD LEAD CONNECTION TO THE MAIN LINE CIRCUIT BREAKER, THE NEUTRAL CONNECTION, AND AUXILIARY 120/240V CONNECTION.
 - CONNECTION POINTS FOR CONTROL WIRES. BOTTOM OF LOW VOLTAGE CUSTOMER CONNECTION BOX HAS KNOCKOUTS FOR 1/2" AND 3/4" CONDUIT FITTINGS.
 - MUST ALLOW FREE FLOW OF DISCHARGE AIR AND EXHAUST. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.
 - MUST ALLOW FREE FLOW OF INTAKE AIR. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.
 - GENERATOR MUST BE INSTALLED SUCH THAT FRESH COOLING AIR IS AVAILABLE AND THAT DISCHARGE AIR FROM THE RADIATOR IS NOT RECIRCULATED.
 - IT IS THE RESPONSIBILITY OF THE INSTALLATION TECHNICIAN TO ENSURE THAT THE GENERATOR INSTALLATION COMPLIES WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS.
 - 190 GALLON USEABLE CAPACITY BASE TANK IS INCLUDED WITH GENERATOR.
 - UNIT IS SHIPPED WITH FUEL SUPPLY AND RETURN LINES DISCONNECTED AND PLUGGED BETWEEN ENGINE AND FUEL TANK. THIS HAS BEEN DONE TO FACILITATE PRESSURE TESTING OF THE TANK IN THE TANK IN THE FIELD. FOR INFORMATION REGARDING CONNECTING THE FUEL SUPPLY AND RETURN LINES PRIOR TO START UP, SEE THE FUEL TANK FIELD TESTING PROCEDURE (0E5082) SUPPLIED IN THE TANK LOOSE VENTS KITS, WHICH IS SHIPPED WITH THIS GENERATOR.
 - SEE DRAWING 0C3850 FOR DISCHARGE DUCT REMOVAL. REMOVAL OF DUCT WILL PROVIDE ACCESS TO MUFFLER FOR SERVICING.
 - ADDITIONAL 2" FEMALE NPT PORTS - PLUGGED OR EQUIPPED WITH TOP-MOUNT SWITCHES DEPENDING ON UNIT OPTIONS.

WEIGHT DATA: (INCLUDES EMPTY FUEL TANK)
 GENERATOR: 1409 KG (3106 LBS)
 GENERATOR WITH WOODEN SHIPPING SKID: 1474 KG (3250 LBS)

UNITS: mm [INCH]

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INSTALL SD030
DIESEL 2.4L G16
L2A Y02 SSM
190 GAL EXT VNT/FILL BASE TANK

GENERAC POWER SYSTEMS Waukesha P.O. BOX 8 WAUKESHA, WIS. 53187	
FILE NAME	SIZE B
SCALE	FIRST USE CALIFORNIA
DWG NO.	REV
0J7500D	A

INSTALLATION DRAWINGS



DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	08/02/19	90% CD	SKS

SITE INFORMATION

LTE 1C/2C/3C/4C/5C/6C

UTL01221

LANDMARK WEST

FA#: 14431264

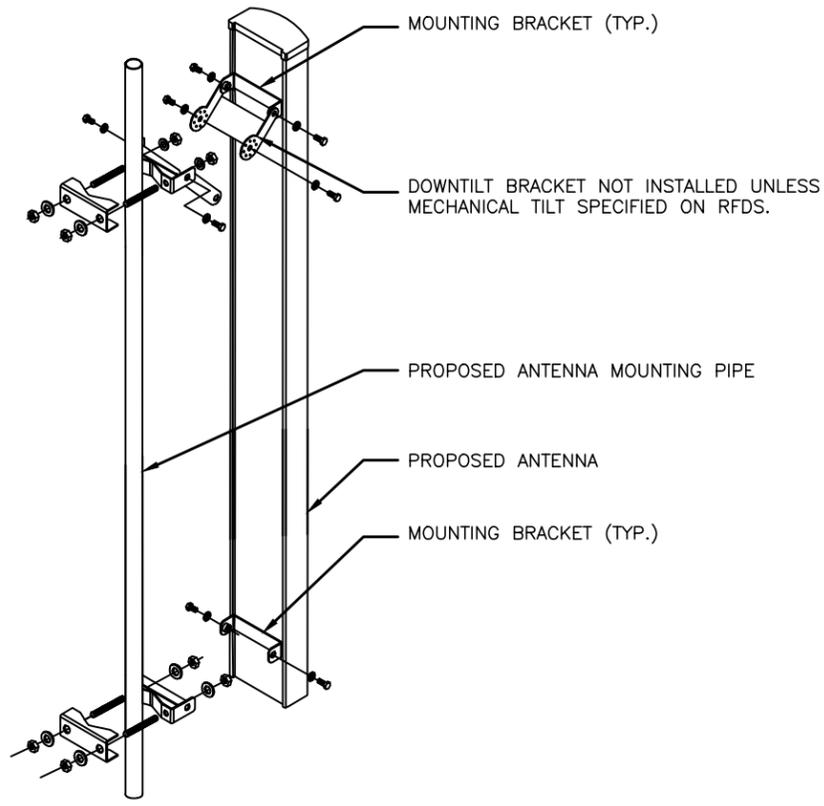
SITE ADDRESS:
 1550 SOUTH 5600 WEST,
 SALT LAKE CITY, UT 84104
 SALT LAKE COUNTY

SHEET DESCRIPTION

GENERATOR DETAILS

SHEET NO.

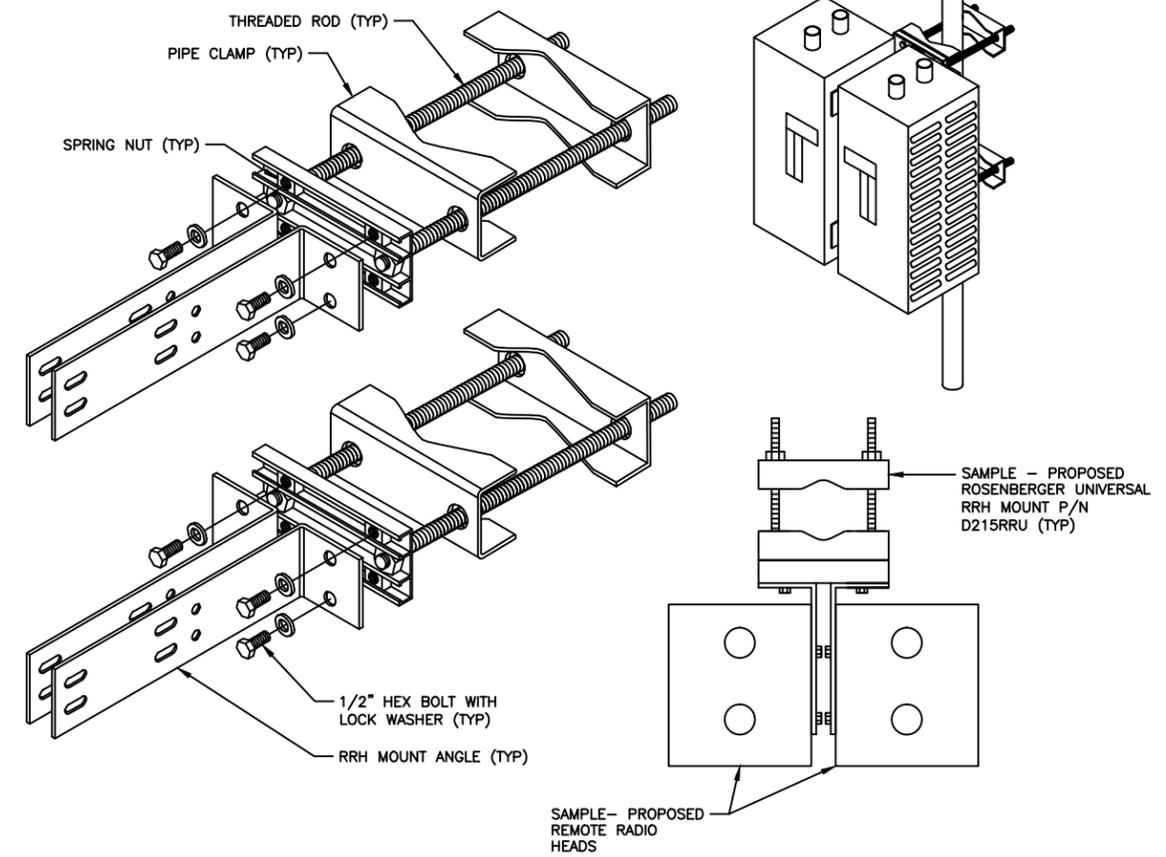
D-10



ANTENNA MOUNTING DETAIL

NOT TO SCALE

1



RRH MOUNTING DETAIL

NOT TO SCALE

2



Dimensions

Height	76.2 mm 3.0 in
Length	254.0 mm 10.0 in
Mounting Diameter, maximum	88.9 mm 3 1/2 in
Mounting Diameter, minimum	60.3 mm 2 3/8 in
Weight	4.5 kg 10.0 lb
Width	254.0 mm 10.0 in

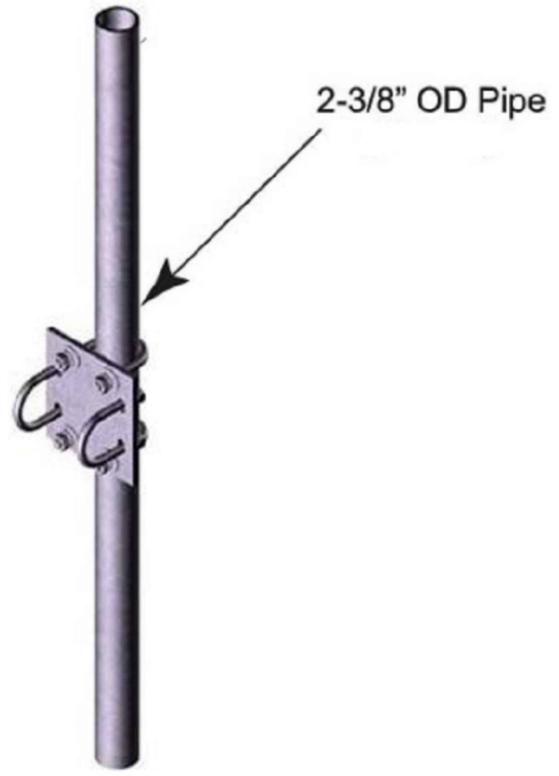
General Specifications

Includes	Plates U-bolts
Material Type	Hot dip galvanized steel
Mounting	Crossover plate
Package Quantity	1
Tower Taper	Non-tapered

XP-2030 DETAIL

NOT TO SCALE

3



2-3/8" PIPE DETAIL

NOT TO SCALE

4



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SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	08/02/19	90% CD	SKS

SITE INFORMATION

LTE 1C/2C/3C/4C/5C/6C

UTL01221

LANDMARK WEST

FA#: 14431264

SITE ADDRESS:

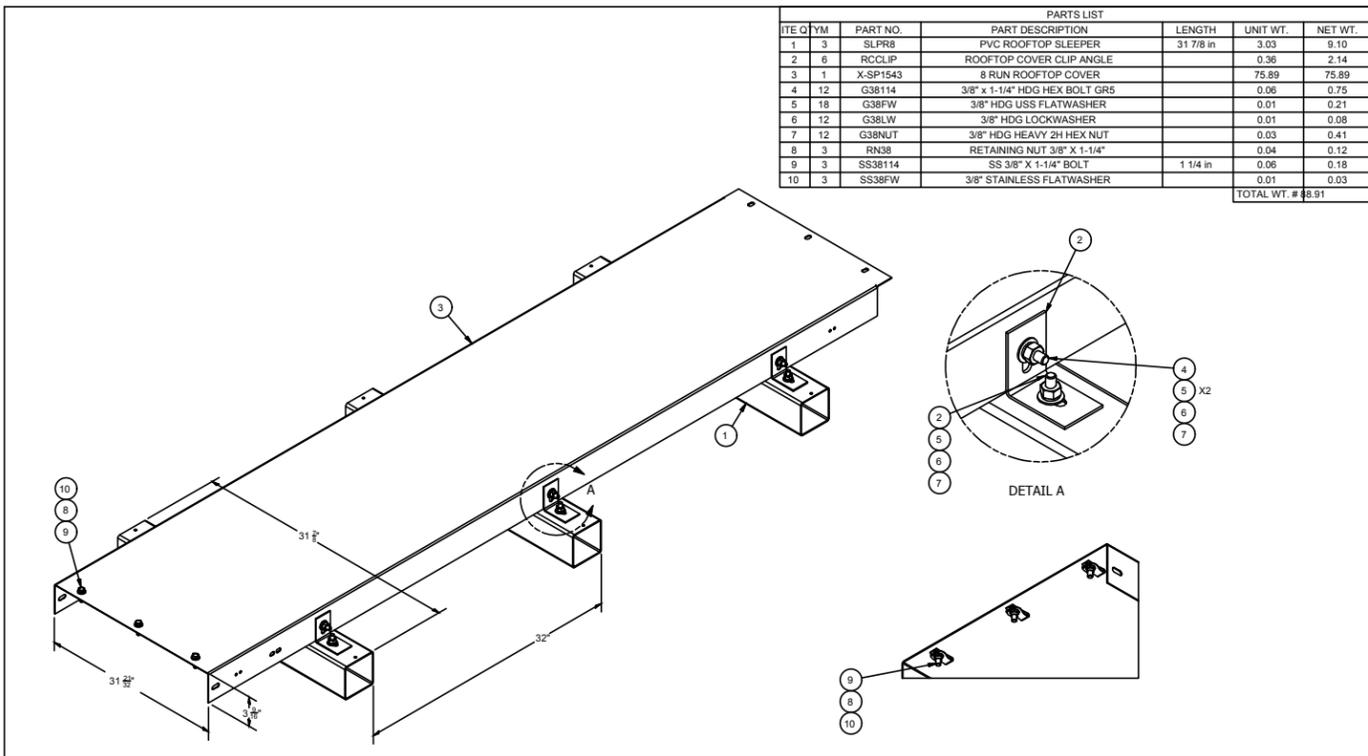
1550 SOUTH 5600 WEST,
SALT LAKE CITY, UT 84104
SALT LAKE COUNTY

SHEET DESCRIPTION

DETAILS

SHEET NO.

D-11



PARTS LIST						
ITE	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.	NET WT.
1	3	SLPR8	PVC ROOFTOP SLEEPER	31 7/8 in	3.03	9.10
2	6	RCCLIP	ROOFTOP COVER CLIP ANGLE		0.36	2.14
3	1	X-SP1543	8 RUN ROOFTOP COVER		75.89	75.89
4	12	G38114	3/8" X 1-1/4" HDG HEX BOLT GR5		0.06	0.75
5	18	G38PW	3/8" HDG USS FLATWASHER		0.01	0.21
6	12	G38LW	3/8" HDG LOCKWASHER		0.01	0.08
7	12	G38NUT	3/8" HDG HEAVY 2H HEX NUT		0.03	0.41
8	3	RN38	RETAINING NUT 3/8" X 1-1/4"		0.04	0.12
9	3	SS38114	SS 3/8" X 1-1/4" BOLT	1 1/4 in	0.06	0.18
10	3	SS38FW	3/8" STAINLESS FLATWASHER		0.01	0.03
				TOTAL WT. #	88.91	

TOLERANCE NOTES.
 TOLERANCES ON DIMENSIONS, UNLESS OTHERWISE NOTED ARE:
 SAWED, SHEARED AND GAS CUT EDGES ($\pm 0.030"$)
 DRILLED AND GAS CUT HOLES ($\pm 0.030"$) - NO CONING OF HOLES
 LASER CUT EDGES AND HOLES ($\pm 0.010"$) - NO CONING OF HOLES
 BENDS ARE $\pm 1/2$ DEGREE
 ALL OTHER MACHINING ($\pm 0.030"$)
 ALL OTHER ASSEMBLY ($\pm 0.060"$)

DESCRIPTION		COAX KITS FOR 8 RUNS OF COAX		
CPD NO.	DRAWN BY	ENG. APPROVAL	PART NO.	
8101	CEK	8/30/2011	SP1543	
CLASS	DRAWING USAGE	CHECKED BY	DWG. NO.	
81	CUSTOMER	BMC	9/2/2011	SP1543

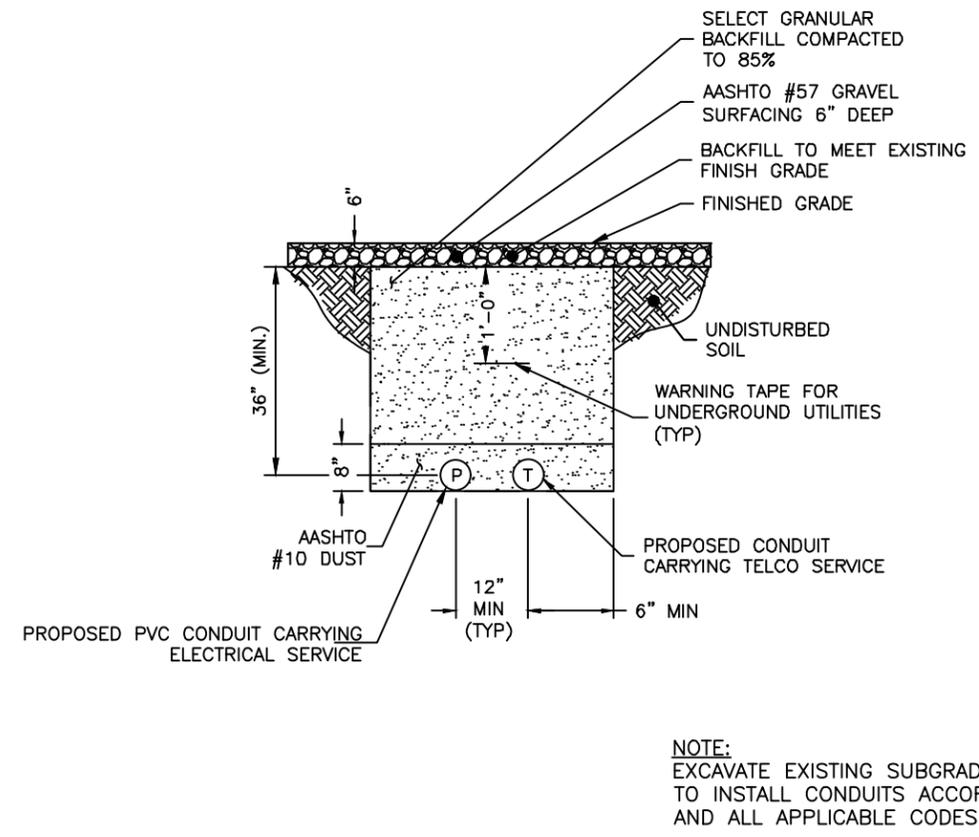


CABLE TRAY DETAIL

NOT TO SCALE 1

TYPICAL TRENCH DETAIL

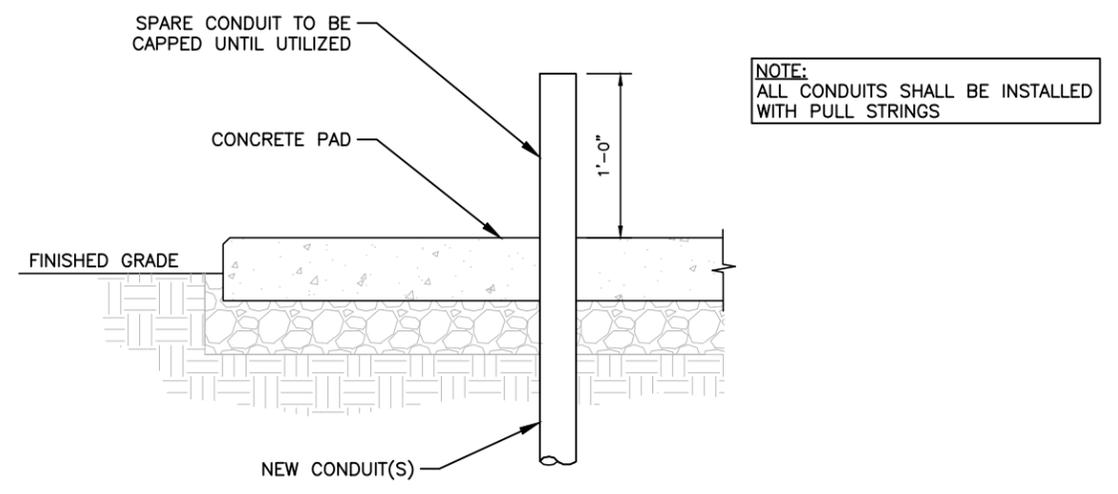
NOT TO SCALE 2



NOTE:
 EXCAVATE EXISTING SUBGRADE AS REQUIRED TO INSTALL CONDUITS ACCORDING TO OSHA AND ALL APPLICABLE CODES.

CONDUIT PENETRATION DETAIL

NOT TO SCALE 3



NOTE:
 ALL CONDUITS SHALL BE INSTALLED WITH PULL STRINGS



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SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	08/02/19	90% CD	SKS

SITE INFORMATION

LTE 1C/2C/3C/4C/5C/6C

UTL01221

LANDMARK WEST

FA#: 14431264

SITE ADDRESS:
 1550 SOUTH 5600 WEST,
 SALT LAKE CITY, UT 84104
 SALT LAKE COUNTY

SHEET DESCRIPTION

DETAILS

SHEET NO.

D-12



161 INVERNESS DRIVE W, 2ND FLOOR
ENGLEWOOD, CO 80112



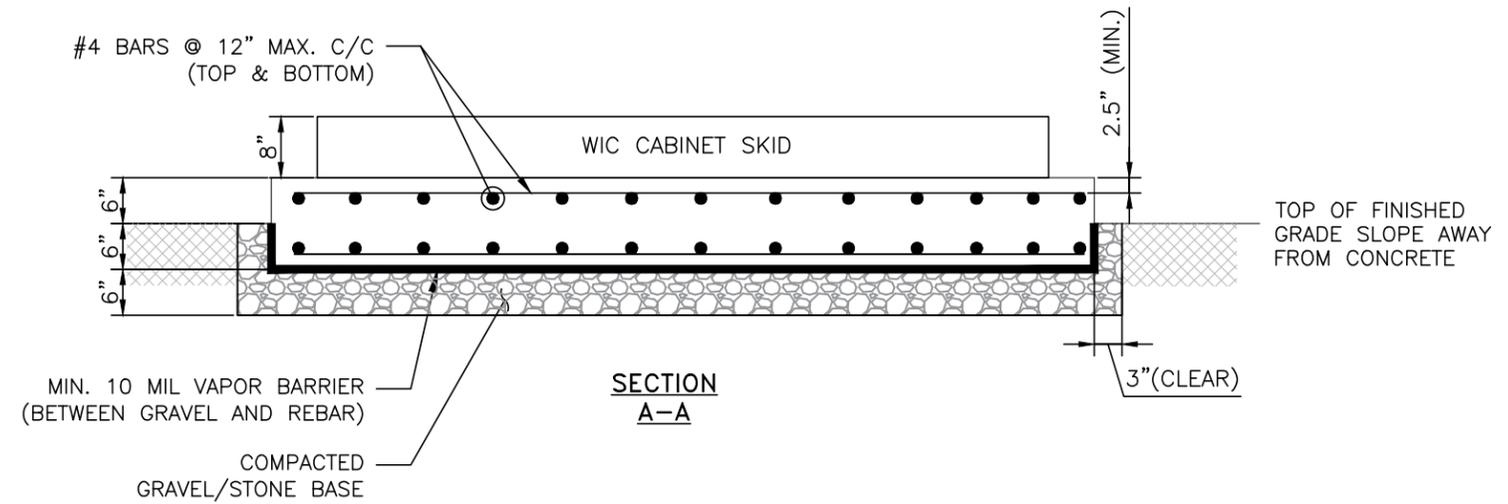
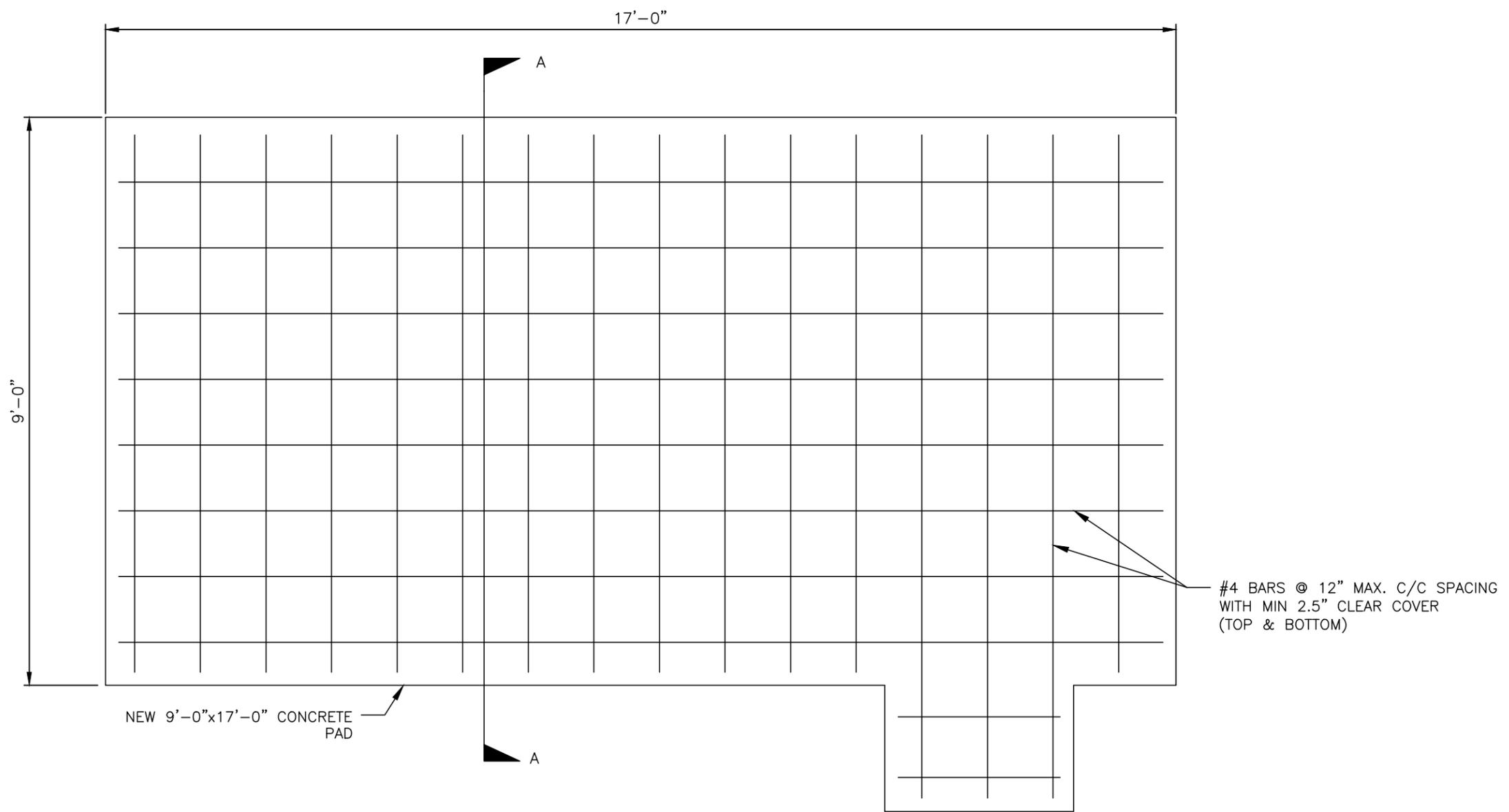
1997 ANNAPOLIS EXCHANGE PARKWAY,
SUITE 200
ANNAPOLIS, MD 21401



1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE
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SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	08/02/19	90% CD	SKS



SITE INFORMATION

LTE 1C/2C/3C/4C/5C/6C
UTL01221
LANDMARK WEST
FA#: 14431264
SITE ADDRESS:
1550 SOUTH 5600 WEST,
SALT LAKE CITY, UT 84104
SALT LAKE COUNTY

SHEET DESCRIPTION

FOUNDATION DETAILS

SHEET NO.

D-13

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE
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SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	08/02/19	90% CD	SKS

SITE INFORMATION

LTE 1C/2C/3C/4C/5C/6C

UTL01221

LANDMARK WEST

FA#: 14431264

SITE ADDRESS:

1550 SOUTH 5600 WEST,
SALT LAKE CITY, UT 84104
SALT LAKE COUNTY

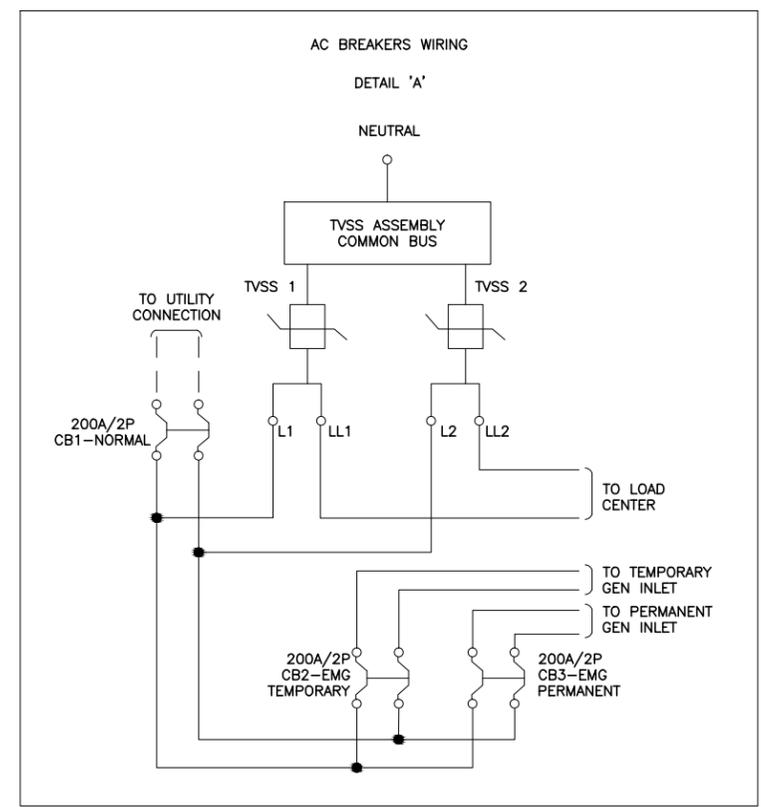
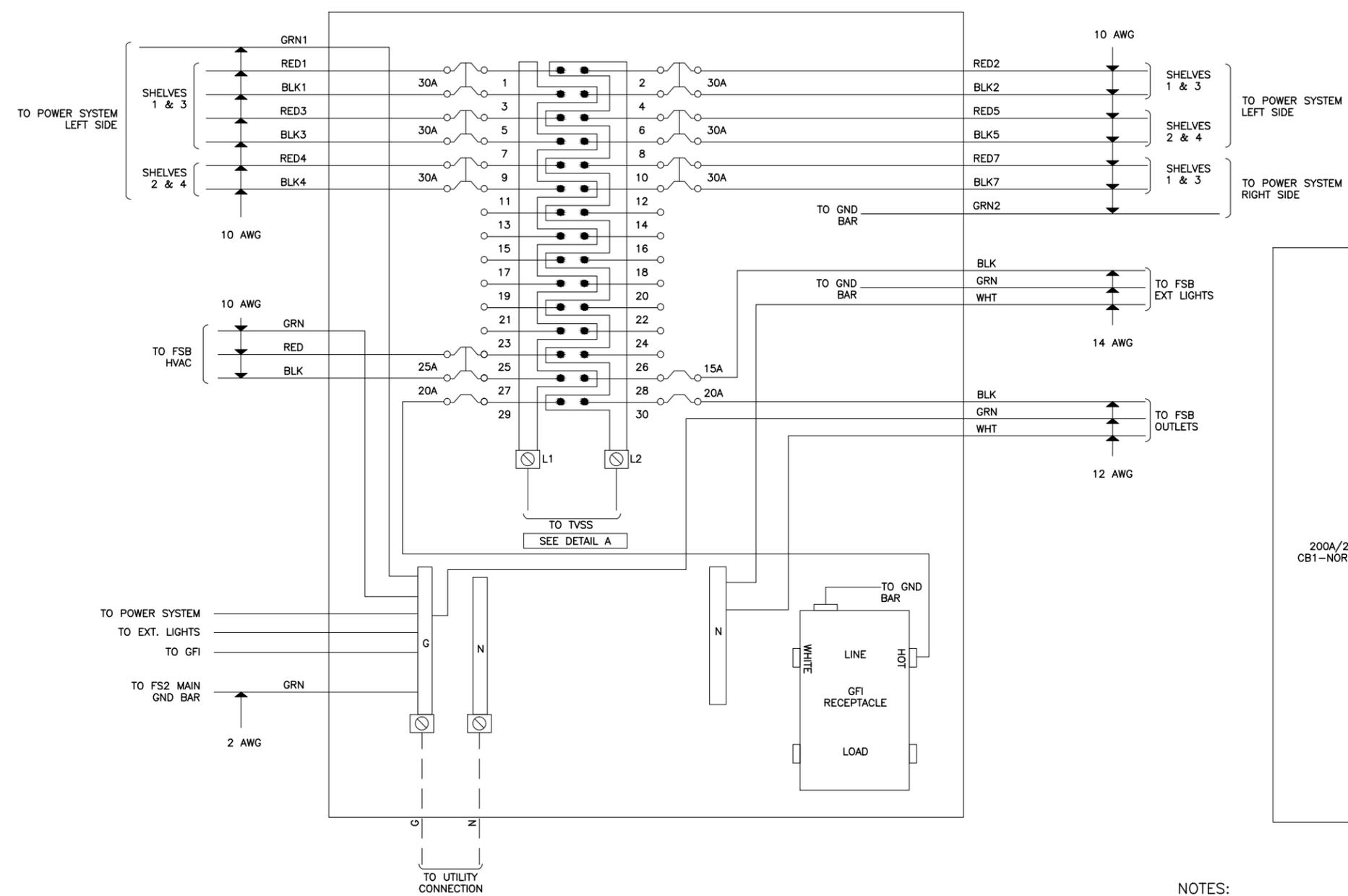
SHEET DESCRIPTION

SWIC PANEL SCHEDULE

SHEET NO.

E-1

**AUTOMATIC TRANSFER SWITCH
(200A 1φ)**



- NOTES:**
- DO NOT SHARE NEUTRALS UNLESS OTHERWISE SPECIFIED.
 - WHEN AC & DC WIRING IS LOCATED IN THE SAME BOX, ENCLOSURE, OR WIREWAY, WIRES MUST BE LABELED WITH VOLTAGE TYPE.
 - DC VOLTAGE IS NEGATIVE FEED, CHANGE CONNECTION POINTS AT DEVICES SO THAT BLACK WIRES ARE CONNECTED TO POSITIVE(+) TERMINALS AND RED WIRES ARE CONNECTED TO NEGATIVE(-) TERMINALS.
 - ALL WIRES TO BE THHN TYPE RATED 90°C.
 - LABEL BREAKERS IN PTLC PANEL AS FOLLOWS:
(1) BREAKER "GEN BLOCK HTR & BATT WARMER"
(1) BREAKER "GEN BATT CHARGER"
 - LABEL EACH RECEPTACLE SAME AS IN PTLC PANEL.
 - OPTIONAL RECEPTACLE. USE ONLY WHEN REQUIRED.
 - ENSURE NEUTRAL & GROUND ARE NOT BONDED ON GENERATOR.



161 INVERNESS DRIVE W, 2ND FLOOR
ENGLEWOOD, CO 80112



1997 ANNAPOLIS EXCHANGE PARKWAY,
SUITE 200
ANNAPOLIS, MD 21401



1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

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SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	08/02/19	90% CD	SKS



SITE INFORMATION

LTE 1C/2C/3C/4C/5C/6C

UTL01221

LANDMARK WEST

FA#: 14431264

SITE ADDRESS:
1550 SOUTH 5600 WEST,
SALT LAKE CITY, UT 84104
SALT LAKE COUNTY

SHEET DESCRIPTION

SINGLE LINE DIAGRAM AND
FAULT CALCULATIONS

SHEET NO.

E-2

N/A

N/A



161 INVERNESS DRIVE W, 2ND FLOOR
ENGLEWOOD, CO 80112



1997 ANNAPOLIS EXCHANGE PARKWAY,
SUITE 200
ANNAPOLIS, MD 21401



1825 W. WALNUT HILL LANE, SUITE 120
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UTL01221

LANDMARK WEST

FA#: 14431264

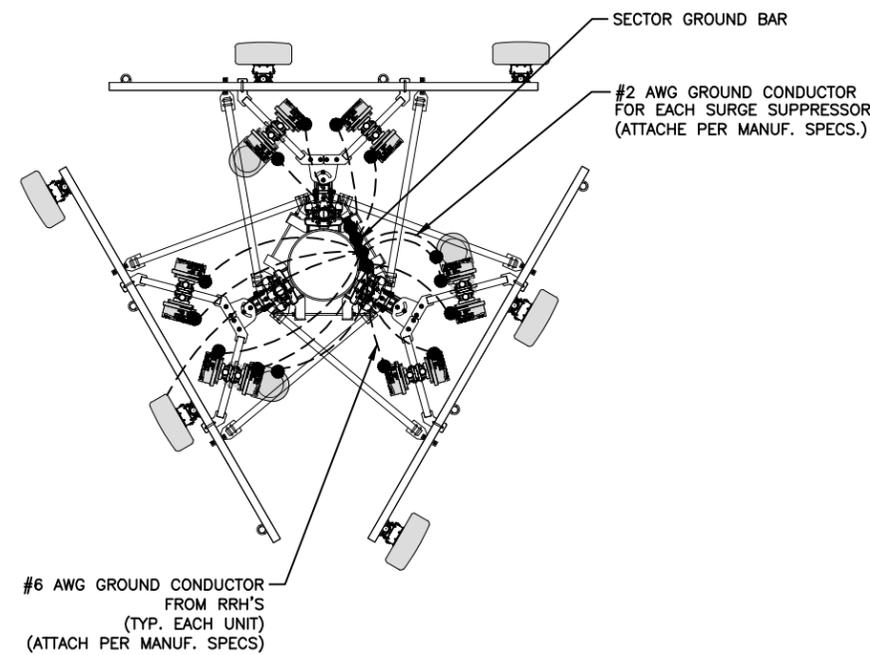
SITE ADDRESS:
1550 SOUTH 5600 WEST,
SALT LAKE CITY, UT 84104
SALT LAKE COUNTY

SHEET DESCRIPTION

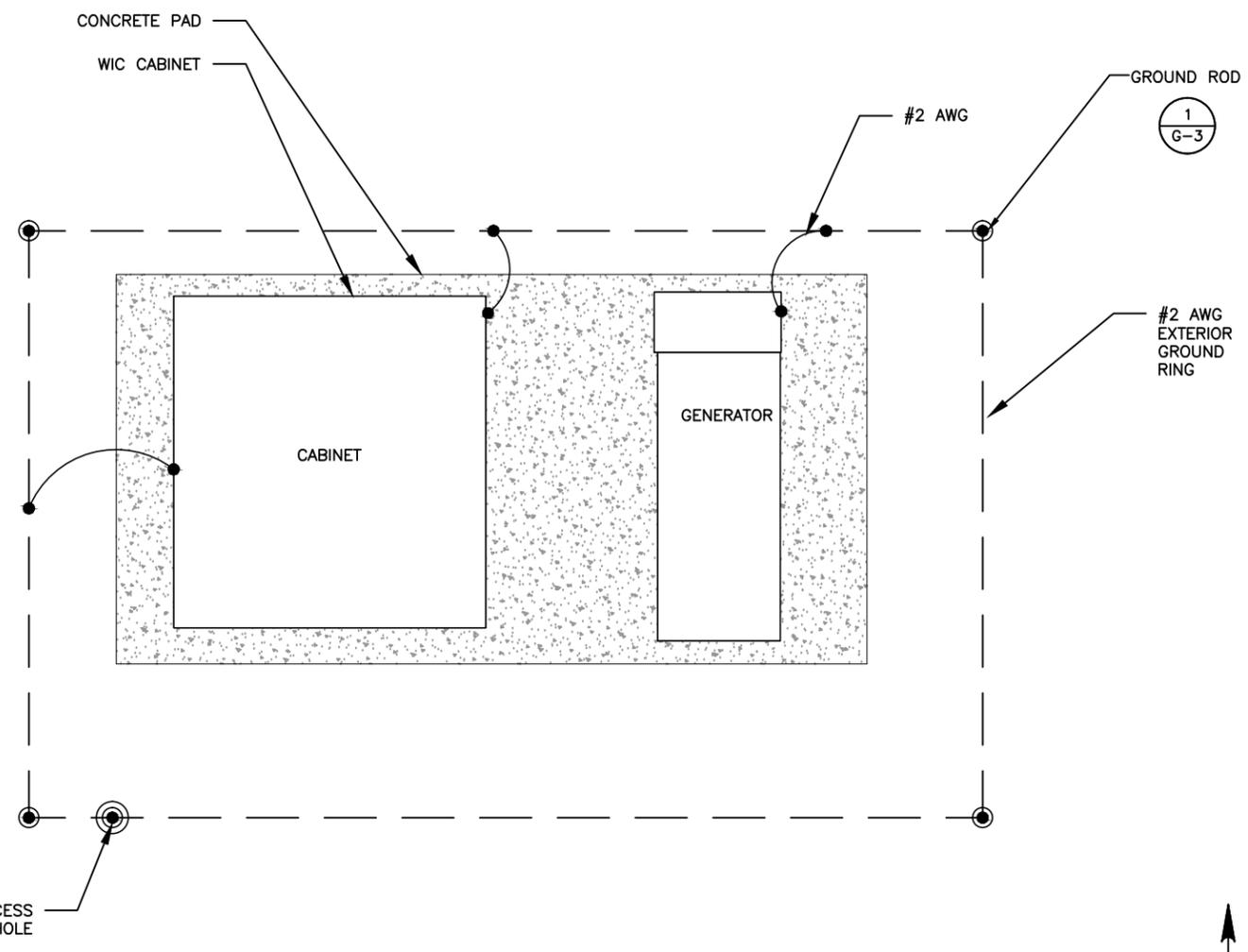
GROUNDING PLAN

SHEET NO.

G-1



GROUNDING LEGEND	
●	MECHANICAL CONNECTION
■	EXOTHERMIC CONNECTION
—	SECTOR GROUND BAR
- - -	GROUND WIRE



NOTES:

- EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
- APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
- MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
- METAL CONDUIT AND TRAY SHALL BE GROUNDING AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH 6 AWG COPPER WIRE AND UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
- GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NON-METALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
- ANY EQUIPMENT, BOX, SKID TO BE GROUNDING AND DOES NOT HAVE A DESIGNATED GROUND CONNECTION SHALL BE DRILLED AS NECESSARY TO CONNECT A GROUND WIRE. REMOVE PAINT IN AREA UNDER LUG. APPLY ANTI-OXIDANT COMPOUND AND CONNECT WITH TWO-HOLE, COMPRESSION LUG.
- GROUND BARS SHALL BE TINNED COPPER AND SHALL BE ENGRAVED OR IMPRESSED "STOLEN-DO NOT RECYCLE" AND/OR "PROPERTY OF AT&T", ETCHED OR STAMPED WITH SITE FA LOCATION AND SECURED WITH ANTI-THEFT HARDWARE.
- THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING FOR GROUND ELECTRODE SYSTEMS. TESTING SHALL BE IN ACCORDANCE WITH IEEE STD 81.
- THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS. WHEN ADDING ELECTRODES, CONTRACTOR SHALL MAINTAIN A MINIMUM DISTANCE BETWEEN THE ADDED ELECTRODE AND ANY OTHER EXISTING ELECTRODE EQUAL TO THE BURIED LENGTH OF THE ROD. IDEALLY, CONTRACTOR SHALL STRIVE TO KEEP THE SEPARATION DISTANCE EQUAL TO OR LESS THAN TWICE THE BURIED LENGTH OF THE RODS.
- METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
- ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
- EACH INTERIOR COMMUNICATION CABINET FRAME/PLINTH SHALL BE ELECTRICALLY ISOLATED FROM GROUNDS AND SHALL BE DIRECTLY CONNECTED TO THE CELL REFERENCE GROUND BAR WITH 6 AWG OR LARGER STRANDED, GREEN INSULATED GROUND WIRES.
- GROUND WIRING INSTALLED OUTDOOR EXPOSED SHALL BE 600V, GREEN SUNLIGHT RESISTANT UL LISTED TYPE THW OR THWN OR XHHW, ANNEALED, TINNED, OR UN-TUNNED CLASS B OR CLASS I STRANDED COPPER, SIZE 6 UNLESS OTHERWISE SPECIFIED.
- GROUND RODS SHOULD BE SPACED AT APPROXIMATELY TWICE THEIR LENGTH AS PER ATT-TP-76416 SPECIFICATIONS.



DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE
PRINTED MEDIA ONLY.

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	08/02/19	90% CD	SKS

SITE INFORMATION

LTE 1C/2C/3C/4C/5C/6C

UTL01221

LANDMARK WEST

FA#: 14431264

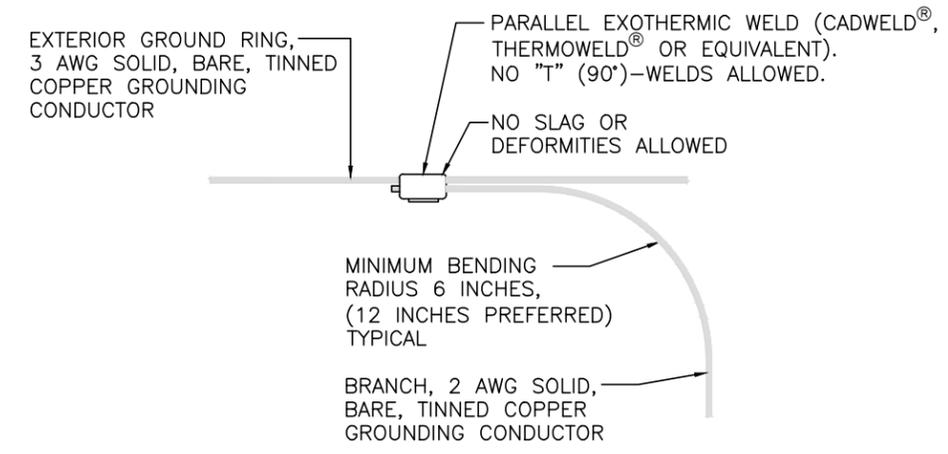
SITE ADDRESS:
1550 SOUTH 5600 WEST,
SALT LAKE CITY, UT 84104
SALT LAKE COUNTY

SHEET DESCRIPTION

GROUNDING DETAILS

SHEET NO.

G-2

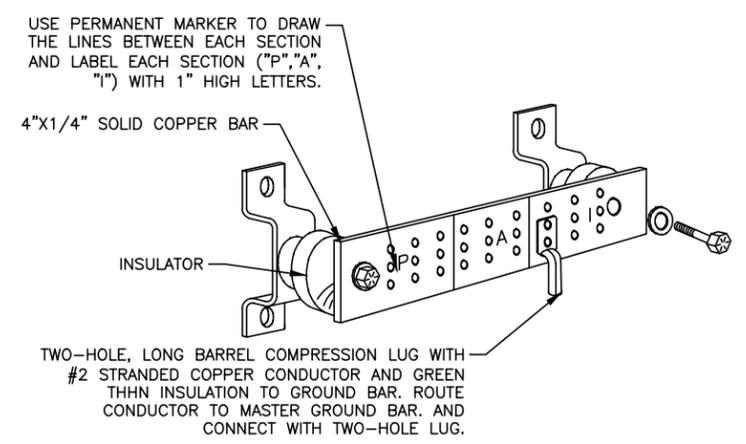


TYPICAL EXTERIOR GROUND RING CONNECTION

NOT TO SCALE

1

GROUND BAR



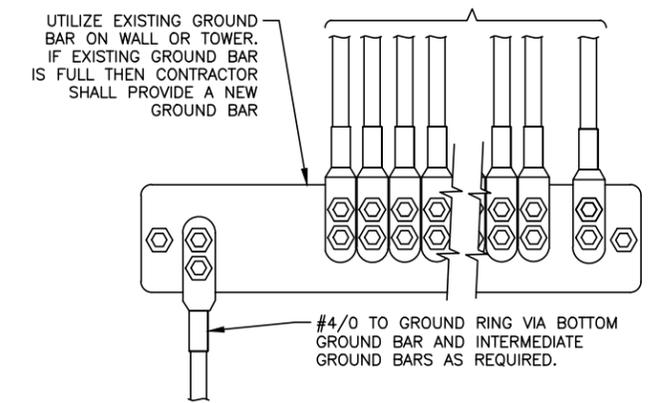
EACH GROUND CONDUCTOR TERMINATING ON ANY GROUND BAR SHALL HAVE AN IDENTIFICATION TAG ATTACHED AT EACH END THAT WILL IDENTIFY ITS ORIGIN AND DESTINATION.

- SECTION "P" - SURGE PRODUCERS**
- CABLE ENTRY PORTS (HATCH PLATES)
 - GENERATOR FRAMEWORK (IF AVAILABLE)
 - TELCO GROUND BAR
 - COMMERCIAL POWER COMMON NEUTRAL/GROUND BOND
 - +24V POWER SUPPLY RETURN BAR (#2)
 - 48V POWER SUPPLY RETURN BAR (#2)
 - RECTIFIER FRAMES

NOT TO SCALE

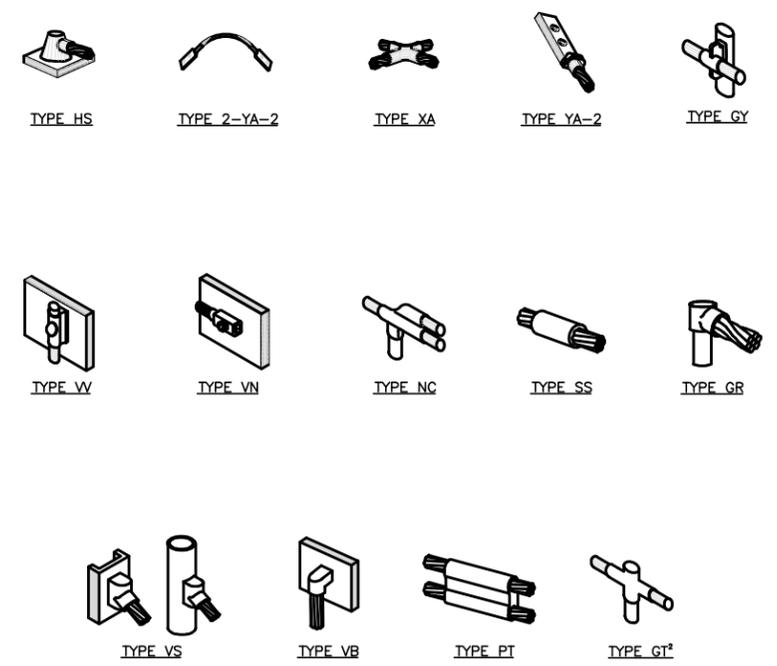
2

SECTOR GROUND BAR



NOT TO SCALE

3



NOTE:

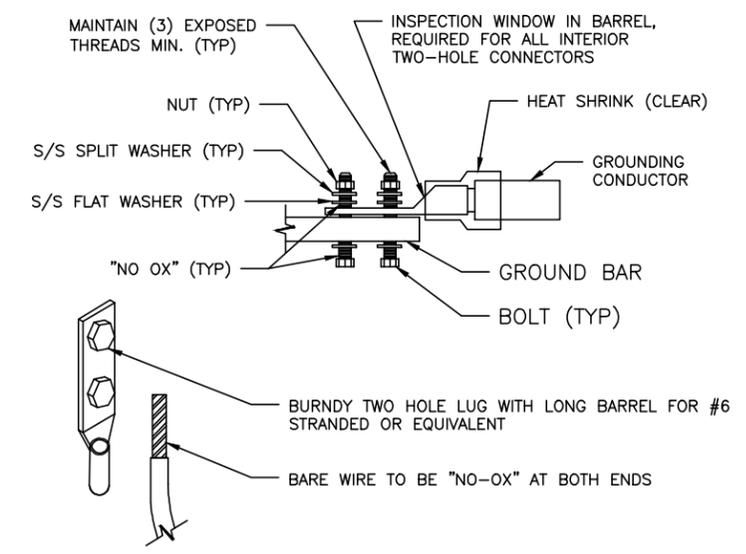
- ERICO EXOTHERMIC "MOLD TYPES" SHOWN HERE ARE EXAMPLES. CONSULT WITH CONSTRUCTION MANAGER FOR SPECIFIC MOLDS TO BE USED FOR THIS PROJECT.
- MOLD TYPE ONLY TO BE USED BELOW GRADE WHEN CONNECTING GROUND RING TO GROUND ROD.

CADWELD GROUNDING CONNECTIONS

NOT TO SCALE

4

INTERIOR GROUND BAR LUG

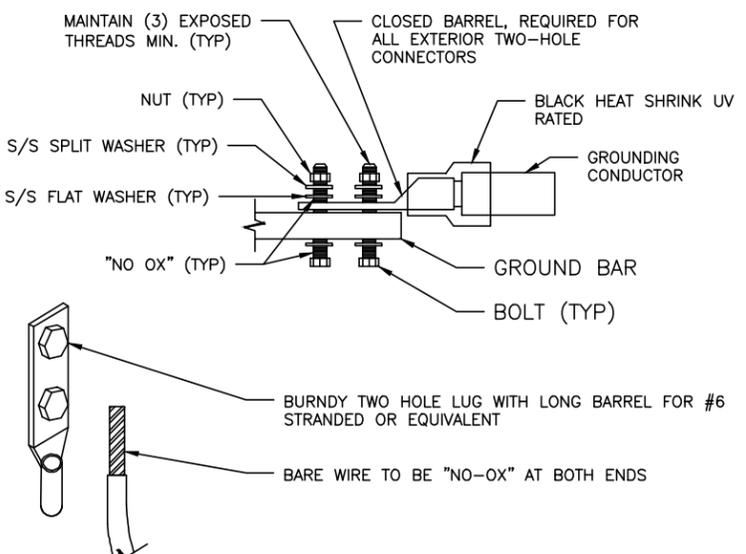


- NOTES:**
- ALL HARDWARE SHALL BE 18-8 STAINLESS STEEL.
 - COAT ALL SURFACES WITH ANTIOXIDANT COMPOUND BEFORE MATING.
 - ALL EXPOSED EASILY ACCESSIBLE GROUND BARS SHALL BE TAGGED "DO NOT DISCONNECT".
 - COAT ALL BARRELS WITH ANTIOXIDANT BEFORE CRIMPING.

NOT TO SCALE

5

EXTERIOR GROUND BAR LUG



- NOTES:**
- ALL HARDWARE SHALL BE 18-8 STAINLESS STEEL.
 - COAT ALL SURFACES WITH ANTIOXIDANT COMPOUND BEFORE MATING.
 - ALL EXPOSED EASILY ACCESSIBLE GROUND BARS SHALL BE TAGGED "DO NOT DISCONNECT".
 - COAT ALL BARRELS WITH ANTIOXIDANT BEFORE CRIMPING.

NOT TO SCALE

6

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	08/02/19	90% CD	SKS

SITE INFORMATION

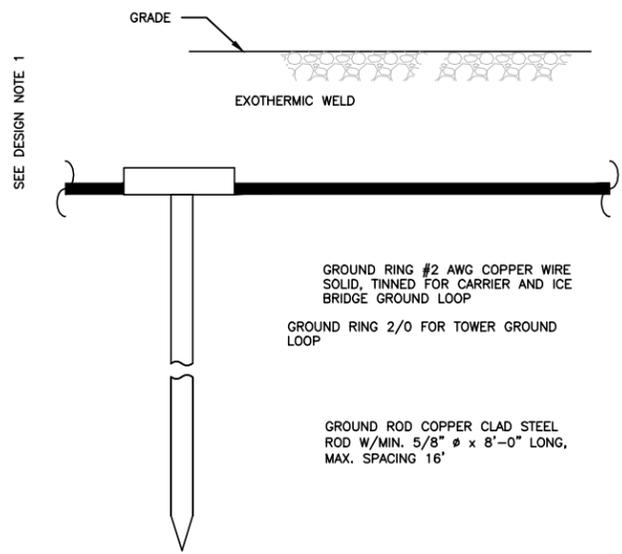
LTE 1C/2C/3C/4C/5C/6C
UTL01221
LANDMARK WEST
FA#: 14431264
SITE ADDRESS:
1550 SOUTH 5600 WEST,
SALT LAKE CITY, UT 84104
SALT LAKE COUNTY

SHEET DESCRIPTION

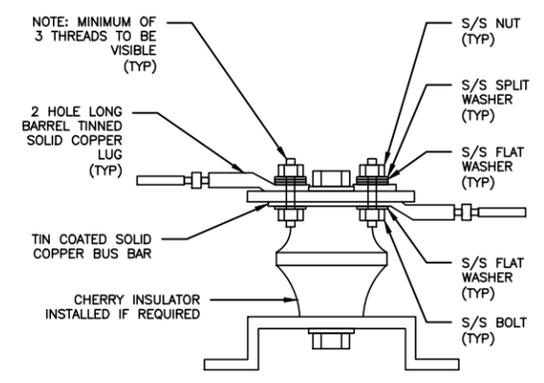
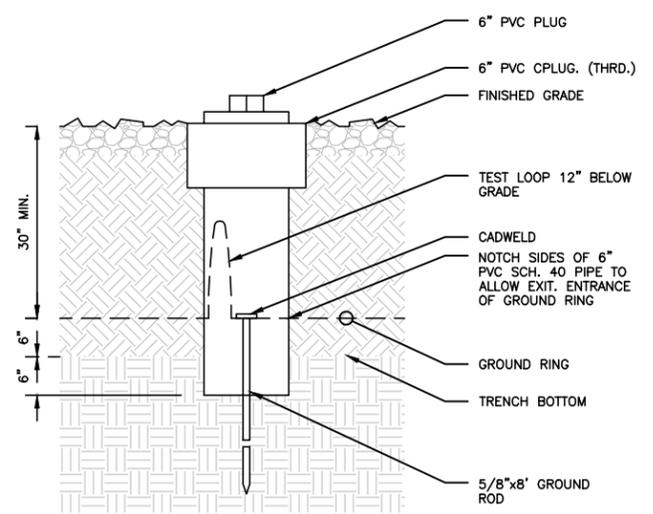
GROUNDING DETAILS

SHEET NO.

G-3

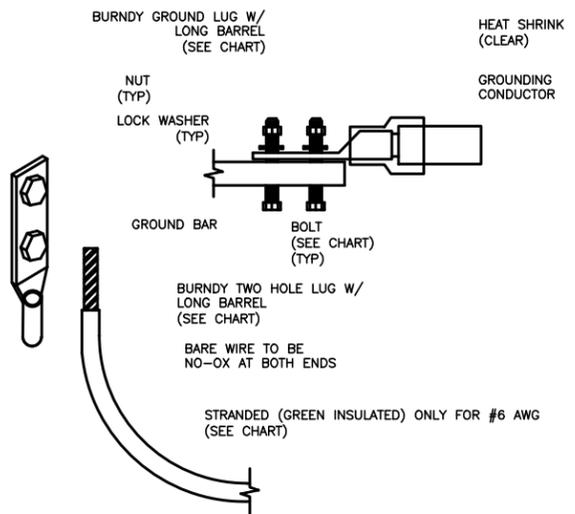


- NOTES:
- GROUND ROD SHALL BE DRIVEN VERTICALLY, NOT TO EXCEED 45 DEGREES FROM THE VERTICAL
 - GROUND WIRE SHALL BE MIN. 30" BELOW GRADE OR 6" BELOW FROST LINE. (WHICH EVER IS GREATER) AS PER N.E.C. ARTICLE 250-50(D)

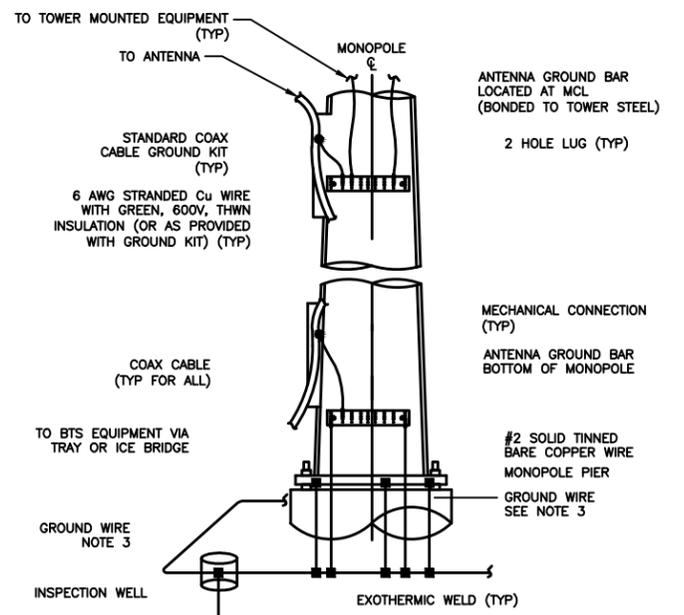


GROUND ROD NOT TO SCALE 1 GROUND ROD WITH TEST WELL NOT TO SCALE 2 LUG DETAIL NOT TO SCALE 3

WIRE SIZE	BURNDY LUG	BOLT SIZE
#6 AWG GREEN INSULATED	YA6C-2TC38	3/8" - 16 NC S 2 BOLT
#2 AWG SOLID TINNED	YA3C-2TC38	3/8" - 16 NC S 2 BOLT
#2 AWG STRANDED	YA2C-2TC38	3/8" - 16 NC S 2 BOLT
#2/0 AWG STRANDED	YA26-2TC38	3/8" - 16 NC S 2 BOLT
#4/0 AWG STRANDED	YA28-2N	1/2" - 16 NC S 2 BOLT



- NOTES:
- ALL GROUNDING LUGS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ALL HARDWARE BOLTS, NUTS, LOCK WASHERS SHALL BE STAINLESS STEEL. ALL HARDWARE ARE TO BE AS FOLLOWS: BOLT, FLAT WASHER, GROUND BAR, GROUND LUG, FLAT WASHER AND NUT.



- NOTES:
- NUMBER OF GROUND BARS MAY VARY DEPENDING ON THE TYPE OF MONOPOLE, ANTENNA LOCATION AND CONNECTION ORIENTATION. COAXIAL CABLES EXCEEDING 200 FEET IN/ON THE POLE SHALL HAVE GROUND KITS AT THE MIDPOINT. PROVIDE AS REQUIRED.
 - ONLY MECHANICAL CONNECTIONS ARE ALLOWED TO BE MADE TO CROWN CASTLE TOWERS. ALL MECHANICAL CONNECTIONS SHALL BE TREATED WITH AN ANTI-OXIDANT COATING.
 - ALL TOWER GROUNDING SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF ANSI/TIA 222 AND NFPA 780. FOR TOWERS BEING BUILT TO REV G OF THE STANDARD, THE WIRE SIZE OF THE BURIED GROUND RING AND CONNECTIONS BETWEEN THE TOWER AND THE BURIED GROUND RING SHALL BE 2/0 AWG. STRANDED IN ADDITION, THE MINIMUM LENGTH OF THE GROUND RODS SHALL BE INCREASED FROM 8 FEET TO 10 FEET.

MECHANICAL LUG CONNECTION NOT TO SCALE 4 TYPICAL ANTENNA CABLE GROUNDING NOT TO SCALE 5 NOT USED NOT TO SCALE 6

ATTACHMENT D: EXISTING CONDITIONS & DEVELOPMENT STANDARDS

Adjacent Land Uses and Zoning

- North: OS (Open Space) zoning, future Mountain View Corridor and M-1 (Light Manufacturing), container storage
- South: OS (Open Space) and M-1 (Light Manufacturing) – Street and undeveloped land
- East: CG (General Commercial) – Vacant and manufacturing
- West: OS (Open Space) – Future Mountain View Corridor

The property is located on the west side of 5600 West and is approximately one-half mile north of S.R. 201. The land to the west is owned by UDOT and is expected to be the location of the future Mountain View Corridor. Adjacent properties are generally undeveloped or have been developed for a variety of industrial, manufacturing and warehouse uses. There are no residential uses in or near the vicinity. The former Cannon Pioneer Landfill is located to the northeast and the Lee Kay Ponds are located to the northwest, west of the future Mountain View Corridor.

Applicable Master Plan Policies

The property is included within the *Northwest Quadrant Master Plan* adopted in 2016. The Master Plan recognizes the area in which the property is located as being industrial in nature which is reflected in the M-1 (Light Industrial) zoning designation of the property.

The Future Land Use Map found in the plan anticipates that the area will continue to be light industrial in nature which is described in the plan as follows:

Light Industrial: light industrial areas include uses that produce little or no pollution but require a lot of land. Uses such as warehousing, manufacturing, food production, assembly, and other similar uses are commonly found in the light industrial areas. Uses that require outdoor storage of new, clean materials are generally acceptable. Light industrial areas also include support services, such as restaurants, limited retail, fuel centers, and other uses necessary to support the light industrial uses.

The proposed use is consistent with the Master Plan and the existing character of the area. Locating the proposed use on the site, increasing the intensity of its usage, as well as near a future transportation corridor, is consistent with Development Areas Goal 4: Promote the Infill and Redevelopment of Underutilized Areas.

Salt Lake City Zoning Ordinance Provisions

21A.40.090: ANTENNA REGULATIONS:

E. Wireless Telecommunications Facilities

Monopoles greater than 60 feet in height in the M-1 Zone require Conditional Use approval.

Consistent with this requirement, the proposed 80 foot monopole is going through the Conditional Use process. The applicant states that an attempt was made to collocate on a pole .25 miles to the north, but the applicant was unable to secure the necessary ground space for their equipment.

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 facility will be constructed on a property in the M-1 zoning district. Wireless facilities including a monopole are permitted 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 M-1 zone require Conditional Use approval. The proposed monopole will be 80-feet tall which necessitates that it be reviewed as a Conditional Use.

Finding: The proposal complies with the applicable provisions of the Salt Lake City Zoning Ordinance, provided that the request meets the conditions recommended as part of this staff report.

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

Analysis: The proposed wireless facility will be located within an industrial area of the city, surrounded by properties that are used or expected to be used for a variety of industrial uses. The property is also adjacent to the future Mountain View Corridor. The area is expected to have additional growth and development. The height of the proposed monopole is consistent with the height of other columnar structures allowed by right in the zoning district.

Finding:

Given the industrial 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. The proposal is compatible with the nature of the area.

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

Analysis: The Northwest Quadrant Master Plan recognizes the area as being industrial in nature. The future land use map in that plan shows that this area is anticipated to remain “light industrial” in the future.

Finding: The use is consistent with the adopted Northwest Quadrant Master Plan and the 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	Complies	A monopole up to 60-feet is allowed as a permitted use. The proposed monopole is 80-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	Complies	The use is located in an area zoned and designated by the associated master plan as “light industrial” (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	Complies	Surrounding the proposed wireless facility are a variety of industrial and commercial uses such as trucking, shipping, storage and the future Mountain View Corridor. The use is well suited to the character of the site. The antenna will provide service connectivity to property owners, businesses, and those traveling through the area.
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered	Complies	There are few surrounding structures and, while taller in height, the proposed facility will be not be intrusive to the mass, scale, and style of other structures in the area.
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows	Complies	The proposal will have no traffic impact.
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic	Complies	The proposal will have no traffic impact.
7. The site is designed to enable access and circulation for pedestrian and bicycles	Complies	The proposal will have no traffic impact.
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street	Complies	The proposal will have no traffic impact.
9. The location and design of off-street parking complies with applicable standards of this code	Complies	The proposal will not require additional off-street parking.
10. Utility capacity is sufficient to support the use at normal service levels	Complies	The proposal will not require additional utility capacity.
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts	Complies	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	Complies	The proposal will not significantly impact the environment or introduce any hazard.
13. The hours of operation and delivery of the use are compatible with surrounding uses	Complies	The equipment will be routinely serviced by a technician as needed for maintenance and repair.
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses	Complies	The proposal will not require signs and lighting.
15. The proposed use does not undermine preservation of historic resources and structures	Complies	The proposal is not associated with any historic resources or structures.

Section 21A.40.090.E.9 – Additional Conditional Use Requirements

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: Surrounding the proposed monopole are a variety of uses including a large warehouse, vacant property, other light industrial uses, and land for the future Mountain View Corridor. Monopoles and other wireless equipment installations are common in industrial areas of the City where they are needed to provide services to businesses in the area. There are generally few if any concerns with compatibility of wireless facilities in these areas. At 80-feet in height, the proposed monopole will be built at a height that is consistent with the permitted height of other columnar structures allowed by right in zoning district.

The applicant states that an attempt was made to collocate on a nearby tower, but was unable to secure the necessary ground space. Visual screening in this area is difficult since there are few buildings of this height in the vicinity and the topography is generally flat. The area is not intensively developed and the spacing between towers would not have a detrimental impact to adjoining properties.

Finding: This project satisfies the additional requirements of Section 21A.40.090.E.9.

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 Glendale Community Council on June 19, 2019 in order to solicit comments. No comments or questions were received.
- Staff sent an early notification announcement of the project to all residents and property owners located within 300 feet of the project site on June 19, 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 City/County Building to solicit comments on July 18, 2019. No members of the public attended the open house and no comments were submitted in relation to the proposal.
- The 45-day recognized organization comment period expired on August 5, 2019.

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on: August 30, 2019
- Public hearing notice sign posted on the property: August 30, 2019
- Public notice posted on City and State websites & Planning Division list serve: August 29, 2019

ATTACHMENT G: DEPARTMENT REVIEW COMMENTS

Zoning (Katelynn Harris – katelynn.harris@slcgov.com)

Review for compliance to 21A.40.090E standards.

Table note 4: Not located in the eco-industrial buffer area of the NWQ overlay.

E2.d. Maximum visible width of antennas and antenna mounting structure shall not exceed 8' in height and 13' in width. Dimensions of the support structure and antennas are not provided.

E3.b. Electrical equipment and monopole are located on private property in the buildable area (there are no required rear and interior side yards). Not located between the front building facade and the street. Lot does not have a corner side yard.

E6. The monopole and equipment area are not located in any required landscape area or buffer area. They are located in a parking area but it is unclear whether this is required parking or additional parking beyond the required minimum.

E9. Conditional use requirements are not clearly addressed on the plans for the planning commission's consideration.

E10. Accessory buildings comply with M1 setbacks, height, and landscaping requirements. The equipment compound and monopole are within the fenced lease area. Fence is chain link, height is not specified on the plans. There appears to be barbed wire atop the fence which is a permitted use in this zone (see 21A.40.120.I). Plans do not detail climbing pegs or if they are to be removed up to 20'. Plans appear to show the power lines underground.

Engineering (Scott Weiler – scott.weiler@slcgov.com, 801-535-6159)

5600 West is a state road. Any access approval must come from UDOT, not SLC.

Engineering has no objection to the proposed conditional use.

Transportation (Michael Barry – Michael.barry@slcgov.com, 801-535-7147)

No issues from Transportation.

Fire (Douglas Bateman – douglas.bateman@slcgov.com)

Fire department access roads shall be designed to withstand the loads of the fire apparatus (80,000 pounds). The road shall be designed to HS20 or greater.

Fire department access roads shall be a minimum of 20 foot clear width and 13 foot 6 inches clear height for structures which measured from the lowest fire department access road to the highest occupied floor is less than 30 foot.

Fire hydrants shall be within 600 feet of all exterior walls of the unoccupied structure.

The minimum road width if provided shall have signs placed on both sides of the access road that are 12 inches in width and 18 inches in height and have red letters on a reflective white background station "No Parking Fire Lane".

Fire Department access roads that are dead ends greater than 150 feet shall be provide with a turn-around.

The turning radius of fire department access roads are 45 foot outside and 20 foot inside. Please note that signs place on the perimeter of the outside turning radius shall be placed additional 5 foot from the curb.

When gates are provided and cross a fire department access road then the gates shall be a minimum of 20 foot clear width and 13 foot 6 inches clear height.

Security gates shall be provided with a knox box for firefighter access

Airport (Brady Frederickson, brady.frederickson@slcgov.com, 801-535-2919)

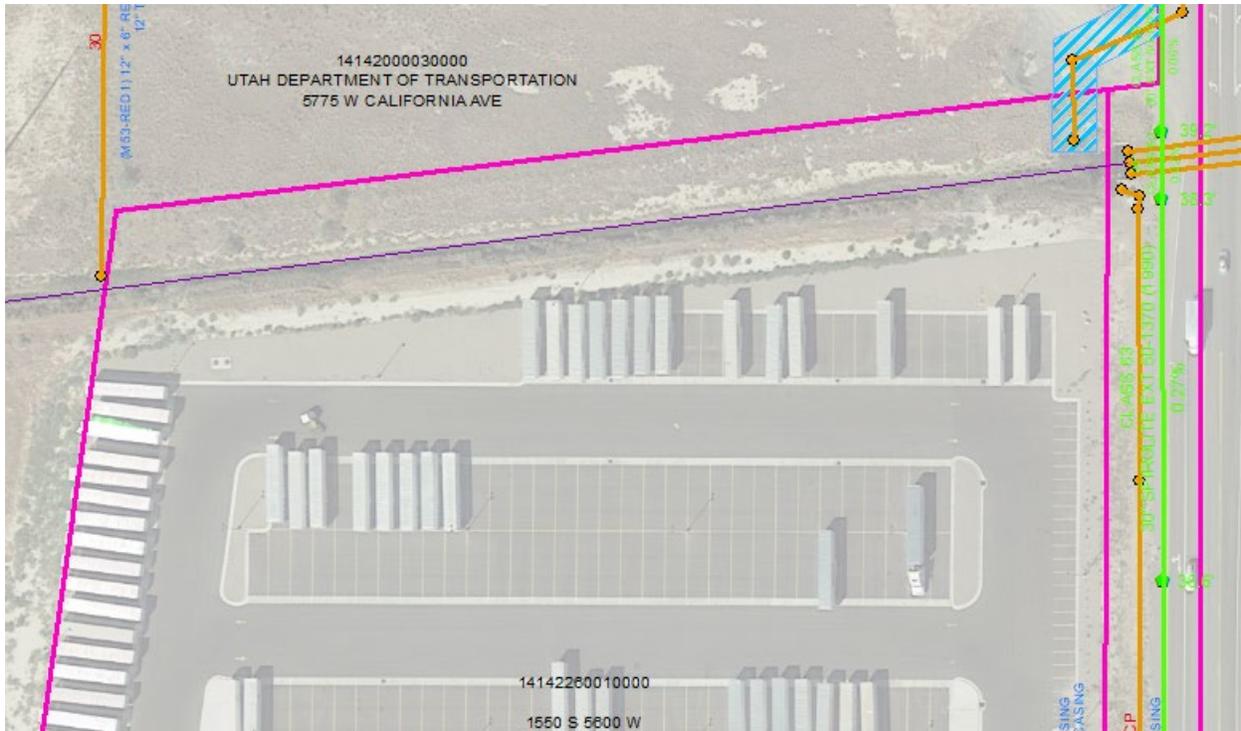
I have no objections to this request.

Thank you for letting us review this proposal.

Public Utilities (Jason Draper, jason.draper@slcgov.com, 801-483-6751 and Karryn Greenleaf, Karryn.greenleaf@slcgov.com, 801-483-6769)

The onsite storm drain needs to be shown on the plan. There may be some storm drain detention in the area and the stormwater treatment box is really close to this too.

It appears that this site would be located next to the Lee Drain. The drain and its easement is not shown on the plan and will need to be shown to be able to make a good determination. Here is a clip of the aerial that show the Drain.



Building (Jason Rodgers, jason.rodgers@slcgov.com)

2015 IBC- section 3108-3108.1 Towers shall be designed and constructed in accordance with the provisions of TIA-222.//3108.2 Towers shall be located such that guy wires and other accessories shall not cross or encroach upon any street or other public space, or over above ground electric utility line or encroach upon any privately owned property, space or aboveground electric utility lines. Towers shall be equipped with climbing and working facilities in compliance with TIA-222 Access to tower sites shall be limited as required by applicable OSHA, FCC and EPA regulations. This is notes for construction.