verizonwireless

PRO - SPLIT PEA

SITE INFORMATION

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

SITE ADDRESS:
1461 NORTH 400 EAST
SARATOGA SPRINGS, UTAH 84043

LATITUDE AND LONGITUDE:
N 40°23'22.12", W 111°54'28.83"

ZONING JURISDICTION:
SARATOGA SPRINGS CITY

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

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

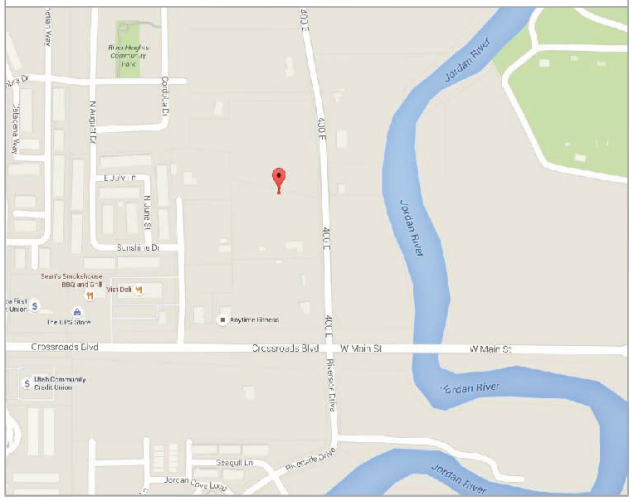
HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, HANDICAP ACCESS REQUIREMENTS DO NOT APPLY

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

CONTACT INFORMATION

SITE ACQUISITION:
TECHNOLOGY ASSOCIATES EC, INC
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123
CONTACT: DAKOTA HAWKS
PHONE: 801-651-4769

LOCATION MAP



DO NOT SCALE DRAWINGS

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

DRIVING DIRECTIONS

FROM THE VZW WEST JORDAN OFFICES, TAKE I-15 SOUTH TO EXIT 282 FROM I-15 TOWARDS LEHI AND HEAD WEST ON 2100 NORTH. TURN LEFT HEADING SOUTH ON 3600 WEST. TAKE A SLIGHT LEFT TO STAY ON 3600 WEST AS IT TURNS INTO 400 EAST AND THE SITE WILL BE LOCATED ON THE WEST SIDE OF THE STREET BEFORE YOU COME TO CROSSROADS BLVD.

APPROVALS

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

DRAWING INDEX

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

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

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TAEC
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TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

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

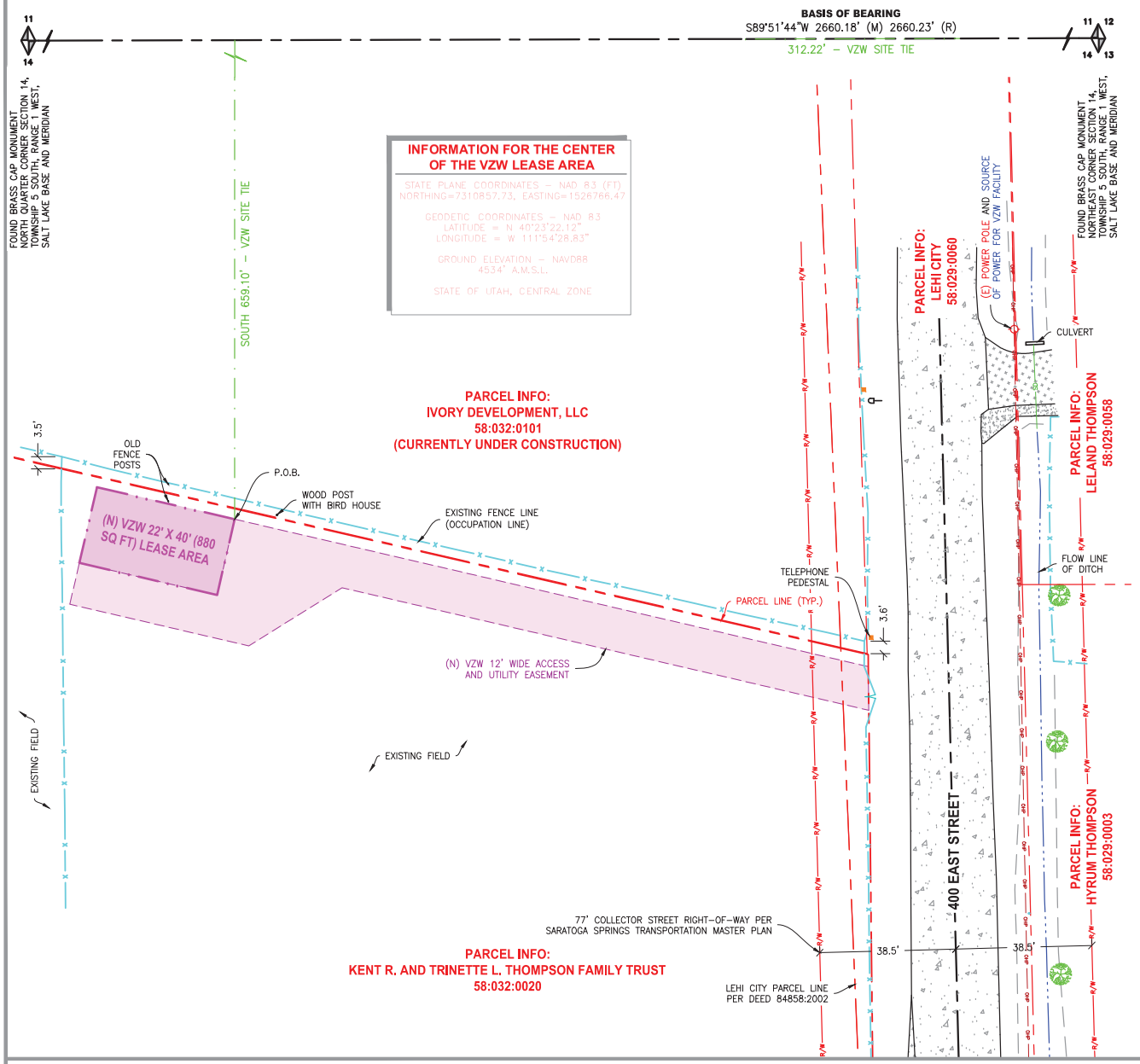
DRAWN BY:	JAY C
CHECKED BY:	DAKOTA H

REV	DATE	DESCRIPTION
0	03.01.2016	ZONING DRAWINGS

PRO - SPLIT PEA
NE SEC 14, T5S, R1W
1461 NORTH 400 EAST
SARATOGA SPRINGS, UTAH 84043
-- RAWLAND SITE --

SHEET TITLE
TITLE SHEET
VICINITY MAP
GENERAL INFORMATION

SHEET NUMBER
T100



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

VERIZON WIRELESS LEASE SITE DESCRIPTION:
LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED SOUTH 89°51'44" WEST 312.22 FEET ALONG SECTION LINE AND SOUTH 659.10 FEET FROM THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 13°05'52" WEST 22.00 FEET; THENCE NORTH 76°54'08" WEST 40.00 FEET; THENCE NORTH 13°05'52" EAST 22.00 FEET; THENCE SOUTH 76°54'08" EAST 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 880 SQ. FT. OR 0.020 ACRES, MORE OR LESS, (AS DESCRIBED).

VERIZON WIRELESS ACCESS AND UTILITY EASEMENT DESCRIPTION:
AN ACCESS AND UTILITY EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS, AND INSTALLING UNDERGROUND UTILITIES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE VERIZON WIRELESS LEASE AREA, SAID POINT BEING SOUTH 89°51'44" WEST 312.22 FEET ALONG SECTION LINE AND SOUTH 659.10 FEET FROM THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 76°54'08" EAST 184.08 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF 400 EAST STREET; THENCE ALONG SAID WEST LINE, SOUTH 00°38'16" EAST 12.35 FEET; THENCE LEAVING SAID WEST LINE, NORTH 76°54'08" WEST 153.01 FEET; THENCE SOUTH 58°05'52" WEST 31.11 FEET; THENCE NORTH 76°54'08" WEST 52.00 FEET; THENCE NORTH 13°05'52" EAST 12.00 FEET; THENCE ALONG THE VERIZON WIRELESS LEASE AREA THE FOLLOWING TWO COURSES; (1) THENCE SOUTH 76°54'08" EAST 40.00 FEET; THENCE NORTH 13°05'52" EAST 22.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 0.074 ACRES, MORE OR LESS, (AS DESCRIBED).

NARRATIVE:
(1) THE PURPOSE OF THIS SURVEY IS TO LOCATE AND SURVEY A PROPOSED COMMUNICATIONS TOWER SITE.

(2) THE BASIS OF BEARING USED FOR THIS SURVEY IS AS SHOWN ON THIS PLAT, FROM FOUND MONUMENTS AS LOCATED IN THE FIELD.
(M) = MEASURED BEARING OR DISTANCE.
(R)= RECORDED BEARING OR DISTANCE.
(CALC)= CALCULATED BEARING OR DISTANCE.

(3) REFERENCE PLATS:
(A) SURVEY NO. 06-102, RECORD OF SURVEY FOR NORMAN PROPERTY DATED SEPTEMBER 21, 2005. SURVEY OF PARCEL 58:032:0101 LOCATED IMMEDIATELY TO THE NORTH. PLAT LOCATES COMMON BOUNDARY LINE ALONG RECORD BEARING AND DISTANCE, HOWEVER BOTH DEEDS DESCRIBE TO AND ALONG A FENCE LINE.
(B) SURVEY NO. 07-93, THOMPSON ALTA SURVEY DATED MARCH 22, 2007. SURVEY OF PARCELS EAST OF 400 EAST STREET.

(4) SCHEDULE B NOTES PER STEWART TITLE INSURANCE AGENCY OF UTAH, INC. COMMITMENT NO. 01459-17012, DATED NOVEMBER 2, 2015:
(A) ITEM 1,3,4,5,6,15,16,20,23 & 24 – ARE BLANKET EXCEPTIONS NOT SHOWN ON THIS PLAT.
(B) ITEM 2,7,8,9,10,11,12,13,14,21,22 & 25 – ARE NOT SURVEY MATTERS AND ARE NOT SHOWN ON THIS PLAT.
(C) NORTH LINE OF PARCEL DOES NOT MATCH OCCUPATION LINE BY DIMENSION, HOWEVER DEED STATES TO AND ALONG FENCE LINE. SURVEY TO THE NORTH IGNORES THE FENCE LINE LOCATION (SEE NOTE 3A).
(D) ITEM 17 – DEED IN BOOK 129 AT PAGE 310, STATES SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF HIGHWAYS, DITCHES,TUNNELS, TELEPHONE, AND TRANSMISSION LIES CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. (BLANKET EASEMENT)
(E) ITEM 18 – DEED IN BOOK 435 AT PAGE 573, RESERVES OIL, GAS, PETROLEUM, NAPTHA, AND OTHER HYDROCARBON MINERAL RIGHTS. (BLANKET EASEMENT)
(F) ITEM 19 – EXCEPTS ANY RIGHT-OF-WAY OR EASEMENT FOR DITCH DESCRIBED BY DEED IN ENTRY NO. 105066:2006. AREA IS OUTSIDE OF VIEWABLE AREA OF PLAT WEST OF SITE AREA. (NOT SHOWN ON PLAT)

(5) NOTE: THIS SITE WAS SURVEYED IN SNOW COVERED CONDITIONS. WE MAKE EVERY EFFORT TO GATHER AS MUCH INFORMATION AS POSSIBLE UNDER SUCH CONDITIONS, HOWEVER IT IS POSSIBLE THAT SOME SITE FEATURES MAY HAVE BEEN OBSCURED AND THEREFORE NOT SHOWN ON THE SURVEY. WE RECOMMEND A THOROUGH FIELD REVIEW ONCE THE SNOW HAS MELTED ALONG WITH CONTACTING BLUE STAKES BEFORE SITE CONSTRUCTION.

NORTH

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CARLSBAD, CALIFORNIA 92010

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

DRAWN BY:	JERRY F.
CHECKED BY:	JERRY F.

REV	DATE	DESCRIPTION
0	02.18.2016	SITE SURVEY

PROFESSIONAL LAND SURVEYOR
02-18-16
No. 6436064
JERRY FLETCHER
STATE OF UTAH

PRO – SPLIT PEA
NE SEC 14, T5S, R1W
1461 NORTH 400 EAST
SARATOGA SPRINGS, UT 84043
-- RAWLAND SITE --

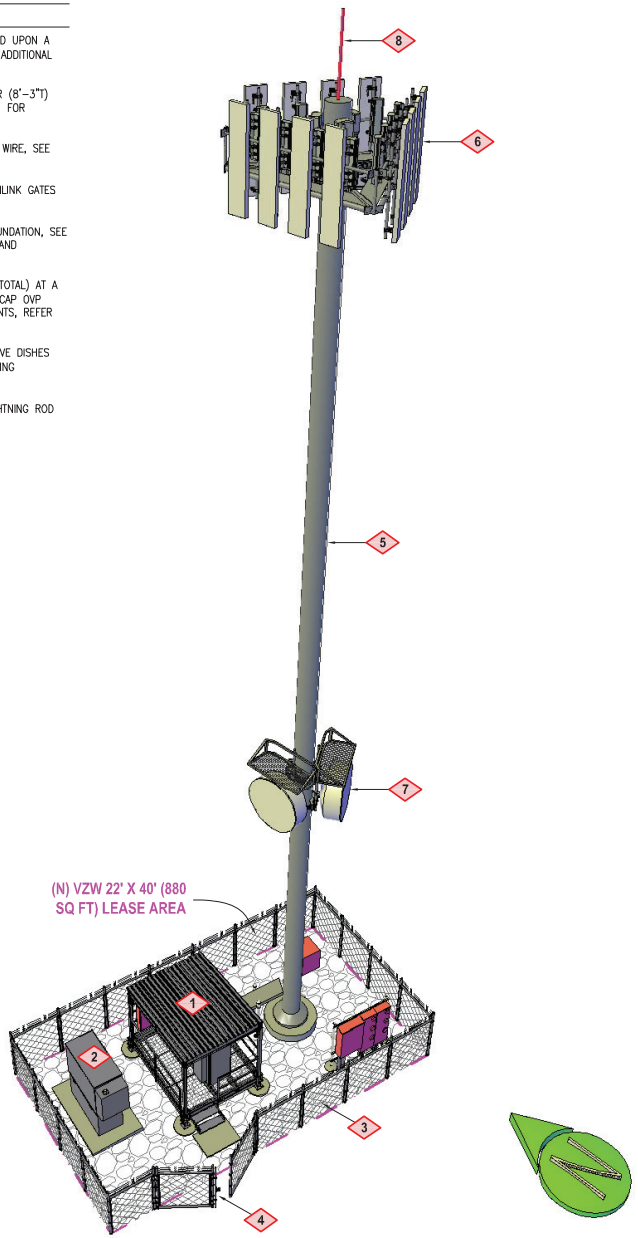
SHEET TITLE
SITE SURVEY

SHEET NUMBER
SURV

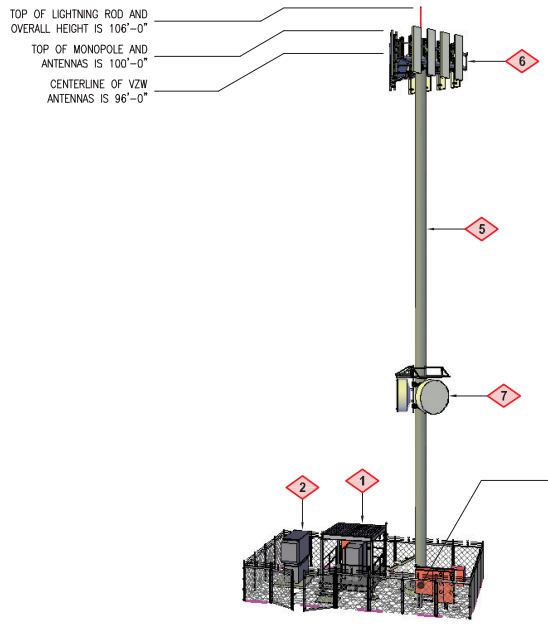
SITE SURVEY | SCALE: 1" = 30'-0" | 1

KEYED NOTES

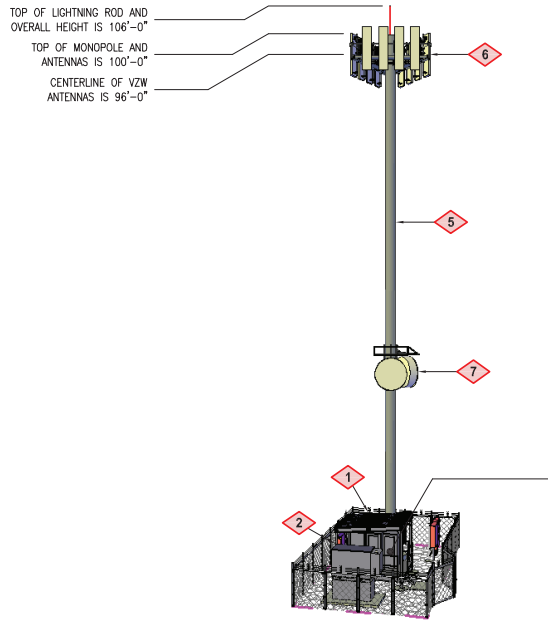
1. VZW EQUIPMENT CABINETS ARE TO BE INSTALLED UPON A 9'-6" X 12' STEEL PLATFORM, SEE C101 FOR ADDITIONAL INFORMATION.
2. VZW SD030 30KW EXTERNAL DIESEL GENERATOR (8'-3"T) WITH A LEVEL 2 SOUND ENCLOSURE, SEE C101 FOR ADDITIONAL INFORMATION.
3. VZW 6' TALL CHAINLINK FENCING WITH BARBED WIRE, SEE C302/3.
4. VZW 12' WIDE SITE ACCESS, (2) 6' WIDE CHAINLINK GATES WITH BARBED WIRE, SEE C302/4.
5. VZW 100' TALL MONOPOLE WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER DRAWINGS FOR DESIGN AND SPECIFICATIONS.
6. VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 96' CENTERLINE WITH (12) RRH'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET.
7. VZW CONTRACTOR TO INSTALL (2) 6'ø MICROWAVE DISHES (HEIGHT, AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION).
8. VZW CONTRACTOR TO INSTALL THE 6' TALL LIGHTNING ROD AS SUPPLIED BY TOWER MANUFACTURER.



SITE ELEVATION
NORTHEAST VIEW



SITE ELEVATION
LOOKING SOUTH



SITE ELEVATION
LOOKING EAST

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DRAWN BY:	JAY C
CHECKED BY:	DAKOTA H

REV	DATE	DESCRIPTION
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-- RAWLAND SITE --

SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
C200