

AGENDA

Planning and Zoning Commission

December 19, 2018 – REGULAR MEETING

5:30 PM

The New Business items have been placed on the agenda in the order they were received. Please note that at 9:00 p.m., the Commission will evaluate the remainder of the agenda to determine if time constraints will permit the full agenda to be heard at this meeting. All items not heard at this meeting will be postponed to the next regularly scheduled PC/BOA meeting of <<MEETING DATE>> or to a special meeting scheduled by the Commission.

NOTICE: THE VIDEO AND AUDIO FOR THIS MEETING ARE STREAMED TO THE PUBLIC VIA THE INTERNET AND MOBILE DEVICES WITH VIEWS THAT ENCOMPASS ALL AREAS, PARTICIPANTS AND AUDIENCE MEMBERS

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. CALL TO ORDER
2. ROLL CALL
3. MATTERS FROM THE PUBLIC
4. APPROVAL OF MINUTES
 - I. December 5, 2018
5. OLD BUSINESS
6. NEW BUSINESS
7. BOARD OF ADJUSTMENT
8. PLANNING COMMISSION
 - I. Item P18-267: Request for approval to amend the official zoning map from Urban Commercial (UC) to Downtown Core (DC) for two properties located at 135 & 175 East Broadway Ave.
 - II. Item P18-274 & 323: Request for approval of a conditional use permit for a wireless communications facility and administrative adjustment to the side setback for one of the stealthing elements at the property located at 1024 Gregory Lane.
 - III. Item P18-301: Request for approval of a conditional use permit for a roof mounted wireless communications facility at the St. Johns Medical facility located at 555 East Broadway Ave.
9. MATTERS FROM THE COMMISSION
10. AGENDA FOLLOWUP
11. MATTERS FROM STAFF
12. ADJOURNMENT

**MINUTES
SPECIAL MEETING
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
December 5, 2018**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 12/5/18, in the Town Hall Council Chambers.

ROLL CALL:

☒ Anne Schuler, ☒ David Vandenberg, ☐ Katie Wilson, ☒ Abby Petri, ☒ Chris Beaulieu,
☐ William Gale, ☒ Thomas Smits

STAFF: Paul Anthony, Audrey Cohen Davis

MATTERS FROM THE PUBLIC: None

APPROVAL OF MINUTES:

October 17, 2018

A motion was made by: Thomas Smits seconded by: Anne Schuler
Motion approved by a 5 to 0 vote

OLD BUSINESS: None

PLANNING COMMISSION

1. **ITEM P18-267:** REQUEST FOR APPROVAL TO AMEND THE OFFICIAL ZONING MAP FROM URBAN COMMERCIAL (UC) TO DOWNTOWN CORE (DC) FOR TWO PROPERTIES LOCATED AT 135 & 175 EAST BROADWAY AVENUE.

STAFF PRESENTATION: Paul Anthony, Audrey Cohen Davis

APPLICANT PRESENTATION: Jeff Golightly, Stefan Fodor

PUBLIC COMMENT: Michael Stern, Peter Rosenberg, Ryan Nourai (JHCA)

PC DISCUSSION: PC discussed the reasons the Council delayed rezoning this and similar properties. Some members felt that it is unfair to not approve the rezone because of the historic structures and others disagreed. Most members supported the applicant deed restriction but were not sure how to proceed.

MOTION:

Move to continue P18-267 to the Planning Commission Meeting on December 19, 2018.

A motion was made by: Anne Schuler seconded by: Chris Beaulieu
Motion approved by a _5_ to _0_ vote

2. ITEM P17-147: A REQUEST TO AMEND THE JACKSON HOLE GOLF AND TENNIS MASTER PLAN PURSUANT TO SECTION 8.7.3, PLANNED UNIT DEVELOPMENT (PUD) OF THE TETON COUNTY LAND DEVELOPMENT REGULATIONS.

STAFF PRESENTATION: Paul Anthony, Roby Hurley

APPLICANT PRESENTATION: Guy Evans, Robert Infanger

PUBLIC COMMENT: None

PC DISCUSSION: More housing for workforce means less impact to roads. What about RV/camping or housing? – Only one of many types of housing. Golf and Tennis has the dorms in the least impactful location for housing. RV housing could compete with town opportunities.

MOTION:

The LDRs state that the PC does not have a 'voting participation' in the review of a Resort Master Plan amendment, thus no motion is intended. However, the Town Planning Commission is expected to provide its recommendations and comments as appropriate.

3. ITEM P18-314: Amendment to the text of the Land Development Regulations, pursuant to Section 8.7.1, LDR Text Amendments, to revise portions of Div. 2.2, Div. 6.1, Div. 7.6, and Div. 9.4 and other related sections to clarify and correct a variety of provisions in LDRs.

STAFF PRESENTATION: Paul Anthony

APPLICANT PRESENTATION: Paul Anthony

PUBLIC COMMENT: None

PC DISCUSSION: The Planning Commission had no major concern with proposed amendments.

MOTION:

Based upon the findings pursuant to Section 8.7.1.C for an amendment to the text of the Land Development Regulations, as presented by the applicant and by the Commission for Item P18-314, the application: 1) Is consistent with the purposes and organization of the LDRs; 2) Improves the consistency of the LDRs with other provisions of the LDRs; 3) Provides flexibility for landowners within standards that clearly define desired character; 4) Is necessary to address changing conditions, public necessity, and/or state or federal legislation; 5) Improves implementation of the Comprehensive Plan; and 6) Is consistent with other adopted Town Ordinances, I move to recommend **approval** to the Town Council of the requested text amendments subject to this staff report and the departmental reviews attached hereto.

A motion was made by: Anne Schuler seconded by: Abby Petri
Motion approved by a 5 to 0 vote

NEW BUSINESS: None

MATTERS FROM COMMISSION: None

AGENDA FOLLOWUP: None

MATTERS FROM STAFF: Update on downtown parking study.

ADJOURN:

A motion was made by: Anne Schuler seconded by: Abby Petri
Motion approved by a _5_ to _0_ vote



TOWN OF JACKSON PLANNING COMMISSION AGENDA DOCUMENTATION

PREPARATION DATE: DECEMBER 14, 2018
MEETING DATE: DECEMBER 19, 2018

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: PAUL ANTHONY

SUBJECT: **ITEM P18-267:** REQUEST FOR APPROVAL TO AMEND THE OFFICIAL ZONING MAP FROM URBAN COMMERCIAL (UC) TO DOWNTOWN CORE (DC) FOR TWO PROPERTIES LOCATED AT 135 & 175 EAST BROADWAY AVENUE.

OWNER: DELONEY STREET LLC & BWD ST LLC

APPLICANT: JEFF GOLIGHTLY

REQUESTED ACTION

The applicant are requesting approval to amend the Official Zoning Map to rezone two properties located at 135 & 175 East Broadway Avenue from Urban Commercial (UC) to Downtown Core (DC).

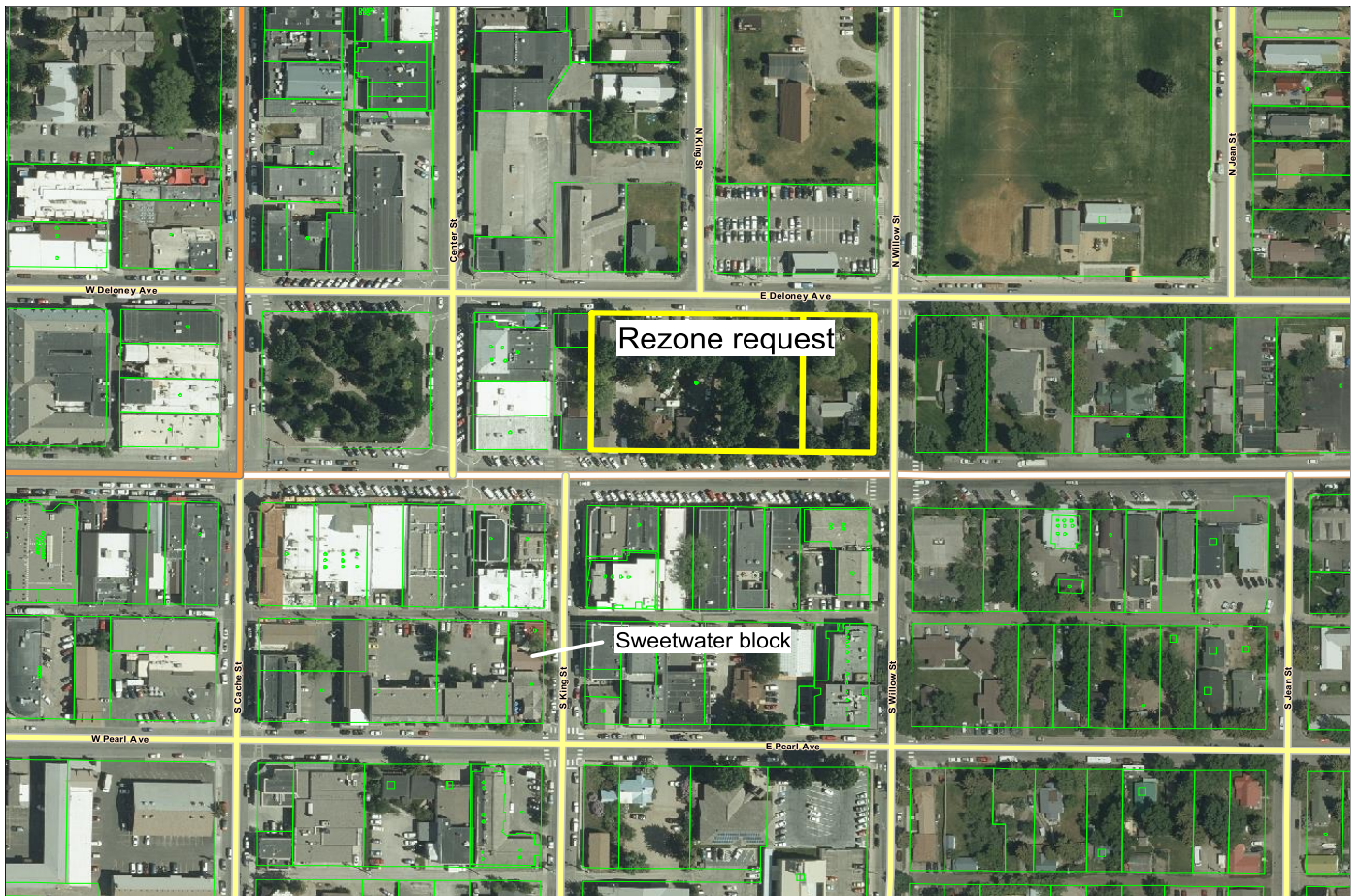
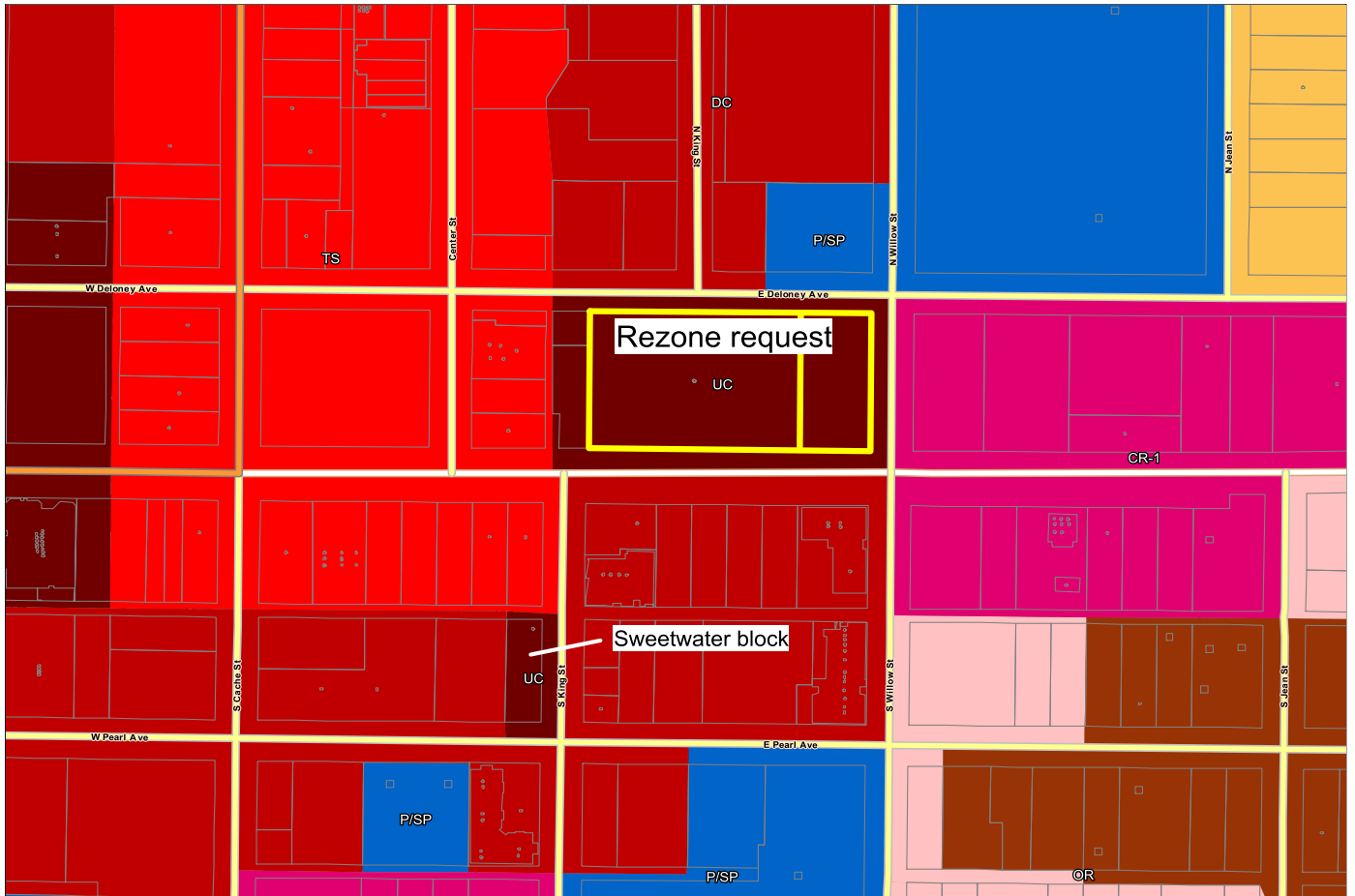
*[This item was **continued** from the Planning Commission's meeting on December 5, 2018. The reason for the continuation was to give the applicant time to amend their application to revise the proposed deed restriction on the property related to the preservation of certain historic structures on the site. This staff report is identical to the previous staff report with the exception that staff has written brief updates (in italics) to the "**Applicant's Request**" and "**Staff Analysis**" sections. Also, all additional public comment received since the last Commission meeting is included in this packet and the "**Public Comment**" section has been modified to reflect the new comments.]*

APPLICABLE REGULATIONS

Section 8.7.2 Zoning Map Amendment

LOCATION

The properties are located at 135 & 175 East Broadway Avenue, legally described as parcels PT SW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116 and PT SW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116. An aerial photo and zoning map are shown below:



BACKGROUND

Existing Site Characteristics:

The two subject parcels have been zoned UC since 1994. The larger property at 135 E. Broadway is 1.38 acres and has six primary structures on the site that house the following businesses: (facing Broadway) Belle Cose, Café Genevieve, Persephone Bakery, and the Whole Being Juicery, and (facing Deloney) the Home Design and the Workshop buildings. The smaller .46-acre property at 175 E. Broadway has one primary structure that serves as a residential unit. All of the six structures on 135 E. Broadway are older buildings of historical significance to varying degrees, with the Van Vleck House (where Café Genevieve operates) being the only structure on the Teton County Historical Preservation Board's list of historically significant structures, as well as on the National Register of Historic Places (please see letter from the Teton County Historic Preservation Board for more background on the historic resources on the site). The site also has considerable green open space and large cottonwood trees that add considerably to the character of the site. Both parcels are 'double frontage' properties meaning that they are bounded by two street frontages – Broadway on the south and Deloney on the north. While there is an existing public alley located to the immediate west of the property, the applicant's 400'-wide property has no internal alley or pedestrian connections. Should a Development Plan for a subdivision be submitted in the future, the Town may consider the need for a public alley to be dedicated at that time to provide access for service vehicles, etc. The properties to the west are zoned Town Square (TS), to the north and south Downtown Core (DC), and to the east Commercial Residential - 1 (CR-1).

District 2 Rezoning Update

During the rezoning effort for District 2 (Commercial Core) that was adopted in 2016, the applicant's two properties were proposed for Downtown Core (DC) zoning by staff to be consistent with the properties across the street on Broadway and the general vision for the area. The Council decided to postpone the new zoning, however, due to concerns about the lack of zoning tools to protect the site's historic structures. The Council had the same concern about the historic structures on the 'Sweetwater' property at 85 S. King Street. More specifically, the Council did not believe that the primary current tool for protecting historic structures – i.e., the ability of the Historic Preservation Board to request a 90-day stay from the Council on a demolition permit for a historic structure – was enough. This is especially true because if no preservation buyer or alternative site for a historic structure can be found within the 90-day grace period, the landowner can demolish the historic structure without further process. Due to this context, the Council decided to keep the existing UC zoning for both the East Broadway and King Street blocks with the understanding that Town staff would look into possible new historic preservation LDR tools for consideration by the Council in the future. The assumption was that these two UC areas would be reconsidered for rezoning to another possibly more appropriate zone once new historic preservation LDR tools were considered and decided upon. No timeline was provided for these LDR changes at the time but the Planning Department now has on its 2019 Work Plan that new historic preservation LDRs and Town Square LDRs will be considered together because they are closely related topics and likely affect the same areas of Town.

It should be noted also that the Historic Preservation Board has issued an RFP for a consultant to provide an analysis of best practices/zoning tools that could reasonably apply in the Town of Jackson. The results from this study are not expected to be available until approximately June, 2019. The Historic Preservation Board is also requesting approximately \$25,000 from the Town to help fund the study.

Applicant's Request:

The applicant is proposing to change the zoning of both parcels from UC to DC. They state that this change would be consistent with the direction the Town was going before the Council removed these properties from the District 2 update to address historic preservation options. In recognition of the Council's concerns over the historic structures on the site, the applicant approached the Historic Preservation Board and proposed a voluntary 'special restriction' that would apply to any current or future landowner of the properties that

would preserve the Van Vleck House (i.e., Café Genevieve) at its current location fronting Broadway and commit to relocating the Persephone and Whole Being Juicery structures to off-site locations in ‘meaningful’ locations but with no guarantee of their long-term preservation. The Historic Preservation Board has been generally supportive of the goals of the special restriction, but it has not agreed to support the restriction at this time (see the attached comment from the Historic Preservation Board).

UPDATE: In response to the Planning Commission’s comments at the December 5, 2018, hearing where some members expressed support for the idea of the applicant deed-restricting the property to preserve some of the property’s historic structures, the applicant has amended its application to include a new proposed deed restriction and updated findings for the rezone pursuant to Sec. 8.7.2.D (see attached redline version). The new deed-restriction differs from the previous one because it no longer involves any type of agreement with the Historic Preservation Board but instead is a voluntary, unilateral restriction provided by the applicant that would only be recorded if the rezoning is approved. It also differs in that instead of addressing the preservation of three historically significant structures, it applies only to the permanent, on-site preservation of the Café Genevieve cabin. The proposed process is to put the deed-restriction in an escrow account until February 4, 2019, and if the rezoning is approved by then (i.e. as represented by a letter of approval from the Town and the expiration of the appeal period), then the deed-restriction would be automatically recorded with the County Clerk and bind all future owners. If the rezone is not approved, then the deed-restriction would be returned to the current owners and the property would not be bound in any way by the restriction.

STAFF ANALYSIS

UPDATE: Staff has reviewed the applicant’s revised deed-restriction and updated findings but this new information does not change our analysis of the rezone or our recommendation. Thus, the rest of the staff report has not been changed.

The applicant’s request is limited to amending the Official Zoning Map to change the two subject properties from UC to DC zoning. It does not include any proposed physical development or project. Thus, the Town’s review is limited only to making the required finding for a map amendment in Section 8.7.2 (see below).

While staff acknowledges that the proposed DC zone could very well be appropriate for the site based on the vision in the Comprehensive Plan and surrounding uses, we also recognize that the site has a unique concentration of historically significant structures located in a very prominent downtown location that is well used (and loved) by locals and visitors. The applicant’s site is one of the key character areas of downtown Jackson. And given that staff has not yet had an opportunity to propose any new, comprehensive historic preservation tools for Council (or review the Historic Preservation Board’s planned study) as part of its 2019 Work Plan, staff finds that it would be premature to approve the requested rezone before the community has had this important conversation. Furthermore, the Historic Preservation LDRs are intended to be combined with an LDR update of the current Town Square zoning. Together, these two related topics will look at more specific ways to better protect not only historic structures but our western, small town character in our Town Square area (see excerpt below from the adopted FY 19 Implementation Work Plan).

Town Square Zoning and Historic Preservation LDRs

- **Goal:** Update the zoning in the Town Square Character District to implement the desired future character of the Comprehensive Plan. Town Square zoning may include specific design requirements not included in other zones. Because of the number of historic structures in this area, creation of allowances and incentives for the preservation of historically significant structures will be a part of this project. The historic preservation standards created may then be applied elsewhere in the Town and County. As a result, while the Town will take the lead on the project the County will contribute staff and fiscal resources.

Progress	Not begun		
Timeframe	Jan. 2019 – Jun. 2020		
Task Lead	Town Planning		
Resources	FY 19	FY 20	Total
<i>ToJ Pro. Services</i>	\$ 18,000	\$ 49,500	\$ 67,500
<i>County Pro. Services</i>	\$ 2,000	\$ 5,500	\$ 7,500
<i>Town Planning</i>	50	450	500
<i>Long-Range Planning</i>	10	40	50
<i>Planning Director</i>	10	40	50

- **Comp Plan Strategies:** 4.1.S.1, 4.2.S.1, 4.2.S.4, 4.4.S.3, 4.5.S.1
- **Status:** This Task will begin with the seating of the new Council in 2019.

Staff believes that the above Town Square Zoning and Historic Preservation LDRs should be completed before the applicant's properties are considered for rezoning, keeping in mind that the two subject parcels could be discussed (and zoned) in the context of the Town Square area and not just whether it should be zoned DC as requested in this application.

Staff's recommendation does not preclude the properties from development because the owners can still develop under the current UC zoning. To help understand how the UC and DC zones compare in terms of basic development standards, please see the below table:

Comparison of UC and DC Zones		
Standard	UC	DC
FAR	1.3	1.3
Height	35'	42' – 46'
Stories	3 (Lodging Overlay)	3
3rd-story stepback	None	10' with 60% encroachment
LSR	10%	0%
Setbacks (Front/side/rear)	0'/0'/0'	0'-5'/0' or 5'/0' or 5'
Maximum building size	35,000 sf with CUP	None
Uses	Generally the same	Generally the same
Workforce Housing Bonus (2:1 tool)	Not allowed. Instead, 25% FAR bonus for workforce housing	Allowed

In summary, while the allowed floor area of both the UC and DC is the same, the main difference is that the DC zone's additional height allows greater flexibility in design and the DC zone does not have the 35,000 sf size limit for an individual building size.

PUBLIC COMMENT

The Town has received eight letters of public comment (attached). Generally, the public comment is concerned about the possibility of the site being converted to a hotel or other use that would replace the current historic structures and open space.

In addition, the Town has received a letter from the Teton County Historical Preservation Board. In general, the letter provides a summary of the historic resources on the property, including some of the ongoing efforts by the Preservation Board to further study the historic structures on the site as well as to conduct a study of best practices for zoning tools to encourage historic preservation. It concludes by stating that they would like first complete their own study and for the Town to complete its Historic Preservation LDR update before they provide any final recommendation on the rezoning of the applicant's property.

STAFF FINDINGS

Item A: Pursuant to Section 8.7.2.D the advisability of amending the Official Zoning Map is a matter committed to the legislative discretion of the Town Council and is not controlled by any one factor. In deciding to adopt or deny a proposed zoning map amendment the Town Council shall consider factors including, but not limited to, the extent to which the proposed amendment:

1. *Is consistent with the purposes and organization of the LDRs.*

Does not comply. As stated in the staff report, staff finds that this rezoning request is premature given the Council's previous direction to postpone new zoning of the subject properties until additional work to identify possible historic preservation tools by the Council. Until that process is complete, which might include some LDR changes and incentives to better address historic structures, staff finds that a rezone to DC is not advised and would not be fully consistent with the purposes of the LDRs.

2. *Improves implementation of the desired future character defined in the Illustration of Our Vision chapter of the Comprehensive Plan.*

Sub-area 2.3 Downtown Commercial Core: *his large, mixed use, TRANSITIONAL Subarea currently consists of a variety of retail, restaurant, office and other commercial activities, along with long-term residences and lodging in a variety of building sizes and forms. Downtown is the center of civic, cultural, economic, and social activity in the community as well as the center of the visitor experience, as a significant amount of lodging is located here. The existing character and built form is varied and inconsistent. The goal of this subarea is to create a vibrant mixed use area by accommodating a variety of uses and amenities. The subarea will be the starting point for the development of a refined Lodging Overlay boundary and future discussion of the type and size of lodging desired. A key challenge will be to provide a balance between lodging and long-term residential housing. Future structures will be predominantly mixed use, while multifamily structures will be allowed if it properly addresses the street. Commercial uses that create an active and engaging pedestrian experience will be predominantly located on the first and second floors of buildings. Examples of these uses include restaurants, bars, a variety of retail shops and commercial amusement. Furthermore, as portions of the subarea will be located within a future Downtown Retail Shopping District, uses such as office, residential and lodging will be predominantly located on upper floors. A goal of this subarea will be to create a consistent building size and form. In the future, a variety of two to three story buildings*

are desired. Buildings should be located to create an attractive street wall and take advantage of good urban design principles including massing, articulation and the provision of public space. The pedestrian realm will be of great importance in this mixed use subarea, and emphasis should be placed on adding improvements focusing on the pedestrian experience. Parking should continue to be provided predominately in public lots and on street to create a vibrant, walkable area that is oriented to the pedestrian. On-site parking should be predominantly underground or screened from view. Future redevelopment should enhance the Flat Creek corridor for recreational and ecological purposes. Buildings should front onto the creek to provide opportunities for interaction and enjoyment of this community resource.

Does not comply. The proposed rezone is not fully consistent with the above vision for Subarea 2.3 because while we need to encourage a strong retail and visitor experience in the downtown, we also need to balance this goal with the protection of the downtown's historic western character that is the reason so many people want to visit Jackson in the first place. In this light, the rezone request is premature because the community has not had the opportunity to fully explore and consider new options and incentives for protecting historic structures that are such an important part of our identity. And knowing that once historic structures are lost that they are generally lost forever, it is prudent for the Council and the community to take the necessary time to discuss how we are going to address our historic structures moving forward.

Common Value 1: Ecosystem Stewardship

Not Applicable.

Common Value 2: Growth Management

4.1.d: Maintain Jackson as the economic center of the region

Does not comply. Because the proposed rezone request to DC was submitted prior to the Town having an opportunity to do a comprehensive analysis of historic preservation tools and incentives for Council consideration, the request is not fully consistent with the goal of maintaining Jackson as the economic center of the region in a way that protects all of our physical and cultural assets.

4.2.c: Create vibrant walkable mixed use subareas

Not Applicable. There is no physical development proposed.

4.2.d: Create a Downtown Retail Shopping District

Does not comply. Because the proposed rezone request to DC was submitted prior to the Town having an opportunity to do a comprehensive analysis of historic preservation tools and incentives for Council consideration, the request is not fully consistent with the goal of creating a Downtown Retail Shopping District in a way that protects all of our physical and cultural assets.

4.2.f: Maintain lodging as a key component in the downtown

Not Applicable. There is no physical development proposed.

4.4.b: Enhance Jackson gateways

Not applicable.

Policy 4.4.d: Enhance natural features in the built environment

Not applicable.

Common Value 3: Quality of Life

Policy 5.2.d: Encourage deed-restricted rental units

Not Applicable. There is no physical development proposed.

6.2.b: Support businesses located in the community because of our lifestyle

Not applicable. There is no physical development proposed.

6.2.c: Encourage local entrepreneurial opportunities

Not applicable. There is no physical development proposed.

6.3.a: Ensure year-round economic viability

Not applicable. There is no physical development proposed.

7.1.c: Increase the capacity for use of alternative transportation modes

Not applicable. There is no physical development proposed.

Does not comply. As stated in the staff report, staff finds that this rezoning request is premature given the Council's previous direction to postpone rezoning of the subject properties until additional work to identify possible historic preservation tools and incentive could be considered by the Council. Until that process is complete, which might include some changes to better address historic structures, staff finds that a rezone to DC is not advised and would not be fully consistent with the desired future character for these properties.

3. Is necessary to address changing conditions or a public necessity.

Does not comply. As stated in the staff report, staff finds that this rezoning request is premature given the Council's previous direction to postpone rezoning of the subject properties until additional work to identify possible historic preservation tools and incentives could be considered by the Council. Until that process is complete, which might include some changes to better address historic structures, staff finds that a rezone to DC is not advised and would not be fully consistent with the desired future character for these properties.

4. Is consistent with other adopted Town Ordinances.

Complies. Staff finds that the proposed request is consistent with all other Town Ordinances.

ATTACHMENTS

Applicant Submittal
Department Reviews

RECOMMENDATION

The Planning Director recommends **denial** of the request (P18-267) to amend the Official Zoning Map to rezone two properties located at 135 & 175 East Broadway Avenue from Urban Commercial (UC) to Downtown Core (DC) subject to the staff analysis and findings in this staff report and department reviews attached hereto.

SUGGESTED MOTION

Based upon the findings for an amendment to the Official Zoning Map as presented by the applicant and by the Commission for Item P18-267 related to 1) consistency with the purposes and organization of the LDRs; 2) improved implementation of the desired future character in the Comprehensive Plan; 3) need to address changing conditions or a public necessity; and 4) consistency with other adopted Town Ordinances, I move to recommend **approval** to the Town Council to change the zoning from Urban Commercial (UC) to Downtown Core (DC) for the properties located at 135 & 175 East Broadway Avenue and legally described as parcels PT SW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116 and PT SW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116, subject to this staff report and the departmental reviews attached hereto.

Please note that although staff is recommending denial motions are always made in the affirmative. Should the Commission recommend approval they shall articulate how the required findings are being satisfied.

**135, 175 EAST BROADWAY REZONING REQUEST
FROM UC/LO TO DC/LO**

Proposal

This application proposes to rezone property at 135 and 175 East Broadway from Urban Commercial/Lodging Overlay (UC/LO) to Downtown Core/Lodging Overlay (DC/LO).

Recent History, Context

This application proposes to complete the task that was initiated by Town planners and officials in 2014 and 2015 and zone property on East Broadway, located 225 feet from the Town Square, as DC/LO. Town planners, acting on the direction of the Mayor and Town Council and implementing the Comprehensive Plan, brought forward a 2014 plan to rezone the downtown commercial core to DC. This plan created a zoning district designed to accomplish numerous Comprehensive Plan goals and apply the newly conceived form-base-zoning code. This Town initiative included 135 and 175 East Broadway, the property that is the subject of this request to amend the zoning map.

In addition to the favorable recommendation from the Planning Department, the Planning Commission also recommended approval of the zoning plan with the East Broadway property included. The Mayor and Town Council progressed toward a vote on the zoning plan with no hesitation about including the subject property when, at one of the last meetings before the Council's approval of the zoning plan, the East Broadway property was removed from the plan.

A concern expressed by the Teton County Historic Preservation Board precipitated the removal. The TCHPB was concerned that inadequate tools existed to preserve buildings that have historic significance. The subject property contains one historic structure that houses Café Genevieve, and two additional buildings of significance to TCHPB that house Persephone's Bakery and the Juicery. Owners of the subject property took TCHPB's concern seriously and have devised a plan in conjunction with the TCHPB to preserve all three buildings. TCHPB supported moving forward to add the property to the DC zoning district. Below is a motion unanimously approved by the TCHPB during a recent meeting.

"The TCHPB agrees to support efforts to rezone 135-175 East Broadway to the downtown core zoning in exchange for Garner Capital management's commitment to preserve the three existing recognized historic structures that currently occupy the site (Genevieve Van Vleck's house, Persephone Bakery, and Juicery). The TCHPB will participate actively in the planning process and the determination of appropriate incentives and/or bonuses."

To further implement the above decision, the applicant for this proposed rezoning continued to work with the TCHPB and presented to the Board the attached Special Restriction to be

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recorded against the property. After reviewing the Special Restriction, the TCHPB passed the following motion.

“Motion to accept the spirit of the special restrictions as presented, excluding the alternative clause outlining demolition option timeline. The board shall review and provide comment prior to the September 2018 meeting for review during the meeting. Final comments to be discussed and submitted to Town of Jackson Planning. Prior to Town of Jackson Planning recommendation to Town of Jackson Council, the Teton County Historic Preservation Board reserves the right to retract formal support of Genevieve block Special Restriction language.”

Two other areas were similarly removed from the DC zone for the same reason. Reportedly, these other locations also contain historic structures. The applicant for this request, however, pro-actively and creatively worked with the TCHPB to develop a preservation plan and gained the Board’s support. The TCHPB has amended the terms of their support, and crafted a letter to add the 2 structures that were agreed to be moved to meaningful locations to now be preserved onsite as a contingency for their recommendation to support the zoning application after this application had been filed. This preservation plan the applicant proposed accomplishes what current rules and regulations do not accomplish. It is foreseeable that historic preservation regulations will not exist for years. Furthermore, under the current Urban Commercial (UC) zoning designation, nothing preserves the historic buildings that are on the property anyway. Since the current UC does nothing to protect the buildings, there was no logic in leaving this property in the UC zone to begin with if the goal was the building’s preservation (when Town Council removed the property from the DC zone in 2016). If the reason for not supporting this zoning application is to preserve buildings, then the implied hope is that the old zoning saves them by keeping the property less desirable to a developer or less valuable to a seller, which is way outside the scope of what the application approval should be predicated on. The work and commitment to develop and execute a preservation plan for the East Broadway property showed a good faith effort that the applicant hoped would gain support to move forward with this application for DC zoning.

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The only reason the subject property was removed from the DC zoning plan now has been eliminated. The owners will work with the TCHPB to record a deed restriction or execute a similar mutually agreed upon mechanism, that guarantees the historic preservation plan will be honored when future redevelopment plans are created.¶

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¶ The East Broadway property fits squarely into the overall DC district, in terms of its characteristics, location and the Comprehensive Plan goals.

- The land uses on the subject property are similar to the other properties in the DC zone,
- and the property fulfills the intent of the DC zone as well or better than other properties in the district. (See the DC intent detailed below.)
- The DC zone is rectangular and extends east-west from Braun/Willow to the 5-way, and north-south from Gill to south side of Pearl. The subject property is a conspicuous gap missing from the DC district.
- Finally, as detailed below, the East Broadway property is perfectly located to implement the Comprehensive Plan goals for which the DC zone was created. The DC zone is generally derived from the Comprehensive Plan Subarea 2.3. The DC district

encompasses almost all of Subarea 2.3, except for a northern extension that is zoned CR. The subject property is in Subarea 2.3, as are all other properties in the DC zone.

DC versus TS Zoning

An alternative zoning approach is to seek Town Square zoning; however, the Downtown Core zoning appears the best suited for this property. The TS zoning provides more FAR (1.83 vs. 1.3) but the additional square footage cannot be constructed on the property because of parking and other requirements. Furthermore, the lower building height limit in the TS district will lead to lower quality interior spaces and a building height. This would be inconsistent with neighboring DC buildings including those across the street. Finally, the maximum building size in the TS district will force less efficient development building designs and construction.

Justification

All the reasons that led the Planning Department and Planning Commission to recommend DC zoning for the subject property in 2014 – 2015, and the Council’s inclusion of the property in the DC until the TCHPB comment, continue to exist today. As detailed below, including the property in the DC implements the Comprehensive Plan and is consistent with the adopted intent of the DC zoning district.

Comprehensive Plan

The property is in Comprehensive Plan Subarea 2.3, Downtown. Below are excerpts from the Plan followed by the applicant’s responses.

Subarea 2.3 is classified as “Transitional” and is described by the Plan as “the center of civic, cultural, economic and social activity as well as the center of the visitor experience, as a significant amount of lodging is located here.”

The “transitional” classification identifies the property in Subarea 2.3, including 135 – 175 East Broadway, for future change and redevelopment. The DC zoning district was created with numerous form-based-zoning and dimensional standards to guide future changes toward a desired character and development pattern. DC zoning will ensure that future changes and redevelopment of the East Broadway property will be consistent with the character and pattern of downtown development. The subject property is critical to achieving this consistency because it is

- centrally located in the downtown commercial core,
- maintains a prominent location in the area that is zoned DC, and
- sits between DC-zoned areas that are located to the south and north.

“The goal of this subarea is to create a vibrant mixed use area by accommodating a variety of uses and amenities. The subarea will be the starting point for the development of a refined Lodging Overlay.”

The subject property is perfectly located and configured to accomplish this adopted vision for downtown. It is located 225 feet from the Town Square and contains 400 feet of street

frontage along East Broadway and Deloney. The land uses and building design will occupy a prominent and central location in downtown. Applying the new DC standards for mixed uses, form-based building design and dimensions will allow this property to be redeveloped in a manner that creates vibrancy and a variety of uses.

“Commercial uses that create an active and engaging pedestrian experience will be predominantly located on the first and second floors of buildings.”

Design standards in the DC zoning district require building fronts and pedestrian amenities that promote the pedestrian experience. The Comprehensive Plan and our modern planning approach want the prominent 400-foot long street frontages of 135 and 175 East Broadway to be redeveloped by the new DC standards.

“A goal of this subarea will be to create a consistent building size and form.

Properties to the south and north are zoned DC. The exclusion of the subject property from the DC plan creates a significant hole in the DC zoning district. Including this property in the DC will apply the same design, size and form standards that already apply to neighboring properties to the south and north.

“Buildings should be located to create an attractive street wall and take advantage of good urban design principles”

As stated above, this property contains 400 feet of street frontage along East Broadway and Deloney, and provides an outstanding opportunity to achieve the type of street wall envisioned in the Comprehensive Plan. Including the subject property in the DC zone will ensure this vision is accomplished. Continuing to apply the outdated UC zoning will provide no such assurance.

Intent of the DC Zone

Below are the five stated Intents that are adopted in the DC zone followed by the applicant’s response.

1. General intent of the Downtown Core (DC) zone is to provide for a vibrant mixed use area with a variety of uses and amenities, consisting of wide sidewalks and retail shopfronts pulled up to the street.
2. Buildings can be up to 3 stories in height. Massing, articulation, openings, and step backs are used to reduce bulk and mass. Buildings are located close to the sidewalk, creating an attractive street edge. Large storefront windows invite and encourage pedestrian activity.
3. Parking is primarily provided off-site on public lots and on-street. Parking provided on-site is underground or screened from view by buildings.
4. Active and engaging uses are encouraged on ground floors but not required, with offices, apartments, single-family attached, and lodging primarily located on upper stories.

5. Based primarily on sub area 2.3 of the Comprehensive Plan.

The DC zoning district was created to accomplish these intent statements through the various land use, design and development standards. Approving the requested rezoning for 135 and 175 East Broadway will ensure future changes and redevelopment of the property will occur consistently with the standards and intentions of the DC zone.

In addition to the intentions of the DC zone, another key intention must be considered. By the inclusion of the subject property in Comprehensive Plan Subarea 2.3, and the inclusion of the property in the Planning Department's initial proposal, it always has been intended to include the East Broadway property in the new downtown zoning district.

Findings for Approval – Zoning Map Amendment

Below are the applicant's responses to the Findings for Approval, which are essentially the same Findings the Planning Department proposed and the Mayor and Town Council adopted in 2015, with minor changes.

1. Is consistent with the purposes and organization of the LDRs

The proposed District 2 amendments to the Official Zoning Map were the first targeted mapping update to the LDRs and were deemed by the Mayor and Town Council to be consistent with the LDRs' primary purpose which is to implement the Jackson/Teton County Comprehensive Plan adopted in May 2012. In addition, the new District 2 zoning districts were found by the Mayor and Council to be consistent with the LDRs' goals to improve predictability in LDR implementation and to focus on desired future character as the organizing principle for development in the Town.

The subject property is included in the same Comprehensive Plan Subarea 2.3, which is the basis for the new DC zoning district. The property is prominently and strategically located to implement the Comprehensive Plan.

2. Improves implementation of the desired future character defined in the Illustration of Our Vision chapter of the Comprehensive Plan

The proposed District 2 amendments to the Official Zoning Map were intended as the first step in updating the Official Zoning Map to implement the Jackson/Teton County Comprehensive Plan adopted in May 2012. The proposed zoning map changes were found by the Mayor and Council to implement the desired future character of Character District 2: Town Commercial Core, which is for a vibrant, walkable, and "lights on" downtown area, consistent with the new policy direction of the 2012 Comprehensive Plan.

See the above Comprehensive Plan section for a discussion specific to 135 and 175 East Broadway and its inclusion in the same Subarea as the other DC properties.

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3. Is necessary to address changing conditions or public necessity

The adoption of a Jackson/Teton County Comprehensive Plan adopted in May 2012 is a new condition that requires the Town to update its LDRs and Official Zoning Map to be consistent with the new Comprehensive Plan. The District 2 zoning map amendments, which provide updated zoning regulations for Character District 2: Town Commercial Core, is the first targeted mapping update by the Town to implement the new Comprehensive Plan.

The subject property is included in the same Comprehensive Plan Subarea 2.3 as all the existing DC zoning. It is prominently and strategically located to implement the Comprehensive Plan.

4. Is consistent with other adopted Town Ordinances

The proposed District 2 amendments to the Official Zoning Map were deemed by the Mayor and Council to be consistent with other adopted Town Ordinances. Including the subject property in the DC does not change this Finding.

ESCROW AGREEMENT AND INSTRUCTIONS
Deed Restriction Deloney Street, LLC & BWD Street, LLC

Contemporaneously with the execution of this Escrow Agreement and Instructions ("Escrow Agreement") by Deloney Street, LLC and BWD Street, LLC ("Owner") and First American Title Company, Jackson, WY ("Escrow Agent"), the Owners shall deliver a fully executed deed restriction (the "Restriction") which permanently protects the log structure known as Café Genevieve, formerly the Genevieve Van Vleck House so that it must not be removed from 135 or 175 East Broadway, Jackson, Wyoming.

The Escrow Agent shall hold the Restriction in escrow until February 4, 2019. At such time, the Escrow Agent shall take one of two actions:

- 1) If the Escrow Agent receives from Town Planning Director, Tyler Sinclair, a letter indicating "the properties located at 135 East Broadway and 175 East Broadway have been rezoned to Downtown Core (DC) zoning and thirty days have passed since third reading of the ordinance enacting this rezone", the Escrow Agent shall record the Deed Restriction in the Teton County Clerk's Office of Land Records with no further action necessary or required.
- 2) If the Escrow Agent does not receive the letter referenced in Section 1 above, the Escrow Agent shall return the Deed Restriction to the Owners.

This instruction is irrevocable. No action or inaction by the Owners may affect or alter this instruction. This instruction may not be amended in any fashion, not even with the consent of the signatories to this instruction.

If a controversy shall arise between the Owners and Escrow Agent concerning this instruction, the Escrow Agent shall institute an action for interpleader or such other proceeding as it, in its sole discretion, may deem proper. The costs of any such action, including attorneys' fees, shall be paid by the Owners.

Escrow Agent shall not be obligated to make any inspections and shall not be liable or responsible for the sufficiency, correctness, genuineness or validity of any instrument deposited with it and shall not be liable for any loss which may occur for any reason except gross negligence or willful misconduct by the Escrow Agent. The Escrow Agent's only responsibility is to record the Restriction if it receives a letter with the above quoted language in Section 1 of this instruction.

This Escrow Agreement shall be binding upon the heirs, executors, personal representatives, administrators, successors and assigns of all the parties hereto.

Escrow Agent shall be paid a fee of \$500 for its escrow services and shall be reimbursed any recording fees by the Owners.

IN WITNESS WHEREOF, this Escrow Agreement shall be effective as of the date of final signature (the "Effective Date").

DRAFT

Deloney Street, LLC

By: Gardner Capital Management, LLC
Its: Sole Member
By: Max Chapman
Its: Member
Dated: _____

BWD Street, LLC

By: Gardner Capital Management, LLC
Its: Sole Member
By: Max Chapman
Its: Member
Dated: _____

**Escrow Agent
First American Title Company**

By: Jeremy Gosinski
Date: _____

DRAFT

December 3, 2018

Re: Rezone for Van Vleck block / historic preservation

Dear Town Planning Commissioners:

Thank you for the opportunity to comment on the rezone proposal for 135 and 175 East Broadway, commonly known as the Genevieve or Van Vleck block. The Alliance believes that we have a responsibility to write land use rules that align with our community's vision as articulated in our Comprehensive Plan: ecosystem stewardship, growth management, and quality of life – which includes our history and our local businesses.

At its core, our quality of life and community character require that we sustain a true local community where we and our neighbors can look out for each other, coach youth sports, vote, volunteer with Search and Rescue, and steward our wildlife and ecosystem. **Our community character is also our unique sense of place, which includes our historic buildings, community spaces, and local businesses.** All of these are increasingly under threat from speculative commercial and hotel development. Local restaurants close and are [replaced with banks](#), while families' affordable homes are bulldozed and replaced by high-end condos or [four-story corporate hotels](#). The identity we sell to our visitors is "the last of the Old West" – let's be true to that slogan.

The Van Vleck block hosts a unique combination of important historic buildings like the Van Vleck Cabin (over 100 years old) and newer beloved local businesses like Café Genevieve, Persephone Bakery, and Healthy Being Juicery. These local businesses have quickly become part of the fabric of our community. Please shape policy to prioritize our well-loved small businesses over more big corporate chain hotels.

Additionally, please don't spot-zone these parcels without a comprehensive approach to protecting our historic buildings and assets. Many peer communities have adopted historic preservation ordinances with a combination of smart regulation and incentives. As "the last of the Old West," we can too. **Please support the Historic Preservation Board in crafting an ordinance, and adopt it in 2019.**

Then when you deal with zoning for this block and the other parcels left out of the District 2 rezone, please ask staff to present a full analysis of how much development would be allowed under current and proposed zoning – specifically, how much additional market-rate development would be allowed with the workforce housing bonus in the new zoning?

Overall, please do not fast-track this application, or any other applications on the historic parcels, until you have a historic preservation ordinance and zoning in place.

Thank you for your commitment to our community,



Skye Schell

Executive Director

Jackson Hole Conservation Alliance

Protecting the wildlife, wild places, and community character of Jackson Hole.

685 S. Cache St. • P.O. Box 2728 • Jackson, WY 83001 • (307) 733-9417 • info@jhalliance.org • JHAlliance.org

From: [Tyler Sinclair](#)
To: [Paul Anthony](#); [Tiffany Stolte](#)
Subject: FW: Public Comment: Rezone for Van Vleck block / historic preservation
Date: Wednesday, December 05, 2018 10:01:22 AM

FYI

From: Alyssa Friedman <alyssafriedman33@gmail.com>
Sent: Wednesday, December 5, 2018 9:54 AM
To: Town Council <electedofficials@jacksonwy.gov>; Tyler Sinclair <tsinclair@jacksonwy.gov>
Cc: Ryan Nourai <ryannourai@mac.com>; Molly Watters <watters.molly.a@gmail.com>; Clare Stumpf <stumpf.clare@gmail.com>; Emily Coleman <colemanel@greenmtn.edu>
Subject: Public Comment: Rezone for Van Vleck block / historic preservation

December 5, 2018

Re: Rezone for Van Vleck block / historic preservation

Dear Town Planning Commissioners:

Thank you for the opportunity to comment on the rezone proposal for the Genevieve Block at 135 and 175 East Broadway.

An approval of the rezone request for this block would cause the buildings to be moved, would drive the restaurants out of business, and would dismantle an important community space.

The historic structures on this block are those that capture the spirit of the Cowboy state and our historic rancher community, drive tourists into our town, stimulate our economy, and where you can find your friends having a cup of coffee on a weekend. Jackson Hole is in danger of becoming a Disneyland version of itself, meant to drive in tourists with little regard to local priorities. But it doesn't have to be this way – we can save our shared history and small local businesses and remain a real community with real unique character.

We care for these historic buildings, the green space, and local atmosphere on the Genevieve block, and want to see it protected.

Please say no to Max Chapman's rezone deal. Please allow the Historic Preservation Board time to develop a Historic Preservation Ordinance to protect our remaining historic places in town, which was what was originally intended by those who worked on the Comprehensive Plan. And, please consider the Genevieve block as part of a long-term vision for our community.

Thank you for the work you do to protect the community character of Jackson, and for your attention to this serious community issue.

Sincerely,

Alyssa Friedman, Clare Stumpf, Emily Coleman, Molly Watters, and Ryan Nourai

Alyssa Friedman: alyssafriedman33@gmail.com

Clare Stumpf: stumpf.clare@gmail.com

Emily Coleman: colemanel@greenmtn.edu

Molly Watters: watters.molly.a@gmail.com

Ryan Nourai: ryannourai@mac.com

From: [Richard Hutson](#)
To: [Town Council](#)
Subject: Van Vleck Redvelopment
Date: Wednesday, December 05, 2018 2:20:23 PM

Hello Council,

I am writing to you today to express my regret that the council is considering an application for redevelopment of the Van Vleck Block. This part of town retains a special part of Jackson. As the town square has been redeveloped most vestiges of the turn of the century (Old) West have been wiped out. What remains is very commercialized and more of a "dog and pony show" than the iconic auroa and scenery that so many back drops depict. The Van Vleck cabin is the Real McKoy complete with its framing of cottonwood trees and Cache creek working towards Flat Creek. Please do not consider ill begotten application.

Furthermore affordable housing for the working population must always be addressed before more of the precious space in town is allocated to "week long wonders."

Thank you for Listening,

Richard Hutson



TOWN OF JACKSON PLANNING COMMISSION AGENDA DOCUMENTATION

PREPARATION DATE: DECEMBER 14, 2018
MEETING DATE: DECEMBER 19, 2018

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: TYLER VALENTINE

SUBJECT: **ITEM P18-274 & 323:** REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR A WIRELESS COMMUNICATIONS FACILITY AND ADMINISTRATIVE ADJUSTMENT TO THE SIDE SETBACK FOR ONE OF THE STEALTHING ELEMENTS AT THE PROPERTY LOCATED AT 1024 GREGORY LANE.

APPLICANT: TAMARA SHIVELEY, AT&T

REQUESTED ACTION

The applicant is requesting approval of a Conditional Use Permit (CUP) to locate a 'stealth' wireless communications facility on the existing building located at 1024 Gregory Lane. The proposal consists of three sectors of antennas located in two stealth structures: one roof-mounted above the existing staircase and one side-mounted to the southern side of the building on the second floor.

In addition to the CUP, the applicant is requesting approval of an Administrative Adjustment because the proposed side-mounted stealth structure projects 2' into the 10' side (south) setback. Administrative Adjustments are typically reviewed at staff level, however the Planning Director has elevated the request to run concurrent with the CUP.

APPLICABLE REGULATIONS

Section 6.1.10.D Wireless Communications Facilities
Section 8.4.2 Conditional Use Permit (CUP)
Section 8.8.1 Administrative Adjustment

LOCATION

The subject property is addressed as 1024 Gregory Lane and legally described as PT NE1/4NE1/4, SEC. 6, TWP. 40, RNG. 116. Aerial photos and a zoning map are shown on the following page showing the general location of the proposed site:



BACKGROUND

The subject parcel is 0.177 acres (7,744 sf) and located in the Business Park (BP) zone. The parcel is surrounded by BP zoning to the north, west and south and Commercial Residential-3 (CR-3) zoning to the east. In 2003 the Town Council approved a Final (Intermediate) Development Plan and CUP for a 3,136 sf two-story building consisting of two 784 sf light industrial units and two 784 sf accessory residential units. The light industrial uses are located on the first floor and residential on the second. The height of the building

at its highest point, which is the staircase, is approximately 34.6' which is below the maximum height limit of 35' in the BP zone.

On January 4, 2017, the Jackson Town Council adopted amendments in the Land Development Regulations (LDRs) to modify the requirements for wireless communications facilities. The amendments were necessitated by changes in federal law that limited and defined the authority of local governments to regulate the permitting of wireless communications facilities. Through the amendments the Town set up two types of permits for all new proposed wireless facilities: 1) a Basic Use Permit for any facility that was an expansion of an existing approved wireless facility provided that it is not a "substantial change" over current conditions; and 2) a Conditional Use Permit for any proposed facility that is a new facility at a new location. The distinction between these two types of applications can be difficult and can involve the application of a variety of legal nuances embedded in the new federal law – such as what constitutes a "substantial change" or a "tower." However, for the purposes of this application, all parties agree that this application requires a CUP as it would be a new wireless communications facility.

In addition, the Town's new wireless standards require, among other things, that all new facilities a) be "stealth," b) that the applicant justify the need for the new facility, c) the height of a rooftop facility be no more than 5' above the existing roof, and d) that a stand-alone tower be no more than 30' in height. Wireless facilities are allowed only in the Public/Semi Public (P/SP); Business Park (BP), Park and Open Space (P), and Planned Resort (PR) zones. This application is for a parcel in the BP zone. The practical effect of allowing wireless facilities in these limited zones is that the Town government has taken on the responsibility of needing to approve a certain number of these facilities in order to provide the public the level of wireless service required by federal law.

PROJECT DESCRIPTION

The applicant, AT&T, is requesting a CUP to construct a 'stealth' wireless communications facility on the existing two-story building located at 1024 Gregory Lane. The request is twofold in that it seeks to improve the existing coverage and capacity for AT&T and fulfills a federal directive to build FirstNet capable sites. The FirstNet directive is better defined in the applicant's narrative on Page #1, but in general it seeks to meet the needs of first responders by providing a dedicated high-speed wireless broadband network. The applicant was originally seeking to expand their existing wireless facility which is currently located on the KSGT Radio tower at 1525 Martin Lane, however that tower cannot support additional equipment, thus the applicant is seeking to relocate the existing equipment from the tower to the 1024 Gregory Lane site along with new equipment.

The proposal consists of three (3) sectors of antennas within two stealth structures. Each sector of antennas includes three (3) AT&T antennas and one (1) FirstNet antenna. This results in a total of nine (9) AT&T antennas and three (3) FirstNet antennas.

The more prominent 'stealth' structure is roof-mounted and located above the north facing stairwell and measures 5' tall x 10' wide x 10' deep which will conceal two sectors of antennas facing northwest and northeast. This is in compliance with the requirement that no wireless facility extend more than 5' above the roof on which it is affixed. The new 5' roof-mounted structure is a fiberglass radio frequency-transparent material and will be designed to match the vertical wood pattern and color of the existing staircase. The new 5' structure will bring the overall height of the building from 34.9' to 39.6'.

The secondary 'stealth' structure is wall-mounted and attached to the south side of the building on the second floor and measures 6' tall x 10' wide x 2' deep which will conceal one sector of antennas facing south. The new wall-mounted structure is also a fiberglass radio frequency-transparent material and will be designed to match the horizontal wood pattern and color of the existing building. The structure will not extend above the existing building which is currently 29.4' tall.

The applicant is not placing the antennas on the main roof of the building because it is used as roof-top decks for the residents of the residential units on the second floor.

Electronic equipment connected with the antennas will be located within a 10' x 24' fenced ground area behind the building to the south. The equipment area will have a concrete pad and include three outdoor cabinets for electrical equipment and one generator. A cable chase will run up the south side of the building directly to the wall-mounted antennas and then continue along the roof to the roof-mounted antennas. The wood fencing surrounding the ground equipment will be 6' tall and stained to match the existing building. The applicant is working with the owner of the property to secure a lease for the lease areas identified on the plans and establish easements for access/maintenance.

In addition to the CUP request, the applicant is seeking approval for an Administrative Adjustment related to the wall-mounted structure which extends 2' into the 10' side (south) setback. If the findings in Section 8.8.1.B.2 can be made, Administrative Adjustments can allow up to a 20% reduction in setbacks which could reduce a 10' setback to 8', which is exactly what the applicant is requesting for the wall-mounted structure. Although Administrative Adjustments are typically reviewed and approved by the Planner Director, this request has been elevated to run concurrently with the CUP.



A rendering of the proposed roof-mounted 'stealth' structure as approved by the DRC.



A rendering of the proposed wall-mounted 'stealth' structure as approved by the DRC.

STAFF ANALYSIS

The primary development standards that apply to CUP wireless communications facility are found in Sec. 6.1.10.D of the LDRs. Below staff has provided analysis of the primary standards.

Determination of Need (Sec. 6.1.10.D.3.f.ii.a))

The applicant is required to demonstrate that no existing facility or tower can accommodate the proposed use without causing impacts greater than the impacts caused by the proposed facility.

Complies: The applicant has provided a detailed explanation of the need for the proposed wireless facility. In summary, AT&T is upgrading several sites statewide to meet the federal directive to build FirstNet capable sites which serve the needs first responders. Additionally, AT&T seeks to upgrade their cellular coverage and capacity for local residents, businesses and visitors. Unfortunately the existing wireless facility in this area (KSGT Radio tower) cannot accommodate any more equipment which has forced the applicant too seek a new location, in this case the Gregory Lane site. The applicant further states that they have looked at other locations in the desired service area but that this is the best available site to both maintain its existing service and upgrade/expand. The proposed site also has the desired height needed for the antennas, the available lease space and a property owner willing to enter into an agreement to lease space. The applicant has submitted coverage maps showing the existing coverage. Because the applicant is removing the existing equipment, the new equipment will essentially maintain the existing coverage area but with better capabilities and newer equipment.

Stealth Requirement (Sec. 6.1.10.D.3.f.i)

All wireless facilities are required to be stealth. This means that the facility must be integrated into an existing structure that it is not visible or that it is designed so “that the purpose and nature of the Wireless facility is not readily apparent to the reasonable observer.” The one exception is that a non-stealth facility (e.g., whip antenna) is allowed if it can be demonstrated that it would be less visually impactful than a stealth facility.

Complies. The proposed facility meets the standards for a stealth facility. The proposed design maintains composition with the existing staircase and building. In addition, the design is in proportion with the existing building in terms of scale and massing. Furthermore the DRC reviewed the design at the November 14, 2018 meeting and unanimously recommended approval as presented.

Design Review Committee (Sec. 6.1.10.D.3.d.ii)

All Wireless Communications Facility – Major uses shall be subject to review by the Design Review Committee (DRC) prior to submission of the Planning Commission. The DRC shall review such facilities for consistency with the stealth requirements in 6.1.10.D.3.f.

Complies. This application went before the DRC on November 14, 2018 and received unanimous support as presented.

Height (Sec. 6.1.10.D.3.f.ii.c)2)

The maximum height of a stand-alone tower for a Wireless Communications Facility is 30 feet, or 5’ above the existing roof line for a roof-mounted facility

Complies. Because this is a roof-mounted facility that is shown as no more than 5’ above the high point of existing roof line of the building to which it is affixed, the proposed facility meets the 5’ height limit.

Collocation (Sec. 6.1.10.D.3.f.ii.l)3)

New towers shall be constructed to allow collocation of as many antenna arrays as feasible without causing interference, complying with height limits, and not defeating stealth elements.

Complies: The applicant has stated that based on the limited roof and ground lease space available, incorporating space for collocation is not practical without causing interference with the stealth facility requirements and concealment elements. Additionally, AT&T is not only seeking upgrades to serve their customer base, but are providing additional antennas dedicated to first responders which is in line with the intent of collocation.

It is staff’s opinion that any expansion of the proposed facility beyond what is proposed to collocate additional antennae on site would change the Stealth-Designed Facility or alter a Concealment Element such that the modified facility would result in the facility no longer being as effectively concealed/disguised, or blending in with the surrounding architecture, and the purpose or nature of the facility would likely become readily apparent to a reasonable observer. Thus, rather than ‘over-sizing’ the stealth facility now to accommodate another possible carrier in the future (which may never come), the better option is to approve a smaller stealth structure now. A future expansion is possible but it would have to maintain the stealth quality of the existing facility.

Noise (Sec. 6.1.10.D.3.f.ii.k)

All noise coming from a Wireless facility must comply with the standards in Sec. 6.4.3 Noise, that provides limits on allowed decibels (DBA) in different zones. The PR-SK zone has a maximum noise level of 65 DBA as measured from the property line. Emergency generators are exempt from this standard.

Complies. The applicant's submittal states that there is very little noise expected from the proposed electrical equipment and it will be well within the 65 DBA guideline set forth in the LDRs. Regardless, the Town reserves it right to enforce the noise limitations in the LDRs in the event that the proposed facility is proven to be in violation.

Landscaping (Sec. 6.1.10.D.3.f.ii.f))

Complies. The site has existing landscaping in place and the proposed equipment area will cause the removal of 2-3 large shrubs which will need to be replaced as they were required as part of the original approval in 2003. Staff has added a condition of approval that the applicant provide a landscape replacement plan with associated costs at the time of Building Permit submittal. Staff recommends that the placement of new shrubs be located adjacent to the equipment area to serve as screening provided they do not impede access for maintenance.

Visibility (Sec. 6.1.10.D.3.f.ii.l))

Complies. The antennas will be screened and contained within radio frequency transparent material that matches and replicates the existing staircase (vertical wood siding) and existing building (horizontal wood siding).

All other standards in Sec. 6.1.10.D

There are a number of additional standards in Sec. 6.1.10.D that address requirements for application submittal, setbacks, signage, lighting, access, and security. These standards are either met as part of this application (e.g., application submittal, access, security), or do not apply to this particular application (setbacks, signage, lighting,). The proposed application, therefore, complies with each of these standards, as applicable to this project.

Administrative Adjustment

Staff finds that the request for an adjustment to the 10' side yard site development setback is consistent with the Comprehensive Plan and with the specific findings required for an Administrative Adjustment. As stated below in the findings, staff was able to make the findings for this request because it better serves the purpose of the zone and is a minor encroachment that is well screened and matches the building.

Since the 2017 LDR text amendment related to wireless communications facilities, the available zones in Town allowing these facilities were reduced to four zones: Public/Semi Public (P/SP); Business Park (BP), Park and Open Space (P), and Planned Resort (PR) zones. Although the areas allowing these uses as reduced, wireless facilities are a desired not only for use by residents and tourists, but are also necessary as they serve the needs of emergency services and first responders. Since the BP zone is deemed appropriate for such facilities, providing flexibility to providers to obtain new technology and coverage is in line with meeting the purpose and intent of the BP zone. In addition, the proposed side-mounted stealth structure is a minor encroachment on the upper floor which will blend into the existing building reducing any visual impacts. Furthermore, the applicant meets all requirements for FAR, LSR, Lot Coverage, etc.

PUBLIC COMMENT

None at this time.

LEGAL REVIEW

Complete.

ATTACHMENTS

Applicant Submittal
Departmental Reviews

STAFF FINDINGS

Item A: Pursuant to Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations, the following findings shall be made for the approval of a Conditional Use Permit.

1. ***Compatibility with Future Character.*** *The proposed Conditional Use shall be compatible with the desired future character of the area.*

Subarea 5.2 Gregory Lane Area: This TRANSITIONAL Subarea will support the community goal of maintaining and promoting light industry uses to support the local economy while continuing to accommodate a significant amount of residential use. Light industrial development and redevelopment will be promoted, and bulk, scale and use allowances will first and foremost accommodate light industry and heavy retail uses. The current development pattern will be intensified to accommodate larger structures in more creative land use patterns, including live-work development. In the future, complete street improvements are desired but will need to be balanced with the need to accommodate large vehicle traffic. Livability enhancements through improved site and building design will be a goal but secondary to promoting light industry uses. Providing improved pedestrian/bike amenities to connect the existing and future resident populations with the surrounding Complete Neighborhood amenities will be a focus of improved livability. A third priority will be future improvements to Flat Creek, including the establishment of an appropriate setback to support the health of this natural feature for wildlife and residents.

Complies. Staff finds that the project is consistent with the above described vision for Subarea 5.2 because it will increase the level of cellular service in West Jackson for both businesses and first responders. In addition, the site is already being used as a light industrial space which fits into the above described vision for this area.

In addition, the proposed application is located in Character District #5 West Jackson. In order to review the application for conformance with the Comprehensive Plan, staff has reviewed the Policy Objectives for District 5 as follows:

Common Value 1: Ecosystem Stewardship

Not Applicable.

Common Value 2: Growth Management

Policy 4.1.b: Emphasize a variety of housing types, including deed-restricted housing

Not applicable.

Policy 4.1.d: Maintain Jackson as the economic center of the region

Complies. Staff finds that the proposed project will maintain Jackson as the economic center of the region by improving cellular service for local businesses and residents which is a daily part of business operations.

Policy 4.2.c: Create vibrant walkable mixed use subareas

Not applicable.

Policy 4.3.a: Preserve and enhance stable areas

Not Applicable.

Policy 4.3.b: Create and develop transitional areas

Complies. Staff finds that this request will provide enhanced cellular service for this area of Town which supports the future growth of the area for local businesses and first responders.

Policy 4.4.b: Enhance Jackson Gateways

Not Applicable.

Common Value 3: Quality of Life

Policy 5.3.b: Preserve existing workforce housing stock

Not applicable.

Policy 6.2.b: Support businesses located in the community because of our lifestyle

Complies. Staff finds that providing better cellular coverage supports local businesses and the local economy.

Policy 6.2.c: Encourage local entrepreneurial opportunities

Not applicable.

Policy 6.2.d: Promote light industry

Complies. Staff finds that the existing project is already promoting light industry and the proposed wireless facility will not impact the current operations, but could potentially enhance them with better cellular service.

Policy 7.1.c: Increase the capacity for use of alternative transportation modes

Not applicable.

Policy 7.2.d: Complete key transportation network projects to improve connectivity

Not applicable.

2. ***Use Standards.*** *The proposed Conditional Use shall comply with the use specific standards of Division 6.1.*

Complies. The proposed request complies with all the standards in Sec. 6.1.10.D, as demonstrated in the Staff Analysis above in this staff report.

3. **Visual Impacts.** *The design, development, and operation of the proposed Conditional Use shall minimize the visual impact of the proposed use on adjacent lands.*

Complies. Staff finds that the proposed project will have minimal visual impacts on adjacent lands due to the stealth design of the wireless facility. In addition, this project has been reviewed by the DRC and received unanimous support as presented.

4. **Minimizes adverse environmental impacts.** *The development and operation of the proposed Conditional Use shall minimize adverse environmental impacts.*

Complies. Staff finds that the proposed wireless facility will not have any significant adverse impacts to wildlife habitat, water or air quality, or any other environmental resources.

5. **Minimizes adverse impacts from nuisances.** *The development and operation of the proposed Conditional Use shall minimize adverse impacts from nuisances.*

Complies. Staff finds that the proposed wireless facility will not have any significant adverse impacts from nuisances, such as noise, light, vibration, dust, etc.

6. **Impact on Public Facilities.** *The proposed Conditional Use shall not have a significant adverse impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMT facilities.*

Complies. Staff finds that the proposal will have no significant adverse impact on public facilities.

7. **Other Relevant Standards/LDRs.** *The development and operation of the proposed Conditional Use shall comply with all standards imposed on it by all other applicable provisions of the LDRs and all other Town Ordinances.*

Complies. Staff finds that the proposed use, as conditioned, complies with other provisions of the LDRs and with all other Town Ordinances.

8. **Previous Approvals.** *The proposed Conditional Use shall be in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*

Complies. On the basis that the Administrative Adjustment is approved, staff finds that the proposed wireless facility complies with the previous FDP and CUP approved in 2003.

Item B: Section 8.1.1 Administrative Adjustment

A. Purpose

The purpose of an administrative adjustment is to allow minor adjustments to certain requirements and numerical standards in these LDRs based on specific review standards. The intent is to provide relief when application of a standard creates practical difficulties in advancement of Comprehensive Plan goals or zoning district purposes.

B. Applicability

An application may be made for administrative adjustment of the following standards of the LDRs per Subsection B. Applicability

- 1. Landscape Surface Ratio may be adjusted up to 20%.*
- 2. Structure setbacks, not including setbacks from natural resources, may be adjusted up to 20%.*
- 3. Site development setbacks, not including setbacks from natural resources, may be adjusted up to 20%.*

4. *Fencing height and setbacks may be adjusted up to 20%.*
5. *Grade of developable slopes may be adjusted up to 20%.*
6. *Any dimensional standard of a building frontage may be adjusted up to 20%*
7. *Building façade width may be adjusted up to 20%*
8. *Wildlife friendly fencing may be adjusted as allowed by 5.1.2.E.*
9. *Standard plant units may be adjusted as allowed by 5.5.3.F.3.*
10. *Sign standards may be adjusted as allowed by 5.6.1.B.2.*
11. *Parking requirement may be adjusted as allowed by 6.2.2.A.1.*
12. *Pedestrian frontage standards may be adjusted as allowed by 2.2.1.C.*

Staff finds that the request for approval of a minor adjustment to the side setback meets the applicability of allowance #2 above.

C. Findings

An administrative adjustment shall be approved upon finding the application:

1. *Complies with the applicability standards of this Section;*

Complies. As stated above, the application is in compliance with allowance #3 of the applicability requirements.

2. *Either:*

- a. Compensates for some unusual constraint of the site or proposal that is not shared by landowners generally, or***
- b. Better protects natural and scenic resources, or***
- c. Better supports the purpose of the zone;***

Complies. Based upon Finding 2.c, staff finds that the request better supports the purpose of the zone. Since the 2017 LDR Text Amendment related to wireless communications facilities, the areas/zones allowing such uses was reduced to four zones: Public/Semi Public (P/SP); Business Park (BP), Park and Open Space (P), and Planned Resort (PR). Although the areas allowing wireless facilities was reduced, the Town acknowledged the need for wireless services and consciously deemed these four zones appropriate for such uses. As stated above, AT&T already has equipment in the vicinity (radio tower) that cannot accommodate expansion which is why they are seeking to relocate and expand at the Gregory Lane site.

When the applicant was negotiating leasable area, they considered the areas above the staircase and above the building. The areas above the building were not offered to be leased because they are currently used as roof-top patios for the residents who live below. This left the stair-case available for lease space for the antennas. Knowing that one sector of antennas would be south facing, the applicant determined that these antennas should not be located above the staircase because they would directly face into the roof-top patios which could have issues with interference. This is the reason the south facing antennas were side-mounted to the building and encroach 2' into the side setback. Ultimately the benefit of the proposed request (improving service for residents, businesses, tourists and first responders) far outweighs the impact of a minor projection into the side setback. With that said, the current request to reduce the 10' side setback to 8' for stealthed antennas is in line with the purpose and intent of the BP zone.

3. *Is consistent with the purpose of the zone and the desired future character for the area described in the Comprehensive Plan;*

The proposed application is located in Character District #5 West Jackson, specifically Sub-area 5.2 Gregory Lane Area of the 2012 Comprehensive Plan. In order to review the application for conformance with the Comprehensive Plan, staff has reviewed the Policy Objectives for District 5 as follows:

Common Value 1: Ecosystem Stewardship

Not Applicable.

Common Value 2: Growth Management

Policy 4.1.b: Emphasize a variety of housing types, including deed-restricted housing

Not applicable.

Policy 4.1.d: Maintain Jackson as the economic center of the region

Complies. Staff finds that the proposed project will maintain Jackson as the economic center of the region by improving cellular service for local businesses and residents which is a daily part of business operations.

Policy 4.2.c: Create vibrant walkable mixed use subareas

Not applicable.

Policy 4.3.a: Preserve and enhance stable areas

Not Applicable.

Policy 4.3.b: Create and develop transitional areas

Complies. Staff finds that this request will provide enhanced cellular service for this area of Town which supports the future growth of the area for local businesses and first responders.

Policy 4.4.b: Enhance Jackson Gateways

Not Applicable.

Common Value 3: Quality of Life

Policy 5.3.b: Preserve existing workforce housing stock

Not applicable.

Policy 6.2.b: Support businesses located in the community because of our lifestyle

Complies. Staff finds that providing better cellular coverage supports local businesses and the local economy.

Policy 6.2.c: Encourage local entrepreneurial opportunities

Not applicable.

Policy 6.2.d: Promote light industry

Complies. Staff finds that the project is already promoting light industry and the proposed wireless facility will not impact the current operations, but could potentially enhance them with better cellular service.

Policy 7.1.c: Increase the capacity for use of alternative transportation modes

Not applicable.

Policy 7.2.d: Complete key transportation network projects to improve connectivity

Not applicable.

In addition, staff finds that the application should be reviewed for consistency specifically with subarea 5.2 Gregory Lane Area which states as follows as the desired vision for the subarea:

This TRANSITIONAL Subarea will support the community goal of maintaining and promoting light industry uses to support the local economy while continuing to accommodate a significant amount of residential use. Light industrial development and redevelopment will be promoted, and bulk, scale and use allowances will first and foremost accommodate light industry and heavy retail uses. The current development pattern will be intensified to accommodate larger structures in more creative land use patterns, including live-work development. In the future, complete street improvements are desired but will need to be balanced with the need to accommodate large vehicle traffic. Livability enhancements through improved site and building design will be a goal but secondary to promoting light industry uses. Providing improved pedestrian/bike amenities to connect the existing and future resident populations with the surrounding Complete Neighborhood amenities will be a focus of improved livability. A third priority will be future improvements to Flat Creek, including the establishment of an appropriate setback to support the health of this natural feature for wildlife and residents.

Complies. Staff finds that the project is consistent with the above described vision for Subarea 5.2 because it will increase the level of cellular service and in West Jackson for both businesses and first responders. In addition, the site is already being used as a light industrial space which fits into the above described vision for this area.

4. Will not pose a danger to the public health or safety; and

Complies. No known dangers exist in allowing a small projection to be located 8' from the side yard setback, especially considering that the encroachment is on the second story and matches the existing building. In fact, this project will better support public health and safety by providing first responders with a better wireless network through the FirstNet directive.

5. The site is not subject to a series of incremental administrative adjustments that circumvent the purpose of this Section.

Complies. This property has not been the subject of previous administrative adjustments and there is no apparent indication that future administrative adjustments are planned or necessary.

RECOMMENDATIONS / CONDITIONS OF APPROVAL

Item A: The Planning Director recommends **approval** of a request for a Conditional Use Permit (CUP) to construct a wireless communications facility on the existing building located at 1024 Gregory Lane, subject to the department reviews attached hereto and the following condition of approval:

1. The lessee shall maintain the stealth Wireless Communication Facility as often as necessary and at its sole expense to ensure that the stealth elements remain in their approved condition such that they continue to i) blend in with the surrounding nature and architecture, ii) ensure that the presence, purpose and nature of the Facility are not readily apparent to a reasonable observer, and iii) provide stealth benefits in light of the weathering and aging of the stealthing material and the building to which it is attached.
2. The applicant shall provide a landscape replacement plan with associated costs at the time of Building Permit submittal for the plantings that require removal. The recommended location of new plantings should be to the west adjacent to the equipment area.

Item B: The Planning Director recommends approval of an Administrative Adjustment (Item P18-323) for an 8' side (south) yard site development setback where 10' is required pursuant to Section 8.8.1.B Administrative Adjustment, the department reviews attached hereto.

SUGGESTED MOTIONS

Item A: Based upon the findings as presented in the staff report and as made by the applicant for Item P18-274, I move to make findings 1-8 as set forth in Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations relating to 1) Compatibility with Future Character; 2) Use Standards; 3) Visual Impacts; 4) Minimizes adverse environmental impact; 5) Minimizes adverse impacts from nuisances; 6) Impact on Public Facilities; 7) Other Relevant Standards/LDRs; and 8) Previous Approvals for a Conditional Use Permit and recommend to Town Council approval of a wireless communications facility on the existing building located at 1024 Gregory lane, subject to the department reviews attached hereto and the following condition of approval:

1. The lessee shall maintain the stealth Wireless Communication Facility as often as necessary and at its sole expense to ensure that the stealth elements remain in their approved condition such that they continue to i) blend in with the surrounding nature and architecture, ii) ensure that the presence, purpose and nature of the Facility are not readily apparent to a reasonable observer, and iii) provide stealth benefits in light of the weathering and aging of the stealthing material and the building to which it is attached.
2. The applicant shall provide a landscape replacement plan with associated costs at the time of Building Permit submittal for the plantings that require removal. The recommended location of new plantings should be to the west adjacent to the equipment area.

Item B: Based upon the findings as presented in the staff report and as made by the applicant for Item P18-323, I move to make findings 1-5 as set forth in Section 8.8.1.C (Administrative Adjustment) of the Land Development Regulations relating to 1) Applicability; 2) Better Supports Purpose of Zone; 3) Compatibility with Future Character; 4) Impact on Public Safety & Health; and 5) Not Subject to Incremental Administrative Adjustments and recommend to Town Council approval of an 8' side (south) setback where 10' is required for a stealth wireless projection on the existing building located at 1024 Gregory Lane, subject to the department review attached hereto.



PLANNING PERMIT APPLICATION
Planning & Building Department
Planning Division

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | fax: (307) 734-3563
Jackson, WY 83001 | www.townofjackson.com

For Office Use Only

Fees Paid _____
Check # _____ Credit Card _____ Cash _____
Application #s _____

PROJECT.

Name/Description: KSGT Relocation
Physical Address: 1024 Gregory Lane Jackson, WY
Lot, Subdivision: _____ PIDN: _____

OWNER.

Name: The Apartments at Dusty Acres, LLC Phone: Leanne Moore 307.690.2411
Mailing Address: PO Box 2015 Jackson, WY ZIP: 83001
E-mail: lsm@bresnan.net

APPLICANT/AGENT.

Name: AT&T Wireless - Tamara Shiveley Phone: 801.230.4877
Mailing Address: 152 W. 2400 S. Suite C WVC, UT ZIP: 84119
E-mail: tamaras@shiveassoc.com

DESIGNATED PRIMARY CONTACT.

____ Owner ☒ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; see Fee Schedule for applicable fees.

Use Permit	Physical Development	Interpretations
____ Basic Use	____ Sketch Plan	____ Formal Interpretation
☒ Conditional Use	____ Development Plan	____ Zoning Compliance Verification
____ Special Use		
Relief from the LDRs	Development Option/Subdivision	Amendments to the LDRs
____ Administrative Adjustment	____ Development Option Plan	____ LDR Text Amendment
____ Variance	____ Subdivision Plat	____ Zoning Map Amendment
____ Beneficial Use Determination	____ Boundary Adjustment (replat)	____ Planned Unit Development
____ Appeal of an Admin. Decision	____ Boundary Adjustment (no plat)	____ Other: _____

PRE-SUBMITTAL STEPS. *Pre-submittal steps, such as a pre-application conference, environmental analysis, or neighborhood meeting, are required before application submittal for some application types. See Section 8.1.5, Summary of Procedures, for requirements applicable to your application package. If a pre-submittal step is required, please provide the information below. If you need assistance locating the project number or other information related to a pre-submittal step, contact the Planning Department. If this application is amending a previous approval, indicate the original permit number.*

Pre-application Conference #: P18-142 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. *Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Provide **one electronic copy** (via email or thumb drive), and **two hard copies** of the submittal packet.*

Have you attached the following?

- ☒ **Application Fee.** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information.
- ☒ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation is also required. Please see the Letter of Authorization template in the Administrative Manual for a sample.
- ☒ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is held, the submittal requirements will be reviewed at the conference followed by a written summary. The submittal requirements on the TOJ website are intended as a reference to assist you in submitting a sufficient application.

FORMAT.

The main component of any application is demonstration of compliance with all applicable Land Development Regulations (LDRs) and Resolutions. The submittal checklists are intended to identify applicable LDR standards and to outline the information that must be submitted to sufficiently address compliance with those standards.

For some submittal components, minimum standards and formatting requirements have been established. Those are referenced on the checklists where applicable. For all other submittal components, the applicant may choose to make use of narrative statements, maps, drawings, plans and specifications, tables and/or calculations to best demonstrate compliance with a particular standard.

Note: *Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.*

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

Signature of Owner or Authorized Applicant/Agent

Name Printed

Date

Title

9.12.18

site acquisition
agent

GENERAL DYNAMICS INFORMATION TECHNOLOGY, INC.

DATE 4/19/18

32-1/1110

PAY
TO THE
ORDER OF Tom of Jackson\$ 2,500.00Two Thousand Five Hundred Dollars ¹⁰⁰/₁₀₀DOLLARS  Security Features
included
Details on Back.

Bank of America.



VOID AFTER 270 DAYS

Customer Connection

FOR Bennville Fr K6 ST Radio - 505775-1A21

MP

⑈ 2220770215⑈ ⑆ 111000012⑆ 445 122 5621⑈

LETTER OF AUTHORIZATION

The Apartments at Dusty Acres, LLC, "Owner" whose address is: 1024 Gregory Lane,

Jackson, Teton County, Wyoming 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Robert E. Moore, Jr. and Leanne Staley Moore, as the owner of property

more specifically legally described as: PT NE1/4NE1/4, Sec. 6, TWP40, RNG.116

(If too lengthy, attach description)

HEREBY AUTHORIZES Tamara Shiveley in behalf of AT&T as agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

Leanne Staley Moore

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: owner / partner

(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)

STATE OF WYOMING

)
)SS.

COUNTY OF TETON

)

The foregoing instrument was acknowledged before me by Leanne Staley Moore this 25th day of April, 2018.

WITNESS my hand and official seal.

Karin M. Larson
(Notary Public)

My commission expires: 8.22.2020

(Seal)



CONDITIONAL USE PERMIT APPLICATION FOR WIRELESS COMMUNICATION FACILITY

Submitted to Town of Jackson
Planning Division
September 12, 2018

1. GENERAL INFORMATION

Applicant: New Cingular Wireless, PCS LLC ("AT&T" or the "Applicant")
4393 Riverboat Road, Ste. 400
Taylorsville, UT 84123

Representative: Tamara Shiveley
tamaras@shiveassoc.com 801-230-4877

Property Owner: The Apartments at Dusty Acres, LLC a Wyoming Limited Liability Company

Site Address: 1024 Gregory Lane Jackson, WY 83001

APN: 22-40-16-06-1-00-031

Name of Project: KSGT Relo IDL04405 FA 14471313

Zoning: Business Park (BP)

AT&T is submitting this application pursuant to a Letter of Authorization from The Apartments at Dusty Acres, LLC Leanne Moore Registered Agent. *See Letter of Authorization*

2. PROJECT DESCRIPTION

Request and Justification: AT&T is upgrading equipment all over the Jackson area and throughout the State of Wyoming in order to support the federal directive to build FirstNet capable sites. FirstNet is a dedicated communication network for first responders. After 9/11, the 9/11 Commission recommended the establishment of a single, interoperable network for public safety and FirstNet was created as a result. FirstNet's mission is to build and deploy the first-ever high-speed nationwide wireless broadband network dedicated to first responders. FirstNet helps first responders respond effectively and efficiently and stay safe while helping others during day-to-day operations and disaster response and recover and when managing large events. In order to deploy FirstNet service, wireless infrastructure is required. The proposed facility will include FirstNet antennas and broadcast FirstNet service.

In addition to the FirstNet directive, AT&T is attempting to improve the coverage and capacity in the Town of Jackson to meet the increase in demand. As you know, Jackson is a desirable vacation destination and each summer large amounts of tourists visit the area bringing with them their wireless devices. These devices require large amounts of data to transmit videos, photos, emails and downloads. This increased demand for data requires wireless carriers to upgrade wireless equipment to meet the ever changing technology.

New Cingular Wireless, PCS LLC ("AT&T") currently has a wireless communication facility located in this area on the radio tower at 1525 Martin Lane; however, the current tower will not support any new technology equipment resulting in the need for AT&T to relocate the existing site to a different location.

The only allowable zone for wireless communication near this site suitable for a replacement is the Business Park (BP) zone. Within this zone, there is a very limited area in which AT&T can go in order to meet the coverage objective along Highway 89 and in the commercial area to the northeast. This new facility is necessary to continue to fill a significant gap in wireless phone and data service in this area, and to support improved AT&T service for residential, business and emergency use.

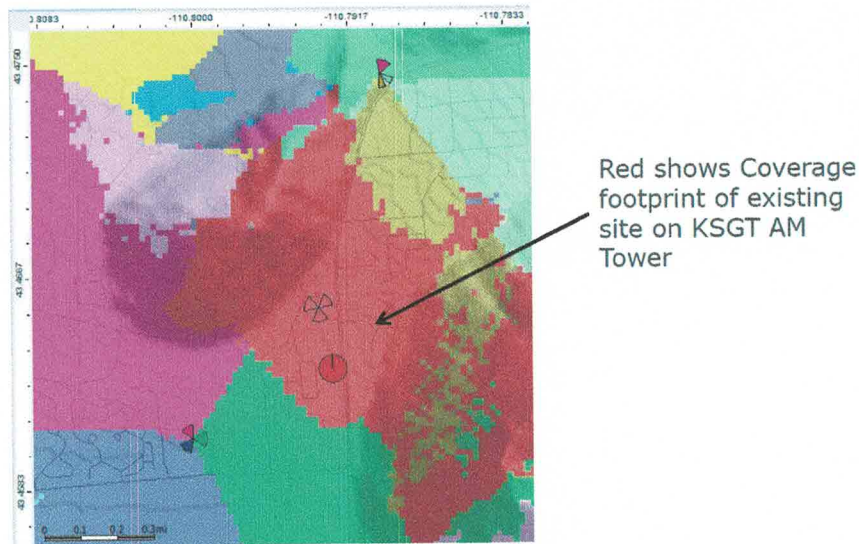


Figure 1: Coverage offered by current sites (Teton High School to the south, KSGT Radio Tower (current site), Storage Facility on County property to the north)

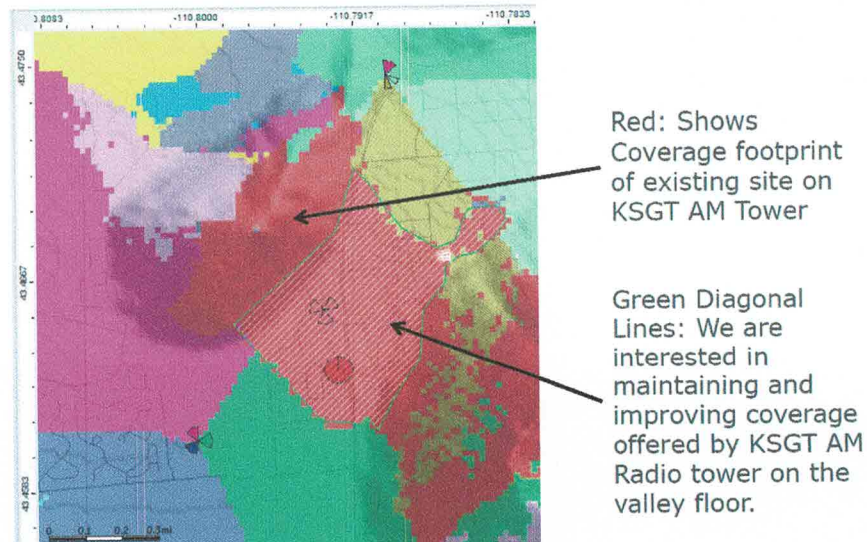
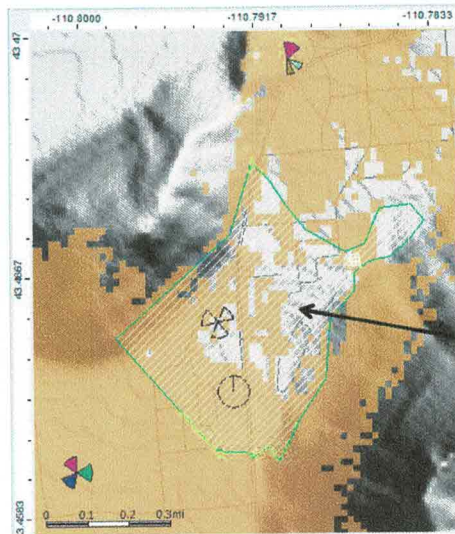


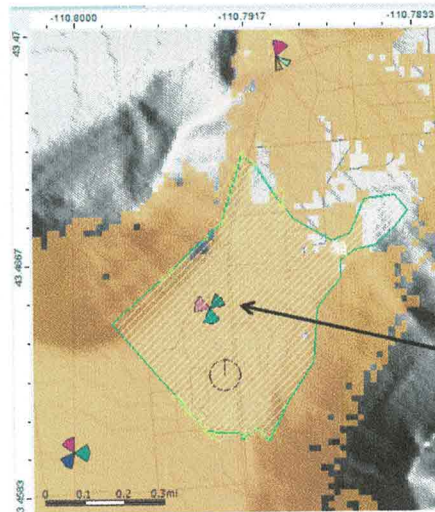
Figure 2: Coverage of valley floor in the area



Orange: Identifies where prediction models show we have acceptable indoor coverage.

Increased gaps in coverage without Site in the area of KSGT AM Tower

Figure 3: Coverage without KSGT



Orange: Identifies where prediction models show we have acceptable indoor coverage.

Replacement site offers matches and exceeds coverage offered by KSGT AM Radio Tower location

Figure 4: Replacement site at 1024 Gregory Lane

Alternate Sites Considered: The Business Park (BP) zone is separated from the highway by the (BP-R) zone where wireless sites are prohibited. There are few parcels in this section of the Business Park (BP) zone that are close enough to the highway, have enough building height, or have enough ground space available for equipment to allow AT&T to meet the coverage objectives described above. AT&T considered several properties surrounding the proposed property on 1024 Gregory Lane; however they were either deemed by the RF engineers to be too far from the coverage objective, there was not sufficient height or ground space, or property owners did not express interest in leasing to a wireless carrier.

Determination of Need: As noted above, AT&T must find an alternative location for the current site on the KSGT Radio tower at 1525 Martin Lane that will support FirstNet capabilities and meet the increased coverage and capacity demands within this section of the Town of Jackson. The proposed site at 1024 Gregory Lane is the best available location to serve this coverage area.

3. ANALYSIS OF LAWS APPLICABLE TO THIS APPLICATION

Federal, state, and local laws apply to this application.

While the federal Telecommunications Act acknowledges a local jurisdiction's zoning authority over wireless facilities, it limits the exercise of that authority in several important ways.

- A local regulation may not prohibit, or have the effect of prohibiting, the provision of wireless services. 47 U.S.C. §332(c)(7)(A) and (B)(i)(II).
- A jurisdiction is prohibited from considering the environmental effects of radio frequency emissions (including health effects) of the WCF site if the site will operate in compliance with federal regulations. 47 U.S.C. §332(c)(7)(B)(iv).
- A jurisdiction may not discriminate among providers of functionally equivalent services. A jurisdiction must be able to provide plausible reasons for disparate treatment of different providers' applications for similarly situated facilities. 47 U.S.C. §332(c)(7)(B)(i)(I).
- The Telecommunications Act requires local jurisdictions to act upon applications for wireless communications sites within a "reasonable" period of time. The shot clock applicable to this application is 150 days.¹

The Facility will operate in accordance with the Federal Communications Commission's Radio Frequency emissions regulations. Therefore, issues regarding environmental effects are preempted under federal law.

This application is also subject to and complies with the Town of Jackson Land Development Regulations, including Article 6, Division 6.1.10.D Wireless Communication Facilities.

¹The FCC rules clarify that the shot clock begins to run when the application is submitted and further state that "[a] determination of incompleteness tolls the clock only if the local government provides notice to the applicant within 30 days that the application is incomplete and while specifically delineating all missing information, and specifying the code provision, ordinance or application instruction or other publically-stated procedure requiring that the information be submitted. Following a resubmission the clock can be tolled again only if the local government notifies the applicant within 10 days that the supplemental submission did not provide the information identified in the original notice." See *FCC Report and Order, FCC 14-153. Acceleration of Broadband Deployment by Improving Wireless Facilities Siting Policies. October 17, 2014.*

4. PROPOSED DEVELOPMENT PROGRAM

Existing Condition: The existing building is a mixed-use. The bottom floor has two areas rented for commercial storage spaces. The upper floor has two apartments for residential living. The front of the building has a covered stairwell for access to the apartments and patio roof. Figure 5 below shows the existing building.

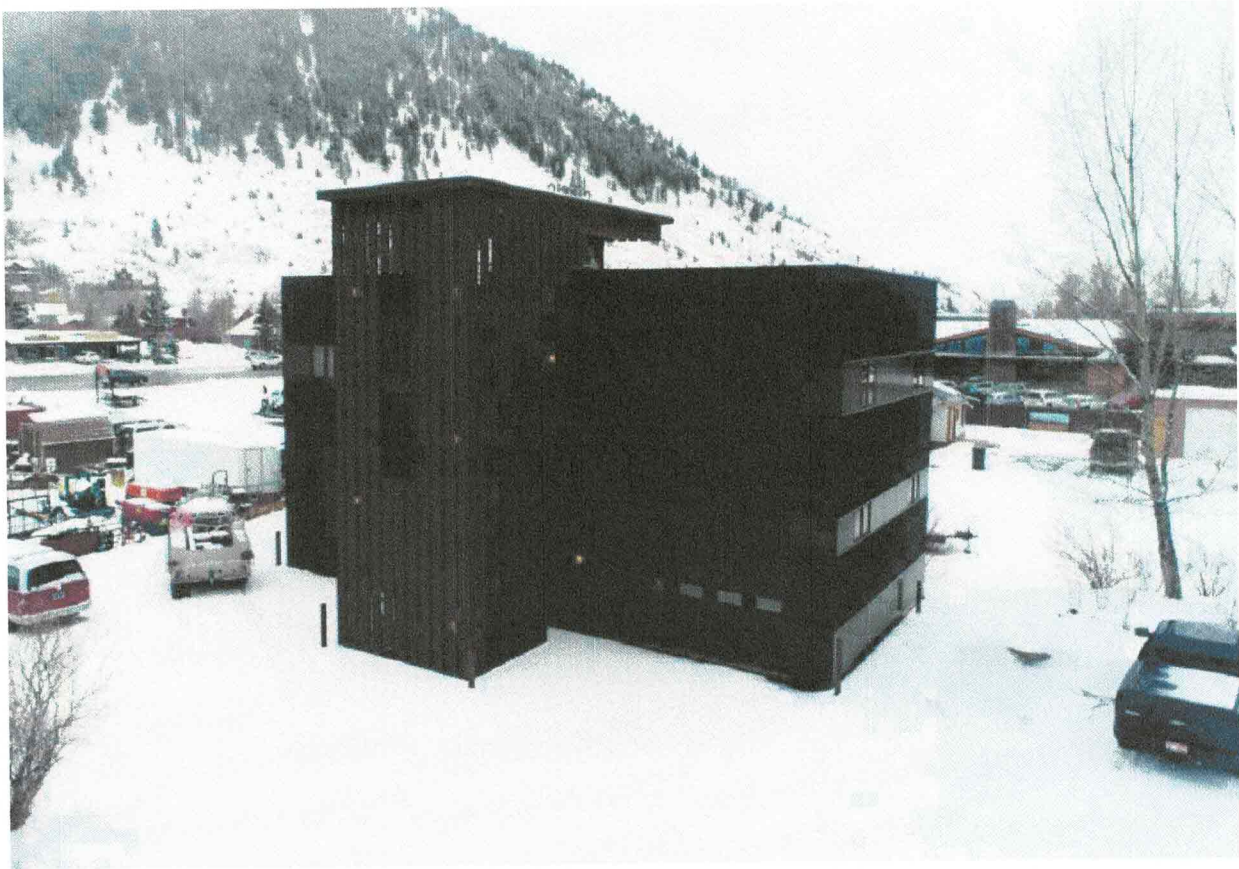


Figure 5: Existing Building

Proposed Use: The proposed wireless communication site will be built on the existing building and will include a 5' tall x 10' wide x 10' deep "stealth", roof-mounted facility built above the covered stairwell. This will be built to enclose two sectors of antennas. This is in compliance with Sec. 6.D.3.f.2.iii, which limits the height of any roof-mounted wireless facility to 5 ft. above the roof on which it is affixed. The "stealth" structure will be constructed of fiberglass, radio frequency-transparent material which will conceal the roof-top antennas while allowing the antenna signal to transmit. This addition will include a slat design and be painted to match the current exterior of the building (see photo simulations below). This will house two sectors of the antennas. The third sector of antennas will be wall-mounted antennas, mounted on the back of the building on the parapet. This sector will be enclosed in a "stealth" screen made of similar material to the roof-mounted structure and measuring 6' tall x 10' wide x 2' deep; however, the siding will be designed and painted to match the existing building siding (see photo simulation below).

The existing covered stairwell is 34.6 ft. tall; the proposed height of the “stealth” screen addition will be 5 ft. tall bringing the existing total height of the highest point on the building to 39.6 ft. This is the minimum space required to conceal and enclose 4 ft. tall wireless communication antennas. It should be noted that the optimal antenna size is 8 ft. but the LDR limits the height to 5 ft. above the existing roof. Using a 4 ft. antenna will necessitate additional equipment in order to provide the FirstNet coverage.

The electronic equipment will be located within a fenced ground area measuring 9.92'x 23'6" behind the building. This area will enclose the electronic equipment within outdoor cabinets and a 30kw natural gas generator to be used as back-up power in the event of emergency or power failure. A concrete pad will be added for the equipment and generator to sit on. The wood fencing will be 6 ft. tall and stained to match the wood finish on the building.



Figure 6: Proposed Stealth Screen Roof-mounted Structure for two sectors

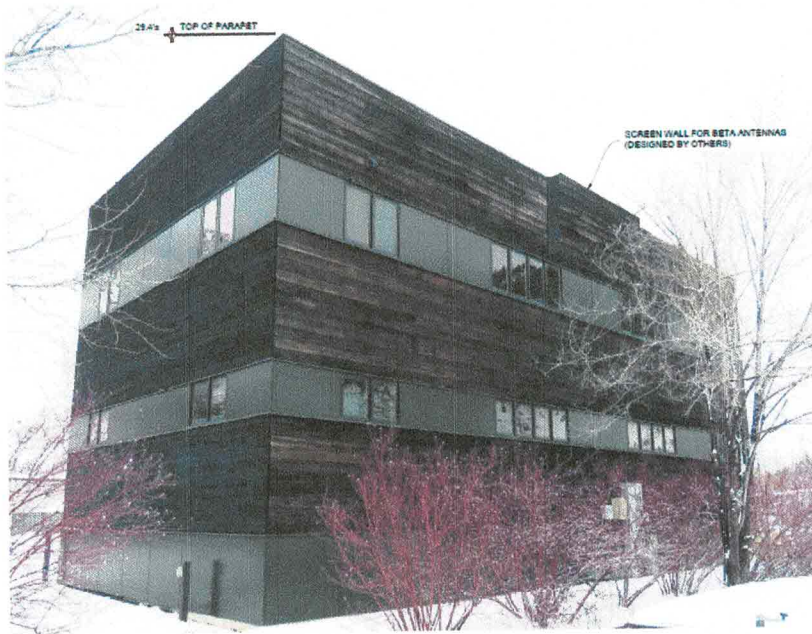


Figure 7: Proposed Stealth Screen Wall-mounted structure for third sector

Height and floor area: Described above

Setbacks: There are no setbacks applicable to the roof or wall mounted antennas as they are being proposed within the confines of the existing building. Under section 6.1.10.C.1.b, the equipment area behind the building for the enclosure of electronic equipment (a wireless facility) is listed in 1.b and the LDRs state that utilities listed above in 1.b do not require a use permit and the physical development associated with them is not required to meet structure or site development setbacks if the physical development is located within an easement or lot designated for the proposed utility (this lot in this area is zoned allowed for the proposed utility under this section, a wireless facility). The fence meets the setback guidelines for the zone at a maximum height of 6' in the side or rear of the yard and a setback of 0' from the side or rear lot line.

Utilities:

Utilities will be pulled from the transformer and fiber on Dusty Acres Lane to the South of the building. A cable chase will run from the equipment area up the back of the building to the wall mounted antennas and along the existing parapet wall to the roof-mounted antennas. The proposed cable chase will be 12"x8" with the flash and paint matching the existing building.

5. SITE AND FLOOR PLANS

The enclosed site plans meet the minimum standards established in the Administrative Manual. Sheet T-1 includes project data;

- SV-1 includes a professional land survey of the subject property;
- A-0 includes an overall site plan;
- A-1 includes a site plan for the proposed wireless facility;
- A-2 includes an equipment plan;

- A-3 and A-3.1 includes existing and proposed antenna elevations and A-3.2 and A-3.3 includes existing and proposed photo simulations;
- A-4 includes a detailed plan of the antenna facilities within the “stealth” structures;
- R-1 through R-5 includes equipment details;
- G-1 and G-2 includes grounding details;

No changes to the floor plan of the existing building. Layouts for the “stealth” structures and equipment area are included within the site plans.

5. POSTED NOTICE

When hearing dates are scheduled, Applicant will prepare required signs and post notice as required by Sec. 8.2.14.C.4.

6. REVIEW CRITERIA

Pursuant to the requirements outlined in the Pre-Application Conference Summary, the following items are addressed below.

GENERAL INFORMATION

Planning Permit Application has been provided.

Notarized Letter of Authorization has been provided.

Application Fees have been paid by enclosed Check No. 215 in the amount of \$2,500.00.

Review Fees Applicant acknowledges responsibility for payment of review fees necessitated by the review of the application.

Mailed Notice Fee Applicant acknowledges responsibility for payment of mailed notices in excess of 25 notices.

Digital Format Applicant has submitted all application materials in digital format on the enclosed CD.

Response to Submittal Checklist Applicant has provided responses to the comments identified in the Pre-Application Conference Summary in the text of this narrative.

Title Report per the Pre-Application Meeting, this is not required.

Narrative description of the proposed development This has been provided herein (see “Project Description,” above).

Proposed Development Program This has been provided herein (see “Proposed Development Program,” above).

Site Plan The enclosed site plan set is based on revisions discussed at the Pre-Application Conference

Floor Plans There are no proposed changes to the floor plan of the existing building

SUBMITTAL CHECKLIST: Subsection B, Physical Development:

The following items are required to be addressed:

Structure Mass and Location and Maximum Scale of Development: The existing building is a mixed-use. The bottom floor has two areas rented for commercial storage spaces. The upper floor has two apartments for residential living. The front of the building has a covered stairwell for access to the apartments and patio roof. The existing building is 29.4 ft. high with the covered stairwell and highest point of the building being 34.6 ft. high. The proposed 5 ft. high addition of the “stealth” structure to enclose two sectors of antennas will bring the total height to 39.6 ft. high. This addition will be in proportion to the existing building. The dimensions of the “stealth” structure on the rooftop are 5’ (H) x

10' (L) x 10' (W). The dimensions of the "stealth" box added to the parapet on the back wall of the building are 6' (H) x 10' (L) x 2' (W). The dimensions of the equipment area on the ground are 9.92' x 23'6". All setbacks are met as described above in the Proposed Development Program Section under "Setbacks".

Building Design: The existing building is a contemporary design with concrete and siding facade. The proposed "stealth" design is intended to appear to be a design extension of the covered stairwell. Applicant understands a meeting with the Design Review Committee is required.

Site Development: No new driveways or access points are proposed. The site will be accessed from Dusty Acres Lane. No new easements are proposed. It is possible that during construction a crane will be needed to transport building materials to the roof; however this will be determined at a pre-construction meeting with Town building officials. Construction of this site is estimated to take approximately 60 to 90 days. Staging for construction materials will be coordinated with property owners and will not obstruct or impact neighboring lots or Dusty Acres Lane. There is no pedestrian access to the site as Dusty Acres Lane only leads to the existing building on which the wireless site is proposed and a residential home on the lot south.

Fencing: The electronic equipment and generator will be enclosed behind a 6 ft. wood fence in the rear of the building and will be painted to match the exterior of the building. This area will be secured with a lock. The fence meets the requirements for the BP zone district of a maximum of 6' in the side or rear of the building and a setback of 0' on side or rear lot line.

Wildlife Friendly Fencing: Not applicable, per Pre-Application Conference Summary

Environmental Standards: Not applicable, per Pre-Application Conference Summary

SUBMITTAL CHECKLIST: Subsection D, Development Options: Not applicable, per Pre-Application Conference Summary

SUBMITTAL CHECKLIST: Subsection E, Additional Zone-Specific Standards: Not applicable, per Pre-Application Conference Summary

SUBMITTAL CHECKLIST: Article 4, Special Purpose Zones: Not applicable, per Pre-Application Conference Summary

SUBMITTAL CHECKLIST: Article 5, Physical Development Standards Applicable in all Zones:
The following items are required to be addressed:

Division 5.1, General Environmental Standards: Not applicable, per Pre-Application Conference Summary

Division 5.2, Environmental Standards Applicable in Specific Areas: Not applicable, per Pre-Application Conference Summary

Division 5.3, Scenic Standards: This site will not include exterior lighting per Div. 5.3.1 and is not in a Scenic Resources Overlay per Div. 5.3.2.

Division 5.4, Natural Hazard Protection Standards: Not applicable, per Pre-Application Conference Summary

Division 5.5, Landscaping Standards: All antennas will be located behind “stealth” screens on the existing building. The electronic equipment will be concealed behind a 6’ wooden fence located in the rear of the property. In the planned electronic equipment area, there are no trees only a couple shrubs on the lot line. Applicant will replace any existing landscaping required by code that is removed in order to facilitate the electronic equipment area (see Exhibit 8).



Exhibit 8: Existing vegetation in rear of property

Division 5.6, Sign Standards: Not applicable, per Pre-Application Conference Summary

Division 5.7, Grading, Erosion Control and Stormwater Management: Not applicable, per Pre-Application Conference Summary

Division 5.8, Design Guidelines: The design review in the (BP) zone district shall only apply to the selection of exterior materials per the Town of Jackson LDRs. The proposed materials are appropriate based on the context of the existing building. The material used for the screen wall additions will be durable, radio-frequency transparent fiberglass and will be maintainable over time. AT&T will be responsible for maintaining the painted surfaces of the screen wall addition and fencing to match the existing façade of the building. The proposed material is the only possible choice for the purpose of antenna concealment. In summary, the proposed site plans are in compliance with Design Guidelines set forth by the Town of Jackson.

SUBMITTAL CHECKLIST: Article 6, Use Standards Applicable in all Zones:

The following items are required to be addressed:

Division 6.1, Allowed Uses: The proposed site is located in the (BP) zone district and wireless communication sites are an allowed use.

Division 6.2, Parking and Loading Standards: The parking, loading and maintenance requirements of this section do not apply because the proposed site will be unmanned, unoccupied space. The site will be visited only occasionally by one technician in one vehicle for a short period of time for monitoring and maintenance of the electronic equipment.

Division 6.3, Employee Housing Requirements: Not applicable, per Pre-Application Conference Summary.

Division 6.4, Operational Standards: There will be no outside storage; all equipment and materials associated with the site will be kept in the designated equipment area shown on Sheet A-2 of the site plans. The unoccupied site will generate no refuse or recycling; it will be visited only occasionally by an AT&T technician to monitor and maintain equipment. The site will not generate any significant noise and no vibration. The generator at the site produces no significant noise and will be well within the 65 DBA guideline set forth in the Town of Jackson LDRs. All AT&T facilities are monitored remotely 24/7; therefore the likelihood of fire, explosive hazards or electrical disturbances is minimal. The site will include its own generator in the case of emergency or power outage.

SUBMITTAL CHECKLIST: Article 7, Development option and Subdivision Standards Applicable in all Zones:

The following items are required to be addressed:

Division 7.1, Development Option Standards: Not applicable, per Pre-Application Conference Summary

Division 7.2, Subdivision Standards: Not applicable, per Pre-Application Conference Summary

Division 7.3, Open Space Standards: Not applicable, per Pre-Application Conference Summary

Division 7.4, Affordable Housing Standards: Per the Pre-Application Conference Summary notes, "Applicant shall provide a Housing Mitigation Plan consistent with the Housing Department Guidelines. It is likely that no requirement exists, but the paperwork must be filled out and provided with the CUP application." Enclosed with application.

Division 7.5, Development Exaction Standards: Not applicable, per Pre-Application Conference Summary

Division 7.6, Transportation Facility Standards: Not applicable, per Pre-Application Conference Summary

Division 7.7, Required Utilities: The proposed site is an unmanned, unoccupied facility which requires only electric power and fiber optic connection for operation. No water, sewer, or irrigation will be required. AT&T will install a 30K natural gas generator in the electronic equipment area as a back-up to be run in the case of emergency or power outage.

GENERAL STANDARDS AND DESIGN REQUIREMENTS:

The following standards are required pursuant to Sec.6.1.10.D.3.f:

- i) **Must be Stealth:** The application meets this requirement with all antennas and equipment concealed from public view. The proposed design minimizes visual impacts by matching the existing facade with radio frequency-transparent fiberglass screening. Antennas and equipment will not be visible from the street. The "stealth" addition will appear consistent with the architecture and design of the existing building. It will not be obvious that a wireless communication site is located there, i.e., the presence, purpose, or nature of the facility is not readily apparent to a reasonable observer.
- ii) **Standards to be applied include the following:**

- a. **Determination of Need** – Please see “Alternatives Sites Considered” and “Determination of Need” sections of this report.
- b. **Concealment Element** – The proposed design is the most effective concealment that can be provided within the constraints of the 5 ft. limitation on height for a rooftop communication facility. There is no intent to frustrate the purpose of the conditions of approval. The concealment structures are intended to blend with the existing building.
- c. **Height** – The highest point of the proposed facility is 5 ft. above the roof to which it is affixed, in compliance with this section. Although taller antennas would have been preferable, AT&T proposes 4 ft. tall antennas inside the 5 ft. tall screen wall concealment structure.
- d. **Setbacks** – No setbacks are applicable as the proposed facility is within the confines of the existing building. The fencing of the equipment area meets the setbacks set forth for the zone in 2.3.10.6 as no more than 6 ft. tall in the side or rear of the yard and a 0’ setback from the side or rear lot line.
- e. **Other conditions** – The proposed facility is designed and will be maintained to be visually compatible with adjoining terrain and structures. The proposed site will not be used for the storage of excess equipment and there will be no outdoor storage. All equipment associated with the site will be contained in the designated equipment area in the rear of the building.
- f. **Landscaping** – there is no landscaping in the area proposed for AT&T’s electronic equipment. There are shrubs on the lot line and any of these that need to be removed in order to place the fence will be replaced if necessitated by code.
- g. **Signage** – No commercial messages will be displayed at the proposed facility. Signage will be limited to that required by federal regulatory agencies.
- h. **Lighting** – No lighting is proposed for this facility.
- i. **Quantity limit** – There is a limit of one (1) tower per legally created parcel of property per Town of Jackson LDRs. There will be no towers on this parcel only a roof and wall mounted wireless communication facility.
- j. **Emergency generator** - AT&T will install a 30K natural gas generator in the electronic equipment area as a back-up to be run in the case of emergency or power outage.
- k. **Noise level** – The site will not generate any significant noise and no vibration. The generator at the site produces no significant noise and will be well within the 65 DBA guideline set forth in the Town of Jackson LDRs.
- l. **Visibility** – Antennas will be completely concealed behind the proposed screen wall additions. As noted above, the screen wall additions are designed to appear to be a logical extension of the existing building. This application includes elevation drawings and photo-simulations showing the existing and proposed designs. Due to the limited rooftop and ground space at this site, there is limited space for future collocation. First there is very limited useable space on the roof of the covered stairwell. The “stealth” walled structure is being constructed as large as possible to be structurally sound. With the 5 ft. height requirement in the Town of Jackson LDRs, additional equipment is needed by AT&T in order to accommodate FirstNet capabilities when using 4 ft. antennas. This leaves very limited space within the “stealth” walled structure for another carrier. In addition, there is limited ground space available in the rear of the property for placing electronic equipment.
- m. **Notice** – The facility will be in compliance with all requirements for public hearings. When dates for the required public hearings are scheduled, Applicant will order notice signs to be posted at designated locations on the property.

- n. **Access** - No part of the facility will obstruct access or cause the existing building to fail to comply with the American Disabilities Act.
- o. **Security** – Opportunities for unauthorized access will be minimized with entrance to the electronic equipment area fenced and locked. In addition, AT&T facilities are monitored remotely 24/7, providing additional security for the site.
- p. **Building Design** – The proposed “stealth” walled structure is in scale and architecturally integrated with the existing building design to be visually unobtrusive. The proposed screen wall additions will be painted to match the façade of the existing building. As noted above, it will not be obvious that a wireless communication site is located on the roof, i.e. the presence, purpose or nature of the facility is not readily apparent to a reasonable observer.

7. CONDITIONAL USE PERMIT REQUIREMENTS:

The following findings must be made prior to approval of a conditional use permit:

- **The application is compatible with the desired future character of the area:** As demonstrated in the project description and determination of need sections of this application, this wireless site is necessary to provide FirstNet and increased user demands for coverage and capability in this area. Everything possible has been done to integrate the design of the wireless facility into the existing building. Surrounding lot uses include apartment buildings and small industrial and commercial supply businesses.
- **The application complies with the use specific standards of Division 6.1:** Jackson Land Development Regulations allow wireless communication sites in the BP zone district.
- **The application minimizes adverse visual impacts:** As described throughout the application, this site is designed to be within Town of Jackson LDRs and to replicate the exterior finishes of the existing building as well as architecturally appear to be a logical extension of the building.
- **The application minimizes adverse environmental impacts:** There will be no adverse environmental impacts associated with this development. The proposed site will be unoccupied and requires only minimal electric utility service for operation. There will be no ground disturbance associated with the construction of this site other than to pour a concrete pad in the rear of the building to accommodate the electronic equipment on the ground.
- **The application minimizes adverse impacts from nuisances:** The proposed site will not generate any significant noise, no dust, odor or other impacts that could be considered a nuisance. As noted above, this generator is proposed to be used in the event of an emergency or power outage and any cycling or use will be within Town of Jackson noise regulation of 65 DBA.
- **The application minimizes adverse effects on public facilities:** There will be minimal impact on public facilities. This site requires only minimal electrical service. The site will be unoccupied and requires no water, sewer, trash collection or other public services. The site will generate no traffic; it will be visited only occasionally by a sole technician to monitor and maintain the equipment. AT&T facilities are monitored remotely 24/7 and standard operating procedures minimize security risks.
- **The application complies with all other relevant standards of these LDRs and all other Town Ordinances:** The proposed development will comply with all Land Development Regulations, building code requirements and other ordinances.
- **The application is in substantial conformance with all standards or conditions of any prior applicable permits or approvals:** Applicant believes the proposed plans meet or exceed all requirements of applicable permits and required approvals.

In summary, the application satisfies the criteria established for Conditional Use Permit findings.

"FCC SHOT CLOCK"

AT&T requests that the Town of Jackson issue a written decision granting AT&T's request within (90) days of the date this application is submitted pursuant to *Petition for Declaratory Ruling to Clarify Provisions of Section 332(c)(7) to Ensure Timely Siting Review*, Declaratory Ruling, 24 FCC Rcd 13994, para. 46 (2009 Declaratory Ruling). If applicable, within fourteen (14) days of the date the application is submitted, AT&T requests the Town to inform AT&T in writing of the specific reasons why the application is incomplete and does not meet the submittal requirements; and in doing so, to please specifically identify the code provision, ordinance, instruction or public procedure that requires the information be submitted.

7. CONCLUSION

AT&T respectfully requests the Town of Jackson to grant conditional use permit approval for the above described project. The proposed site will be part of the FirstNet directive by the federal government as well as the more comprehensive AT&T wireless network and approval of this application will allow AT&T to meet its federally mandated obligations under the license granted by the Federal Communications Commission (FCC) pursuant to the Telecommunications Act of 1996.



AT&T Mobility
2890 South 25th East
Idaho Falls, ID 83404
www.att.com

September 7, 2018

Whom It May Concern at the Town of Jackson, WY, Planning Department,

AT&T's proposed wireless facility at 1024 Gregory Lane, Jackson, WY 83001 (AT&T site FA Code 14471313) will comply with all American National Standards Institute (ANSI) standards for electromagnetic radiation adopted by the Federal Communications Commission (FCC) for wireless telecommunications facilities.

The proposed AT&T wireless telecommunication facility will comply at all times with FCC regulations prohibiting localized interference with reception of television and radio broadcasts.

The proposed AT&T wireless telecommunication facility will not interfere with public safety frequencies servicing the town and its residents.

If I can be of further assistance in this matter, please do not hesitate to contact me by phone at (208)317-0011 or by email, jr129e@att.com.

Best regards,

A handwritten signature in cursive script, appearing to read "J. Shad Rydallch".

J. Shad Rydallch
AT&T Senior Specialist Radio Access Network Engineer
RF Safety for Rocky Mountain Region
2890 S 25th East, Idaho Falls, Idaho 83404
m 208.317.0011 | jr129e@att.com



AT&T Mobility
2890 South 25th East
Idaho Falls, ID 83404
www.att.com

September 7, 2018

Whom It May Concern at the Town of Jackson, WY, Planning Department,

AT&T's proposed wireless facility at 1024 Gregory Lane, Jackson, WY 83001 (AT&T site FA Code 14471313) will comply with all Federal Communications Commission ("FCC") Radio Frequency ("RF") exposure rules.

The FCC rules set the maximum permissible exposure allowable from RF transmissions for the general population. The FCC has determined that a person may be exposed to RF emissions below those exposure limits with no harmful effects. The FCC's OET Bulletin 65 (Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields) provides guidance in determining RF exposure levels.

Additionally, the FCC has written OET Bulletin 56 (Questions and Answers about Biological Effects and Potential Hazards of Radiofrequency Electromagnetic Fields), an excellent document on RF safety which can be downloaded from <http://www.fcc.gov/encyclopedia/radio-frequency-safety>

If I can be of further assistance in this matter, please do not hesitate to contact me by phone at (208)317-0011 or by email, jr129e@att.com.

Best regards,

J. Shad Rydallch
AT&T Senior Specialist Radio Access Network Engineer
RF Safety for Rocky Mountain Region
2890 S 25th East, Idaho Falls, Idaho 83404
m 208.317.0011 | jr129e@att.com

GENERAL DYNAMICS
Wireless Services

Contracted to  AT&T Mobility

Town of Jackson Planning Department
150 E. Pearl Avenue
Jackson, WY 83001

September 10, 2018

RE: Compliance with Applicable Codes - AT&T project KSGT Relo IDL04405 FA 14471313

This letter is submitted in accordance with Sec. 6.1.10.D.3.d.vii of the Town of Jackson Land Development Regulations. AT&T affirms that the proposed Base Station known as "KSGT Relo IDL04405 FA 14471313", to be located on the rooftop and rear parapet wall of the existing building at 1024 Gregory Lane, will be constructed and maintained in compliance with all applicable non-discretionary structural, electrical, energy, building and safety codes.

Respectfully Submitted,

Tamara Shiveley
Real Estate Specialist
Shiveley and Associates, Inc.
Consultant to AT&T
801-230-4877
tamaras@shiveassoc.com

HOUSING MITIGATION PLAN

For CUP Application for Wireless Telecommunications Site at 1024 Gregory Lane in Jackson

AT&T is proposing to put an unmanned wireless communication site at 1024 Gregory Lane in Jackson. The antennas will be placed on the roof of an existing building and on the back parapet wall of the same existing building. There will be no square footage related to this project.

.000246 X 0 sq. ft. = 0

AT&T believes it does not qualify to provide housing given that there is no square footage and the site is unmanned.



PLANNING PERMIT APPLICATION
Planning & Building Department
Planning Division

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | fax: (307) 734-3563
Jackson, WY 83001 | www.townofjackson.com

For Office Use Only

Fees Paid _____
Check # _____ Credit Card _____ Cash _____
Application #s _____

PROJECT.

Name/Description: KSGT Relocation IDL04405
Physical Address: 1024 Gregory Lane Jackson WY 83001
Lot, Subdivision: _____ PIDN: _____

OWNER.

Name: The Apartments at Dusty Acres, LLC Phone: 307-690-2411
Mailing Address: PO Box 2075 Jackson WY ZIP: 83001
E-mail: lsm@bresnan.net

APPLICANT/AGENT.

Name: AT&T Wireless - Tamara Shiveley Phone: 801-230-4877
Mailing Address: 1152 W 2400 S Suite C West Valley City, UT ZIP: 84119
E-mail: tamaras@shiveassoc.com

DESIGNATED PRIMARY CONTACT.

____ Owner ☒ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; see Fee Schedule for applicable fees.

Use Permit

____ Basic Use
____ Conditional Use
____ Special Use

Physical Development

____ Sketch Plan
____ Development Plan

Interpretations

____ Formal Interpretation
____ Zoning Compliance Verification

Relief from the LDRs

☒ Administrative Adjustment
____ Variance
____ Beneficial Use Determination
____ Appeal of an Admin. Decision

Development Option/Subdivision

____ Development Option Plan
____ Subdivision Plat
____ Boundary Adjustment (replat)
____ Boundary Adjustment (no plat)

Amendments to the LDRs

____ LDR Text Amendment
____ Zoning Map Amendment
____ Planned Unit Development
____ Other: _____

PRE-SUBMITTAL STEPS. *Pre-submittal steps, such as a pre-application conference, environmental analysis, or neighborhood meeting, are required before application submittal for some application types. See Section 8.1.5, Summary of Procedures, for requirements applicable to your application package. If a pre-submittal step is required, please provide the information below. If you need assistance locating the project number or other information related to a pre-submittal step, contact the Planning Department. If this application is amending a previous approval, indicate the original permit number.*

Pre-application Conference #:	<u>N/A</u>	Environmental Analysis #:	<u>N/A</u>
Original Permit #:	<u>N/A</u>	Date of Neighborhood Meeting:	<u>N/A</u>

SUBMITTAL REQUIREMENTS. *Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Provide **one electronic copy** (via email or thumb drive), and **two hard copies** of the submittal packet.*

Have you attached the following?

- N/A **Application Fee.** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information.
- X **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation is also required. Please see the Letter of Authorization template in the Administrative Manual for a sample.
- X **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is held, the submittal requirements will be reviewed at the conference followed by a written summary. The submittal requirements on the TOJ website are intended as a reference to assist you in submitting a sufficient application.

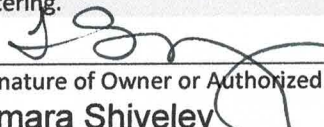
FORMAT.

The main component of any application is demonstration of compliance with all applicable Land Development Regulations (LDRs) and Resolutions. The submittal checklists are intended to identify applicable LDR standards and to outline the information that must be submitted to sufficiently address compliance with those standards.

For some submittal components, minimum standards and formatting requirements have been established. Those are referenced on the checklists where applicable. For all other submittal components, the applicant may choose to make use of narrative statements, maps, drawings, plans and specifications, tables and/or calculations to best demonstrate compliance with a particular standard.

Note: *Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.*

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.


Signature of Owner or Authorized Applicant/Agent

Tamara Shiveley

Name Printed

11.12.18
Date

Site Acquisition

Title

LETTER OF AUTHORIZATION

The Apartments at Dusty Acres, LLC, "Owner" whose address is: 1024 Gregory Lane,

Jackson, Teton County, Wyoming 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Robert E. Moore, Jr. and Leanne Staley Moore, as the owner of property

more specifically legally described as: PT NE1/4NE1/4, Sec. 6, TWP40, RNG.116

(If too lengthy, attach description)

HEREBY AUTHORIZES Tamara Shiveley in behalf of AT&T as agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

Leanne Staley Moore

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: owner / partner

(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)

STATE OF WYOMING)

COUNTY OF TETON)

The foregoing instrument was acknowledged before me by Leanne Staley Moore this 25th day of

April, 2018.

WITNESS my hand and official seal.

Karin M. Larson
(Notary Public)

My commission expires: 8.22.2020

(Seal)



Town of Jackson Planning Dept.
PO Box 1687
Jackson, WY 83001

November 12, 2018

Project Information:

AT&T Project - KSGT Relocation IDL04405
1024 Gregory Lane
Jackson, WY 83001

RE: Administrative Adjustment Request

Adjustment Requested:

Applicant is seeking a 2 feet administrative adjustment to the lot line set-back of 10 feet for a 10 foot portion along the south rear-yard. (See attached site plan)

Narrative Description:

An administrative adjustment is required for the proposed project of an AT&T wireless communication site at the south rear-yard of the property. The existing building sits 10' off the lot line. AT&T is proposing to add antennas behind a stealth shroud on the parapet wall on the rear of the building. This parapet wall will extend 2 feet into the 10 foot required set back. The antennas and stealth shroud will be about 20 feet above the ground. The antennas and stealth shroud in this position on the building are necessary to cover a portion of the objective area to the south.

In order to comply with the LDR, the applicant would be unable to cover one sector of the three sector directions needed for this wireless communication site. There is no other place to locate this sector of the wireless communication facility.

Findings:

1. Complies with the applicability standards of this section:

According to 8.8.1.B.3: Site development setbacks, not including setbacks from natural resources, may be adjusted up to 20% provided the necessary findings are made.

2. Compensates for some unusual constraints of the site or proposal that is not shared by landowners generally:

The existing building is only 10 feet off the lot line causing the required stealth shroud for the antennas to protrude 2 feet into the setback. There is no other possible location for this sector of the wireless communication site.

3. Is consistent with the purpose of the zone and the desired future character of the area:

Applicant finds that this proposal is consistent with the Business Park (BP) zone. This is the only allowable zone for wireless communication sites in the south end of town. The stealth design of the

wireless communication facility will blend with the design of the building thereby minimizing any negative effects of the aesthetics of the building.

In addition Applicant finds that the project is consistent with the desired character of the BP zone:

Common Value 1: Ecosystem Stewardship

By utilizing the existing building in this zone for a wireless communication site, AT&T will not have to build a tower which would take open space on the lot and be less visually desirable than rooftop and wall mounted antennas behind stealth shrouds.

Common Value 2: Growth Management

This adjustment will allow for growth in the wireless coverage of the area including FirstNet coverage while utilizing an existing building.

Common Value 3: Quality of Life

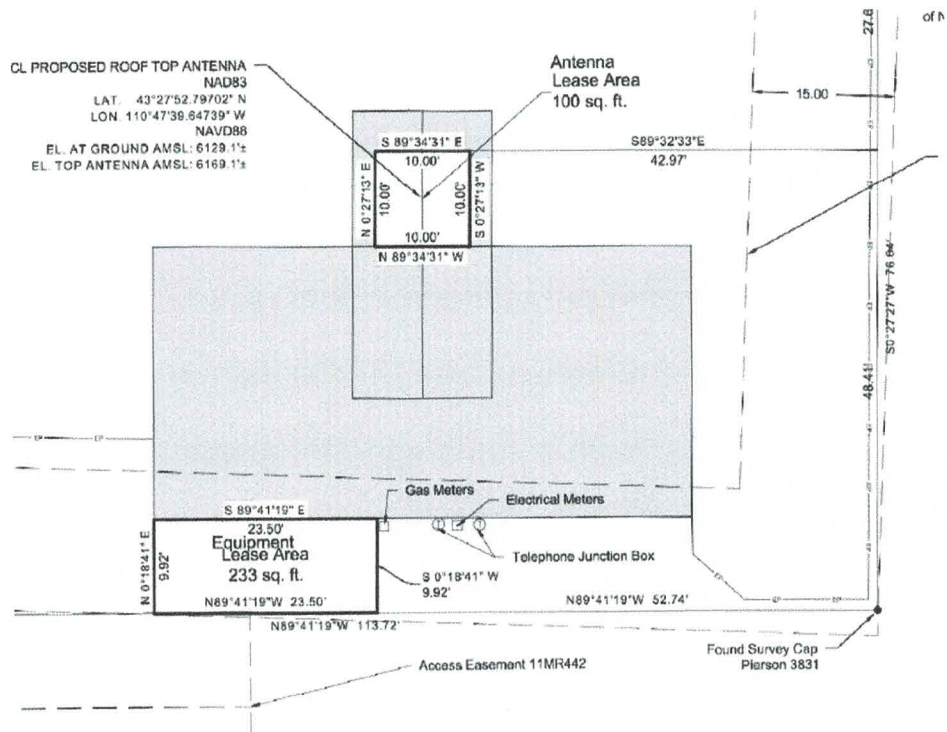
The administrative adjustment will allow for this site which will increase cellular coverage in the area for residents and visitors as well as include FirstNet equipment for the dedicated First Responders network.

4. Will not pose a danger to the public health or safety

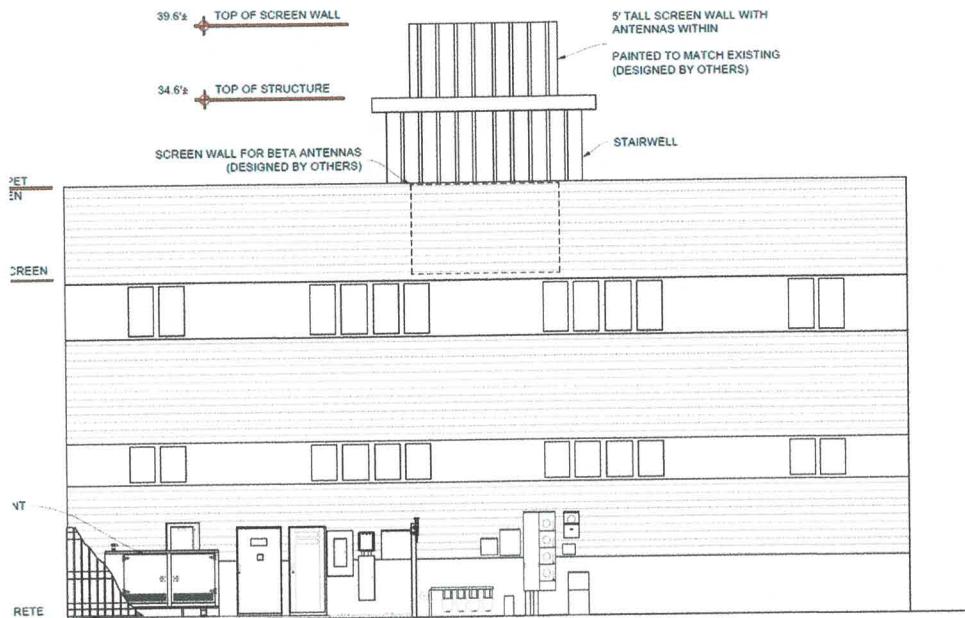
This adjustment will not pose harm or danger to the public and will not negatively impact the only existing neighbors to the south of the property.

5. The site is not subject to a series of incremental administrative adjustments that circumvent the purpose of this section.

This is the applicant's first and only request for an administrative adjustment.



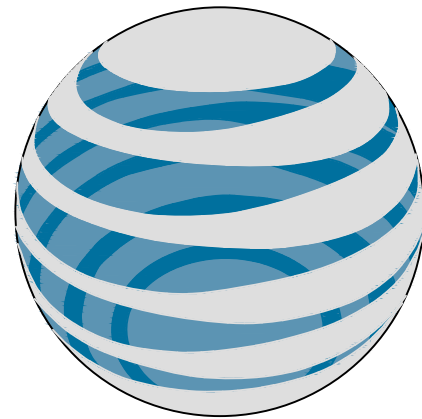
Antenna stealth shroud to be located on building parapet wall. Stealth shroud will be 10 in length and protrude 2 feet into the lot set-back.



Location of antenna stealth shroud on back of building on parapet wall (south lot line)



Vicinity Map



at&t

IDL04405 KSGT RELOCATE FA#: 14471313

34.6' ROOFTOP

PTN# 3770A0G669 NEW SITE BUILD

SITE INFORMATION

SITE ADDRESS:	1024 GREGORY LANE JACKSON, WY 83001
COUNTY:	TETON
COORDINATES:	43.4646350° / -110.7943900° (FOR NAVIGATION ONLY)
PROPERTY LANDLORD OR OWNER:	THE APARTMENTS AT DUSTY ACRES LLC BOB AND LEANNE MOORE
JURISDICTION:	TOWN OF JACKSON
OCCUPANCY GROUP	UNMANNED
CONSTRUCTION TYPE	II-B
POWER COMPANY:	LOWER VALLEY ENERGY
TELCO COMPANY:	CENTURY LINK
A.D.A. COMPLIANCE:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION

CONTACT INFORMATION

APPLICANT:	AT&T 4393 RIVERBOAT ROAD, SUITE 400 TAYLORSVILLE, UTAH 84123 PHONE: 801.458.8888 CONTACT: BYRON BOSSHARDT
PROJECT MANAGER:	GENERAL DYNAMICS WIRELESS SERVICES, LLC. 1152 W. 2400 S., SUITE C SALT LAKE CITY, UT 84119 PHONE: 801.201.0566 CONTACT: ROCKY MATTISON
ARCHITECTURE & ENGINEERING:	GEOSTRUCTURAL, LLC. PO BOX 2621 BOISE, ID 83701 PHONE: 530.539.4787 CONTACT: DON GEORGE

VICINITY MAP



DRIVING DIRECTIONS

From Jackson Airport:
Turn right at the 1st cross street onto US-191 S/US-26 W/US-89 S (8.8 mi)
Turn right onto US-191 S/US-26 W/US-89 S/W Broadway (2 mi)
Turn right onto S Park Loop Road (0.1 mi)
Turn left onto Gregory Ln (0.1 mi)
Turn left onto access drive and to apartment building
Site is around back of building

APPROVALS

RF MANAGER	_____	_____
CONSTRUCTION MANAGER	_____	_____
SITE ACQ. MANAGER	_____	_____
PROPERTY OWNER	_____	_____
OPERATIONS MANAGER	_____	_____

SCOPE OF WORK

PROPOSED:
5' TALL SCREEN WALL & BACK WALL SCREEN
(TO MATCH EXISTING BUILDING)
(9) SBNHH-1D65A ANTENNAS
(3) NNHH-65A-R4 ANTENNAS

(3) ALU B25 RRH4x30-4R
(3) ALU RRH4x25-WCS-4R
(6) AIRSCALE DUAL RRH 4T4R B25/66 320W AHFIB
(3) AIRSCALE DUAL RRH 4T4R B12/14 320W AHLBA
(3) DC/FIBER DISTRIBUTION BOXES

OUTDOOR EQUIPMENT ON GROUND BEHIND BUILDING

OUTDOOR GENERATOR

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS,
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 THE SAME.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN
ACCORDANCE WITH THE CURRENT EDITIONS OF ALL GOVERNING CODES
AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. WORK
PERFORMED IN VIOLATION OF THESE CODES IS NOT ALLOWED.

FCC COMPLIANCE

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

DIG LINE

THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE GROUND STRUCTURES,
AND/OR EXISTING UTILITIES BELIEVED TO BE IN THE WORKING AREA. IT IS THE RESPONSIBILITY
OF THE CONTRACTOR TO VERIFY ALL UTILITIES, PIPELINES AND OTHER STRUCTURES SHOWN OR
NOT SHOWN ON THESE PLANS.

ANY DAMAGE TO EXISTING UTILITIES
SHALL BE REPAIRED TO THE
SATISFACTION OF THE OWNER AND
ENGINEER AT THE CONTRACTOR'S
EXPENSE.



SITE PHOTO



SHEET INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
GN-1 - GN-6	GENERAL NOTES
SV-1	SITE SURVEY
A-0	OVERALL SITE PLAN
A-1	SITE PLAN
A-2	EQUIPMENT PLAN
A-3 - A-3.3	ANTENNA ELEVATIONS
A-4	ANTENNA PLANS
R-1 - R-5	EQUIPMENT DETAILS
G-1 - G-2	GROUNDING DETAILS



GENERAL DYNAMICS
Information Technology



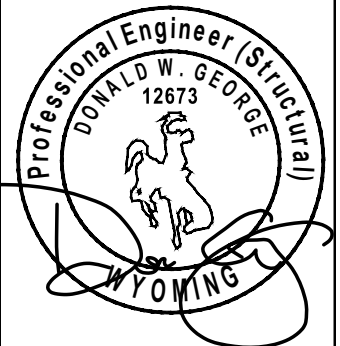
GEOSTRUCTURAL

PO BOX 2621, BOISE, ID 83701
P: 530.539.4787
E: CONTACT@GEOSTRUCTURAL.COM
WWW.GEOSTRUCTURAL.COM

REVISIONS			
REV	DATE	DESCRIPTION	INT
0	08/06/18	ISSUED FOR CONSTRUCTION	GGD

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DOCUMENTS IS PROPRIETARY BY NATURE. ANY
USE OR DISCLOSURE OTHER THAN THAT WHICH
RELATES TO THE CLIENT NAMES IS STRICTLY
PROHIBITED.



SITE INFORMATION:
**KSGT RELOCATE
IDL04405**

NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

CONSTRUCTION NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWINGS THE FOLLOWING DEFINITIONS SHALL APPLY:

GENERAL CONTRACTOR: GENERAL DYNAMICS
SUBCONTRACTOR: ASSIGNED CONTRACTOR
2. ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND AT&T PROJECT SPECIFICATIONS.
3. GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR AND SUBCONTRACTOR 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 ARCHITECT/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. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF 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 OTHER WISE, THE WORK SHALL INCLUDE FURNISHING, MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
7. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO BE 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 SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ARCHITECT/ENGINEERPRIOR 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 SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE SPACE FOR APPROVAL BY THE ARCHITECT/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 LOCAL JURISDICTION.
11. GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLES.
12. ERECTION SHALL BE DONE IN A WORK MANLIKE MANNER BY COMPETENT EXPERIENCED 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. SUB CONTRACTOR 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. SUB CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEVIATE FROM THE DRAWING PRIOR TO THE BEGINNING CONSTRUCTION.
15. SUBCONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO THE COMMENCEMENT OF WORK.
16. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTORS EXPENSE TO THE SATISFACTION OF THE OWNER.
17. THE SUBCONTRACTOR 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 GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISION, ADDENDA, AND CHANGES 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 2-A OT 2-A:10-B: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 ARCHITECT/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, 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 ARCHITECT/ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
24. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OF DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
25. SUB 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 PLACE IN ANY FILL OR EMBANKMENT.
27. THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH GRADE AND COMPACTED TO 95 PERCENT STANCE 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 THE THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
30. SUBCONTRACTOR SHALL SUBMIT A COMPLETE SET OS AS-BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
31. SUBCONTRACTOR 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 AT&T MOBILITY GROUNDING STANDARD "TECHNICAL SPECIFICATION FOR CONSTRUCTION OF GSM/GPGPRS WIRELESS SITES." INCASE OF A CONFLICT BETWEEN THE CONSTRUCTION SPECIFICATION AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
36. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF SUBCONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY.
37. SUBCONTRACTOR 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 OF PROCEEDING WITH CONSTRUCTION.
39. NO WHITE STROBIC LIGHTS ARE PERMITTED. LIGHTING IF REQUIRE, WILL MEET FAA STANDARDS AND REQUIREMENTS.
40. ALL COAXIAL CABLE INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
41. NO NOISE, SMOKE, DUST, OR VIBRATION WILL RESULT FROM THIS FACILITY. (DISREGARD THIS NOTE IF THIS SITE HAS A GENERATOR)
42. NO ADDITIONAL PARKING TO BE PROPOSED. EXISTING ACCESS AND PARKING TO REMAIN, UNLESS NOTED OTHERWISE.
43. NO LANDSCAPING IS PROPOSED AT THIS SITE, UNLESS NOTED OTHERWISE.

SITE WORK & DRAINAGE:

PART 1 - GENERAL

CLEARING, GRUBBING, STRIPPING, EROSION CONTROL, SURVEY, LAYOUT, SUBGRADE PREPARATION AND FINISH GRADING AS REQUIRED TO COMPLETE THE PROPOSED WORK SHOWN IN THESE PLANS.

- 1.1 REFERENCES:

A. DOT (STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION-CURRENT EDITION)

B. ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS)

C. OSHA (OCCUPATION SAFETY AND HEALTH ADMINISTRATION)

- 1.2 INSPECTION AND TESTING:

A. FIELD TESTING OF EARTHWORK COMPACTION AND CONCRETE CYLINDERS SHALL BE PERFORMED BY SUBCONTRACTORS INDEPENDENT TESTING LAB. THIS WORK TO BE COORDINATE BY THE SUBCONTRACTOR.

B. ALL WORK SHALL BE INSPECTED AND RELEASED BY THE GENERAL CONTRACTOR WHO PROPER PERFORMANCE OF THE WORK AS SPECIFIED AND/OR CALLED FOR ON THE DRAWINGS. IT IS THE SUBCONTRACTOR RESPONSIBILITY TO REQUEST TIMELY INSPECTIONS PRIOR TO PROCEEDING WITH FURTHER WORK THAT WOULD MAKE PARTS WORK INACCESSIBLE OR DIFFICULT TO INSPECT.

- 1.3 SITE MAINTENANCE AND PROTECTION:

A. PROVIDE ALL NECESSARY JOB SITE MAINTENANCE FROM COMMENCEMENT OR WORK UNTIL COMPLETION OF THE SUBCONTRACT.

B. AVOID DAMAGE TO THE SITE AND TO EXISTING FACILITIES, STRUCTURES, TREES, AND SCRUBS DESIGNATED TO REMAIN. TAKE PROTECTIVE MEASURES TO PREVENT EXISTING FACILITIES THAT ARE NOT DESIGNATED FOR REMOVAL FROM BEING DAMAGED BY THE WORK.

C. KEEP SITE FREE OF ALL PONDING WATER.

D. PROVIDE EROSION CONTROL MEASURES IN ACCORDANCE WITH STATE DOT AND EPA REQUIREMENTS.

E. PROVIDE AND MAINTAIN ALL TEMPORARY FENCING, BARRICADES, WARNING SIGNALS AND SIMILAR DEVICES NECESSARY TO PROTECT AGAINST THEFT FROM PROPERTY DURING THE ENTIRE PERIOD OF CONSTRUCTION. REMOVE ALL SUCH DEVICES UPON COMPLETION OF THE WORK.

F. EXISTING UTILITIES: DO NOT INTERRUPT EXISTING SERVING FACILITIES OCCUPIED BY THE OWNER OR OTHERS, EXCEPT WHEN PERMITTED IN WRITING BY THE ENGINEER AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE BEEN PROVIDED.

G. PROVIDE A MINIMUM 48-HOUR NOTICE TO THE ENGINEER AND RECEIVE WRITTEN NOTICE TO PROCEED BEFORE INTERRUPTING ANY UTILITY SERVICE.

PART 2 - PRODUCTS

- 2.1 SUITABLE BACKFILL: ASTM D2321 (CLASS I, II, II OR IVA) FREE FROM FROZEN LUMPS, REFUSE, STONES, OR ROCKS LARGER THAT 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL.
- 2.2 NON-POROUS GRANULAR EMBANKMENT AND BACKFILL: ASTM D2321 (CLASS III, IVA ORIVB) COARSE AGGREGATE. FREE FROM FROZEN LIMPS, REFUSE, STONES OR ROCKS LARGER THAN 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL.
- 2.3 POROUS GRANULAR EMBANKMENT AND BACKFILL: ASTM 52321 (CLASS IA, IB OR II) COARSE AGGREGATE FREE FROM FROZEN LUMPS, REFUSE STONES OR ROCKS LARGER THAN 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL
- 2.4 SELECT STRUCTURAL FILL: GRANULAR FILL MATERIAL MEETING THE REQUIREMENTS OF ASTM E850-95. FOR USE AROUND UNDER STRUCTURES WHERE STRUCTURAL FILL MATERIAL ARE REQUIRED.
- 2.5 GRANULAR BEDDING AND TRENCH BACKFILL: WELL-GRADED SAND MEETING THE GRADATION REQUIREMENTS OF ASTM D2467 (SE OR SW-SM)
- 2.6 COARSE AGGREGATE FOR ACCESS ROAD SUBBASE COURSE SHALL CONFORM ASTM D2940.
- 2.7 UNSUITABLE MATERIAL: HIGH AND MODERATELY PLASTIC SILTS AND CLAYS (LL>45) MATERIAL CONTAINING REFUSE, FROZEN LIMPS, DEMOLISHED BITUMINOUS MATERIAL, VEGETATIVE MATTER, WOOD, STONES IN EXCESS OF 3 INCHES IN ANY DIMENSION AND SOILS CLASSIFIED BY ASTM AS PT, MH, CH, OH, ML, AND DL.
- 2.8 GEOTEXTILE FABRIC: MIRAFI 500X OR APPROVED EQUAL.
- 2.9 PLASTIC MARKING TAPE: SHALL BE ACID AND ALKALI RESISTANT POLYETHYLENE FILM SPECIFICALLY MANUFACTURED FOR MARKING THE LOCATING UNDERGROUND UTILITIES 6 INCHES WIDE WITH A MINIMUM THICKNESS OF 0.004 INCHES, TAPE SHALL HAVE A MINIMUM STRENGTH OF 1500 PSI IN BOTH DIRECTIONS AND MANUFACTURED WITH INTEGRAL CONDUCTORS. FOIL BACKING OR OTHER MEANS TO PROTECT IT FROM CORROSION. TAPE COLOR SHALL BE RED FOR ELECTRIC UTILITIES AND ORANGE FOR TELECOMMUNICATION UTILITIES.



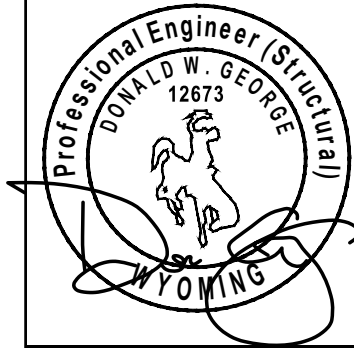
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SITE INFORMATION:

KSGT RELOCATE
IDL04405

NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

GN-1

SITE WORK & DRAINAGE (CONT.)

PART 3 - EXECUTION

3.1 GENERAL:

- A.

BEFORE START GENERAL SITE PREPARATION ACTIVITIES, INSTALL EROSION AND SEDIMENT CONTROL MEASURES. THE WORK AREA SHALL BE CONSTRUCTED AND MAINTAINED IN SUCH CONDITION THAT IN THE EVENT OF RAIN THE SITE WILL BE DRAINED AT ANY TIME.
- B.

BEFORE ALL SURVEY, LAYOUT, STAKING, AND MARKING, ESTABLISH AND MAINTAIN ALL LINE, GRADES, ELEVATIONS AND BENCHMARKS NEED FOR EXECUTION OF THE WORK.
- C.

CLEAR AND GRUB THE AREA WITHIN THE LIMITS OF THE SITE. REMOVE TREES, BRUSH, STUMPS, RUBBISH AND OTHER DEBRIS AND VEGETATION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE SITE AREA TO BE CLEARED.

1.

REMOVE THE FOLLOWING MATERIALS TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE ORIGINAL GROUND SURFACE: ROOTS, STUMPS, AND OTHER DEBRIS. BRUSH AND REFUSE EMBEDDED IN OR PROTRUDING THROUGH THE GROUND SURFACE, RAKE, DISK OR PLOW THE AREA TO A DEPTH OF NO LESS THAN 6 INCHES, AND REMOVE TO A DEPTH OR 12 INCHES ALL ROOTS AND OTHER DEBRIS THEREBY EXPOSED.

2.

REMOVE TOPSOIL MATERIAL COMPLETELY FROM THE SURFACE UNTIL THE SOIL NO LONGER MEETS THE DEFINITION OF TOPSOIL. AVOID MIXING TOPSOIL WITH SUBSOIL OR OTHER UNDESIRABLE MATERIALS.

3.

EXCEPT WHERE EXCAVATION TO GREATER DEPTH IS INDICATED TILL DEPRESSIONS RESULTING FROM CLEARING, GRUBBING AND DEMOLITION WORK COMPLETELY WITH SUITABLE FILL.

D.

REMOVE FROM THE SITE AND DISPOSE IN AN AUTHORIZED LANDFILL ALL DEBRIS RESULTING FROM CLEARING AND GRUBBING OPERATIONS BURNING WILL NOT BE PERMITTED.

E.

PRIOR TO EXCAVATING, THOROUGHLY EXAMINE THE AREA TO BE EXCAVATED AND/OR TRENCHED TO VERIFY THE LOCATIONS OF FEATURES ON THE DRAWINGS AND TO ASCERTAIN THE EXISTENCE AND LOCATION OF ANY STRUCTURE, UNDERGROUND STRUCTURE, OR OTHER ITEM THAT MIGHT INTERFERE WITH THE PROPOSED CONSTRUCTION. NOTIFY THE CONSTRUCTION MANAGER OF ANY OBSTRUCTIONS THAT WILL PREVENT ACCOMPLISHMENT OF THE WORK AS INDICATED ON THE DRAWINGS.

F.

SEPARATE AND STOCK PILE ALL EXCAVATED MATERIALS SUITABLE FOR BACKFILL, ALL EXCESS EXCAVATED AND UNSUITABLE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.
- 3.2 BACKFILL:
- A.

AS SOON AS PRACTICAL, AFTER COMPLETING CONSTRUCTION OF THE RELATED STRUCTURE, INCLUDING EXPIRATION OF THE SPECIFIED MINIMUM CURING PERIOD FOR CAST-IN-PLACE CONCRETE, BACKFILL THE EXCAVATION WITH APPROVED MATERIAL TO RESTORE THE REQUIRED FINISHED GRADE.

1.

PRIOR TO PLACING BACKFILL AROUND STRUCTURES, ALL FORMS SHALL BE REMOVED AND THE EXCAVATION CLEANED OF ALL TRASH, DEBRIS AND UNSUITABLE MATERIALS.

2.

BACKFILL BY PLACING AND COMPACTING SUITABLE BACKFILL MATERIAL OR SELECT GRANULAR BACKFILL MATERIAL WHEN REQUIRED IN UNIFORM HORIZONTAL LAYERS OF NO GREATER THAT 8-INCHES LOOSE THICKNESS AND COMPACTED. WHERE HAND OPERATED COMPACTORS ARE USED, THE FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 4 INCHES IN LOOSE DEPTH AND COMPACTED.

3.

WHENEVER THE DENSITY TESTING INDICATES THAT THE CONTRACTOR HAS NOT OBTAINED THE SPECIFIED DENSITY, THE SUCCEEDING LAYER SHALL NOT BE PLACED UNTIL THE SPECIFICATION REQUIREMENTS ARE MET UNLESS OTHERWISE AUTHORIZED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL TAKE WHATEVER APPROPRIATE ACTION IS NECESSARY, SUCH AS DISKING AND DRYING, ADDING WATER, OR INCREASING THE COMPACTIVE EFFORT TO MEET THE MINIMUM COMPACTION REQUIREMENTS.

B.

THOROUGHLY COMPACT EACH LAYER OF BACKFILL TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE STANDARD PROCTOR TEST, ASTM D 698.

3.3 TRENCH EXCAVATION:

A.

UTILITY TRENCHES SHALL BE EXCAVATED TO THE LINES AND GRADES SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE GENERAL CONTRACTOR. PROVIDE SHORING, SHEETING AND BRACING AS REQUIRED TO PREVENT CAVING OR SLOUGHING OF THE TRENCH WALLS.

B.

EXTEND THE TRENCH WIDTH A MINIMUM OF 7 INCHES BEYOND THE OUTSIDE EDGE OF THE OUTERMOST CONDUIT.

C.

WHEN SOIL YIELDING, OR OTHERWISE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED. BACKFILL AT THE REQUIRED TRENCH TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE REQUIRED ELEVATION AND BACKFILL WITH GRANULAR BEDDING MATERIAL.

3.4 TRENCH BACKFILL:

A.

PROVIDE GRANULAR BEDDING MATERIAL IN ACCORDANCE WITH THE DRAWING AND THE UTILITY REQUIREMENTS.

B.

NOTIFY THE GENERAL CONTRACTOR 24 HOURS IN ADVANCE OF BACKFILLING.

C.

CONDUCT UTILITY CHECK TESTS BEFORE BACKFILLING, BACKFILL AND COMPACT TRENCH BEFORE ACCEPTANCE TESTING.

D.

PLACE GRANULAR TRENCH BACKFILL UNIFORMLY ON BOTH SIDES OF THE CONDUITS IN 6-INCH UNCOMPACTED LIFTS UNTIL 12 INCHES OVER THE CONDUITS. SOLIDLY RAM AND TRAMP BACKFILL INTO SPACE AROUND CONDUITS.

E.

PROTECT CONDUIT FROM LATERAL MOVEMENT, IMPACT DAMAGE OR UNBALANCED LOADING.

F.

ABOVE THE CONDUIT EMBEDMENT ZONE, PLACE AND COMPACT SATISFACTORY BACKFILL MATERIAL IN 8 INCH MAXIMUM LOOSE THICKNESS LIFTS TO RESTORE THE REQUIRED FINISHED SURFACE GRADE.

G.

COMPACT FINAL TRENCH BACKFILL TO A DENSITY EQUAL TO OR GREATER THAN THAT OF THE EXISTING UNDISTURBED MATERIAL IMMEDIATELY ADJACENT TO THE TRENCH BUT NO LESS THAN A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE STANDARD PROCTOR TEST, ASTM D 698.

3.5 AGGREGATE ACCESS ROAD:

A.

CLEAR GRUB, STRIP AND EXCAVATE FOR THE ACCESS ROAD TO THE LINES AND GRADES INDICATED ON THE DRAWINGS. SCARIFY TO A DEPTH OF 6INCHES AND PROOF-ROLL. ALL HOLES, RUTS , SOFT PLACES AND OTHER DEFECTS SHALL BE CORRECTED.

B.

THE ENTIRE SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE STANDARD PROCTOR TEST, ASTM D 1557.

C.

AFTER PREPARATION OF THE SUBGRADE IS COMPLETE THE GEOTEXTILE FABRIC (MIRAFI 500XI) SHALL BE INSTALLED TO THE LIMITS INDICATED ON THE DRAWINGS BY ROLLING THE FABRIC OUT LONGITUDINALLY ALONG THE ROADWAY THE FABRIC SHALL NOT BE DRAGGED ACROSS THE SUBGRADE. PLACE THE ENTIRE ROLL IN A SINGE OPERATION, ROLLING OUT AS SMOOTHLY AS POSSIBLE.

1.

OVERLAPS PARALLEL TO THE ROADWAY WILL BE PERMITTED AT THE CENTERLINE AND AT LOCATIONS BEYOND THE ROADWAY SURFACE WIDTH (I.E. WITHIN THE SHOULDER WIDTH) ONLY. NO LONGITUDINAL OVERLAPS SHALL BE LOCATED BETWEEN THE CENTERLINE AND THE SHOULDER. PARALLEL OVERLAPS SHALL BE A MINIMUM OF 3 FEET WIDE.

2.

TRANSVERSE (PERPENDICULAR TO THE ROADWAY) OVERLAPS AT THE END OF A ROLL, SHALL OVERLAPS IN THE DIRECTION OF THE AGGREGATE PLACEMENT (PREVIOUS ROLL ON TOP) AND SHALL HAVE A MINIMUM LENGTH OF 3 FEET.

3.

ALL OVERLAPS SHALL BE PINNED WITH STAPLES OF NAILS A MINIMUM O 10 INCHES LONG TO INSURE POSITIONING DURING PLACEMENT OF AGGREGATE. PIN LONGITUDINAL SEAMS AT 25 FOOT CENTERS AND TRANSVERSE SEAMS EVERY 5 FEET.

D.

THE AGGREGATE BASE AND SURFACE COURSES SHALL BE CONSTRUCTED IN LAYERS NOT GEOTEXTILE FABRIC SHALL BE END-DUMPED ON THE FABRIC FROM THE FREE END OF THE FABRIC OR OVER PREVIOUSLY PLACED AGGREGATE. THE FIRST LIFT SHALL BE BLADED DOWN TO A THICKNESS OF OF 8 INCHES PRIOR TO COMPACTION. AT NO TIME SHALL EQUIPMENT EITHER TRANSPORTING THE AGGREGATE OR GRADING THE AGGREGATE BE PERMITTED ON THE ROADWAY WITH LESS THAN 4 INCHES OF MATERIAL COVERING THE FABRIC.

E.

THE AGGREGATE SHALL BE IMMEDIATELY COMPACTED TO NOT LESS THAT 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE PROCTOR TEST, ASTM D 1557 WITH A TAMPING ROLLER, OR WITH A PNEUMATIC-TIRED ROLLER, OR WITH A VIBRATORY MACHINE OR ANY COMBINATION OF THE ABOVE. THE TOP LAYER SHALL BE GIVEN A FINAL ROLLING WITH A THREE-WHELL OR TANDEM ROLLER.

3.6 FINISH GRADING:

A.

PERFORM ALL GRADING TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND SMOOTH, EVEN SURFACE DRAINAGE OF THE ENTIRE AREA WITHIN THE LIMITS OF CONSTRUCTION, GRADING SHALL BE COMPATIBLE WITH ALL SURROUNDING TOPOGRAPHY AND STRUCTURES.

B.

UTILIZE SATISFACTORY FILL MATERIAL, RESULTING FROM THE EXCAVATION WORK IN THE CONSTRUCTION OF FILLS, EMBANKMENTS AND FOR REPLACEMENTS OF REMOVED UNSUITABLE MATERIALS.

C.

ACHIEVE FINISHED GRADE BY PLACING A MINIMUM OF 4 INCHES OF 1/2"-3/4" CRUSHED STONE ON TOP SOIL STABILIZER FABRIC.

D.

REPAIR ALL ACCESS ROADS AND SURROUND AREAS USED DURING THE COURSE OF THIS WORK TO THEIR ORIGINAL CONDITION.

3.7 ASPHALT PAVING ROAD:

A.

DIVISION 600-KDOT FLEXIBLE PAVEMENT (UPDATE PER LOCAL DOT)

B.

SECTION 403-MODOT ASPHALT CONCRETE PAVEMENT.

46

GENERAL DYNAMICS
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0	08/06/18	ISSUED FOR CONSTRUCTION	GGD

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SITE INFORMATION:

KSGT RELOCATE
IDL04405

NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

GN-2

ELECTRICAL NOTES:

PART 1 - GENERAL

1.1 CONTRACTOR RESPONSIBILITIES

- A. CONTRACTOR SHALL INSPECT THE EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BID. ANY QUESTIONS ARISING DURING THE BID PERIOD IN REGARDS TO THE SUBCONTRACTORS FUNCTIONS. THE SCOPE OF WORK, OR ANY OTHER ISSUE RELATED TO THIS PROJECT SHALL BE BROUGHT UP DURING THE BID PERIOD WITH THE PROJECT MANAGER FOR CLARIFICATION, NOT AFTER THE CONTRACT HAS BEEN AWARDED.
- B. THE SUBCONTRACTOR SHALL OBTAIN PERMITS, LICENSES, MAKE ALL DEPOSITS, AND PAY ALL FEES REQUIRED FOR THE CONSTRUCTION PERFORMANCE FOR THE WORK UNDER THIS SECTION.
- C. DRAWINGS SHOW THE GENERAL ARRANGEMENT OF ALL SYSTEMS AND COMPONENTS COVERED UNDER THIS SECTION. THE SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS. DRAWINGS SHALL NOT BE SCALED TO DETERMINED DIMENSIONS.

1.2 LAWS, REGULATIONS, ORDINANCES, STATUTES AND CODES:

- A. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, AND ALL APPLICABLE LOCAL LAWS, REGULATIONS, ORDINANCES, STATUES AND CODES. CONDUIT BENDS SHALL BE THE RADIUS BEND FOR THE TRADE SIZE OF CONDUIT IN COMPLIANCE WITH THE LATEST EDITIONS OF NEC.

1.3 REFERENCES:

- A. THE PUBLICATIONS LISTED BELOW ARE PART OF THIS SPECIFICATION. EACH PUBLICATION SHALL BE THE LATEST REVISION AND ADDENDUM IN EFFECT ON THE DATE. THIS SPECIFICATION IS ISSUED FOR THE CONSTRUCTION UNLESS OTHER WISE NOTED. EXCEPT AS MODIFIED BY THE REQUIREMENT SPECIFIED HEREIN OR THE DETAILS OF THE DRAWINGS. WORK INCLUDED IN THIS SPECIFICATION SHALL CONFORM TO THE APPLICABLE PROVISION OF THESE PUBLICATIONS.
- ANSI/IEEE (AMERICAN NATION STANDARDS INSTITUTE)
 - ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS)
 - ICE (INSULATED CABLE ENGINEERS ASSOCIATION)
 - NEMA (NATIONAL ELECTRICAL MANUFACTURES ASSOCIATION)
 - NEPA (NATIONAL ENVIRONMENTAL PROTECTION ASSOCIATION)
 - NFPA (NATIONAL FIRE PROTECTION ASSOCIATION)
 - OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION)
 - UL (UNDERWRITERS LABORATORIES, INC.)
 - AT&T MOBILITY GROUNDING STANDARD ND-00071
 - IEEE (INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS)

1.4 SCOPE OF WORK:

- A. WORK UNDER THIS SECTION SHALL CONSIST OF FURNISHING ALL LABOR, MATERIAL, AND ASSOCIATED SERVICES REQUIRED TO COMPLETE REQUIRED CONSTRUCTION AND BE OPERATIONAL.
- B. ALL ELECTRICAL EQUIPMENT UNDER THIS CONTRACT SHALL BE PROPERLY TESTED, ADJUSTED, AND ALIGNED BY THE SUBCONTRACTOR.
- C. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATING, DRAINING, TRENCHES, BACKFILLING, AND REMOVAL OF EXCESS DIRT.
- D. THE SUBCONTRACTOR SHALL FURNISH TO THE OWNER WITH CERTIFICATES OF FINAL INSPECTION AND APPROVAL FROM THE INSPECTION AUTHORITIES HAVING JURISDICTION.
- E. THE SUBCONTRACTOR SHALL PREPARE A COMPLETE SET OF AS-BUILT DRAWINGS, DOCUMENT ALL WIRING EQUIPMENT CONDITIONS, AND CHANCES WHILE COMPLETING THIS CONTRACT. THE AS-BUILT DRAWINGS SHALL BE SUBMITTED AT THE COMPLETION OF THE PROJECT.

PART 2 - PRODUCTS

2.1 GENERAL:

- A. ALL MATERIALS AND EQUIPMENT SHALL BE UL LISTED, NEW AND FREE FROM DEFECTS.
- B. All ITEMS OF MATERIALS AND EQUIPMENT SHALL BE ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION AS SUITABLE FOR THE USE INTENDED.
- C. ALL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OR APPROVAL, AND SHALL CONFORM TO REQUIREMENT OF THE NATIONAL ELECTRICAL CODE.
- D. ALL OVER CURRENT DEVICES HAVE AN INTERRUPTING CURRENT RATING EQUAL TO OR GREATER THAT THE SHORT CIRCUIT CURRENT TO WHICH THEY ARE SUBJECTED. 10000 AIC MINIMUM. VERIFY AVAILABLE SHORT CIRCUIT CURRENT DOES NOT EXCEED THE RATING OF ELECTRICAL EQUIPMENT.

2.2 MATERIALS AND EQUIPMENT:

- A. CONDUIT:

- RIGID METAL CONDUIT (RMC) SHALL BE HOTT-DIPPED GALVANIZED INSIDE AND OUTSIDE INCLUDING ENDS AND THREADS AND ENAMELED OR LACQUERED IN ADDITION TO GALVANIZING.
 - LIQUID TIGHT FLEXIBLE METAL CONDUIT SHALL BE UL LISTED.
 - CONDUIT CLAMPS, STRAPS AND SUPPORTS SHALL BE STEEL OR MALLEABLE IRON. ALL FITTINGS SHALL BE COMPRESSION AND CONCRETE TIGHT TYPE. GROUNDING BUSHINGS WITH INSULATED THROATS SHALL BE INSTALLED ON ALL CONDUIT TERMINATIONS.
 - NONMETALLIC CONDUIT AND FITTINGS SHALL BE SCHEDULE 40 PVC. INSTALL USING SOLVENT-CEMENT-TYPE JOINTS AS RECOMMENDED BY THE MANUFACTURER.
- B. CONDUCTORS AND CABLE:
- CONDUCTORS AND CABLE SHALL BE FLAME-RETARDANT, MOISTURE AND HEAT RESISTANT THERMOPLASTIC, SINGLE CONDUCTOR, COPPER, TYPE THHN/THWN-2, 600 VOLT, SIZE AS INDICATED, 12 AWG SHALL BE THE MINIMUM SIZE CONDUCTOR USED.
 - 10 AWG AND SMALLER CONDUCTOR SHALL BE SOLID OR STRANDED AND 6 AWG AND LARGER CONDUCTOR SHALL BE STRANDED.
 - SOLDERLESS, COMPRESSION-TYPE CONNECTORS SHALL BE USED FOR TERMINATION OF ALL STRANDED CONDUCTORS.
 - STRAIN-RELIEF SUPPORTS GRIPS SHALL BE HUBBELL KELLEMS OR APPROVED EQUAL. CABLES SHALL BE SUPPORTED IN ACCORDANCE WITH THE NEC AND CABLE MANUFACTURERS RECOMMENDATIONS.
 - ALL CONDUCTORS SHALL BE TAGGED AT BOTH ENDS OF THE CONDUCTOR, AT ALL PULL BOXES, J-BOXES, EQUIPMENT AND CABINETS AND SHALL BE IDENTIFIED WITH APPROVED PLASTIC TAGS (ACTION CRAFT, BRADY, OR APPROVED EQUAL).
- C. DISCONNECT SWITCHES:
- DISCONNECT SWITCHES SHALL BE HEAVY DUTY, DEAD-FRONT, QUICK-MAKE, QUICK-BREAK, EXTERNALLY OPERABLE, HANDLE LOCKABLE AND INTERLOCK WITH COVER IN CLOSED POSITION RATING AS INDICATED, UL LABELED FURNISHED IN NEMA 3R ENCLOSURE, SQUARE-D OR APPROVED EQUAL.
- D. CHEMICAL ELECTROLYTIC GROUNDING SYSTEM:
- INSTALL CHEMICAL GROUND AS REQUIRED. THE SYSTEM SHALL BE ELECTROLYTIC MAINTENANCE FREE ELECTRODE CONSISTING OF RODS WITH A MINIMUM OF 2 AWG CU EXOTHERMALLY WELDED PIGTAIL, PROTECTIVE BOXES, AND BACKFILL MATERIAL. MANUFACTURER SHALL BE LYNCOLE XIT GROUND ROD TYPES K2-(*) CS OR K2L-(*) CS (*) LENGTH AS REQUIRED.
 - GROUND ACCESS BOX SHALL BE A POLY-PLASTIC BOX FOR NON-TRAFFIC APPLICATIONS. INCLUDING BOLT DOWN FLUSH COVER WITH "BREATHER" HOLES, XIT MODEL #XB-22. ALL DISCONNECT SWITCHES AND CONTROLLING DEVICES SHALL BE PROVIDED WITH ENGRAVED LAMICOID NAMEPLATES INDICATING EQUIPMENT CONTROLLED, BRANCH CIRCUITS ID NUMBERING, AND THE ELECTRICAL POWER SOURCE.
 - BACKFILL MATERIAL SHALL BE LYNCONITE AND LYNCOLE GROUNDING GRAVEL.
- E. SYSTEM GROUNDING:
- ALL GROUNDING COMPONENTS SHALL BE TINNED AND GROUNDING CONDUCTOR SHALL BE 2 AWG BARE, SOLID, TINNED, COPPER, ABOVE GRADE GROUNDING CONDUCTORS SHALL BE INSULATED WHERE NOTED.
 - GROUNDING BUSES SHALL BE BARE, TINNED, ANNEALED COPPER BARS OF RECTANGULAR CROSS SECTION. STANDARD BUS BARS MGB, SHALL BE FURNISHED AND INSTALLED BY THE SUBCONTRACTOR, THEY SHALL NOT BE FABRICATED OR MODIFIED IN THE FIELD. ALL GROUNDING BUSSES SHALL BE IDENTIFIED WITH MINIMUM 3/4" LETTERS BY WAY OF STENCILING OR DESIGNATION PLATE.
 - CONNECTORS SHALL BE HIGH-CONDUCTIVITY, HEAVY DUTY, LISTED AND LABELED AS GROUNDED CONNECTORS FOR THE MATERIALS USED. USE TWO-HOLD COMPRESSION LUGS WITH HEAT SHRINK FOR MECHANICAL CONNECTIONS.
 - EXOTHERMIC WELDED CONNECTIONS SHALL BE PROVIDED IN KIT FORM AND SELECTED FOR THE SPECIFIC TYPES, SIZES AND COMBINATIONS OF CONDUCTORS AND OTHER ITEMS TO BE CONNECTED.
 - GROUND RODS SHALL BE COPPER-CLAD STEEL WITH HIGH-STRENGTH STEEL CORE AND ELECTROLYTIC-GRADE COPPER OUTER SHEATH, MOLTEN WELDED TO CORE, 5/8"x10'-0". ALL GROUNDING RODS SHALL BE INSTALLED WITH INSPECTION SLEEVES.
 - INSTALL AN EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS IN COMPLIANCE WITH THE SPECIFICATIONS AND NEC. THE EQUIPMENT GROUNDING CONDUCTORS SHALL BE BONDED AT ALL JUNCTION BOXES, DISCONNECT SWITCHES, STARTERS AND EQUIPMENT CABINETS.
- F. OTHER MATERIALS:
- THE SUBCONTRACTOR SHALL PROVIDE OTHER MATERIALS, THOUGH NOT SPECIFICALLY DESCRIBED, WHICH ARE REQUIRED FOR A COMPLETELY OPERATIONAL SYSTEM AND PROPER INSTALLATION OF THE WORK.
 - PROVIDE PULL BOXES AND JUNCTION BOXES WHERE SHOWN OR REQUIRED BY NEC.

G. PANELS AND LOAD CENTERS:

- ALL PANEL DIRECTORIES SHALL BE TYPEWRITTEN.

PART 3 - EXECUTION

3.1 GENERAL:

- A. ALL MATERIAL AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- B. EQUIPMENT SHALL BE TIGHTLY COVERED AND PROTECTED AGAINST DIRT OR WATER, AND AGAINST CHEMICAL OR MECHANICAL INJURY DURING INSTALLATION AND CONSTRUCTION PERIODS.

3.2 LABOR AND WORKMANSHIP:

- A. ALL LABOR FOR THE INSTALLATION OF MATERIALS AND EQUIPMENT FURNISHED FOR THE ELECTRICAL SYSTEM SHALL BE INSTALLED BY EXPERIENCED WIREMEN, IN A NEAT AND WORKMAN-LIKE MANNER.
- B. ALL ELECTRICAL EQUIPMENT SHALL BE ADJUSTED, ALIGNED AND TESTED BY THE SUBCONTRACTOR AS REQUIRED TO PRODUCE THE INTENDED PERFORMANCE.
- C. UPON COMPLETION OF WORK, THE SUBCONTRACTOR SHALL THOROUGHLY CLEAN ALL EXPOSED EQUIPMENT, REMOVE ALL LABELS AND ANY DEBRIS, CRATING OR CARTONS AND LEAVE THE INSTALLATION FINISHED AND READY FOR OPERATION.

3.3 COORDINATION:

- A. THE SUBCONTRACTOR SHALL COORDINATE THE INSTALLATION OF ELECTRICAL ITEMS WITH THE OWNER-FURNISHED EQUIPMENT DELIVERY SCHEDULE TO PREVENT UNNECESSARY DELAYS IN THE TOTAL WORK.

3.4 INSTALLATION:

- A. CONDUIT:
- ALL ELECTRICAL WIRING SHALL BE INSTALLED IN CONDUIT AS SPECIFIED. NO CONDUIT OR TUBING OF LESS THAN 3/4 INCH TRADE SIZE.
 - PROVIDE RIGID PVC SCHEDULE 80 CONDUITS FOR ALL RISERS, RMC OTHERWISE NOTED. EMT MAY BE INSTALLED FOR EXTERIOR CONDUITS WHERE NOT SUBJECT TO PHYSICAL DAMAGE.
 - THE INSTALLATION OF SCHEDULE 40 PVC AND RMC CONDUITS SHALL BE 24 INCHES MINIMUM DEPTH. ALL 90 DEGREE BENDS SHALL BE RMS. EXPANSION JOINTS ARE REQUIRED ON ALL CONDUIT RISERS.
 - USE GALVANIZED FLEXIBLE STEEL CONDUIT WHERE DIRECT CONNECTION TO EQUIPMENT WITH MOVEMENT, VIBRATION, OR FOR ESE OF MAINTENANCE. USE LIQUID TIGHT, FLEXIBLE METAL CONDUIT FOR OUTDOOR APPLICATIONS. INSTALL GALVANIZED FLEXIBLE STEEL CONDUIT AT ALL POINTS OF CONNECTION TO EQUIPMENT MOUNTED ON SUPPORT TO ALLOW FOR EXPANSION AND CONTRACTION.
 - A RUN OF CONDUIT BETWEEN BOXES OR EQUIPMENT SHALL NOT CONTAIN MORE THAN THE EQUIVALENT OF THREE QUARTER-BENDS. CONDUIT BEND SHALL BE MADE WITH THE UL LISTED BENDER OR FACTOR 90 DEGREE ELBOWS MAY BE USED.
 - FIELD FABRICATED CONDUITS SHALL BE CUT SQUARE WITH A CONDUIT CUTTING TOOL AND REAMED TO PROVIDE A SMOOTH INSIDE SURFACE.
 - PROVIDE INSULATED GROUNDING BUSHING FOR ALL CONDUITS.
 - SUBCONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL CONDUITS DURING CONSTRUCTION. TEMPORARY OPENING IN THE CONDUIT SYSTEM SHALL BE PLUGGED OR CAPPED TO PREVENT ENTRANCE OF MOISTURE OR FOREIGN MATTER. SUBCONTRACTOR SHALL REPLACE ANY CONDUITS CONTAINING FOREIGN MATERIALS THAT CANNOT BE REMOVED.
 - ALL CONDUITS SHALL BE SWABBED CLEAN BY PULLING AN APPROPRIATE SIZE MANDREL THROUGH THE CONDUIT BEFORE INSTALLATION OF CONDUCTORS AR CABLES. CONDUIT SHALL BE FREE OF DIRT AND DEBRIS.
 - INSTALL PULL STRINGS IN ALL CLEAN EMPTY CONDUITS. IDENTIFY PULL STRINGS AT EACH END.
 - INSTALL 2" HIGHLY VISIBLE AND DETECTABLE TAPE 12" ABOVE ALL UNDERGROUND CONDUITS AND CONDUCTORS.
 - CONDUITS SHALL BE INSTALLED IN SUCH A MANNER AS TO INSURE AGAINST COLLECTION OF TRAPPED CONDENSATION.
 - PROVIDE CORE DRILLING AS NECESSARY FOR PENETRATIONS TO ALLOW FOR RACEWAYS AND CABLES TO BE ROUTED THROUGH THE BUILDING. DO NOT PENETRATE STRUCTURAL MEMBERS. SLEEVES AND/OR PENETRATIONS IN FIRE RATED CONSTRUCTION SHALL BE EFFECTIVELY SEALED WITH FIRE RATED MATERIAL WHICH SHALL MAINTAIN THE FIRE RATING OF THE WALL OR STRUCTURE. FIRE STOPS AT FLOOR PENETRATIONS SHALL PREVENT PASSAGE OF WATER, SMOKE, FIRE, AND FUMES. ALL MATERIAL SHALL BE UL APPROVED FOR THIS PURPOSE.



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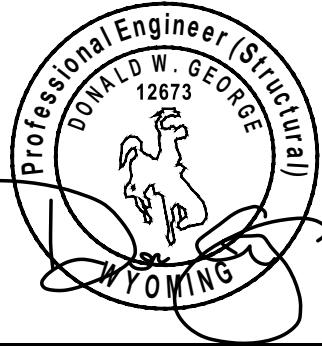


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SITE INFORMATION:
KSGT RELOCATE
IDL04405

NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

GN-3

ELECTRICAL NOTES (CONT.):

B. CONDUCTORS AND CABLE:

1. ALL POWER WIRING SHALL BE COLOR CODED AS FOLLOWS:

DESCRIPTION	208/240/120 VOLT SYSTEMS
PHASE A	BLACK
PHASE B	RED
PHASE C	BLUE
NEUTRAL	WHITE
GROUNDING	GREEN

2. SPLICES SHALL BE MADE ONLY AT OUTLETS, JUNCTION BOXES, OR ACCESSIBLE RACEWAY CONDULETS APPROVED FOR THIS PURPOSE.
3. PULLING LUBRICANTS SHALL BE UL APPROVED, SHALL USE NYLON OR HEMP ROPE FOR PULLING CONDUCTOR OR CABLES INTO THE CONDUIT.
4. CABLES SHALL BE NEATLY TRAINED, WITHOUT INTERLACING, AND BE OF SUFFICIENT LENGTH IN ALL BOXES & EQUIPMENT TO PERMIT MAKING A NEAT ARRANGEMENT. CABLES SHALL BE SECURED IN A MANNER TO AVOID TENSION ON CONDUCTORS OF TERMINALS. CONDUCTORS SHALL BE PROTECTED FROM MECHANICAL INJURY AND MOISTURE. SHARP BENDS OVER CONDUIT BUSHINGS ARE PROHIBITED. DAMAGED CABLES SHALL BE REMOVED AND REPLACED AT THE SUBCONTRACTORS EXPENSE.

C. DISCONNECT SWITCHES:

1. INSTALL DISCONNECT SWITCHES LEVEL AND PLUMB. CONNECT TO WIRING SYSTEM AND GROUNDING SYSTEM AS INDICATED.

D. GROUNDING:

1. ALL METALLIC PARTS OF ELECTRICAL EQUIPMENT WHICH DO NOT CARRY CURRENT SHALL BE GROUNDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING MANUFACTURER, AT&T MOBILITY GROUNDING STANDARD ND-0071, ND-00135, AND THE NATIONAL ELECTRICAL CODE.
2. PROVIDE ELECTRIC GROUNDING AND BONDING SYSTEM INDICATED WITH ASSEMBLY OF MATERIALS, INCLUDING GROUNDING ELECTRODES, BONDING JUMPERS AND ADDITIONAL ACCESSORIES AS REQUIRED FOR A COMPLETE INSTALLATION.
3. ALL GROUNDING CONDUCTORS SHALL PROVIDE A STRAIGHT DOWNWARD PATH TO GROUND WITH GRADUAL BEND AS REQUIRED. GROUNDING CONDUCTORS SHALL NOT BE LOOPED OR SHARPLY BENT. ROUTE GROUNDING CONNECTIONS AND CONDUCTORS TO GROUND IN THE SHORTEST AND STRAIGHTEST PATHS POSSIBLE TO MINIMIZE TRANSIENT VOLTAGE RISES.
4. BUILDINGS AND/OR NEW TOWERS GREATER THAN 75 FEET IN HEIGHT AND WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE. THE SUBCONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWERS, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM. THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN 2/0 AWG COPPER. ROOFTOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM. THE BUILDING STEEL COLUMNS LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATERLINE (FERROUS OR NONFERROUS METAL PIPING ONLY.)
5. TIGHTEN GROUNDING AND BONDING CONNECTORS. INCLUDING SCREWS, BOLTS, IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED TORQUE TIGHTENING VALUES FOR CONNECTORS AND BOLTS. WHERE MANUFACTURER'S TORQUING REQUIREMENTS ARE NOT AVAILABLE, TIGHTEN CONNECTIONS TO COMPLY WITH TIGHTENING TORQUE VALUES SPECIFIED IN UL TO ASSURE PERMANENT AND EFFECTIVE GROUNDING.
6. SUBCONTRACTOR SHALL VERIFY THE LOCATIONS OF GROUNDING TIE-IN-POINTS TO THE EXISTING GROUNDING SYSTEM. ALL UNDERGROUND GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
7. ALL GROUNDING CONNECTIONS SHALL BE INSPECTED FOR TIGHTNESS, EXOTHERMIC WELDED CONNECTIONS SHALL BE APPROVED BY THE INSPECTOR HAVING JURISDICTION BEFORE BEING PERMANENTLY CONCEALED.
8. APPLY CORROSION-RESISTANCE FINISH TO FIELD CONNECTIONS AND PLACES WHERE FACTORY APPLIED PROTECTIVE COATINGS HAVE BEEN DESTROYED. USED KOPR-SHIELD ANIT-OXIDATION COMPOUND O ALL COMPRESSION GROUNDING CONNECTIONS.
9. A SEPARATE, CONTINUOUS, INSULATED EQUIPMENT GROUNDING CONDUCTOR SHALL BE INSTALLED IN ALL FEEDER AND BRANCH CIRCUITS.
10. BOND ALL INSULATED GROUNDING BUSHING WITH A BARE 6 AWG GROUNDING CONDUCTOR TO A GROUND BAR.
11. DIRECT BURIED GROUNDING CONDUCTORS SHALL BE INSTALLED AT A NOMINAL DEPTH OF 36" MINIMUM BELOW GRADE, OR 6" BELOW THE FROST LINE, USE GREATER OF THE TWO DISTANCES.
12. ALL GROUNDING CONDUCTORS EMBEDDED IN OR PENETRATING CONCRETE SHALL BE INSTALLED IN SCHEDULE 40 PVC CONDUIT.
13. THE INSTALLATION OF CHEMICAL ELECTROLYTIC GROUNDING SYSTEM IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. REMOVE SEALING TAPE FROM LEACHING AND BREATHER HOLES. INSTALL PROTECTIVE BOX FLUSH WITH GRADE.
14. DRIVE GROUND RODS UNTIL TOPS ARE A MINIMUM DISTANCE OF 36" DEPTH OR 6" BELOW FROST LINE, USING THE GREATER OF THE TWO DISTANCES.

15. IF COAX ON THE ICE BRIDGE IS MORE THAN 6 FT. FROM THE GROUNDING BAR AT THE BASE OF THE TOWER, A SECOND GROUNDING BAR WILL BE NEEDED AT THE END OF THE ICE BRIDGE, TO GROUND THE COAX CABLE GROUNDING KITS AND IN-LIN ARRESTERS.
16. SUB CONTRACTORS SHALL REPAIR, AND/OR REPLACE EXISTING GROUNDING SYSTEM COMPONENTS DAMAGED DURING CONSTRUCTION AT THE SUBCONTRACTORS EXPENSE.

3.5 ACCEPTANCE TESTING:

- A. CERTIFIED PERSONNEL USING CERTIFIED EQUIPMENT SHALL PERFORM REQUIRED TESTS AND SUBMIT WRITTEN TEST REPORTS UPON COMPLETION.
- B. WHEN MATERIAL AND/OR WORKMANSHIP IS FOUND NOT TO COMPLY WITH THE SPECIFIED REQUIREMENTS, THE NON COMPLYING ITEMS SHALL BE REMOVED FROM THE PROJECT SITE AND REPLACED WITH ITEMS COMPLYING WITH THE SPECIFIED REQUIREMENTS PROMPTLY AFTER RECEIPT OF NOTICE FOR NON-COMPLIANCE.
- C. TEST PROCEDURES:

1. ALL FEEDERS SHALL HAVE INSULATION TESTED AFTER INSTALLATION, BEFORE CONNECTION TO DEVICES. THE CONDUCTORS SHALL TEST FREE FROM SHORT CIRCUITS AND GROUNDS. TESTING SHALL BE FOR ONE MINUTE USING 1000V DC. PROVIDE WRITTEN DOCUMENTATION FOR ALL TEST LISTED TO SUBCONTRACTOR.
2. PRIOR TO ENERGIZING CIRCUITRY, TEST WIRING DEVICES FOR ELECTRICAL CONTINUITY AND PROPER POLARITY CONNECTIONS.
3. MEASURE AND RECORD VOLTAGES BETWEEN PHASES AND BETWEEN PHASE CONDUCTORS AND NEUTRALS. SUBMIT A REPORT OF MAXIMUM AND MINIMUM VOLTAGES.
4. PERFORM GROUNDING TEST TO MEASURE GROUNDING RESISTANCE OF GROUNDING SYSTEM USING THE IEEE STANDARD 3-POINT "FALL-OF-POTENTIAL" METHOD. PROVIDE PLOTTED TEST VALUES AND LOCATION SKETCH. NOTIFY THE ENGINEER IMMEDIATELY IF MEASURE VALUE IS OVER 5 OHMS.



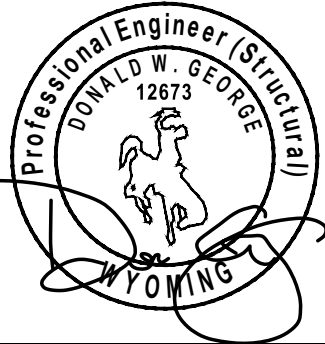
GENERAL DYNAMICS
Information Technology



REVISIONS			
REV	DATE	DESCRIPTION	INT
0	08/06/18	ISSUED FOR CONSTRUCTION	GGD

CHECKED BY: DWG

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SITE INFORMATION:
KSGT RELOCATE
IDL04405
NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
GN-4

GENERAL NOTES: 1. THIS FACILITY IS EXEMPT FROM HANDICAP REQUIREMENTS PER 2010 CBC SECTION 1105B.3.4 EXCEPTION #1. THIS FACILITY IS NON-OCCUPIABLE SPACE AND ENTERED ONLY BY SERVICE PERSONNEL. THIS SPACE IS NOT FOR HUMAN OCCUPANCY. 2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO SUBMITTING HIS BID. ANY DISCREPANCIES, CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO SUBMITTING BIDS, AND PROCEEDING WITH ANY WORK. 3. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES AS THEY MAY BE DISCOVERED IN THE PLANS, SPECIFICATIONS, & NOTES PRIOR TO STARTING CONSTRUCTION. INCLUDING BUT NOT LIMITED BY DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS, OMISSION, OR INCONSISTENCY AFTER THE START OF CONSTRUCTION WHICH HAS NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER AND SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE METHOD OF CORRECTION SHALL BE APPROVED BY THE ARCHITECT OR THE ENGINEER RESPONSIBLE OF THE PROJECT. 4. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR HAS THE RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUBCONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGE TO THE UTILITIES CAUSED DURING THE EXECUTION OF THE WORK. CONTACT USA DIG ALERT @ 800-227-2600. 5. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS. 6. A COPY OF THE APPROVED PLANS SHALL BE KEPT IN PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT CHANGES, REVISIONS, ADDENDA, OR CHANGE ORDERS. THE CONTRACTOR SHALL FORWARD THE AS-BUILT/HIRED DRAWINGS TO THE ARCHITECT OR THE ENGINEER RESPONSIBLE OF THE PROJECT AT THE CONCLUSION OF THE PROJECT. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE WORK IS IN PROGRESS UNTIL THE JOB IS COMPLETE. 8. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY POWER, WATER, AND TOILET FACILITIES AS REQUIRED BY THE PROPERTY OWNER OR GOVERNING AGENCY. 9. ALL CONSTRUCTION THROUGH THE PROJECT SHALL CONFORM TO THE LATEST C.B.C, AND ALL OTHER GOVERNING CODES, INCLUDING THE CALIFORNIA ADMINISTRATIVE CODES TITLE 8, 19, AND 24. THE MOST RESTRICTIVE CODE SHALL GOVERN. 10. THE CONTRACTOR AND SUB CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE REGULATIONS INCLUDING ALL OSHA REQUIREMENTS. 11. WHEN REQUIRED STORAGE OF MATERIALS OCCURS, THEY SHALL BE EVENLY DISTRIBUTED OVER THE FLOOR OR ROOF SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORTING OR BRACING SHALL BE PROVIDED WHERE THE STRUCTURE OR SOIL HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT. 12. THE CONTRACTOR SHALL SUPERVISE AND COORDINATE ALL WORK, USING HIS PROFESSIONAL KNOWLEDGE AND SKILLS, HE IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, AND SEQUENCING AND COORDINATING ALL PORTIONS OF THE WORK UNDER THE PROJECT. 13. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTIONS WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT, BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR AUTHORIZED AGENT. CONTRACTOR SHALL OBTAIN THE PERMIT AND MAKE FINAL PAYMENT OF SAID DOCUMENT. 14. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. DRAWINGS ARE NOT TO BE SCALED UNDER ANY CIRCUMSTANCES. 15. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BRACING, FRAMING, HANGERS OR SUPPORTS FOR THE INSTALLATION OF ITEMS INDICATED ON THE DRAWINGS. 16. THE CONTRACTOR SHALL PROVIDE THE FIRE MARSHAL OR UL APPROVED MATERIALS TO FILL/SEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES. 17. NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL, AND PAINT COLOR EXCEPT AS NOTED IN THE PLANS. 18. THE CONTRACTOR IS TO PROVIDE PORTABLE FIRE EXTINGUISHERS HAVING A MINIMUM 28: 10-B:C RATING WITHIN 75 FT. OF TRAVEL TO ALL PORTIONS OF THE CONSTRUCTION AREA. (2010 CC SECTION 906-1-1 &7 AND SECTION 906.3.1) 19. MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR APPROVING THE RESULTS. 20. ALL GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE. 21. ALL DEBRIS AND REFUSE IS TO BE REMOVED FROM THE PROJECT. PREMISES SHALL BE LEFT N A CLEAN BROOM FINISHED CONDITION AT ALL TIMES. 22. BUILDING INSPECTORS AND/OR OTHER BUILDING OFFICIALS ARE TO BE NOTIFIED PRIOR TO ANY GRADING AND CONSTRUCTION EFFORT AS MANDATED BY THE GOVERNING AGENCY. 23. ALL SYMBOLS AND ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS, IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING THE ARCHITECT OR THE ENGINEER RESPONSIBLE OF THE PROJECT SHALL BE NOTIFIED FOR CLARIFICATIONS. GENERAL FIRE NOTES: 1. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH 2010 CFC SECTION 1401 AND ALL GOVERNING CODES. 2. ADDRESS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.(2010 CFC SECTION 505.1) 3. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION.(2010 CFC SECTION 807-1.2) 4. PORTABLE FIRE EXTINGUISHERS: AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10B:C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR.(2010 CFC SECTION 906.1.1 & 7 AND SECTION 906.3.1)	3
GENERAL NOTES	

ABBR. DEFINITION		ABBR. DEFINITION		ABBR. DEFINITION	
A.B.	ANCHOR BOLT	EXP.	EXPANSION	OPNG.	OPENING
ABV.	ABOVE	EXST.(E)	EXISTING	P/C.	PRECAST CONCRETE
ACCA	ANTENNA CABLE COVER ASSEMBLY	EXT.	EXTERIOR	PCS	PERSONAL COMM SERVICES
ADDL	ADDITIONAL	FAB.	FABRICATION(OR)	PLY.	PLYWOOD
A.F.F.	ABOVE FINISHED FLOOR	F.F.	FINISH FLOOR	PPC	POWER PROTECTION CABINET
A.F.G.	ABOVE FINISHED GRADE	F.G.	FINISH GRADE	PRC	PRIMARY RADIO CABINET
ALUM.	ALUMINUM	FIN.	FINISH(ED)	P.S.F.	POUNDS PER SQUARE FOOT
ALT.	ALTERNATE	FLR.	FLOOR	P.S.I.	POUNDS PER SQUARE INCH
ANT.	ANTENNA	FDN.	FOUNDATION	P.T.	PRESSURE TREATED
APRX.	APPROXIMATE(LY)	F.O.C.	FACE OF CONCRETE	PWR.	POWER (CABINET)
ARCH.	ARCHITECT(URAL)	F.O.M.	FACE OF MASONRY	QTY.	QUANTITY
AWG.	AMERICAN WIRE GAUGE	F.O.S.	FACE OF STUD	RAD.(R)	RADIUS
BLDG.	BUILDING	F.O.W.	FACE OF WALL	REF.	REFERENCE
BLK.	BLOCK	F.S.	FINISH SURFACE	REINF.	REINFORCEMENT(ING)
BLKG.	BLICKING	FT.(')	FOOT (FEET)	REQD.	REQUIRED
BM.	BEAM	FTG.	FOOTING	RGS.	RIGID GALVANIZED STELL
B.N.	BOUNDARY NAILING	G.	GROWTH (CABINET)	RRH.	REMOTE RADIO HEAD
BRCW.	BARE TINNED COPPER WIRE	GA.	GAUGE	SCH.	SCHEDULE
B.O.F.	BOTTOM OF FOOTING	GI.	GALVANIZED	SHT.	SHEET
B/U	BACK-UP CABINET	G.F.I.	GROUND FAULT CIRCUIT	SIM.	SIMILAR
CAB.	CABINET		INTERRUPTER	SPEC.	SPECIFICATION(S)
CANT.	CANTILEVER(ED)	GLB.(GLU-LAM)	GLUE LAMINATED BEAM	SQ.	SQUARE
C.I.P.	CAST IN PLACE	GPS	GLOBAL POSITIONING SYSTEM	S.S.	STAINLESS STEEL
CLG.	CEILING	GRND.	GROUND	STD.	STANDARD
CLR.	CLEAR	HDR.	HEADER	STL.	STEEL
COL.	COLUMN	HGR.	HANGER	STRUC.	STRUCTURAL
CONC.	CONCRETE	HT.	HEIGHT	TEMP.	TEMPORARY
CONN.	CONNECTION(OR)	ICGB.	ISOLATED COPPER	THK.	THICK(NESS)
CONST.	CONSTRUCTION		GROUND BUS	TMA	TOWER MOUNTED AMPLIFIER
CONT.	CONTINUOUS	IN.(")	INCH(ES)	T.N.	TOE NAIL
d	PENNY (NAILS)	INT.	INTERIOR	T.O.A.	TOP OF ANTENNA
DBL.	DOUBLE	LB.(#)	POUND(S)	T.O.C.	TOP OF CURB
DEPT.	DEPARTMENT	L.B.	LAG BOLTS	T.O.F.	TOP OF FOUNDATION
D.F.	DOUGLAS FIR	L.F.	LINEAR FEET (FOOT)	T.O.P.	TOP OF PLATE (PARAPET)
DIA.	DIAMETER	L.	LONG(ITUDINAL)	T.O.S.	TOP OF STEEL
DIAG.	DIAGONAL	MAS.	MASONRY	T.O.W.	TOP OF WALL
DIM.	DIMENSION	MAX.	MAXIMUM	TYP.	TYPICAL
DWG.	DRAWING(S)	M.B.	MACHINE BOLT	U.G.	UNDERGROUND
DWL.	DOWEL(S)	MECH.	MECHANICAL	U.L.	UNDERWRITERS LABORATORY
EA.	EACH	MFR.	MANUFACTURER	U.N.O.	UNLESS NOTED OTHERWISE
EL.	ELEVATION	MIN.	MINIMUM	V.I.F.	VERIFY IN FIELD
ELEC.	ELECTRICAL	MISC.	MISCELLANEOUS	W	WIDE (WIDTH)
ELEV.	ELEVATOR	MTL.	METAL	W/	WITH
EMT.	ELECTRICAL METALLIC TUBING	(N)	NEW	W.P.	WEATHERPROOF
E.N.	EDGE NAIL	NO.(#)	NUMBER	WT.	WEIGHT
ENG.	ENGINEER	N.T.S.	NOT TO SCALE	ε	CENTERLINE
EQ.	EQUAL	O.C.	ON CENTER	ϕ	PLATE

ABBREVIATIONS



NEW ANTENNA



EXISTING ANTENNA



GROUND ROD



GROUND BUS BAR



MECHANICAL GRND. CONN.



CAD WELD



GROUND ACCESS WELL



ELECTRIC BOX



TELEPHONE BOX



LIGHT POLE



FND. MONUMENT



SPOT ELEVATION



SET POINT



REVISION

CENTERLINE

PROPERTY/LEASE LINE

MATCH LINE

WORK POINT

GROUND CONDUCTOR

TELEPHONE CONDUIT

ELECTRICAL CONDUIT (POWER)

COAXIAL CABLE

OVERHEAD SERVICE CONDUCTORS

CHAIN LINK FENCING

GRID REFERENCE

DETAIL REFERENCE

ELEVATION REFERENCE

SECTION REFERENCE

GROUT OR PLASTER

(E) BRICK

(E) WOOD FRAME

CONCRETE

EARTH

GRAVEL

PLYWOOD

SAND

WOOD CONT.

WOOD BLOCKING

STEEL



GENERAL DYNAMICS

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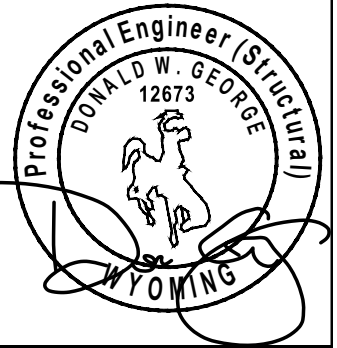
REVISIONS

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SITE INFORMATION:

KSGT RELOCATE

IDL04405

NEW SITE BUILD

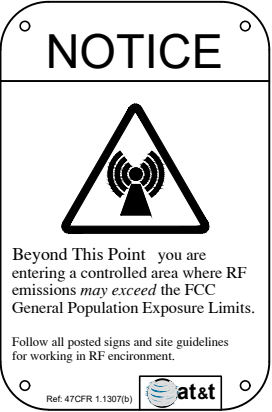
1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

GN-5



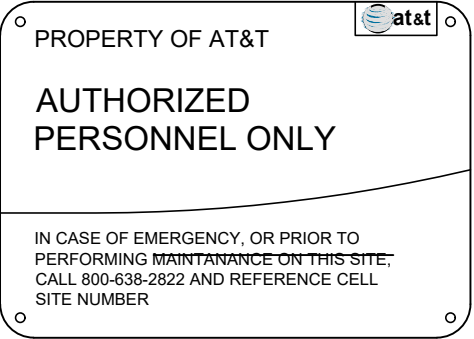
ALERTING SIGNS



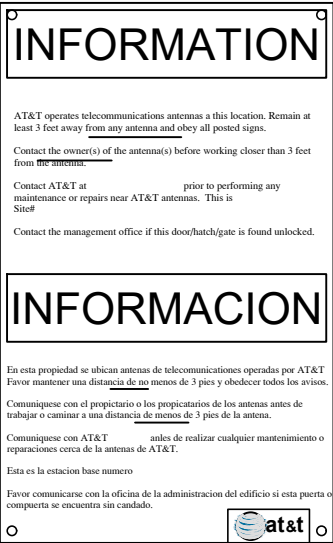
ALERTING SIGNS



ALERTING SIGNS



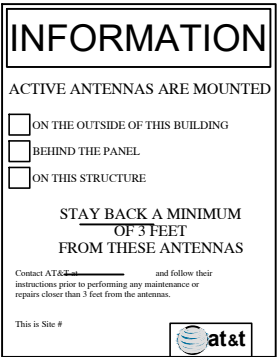
INFO SIGN #5



INFO SIGN #1



INFO SIGN #3



INFO SIGN #2

STAY BACK 3 FEET FROM ANTENNA



INFO SIGN #4

GENERAL SIGNAGE GUIDELINES								
STRUCTURE TYPE	INFO SIGN #1	INFO SIGN #2	INFO SIGN #3	INFO SIGN #4	INFO SIGN #5	STRIPING	NOTICE SIGN	CAUTION SIGN
TOWERS								
MONOPOLE/MONOPINE/MONOPALM	ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS	CLIMBING SIDE OF THE TOWER	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET			AT THE HEIGHT OF THE FIRST CLIMBING STEP, MIN. 9FT ABOVE GROUND
SCE TOWERS/TOWERS WITH HIGH VOLTAGE	ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS	CLIMBING SIDE OF THE TOWER	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET			AT THE HEIGHT OF THE FIRST CLIMBING STEP, MIN. 9FT ABOVE GROUND
LIGHT POLES/FLAG POLES	ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS	ON THE POLE, NO LESS THAN 3FT BELOW THE ANTENNA	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET			
UTILITY WOOD POLES (JPA)	ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS	ON THE POLE, NO LESS THAN 3FT BELOW THE ANTENNA	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET		IF GP MAX VALUE OF MPE AT ANTENNA LEVEL IS: 0-99%: NOTICE SIGN; OVER 99%: CAUTION SIGN AT NO LESS THAN 3FT BELOW ANTENNA AND 9FT ABOVE GROUND	
MICROCELLS MOUNTED ON NON-JPA POLES	ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS	ON THE POLE, NO LESS THAN 3FT BELOW THE ANTENNA	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET		NOTICE OR CAUTION SIGN AT NO LESS THAN 9FT ABOVE GROUND: ONLY IF THE EXPOSURE EXCEEDS 90% OF THE GENERAL PUBLIC EXPOSURE AT 6FT ABOVE GROUND	
ROOF TOPS								
AT ALL ACCESS POINTS TO THE ROOF	X							
ON ANTENNAS	X		X	X				
CONCEALED ANTENNAS	X	X						
ANTENNA MOUNTED FACING OUTSIDE BUILDING	X	X						
ANTENNAS ON SUPPORT STRUCTURE	X	X						
ROOFTOP GRAPH:								
RADIATION AREA IS WITHIN 3FT FROM ANTENNA	X	ADJACENT TO EACH ANTENNA					DIAGONAL, YELLOW STRIPING AS TO ROOF VIEW GRAPH	EITHER NOTICE OR CAUTION SIGN (BASED ON ROOFVIEW RESULTS) AT ANTENNAS/BARRIER
RADIATION IS BEYOND 3FT FROM ANTENNA	X	ADJACENT TO EACH ANTENNA						
CHURCH STEEPLES	ACESS TO STEEPLE	ADJACENT TO EACH ANTENNAS IF ANTENNAS ARE CONCEALED	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET			CAUTION SIGN AT THE ANTENNAS
WATER STATIONS	ACESS TO STEEPLE	ADJACENT TO EACH ANTENNAS IF ANTENNAS ARE CONCEALED	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET			CAUTION SIGN AT THE ANTENNAS
NOTES FOR ROOFTOP SITES: 1. EITHER NOTICE OR CAUTION SIGNS NEED TO BE POSTED AT EACH SECTOR AS CLOSE AS POSSIBLE TO: THE OUTER EDGE OF THE STRIPED OFF AREA OR THE OUTER ANTENNAS OF THE SECTOR. 2. IF ROOF VIEW SHOWS: ONLY BLUE = NOTICE SIGN, BLUE AND YELLOW = CAUTION SIGN, ONLY YELLOW = CAUTION SIGN TO BE INSTALLED. 3. SHOULD THE REQUIRED STRIPING AREA INTERFERE WITH ANY STRUCTURES OR EQUIPMENT (A/C VENTS, ROOF HATCH, DOORS, OTHER ANTENNAS, DISHES, ETC.) 4. PLEASE NOTIFY AT&T TO MODIFY THE STRIPING AREA, PRIOR TO STARTING THE WORK.								



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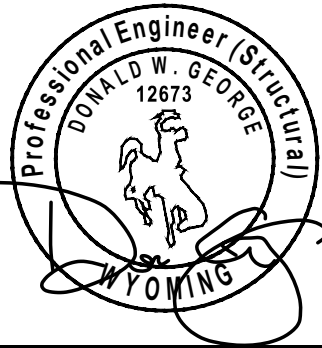
REVISIONS

REV	DATE	DESCRIPTION	INT
0	08/06/18	ISSUED FOR CONSTRUCTION	GGD

REVISIONS			
REV	DATE	DESCRIPTION	INT
0	08/06/18	ISSUED FOR CONSTRUCTION	GGD

CHECKED BY: DWG

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SITE INFORMATION:
KSGT RELOCATE
IDL04405

NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

GN-6

KSGT Relocate IDL04527
PART OF THE NE 1/4 OF
SECTION 6, T. 40 N., R. 116 W. 6TH P.M.
TETON COUNTY, WYOMING

RECORDER'S CERTIFICATE

LEASE DESCRIPTIONS:

IDL04527, EQUIPMENT LEASE AREA:

Part of Government Lot 1, of Section 6, Township 40 N., Range. 116 W. 6th P.M.
Teton County, Wyoming, described as:

Commencing at Corner No. 1 of Warranty Deed, Recorded as
Doc 0670241 bk 618 pg 80, Filed in Teton County Clerks office, said point being 185.9 feet
West and 284 feet South of the NE corner of Section 6 Thence S 0°27'27" W 76.04 feet
along the East line of said Deed; Thence N 89°41'19" W 52.74 feet along the South line
of said Deed, to the Point of Beginning; Thence continuing along said South line,
N 89° 41' 19" W 23.50 feet; Thence, N 00° 18' 41" E 9.92 feet; Thence,
S 89° 41' 19" E 23.50 feet; Thence S 00° 18' 41" W 9.92 feet to the Point of
Beginning.

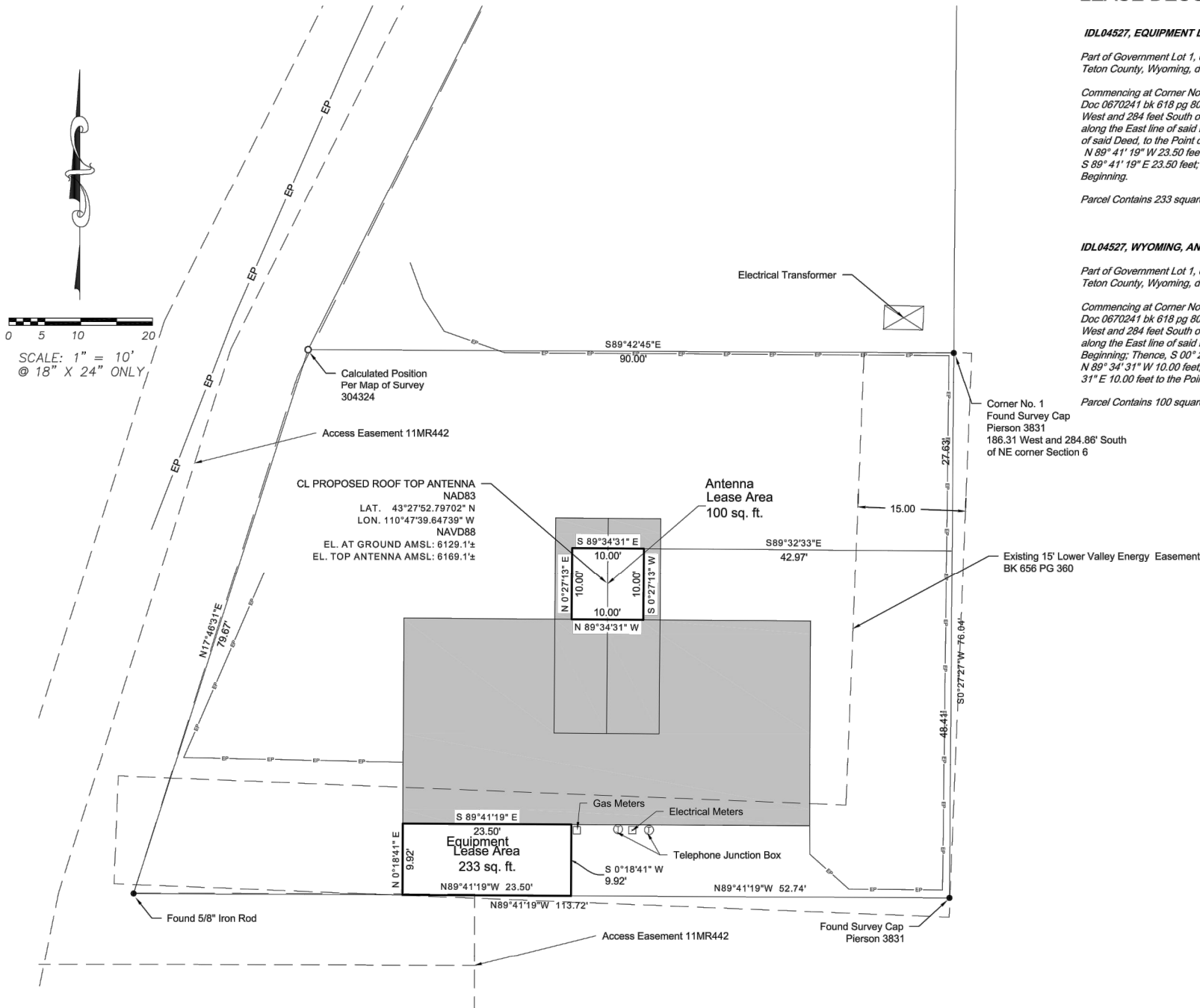
Parcel Contains 233 square feet, more or less.

IDL04527, WYOMING, ANTENNA LEASE AREA:

Part of Government Lot 1, of Section 6, Township 40 N., Range. 116 W. 6th P.M.
Teton County, Wyoming, described as:

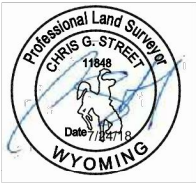
Commencing at Corner No. 1 of Warranty Deed, Recorded as
Doc 0670241 bk 618 pg 80, Filed in Teton County Clerks office, said point being 185.9 feet
West and 284 feet South of the NE corner of Section 6; Thence S 0°27'27" W 27.63 feet
along the East line of said Deed; Thence S 89°32'33" E 42.97 feet, to the Point of
Beginning; Thence, S 00° 27' 13" W 10.00 feet; Thence,
N 89° 34' 31" W 10.00 feet; Thence, N 00° 27' 13" E 10.00 feet; Thence S 89° 34'
31" E 10.00 feet to the Point of Beginning.

Parcel Contains 100 square feet, more or less.



LEGEND

- Section Corner Control
- Placed 1/2" X 24" Iron rod with cap marked P.L.S. 12224
- Found 1/2" Iron Rod
- Existing Apartment Building
- Edge of Pavement



CIVIL & STRUCTURAL ENGINEERING
MATERIALS TESTING & LAND SURVEYING
101 S. Park Avenue, Idaho Falls, ID 83402, (208)524-0212
800 W. Judicial Street, Blackfoot, ID 83221, (208)785-2977
460 Lincoln Street, American Falls, ID 83211, (208)226-5764
hleinco.com

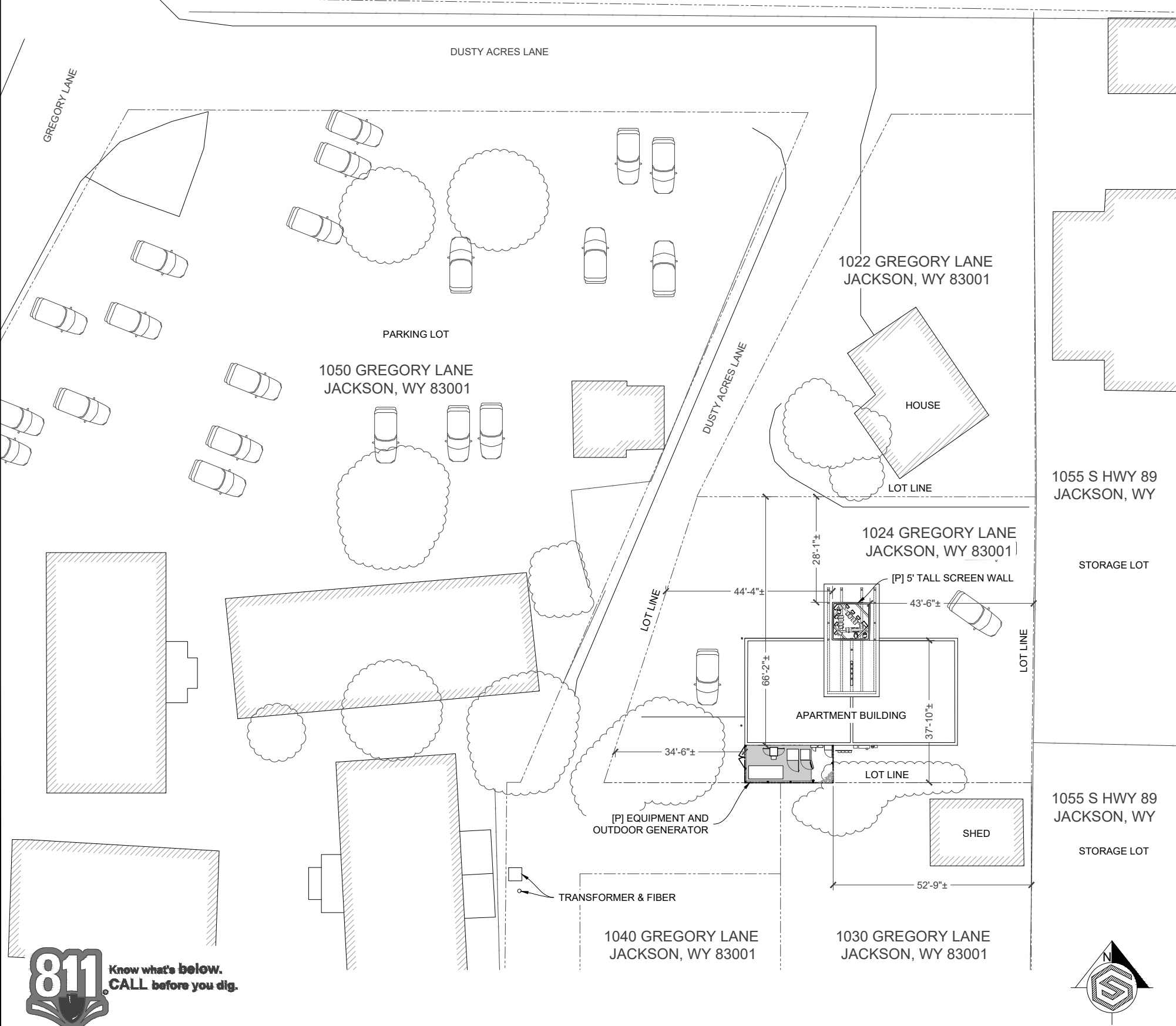


DRAWN BY	DESIGN BY	CHECK BY
SJ	HLE	CGS
JOB NO:	18-247	
DATE:	August 1, 2018	
REVISIONS	DATE	
Revised Easements	8/1/18	

RECORD OF SURVEY
IDL04527
SEC. 6, T. 40 N., R. 116 W. 6TH P.M.
TETON COUNTY, WYOMING

SHEET NO.
1
OF 1 SHEETS

UTILITY NOTE	EXISTING CONDITIONS	KEY	NOTE
THE UTILITIES AS SHOWN ON THIS SET OF DRAWINGS WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THE INFORMATION PROVIDED IS NOT IMPLIED NOR INTENDED TO BE A COMPLETE INVENTORY OF THE UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.	THESE DRAWINGS WERE PRODUCED WITH INFORMATION PROVIDED BY THE CLIENT. LINES, EASEMENTS, AND SETBACKS SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. GEOSTRUCTURAL DOES NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINE, EASEMENTS AND SETBACKS.	[E] EXISTING [P] PROPOSED	EVERYTHING SHOWN IS EXISTING UNLESS MARKED PROPOSED



OVERALL SITE PLAN



PHOTOS



GENERAL DYNAMICS
Information Technology

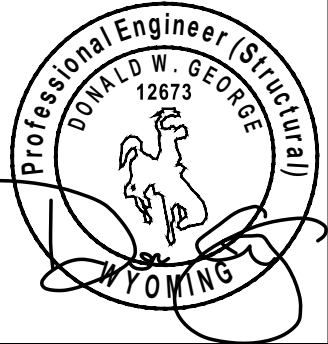


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REVISIONS			
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0	08/06/18	ISSUED FOR CONSTRUCTION	GGD

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SITE INFORMATION:
KSGT RELOCATE
IDL04405
NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:
OVERALL
SITE PLAN

SHEET NUMBER:
A-0

UTILITY NOTE

THE UTILITIES AS SHOWN ON THIS SET OF DRAWINGS WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THE INFORMATION PROVIDED IS NOT IMPLIED NOR INTENDED TO BE A COMPLETE INVENTORY OF THE UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.

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EXISTING CONDITIONS

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KEY	
[E]	EXISTING
[P]	PROPOSED

[E]	EXISTING
[P]	PROPOSED

NOTE
EVERYTHING SHOWN IS EXISTING UNLESS MARKED PROPOSED

EVERYTHING SHOWN IS EXISTING
UNLESS MARKED PROPOSED



53

SCALE: 1" = 5'-0" (24x36)
SCALE: 1" = 10'-0" (11x17)

2



N.T.S.

1



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1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A-1

UTILITY NOTE

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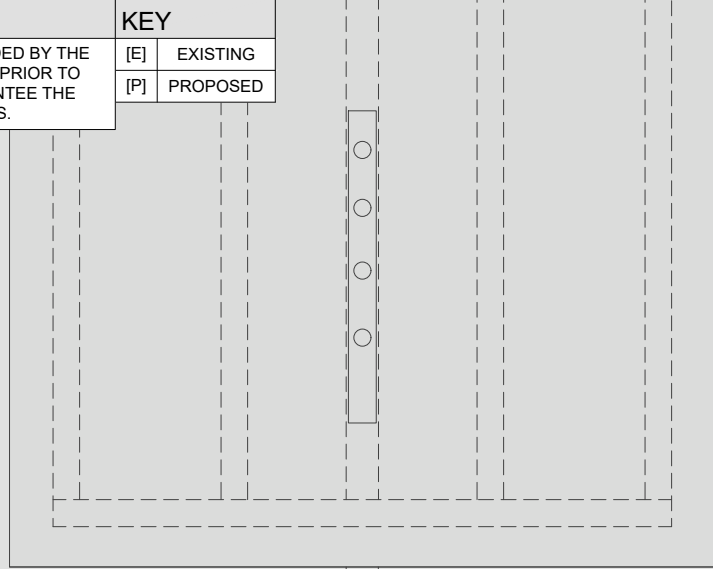
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KEY	
[E]	EXISTING
[P]	PROPOSED

[E]	EXISTING
[P]	PROPOSED



9.92' LEASE AREA

9'-6" CONCRETE PAD

72"

[P] 6'± WIDE OPENING W/ (2) 3' WOOD ACCESS GATES STAINED TO MATCH WOOD FINISH ON BUILDING

[P] 30KW NATURAL GAS GENERATOR

12"

4"

12"

12"

17'-4" CONCRETE PAD

23'-6" LEASE AREA

79.5"

6"

[P] DDB CABINET 26"x25"

30"

[P] BATTERY CABINET 37"x36"

12"

13"

[P] POWER CABINET 30"x39.3"

6"

[P] SURGE / GEN INTERFACE

[P] AC LOAD CENTER

[P] TELCO DMARK 24"Wx24"T

[P] CONCRETE PAD

[P] GPS

REMOVE EXISTING BUSHES AS REQUIRED

[E] GAS METERS

[E] POWER METERS

[P] ANTENNA SHROUD (ATTACHED TO BUILDING PARAPET)

[E] TREE

[P] 6' TALL WOOD FENCE STAINED TO MATCH WOOD FINISH ON BUILDING

[P] GRAVEL COMPOUND

LOT LINE



SCALE: 1/2" = 1'-0" (24x36)
SCALE: 1/4" = 1'-0" (11x17)

PHOTOS

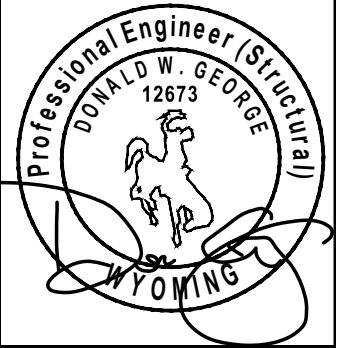
1



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1024 GREGORY LANE
JACKSON, WY 83001

SHEET NUMBER:

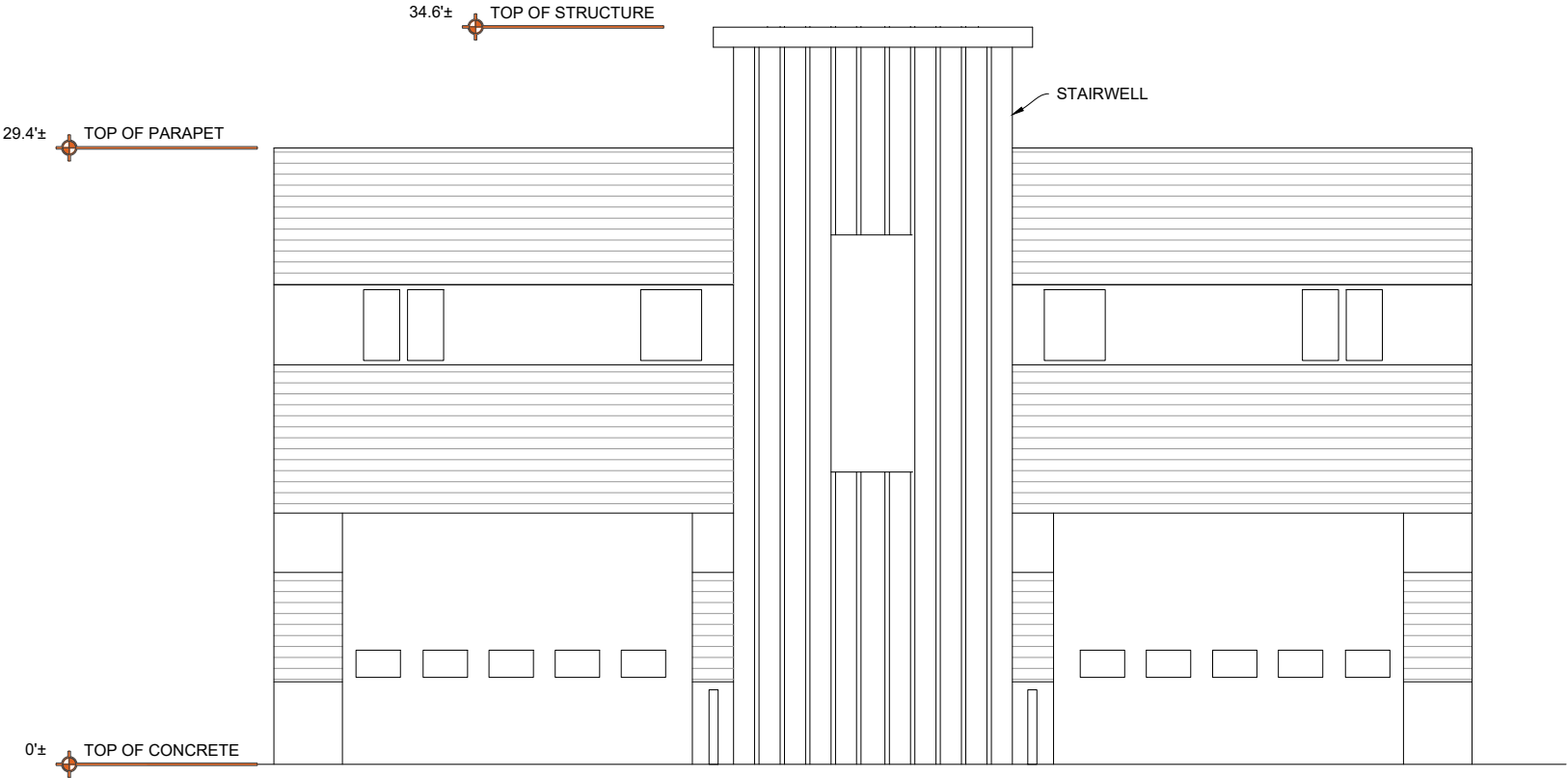
A-2

STRUCTURE NOTES

CONTRACTOR TO COMPLY WITH ALL FCC AND FAA REGULATIONS ON THIS PROJECT.

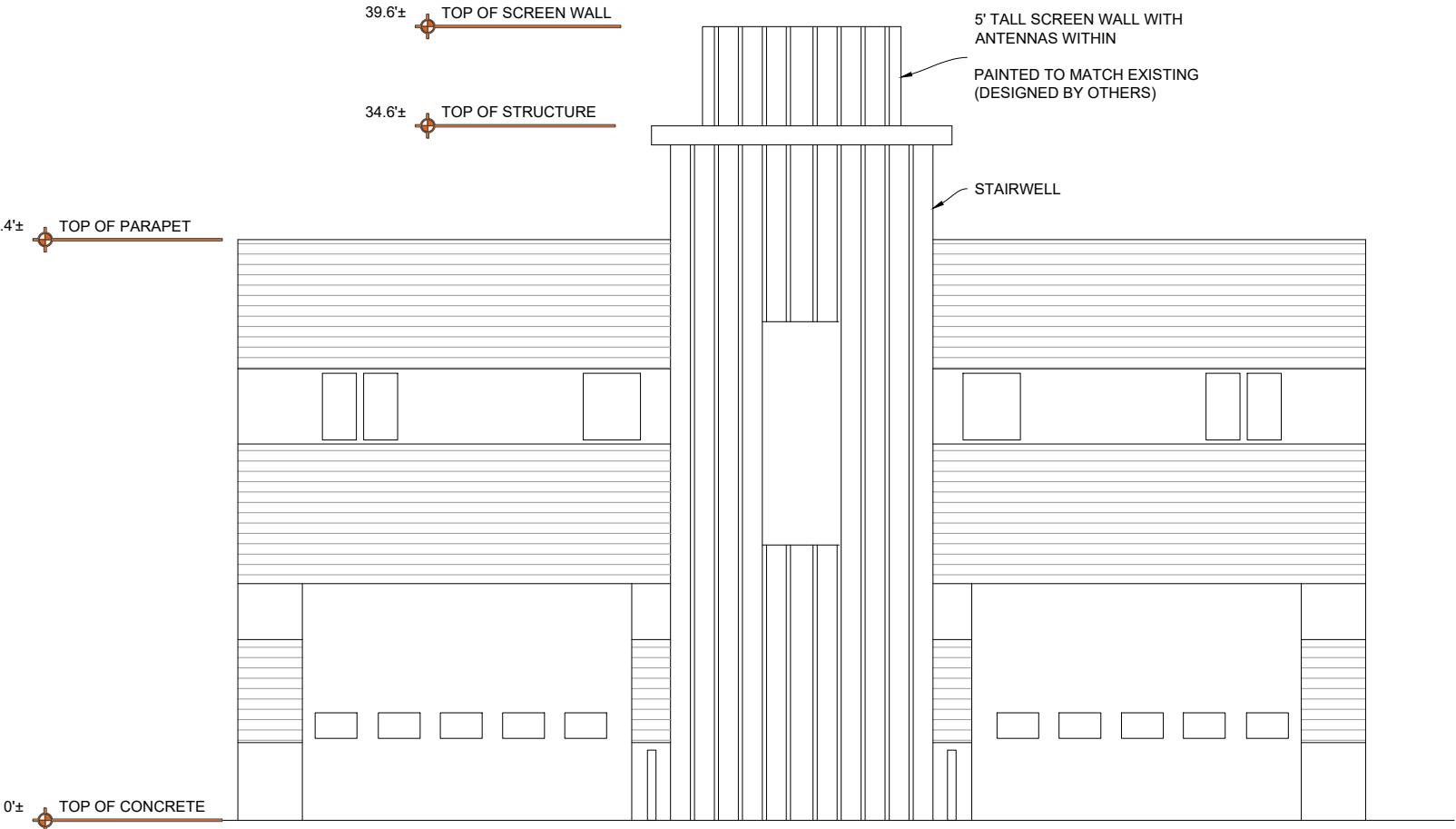
REFER TO BUILDING MAPPING FOR ALL EXISTING COMPONENTS AND APPURTENANCES.

PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY THAT A BUILDING STRUCTURAL ANALYSIS AND A MOUNT ANALYSIS HAS BEEN PERFORMED AND SHOWS A "PASS" OR AN "ACCEPTABLE" RATING. UNDER NO CIRCUMSTANCE WHATSOEVER SHALL THE PROPOSED EQUIPMENT BE INSTALLED WITHOUT SAID STRUCTURAL ANALYSIS. IF SAID STRUCTURAL ANALYSIS REQUIRES THAT THE STRUCTURE AND/OR MOUNT BE MODIFIED, SUCH MODIFICATIONS SHALL BE COMPLETED PRIOR TO INSTALLATION OF THE PROPOSED EQUIPMENT.



EXISTING ELEVATION

SCALE
N.T.S. 2



PROPOSED ELEVATION

SCALE
N.T.S. 1



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Information Technology

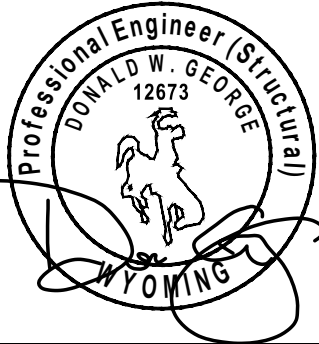


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SITE INFORMATION:
KSGT RELOCATE
IDL04405
NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:
ANTENNA
ELEVATIONS

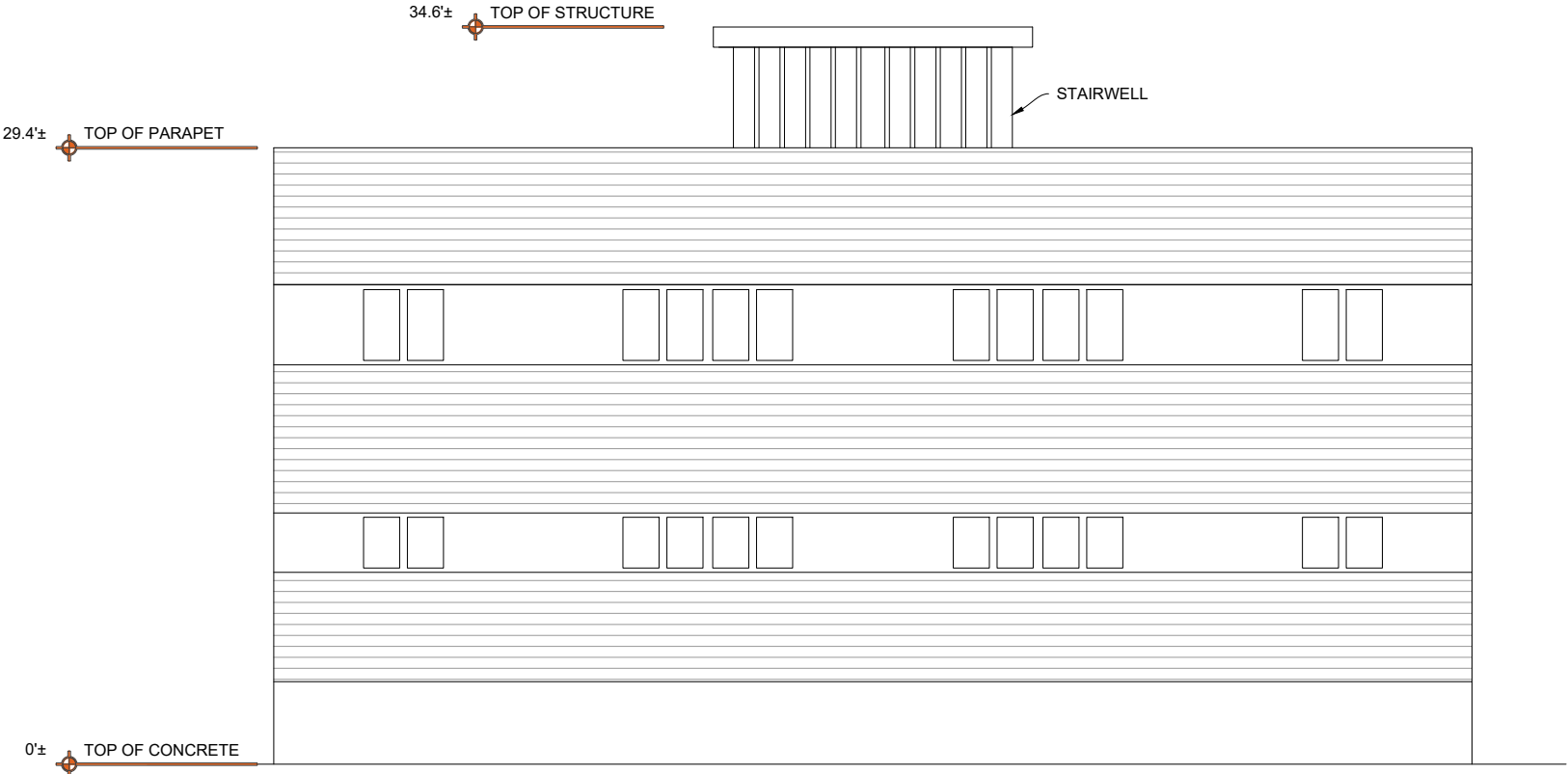
SHEET NUMBER:
A-3

STRUCTURE NOTES

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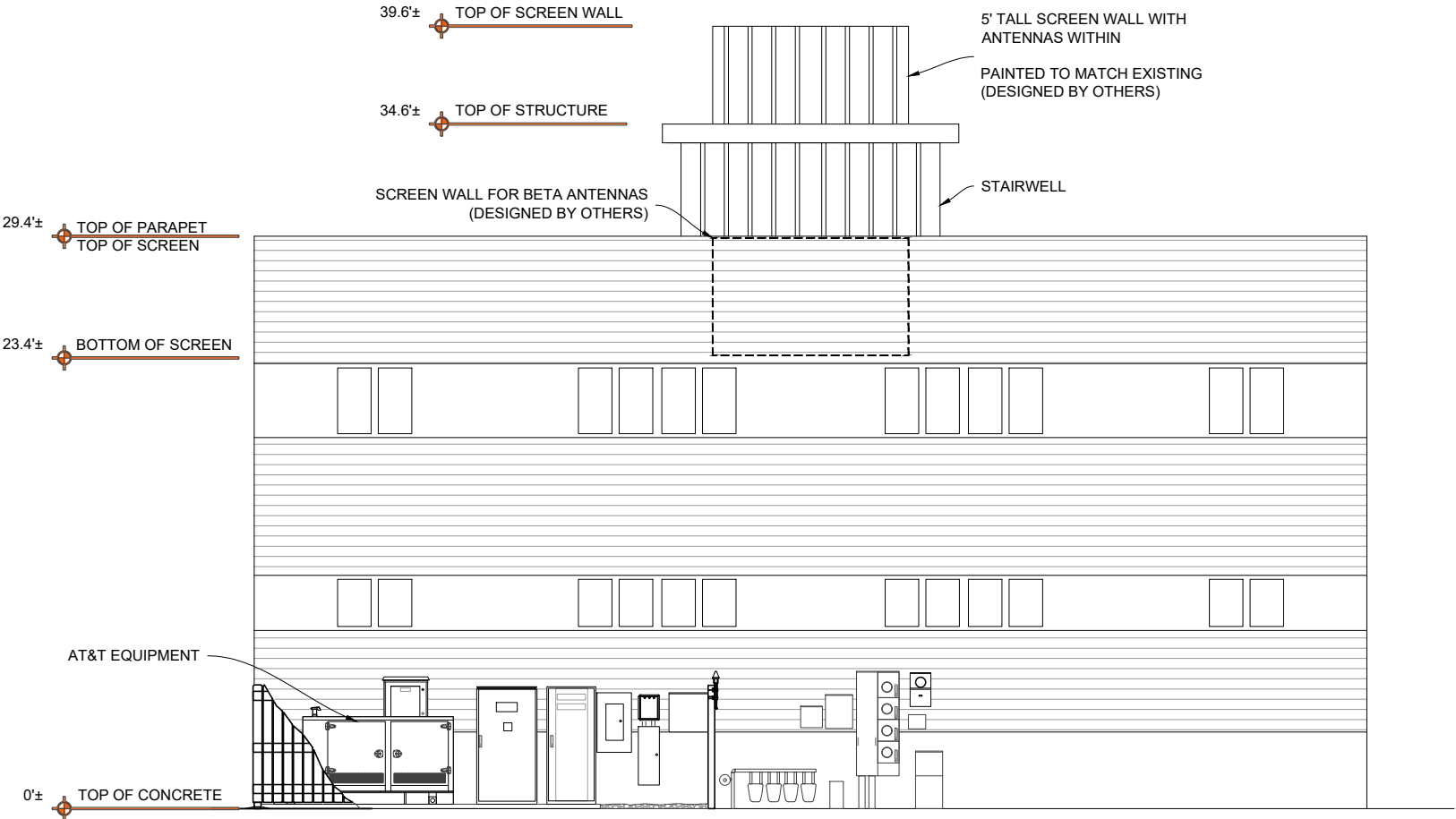
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EXISTING ELEVATION

SCALE
N.T.S. 2



PROPOSED ELEVATION

SCALE
N.T.S. 1



GENERAL DYNAMICS
Information Technology



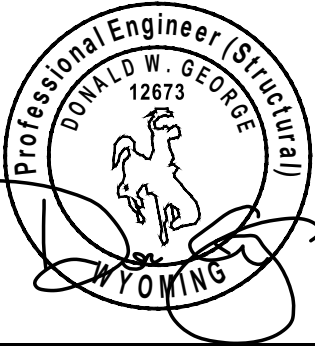
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IDL04405
NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:
ANTENNA
ELEVATIONS

SHEET NUMBER:
A-3.1

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BEFORE



AFTER



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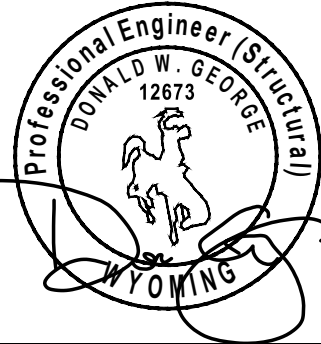
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KSGT RELOCATE
IDL04405

NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:

**ANTENNA
ELEVATIONS**

SHEET NUMBER:

A-3.2

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BEFORE



AFTER



GENERAL DYNAMICS
Information Technology



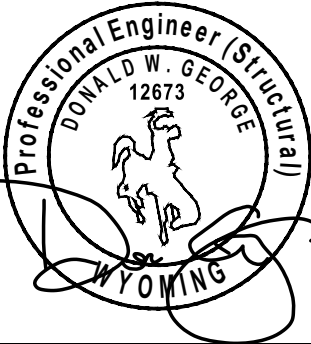
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IDL04405

NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:
**ANTENNA
ELEVATIONS**

SHEET NUMBER:

A-3.3

NEW SCREEN WALL

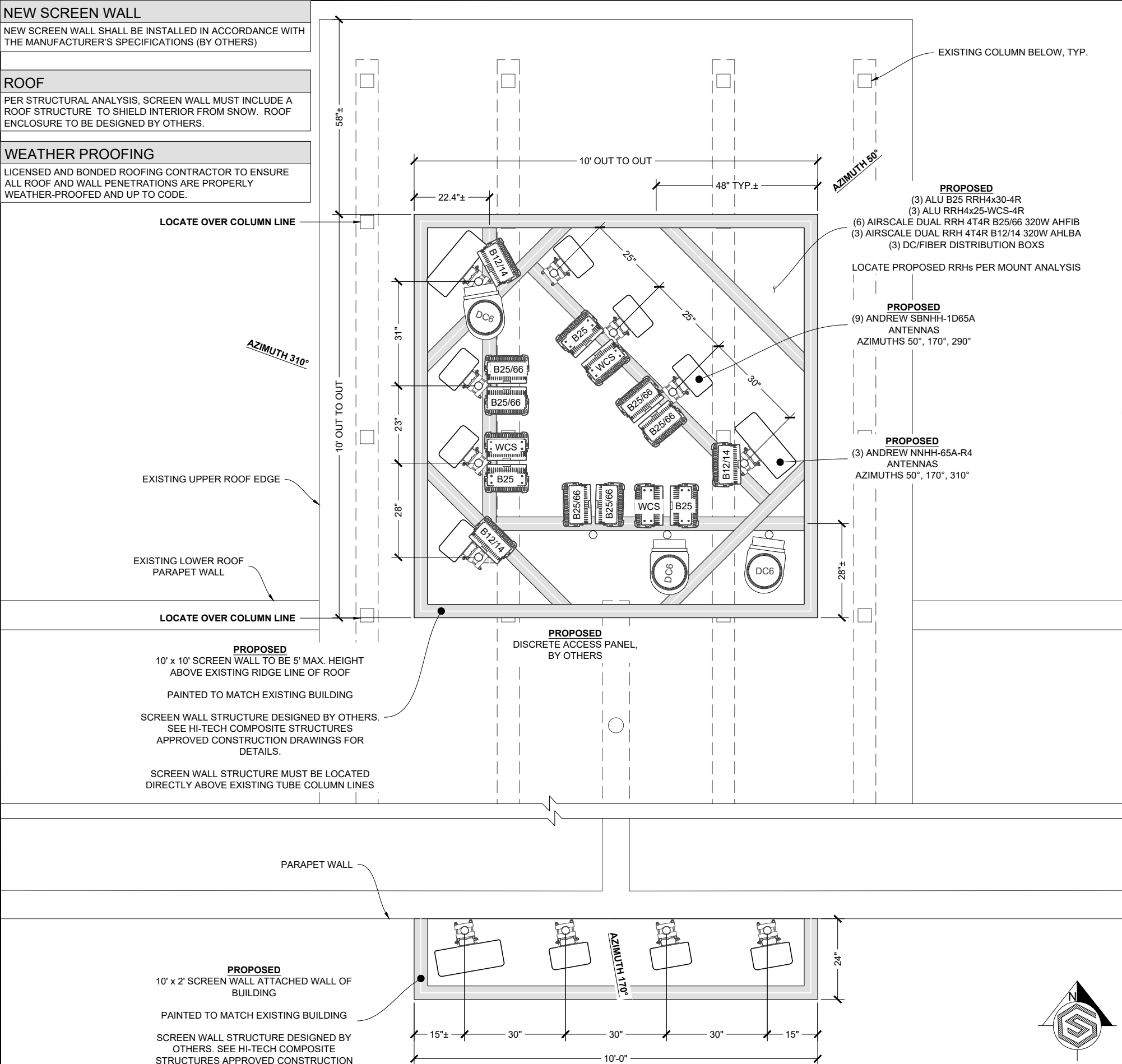
NEW SCREEN WALL SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS (BY OTHERS)

ROOF

PER STRUCTURAL ANALYSIS, SCREEN WALL MUST INCLUDE A ROOF STRUCTURE TO SHIELD INTERIOR FROM SNOW. ROOF ENCLOSURE TO BE DESIGNED BY OTHERS.

WEATHER PROOFING

LICENSED AND BONDED ROOFING CONTRACTOR TO ENSURE ALL ROOF AND WALL PENETRATIONS ARE PROPERLY WEATHER-PROOFED AND UP TO CODE.



INSTALLATION NOTES

1.

ANTENNA CLEARANCE AND MOUNTING TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION WITH FINAL ANTENNA SPECIFICATIONS, MOUNTING HARDWARE AND RF DESIGN. ANTENNA PIPE MOUNT MODIFICATION MAY BE REQUIRED PER MOUNT ANALYSIS (BY OTHERS).

2.

CONTRACTOR TO VERIFY FINAL ANTENNA CONFIGURATION FROM LATEST APPROVED RFDS.

3.

CONTRACTOR SHALL OBTAIN A MINIMUM 4' SEPARATION BETWEEN ALL ANTENNAS UNLESS APPROVED BY RF.

4.

STRUCTURAL ANALYSIS MUST BE PERFORMED PRIOR TO THE INSTALLATION OF ANY NEW EQUIPMENT.

EXISTING CONDITIONS

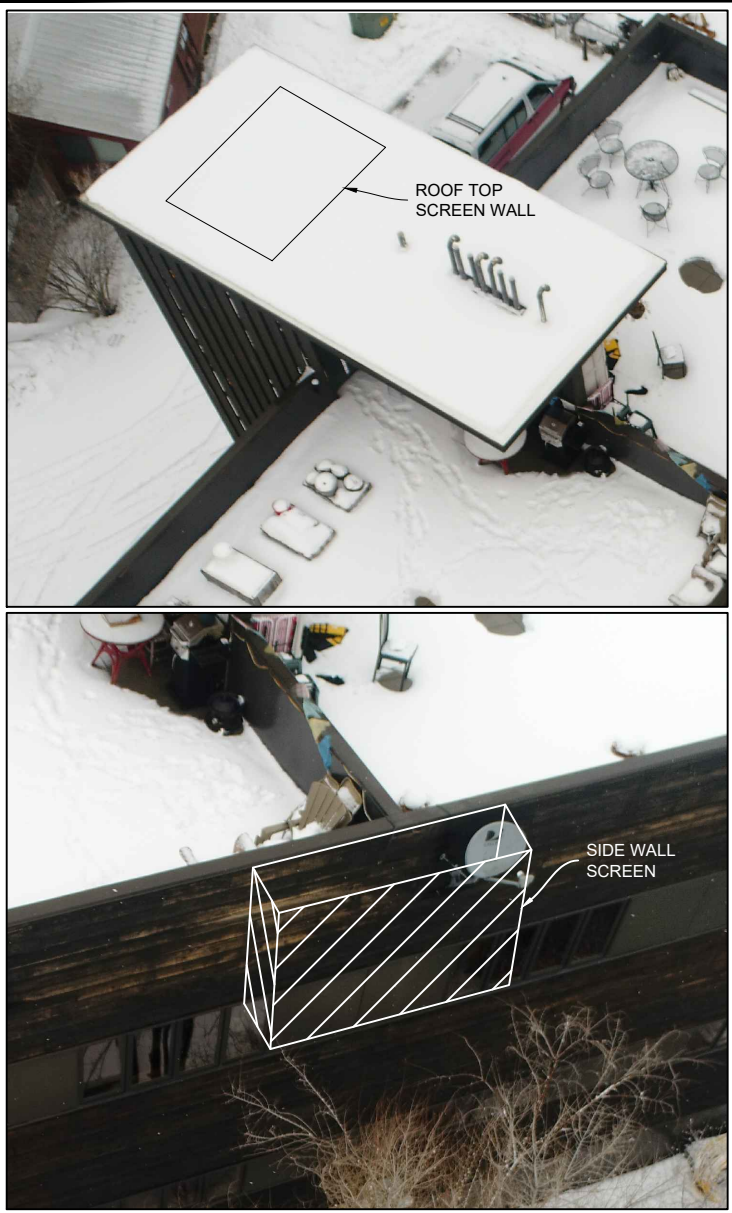
THESE DRAWINGS WERE PRODUCED WITH INFORMATION PROVIDED BY THE CLIENT. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO INSTALLATION.

ANTENNAS

ANTENNA AND EQUIPMENT CALLOUTS SHOWN ARE TYPICAL OF ALL SECTORS UNLESS SPECIFICALLY NOTED OTHERWISE.

ANTENNA FIT-UP VARIATIONS

COORDINATE ANY VARIATIONS TO THE ANTENNA / EQUIPMENT FIT-UP SHOWN WITH THE CONSTRUCTION MANAGER AND PROVIDE AS-BUILTS AND PHOTOS OF THE FINAL CONFIGURATION. SCREEN MANUFACTURER TO PROVIDE MOUNTING MATERIAL, SEE SCREEN WALL CONSTRUCTION DRAWINGS (BY OTHERS).



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SITE INFORMATION:
KSGT RELOCATE
IDL04405

NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:

ANTENNA PLANS

SHEET NUMBER:

A-4

V1

NOTES:

1. CONCRETE
ANCHOR: HILTI HIT HY 150 ADHESIVE ANCHOR
SIZE: $\varnothing = 3/8"$
EMBEDMENT: 1 3/4"
SPACING: S = 24" (MAX)
* IF THE WALL THICKNESS IS LESS THAN 2", THE 1/2" $\varnothing$ A325 BOLT SHALL BE USED TO GO THROUGH THE WALL WITH A 3/8" BACK PLATE INSIDE OF THE WALL.
2. FULLY-GROUTED CMU WALL
ANCHOR: HILTI HIT HY 150 ADHESIVE ANCHOR
SIZE: $\varnothing = 3/8"$
EMBEDMENT: 1 3/4"
SPACING: ONE (1) ANCHOR PER CELL (MAX) AND 8" (MIN)
3. SOLID BRICK WALL
ANCHOR: HILTI HIT HY 20 ADHESIVE ANCHOR
SIZE: $\varnothing = 3/8"$
EMBEDMENT: 2"
SPACING: S = 24" (MAX)
4. HOLLOW, UNGROUTED CMU WALL & BRICK WALL WITH HOLES
ANCHOR: HILTI HIT HY 20 ADHESIVE ANCHOR
SIZE: $\varnothing = 3/8"$
EMBEDMENT: THROUGH FACE OF HOLLOW BASE $> 6"$ (MIN)
SPACING: S = (2) COMPLETE BRICKS IN ANY DIRECTION
(1) ANCHOR PER BLOCK CELL (CMU)
5. STEEL
BOLT: A325
BOLT SIZE: $\varnothing = 1/2"$
BOLT HOLE SIZE: $\varnothing = 9/16"$
6. IF THE WALL MATERIAL IS DIFFERENT FROM ABOVE, CONTRACTOR SHALL INFORM DESIGN ENGINEER IMMEDIATELY.
7. ALL HARDWARE AND PARTS SHALL BE HOT-DIPPED GALVANIZED WITH LOCK WASHERS AND HEAVY HEX NUTS.
8. ALL BOLT HOLES SHALL BE 7/16" $\varnothing$ UNLESS NOTED OTHERWISE.
9. THE MAX LOAD BETWEEN ANCHORS SHALL BE LESS THAN 400 POUNDS.

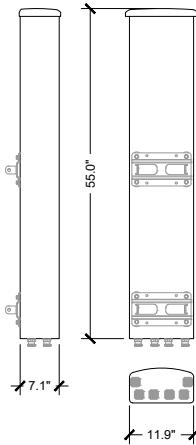
AT&T RRH MOUNTING PLATE

UNISTRUT MOUNTING BRACKET P/N P3000HS WITH P1012S CHANNEL NUTS OR EQUIVALENT (TYP)

BOLT UNISTRUT TO WALL AT 2'-0" O.C. SPACING (SEE NOTES)

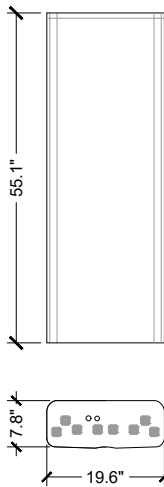
ANDREW SBNHH-1D65A

DIMENSION (H x W x D)	55" x 11.9" x 7.1"
WEIGHT	40.9 lbs



COMMSCOPE NNHH-65A-R4

DIMENSION (H x W x D)	55.1" x 19.6" x 7.8"
WEIGHT	68.3 lbs



ALCATEL-LUCENT B25 RRH4X30 (4-WAY RECEIVE)

DIMENSION (H x W x D)	21.2" x 12.0" x 7.2"
WEIGHT	53 lbs

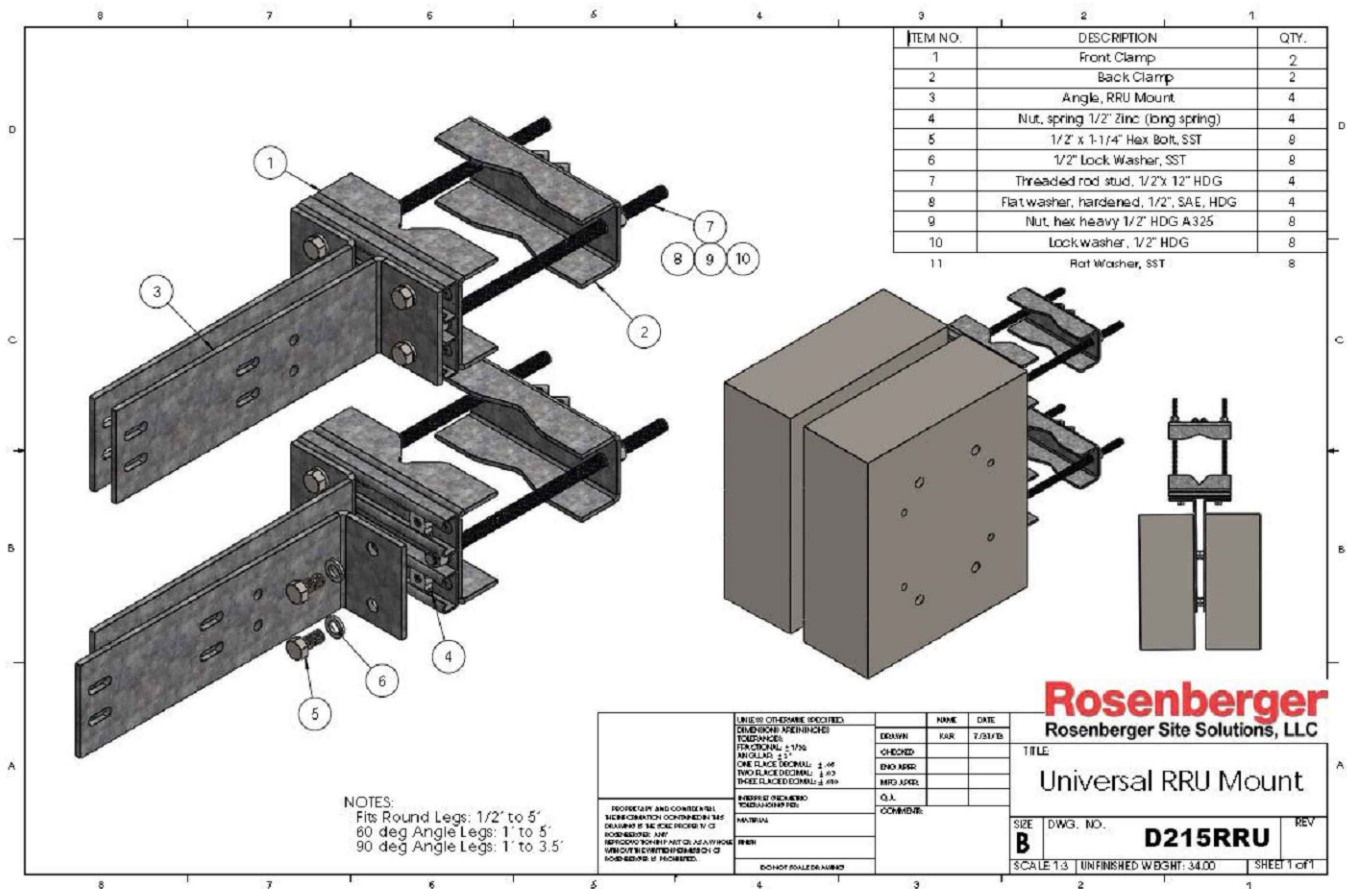


ALCATEL-LUCENT RRH4x25-WCS-4R (4-WAY RECEIVER)

DIMENSION (H x W x D)	31.5" x 11.8" x 8.7"
WEIGHT	70 lbs



ITEM NO.	DESCRIPTION	QTY.
1	Front Clamp	2
2	Back Clamp	2
3	Angle, RRU Mount	2
4	Nut, spring 1/2" Zinc (long spring)	4
5	1/2" x 1-1/4" Hex Bolt, SST	8
6	1/2" Lock Washer, SST	8
7	Threaded rod stud, 1/2"x 12" HDG	4
8	Flat washer, hardened, 1/2", SAE, HDG	4
9	Nut, hex heavy 1/2" HDG A325	8
10	Lock washer, 1/2" HDG	8
11	Flat Washer, SST	8



NOKIA

AHFIB Dimensions



Product name	Aircall Dual RNR 474R 825/6E 320W AHFB - 474261A
Supported frequency bands	3GPP Band 25 and Band 66
Frequencies	Band 25: DL 1930-1959MHz, UL 1850-1915MHz Band 66: DL 2170-2300MHz, UL 1710-1780MHz
Number of TX/RX ports	4
Instantaneous Bandwidth ISW	Band 25: 65MHz, Band 66: 70MHz UL/90MHz DL
Occupied Bandwidth OBW	Band 25: 65MHz, Band 66: 60MHz
Output power	Band 25: 43W, Band 66: 44x40W
Dimensions (mm) height x width x depth	730x390x240 (overall not-to-exceed with cover and bracket) +40 (overall not-to-exceed with cover and bracket)
Supply Voltage / Voltage Range	48V / -30V to 60V
Typical Power Consumption	525W E170 24h Avg -4x20W per band, 40W per TX port)
Antenna ports	4TX/RX, 4-10+
Optical ports	2 x CPU 9.8 Gbps
ALD control interfaces	4xSIO-3 from ANT1, 2, 3, 4 and RET Power supply (ANT1 and ANT3)
Other interfaces	External alarm MDR-26 serial connector (5 inputs) DC circular power connector
Operational temperature range	-40°C to 55°C (with no solar load)
Ingress protection class	IP67
Installation	Pole or wall, vertical or horizontal bolt mount
Surge protection	Class III SKA

NOKIA

AHLBA Dimensions



Product name	AirScale Dual R17 4748 B12/14 320W A4HLA-4742A0
Supported frequency bands	3GPP Band 12 and Band 14
Frequencies	Band 12: DL 729~743MHz, UL 699~715MHz Band 14: DL 758~768MHz, UL 788~798MHz
Number of TX/RX ports	4
Instantaneous Bandwidth (BW)	Band 12: 16MHz; Band 14: 10MHz
Occupied Bandwidth (OBW)	Band 12: 15MHz; Band 14: 10MHz
Output power	80W per TX port shared between bands (e.g. 64W per band)
Dimensions (mm) [height x width x depth]	730x390x240 (overall not-to-exceed with cover and bracket)
Weight (kg)	4.4 (overall not-to-exceed with cover and bracket)
Supply Voltage / Voltage Range	DC-48V / 36V to 60V
Typical Power Consumption	525W (4x 128.25W Avg ~ 42.0W per band, 40W per TX port)
Antenna ports	4TX/RX, 4.3-10+
Optical ports	2 x CXP10 9.3-10+
ALD control interfaces	AESG-0 from ANTLT, 2-3, 4, and 4 RET (Power supply ANTLT-267)
Other interfaces	External alarm MDR-26 serial connector (4 inputs) DC circular power connector
Operational temperature range	-40°C to 55°C (with no solar load)
Ingress protection class	IP65
Installation options	Pole or wall, vertical or horizontal boom mount
Surge protection	Class II S&A



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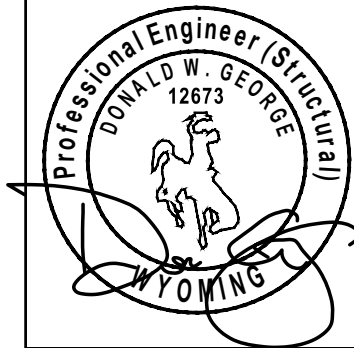
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SITE INFORMATION:

KSGT RELOCATE
IDL04405

NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:

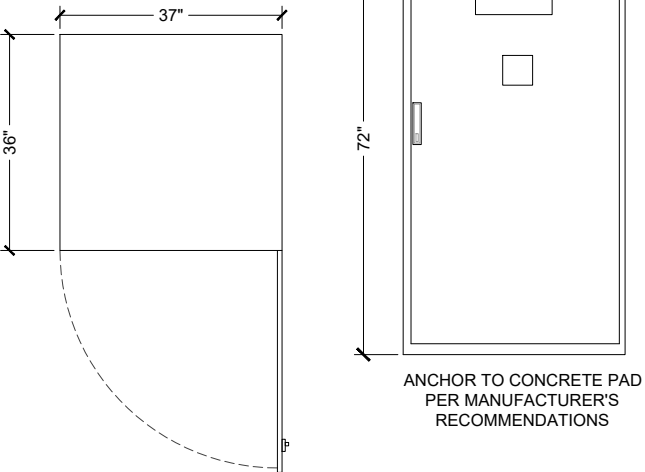
EQUIPMENT DETAILS

SHEET NUMBER

R-1

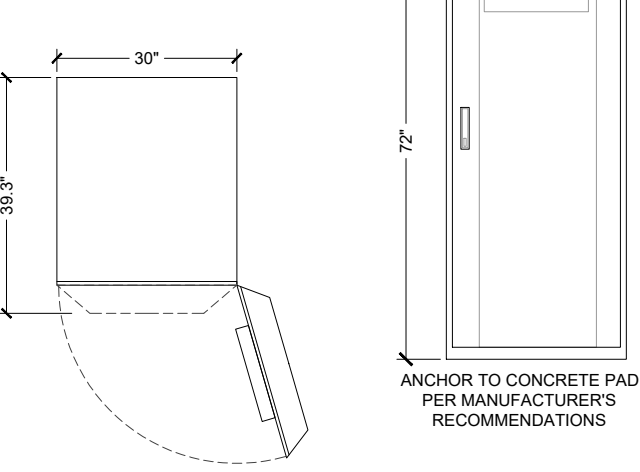
BATTERY CABINET

DIMENSION (H x W x D) 72" x 37" x 36"
WEIGHT 980 lbs



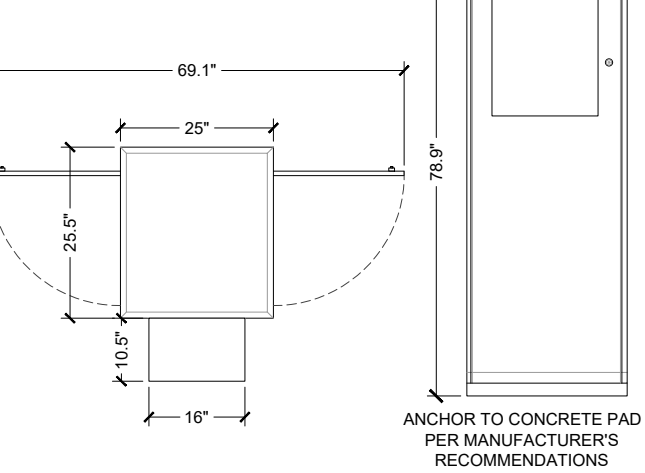
POWER CABINET

DIMENSION (H x W x D) 72" x 30" x 39.3"
WEIGHT 425 lbs



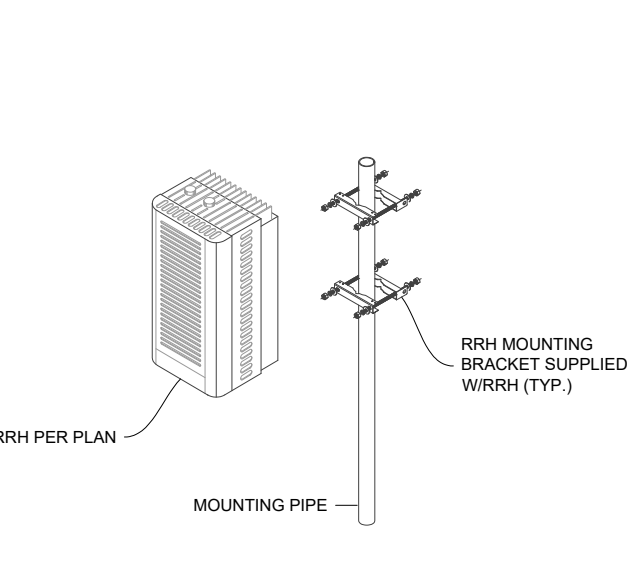
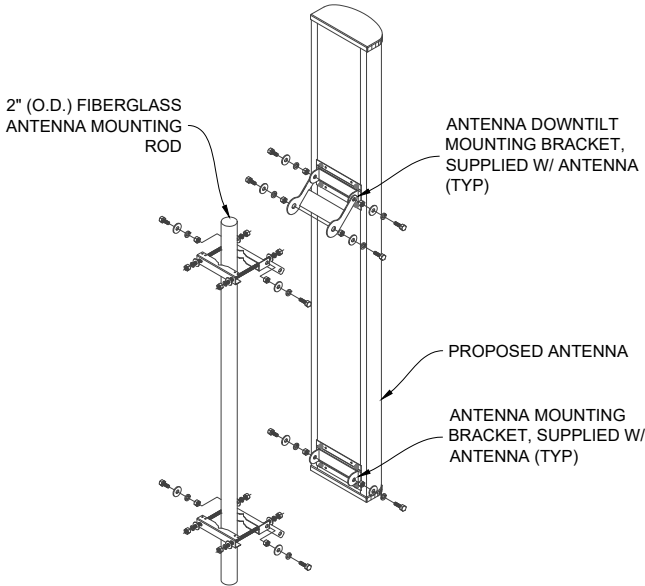
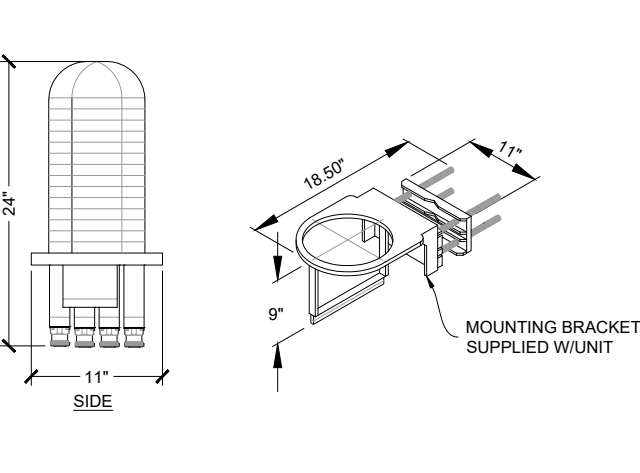
DDB CABINET

DIMENSION (H x W x D) 78.9" x 26" x 25"
WEIGHT 165 lbs



RAYCAP DC6 DC/FIBER DISTRIBUTION BOX

DIMENSION (H x W x D) 24" x 11" x 11"
WEIGHT 32.8 lbs



GENERAL DYNAMICS
Information Technology

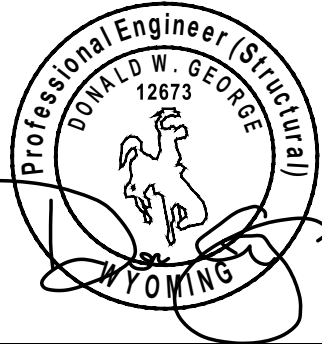


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SITE INFORMATION:
KSGT RELOCATE
IDL04405
NEW SITE BUILD

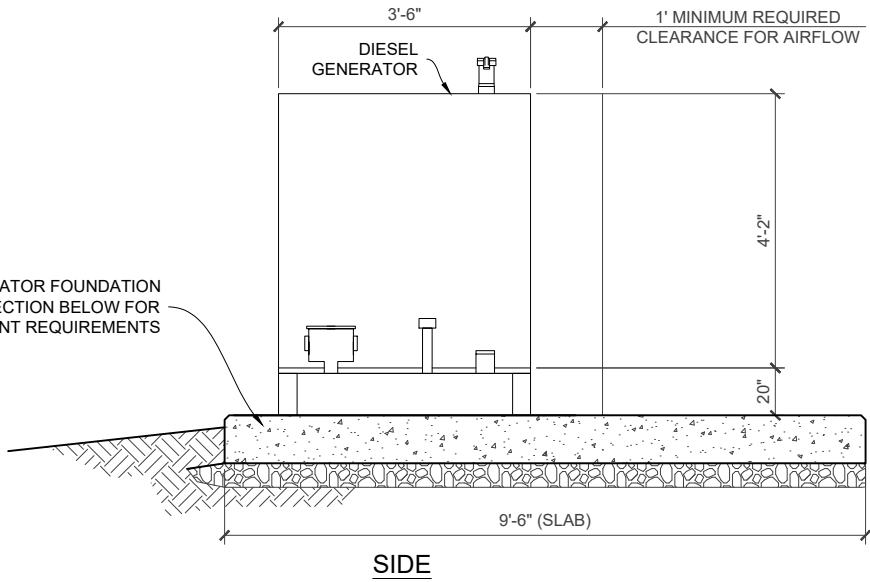
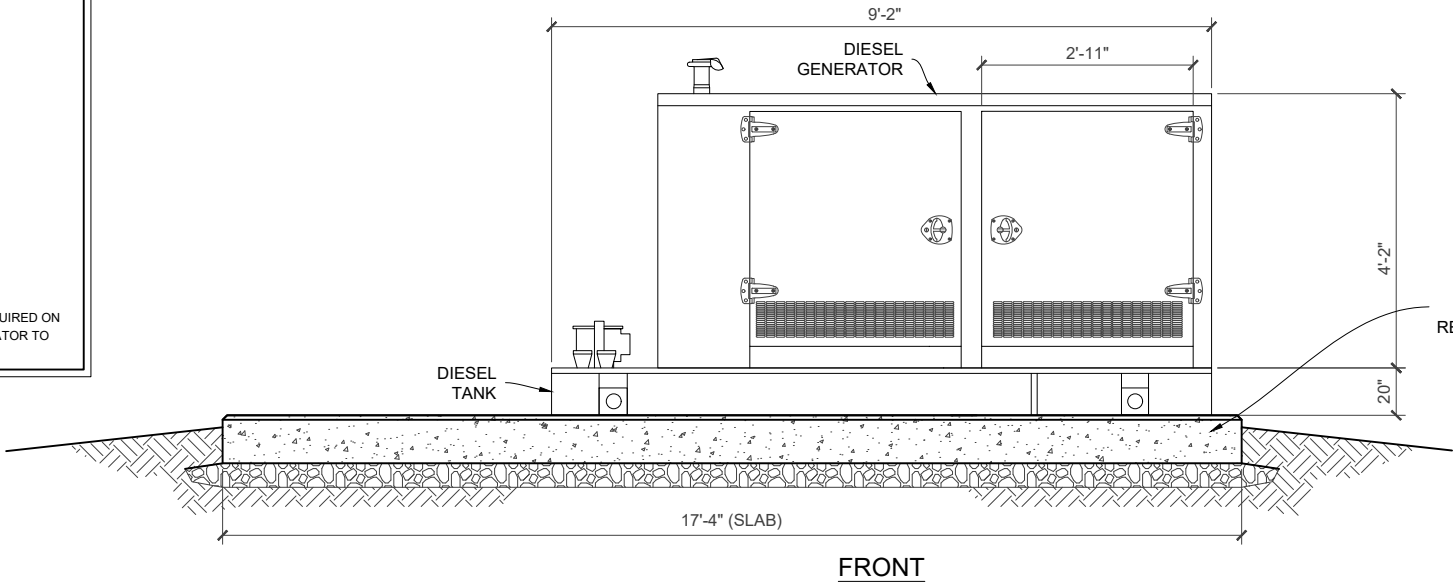
1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:
EQUIPMENT
DETAILS

SHEET NUMBER:
R-2

MANUFACTURER: KOHLER CO.
MODEL: 50REOZJD
P/N: ADV-8017
LENGTH: 91.34"
WIDTH: 42.12"
HEIGHT: 49.85"
TANK P/N: GM79144-MA2
LENGTH: 109.00"
WIDTH: 40.94"
HEIGHT: 20.00"
CAPACITY: 173 GALLONS
ASSEMBLED
LENGTH: 110.29"
WIDTH: 42.12"
HEIGHT: 69.86"
WEIGHT: 3263 LBS

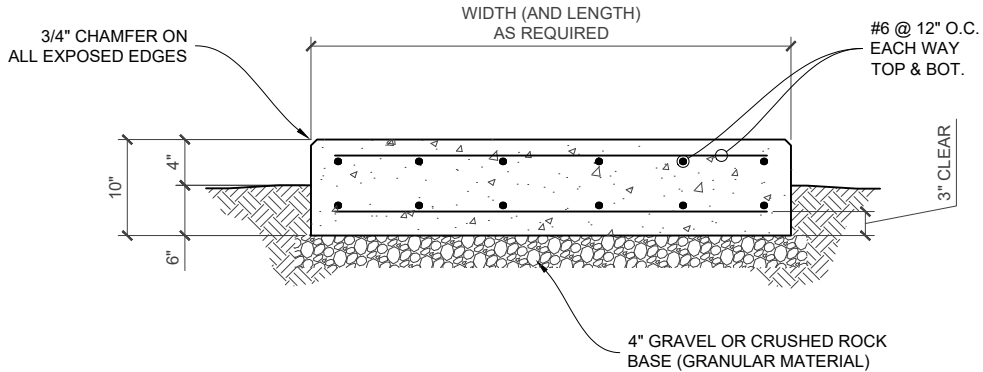
MINIMUM CLEARANCE OF 1'-0" REQUIRED ON NON-SERVICING SIDES OF GENERATOR TO MEET AIRFLOW REQUIREMENTS.



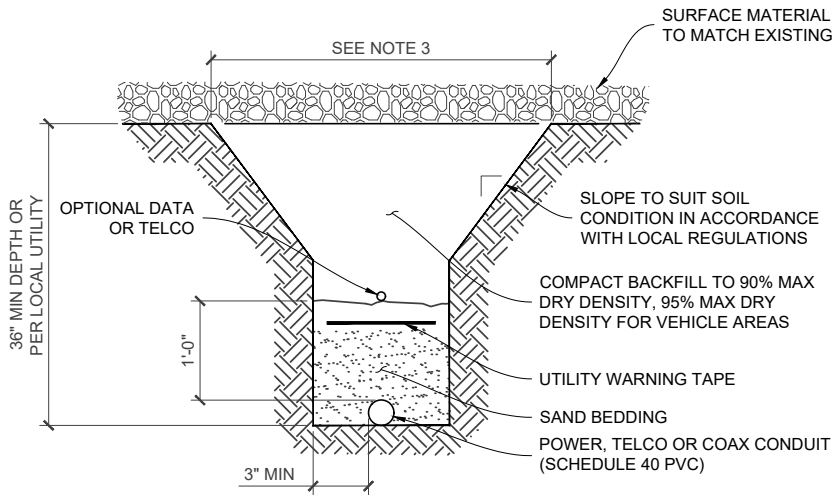
SCALE : NTS

GENERATOR DETAIL

5



- NOTE:
- "ONE CALL" SERVICE SHALL BE CALLED PRIOR TO EXCAVATION
 - DETAIL SHOWN IS FOR ONE CONDUIT. MULTIPLE CONDUITS CAN BE PLACED IN THE SAME TRENCH AS LONG AS A MINIMUM SEPARATION PER THE LOCAL UTILITY COMPANIES IS MAINTAINED. IN ALL CASES THE MINIMUM CENTER TO CENTER SPACING BETWEEN CONDUITS IS 1'-0" (NOT REQUIRED FOR COAX).
 - CONTRACTOR SHALL RESTORE THE TRENCH TO ITS ORIGINAL CONDITIONS BY EITHER SEEDING OR SODDING GRASS AREAS, OR REPLACING ASPHALT OR CONCRETE AREAS TO ITS ORIGINAL CROSS SECTION.
 - CONTRACTOR TO SHORE VERTICAL EXCAVATIONS ANYTIME CONDITIONS WARRANT TO PROTECT PERSONNEL AND MATERIALS OR AS REQUIRED BY OSHA AND LOCAL REQUIREMENTS.



SCALE : NTS

FOUNDATION SECTION

4

SCALE : NTS

UTILITY TRENCH DETAIL

3



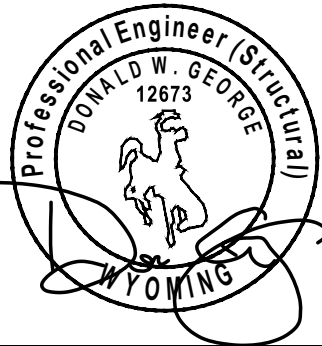
GENERAL DYNAMICS
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NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:
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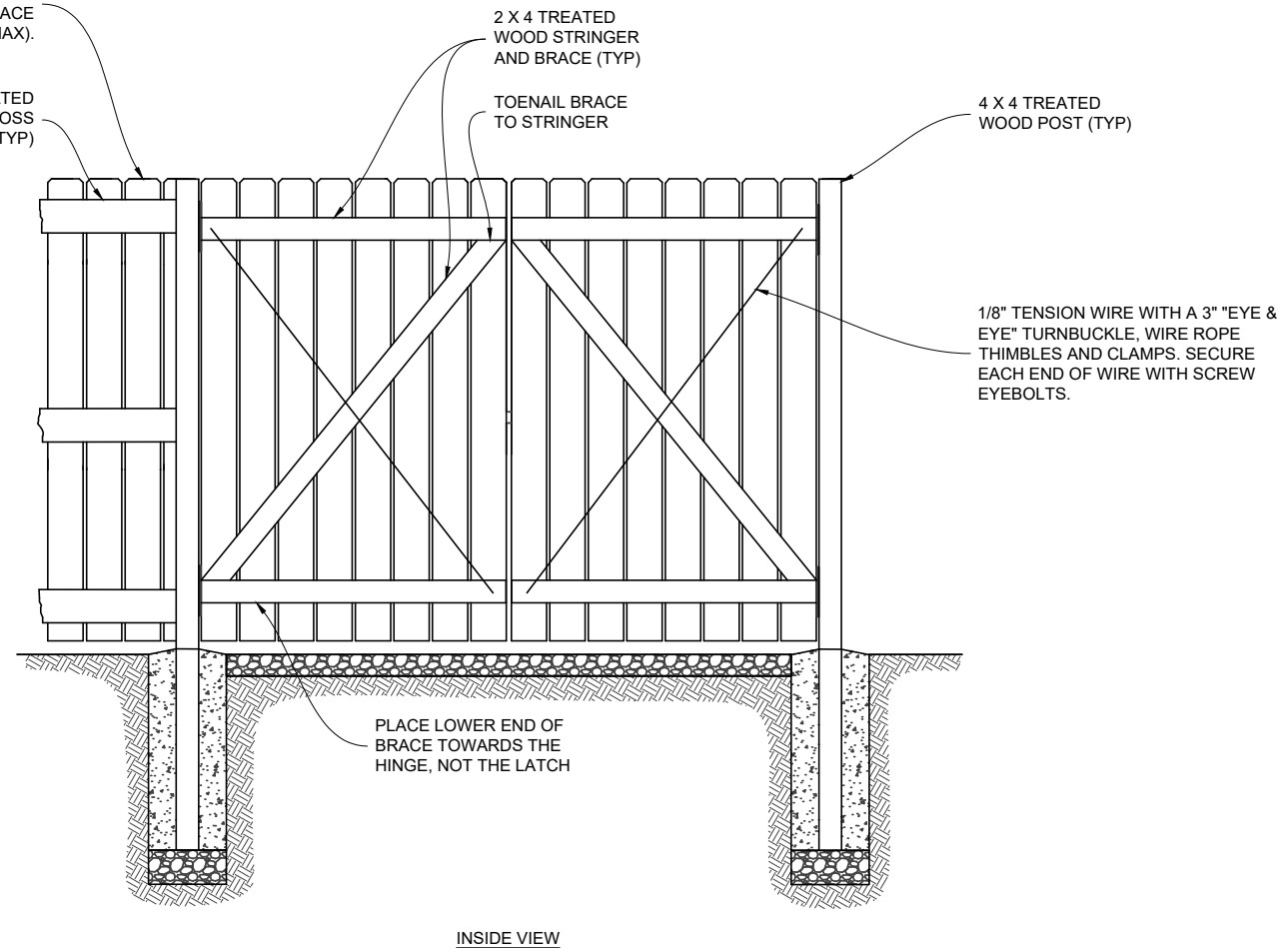
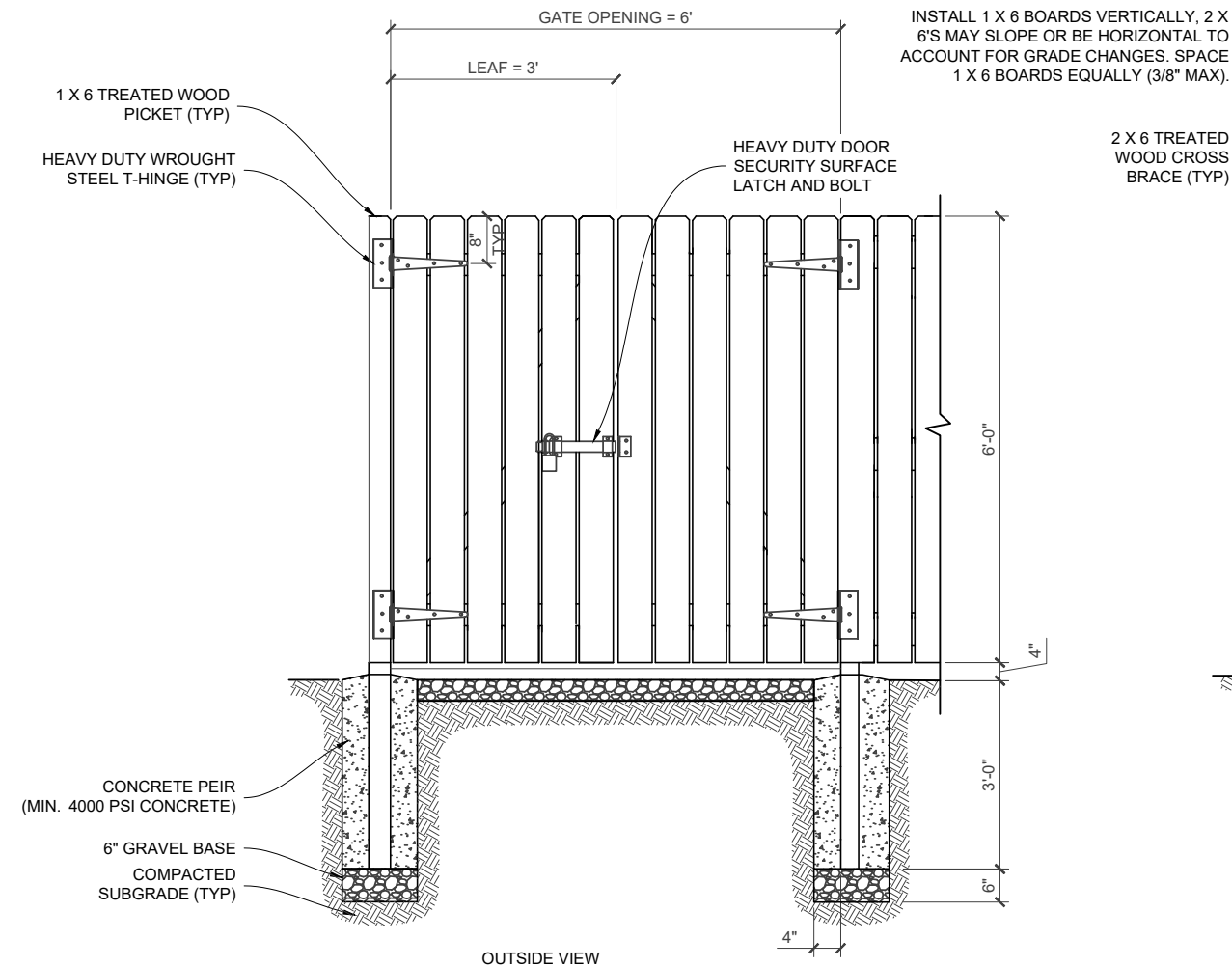
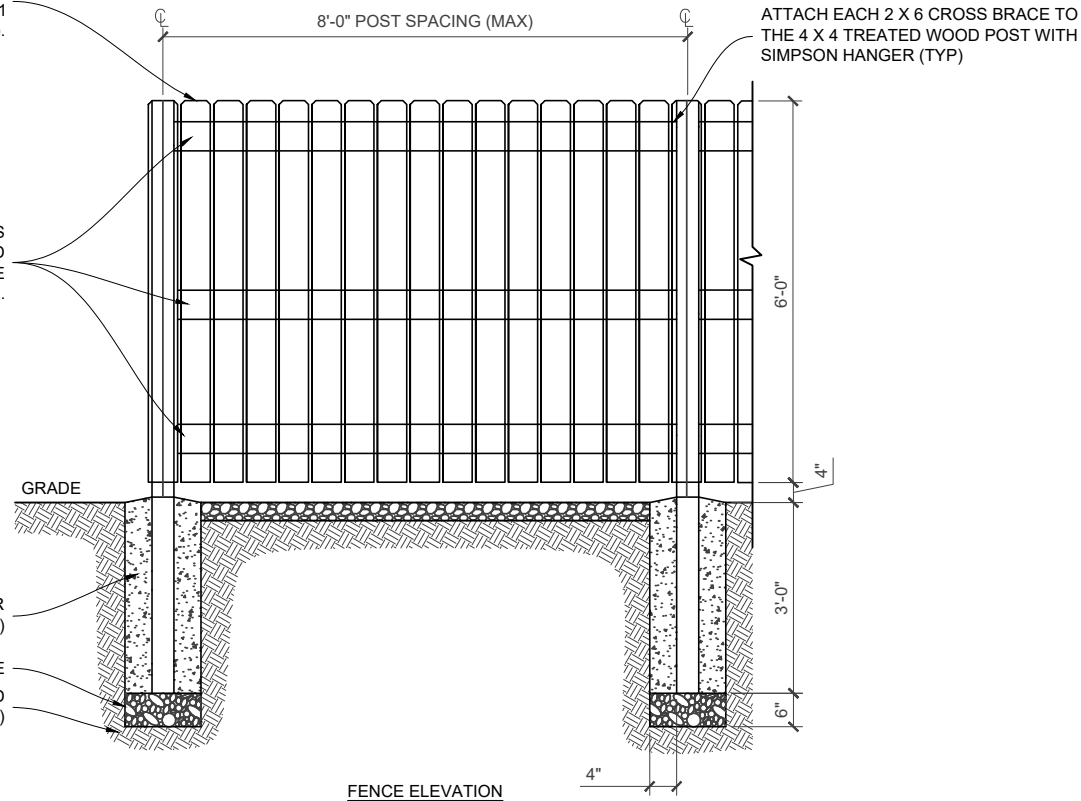
SHEET NUMBER:
R-3

INSTALL 1 X 6 BOARDS VERTICALLY, 2 X 6'S MAY SLOPE OR BE HORIZONTAL TO ACCOUNT FOR GRADE CHANGES. SPACE 1 X 6 BOARDS EQUALLY (3/8" MAX).

THE TOP AND BOTTOM WOOD CROSS BRACES SHALL BE PLACED 6" FROM THE END OF THE WOOD PICKETS. THE MIDDLE BRACE SHALL BE CENTERED WITHIN THE FENCE.

CONCRETE PEIR
(MIN. 4000 PSI CONCRETE)

6" GRAVEL BASE
COMPACTED
SUBGRADE (TYP)



GENERAL DYNAMICS
Information Technology

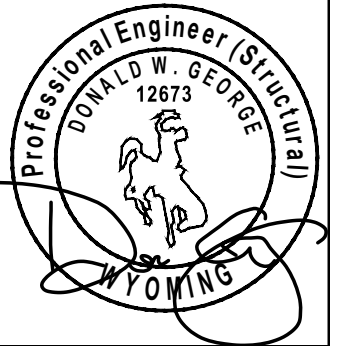


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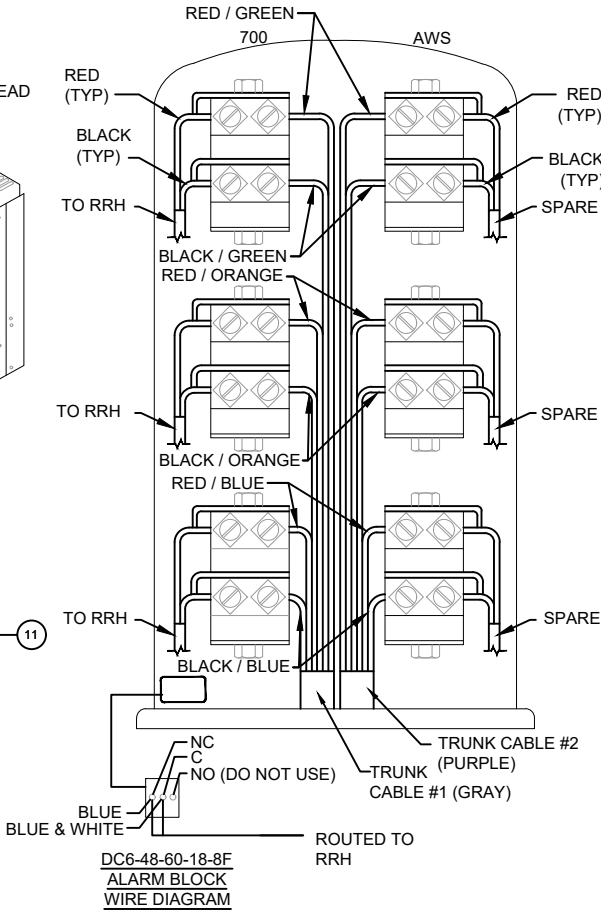
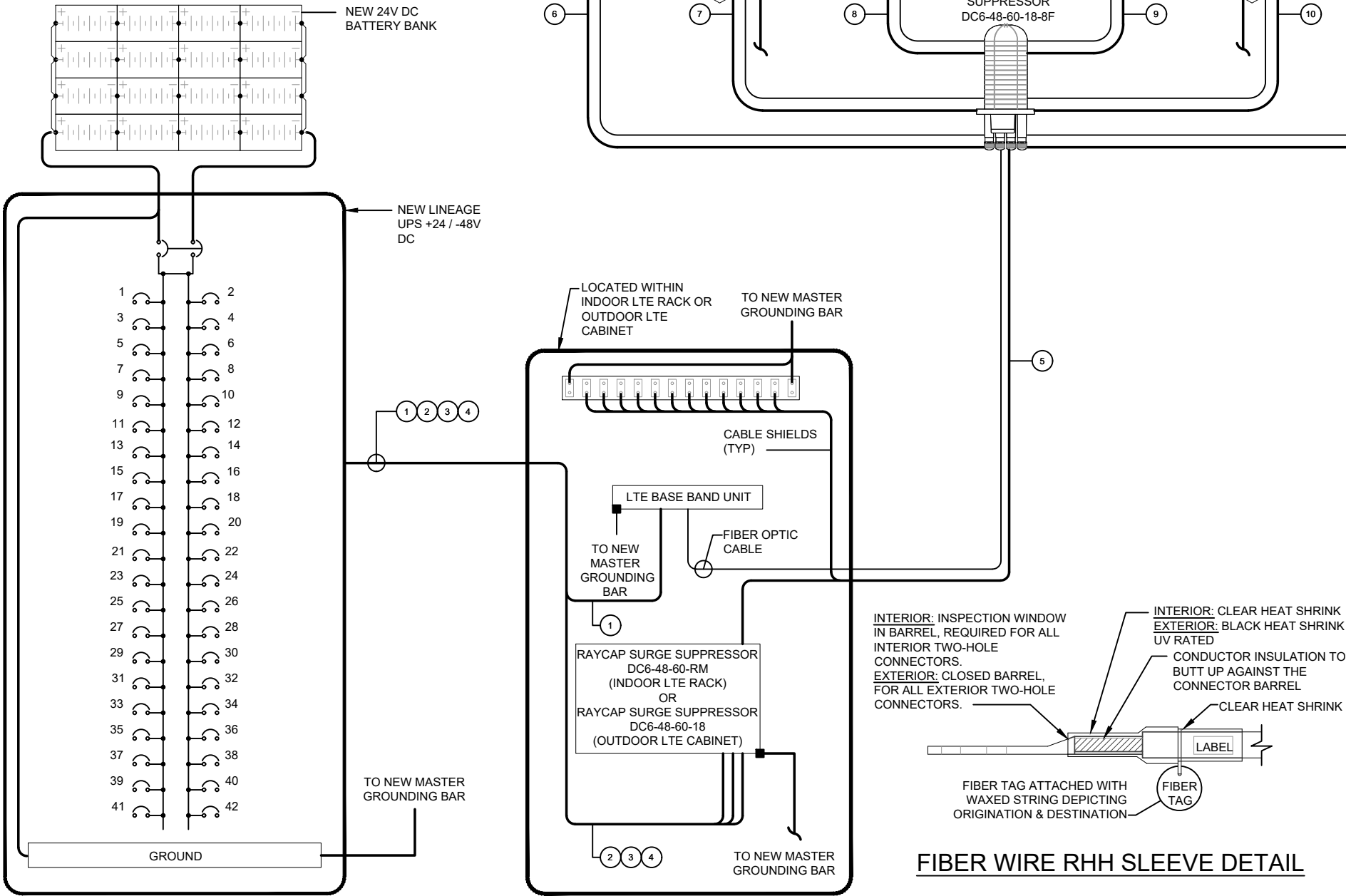
1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:
EQUIPMENT
DETAILS

SHEET NUMBER:
R-4

NOTES

1. INSTALL ADDITIONAL CIRCUITS TO RECTIFIERS AS REQUIRED, TO PROVIDE ADDITIONAL -48V DC POWER FOR LTE SYSTEM.
2. THE SCOPE OF WORK SHALL DICTATE THE EQUIPMENT TO BE INSTALLED. EQUIPMENT SHALL BE EQUAL TO OR BETTER THAN REFERRED VENDORS.
3. THE CONTRACTOR SHALL VERIFY THE LOAD CENTER SCHEDULE IS ACCURATE AND TRUE. IF THE LOAD CENTER SCHEDULE IS NOT TRUE THE CONTRACTOR SHALL NOTIFY THE ENGINEERING STAFF THE CORRECTIONS AS SOON AS PRACTICABLE.
4. CONTRACTOR SHALL PROVIDE ALL CONDUITS, CIRCUITS REQUIRED OF A COMPLETED SYSTEM AND SHALL BE IN COMPLIANCE WITH THE MANUFACTURER'S.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR AS-BUILT LOAD CENTER SCHEDULE AND SITE DRAWINGS.
6. THIS CIRCUIT SCHEDULE IS PULLED FROM LTE TEMPLATE FILE SUPPLIED BY GENERAL DYNAMICS. INDIVIDUAL CIRCUITS WERE NOT FIELD VERIFIED BY A&E VENDOR. CONTRACTOR IS TO VERIFY LOAD SCHEDULE.
7. ALL DC WIRE SHOULD BE RHH (OR OEM SUPPLIED) "LIST 3 CLASS B" OR "LIST 4 CLASS I" LIMITED SMOKE. ALL DC WIRE SHALL BE GRAY IN COLOR. COLOR CODE TAPE SHOULD BE USED TO IDENTIFY POLARITY AND CLEAR HEAT SHRINK SHALL COVER LUG CRIMP AND EXTEND OVER COLOR CODE. ENDS OF CABLES SHALL BE LABELED WITH FIBER TAGS ATTACHED WITH WAX STRING DEPICTING ORIGINATION TO DESTINATION.
8. CONTRACTOR SHALL VERIFY ADEQUATE CAPACITY EXISTS AT THE EXISTING DC POWER PLANT TO SUPPLY DC POWER TO THE NEW EQUIPMENT IN THE NEW FIF RACK OR CABINET. IF SUFFICIENT RECTIFIERS ARE NOT AVAILABLE IN THE EXISTING DC POWER PLANT, THE CONTRACTOR SHALL COORDINATE WITH THE DESIGN ENGINEER (TAEC) TO PROVIDE A DESIGN FOR NEW CIRCUITS TO THE EXISTING DC POWER PLANT FOR ADDITIONAL RECTIFIERS. CONTRACTOR SHALL ROUTE NEW DC POWER FROM THE EXISTING DC POWER PLANT TO THE NEW FIF RACK OR CABINET.



DC6-48-60-18-8F DC SURGE SUPPRESSION WIRE DIAGRAM

DC CIRCUIT SCHEDULE			
	FROM	TO	CONFIGURATION
①	-48V DC CIRCUIT	LTE BASE BAND UNIT	(1) 2-#10 RHH TC-RE DC CABLE
②	-48V DC CIRCUIT	RAYCAP SURGE SUPPRESSOR DC6-48-60-RM OR DC6-48-60-18	(1) 2-#10 RHH TC-RE DC CABLE
③	-48V DC CIRCUIT	RAYCAP SURGE SUPPRESSOR DC6-48-60-RM OR DC6-48-60-18	(1) 2-#10 RHH TC-RE DC CABLE
④	-48V DC CIRCUIT	RAYCAP SURGE SUPPRESSOR DC6-48-60-RM OR DC6-48-60-18	(1) 2-#10 RHH TC-RE DC CABLE
⑤	RAYCAP SURGE SUPPRESSOR DC6-48-60-RM OR DC6-48-60-18	RAYCAP SURGE SUPPRESSOR DC6-48-60-18-8F	(2) 6-#8 RHH TC-RE DC CABLE
⑥	RAYCAP SURGE SUPPRESSOR DC6-48-60-18-8F	RRH REMOTE RADIO HEAD ALPHA #1	(1) 6-#12 RHH TC-RE-DC CABLE
⑦	RAYCAP SURGE SUPPRESSOR DC6-48-60-18-8F	RRH REMOTE RADIO HEAD ALPHA #2	(1) 6-#12 RHH TC-RE-DC CABLE
⑧	RAYCAP SURGE SUPPRESSOR DC6-48-60-18-8F	RRH REMOTE RADIO HEAD BETA #1	(1) 6-#12 RHH TC-RE-DC CABLE
⑨	RAYCAP SURGE SUPPRESSOR DC6-48-60-18-8F	RRH REMOTE RADIO HEAD BETA #2	(1) 6-#12 RHH TC-RE-DC CABLE
⑩	RAYCAP SURGE SUPPRESSOR DC6-48-60-18-8F	RRH REMOTE RADIO HEAD GAMMA #1	(1) 6-#12 RHH TC-RE-DC CABLE
⑪	RAYCAP SURGE SUPPRESSOR DC6-48-60-18-8F	RRH REMOTE RADIO HEAD GAMMA #2	(1) 6-#12 RHH TC-RE-DC CABLE



GENERAL DYNAMICS
Information Technology



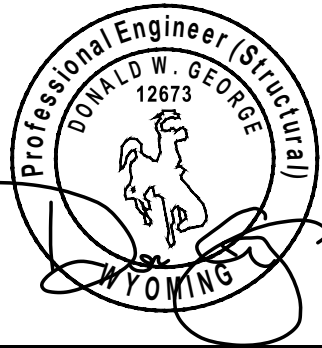
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SITE INFORMATION:

KSGT RELOCATE
IDL04405

NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:

EQUIPMENT
DETAILS

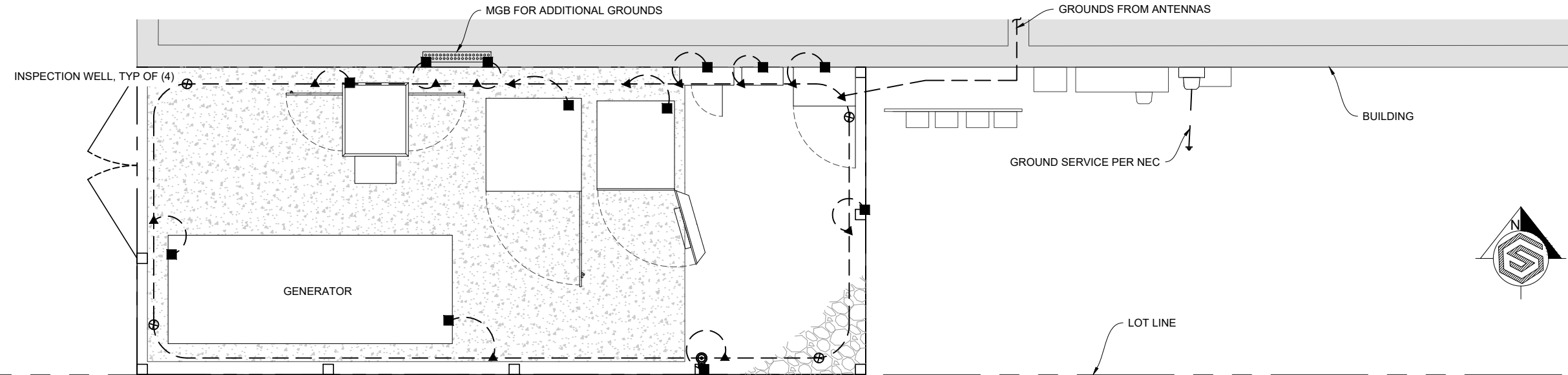
SHEET NUMBER:

R-5

GROUNDING SPECIFICATIONS

1. GROUNDING SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE CURRENTLY IN EFFECT FOR THE AUTHORITY HAVING JURISDICTION.
2. ALL GROUNDING DEVICE SHALL BE U.L. LISTED FOR THEIR INTENDED USE.
3. GROUND WIRES SHALL BE TINNED #2 AWG BARE SOLID COPPER UNLESS OTHERWISE NOTED.
4. CONNECTIONS OF ALL GROUND WIRES TO THE GROUND RING SHALL BE EXOTHERMIC (CAD-WELDED), UNLESS OTHERWISE NOTED. AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AT&T WIRELESS BROADBAND STANDARDS.
5. GROUNDING CONDUCTORS SHALL BE ROUTED ALONG THE SHORTEST AND STRAIGHTEST PATH POSSIBLE. WHEN REQUIRED, GROUND LEADS SHALL BE BENT TO A MINIMUM OF 8" RADIUS.
6. WHERE GROUND WIRES ARE ROUTED FROM ANY CONNECTION ABOVE GRADE TO THE GROUND RING. INSTALL WIRE IN 3/4" HEAVY WALL LIQUID TIGHT FLEXIBLE CONDUIT FROM CONNECTION POINT TO 5" BELOW GRADE AND SEAL THE TOP WITH SILICONE SEALANT.
7. ALL GROUND BARS SHALL BE TINNED, 1/4" COPPER, SECTOR BARS 2", COLLECTOR AND MGB BARS 4", OF SUFFICIENT LENGTH TO ACCOMMODATE ALL REQUIRED CONNECTIONS WITHOUT DOUBLING LIGS, AND EACH INSTALLED WITH ISOLATORS. WHEN CONNECTING GROUND BARS (WITHIN 10 FEET OF GRADE) DIRECTLY TO THE GROUND RING, 2 EA. #2 SOLID DOWNLEADS SHALL BE CAD-WELDED TO THE GROUND BAR, 1 AT EACH OPPOSITE BOTTOM CORNER, AND EACH SHALL RUN IN 3/4" HEAVY WALL LIQUID TIGHT FLEXIBLE CONDUIT FROM GROUND BAR DOWN TO THE GROUND RING. WHEN CONNECTING SECTOR GROUND BARS, DAISY-CHAIN THE GROUND BARS AND RUN 1 EA. #2 AWG STRANDED COPPER WIRE WITH THWN INSULATION FROM THE MIDDLE GROUND BAR TO THE GROUND RING AND CAD-WELD TO THE RING.
8. WHEN ATTACHING STRANDED GROUND LEADS TO THE GROUND BARS, 2 HOLE COMPRESSION LUGS SHALL BE USED, PROTECT WITH WEATHERPROOF HEAT SHRINK, AND WITH A THIN COAT OF "KOP'R SHIELD" OR EQUIVALENT PROPERLY APPLIED AND ATTACHED ONLY WITH STAINLESS STEEL HARDWARE.
9. WHEN GROUNDING EQUIPMENT ENCLOSURES, PANELS, FRAMES, AND OTHER METAL APPARATUS, A #6 AWG STRANDED COPPER WIRE WITH THWN INSULATION SHALL BE ATTACHED UTILIZING A 2 HOLE COMPRESSION TYPE LUG, PROTECTED WITH WEATHERPROOF HEAT A CLEAN AND CORROSION FREE METALLIC SURFACE UTILIZING STAINLESS STEEL SELF-TAPPING SCREWS AS NOTED IN NOTE 10 BELOW.
10. PREPARE ALL BONDING SURFACES FOR GROUND CONNECTIONS BY REMOVING ANY AND ALL PAINT AND CORROSION TO SHINY METAL. FOLLING CAD-WELDED CONNECTIONS TO NON-COPPER SURFACES, APPLY ONE COAT OF ANY ANTI-OXIDIZING PAINT, "COLD GALV" OR EQUIVALENT.
11. GROUND RODS SHALL BE COPPER-CLAD STEEL 5/8"x10", SPACED NO LESS THAN 10' ON CENTER.
12. ALL GROUND SYSTEM CONDUCTORS AND CONDUITS SHALL BE SECURED UTILIZING ONLY NONMETALLIC, NON-CONDUCTIVE, UV RATED CLAMPS, BRACKET, AND OR SUPPORTS.
13. WHEN REQUIRED, THE CONTRACTOR SHALL ENGAGE THE SERVICES OF AN INDEPENDENT TESTING FIRM TO VERIFY, UTILIZING A MEGGER TEST, THAT THE RESISTANCE TO EARTH OF THE NEW GROUND SYSTEM IS EQUAL TO OR LESS THAN 5 (OHMS). A COPY OF THE COMPLETE TESTING REPORT SHALL BE PROVIDED TO THE AT&T REPRESENTATIVE.
14. ALL MATERIALS AND HARDWARE SHALL BR INSTALLED IN A WORKMAN-LIKE MANNER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, AND DEFINED IN NFPA-70 AND APPROVED BY A,H,J,
15. THE FENCE SHALL BE BONDED TO THE GROUND RING AT EACH CORNER POST AND AT EACH GATE POST WITH NO. 2 AWG BTCW. THE CONNECTION TO EACH POST AND THE GROUND RING SHALL BE BY EXOTHERMIC WELD. BOND EACH GATE TO THE GATE POST AT THE HINGED END WITH A GATE JUMPER. DO NOT LOCATE GATE JUMPER AT THE BOTTOM TO PREVENT IT FROM DRAGGING OR BEING DAMAGED BY MOVING EQUIPMENT.

LEGEND	
▲	CADWELD CONNECTION (EXOTHERMIC WELD)
■	MECHANICAL CONNECTION
⊗	5/8"Øx10' COPPER CLAD STEEL GROUND ROD
---	#2 SOLID, TINNED BARE COPPER
	#6 GREEN STRANDED INSULATED COPPER



GENERAL DYNAMICS
Information Technology

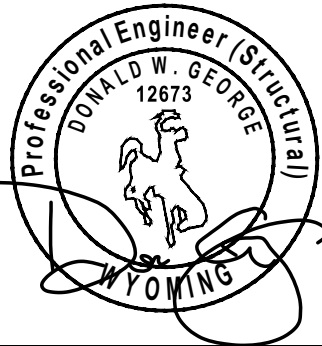


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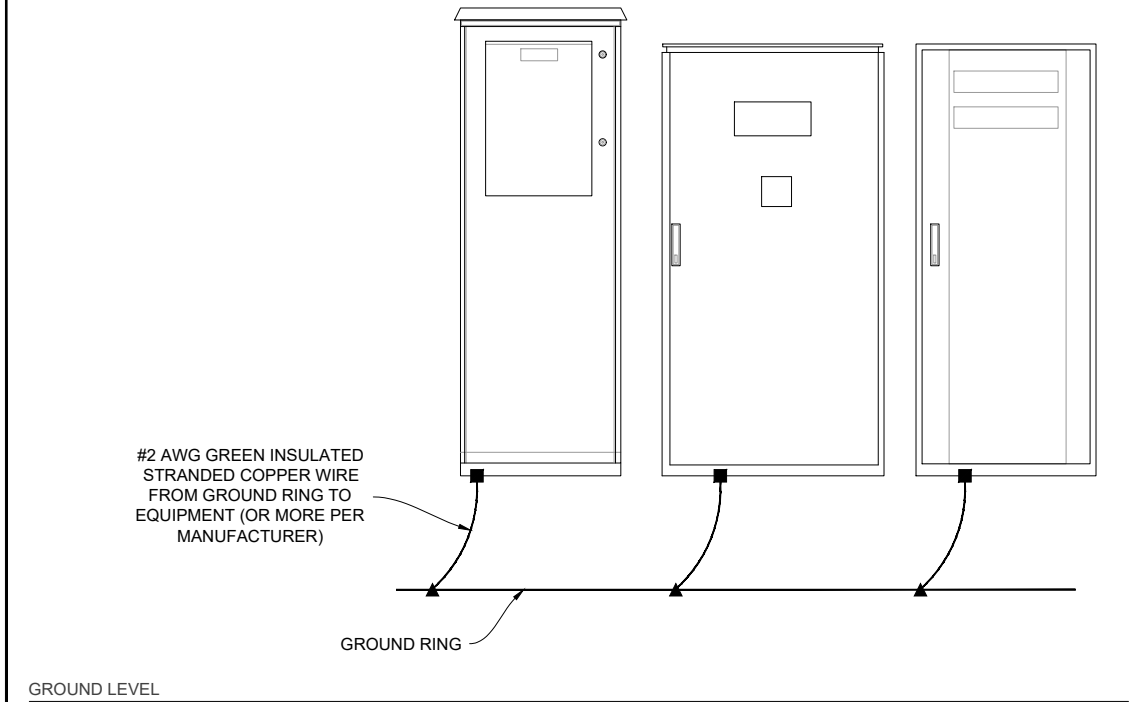
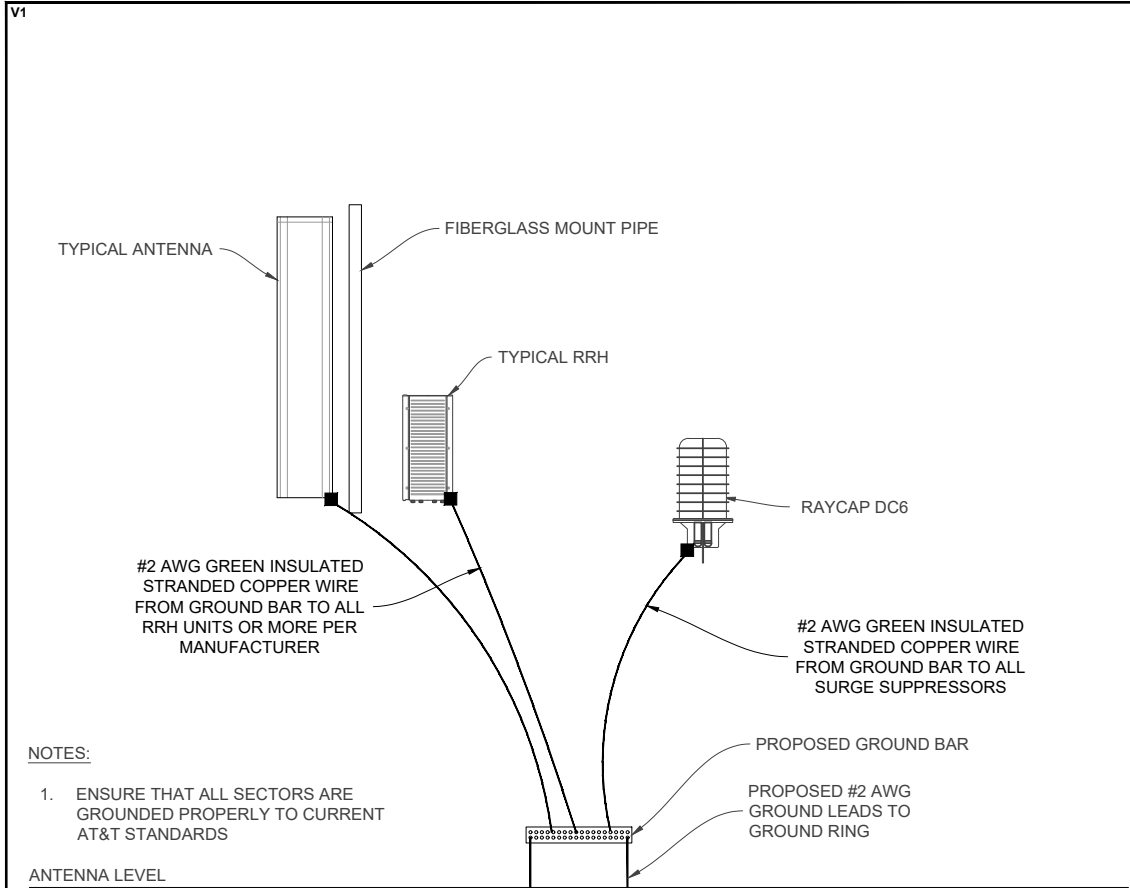
SITE INFORMATION:
KSGT RELOCATE
IDL04405

NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:
GROUNDING
DETAILS

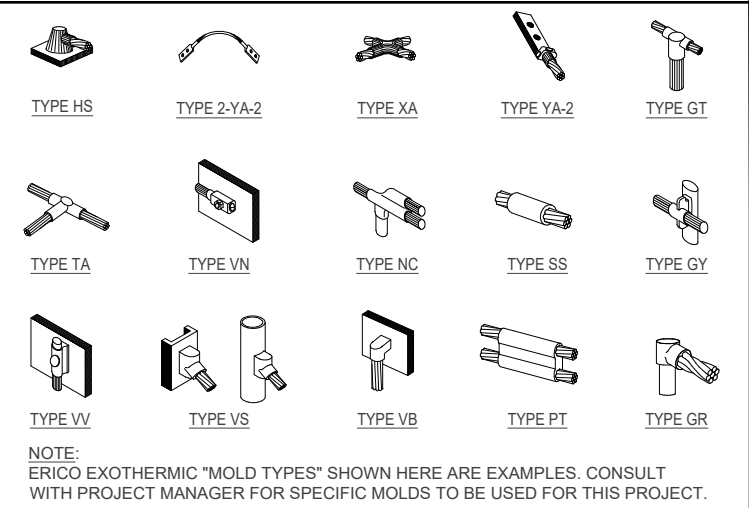
SHEET NUMBER:
G-1



TYPICAL GROUNDING SCHEMATIC

SCALE
N.T.S.

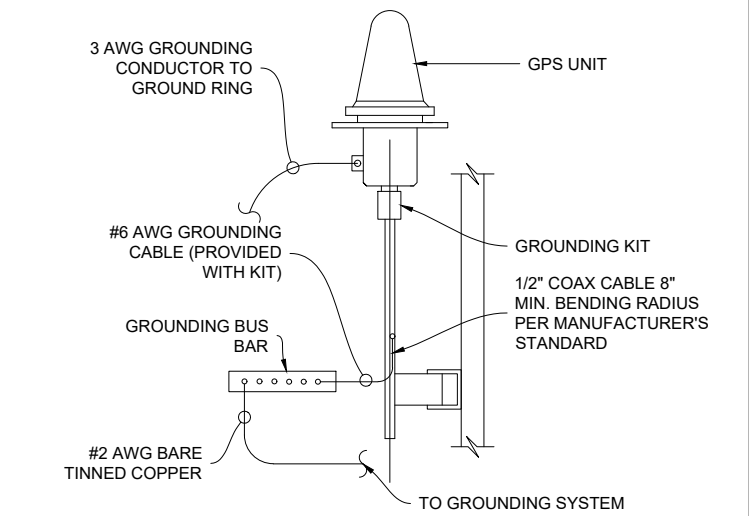
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EXOTHERMIC WELDING

SCALE
N.T.S.

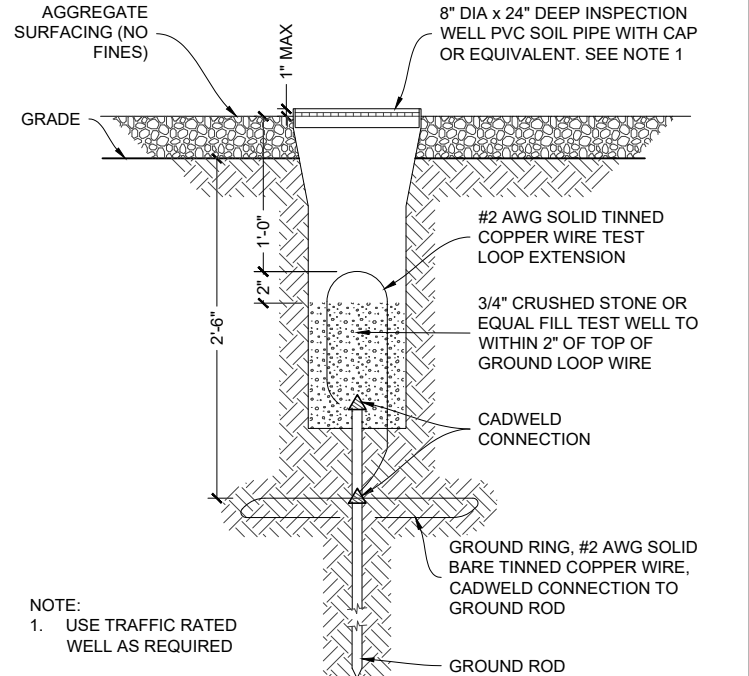
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GPS GROUNDING DETAIL

SCALE
N.T.S.

5

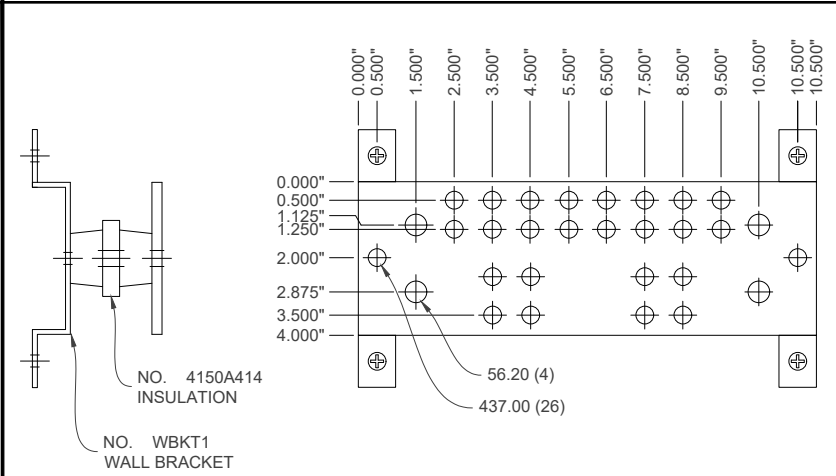


INSPECTION WELL DETAIL

66

SCALE
N.T.S.

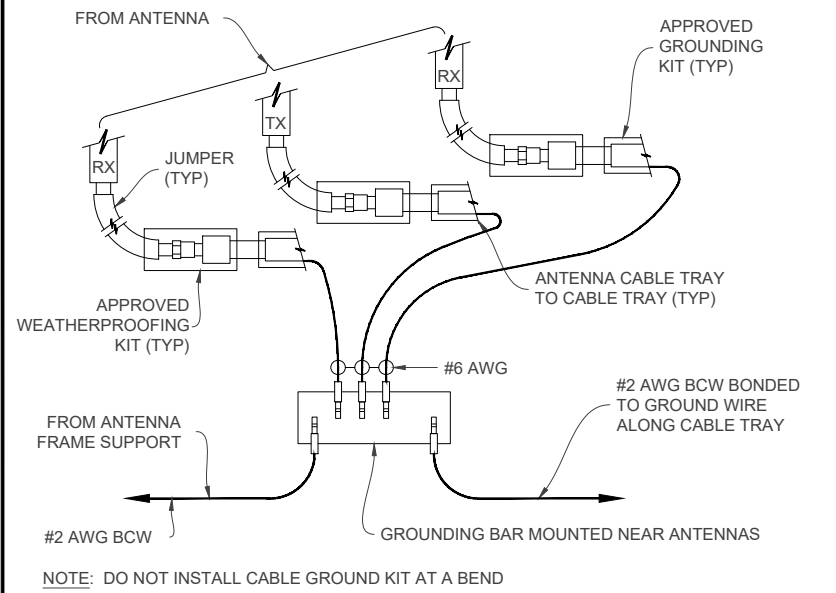
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12" & 18" GROUND BARS

SCALE
N.T.S.

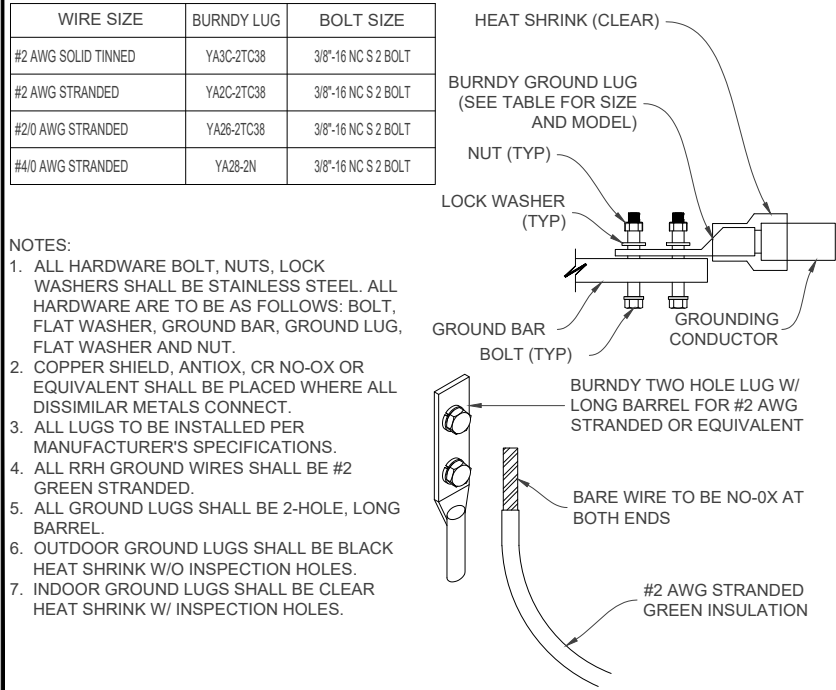
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COAX GROUNDING DETAIL

SCALE
N.T.S.

2



MECHANICAL LUG CONNECTION

SCALE
N.T.S.

3



GENERAL DYNAMICS
Information Technology

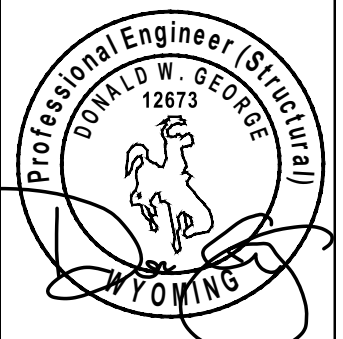


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KSGT RELOCATE
IDL04405
NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

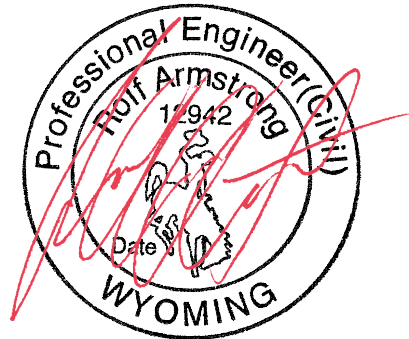
SHEET TITLE:
GROUNDING
DETAILS

SHEET NUMBER:
G-2

Structural Calculations

FRP Antenna Enclosure

AT&T Site: IDL04405 KSGT Relocate
1024 Gregory Lane
Jackson, Wyoming 83001



Eclipse Engineering, Inc. has reviewed only the adequacy of the FRP shroud to support the vertical and lateral loads of the above noted area. We do not take responsibility for the existing supporting structure or the integrity of the structure as a whole.

Prepared For:

Hi-Tech Composite Structures, Inc
1266 SE Lake Road
Redmond, OR 97756



18-699 KSGT Relocate
1024 Gregory Lane
Jackson, Wyoming 83001

Approximate Site Coordinates:
Latitude = 43.464568
Longitude = -110.794022

Design Maps Summary Report

User-Specified Input

Building Code Reference Document 2012/2015 International Building Code
(which utilizes USGS hazard data available in 2008)

Site Coordinates 43.46457°N, 110.79402°W

Site Soil Classification Site Class D – “Stiff Soil”

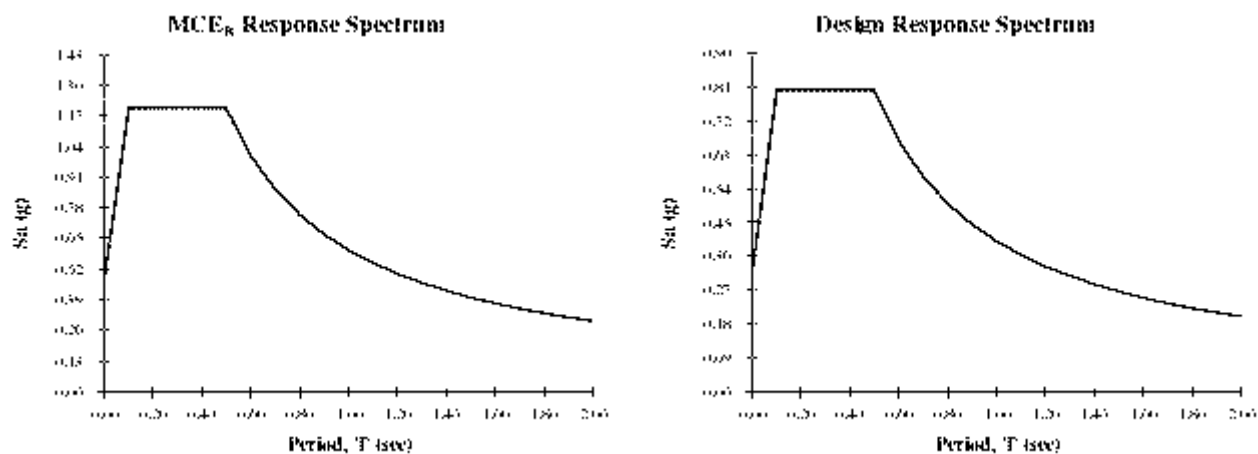
Risk Category I/II/III



USGS-Provided Output

$S_s = 1.163 \text{ g}$	$S_{MS} = 1.203 \text{ g}$	$S_{DS} = 0.802 \text{ g}$
$S_1 = 0.355 \text{ g}$	$S_{M1} = 0.600 \text{ g}$	$S_{D1} = 0.400 \text{ g}$

For information on how the S_s and S_1 values above have been calculated from probabilistic (risk-targeted) and deterministic ground motions in the direction of maximum horizontal response, please return to the application and select the “2009 NEHRP” building code reference document.



Although this information is a product of the U.S. Geological Survey, we provide no warranty, expressed or implied, as to the accuracy of the data contained therein. This tool is not a substitute for technical subject-matter knowledge.

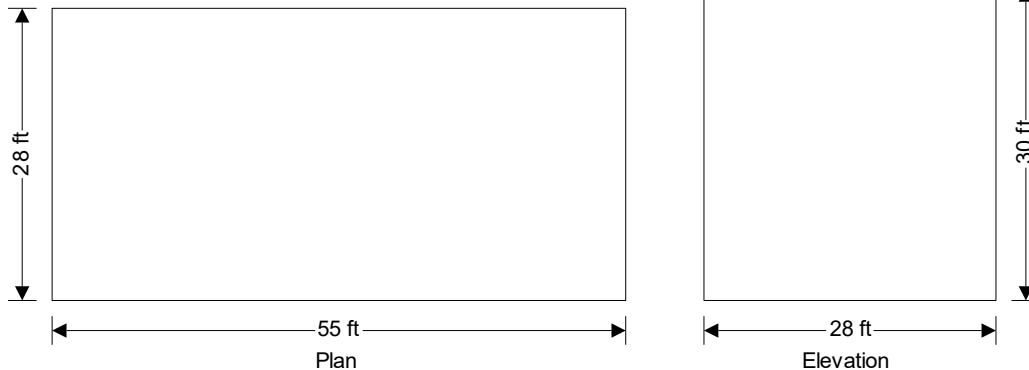
 Eclipse Engineering, Inc. 376 SW Bluff Drive - Suite 8 Bend, Oregon 97702	Project 18-699 KSGT Relocate				Job Ref. 18-08-239	
	Section C&C Wind Loading				Sheet no./rev. 1	
	Calc. by M	Date 8/21/2018	Chk'd by	Date	App'd by	Date 8/21/2018

WIND LOADING (ASCE7-10)

In accordance with ASCE7-10 incorporating Errata No. 1 and Errata No. 2

Using the components and cladding design method

Tedds calculation version 2.0.20



Building data

Type of roof	Flat
Length of building	b = 55.00 ft
Width of building	d = 28.00 ft
Height to eaves	H = 30.00 ft
Height of parapet	h _p = 2.00 ft
Mean height	h = 30.00 ft

General wind load requirements

Basic wind speed	V = 115.0 mph
Risk category	II
Velocity pressure exponent coeff (Table 26.6-1)	K _d = 0.85
Exposure category (cl.26.7.3)	C
Enclosure classification (cl.26.10)	Enclosed buildings
Internal pressure coef +ve (Table 26.11-1)	GC _{pi_p} = 0.18
Internal pressure coef -ve (Table 26.11-1)	GC _{pi_n} = -0.18
Parapet internal pressure coef +ve (Table 26.11-1)	GC _{pi_pp} = 0.18
Parapet internal pressure coef -ve (Table 26.11-1)	GC _{pi_np} = -0.18
Gust effect factor	G _f = 0.85

Topography

Topography factor not significant	K _{zt} = 1.0
-----------------------------------	-----------------------

Velocity pressure

Velocity pressure coefficient (T.30.3-1)	K _z = 0.98
Velocity pressure	q _h = 0.00256 × K _z × K _{zt} × K _d × V ² × 1psf/mph ² = 28.2 psf

Velocity pressure at parapet

Velocity pressure coefficient (T.30.3-1)	K _z = 0.99
Velocity pressure	q _p = 0.00256 × K _z × K _{zt} × K _d × V ² × 1psf/mph ² = 28.5 psf

 Eclipse Engineering, Inc. 376 SW Bluff Drive - Suite 8 Bend, Oregon 97702	Project 18-699 KSGT Relocate				Job Ref. 18-08-239	
	Section C&C Wind Loading				Sheet no./rev. 2	
	Calc. by M	Date 8/21/2018	Chk'd by	Date	App'd by	Date 8/21/2018

Peak velocity pressure for internal pressure

Peak velocity pressure – internal (as roof press.) $q_i = 28.20$ psf

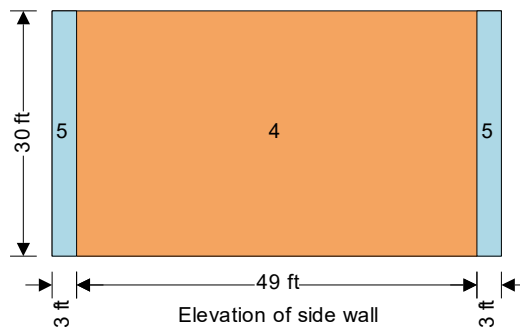
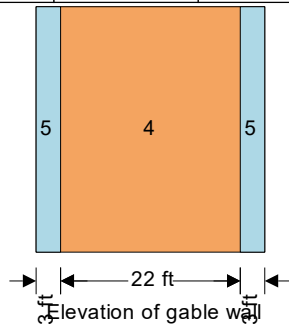
Equations used in tables

Net pressure $p = q_h \times [GC_p - GC_{pi}]$

Parapet net pressure $p = q_p \times [GC_p - GC_{pi_p}]$

Components and cladding pressures - Wall (Figure 30.4-1 and Figure 30.4-2A)

Component	Zone	Length (ft)	Width (ft)	Eff. area (ft ²)	+GC _p	-GC _p	Pres (+ve) (psf)	Pres (-ve) (psf)
<10sf	4	-	-	10.0	0.90	-0.99	30.5	-33.0
50sf	4	-	-	50.0	0.79	-0.88	27.3	-29.9
200sf	4	-	-	200.0	0.69	-0.78	24.6	-27.2
>500sf	4	-	-	500.0	0.63	-0.72	22.8	-25.4
<10sf	5	-	-	10.0	0.90	-1.26	30.5	-40.6
50sf	5	-	-	50.0	0.79	-1.04	27.3	-34.3
200sf	5	-	-	200.0	0.69	-0.85	24.6	-28.9
>500sf	5	-	-	500.0	0.63	-0.72	22.8	-25.4



Components and cladding pressures - Roof (Figure 30.4-2A)

Component	Zone	Length (ft)	Width (ft)	Eff. area (ft ²)	+GC _p	-GC _p	Pres (+ve) (psf)	Pres (-ve) (psf)
<10sf	1	-	-	10.0	0.30	-1.00	13.5 #	-33.3
25sf	1	-	-	25.0	0.26	-0.96	12.4 #	-32.2
50sf	1	-	-	50.0	0.23	-0.93	11.6 #	-31.3

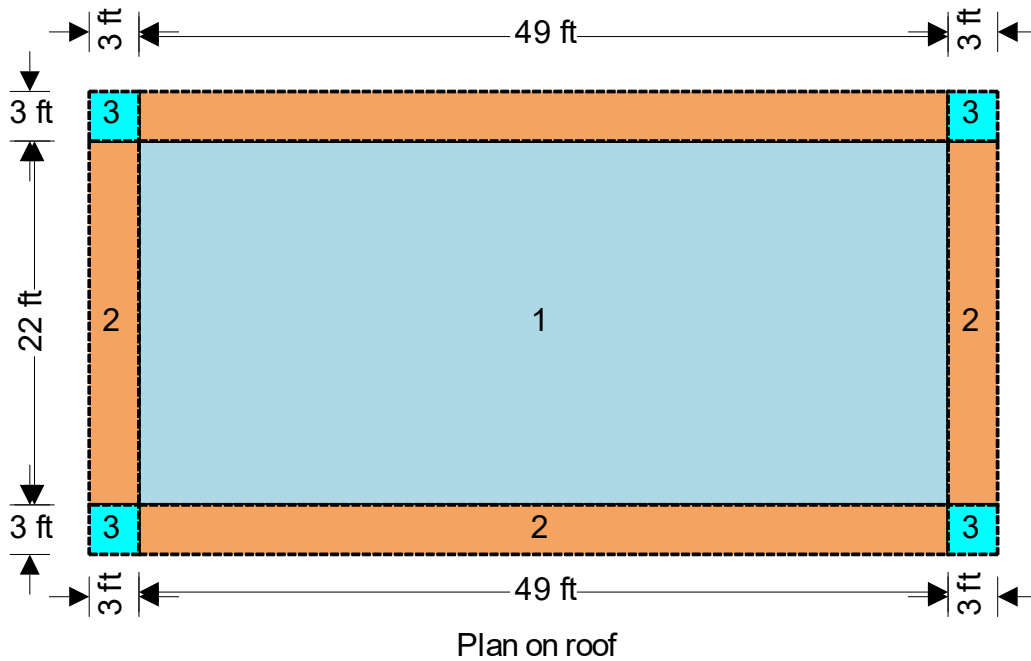


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Bend, Oregon 97702

Project 18-699 KSGT Relocate				Job Ref. 18-08-239	
Section C&C Wind Loading				Sheet no./rev. 3	
Calc. by M	Date 8/21/2018	Chk'd by	Date	App'd by	Date 8/21/2018

Component	Zone	Length (ft)	Width (ft)	Eff. area (ft ²)	+GC _p	-GC _p	Pres (+ve) (psf)	Pres (-ve) (psf)
>100sf	1	-	-	100.0	0.20	-0.90	10.7 #	-30.5
<10sf	2	-	-	10.0	0.30	-1.80	13.5 #	-55.8
25sf	2	-	-	25.0	0.26	-1.52	12.4 #	-48.0
50sf	2	-	-	50.0	0.23	-1.31	11.6 #	-42.0
>100sf	2	-	-	100.0	0.20	-1.10	10.7 #	-36.1
<10sf	3	-	-	10.0	0.30	-2.80	13.5 #	-84.0
25sf	3	-	-	25.0	0.26	-2.12	12.4 #	-65.0
50sf	3	-	-	50.0	0.23	-1.61	11.6 #	-50.5
>100sf	3	-	-	100.0	0.20	-1.10	10.7 #	-36.1

The final net design wind pressure, including all permitted reductions, used in the design shall not be less than 16psf acting in either direction



Fiberglass Reinforced Antenna Structure

$$k := 1000 \cdot \text{lb} \quad \text{psi} := \text{lb} \cdot \text{in}^{-2} \quad \text{psf} := \text{lb} \cdot \text{ft}^{-2} \quad \text{ksi} := 1000 \cdot \text{lb} \cdot \text{in}^{-2} \quad \text{plf} := \text{lb} \cdot \text{ft}^{-1}$$

Design criteria: As Published in LARR #25520

FRP:	$SF_v := 5.0$	$SF_b := 5.0$	$SF_a := 3$	Steel:	
Modulus of Elasticity -		$E_f := 2800000 \cdot \text{psi}$		Modulus of Elasticity -	$E_s := 29000000 \cdot \text{psi}$
Tensile Strength -		$F_t := 6600 \cdot \text{psi}$		Yield Strength -	$F_y := 36000 \cdot \text{psi}$
Flexural Strength -		$F_{bu} := 6600 \cdot \text{psi}$		Shear Strength -	$F_{vu} := 21600 \cdot \text{psi}$
Ultimate Shear Stress -		$F_{vv} := 500 \cdot \text{psi}$			
Ultimate Brg Stress -		$F_{brg} := 30 \cdot \text{ksi}$			
1/2" Bolt Bearing -	$F_{b500b} := 6000 \cdot \text{psi}$			3/8" Bolt Bearing -	$F_{b375b} := 6000 \cdot \text{psi}$
1/2" Bolt Tension -	$F_{b500t} := 300 \cdot \text{lb}$			3/8" Bolt Tension -	$F_{b375t} := 170 \cdot \text{lb}$
1/2" Bolt Shear -	$F_{b500v} := 780 \cdot \text{lb}$			3/8" Bolt Shear -	$F_{b375v} := 440 \cdot \text{lb}$

Note: All values taken as lengthwise allowable strengths. Since a safety factor of 5 has been used, it is acceptable to use a 1/3 wind increase on bending stress.

Wind Loading - 2015 IBC & ASCE 7-10, Chapter 27.0

Section 6.5.13 - Wind Loads on Other Structures

3 - Second Wind Gust Speed -	$V_g := 115 \text{ mph}$
Fastest Mile Wind Speed -	$V_{fm} := (V - 10.5) \cdot 1.05^{-1} = 99.5 \text{ mph}$
Importance Factor -	$I_w := 1.00$
Wind Directionality Factor Table 26.6-1 -	$K_d := 0.9$ Square profile rooftop structure
Velocity Pressure Exp. Coeff. Section 29.3.1 -	$K_z := 0.98$ 30 ft > grade, Exposure C
Topographic Factor - 26.8.2 -	$K_{zt} := 1.00$
Velocity Pressure - 29.3.2 -	$q_z := 0.00256 \cdot K_z \cdot K_{zt} \cdot K_d \cdot V^2 \cdot I_w \cdot \text{psf} = 29.9 \cdot \text{psf}$
Gust Factor - 29.5.1 -	$GC_r := 1.9$
Omega for conversion to ASD -	$\Omega := 0.6$
Wind Force -	$P_w := q_z \cdot GC_r \cdot \Omega = 34 \cdot \text{psf}$

Find the Seismic Load using Full Design Live Load :

ASCE 7-10 Design Procedure:

Importance Factor -	$I_E := 1.0$	Normal Category
Mapped Seismic Accelerations -	$S_s := 1.163$	
	$S_1 := 0.355$	
	$S_{DS} := 0.802$	
	$S_{D1} := 0.400$	
Determine the Site Class -	Class D	
Determine F_a and	$F_a := 1.034$	$F_v := 1.690$
Component Response Modification Factor -	$R := 3$	For Telecommunication Towers, Table 15.4-2
Component Amplification Factor -	$a_p := 2.5$	For Flexible components, Table 13.6-1
Average Roof Height of Structure -	$h := 30.0\text{ft}$	
Height of FRP Attachment -	$z := 26.5\text{ft}$	
Determine Weight of FRP -		
Unit Weight of 1/4 FRP Skin -	$w_s := 0.070\text{lb}\cdot\text{in}^{-3}$	From Pultex Manual
Volume of 1/4" Skin -	$V_s := 8520\text{in}^3$	
Unit Weight of L4x4x3/8 -	$w_3 := 2.32\text{plf}$	From Pultex Manual
Length of L4x4x3/8 -	$L_3 := 86\text{ft}$	
Unit Wt. of Antennna -	$w_{aa} := 75\text{lb}$	Refer to Attached Cut Sheets
Number of Antennas -	$N_{aa} := 4$	
Total Weight of Structure -	$W_p := w_s \cdot V_s + w_{aa} \cdot N_{aa} + w_3 \cdot L_3 = 1095.9\text{ lb}$	
Determine Shear Force Boundaries -	$F_{pmax} := 1.6 \cdot S_{DS} \cdot I_E \cdot W_p = 1406.3\text{ lb}$	
	$F_{pmin} := 0.3 \cdot S_{DS} \cdot I_E \cdot W_p = 263.7\text{ lb}$	
Seismic Lateral Force -	$V_s := \frac{0.4 \cdot a_p \cdot S_{DS} \cdot W_p}{\left(\frac{R}{I_E}\right)} \cdot \left(1 + 2 \cdot \frac{z}{h}\right) = 810.6\text{ lb}$	

Determine if Wind or Seismic Governs:

Length of Largest Panel Face-	$L_{max} := 10.0\text{ft}$	Conservative
Height of Largest Panel Face -	$H_{max} := 6.0\text{ft}$	Conservative
Wind Lateral Force	$V_w := P_w \cdot L_{max} \cdot H_{max} = 2042.5\text{ lb}$	

Wind Lateral Force > Seismic Lateral Force; therefore, wind governs design

Check 1/4" FRP Skin for Out-of-Plane Load:

Distance Between Stiffeners:	$L_p := 1.75 \cdot \text{ft}$	(Maximum)
Width of Panel Section:	$w_p := 12 \cdot \text{in}$	
Thickness of Panel Section:	$t_p := 0.25 \cdot \text{in}$	$A_p := w_p \cdot t_p = 3 \cdot \text{in}^2$
Section Properties of Flat Panel :	$S_p := \frac{w_p \cdot t_p^2}{6}$	$S_p = 0.125 \cdot \text{in}^3$ $I_p := \frac{w_p \cdot t_p^3}{12}$ $I_p = 0.016 \cdot \text{in}^4$
Moment on Panel:	$M_p := \frac{(P_w \cdot w_p) \cdot L_p^2}{8}$	$M_p = 13 \text{ ft} \cdot \text{lb}$
Bending Stress in Panel:	$f_{bp} := \frac{M_p}{S_p}$	$f_{bp} = 1251 \cdot \text{psi}$ OK!
Deflection in Panel:	$\Delta_p := \frac{5 \cdot (P_w \cdot w_p) \cdot L_p^4}{384 \cdot E_f \cdot I_p} = 0.164 \cdot \text{in}$	$\frac{L_p}{\Delta_p} = 127.9$ OK!

**USE: 1/4" PANEL SKIN IS ADEQUATE TO
SUPPORT THE LOADS**

L4x4x3/8 Wind Girts: (Horiz. Simple Span)

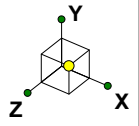
Length of Girt:	$L_p := 5.00 \cdot \text{ft}$	(Maximum)
Spacing of Girts:	$w_p := 24 \cdot \text{in}$	
Area of L4x4x3/8:	$A_p := 2.84 \cdot \text{in}^2$	From Pultex Manual
Section Modulus:	$S_p := 1.499 \cdot \text{in}^3$	From Pultex Manual
Moment of Inertia:	$I_p := 4.290 \cdot \text{in}^4$	From Pultex Manual
Moment on Angle:	$M_p := \frac{(P_w \cdot w_p) \cdot L_p^2}{8} = 212.8 \cdot \text{ft} \cdot \text{lb}$	
Bending Stress in Angle:	$f_{bp} := \frac{M_p}{S_p} = 1703.2 \cdot \text{psi}$	
	$\frac{f_{bp}}{F_{bu}} = 0.3$	
	$\text{if} \left(\frac{f_{bp}}{F_{bu}} < 1.0, \text{"Member OK"} , \text{"Member NG"} \right) = \text{"Member OK"}$	
Deflection in Angle:	$\Delta_p := \frac{5 \cdot (P_w \cdot w_p) \cdot L_p^4}{384 \cdot E_f \cdot I_p} = 0.08 \cdot \text{in}$	$\frac{L_p}{\Delta_p} = 752.8$ OK

USE: L4x4x3/8 HORIZONTAL WIND GIRTS SPACED AT MAX. 24" O.C. TO
TRANSFER LOAD FROM FRP SKIN TO VERTICAL ELEMENTS

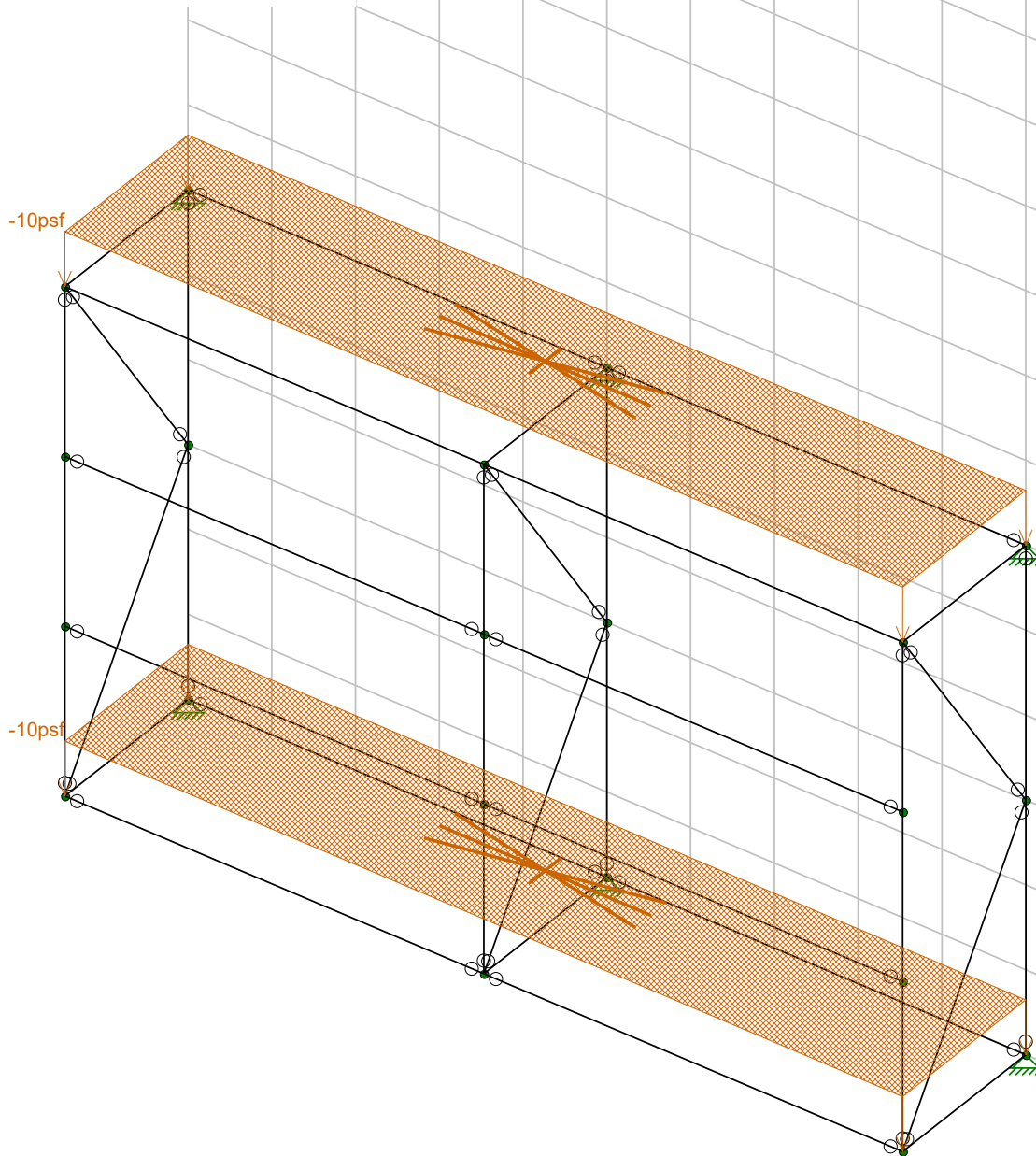
L4x4x3/8 Posts: (Vert. Simple Span)

Length of Post:	$L_p := 6.00 \cdot \text{ft}$	(Maximum)
Spacing of Posts:	$w_p := 60 \cdot \text{in}$	
Area of L4x4x3/8:	$A_p := 2.84 \text{ in}^2$	From Pultex Manual
Section Modulus:	$S_p := 1.499 \text{ in}^3$	From Pultex Manual
Moment of Inertia:	$I_p := 4.290 \text{ in}^4$	From Pultex Manual
Moment on Angle:	$M_p := \frac{(P_w \cdot w_p) \cdot L_p^2}{8}$	$M_p = 765.9 \text{ ft} \cdot \text{lb}$
Bending Stress in Angle:	$f_{bp} := \frac{M_p}{S_p} = 6131.6 \cdot \text{psi}$	
	$\frac{f_{bp}}{F_{bu}} = 0.9$	
	if $\left(\frac{f_{bp}}{F_{bu}} < 1.0, \text{"Member OK"}, \text{"Member NG"} \right) = \text{"Member OK"}$	
Deflection in Angle:	$\Delta_p := \frac{5 \cdot (P_w \cdot w_p) \cdot L_p^4}{384 \cdot E_f \cdot I_p} = 0.413 \cdot \text{in}$	$\frac{L_p}{\Delta_p} = 174.3 \quad \text{OK}$

USE: L4x4x3/8 VERTICAL POSTS AT LOCATIONS SHOWN ON PLANS TO
TRANSFER LOAD FROM FRP SKIN TO EXISTING STRUCTURE



18-699 KGST Relocate
Jackson, WY
Model Dead Load
MLG 8/23/2018



Loads: BLC 1, DL
Envelope Only Solution

Eclipse Engineering, Inc.

MLG

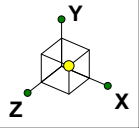
18-08-239

18-699 KGST Relocate

Dead Load

Aug 21, 2018 at 1:11 PM

18-699.r3d

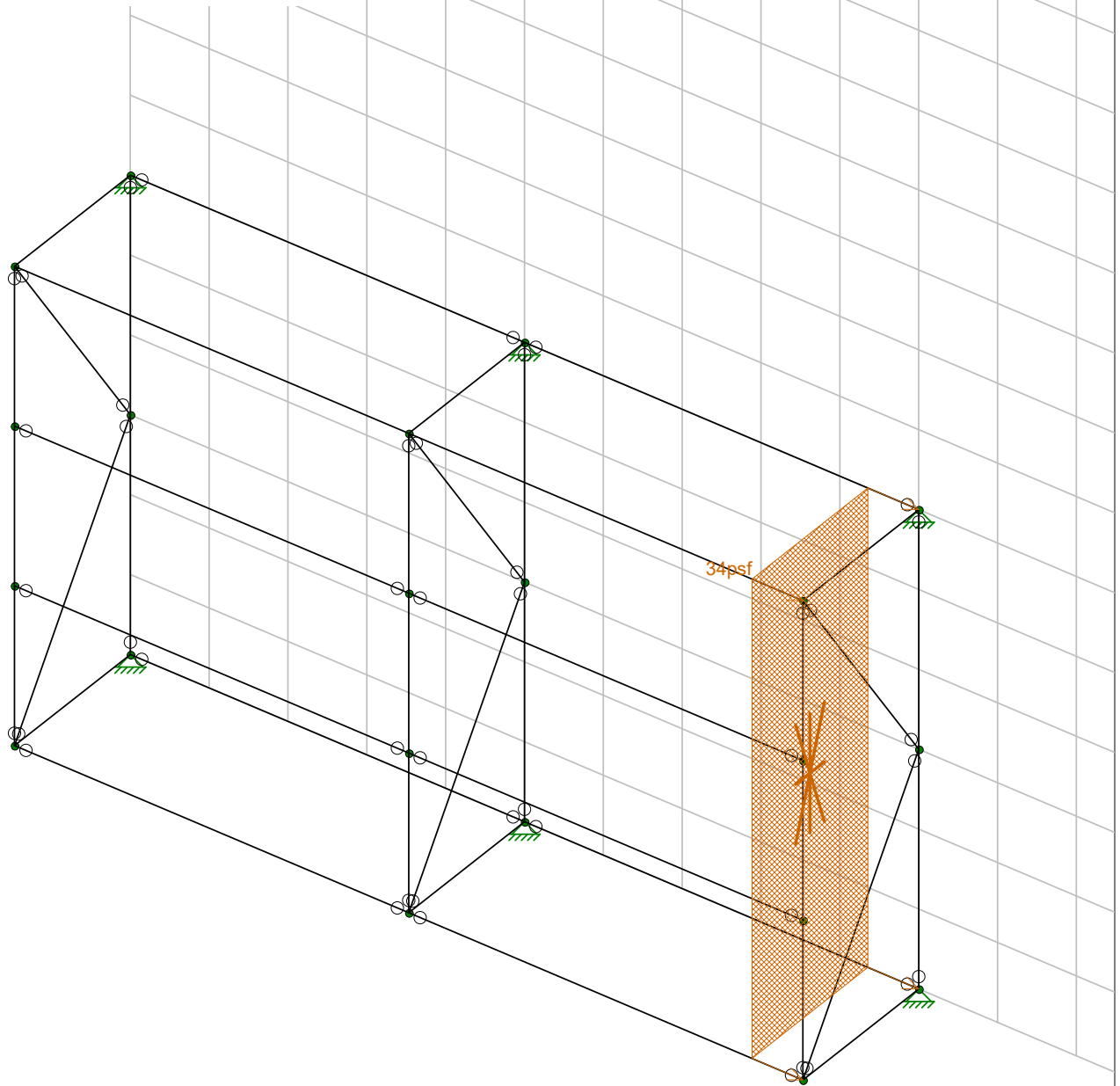


18-699 KGST Relocate

Jackson, WY

Model WL(x) Forces

MLG 8/23/2018



Loads: BLC 2, WL(x)
Envelope Only Solution

Eclipse Engineering, Inc.

MLG

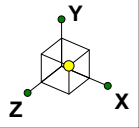
18-08-239

18-699 KGST Relocate

WL(x) Forces

Aug 21, 2018 at 1:12 PM

18-699.r3d

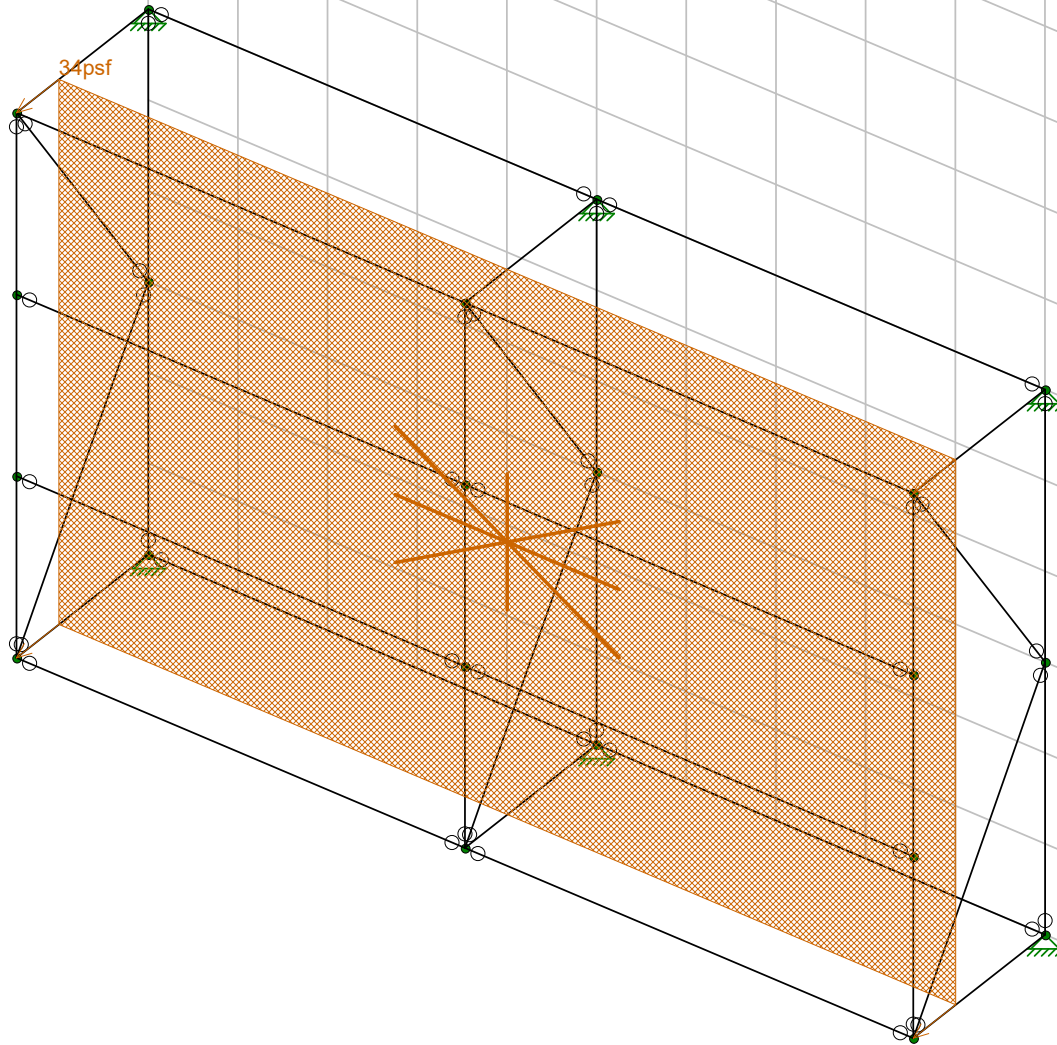


18-699 KGST Relocate

Jackson, WY

Model WL(z) Forces

MLG 8/23/2018



Loads: BLC 3, WL(z)
Envelope Only Solution

Eclipse Engineering, Inc.

MLG

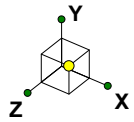
18-08-239

18-699 KGST Relocate

WL(z) Forces

Aug 21, 2018 at 1:12 PM

18-699.r3d

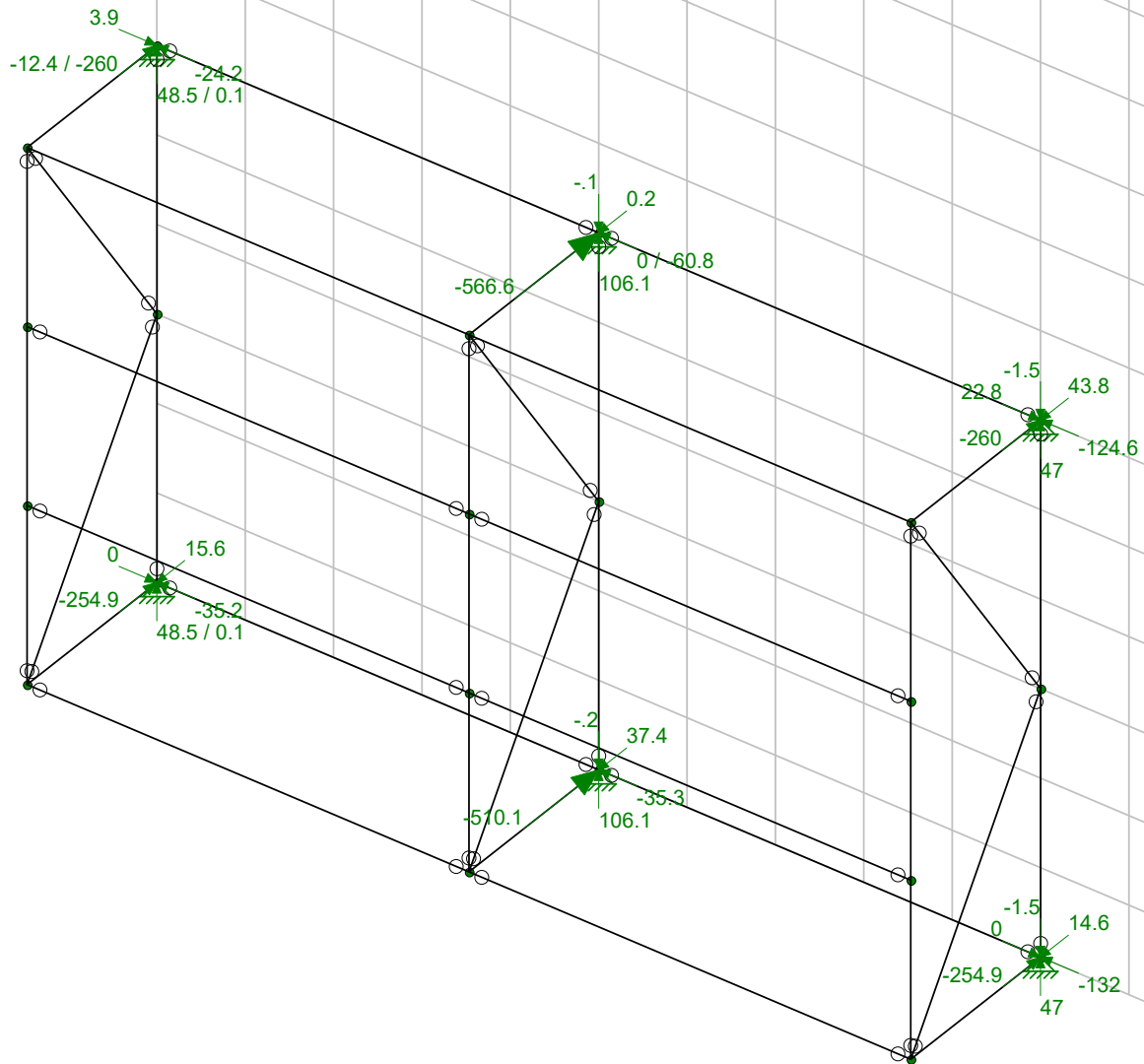


18-699 KGST Relocate

Jackson, WY

Reactions

MLG 8/23/2018



Envelope Only Solution
Reaction and Moment Units are lb and k-ft (Enveloped)

Eclipse Engineering, Inc.

MLG

18-08-239

18-699 KGST Relocate

Reactions

Aug 21, 2018 at 1:16 PM

18-699.r3d

SBNHH-1D65A



6-port sector antenna, 2x 698–896 and 4x 1695–2360 MHz, 65° HPBW, 2x RET. Both high bands share the same electrical tilt.

- Interleaved dipole technology providing for attractive, low wind load mechanical package

Electrical Specifications

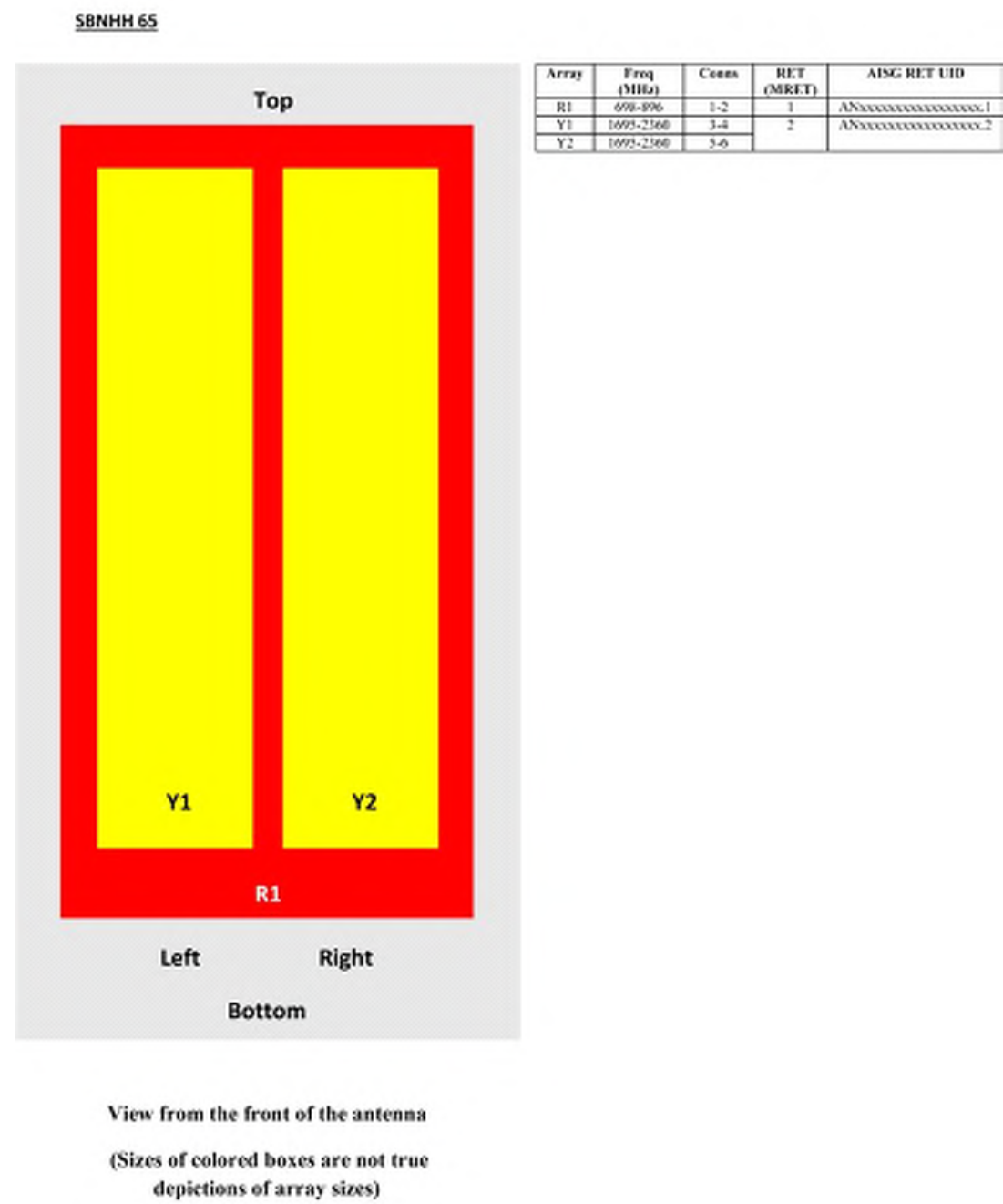
Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2200	2300–2360
Gain, dBi	13.4	13.5	16.5	16.7	17.2	17.5
Beamwidth, Horizontal, degrees	66	61	70	65	62	61
Beamwidth, Vertical, degrees	17.6	15.9	7.1	6.6	6.2	5.5
Beam Tilt, degrees	0–18	0–18	0–10	0–10	0–10	0–10
USLS (First Lobe), dB	16	13	13	13	12	12
Front-to-Back Ratio at 180°, dB	25	27	28	28	27	29
Isolation, dB	25	25	25	25	25	25
Isolation, Intersystem, dB	30	30	30	30	30	30
VSWR Return Loss, dB	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0
PIM, 3rd Order, 2 x 20 W, dBc	-153	-153	-153	-153	-153	-153
Input Power per Port at 50°C, maximum, watts	300	300	250	250	250	200
Polarization	±45°	±45°	±45°	±45°	±45°	±45°
Impedance	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm

Electrical Specifications, BASTA*

Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2200	2300–2360
Gain by all Beam Tilts, average, dBi	13.1	13.1	16.1	16.5	16.7	17.2
Gain by all Beam Tilts Tolerance, dB	±0.5	±0.5	±0.5	±0.3	±0.5	±0.4
Gain by Beam Tilt, average, dBi	0 ° 13.4 9 ° 13.1 18 ° 12.7	0 ° 13.4 9 ° 13.1 18 ° 12.7	0 ° 16.0 5 ° 16.2 10 ° 16.1	0 ° 16.3 5 ° 16.5 10 ° 16.5	0 ° 16.5 5 ° 16.8 10 ° 16.6	0 ° 17.0 5 ° 17.3 10 ° 16.9
Beamwidth, Horizontal Tolerance, degrees	±3.1	±5.4	±2.8	±4	±6.6	±4.6
Beamwidth, Vertical Tolerance, degrees	±1.8	±1.4	±0.3	±0.4	±0.5	±0.3
USLS, beampeak to 20° above beampeak, dB	15	14	15	15	15	14
Front-to-Back Total Power at 180° ± 30°, dB	22	21	26	26	24	25
CPR at Boresight, dB	22	16	22	25	21	22
CPR at Sector, dB	10	6	12	8	5	4

* CommScope® supports NGMN recommendations on Base Station Antenna Standards (BASTA). To learn more about the benefits of BASTA, [download the whitepaper Time to Raise the Bar on BSAs](#).

Array Layout



General Specifications

Operating Frequency Band	1695 – 2360 MHz 698 – 896 MHz
Antenna Type	Sector

Band	Multiband
Performance Note	Outdoor usage

Mechanical Specifications

RF Connector Quantity, total	6
RF Connector Quantity, low band	2
RF Connector Quantity, high band	4
RF Connector Interface	7-16 DIN Female
Color	Light gray
Grounding Type	RF connector inner conductor and body grounded to reflector and mounting bracket
Radiator Material	Aluminum Low loss circuit board
Radome Material	Fiberglass, UV resistant
RF Connector Location	Bottom
Wind Loading, frontal	206.0 N @ 150 km/h 46.3 lbf @ 150 km/h
Wind Loading, lateral	169.0 N @ 150 km/h 38.0 lbf @ 150 km/h
Wind Loading, maximum	396.0 N @ 150 km/h 89.0 lbf @ 150 km/h
Wind Speed, maximum	241 km/h 150 mph

Dimensions

Length	1413.0 mm 55.6 in
Width	301.0 mm 11.9 in
Depth	180.0 mm 7.1 in
Net Weight, without mounting kit	15.2 kg 33.5 lb

Remote Electrical Tilt (RET) Information

Input Voltage	10–30 Vdc
Internal RET	High band (1) Low band (1)
Power Consumption, idle state, maximum	2 W
Power Consumption, normal conditions, maximum	13 W
Protocol	3GPP/AISG 2.0 (Multi-RET)
RET Interface	8-pin DIN Female 8-pin DIN Male
RET Interface, quantity	1 female 1 male

Packed Dimensions

Length	1589.0 mm 62.6 in
Width	390.0 mm 15.4 in

Depth	296.0 mm 11.7 in
Shipping Weight	26.1 kg 57.5 lb

Regulatory Compliance/Certifications

Agency	Classification
RoHS 2011/65/EU	Compliant by Exemption
China RoHS SJ/T 11364-2006	Above Maximum Concentration Value (MCV)
ISO 9001:2008	Designed, manufactured and/or distributed under this quality management system



Included Products

BSAMNT-1 — Wide Profile Antenna Downtilt Mounting Kit for 2.4 - 4.5 in (60 - 115 mm) OD round members. Kit contains one scissor top bracket set and one bottom bracket set.

* Footnotes

Performance Note	Severe environmental conditions may degrade optimum performance
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NNHH-65A-R4

8-port sector antenna, 4x 698–896 and 4x 1695–2360 MHz, 65° HPBW, 4x RETs



Electrical Specifications

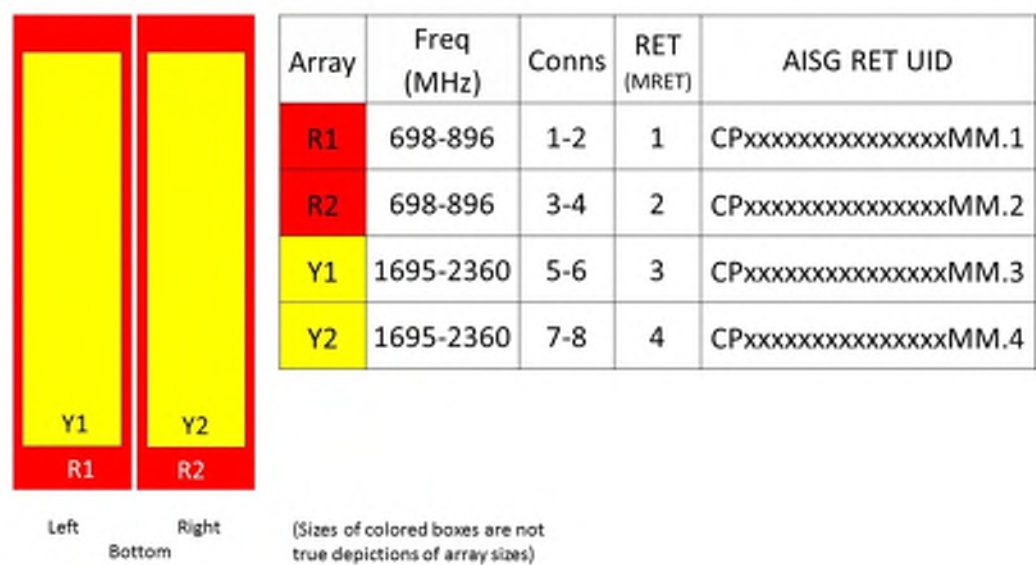
Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2180	2300–2360
Gain, dBi	13.4	13.9	17.2	17.7	17.8	18.3
Beamwidth, Horizontal, degrees	71	63	59	60	62	60
Beamwidth, Vertical, degrees	16.6	14.7	7.3	6.9	6.5	5.9
Beam Tilt, degrees	2–16	2–16	2–12	2–12	2–12	2–12
USLS (First Lobe), dB	18	19	16	17	18	20
Front-to-Back Ratio at 180°, dB	27	29	35	36	37	37
Isolation, dB	25	25	25	25	25	25
Isolation, Intersystem, dB	25	25	25	25	25	25
VSWR Return Loss, dB	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0
PIM, 3rd Order, 2 x 20 W, dBc	-150	-150	-150	-150	-150	-150
Input Power per Port at 50°C, maximum, watts	300	300	250	250	250	200
Polarization	±45°	±45°	±45°	±45°	±45°	±45°
Impedance	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm

Electrical Specifications, BASTA*

Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2180	2300–2360
Gain by all Beam Tilts, average, dBi	13.1	13.6	16.8	17.5	17.6	18.0
Gain by all Beam Tilts Tolerance, dB	±0.4	±0.5	±0.7	±0.4	±0.3	±0.5
Gain by Beam Tilt, average, dBi	2 ° 13.2 9 ° 13.1 16 ° 13.0	2 ° 13.7 9 ° 13.7 16 ° 13.3	2 ° 16.8 7 ° 16.9 12 ° 16.6	2 ° 17.7 7 ° 17.6 12 ° 17.3	2 ° 17.5 7 ° 17.8 12 ° 17.4	2 ° 17.9 7 ° 18.2 12 ° 17.5
Beamwidth, Horizontal Tolerance, degrees	±4.7	±4.4	±3.6	±1.7	±3.4	±4.8
Beamwidth, Vertical Tolerance, degrees	±1.3	±0.9	±0.5	±0.4	±0.4	±0.3
USLS, beampeak to 20° above beampeak, dB	20	19	14	14	16	14
Front-to-Back Total Power at 180° ± 30°, dB	22	20	29	31	29	29
CPR at Boresight, dB	21	23	17	20	20	17
CPR at Sector, dB	10	4	9	10	8	9

* CommScope® supports NGMN recommendations on Base Station Antenna Standards (BASTA). To learn more about the benefits of BASTA, [download the whitepaper Time to Raise the Bar on BSAs](#).

Array Layout



Port Configuration



General Specifications

Operating Frequency Band 1695 – 2360 MHz | 698 – 896 MHz

NNHH-65A-R4

Antenna Type	Sector
Band	Multiband
Performance Note	Outdoor usage
Total Input Power, maximum	900 W @ 50 °C

Mechanical Specifications

RF Connector Quantity, total	8
RF Connector Quantity, low band	4
RF Connector Quantity, high band	4
RF Connector Interface	4.3-10 Female
Color	Light gray
Grounding Type	RF connector inner conductor and body grounded to reflector and mounting bracket
Radiator Material	Aluminum Low loss circuit board
Radome Material	Fiberglass, UV resistant
Reflector Material	Aluminum
RF Connector Location	Bottom
Wind Loading, frontal	509.0 N @ 150 km/h 114.4 lbf @ 150 km/h
Wind Loading, lateral	169.0 N @ 150 km/h 38.0 lbf @ 150 km/h
Wind Loading, maximum	660.0 N @ 150 km/h 148.4 lbf @ 150 km/h
Wind Speed, maximum	241 km/h 150 mph

Dimensions

Length	1400.0 mm 55.1 in
Width	498.0 mm 19.6 in
Depth	197.0 mm 7.8 in
Net Weight, without mounting kit	30.5 kg 67.2 lb

Remote Electrical Tilt (RET) Information

Input Voltage	10–30 Vdc
Internal RET	High band (2) Low band (2)
Power Consumption, idle state, maximum	1 W
Power Consumption, normal conditions, maximum	8 W
Protocol	3GPP/AISG 2.0 (Multi-RET)
RET Hardware	CommRET v2
RET Interface	8-pin DIN Female 8-pin DIN Male
RET Interface, quantity	1 female 1 male

NNHH-65A-R4

Packed Dimensions

Length	1582.0 mm 62.3 in
Width	608.0 mm 23.9 in
Depth	352.0 mm 13.9 in
Shipping Weight	43.7 kg 96.3 lb

Regulatory Compliance/Certifications

Agency	Classification
RoHS 2011/65/EU	Compliant by Exemption
China RoHS SJ/T 11364-2006	Above Maximum Concentration Value (MCV)
ISO 9001:2008	Designed, manufactured and/or distributed under this quality management system

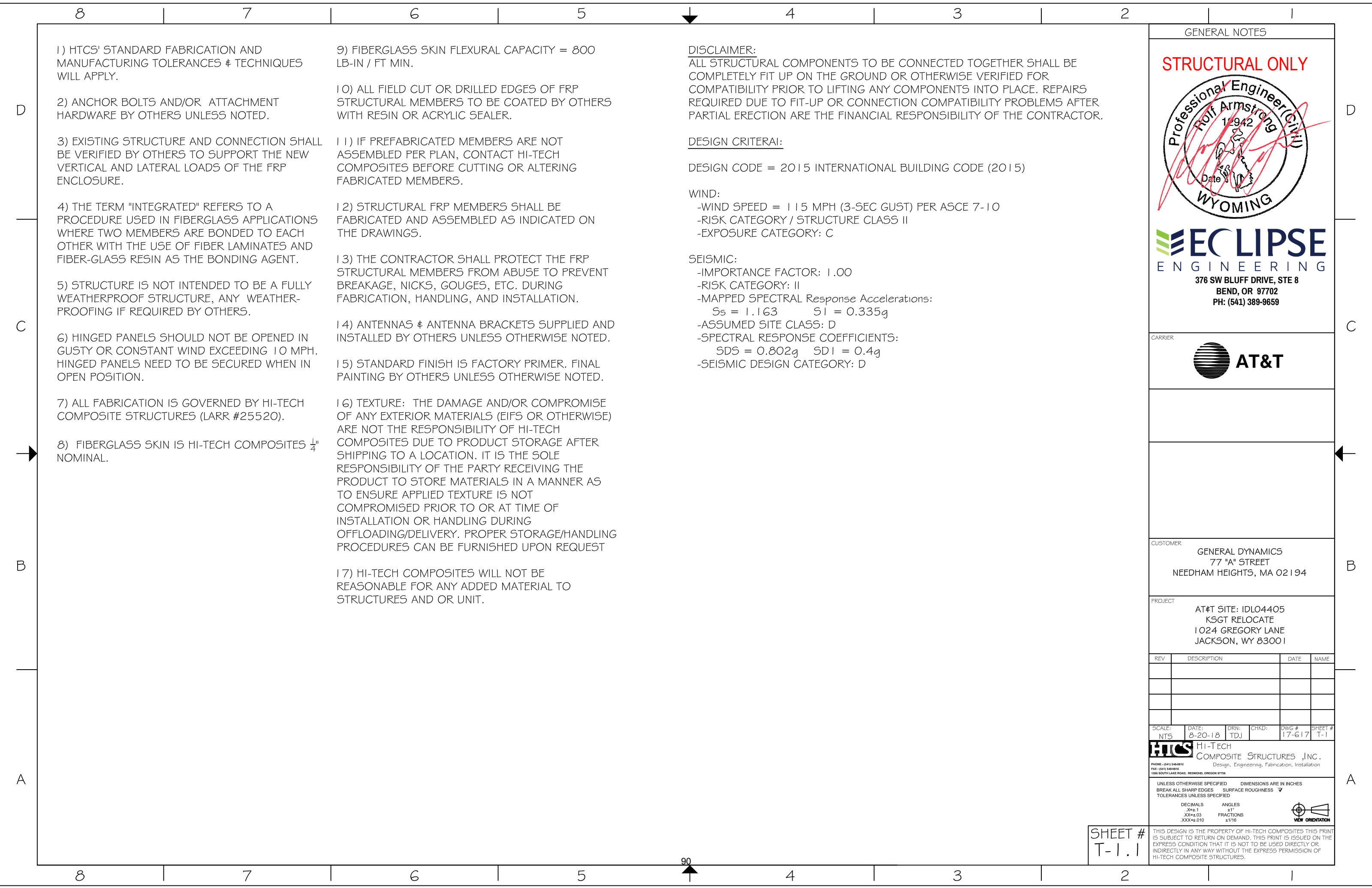


Included Products

BSAMNT-3 — Wide Profile Antenna Downtilt Mounting Kit for 2.4 - 4.5 in (60 - 115 mm) OD round members. Kit contains one scissor top bracket set and one bottom bracket set.

* Footnotes

Performance Note	Severe environmental conditions may degrade optimum performance
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1) HTCS' STANDARD FABRICATION AND MANUFACTURING TOLERANCES & TECHNIQUES WILL APPLY.

2) ANCHOR BOLTS AND/OR ATTACHMENT HARDWARE BY OTHERS UNLESS NOTED.

3) EXISTING STRUCTURE AND CONNECTION SHALL BE VERIFIED BY OTHERS TO SUPPORT THE NEW VERTICAL AND LATERAL LOADS OF THE FRP ENCLOSURE.

4) THE TERM "INTEGRATED" REFERS TO A PROCEDURE USED IN FIBERGLASS APPLICATIONS WHERE TWO MEMBERS ARE BONDED TO EACH OTHER WITH THE USE OF FIBER LAMINATES AND FIBER-GLASS RESIN AS THE BONDING AGENT.

5) STRUCTURE IS NOT INTENDED TO BE A FULLY WEATHERPROOF STRUCTURE, ANY WEATHER-PROOFING IF REQUIRED BY OTHERS.

6) HINGED PANELS SHOULD NOT BE OPENED IN GUSTY OR CONSTANT WIND EXCEEDING 10 MPH. HINGED PANELS NEED TO BE SECURED WHEN IN OPEN POSITION.

7) ALL FABRICATION IS GOVERNED BY HI-TECH COMPOSITE STRUCTURES (LARR #25520).

8) FIBERGLASS SKIN IS HI-TECH COMPOSITES $\frac{1}{4}$ " NOMINAL.

9) FIBERGLASS SKIN FLEXURAL CAPACITY = 800 LB-IN / FT MIN.

10) ALL FIELD CUT OR DRILLED EDGES OF FRP STRUCTURAL MEMBERS TO BE COATED BY OTHERS WITH RESIN OR ACRYLIC SEALER.

11) IF PREFABRICATED MEMBERS ARE NOT ASSEMBLED PER PLAN, CONTACT HI-TECH COMPOSITES BEFORE CUTTING OR ALTERING FABRICATED MEMBERS.

12) STRUCTURAL FRP MEMBERS SHALL BE FABRICATED AND ASSEMBLED AS INDICATED ON THE DRAWINGS.

13) THE CONTRACTOR SHALL PROTECT THE FRP STRUCTURAL MEMBERS FROM ABUSE TO PREVENT BREAKAGE, NICKS, GOUGES, ETC. DURING FABRICATION, HANDLING, AND INSTALLATION.

14) ANTENNAS & ANTENNA BRACKETS SUPPLIED AND INSTALLED BY OTHERS UNLESS OTHERWISE NOTED.

15) STANDARD FINISH IS FACTORY PRIMER. FINAL PAINTING BY OTHERS UNLESS OTHERWISE NOTED.

16) TEXTURE: THE DAMAGE AND/OR COMPROMISE OF ANY EXTERIOR MATERIALS (EIFS OR OTHERWISE) ARE NOT THE RESPONSIBILITY OF HI-TECH COMPOSITES DUE TO PRODUCT STORAGE AFTER SHIPPING TO A LOCATION. IT IS THE SOLE RESPONSIBILITY OF THE PARTY RECEIVING THE PRODUCT TO STORE MATERIALS IN A MANNER AS TO ENSURE APPLIED TEXTURE IS NOT COMPROMISED PRIOR TO OR AT TIME OF INSTALLATION OR HANDLING DURING OFFLOADING/DELIVERY. PROPER STORAGE/HANDLING PROCEDURES CAN BE FURNISHED UPON REQUEST

17) HI-TECH COMPOSITES WILL NOT BE REASONABLE FOR ANY ADDED MATERIAL TO STRUCTURES AND OR UNIT.

DISCLAIMER:
ALL STRUCTURAL COMPONENTS TO BE CONNECTED TOGETHER SHALL BE COMPLETELY FIT UP ON THE GROUND OR OTHERWISE VERIFIED FOR COMPATIBILITY PRIOR TO LIFTING ANY COMPONENTS INTO PLACE. REPAIRS REQUIRED DUE TO FIT-UP OR CONNECTION COMPATIBILITY PROBLEMS AFTER PARTIAL ERECTION ARE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.

DESIGN CRITERIA:

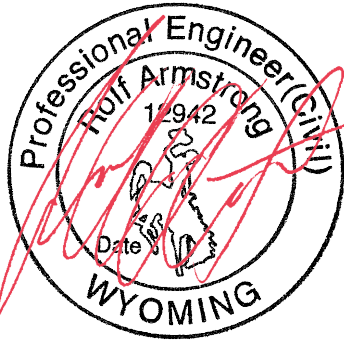
DESIGN CODE = 2015 INTERNATIONAL BUILDING CODE (2015)

WIND:
-WIND SPEED = 115 MPH (3-SEC GUST) PER ASCE 7-10
-RISK CATEGORY / STRUCTURE CLASS II
-EXPOSURE CATEGORY: C

SEISMIC:
-IMPORTANCE FACTOR: 1.00
-RISK CATEGORY: II
-MAPPED SPECTRAL Response Accelerations:
 $S_s = 1.163$ $S_1 = 0.335g$
-ASSUMED SITE CLASS: D
-SPECTRAL RESPONSE COEFFICIENTS:
 $SDS = 0.802g$ $SDI = 0.4g$
-SEISMIC DESIGN CATEGORY: D

GENERAL NOTES

STRUCTURAL ONLY



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BEND, OR 97702
PH: (541) 389-9659

CARRIER



CUSTOMER

GENERAL DYNAMICS
77 "A" STREET
NEEDHAM HEIGHTS, MA 02194

PROJECT

AT&T SITE: IDLO4405
K5GT RELOCATE
1024 GREGORY LANE
JACKSON, WY 83001

REV	DESCRIPTION	DATE	NAME

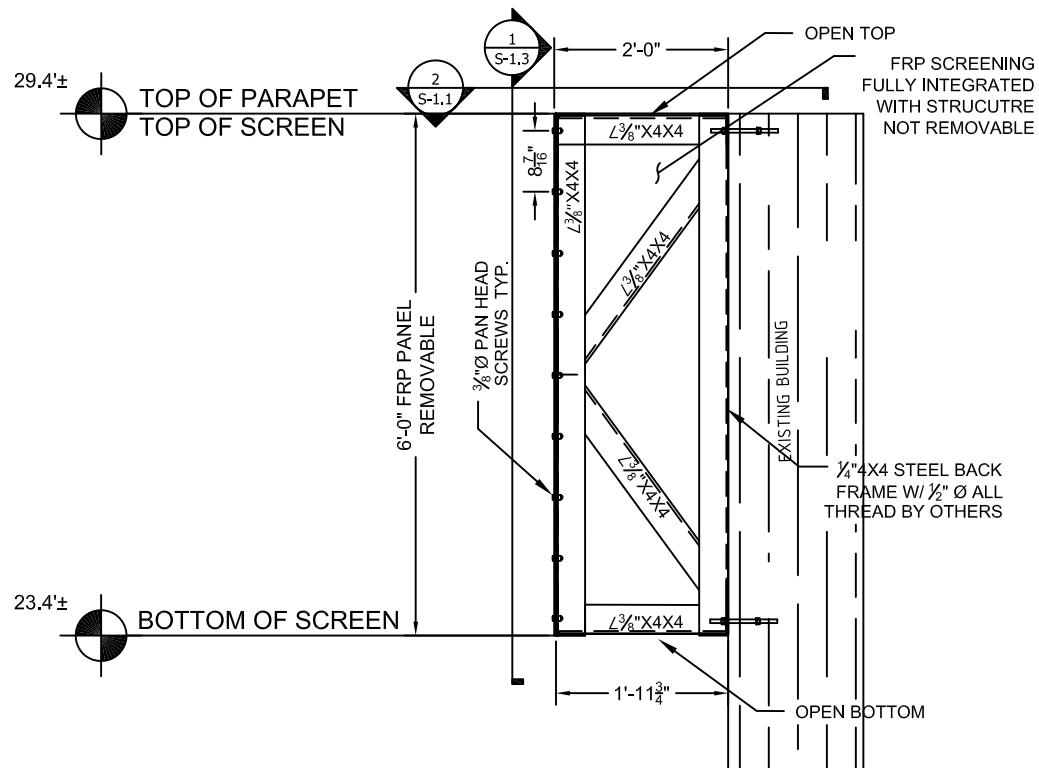
SCALE: NTS	DATE: 8-20-18	DRN: TDJ	CHKD:	DWG # 17-617	SHEET # T-1
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HTCS HI-TECH
COMPOSITE STRUCTURES, INC.
Design, Engineering, Fabrication, Installation
PHONE - (541) 548-0812
FAX - (541) 548-0816
1206 SOUTH LAKE ROAD, REDMOND, OREGON 97756

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES
BREAK ALL SHARP EDGES SURFACE ROUGHNESS $\sqrt{\text{ }}$
TOLERANCES UNLESS SPECIFIED
DECIMALS ANGLES
 .X $\pm$.1 $\pm$ 1°
 .XX $\pm$.03 FRACTIONS
 .XXX $\pm$.010 $\pm$ 1/16
 VIEW ORIENTATION

SHEET #
T-1.1

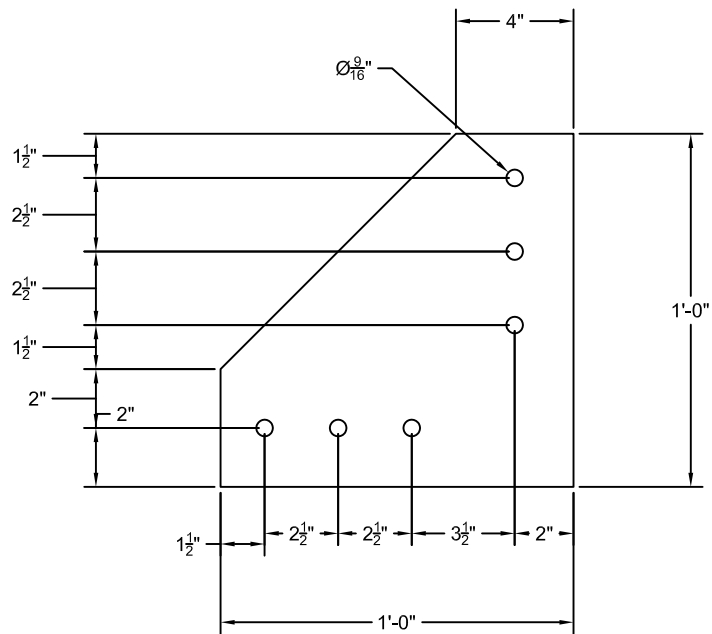
THIS DESIGN IS THE PROPERTY OF HI-TECH COMPOSITES THIS PRINT IS SUBJECT TO RETURN ON DEMAND. THIS PRINT IS ISSUED ON THE EXPRESS CONDITION THAT IT IS NOT TO BE USED DIRECTLY OR INDIRECTLY IN ANY WAY WITHOUT THE EXPRESS PERMISSION OF HI-TECH COMPOSITE STRUCTURES.



1 SCREENING BOX (ADD)

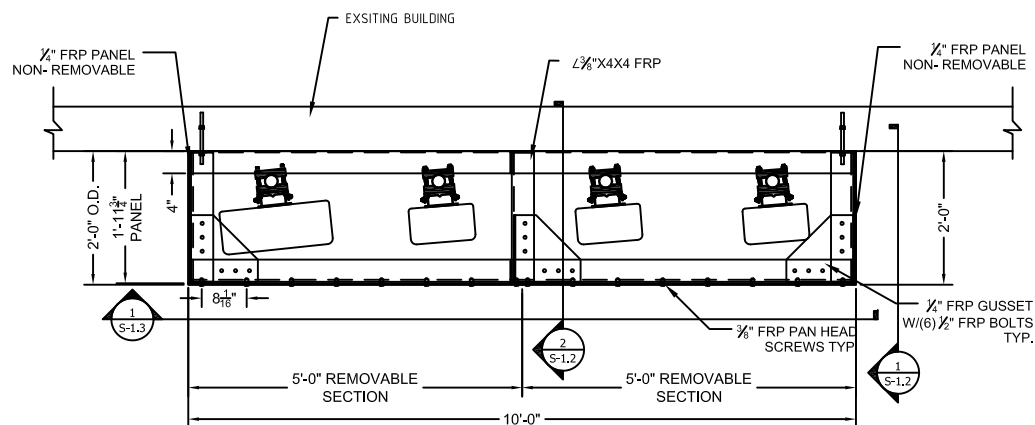
Scale: 3/8" = 1'-0"

1/4" FRP CORNER GUSSET
W/(6) 1/2" Ø FRP BOLTS
TYP



3 DETAIL

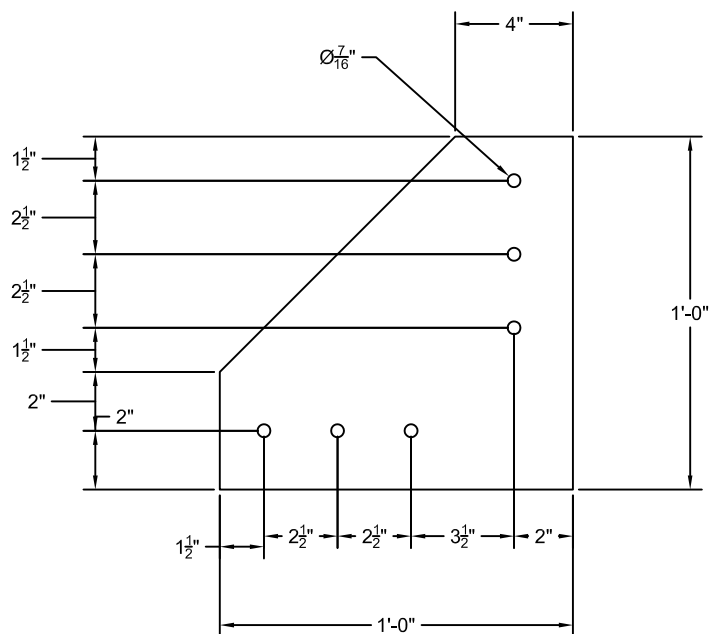
Scale: 3/8" = 1'-0"



2 PLAN VIEW SCREENING BOX

Scale: 3/8" = 1'-0"

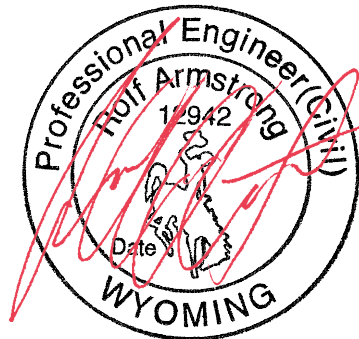
1/4" FRP CORNER GUSSET
W/(6) 3/8" Ø COUNTER
SUNK FRP SCREWS



4 DETAIL

Scale: 3/8" = 1'-0"

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BEND, OR 97702
PH: (541) 389-9659

CARRIER



CUSTOMER

GENERAL DYNAMICS
77 "A" STREET
NEEDHAM HEIGHTS, MA 02194

PROJECT

AT&T SITE: IDLO4405
K5GT RELOCATE
1024 GREGORY LANE
JACKSON, WY 83001

REV	DESCRIPTION	DATE	NAME

SCALE:	DATE:	DRN:	CHKD:	DWG #	SHEET #
NTS	8-20-18	TDJ		18-699	5-1.1

HI-TECH COMPOSITE STRUCTURES, INC.
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FAX: (541) 548-0818
1206 SOUTH LAKE ROAD, REDMOND, OREGON 97756

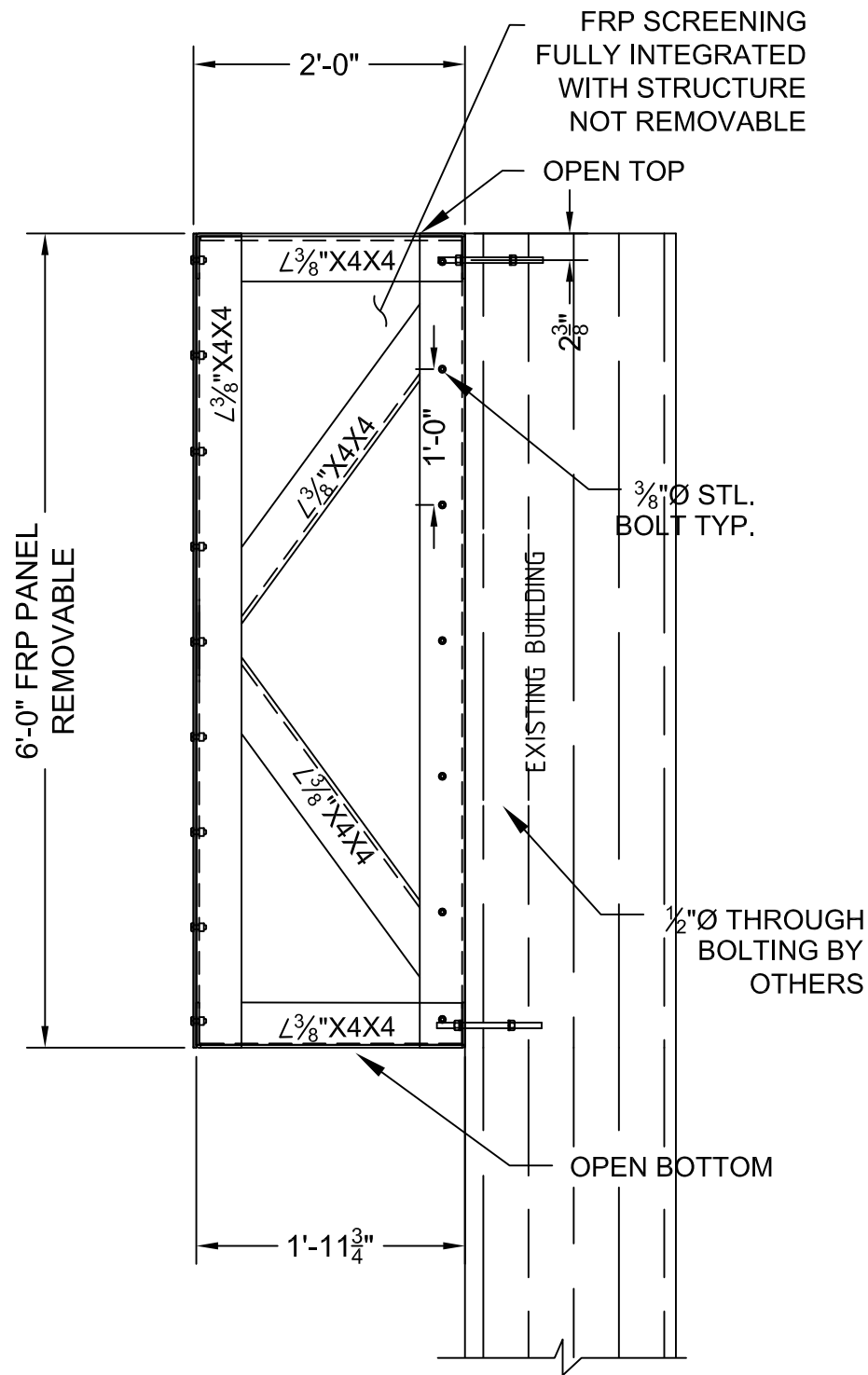
UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES
BREAK ALL SHARP EDGES SURFACE ROUGHNESS
TOLERANCES UNLESS SPECIFIED

DECIMALS ANGLES
.XX±.03 ±1°
.XXX±.010 ±1/16 FRACTIONS



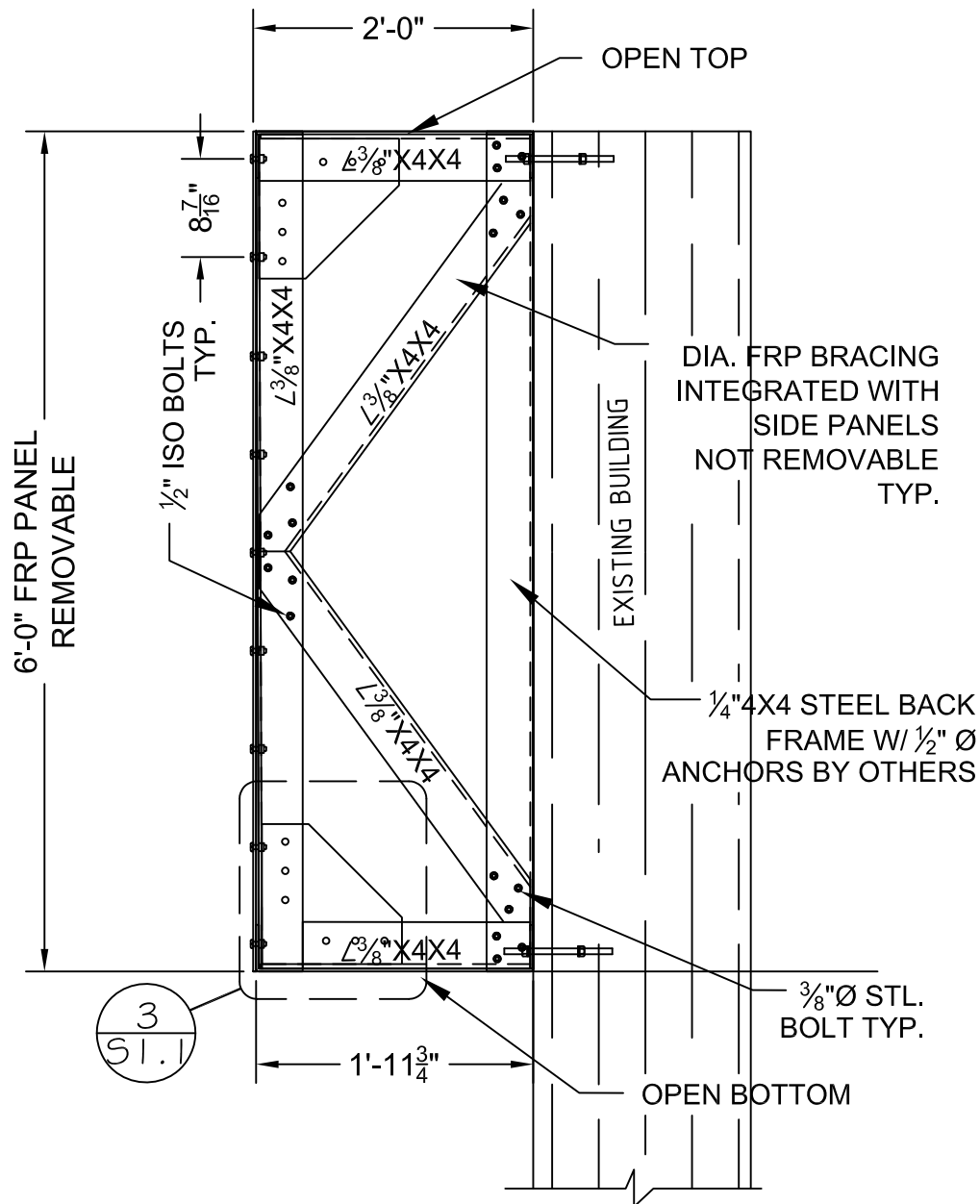
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S-1.1

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1 SCREENING END (BOX)

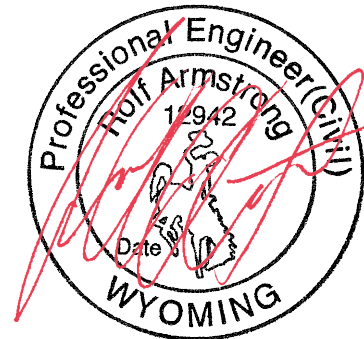
Scale: 3/8" = 1'-0"



2 SCREENING MID (BOX)

Scale: 3/8" = 1'-0"

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CUSTOMER

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NEEDHAM HEIGHTS, MA 02194

PROJECT

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K5GT RELOCATE
1024 GREGORY LANE
JACKSON, WY 83001

REV	DESCRIPTION	DATE	NAME

SCALE: NTS	DATE: 8-20-18	DRN: TDJ	CHKD:	DWG # 18-699	SHEET # 5-1.2
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FAX: (541) 548-0818
1206 SOUTH LAKE ROAD, REDMOND, OREGON 97756

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES
BREAK ALL SHARP EDGES SURFACE ROUGHNESS
TOLERANCES UNLESS SPECIFIED

DECIMALS ±.01	ANGLES ±1°
XX±.03	FRACTIONS ±1/16
XXX±.010	

VIEW ORIENTATION

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SHEET #
S-1.2

D

C

B

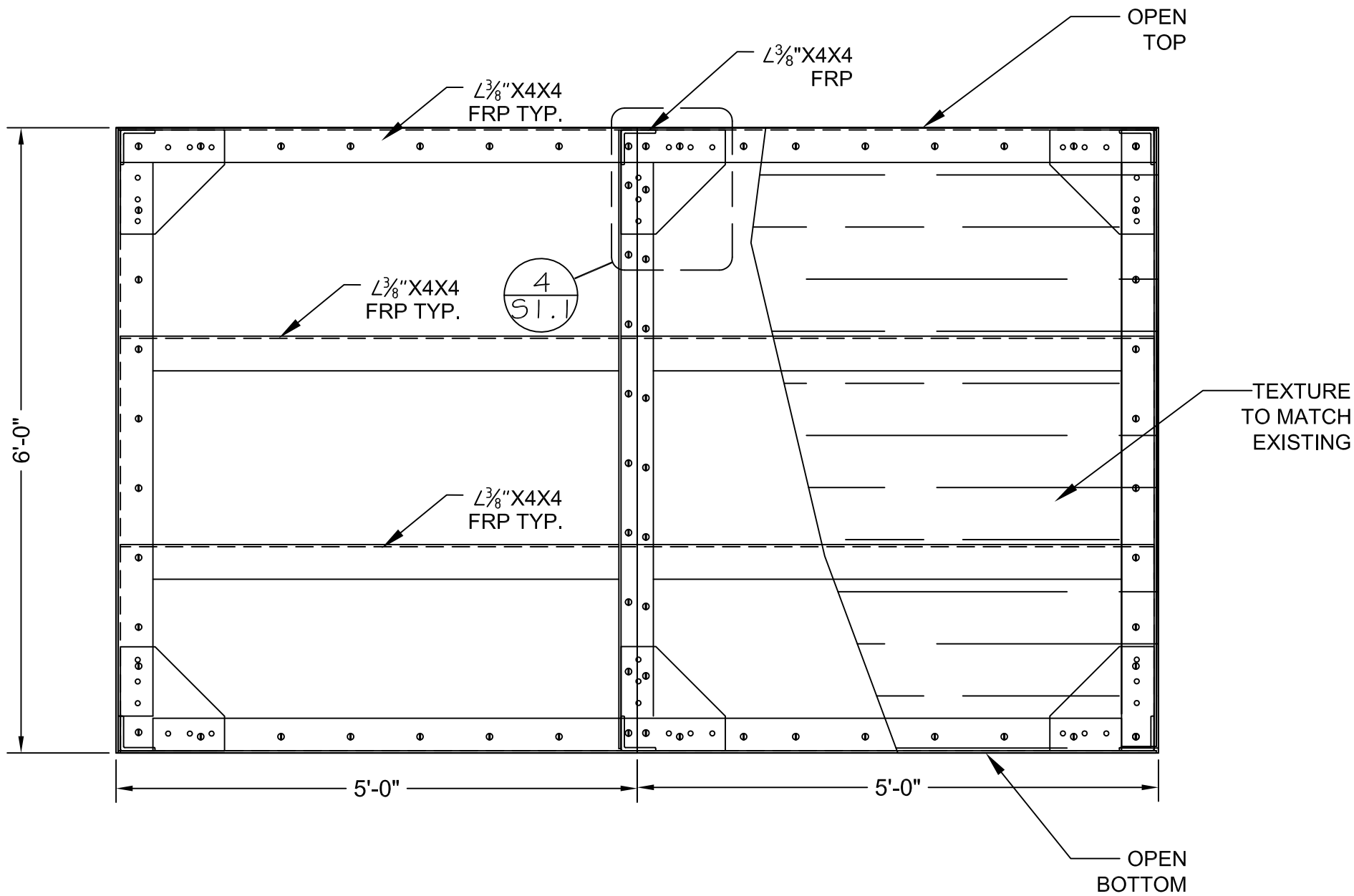
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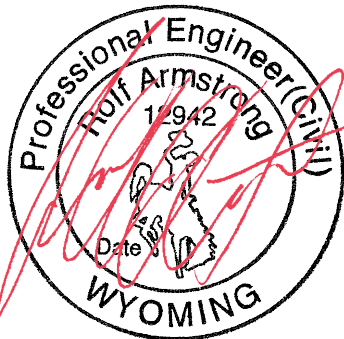


1

FRP SCREENING (BOX)

Scale: 3/8" = 1'-0"

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CARRIER



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REV	DESCRIPTION	DATE	NAME

SCALE:	DATE:	DRN:	CHKD:	DWG #	SHEET #
NTS	8-20-18	TDJ		18-699	5-1.3

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COMPOSITE STRUCTURES, INC.
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1206 SOUTH LAKE ROAD, REDMOND, OREGON 97756

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES
BREAK ALL SHARP EDGES SURFACE ROUGHNESS $\sqrt{16}$
TOLERANCES UNLESS SPECIFIED

DECIMALS
.X $\pm$.1
.XX $\pm$.03
.XXX $\pm$.010

ANGLES
 $\pm$ 1°
FRACTIONS
 $\pm$ 1/16



SHEET #
S-1.3

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PLANNING

Project Number	P18-274	Applied	9/18/2018	STOL
Project Name	CUP - AT&T Dusty Acres	Approved		
Type	CUP	Closed		
Subtype	WIRELESS COMS FACILITY	Expired		
Status	STAFF REVIEW	Status		
Applicant	AT&T Wireless	Owner	THE APARTMENTS AT DUSTY ACRES	
Site Address		City	State	Zip
1024 GREGORY LANE		JACKSON	WY	83001
Subdivision		Parcel No	General Plan	
		22401606100031		

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
Fire	NO COMMENT	9/18/2018	10/9/2018	9/19/2018	See Notes
Kathy Clay					
TO: Tyler Valentine, Senior Planner					
FROM: Kathy Clay, Fire Marshal					
DATE: November 20, 2018					
SUBJECT: 1024 Gregory Lane					
AT&T Cell Tower					
P18-274					

This office has received the request for a administrative adjustment at the above location. The most current edition of the International Fire Code (IFC) and the 2017 edition of the National Electric Code (NEC) shall be used for building design.

Should the building be fire sprinklered and the antenna addition create a closed space attached to the building, fire sprinklers may be required.

Please feel free to contact me if you have any further questions at 307-733-4732.

Legal APPROVED W/CONDITI 9/18/2018 10/9/2018 10/1/2018
Lea Colasuonno
(10/1/2018 11:12 AM LC)

Landscaping: The landscaping required under the LDR, referenced but not stated on pg. 15, is that "[a]t minimum 75% of the ground mounted elements of the Wireless Facility (not including a Tower or supporting structure) must be obscured within 3 years of construction completion."

(10/1/2018 11:18 AM LC)

Tower: The structure being built is a tower because "it is being built for the sole or primary purpose of an FCC-licensed communication, thus this application is within and properly meets the LDR requirement of one (1) tower per legal parcel.

Collocation: This can be accomplished at the site under the federal mandate providing for automatic expansion rights after this initial approval by the Town, therefore can the applicant comment and clarify the potential for increased equipment being added to this building. Specifically, the structural-soundness of the building with regard to adding another, taller antenna array on the roof.

Parks and Rec	NO COMMENT	9/18/2018	10/9/2018
Steve Ashworth			

Type of Review Contact Notes	Status	Dates			
		Sent	Due	Received	Remarks
Pathways Brian Schilling	NO COMMENT	9/18/2018	10/9/2018		
Planning Tyler Valentine (12/12/2018 9:59 AM TV) Please see staff report.	APPROVED W/CONDITI	9/18/2018	10/9/2018	12/12/2018	
Police Todd Smith (9/21/2018 11:32 AM STOL) No Law Enforcement concerns.	NO COMMENT	9/18/2018	10/9/2018	9/21/2018	
Public Works Jeremy Parker (10/5/2018 3:39 PM JP) Plan Review Comments – APPROVED w/ Conditions P18-274 CUP AT&T Wireless – Tamara Shiveley (Owner: The Apartments at Dusty Acres, LLC) 1024 Gregory Lane October 5, 2018 Jeremy Parker, (307)733-3079 x1412	APPROVED W/CONDITI	9/18/2018	10/9/2018	10/5/2018	
*Please be advised that the following comments are being provided for use in preparation of future Development Plan submittals and/or Commercial Building Permit applications and are required for sufficiency. In addition to the required Town of Jackson submittal requirements, The Engineering Department would like to encourage applicants to submit plans, documents, etc in electronic PDF format in addition to the standard paper submittal(s). Please submit these materials through the Planning Department. All work to be completed within the Town's right-of-way shall be specifically addressed. Please be advised that a Public Right-of-Way (PROW) permit application is required for any work occurring within, or use of, the Town of Jackson's ROW. All onsite power shall be shown as underground and location(s) of transformers indicated.					
START Darren Brugmann	NO COMMENT	9/18/2018	10/9/2018		
TC Housing Authority Stacy Stoker (10/3/2018 10:13 AM SAS) The Housing Department has no comment because the applicant has indicated that there is no housing requirement.	NO COMMENT	9/18/2018	10/9/2018	10/3/2018	See Notes



TOWN OF JACKSON PLANNING COMMISSION AGENDA DOCUMENTATION

PREPARATION DATE: DECEMBER 14, 2018
MEETING DATE: DECEMBER 19, 2018

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: BRENDAN CONBOY

SUBJECT: **ITEM P18-301:** REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR A ROOF MOUNTED WIRELESS COMMUNICATIONS FACILITY AT THE ST. JOHNS MEDICAL FACILITY LOCATED AT 555 EAST BROADWAY AVENUE.

APPLICANT/OWNER: TAMARA SHIVELEY, SHIVELEY AND ASSOCIATES, FOR AT&T

[REQUESTED ACTION](#)

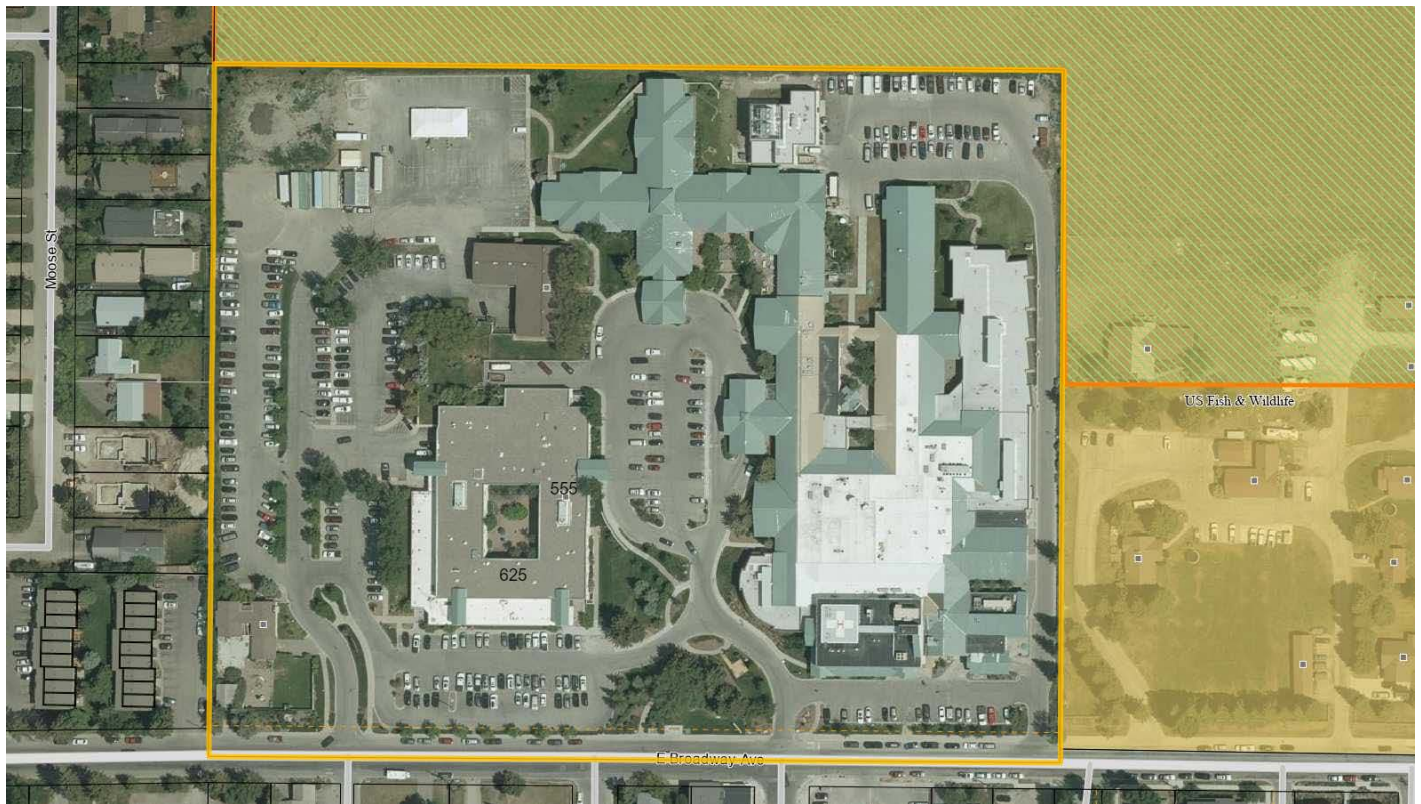
The applicant is requesting approval of a Conditional Use Permit to locate a stealth wireless communications facility on the roof above the eastern entrance, Entrance B, at the Professional Office Building at the St. John's Medical Center at 555 East Broadway Avenue.

[APPLICABLE REGULATIONS](#)

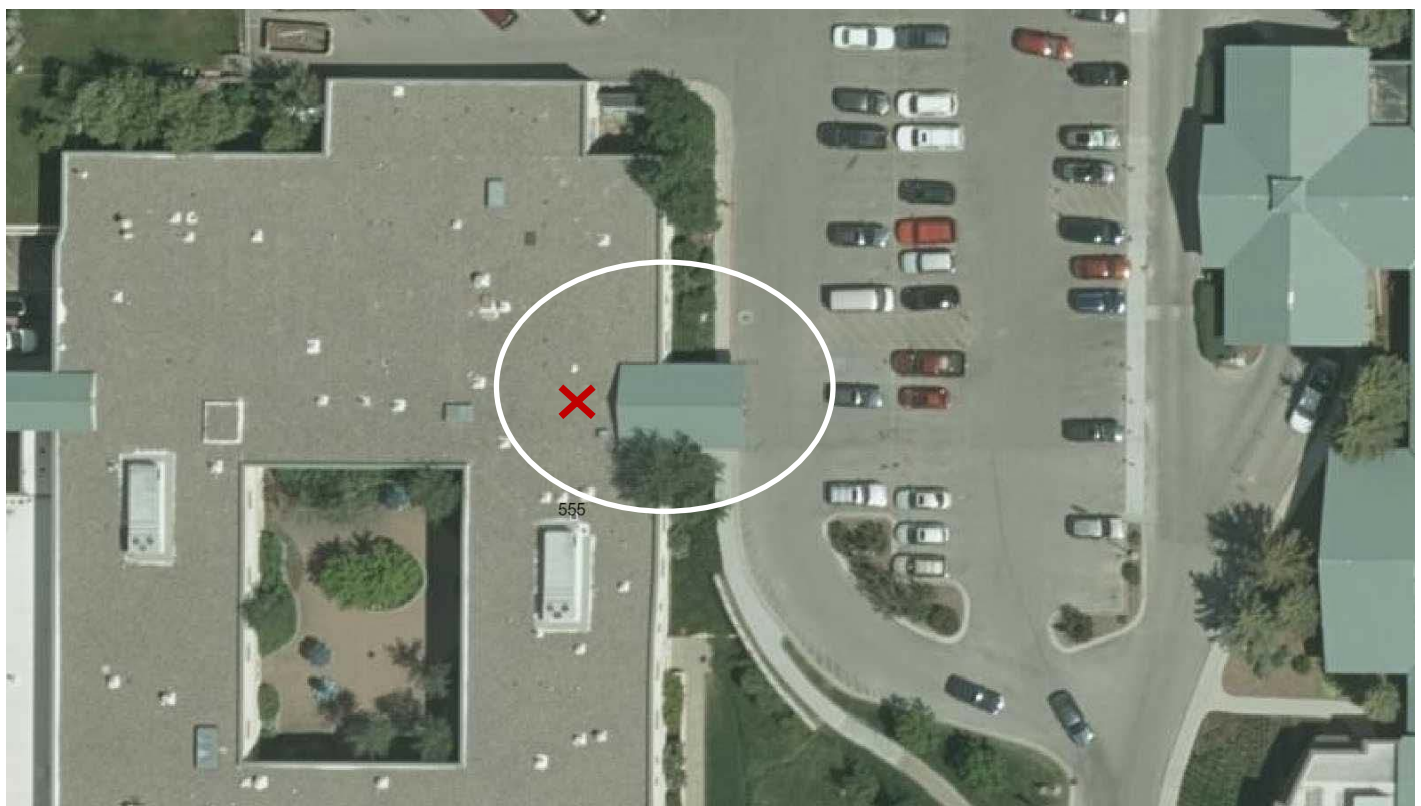
Section 4.2.1 Public/Semi-Public – Town (P/SP-ToJ)
Section 6.1.10.D Wireless Communications Facilities
Section 8.4.2 Conditional Use Permit (CUP)

[LOCATION](#)

The subject property is addressed as 555 E. Broadway Avenue and legally described as Deed 11D321 and 59P448, PIDN 22-41-16-27-4-00-003.02. Aerial photos and a zoning map are shown on the following page showing the general location of the proposed site:



St. John's Medical Center Campus



The Professional Office Building at the St. John's Medical Center with location of proposed wireless facility denoted by red X



BACKGROUND

The subject parcel is 16.3 acres (710,028 SF) and located in the Public/Semi-Public (P/SP-ToJ) zone. The parcel is bordered by the National Elk Refuge and National Elk Refuge Headquarters to the north and east, Office Residential (OR) zoned properties (and a few P/SP zoned lots owned by the hospital) to the south along Broadway Avenue, a condominium complex at 465 E Broadway to the southwest zoned Neighborhood Medium Density – 2 (NM-2), and residential properties in the Gill Addition zoned Neighborhood Low Density – 3 (NL-3) to the west.

On January 4, 2017, the Jackson Town Council adopted amendments in the Land Development Regulations (LDRs) to modify the requirements for wireless communications facilities. The amendments were necessitated by changes in federal law that limited and defined the authority of local governments to regulate the permitting of wireless communications facilities. Through the amendments the Town set up two types of permits for all new proposed wireless facilities: 1) a Basic Use Permit for any facility that was an expansion of an existing approved wireless facility provided that it is not a “substantial change” over current conditions; and 2) a Conditional Use Permit for any proposed facility that is a new facility at a new location. The distinction between these two types of applications can be difficult and can involve the application of a variety of legal nuances embedded in the new federal law – such as what constitutes a “substantial change” or a “tower.” However, for the purposes of this application, all parties agree that this application requires a CUP as it would be a new wireless communications facility.

In addition, the Town’s wireless standards require, among other things, that all new facilities a) be “stealth,” b) that the applicant justify the need for the new facility, c) the height of a rooftop facility be no more than 5’ above the existing roof, and d) that a stand-alone tower be no more than 30’ in height. Wireless facilities are allowed only in the Public/Semi Public (P/SP); Business Park (BP), Park and Open Space (P), and Planned Resort (PR) zones. This application is for a parcel in the Public/Semi-Public zone. The practical effect of allowing wireless facilities in these limited zones is that the Town government has taken on the responsibility of needing to approve a certain number of these facilities in order to provide the public the level of wireless service required by federal law.

PROJECT DESCRIPTION

The applicant is requesting a Conditional Use Permit to construct a stealth wireless communications facility on the roof of the eastern entrance of the Professional Office Building on the St. John's Medical Center campus. The primary purpose of the project is provide better 4G-LTE capacity in the downtown area of Jackson, especially during summer months when existing capacity is strained, and to provide FirstNet, a dedicated communication network for first responders. AT&T currently has a wireless communication facility/tower located along the northeast corner of the Professional Office Building, however this tower will not support any new technology equipment, necessitating the need for the proposed stealth roof mounted facility to accommodate more antennae. The antennae at the existing site will be moved to the rooftop facility. Associated electronic equipment used in support of the existing tower is housed within the Professional Office Building and will be now used for the new stealth facility and connected via coaxial cable across the roof.

The proposed wireless facility will be located 434'-6" from the northern lot line, 519'-8" from the eastern lot line, 313'-4" from the southern lot line, and 401'-6" from the western lot line. The dimensions of the stealth enclosure and proposed lease area is a 10' by 10' (100 SF) area 5' in height above the highest point of the roofline. The top of the enclosure will be 23.2' above the grade, where the current high point of the roof entrance is 18.2'. This is in compliance with the requirement that no wireless facility extend more than 5' above the roof on which it is affixed. The proposed wireless facility will contain 11 antennas and associated equipment screened by radio frequency transparent material that matches the color, texture, and trim of the existing building. No new floor area will be added and no new driveways or access points are proposed as the main access point will be the existing drive aisle through the parking lot with a 20' access easement granted.



A rendering of the proposed stealth enclosure as approved by the DRC.

STAFF ANALYSIS

The primary development standards that apply to CUP wireless communications facility are found in Sec. 6.1.10.D of the LDRs. Below staff has provided analysis of the primary standards.

Determination of Need (Sec. 6.1.10.D.3.f.ii.a))

The applicant is required to demonstrate that no existing facility or tower can accommodate the proposed use without causing impacts greater than the impacts caused by the proposed facility.

Complies: The applicant has provided a detailed explanation of the need for the proposed wireless facility. In summary, the applicant states that they must find an alternate location that will support FirstNet capabilities while maintaining and coverage needs and increasing capacity for demands within this part of Jackson. The applicant maintains that the proposed site is the best available location to serve the coverage area. Existing capacity for 4G-LTE is inadequate in downtown Jackson, especially during the busy summer months when the number of users on their network increases dramatically and the use of tablets and smartphones for data is a particular problem. The applicant further states that they have looked at other locations on the hospital property, but that this was the least invasive choice given the hospitals expansion and remodel plans and that the proposed site would not require the relocation of AT&T's equipment area.

Stealth Requirement (Sec. 6.1.10.D.3.f.i)

All wireless facilities are required to be stealth. This means that the facility must be integrated into an existing structure that it is not visible or that it is designed so "that the purpose and nature of the Wireless facility is not readily apparent to the reasonable observer." The one exception is that a non-stealth facility (e.g., whip antenna) is allowed if it can be demonstrated that it would be less visually impactful than a stealth facility.

Complies. The proposed facility meets the standards for a stealth facility. The proposed design maintains composition with the Professional Office Building and is in proportion with the building in terms of scale and massing. The proposed materials are in keeping with the existing design of the building.

Design Review Committee (Sec. 6.1.10.D.3.d.ii)

All Wireless Communications Facility – Major uses shall be subject to review by the Design Review Committee (DRC) prior to submission of the Planning Commission. The DRC shall review such facilities for consistency with the stealth requirements in 6.1.10.D.3.f.

Complies. This application went before the DRC on November 14, 2018. The DRC recommended unanimous approval of the proposed facility to the Planning Director without any conditions.

Height (Sec. 6.1.10.D.3.f.ii.c)2))

The maximum height of a stand-alone tower for a Wireless Communications Facility is 30 feet, or 5' above the existing roof line for a roof-mounted facility

Complies. Because this is a roof-mounted facility that is shown as no more than 5' above the high point of existing roof line of the building to which it is affixed, the proposed facility meets the 5' height limit.

Collocation (Sec. 6.1.10.D.3.f.ii.l)3))

New towers shall be constructed to allow collocation of as many antenna arrays as feasible without causing interference, complying with height limits, and not defeating stealth elements.

Complies: The applicant has stated that due to the stealth nature of the proposed facility, there is no space for future collocation. It is Staff's opinion that any expansion of the stealth enclosure beyond what is proposed to collocate additional antennae on site would change the Stealth-Designed Facility or alter a Concealment Element such that the modified facility would result in the facility no longer being as effectively concealed/disguised, or blending in with the surrounding architecture, and the purpose or nature of the facility would likely become readily apparent to a reasonable observer. Thus, rather than 'over-sizing' the stealth enclosure now to accommodate another possible carrier in the future (which may never come), the better option is to approve a smaller stealth structure now.

Noise (Sec. 6.1.10.D.3.f.ii.k))

All noise coming from a Wireless facility must comply with the standards in Sec. 6.4.3 Noise, that provides limits on allowed decibels (DBA) in different zones. The PR-SK zone has a maximum noise level of 65 DBA as measured from the property line. Emergency generators are exempt from this standard.

Complies. The applicant's submittal states that the site will not generate any significant noise and that the HVAC unit at the site will be within the 65 DBA guideline set forth in the Town LDRs. The Town reserves the right to enforce the noise limitations in the LDRs in the event that the proposed facility is proven to be in violation.

Landscaping (Sec. 6.1.10.D.3.f.ii.f))

Complies. Not applicable as this is a rooftop facility that will not require any landscaping.

Visibility (Sec. 6.1.10.D.3.f.ii.l))

Complies. The antennas will be screened and contained within the stealth enclosure behind radio frequency transparent material that matches and replicates the existing Professional Office Building. Trees help to screen the rooftop facility from view at certain angles as well as demonstrated by the applicant's photo-simulations in the submittal.

All other standards in Sec. 6.1.10.D

There are a number of additional standards in Sec. 6.1.10.D that address requirements for application submittal, setbacks, signage, lighting, access, and security. These standards are either met as part of this application (e.g. access, security), or will be met in the future at the building permit stage or do not apply to this particular application (setbacks, signage, lighting,). The proposed application, therefore, complies with each of these standards, as applicable to this project.

PUBLIC COMMENT

None at this time.

LEGAL REVIEW

Complete.

ATTACHMENTS

Applicant Submittal
Departmental Reviews

STAFF FINDINGS

Pursuant to Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations, the following findings shall be made for the approval of a Conditional Use Permit.

1. ***Compatibility with Future Character.*** *The proposed Conditional Use shall be compatible with the desired future character of the area.*

Subarea 2.6 Mixed Use Office and Residential: *This TRANSITIONAL Subarea is envisioned to be a pedestrian-oriented mixed use area comprised of mixed use office or multifamily residential structures. The subarea currently contains a variety of single family residential, multifamily residential, office and institutional uses such as St. John's Hospital, the National Elk Refuge Headquarters and Town and County administrative facilities. The future development pattern should locate buildings toward the street predominantly two stories in height. Parking should be minimized and screened from the view of the public right of way. Office, residential and local convenience commercial should be located on the first level with residential above and behind. Some limited local convenience commercial is desirable to serve the surrounding residential areas with the goal of reducing trips outside the neighborhood. The existing institutional uses shall remain as anchors to the local economy that provide many jobs and services to the community. The bulk, scale and intensity of the St. John's campus has always been and will continue to be of a higher intensity than the surrounding mixed use and residential neighborhoods. Particular care and attention will be necessary to ensure a successful integration between this mixed use subarea and the adjacent Core Residential (Subarea 3.2). Particular attention will need to be given to the location of buildings, parking, types of uses, and intensity of uses to ensure a successful transition.*

Complies. Staff finds that the project is consistent with the above described visions for Subarea 2.6, specifically for the St. John's campus. Since the proposed facility is centrally located on the campus it will have no discernable impact on the surrounding residential neighborhoods.

In addition, staff has analyzed this application for consistency with the Policy Objectives for District 2. Town Commercial Core as follows:

Common Value 1: Ecosystem Stewardship

Complies. Not applicable.

Common Value 2: Growth Management

Policy 4.1.b: Emphasize a variety of housing types, including deed-restricted housing (District 2)

Complies. Not applicable.

4.1.d: Maintain Jackson as the economic center of the region

Complies. The proposed project will provide improved cellular service to visitors, businesses, residents, and emergency services in the heart of downtown Jackson. Doing so will help to increase the vitality of downtown Jackson and maintain it as the economic center of the region.

4.2.c: Create vibrant walkable mixed use subareas

Complies. The provision of increased mobile cellular services will increase the availability of wireless services to more parts of downtown Jackson and make our outdoor spaces, such as sidewalks, more vibrant places. This will also reduce dependency on connections to private servers that are usually located inside businesses and other buildings.

4.2.d: Create a Downtown Retail Shopping District

Complies. Not applicable.

4.2.f: Maintain lodging as a key component in the downtown

Complies. Not applicable.

4.4.b: Enhance Jackson gateways

Complies. Not applicable.

Policy 4.4.d: Enhance natural features in the built environment

Complies. Not applicable.

Common Value 3: Quality of Life

Policy 5.2.d: Encourage deed-restricted rental units

Complies. Not applicable.

6.2.b: Support businesses located in the community because of our lifestyle

Complies. The availability of high-quality wireless communications in a geographically remote location like Jackson will enable many residents to pursue business opportunities based on our area's many unique natural and cultural amenities.

6.2.c: Encourage local entrepreneurial opportunities

Complies. The availability of high-quality wireless communications in a geographically remote location like Jackson will enable many residents to pursue business opportunities based on our area's many unique natural and cultural amenities.

6.3.a: Ensure year-round economic viability

Complies. The proposed project will help resolve a current deficit in summer-time wireless capacity that will help make the summer season a better experience for visitors and enable them to maximize their participation in the local economy while they are here.

7.1.c: Increase the capacity for use of alternative transportation modes

Complies. Not applicable.

2. ***Use Standards.*** *The proposed Conditional Use shall comply with the use specific standards of Division 6.1.*

Complies. The proposed request complies with all the standards in Sec. 6.1.10.D, as demonstrated in the Staff Analysis above in this staff report.

3. **Visual Impacts.** *The design, development, and operation of the proposed Conditional Use shall minimize the visual impact of the proposed use on adjacent lands.*

Complies. Staff finds that the proposed project will have minimal visual impacts on adjacent lands due to the stealth design of the wireless facility.

4. **Minimizes adverse environmental impacts.** *The development and operation of the proposed Conditional Use shall minimize adverse environmental impacts.*

Complies. Staff finds that the proposed wireless facility will not have any significant adverse impacts to wildlife habitat, water or air quality, or any other environmental resources.

5. **Minimizes adverse impacts from nuisances.** *The development and operation of the proposed Conditional Use shall minimize adverse impacts from nuisances.*

Complies. Staff finds that the proposed wireless facility will not have any significant adverse impacts from nuisances, such as noise, light, vibration, dust, etc.

6. **Impact on Public Facilities.** *The proposed Conditional Use shall not have a significant adverse impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMT facilities.*

Complies. Staff finds that the proposal will have no significant adverse impact on public facilities.

7. **Other Relevant Standards/LDRs.** *The development and operation of the proposed Conditional Use shall comply with all standards imposed on it by all other applicable provisions of the LDRs and all other Town Ordinances.*

Complies. Staff finds that the proposed use, as conditioned, complies with other provisions of the LDRs and with all other Town Ordinances.

8. **Previous Approvals.** *The proposed Conditional Use shall be in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*

Complies. There are no previous permits or approvals.

RECOMMENDATIONS / CONDITIONS OF APPROVAL

The Planning Director recommends **approval** of a request for a Conditional Use Permit (CUP) P18-301 to construct a wireless communications facility on the roof above the east entrance to the Professional Office Building located at the St. John's Medical Center at 555 East Broadway, subject to the department reviews attached hereto and the following condition of approval:

1. The lessee shall maintain the stealth Wireless Communication Facility as often as necessary and at its sole expense to ensure that the stealth elements remain in their approved condition such that they continue to i) blend in with the surrounding nature and architecture, ii) ensure that the presence, purpose and nature of the Facility are not readily apparent to a reasonable observer, and iii) provide stealth benefits in light of the weathering and aging of the stealthing material and the building to which it is attached.

SUGGESTED MOTIONS

Based upon the findings as presented in the staff report and as made by the applicant for Item P18-301, I move to make findings 1-8 as set forth in Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations relating to 1) Compatibility with Future Character; 2) Use Standards; 3) Visual Impacts; 4) Minimizes adverse environmental impact; 5) Minimizes adverse impacts from nuisances; 6) Impact on Public Facilities; 7) Other Relevant Standards/LDRs; and 8) Previous Approvals for a Conditional Use Permit and recommend to Town Council approval of a wireless communications facility on the roof above the east entrance to the Professional Office Building located at the St. John's Medical Center at 555 East Broadway, subject to the department reviews attached hereto and the following condition of approval.

1. The lessee shall maintain the stealth Wireless Communication Facility as often as necessary and at its sole expense to ensure that the stealth elements remain in their approved condition such that they continue to i) blend in with the surrounding nature and architecture, ii) ensure that the presence, purpose and nature of the Facility are not readily apparent to a reasonable observer, and iii) provide stealth benefits in light of the weathering and aging of the stealthing material and the building to which it is attached.



PLANNING PERMIT APPLICATION
Planning & Building Department
Planning Division

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | fax: (307) 734-3563
Jackson, WY 83001 | www.townofjackson.com

For Office Use Only

Fees Paid _____
Check # _____ Credit Card _____ Cash _____
Application #s _____

PROJECT.

Name/Description: Jackson DT IDL04058 FA 10129826
Physical Address: 555 East Broadway Avenue Jackson WY 83001
Lot, Subdivision: _____ PIDN: 22-41-16-27-4-00-003.02

OWNER.

Name: St. Johns Medical Center Phone: 307.739.7488
Mailing Address: 625 E. Broadway Jackson WY ZIP: 83001
E-mail: jjohnston@tetonhospital.org

APPLICANT/AGENT.

Name: AT&T Wireless - Tamara Shiveley Phone: 801.230.4877
Mailing Address: 1152 N. 2400 S. Suite C WVC, UT ZIP: 84119
E-mail: tamaras@shiveassoc.com

DESIGNATED PRIMARY CONTACT.

____ Owner ☒ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; see Fee Schedule for applicable fees.

Use Permit	Physical Development	Interpretations
____ Basic Use	____ Sketch Plan	____ Formal Interpretation
☒ Conditional Use	____ Development Plan	____ Zoning Compliance Verification
____ Special Use		
Relief from the LDRs	Development Option/Subdivision	Amendments to the LDRs
____ Administrative Adjustment	____ Development Option Plan	____ LDR Text Amendment
____ Variance	____ Subdivision Plat	____ Zoning Map Amendment
____ Beneficial Use Determination	____ Boundary Adjustment (replat)	____ Planned Unit Development
____ Appeal of an Admin. Decision	____ Boundary Adjustment (no plat)	____ Other: _____

PRE-SUBMITTAL STEPS. *Pre-submittal steps, such as a pre-application conference, environmental analysis, or neighborhood meeting, are required before application submittal for some application types. See Section 8.1.5, Summary of Procedures, for requirements applicable to your application package. If a pre-submittal step is required, please provide the information below. If you need assistance locating the project number or other information related to a pre-submittal step, contact the Planning Department. If this application is amending a previous approval, indicate the original permit number.*

Pre-application Conference #: P18-253 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. *Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Provide **one electronic copy** (via email or thumb drive), and **two hard copies** of the submittal packet.*

Have you attached the following?

- ☒ **Application Fee.** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information.
- ☒ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation is also required. Please see the Letter of Authorization template in the Administrative Manual for a sample.
- ☒ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is held, the submittal requirements will be reviewed at the conference followed by a written summary. The submittal requirements on the TOJ website are intended as a reference to assist you in submitting a sufficient application.

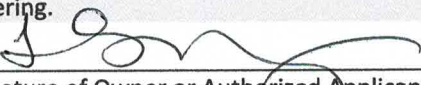
FORMAT.

The main component of any application is demonstration of compliance with all applicable Land Development Regulations (LDRs) and Resolutions. The submittal checklists are intended to identify applicable LDR standards and to outline the information that must be submitted to sufficiently address compliance with those standards.

For some submittal components, minimum standards and formatting requirements have been established. Those are referenced on the checklists where applicable. For all other submittal components, the applicant may choose to make use of narrative statements, maps, drawings, plans and specifications, tables and/or calculations to best demonstrate compliance with a particular standard.

Note: *Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.*

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.



Signature of Owner or Authorized Applicant/Agent
Tamara Shiveley

Name Printed

10.16.18

Date
site acquisition

Title agent

GENERAL DYNAMICS INFORMATION TECHNOLOGY, INC.

DATE 7/5/18

32-1/1110

PAY
TO THE
ORDER OFTown of Jackson\$ 2,500.00Two Thousand Five Hundred Dollars & ¹⁰/₁₀₀DOLLARS  Security Features
included
Details on Back

Bank of America.

VOID AFTER 270 DAYS

Customer Connection FOR Jackson DT-45740-91163-377677993

⑈ 2220770253⑈ ⑆ 111000012⑆ 445 122 5621⑈

LETTER OF AUTHORIZATION

St. Johns Medical Center _____, "Owner" whose address is: 625 East Broadway
Jackson WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)
St. Johns Medical Center _____, as the owner of property
more specifically legally described as: 555 East Broadway Jackson WY 83001

(If too lengthy, attach description)

HEREBY AUTHORIZES AT&T Wireless applicant Tamara Shiveley as
agent to represent and act for Owner in making application for and receiving and accepting
on Owners behalf, any permits or other action by the Town of Jackson, or the Town of
Jackson Planning, Building, Engineering and/or Environmental Health Departments
relating to the modification, development, planning or replatting, improvement, use or
occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed
conclusively to be fully aware of and to have authorized and/or made any and all
representations or promises contained in said application or any Owner information in
support thereof, and shall be deemed to be aware of and to have authorized any subsequent
revisions, corrections or modifications to such materials. Owner acknowledges and agrees
that Owner shall be bound and shall abide by the written terms or conditions of issuance of
any such named representative, whether actually delivered to Owner or not. Owner agrees
that no modification, development, platting or replatting, improvement, occupancy or use of
any structure or land involved in the application shall take place until approved by the
appropriate official of the Town of Jackson, in accordance with applicable codes and
regulations. Owner agrees to pay any fines and be liable for any other penalties arising out
of the failure to comply with the terms of any permit or arising out of any violation of the
applicable laws, codes or regulations applicable to the action sought to be permitted by the
application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing
on behalf of a corporation, partnership, limited liability company or other entity, the
undersigned swears that this authorization is given with the appropriate approval of such
entity, if required.

OWNER:

Pam Beaupre CEO
(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: CEO

(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or
other non-individual Owner)

STATE OF Wyoming)
)SS.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Pam Beaupre this 21 day of
June, 20016.

WITNESS my hand and official seal.

Shannon Stec
(Notary Public)

My commission expires: 6/6/2020

(Seal)





AT&T Mobility
2890 South 25th East
Idaho Falls, ID 83404
www.att.com

October 15, 2018

Whom It May Concern at the Town of Jackson, WY, Planning Department,

AT&T's wireless facility at 555 East Broadway, Jackson, WY 83001 (AT&T site FA Code 10129826) will comply with all American National Standards Institute (ANSI) standards for electromagnetic radiation adopted by the Federal Communications Commission (FCC) for wireless telecommunications facilities.

The proposed AT&T wireless telecommunication facility will comply at all times with FCC regulations prohibiting localized interference with reception of television and radio broadcasts.

The proposed AT&T wireless telecommunication facility will not interfere with public safety frequencies servicing the town and its residents.

If I can be of further assistance in this matter, please do not hesitate to contact me by phone at (208)317-0011 or by email, jr129e@att.com.

Best regards,

A handwritten signature in cursive script that reads "J. Shad Rydallch".

J. Shad Rydallch
AT&T Senior Specialist Radio Access Network Engineer
RF Safety for Rocky Mountain Region
2890 S 25th East, Idaho Falls, Idaho 83404
m 208.317.0011 | jr129e@att.com



AT&T Mobility
2890 South 25th East
Idaho Falls, ID 83404
www.att.com

October 15, 2018

Whom It May Concern at the Town of Jackson, WY, Planning Department,

AT&T's wireless facility at 555 East Broadway, Jackson, WY 83001 (AT&T site FA Code 10129826) will comply with all Federal Communications Commission ("FCC") Radio Frequency ("RF") exposure rules.

The FCC rules set the maximum permissible exposure allowable from RF transmissions for the general population. The FCC has determined that a person may be exposed to RF emissions below those exposure limits with no harmful effects. The FCC's OET Bulletin 65 (Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields) provides guidance in determining RF exposure levels.

Additionally, the FCC has written OET Bulletin 56 (Questions and Answers about Biological Effects and Potential Hazards of Radiofrequency Electromagnetic Fields), an excellent document on RF safety which can be downloaded from <http://www.fcc.gov/encyclopedia/radio-frequency-safety>

If I can be of further assistance in this matter, please do not hesitate to contact me by phone at (208)317-0011 or by email, jr129e@att.com.

Best regards,

A handwritten signature in blue ink that reads 'J. Shad Rydalch'.

J. Shad Rydalch
AT&T Senior Specialist Radio Access Network Engineer
RF Safety for Rocky Mountain Region
2890 S 25th East, Idaho Falls, Idaho 83404
m 208.317.0011 | jr129e@att.com

Town of Jackson Planning Department
150 E. Pearl Avenue
Jackson, WY 83001

October 17, 2018

RE: Compliance with Applicable Codes - AT&T project Jackson DT IDL04058 FA 10129826 located at 555 East Broadway Avenue, Jackson, WY 83001

This letter is submitted in accordance with Sec. 6.1.10.D.3.d.vii of the Town of Jackson Land Development Regulations. AT&T affirms that the proposed Base Station known as "Jackson DT IDL04058 FA 10129826", to be located on the rooftop of the existing building at 555 East Broadway Avenue, will be constructed and maintained in compliance with all applicable non-discretionary structural, electrical, energy, building and safety codes.

Respectfully Submitted,



Tamara Shiveley
Real Estate Specialist
Shiveley and Associates, Inc.
Consultant to AT&T
801-230-4877
tamaras@shiveassoc.com

HOUSING MITIGATION PLAN

For CUP Application for Wireless Telecommunications Site at 555 East Broadway Avenue in Jackson

AT&T is proposing to put an unmanned wireless communication site at 555 East Broadway Avenue in Jackson. The antennas will be placed on the roof of an existing building. There will be no square footage related to this project.

.000246 X 0 sq. ft. = 0

AT&T believes it does not qualify to provide housing given that there is no square footage and the site is unmanned.

CONDITIONAL USE PERMIT APPLICATION FOR WIRELESS COMMUNICATION FACILITY

Submitted to Town of Jackson
Planning Division
October 16, 2018

1. GENERAL INFORMATION

Applicant: New Cingular Wireless, PCS LLC ("AT&T" or the "Applicant")
4393 Riverboat Road, Ste. 400
Taylorsville, UT 84123

Representative: Tamara Shiveley
tamaras@shiveassoc.com 801-230-4877

Property Owner: St. Johns Medical Center

Site Address: 555 East Broadway Avenue, Jackson, WY 83001

APN: 22-41-16-27-4-00-003.02

Name of Project: Jackson DT IDL04058 FA 10129826

Zoning: Public/Semi-Public (PSP)

AT&T is submitting this application pursuant to a Letter of Authorization from St. Johns Medical Center.
See Letter of Authorization

2. PROJECT DESCRIPTION

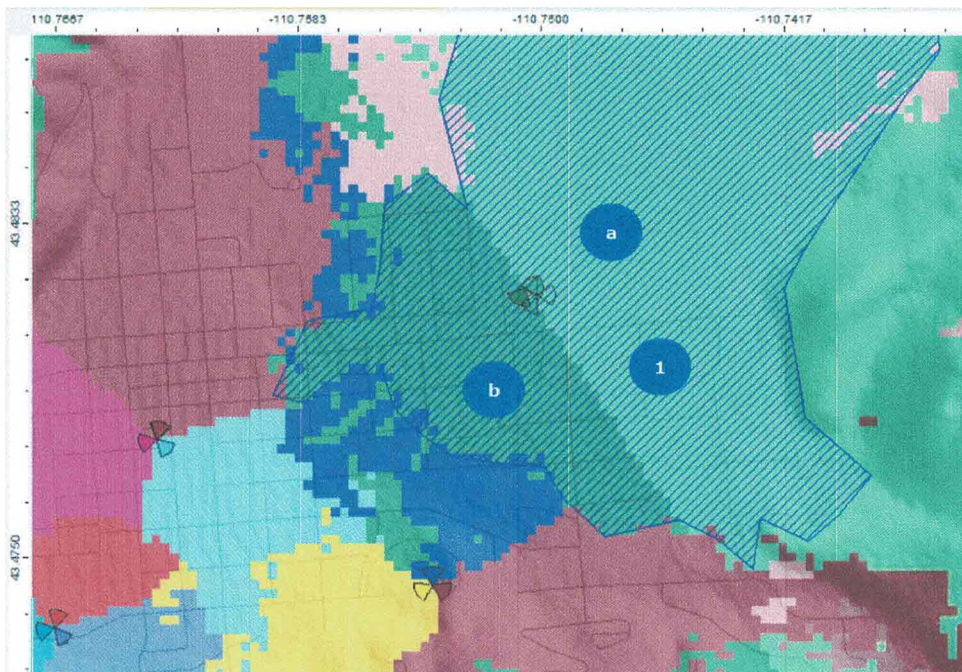
Request and Justification: AT&T is upgrading equipment all over the Jackson area and throughout the State of Wyoming in order to support the federal directive to build FirstNet capable sites. FirstNet is a dedicated communication network for first responders. After 9/11, the 9/11 Commission recommended the establishment of a single, interoperable network for public safety and FirstNet was created as a result. FirstNet's mission is to build and deploy the first-ever high-speed nationwide wireless broadband network dedicated to first responders. FirstNet helps first responders respond effectively and efficiently and stay safe while helping others during day-to-day operations and disaster response and recovery and when managing large events. In order to deploy FirstNet service, wireless infrastructure is required. The proposed facility will include FirstNet antennas and broadcast FirstNet service.

In addition to the FirstNet directive, AT&T is attempting to improve the coverage and capacity in the Town of Jackson to meet the increase in demand. As you know, Jackson is a desirable vacation destination and each summer large amounts of tourists visit the area bringing with them their wireless devices. These devices require large amounts of data to transmit videos, photos, emails and downloads. This increased demand for data requires wireless carriers to upgrade wireless equipment to meet the ever changing technology.

New Cingular Wireless, PCS LLC ("AT&T") currently has a wireless communication facility located on the hospital's tower next to the Professional Office Building on the St. John's Medical Center Campus at 555 East Broadway Avenue in Jackson; however, the current tower will not support any new technology equipment resulting in the need for AT&T to relocate the existing site. The current antenna system on the Medical Center Campus tower will not allow for growth. Moving the antenna system to the rooftop of the Professional Office building will allow growth of the antenna system to add capacity, including the ability to add FirstNet Band 14. The lower antenna height on the rooftop of the Professional Office Building does show a smaller coverage footprint on the southeast and southwest but most of this lost coverage can be made up from the Snow King Lodge site. Within this stealth structure on the Professional Office Building, AT&T will be able to add a third antenna array to add new capacity and improve coverage to the west and northwest.

There is limited area within the P/SP zone in this area of town including only the St. John's Medical Center Campus and (3) parcels owned by St John's Medical Center and used as parking areas. AT&T already has a lease in place with the medical center for its current site and AT&T's equipment is currently located within the Professional Office Building on the medical center campus. In order to meet AT&T's cover objectives, it is AT&T's desire to stay on the hospital property and are proposing to build a stealth structure over the entrance to the Professional Office Building.

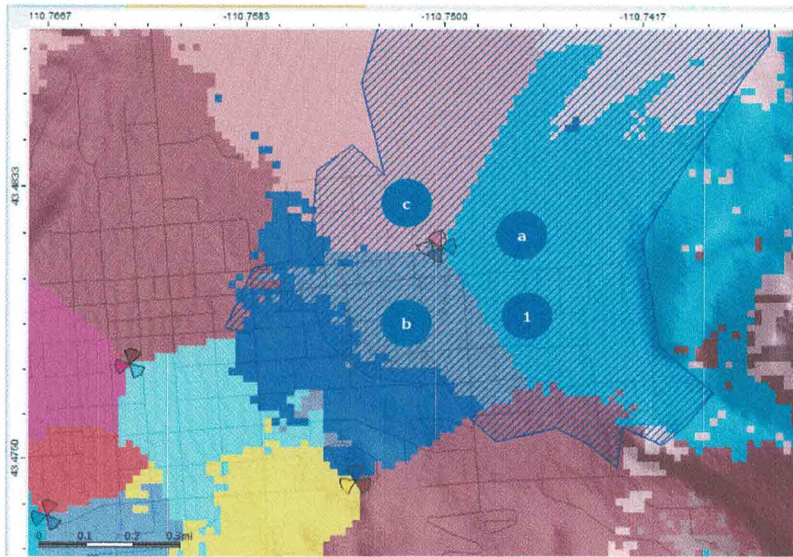
Seeking to maintain coverage and add capacity



Coverage footprint of existing site on Hospital's communication structure (a) Light Green & (b) Dark Green. (1) Blue Diagonal Lines: Existing footprint.

Figure 1: Coverage offered by current site at St. John's Medical Center (a & b) and other existing or proposed AT&T sites in Town of Jackson (Town Parking Garage, Snow King Lodge, Jackson Fairgrounds)

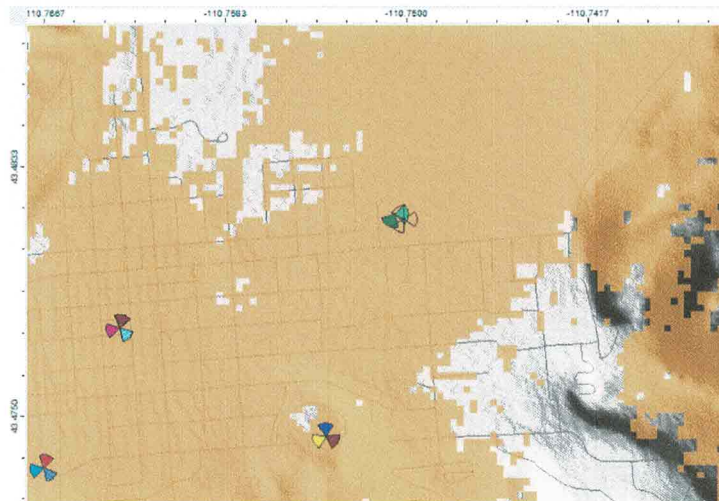
Seeking to maintain coverage and add capacity



Coverage footprint of new antennas on Hospital's office building: (a) Light Blue, (b) Gray & (c) Pink. (1) Blue Diagonal Lines: Existing footprint. Lower antenna height shows smaller footprint on South East & South West

Figure 2: Coverage with new stealth structure on Professional Office Building

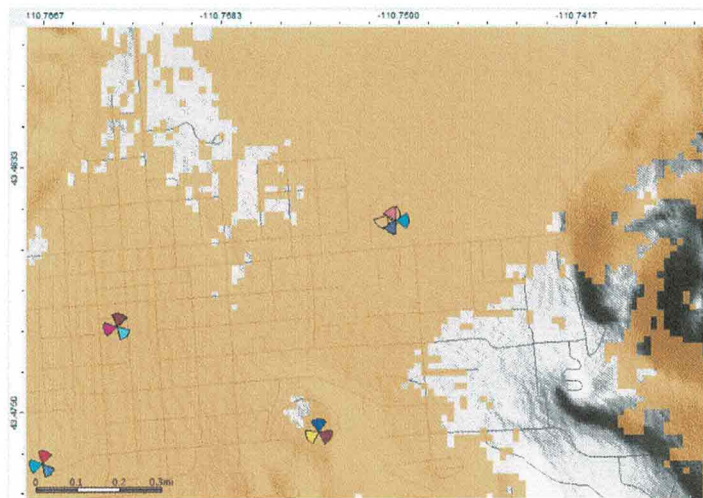
Current good indoor coverage



Orange: Identifies where prediction models show we have acceptable indoor coverage.

Figure 3: Current Indoor Coverage

Replacement site's good indoor coverage



Orange: Identifies where prediction models show we have acceptable indoor coverage.

Figure 4: Replacement site Indoor Coverage

Alternate Sites Considered: There is limited area in the P/SP zone including four (4) parcels all of which are owned by St. Johns Medical Center. Several options were explored on the hospital properties but this was the least invasive choice given the hospitals expansion and remodel plans and that there will be no need to relocate AT&T's equipment area.

Determination of Need: As noted above, AT&T must find an alternative location for the current site on the St. Johns Medical Center property that will support FirstNet capabilities, maintain the coverage needs, and meet increased capacity demands within this section of the Town of Jackson. The proposed site at 555 E Broadway is the best available location to serve this coverage area.

3. ANALYSIS OF LAWS APPLICABLE TO THIS APPLICATION

Federal, state, and local laws apply to this application.

While the federal Telecommunications Act acknowledges a local jurisdiction's zoning authority over wireless facilities, it limits the exercise of that authority in several important ways.

- A local regulation may not prohibit, or have the effect of prohibiting, the provision of wireless services. 47 U.S.C. §332(c)(7)(A) and (B)(i)(II).
- A jurisdiction is prohibited from considering the environmental effects of radio frequency emissions (including health effects) of the WCF site if the site will operate in compliance with federal regulations. 47 U.S.C. §332(c)(7)(B)(iv).
- A jurisdiction may not discriminate among providers of functionally equivalent services. A jurisdiction must be able to provide plausible reasons for disparate treatment of different providers' applications for similarly situated facilities. 47 U.S.C. §332(c)(7)(B)(i)(I).

- The Telecommunications Act requires local jurisdictions to act upon applications for wireless communications sites within a “reasonable” period of time. The shot clock applicable to this application is 150 days.¹

The Facility will operate in accordance with the Federal Communications Commission’s Radio Frequency emissions regulations. Therefore, issues regarding environmental effects are preempted under federal law.

This application is also subject to and complies with the Town of Jackson Land Development Regulations, including Article 6, Division 6.1.10.D Wireless Communication Facilities.

¹The FCC rules clarify that the shot clock begins to run when the application is submitted and further state that “[a] determination of incompleteness tolls the clock only if the local government provides notice to the applicant within 30 days that the application is incomplete and while specifically delineating all missing information, and specifying the code provision, ordinance or application instruction or other publically-stated procedure requiring that the information be submitted. Following a resubmission the clock can be tolled again only if the local government notifies the applicant within 10 days that the supplemental submission did not provide the information identified in the original notice.” *See FCC Report and Order, FCC 14-153. Acceleration of Broadband Deployment by Improving Wireless Facilities Siting Policies. October 17, 2014.*

4. **PROPOSED DEVELOPMENT PROGRAM**

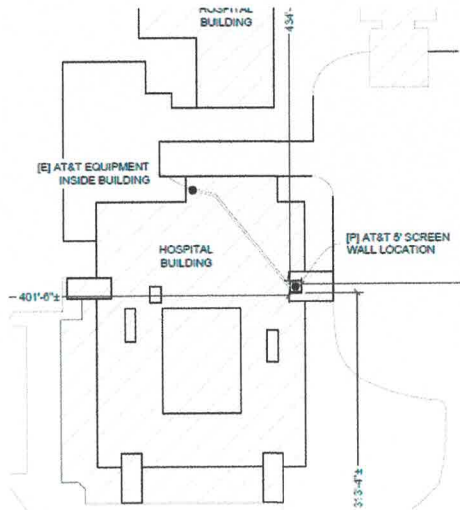
Existing Condition: The existing building is used as a Professional Medical Office building on the St. John's Medical Center Campus.



Figure 5: Existing Building

Proposed Use: The proposed wireless communication site will be built on the existing building and will include a 5' tall x 10' wide x 10' deep "stealth", roof-mounted facility built above the entrance to the Professional Office Building. This is in compliance with Sec. 6.D.3.f.2.iii, which limits the height of any roof-mounted wireless facility to 5 ft. above the roof on which it is affixed. The "stealth" structure will be constructed of a fiberglass, radio frequency-transparent material which will conceal the roof-top antennas while allowing the antenna signal to transmit. This addition will be painted to match the current exterior of the building (see photo simulations in Figure 8).

The electronic equipment will remain where it is currently located within a room in the Professional Office Building. The equipment area measures 112" x 106". This area encloses the electronic equipment and power racks.



The floor plan shows the following equipment and dimensions:

- HVAC UNIT (ABOVE)**: Located at the top center.
- SINCLAIR**: Located at the top left.
- 21" COMPUTER**: Located at the top center, below the HVAC unit.
- 20" FIF**: Located at the top left, below Sinclair.
- 23" POWER RACK**: Located at the top right.
- 23" NEW POWER RACK**: Located at the bottom right.
- 24" UMTS NODE B**: Located at the bottom left.
- AC PANEL** and **AC SURGE**: Located at the bottom right, below the new power rack.
- PROPOSED: FSMH EQUIPMENT LOCATE AS REQUIRED**: Located in the center of the room.
- PROPOSED: (1) POWER PLANT (5) RECTIFIERS (2) CONVERTERS (8) BATTERIES**: Located in the center of the room, below the proposed FSMH equipment.
- Dimensions**:
 - Overall width: 112"
 - Overall height: 103"
 - Top section width: 25.5" (left), 48" (right)
 - Bottom section width: 112"
 - Left section height: 103"
 - Right section height: 65"
 - Top section height: 15"
 - Bottom section height: 34"
 - Internal dimensions: 9", 15", 35", 1.5", 30", 30", 1.5"

Jackson DT



Figure 8: Proposed Roof-mounted Stealth Screen Structure

Height and floor area: Described above in Figure 6 and 7

Setbacks: There are no setbacks applicable to the roof-mounted antennas as they are being proposed within the confines of the existing building. The entire wireless facility will be on the roof or within the building.

Utilities:

Utilities are already present at the existing site and will be brought to the new stealth site across the roof of the building and concealed with a non-penetrating covered cable chase. This will run from the existing equipment area to the new site.

5. SITE AND FLOOR PLANS

The enclosed site plans meet the minimum standards established in the Administrative Manual. Sheet T-1 includes project data;

- GN-1 includes general notes for the project
- SS-1 and SS-2 includes a professional land survey of the subject property;
- A-0 includes an overall site plan with photo simulations
- A-1 includes a site plan for the proposed wireless facility with a photo simulation
- A-2 includes an equipment plan of AT&T's area inside the Professional Office Building;
- A-3 and A-3.2 includes existing and proposed antenna elevations including existing and proposed photo simulations;
- A-4 includes a detailed plan of the antenna facilities within the "stealth" structures;
- R-1 includes equipment details;
- G-1 includes grounding details;

No changes to the floor plan of the existing building. Layouts for the "stealth" structures and equipment area are included within the site plans.

5. POSTED NOTICE

When hearing dates are scheduled, Applicant will prepare required signs and post notice as required by Sec. 8.2.14.C.4.

6. REVIEW CRITERIA

Pursuant to the requirements outlined in the Pre-Application Conference Summary, the following items are addressed below.

GENERAL INFORMATION

Planning Permit Application has been provided.

Notarized Letter of Authorization has been provided.

Application Fees have been paid by enclosed Check No. 253 in the amount of \$2,500.00.

Review Fees Applicant acknowledges responsibility for payment of review fees necessitated by the review of the application.

Mailed Notice Fee Applicant acknowledges responsibility for payment of mailed notices in excess of 25 notices.

Digital Format Applicant has submitted all application materials in digital format on the enclosed CD.

Response to Submittal Checklist Applicant has provided responses to the comments identified in the Pre-Application Conference Summary in the text of this narrative.

Title Report per the Pre-Application Meeting, this is not required.

Narrative description of the proposed development This has been provided herein (see "Project Description," above).

Proposed Development Program This has been provided herein (see "Proposed Development Program," above).

Site Plan The Site plan is enclosed as part of the construction drawings provided.

Floor Plans There are no proposed changes to the floor plan of the existing building.

SUBMITTAL CHECKLIST: Subsection B, Physical Development:

The following items are required to be addressed:

Structure Mass and Location and Maximum Scale of Development: The existing building is currently used as a Professional Medical Office Building on the St. John's Medical Center campus. The front of the building has a covered entrance where the stealth facility is proposed. The existing building with covered entrance has as its highest point 18.2 ft. high. The proposed 5 ft. high addition of the "stealth" structure will bring the total height to 23.2 ft. high. This addition will be in proportion to the existing building. The dimensions of the "stealth" structure on the rooftop are 5' (H) x 10' (L) x 10' (W). The equipment area is currently located, and will remain within, a room in the medical office building. The dimensions of AT&T's equipment area within this room are 112"x 106". Setbacks are not applicable as this site and all equipment is and will be located within the confines of the existing building.

Building Design: The existing building is a traditional design with a stucco façade. The proposed "stealth" design is intended to appear to be a design extension of the covered entrance and will look to be consistent with the surrounding buildings. The "stealth" structure will be constructed of a fiberglass, radio frequency-transparent material which will conceal the roof-top antennas while allowing the antenna signal to transmit. The "stealth" roof-top structure will be painted to match the existing building. The visual impact will be minimal as this will appear to be a logical extension of the building to the general public. Applicant understands a meeting with the Design Review Committee is required.

Site Development: No new driveways or access points are proposed. The site will be accessed from East Broadway and the Professional Medical Office Building parking lot. No new easements are proposed. It is possible that during construction a crane will be needed to transport building materials to the roof; however this will be determined at a pre-construction meeting with Town of Jackson building officials. Construction of this site is estimated to take approximately 60 to 90 days. Staging for construction materials will be coordinated with property owners and will not obstruct or impact hospital operations. There is no pedestrian access to the site as it is on the rooftop of the existing building and the equipment is kept in a locked room.

Fencing: Fencing is not applicable as the wireless site will be located within a stealth structure on the rooftop and the equipment is kept within the Professional Office Building in a locked room.

Wildlife Friendly Fencing: Not applicable, per Pre-Application Conference Summary

Environmental Standards: Not applicable, per Pre-Application Conference Summary

SUBMITTAL CHECKLIST: Subsection D, Development Options: Not applicable, per Pre-Application Conference Summary

SUBMITTAL CHECKLIST: Subsection E, Additional Zone-Specific Standards: Not applicable, per Pre-Application Conference Summary

SUBMITTAL CHECKLIST: Article 4, Special Purpose Zones: Not applicable, per Pre-Application Conference Summary

SUBMITTAL CHECKLIST: Article 5, Physical Development Standards Applicable in all Zones:

The following items are required to be addressed:

Division 5.1, General Environmental Standards: Not applicable, per Pre-Application Conference Summary

Division 5.2, Environmental Standards Applicable in Specific Areas: Not applicable, per Pre-Application Conference Summary

Division 5.3, Scenic Standards: This site will not include exterior lighting per Div. 5.3.1 and is not in a Scenic Resources Overlay per Div. 5.3.2.

Division 5.4, Natural Hazard Protection Standards: Not applicable, per Pre-Application Conference Summary

Division 5.5, Landscaping Standards: All antennas will be located behind “stealth” screens on the roof-top of the existing building. The electronic equipment will be concealed within a room in the existing Professional Office Building. There will be no ground equipment outside making landscaping not applicable.

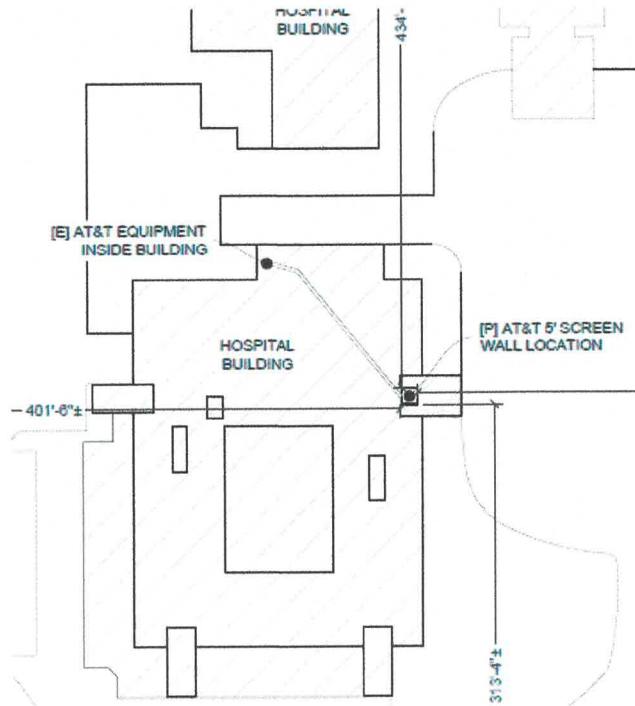


Exhibit 9: AT&T equipment area located within building

Division 5.6, Sign Standards: Not applicable, per Pre-Application Conference Summary

Division 5.7, Grading, Erosion Control and Stormwater Management: Not applicable, per Pre-Application Conference Summary

Division 5.8, Design Guidelines: The proposed materials are appropriate based on the context of the existing building. The material used for the screen wall additions will be durable, radio-frequency transparent fiberglass and will be maintainable over time. AT&T will be responsible for maintaining the

painted surfaces of the screen wall addition to match the existing façade of the building. The proposed material is the only possible choice for the purpose of antenna concealment. In summary, the proposed site plans are in compliance with Design Guidelines set forth by the Town of Jackson.

SUBMITTAL CHECKLIST: Article 6, Use Standards Applicable in all Zones:

The following items are required to be addressed:

Division 6.1, Allowed Uses: The proposed site is located in the (P/SP) zone district and wireless communication sites are an allowed use.

Division 6.2, Parking and Loading Standards: The parking, loading and maintenance requirements of this section do not apply because the proposed site will be an unmanned, unoccupied space. The site will be visited only occasionally by one technician in one vehicle for a short period of time for monitoring and maintenance of the electronic equipment.

Division 6.3, Employee Housing Requirements: Not applicable, per Pre-Application Conference Summary.

Division 6.4, Operational Standards: There will be no outside storage; all equipment and materials associated with the site will be kept in the designated equipment area inside a room in the existing Professional Office Building as shown on Sheet A-0 and A-2 of the site plans. The unoccupied site will generate no refuse or recycling; it will be visited only occasionally by an AT&T technician to monitor and maintain equipment. The site will not generate any significant noise and no vibration. The HVAC unit in the equipment area at the site produces no significant noise and will be well within the 65 DBA guideline set forth in the Town of Jackson LDRs. All AT&T facilities are monitored remotely 24/7; therefore the likelihood of fire, explosive hazards or electrical disturbances is minimal.

SUBMITTAL CHECKLIST: Article 7, Development option and Subdivision Standards Applicable in all Zones:

The following items are required to be addressed:

Division 7.1, Development Option Standards: Not applicable, per Pre-Application Conference Summary

Division 7.2, Subdivision Standards: Not applicable, per Pre-Application Conference Summary

Division 7.3, Open Space Standards: Not applicable, per Pre-Application Conference Summary

Division 7.4, Affordable Housing Standards: Per the Pre-Application Conference Summary notes, "Applicant shall provide a Housing Mitigation Plan consistent with the Housing Department Guidelines. It is likely that no requirement exists, but the paperwork must be filled out and provided with the CUP application." A Housing Mitigation Plan has been enclosed with this application.

Division 7.5, Development Exaction Standards: Not applicable, per Pre-Application Conference Summary

Division 7.6, Transportation Facility Standards: Not applicable, per Pre-Application Conference Summary

Division 7.7, Required Utilities: The proposed site is an unmanned, unoccupied facility which requires only electric power and fiber optic connection for operation. No water, sewer, or irrigation will be required. There is an HVAC system in the AT&T electronic equipment area to keep the equipment area temperature controlled. There will not be a generator stored on site.

GENERAL STANDARDS AND DESIGN REQUIREMENTS:

The following standards are required pursuant to Sec.6.1.10.D.3.f:

- i) **Must be Stealth:** The application meets this requirement with all antennas and equipment concealed from public view. The proposed design minimizes visual impacts by matching the existing facade with radio frequency-transparent fiberglass screening painted to match the exterior of the existing building. Antennas and equipment will not be visible from the street. The "stealth" addition will appear consistent with the architecture and design of the existing building. It will not be obvious that a wireless communication site is located there, i.e., the presence, purpose, or nature of the facility is not readily apparent to a reasonable observer.
- ii) **Standards to be applied include the following:**
 - a. **Determination of Need** – Please see "Alternatives Sites Considered" and "Determination of Need" sections of this report.
 - b. **Concealment Element** – The proposed design is the most effective concealment that can be provided within the constraints of the 5 ft. limitation on height for a rooftop communication facility. There is no intent to frustrate the purpose of the conditions of approval. The concealment structures are intended to blend with the existing building.
 - c. **Height** – The highest point of the proposed facility is 5 ft. above the roof to which it is affixed, in compliance with this section. Although taller antennas would have been preferable, AT&T proposes 4 ft. tall antennas inside the 5 ft. tall screen wall concealment structure.
 - d. **Setbacks** – No setbacks are applicable as the proposed facility and equipment area are within the confines of the existing building.
 - e. **Other conditions** – The proposed facility is designed and will be maintained to be visually compatible with adjoining terrain and structures. The proposed site will not be used for the storage of excess equipment and there will be no outdoor storage. All equipment associated with the site will be contained in the designated equipment area within the building.
 - f. **Landscaping** – As the wireless facility will be located on the rooftop and within the Professional Office building, landscaping is not applicable.
 - g. **Signage** – No commercial messages will be displayed at the proposed facility. Signage will be limited to that required by federal regulatory agencies.
 - h. **Lighting** – No lighting is proposed for this facility.
 - i. **Quantity limit** – There is a limit of one (1) tower per legally created parcel of property per Town of Jackson LDRs. There will be no towers on this parcel only a roof mounted wireless communication facility.
 - j. **Emergency generator** – There is no generator on site.
 - k. **Noise level** – The site will not generate any significant noise and no vibration. The HVAC unit at the site produces no significant noise and will be well within the 65 DBA guideline set forth in the Town of Jackson LDRs.
 - l. **Visibility** – Antennas will be completely concealed behind the proposed screen wall addition. As noted above, the screen wall addition is designed to appear to be a logical extension of the existing building. This application includes elevation drawings and

photo-simulations showing the existing and proposed designs. Due to the nature of the stealth facility on the rooftop and existing equipment space within the building, there is no space for future collocation. First, in order to minimize the visual impact of the facility to appear to be a natural extension of the building and fit within the size and scale of the building, the “stealth” screen has been constructed as large as possible to meet this objective. Additionally, with the 5 ft. height requirement in the Town of Jackson LDRs, additional equipment is needed by AT&T in order to accommodate FirstNet capabilities when using 4 ft. antennas. This leaves no space within the “stealth” walled structure for another carrier. AT&T is currently utilizing the minimum space required within the Professional Office Building for its equipment and is not proposing additional space to St. John’s Medical Center. There is currently no additional space within this room for additional equipment from another collocator.

- m. **Notice** – The facility will be in compliance with all requirements for public hearings. When dates for the required public hearings are scheduled, Applicant will order notice signs to be posted at designated locations on the property.
- n. **Access** - No part of the facility will obstruct access or cause the existing building to fail to comply with the American Disabilities Act.
- o. **Security** – Opportunities for unauthorized access will be minimized with entrance to the electronic equipment area within the Professional Office Building in a locked room. In addition, AT&T facilities are monitored remotely 24/7, providing additional security for the site.
- p. **Building Design** – The proposed “stealth” walled structure is in scale and architecturally integrated with the existing building design to be visually unobtrusive. The proposed screen wall addition will be painted to match the façade of the existing building. As noted above, it will not be obvious that a wireless communication site is located on the roof, i.e. the presence, purpose or nature of the facility is not readily apparent to a reasonable observer.

7. CONDITIONAL USE PERMIT REQUIREMENTS:

The following findings must be made prior to approval of a conditional use permit:

- **The application is compatible with the desired future character of the area:** As demonstrated in the project description and determination of need sections of this application, this wireless site is necessary to provide FirstNet, maintain coverage and meet increase capacity capability in this area. Everything possible has been done to integrate the design of the wireless facility into the existing building. Surrounding lot uses include other buildings on the St. John’s Medical Center Campus, apartment buildings, residential buildings and a church.
- **The application complies with the use specific standards of Division 6.1:** Jackson Land Development Regulations allow wireless communication sites in the P/SP zone district.
- **The application minimizes adverse visual impacts:** As described throughout the application, this site is designed to be within Town of Jackson LDRs and to replicate the exterior finishes of the existing building as well as architecturally appear to be a logical extension of the building.
- **The application minimizes adverse environmental impacts:** There will be no adverse environmental impacts associated with this development. The proposed site will be unoccupied and requires only minimal electric utility service for operation. There will be no ground disturbance associated with the construction of this site.

- **The application minimizes adverse impacts from nuisances:** The proposed site will not generate any significant noise, no dust, odor or other impacts that could be considered a nuisance.
- **The application minimizes adverse effects on public facilities:** There will be minimal impact on public facilities. This site requires only minimal electrical service. The site will be unoccupied and requires no water, sewer, trash collection or other public services. The site will generate no traffic; it will be visited only occasionally by a sole technician to monitor and maintain the equipment. AT&T facilities are monitored remotely 24/7 and standard operating procedures minimize security risks.
- **The application complies with all other relevant standards of these LDRs and all other Town Ordinances:** The proposed development will comply with all Land Development Regulations, building code requirements and other ordinances.
- **The application is in substantial conformance with all standards or conditions of any prior applicable permits or approvals:** Applicant believes the proposed plans meet or exceed all requirements of applicable permits and required approvals.

In summary, the application satisfies the criteria established for Conditional Use Permit findings.

"FCC SHOT CLOCK"

AT&T requests that the Town of Jackson issue a written decision granting AT&T's request within (90) days of the date this application is submitted pursuant to *Petition for Declaratory Ruling to Clarify Provisions of Section 332(c)(7) to Ensure Timely Siting Review*, Declaratory Ruling, 24 FCC Rcd 13994, para. 46 (2009 Declaratory Ruling). If applicable, within fourteen (14) days of the date the application is submitted, AT&T requests the Town to inform AT&T in writing of the specific reasons why the application is incomplete and does not meet the submittal requirements; and in doing so, to please specifically identify the code provision, ordinance, instruction or public procedure that requires the information be submitted.

7. CONCLUSION

AT&T respectfully requests the Town of Jackson to grant conditional use permit approval for the above described project. The proposed site will be part of the FirstNet directive by the federal government as well as the more comprehensive AT&T wireless network and approval of this application will allow AT&T to meet its federally mandated obligations under the license granted by the Federal Communications Commission (FCC) pursuant to the Telecommunications Act of 1996.

PLANNING

Project Number	P18-301	Applied	10/23/2018	STOL
Project Name	CUP - AT&T St. John's	Approved		
Type	CUP	Closed		
Subtype	WIRELESS COMS FACILITY	Expired		
Status	STAFF REVIEW	Status		
Applicant	AT&T Wireless	Owner	St. John's Medical Center	
Site Address		City	State	Zip
555 E BROADWAY AVENUE	JACKSON	WY	83001	
Subdivision	Parcel No	General Plan		
	22411627400003.02			

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact Notes Fire Kathy Clay (10/23/2018 4:42 PM GOSS) MEMO FIRE REVIEW	APPROVED W/CONDITI	10/23/2018	11/12/2018	10/23/2018	

TO: Tyler Valentine, Senior Planner
Tiffany Stolte, Office Manager

FROM: Butch Gosselin, Fire Inspector

DATE: October 23, 2018

SUBJECT: 555 E Broadway AT&T cell site,
P18-301

This office has received the request for a Conditional Use Permit on the roof of an existing professional building at the above location. The most current edition of the International Fire Code (IFC), the International Wildland Urban Interface Code, and the 2017 edition of the National Electric Code (NEC) shall be used for building design.

Comments include, but are not limited to:

1. Possible outside permanent ladder to access roof if no interior access to roof.
2. Key to interior room in Knox box for fire fighter access.
3. Not sure if interior room for equipment is existing, if so need to keep or add fire sprinkler heads depending on layout of room.
4. Will need Electrical plan review

Please feel free to contact me if you have any questions at bgosselin@tetoncountywy.gov or 732-8596 or kclay@tetoncountywy.gov or 307-732-8506. Thank you.

Legal	APPROVED W/CONDITI	10/23/2018	11/12/2018	11/12/2018
Lea Colasuonno				
(11/12/2018 2:41 PM LC)				

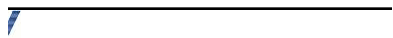
Sec. 6.1.10.D.3.f.ii.i) is intended to prohibit multiple, stand-alone wireless towers from being located on one legal parcel (e.g. "tower farms"). It is not intended to prohibit multiple, stealth, roof-top wireless towers on one or more buildings located on one legal parcel and that otherwise complies in full with this and all other LDRs. This interpretation protects the public interest against unsightly "tower farms" damaging to the community character, while encouraging providers to maximize the use of limited geographic opportunities in a way that simultaneously improves wireless coverage and minimizes visual impacts.

Project Reviews

Report By: Brendan Conboy

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Type of Review Contact Notes	Status	Dates			Remarks
		Sent	Due	Received	
Parks and Rec Steve Ashworth (10/25/2018 3:59 PM STOL) No comments from Parks & Rec regarding P18-301.	NO COMMENT	10/23/2018	11/12/2018	10/25/2018	
Pathways Brian Schilling (10/25/2018 3:16 PM STOL) No comments from Pathways. Brian	NO COMMENT	10/23/2018	11/12/2018	10/25/2018	
Planning Brendan Conboy		10/23/2018	11/12/2018		See Staff Report P18-301
Police Todd Smith (10/24/2018 9:02 AM STOL) No Law Enforcement concerns. We view additional bandwidth as a positive in speaking with our IT department.	APPROVED W/CONDITI	10/23/2018	11/12/2018	10/24/2018	
Thank you, Todd Smith					
Public Works Rachelle Rhodes (11/13/2018 4:14 PM RR) Conditional Use Permit – APPROVED	APPROVED W/CONDITI	10/23/2018	11/12/2018	11/13/2018	see notes
P18-301 AT&T Wireless – Tamara Shiveley 555 East Broadway Avenue					
November 13, 2018 Rachelle Rhodes, 307-733-3079					
*Please be advised that the following comments are being provided for use in preparation of future Development Plan submittals and/or Commercial Building Permit applications and are required for sufficiency.					
In addition to the required Town of Jackson submittal requirements, The Engineering Department would like to encourage applicants to submit plans, documents, etc in electronic PDF format in addition to the standard paper submittal(s). Please submit these materials through the Planning Department.					
All work to be completed within the Town's right-of-way shall be specifically addressed. Please be advised that a Public Right-of-Way (PROW) permit application is required for any work occurring within, or use of, the Town of Jackson's ROW.					
If trenched, the installation of the fiber to the antenna site will require a grading permit pre-application meeting and a grading permit.					
START Darren Brugmann		10/23/2018	11/12/2018		
TC Housing Authority Stacy Stoker		10/23/2018	11/12/2018		

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