verizon

UT4 - TUACAHN

MDG LOCATION ID: 5000972016, FUZE PROJECT ID: 17376044

RAWLAND ROOFTOP BUILD

SITE INFORMATION

SITE ADDRESS:
1100 NORTH TUACAHN DRIVE
IVINS, UTAH 84738

LATITUDE AND LONGITUDE: (NAD 83)
N 37°11'26.33" OR 37.190647°
W 113°39'34.14" OR 113.659483°

PARCEL OWNER:
TUACAHN CENTER FOR THE ARTS, A UTAH NON-PROFIT

PARCEL NUMBER:
1-6-1-28-34401

ZONING JURISDICTION:
IVINS CITY

ZONING DISTRICT:
RC – RESORT COMMERCIAL

PROJECT DESCRIPTION:
VZW IS PROPOSING TO CONSTRUCT AN UNMANNED COMMUNICATIONS FACILITY CONSISTING OF ANTENNAS MOUNTED TO THE ROOFTOP OF THE EXISTING BUILDING CONCEALED BEHIND A FAUX WALL, WITH OUTDOOR EQUIPMENT CABINET ON THE GROUND NEXT TO THE BUILDING SURROUNDED BY A CMU WALL AND A PERGOLA ROOF

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

CONTACT INFORMATION

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

SITE ACQUISITION AND ZONING:
REDROCK SITE DEVELOPMENT SERVICES
795 EAST 7800 SOUTH
MIDVALE, UTAH 84047

CONTACT: DANIEL THURGOOD
PHONE: 801-875-7789

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

CONTACT: PHIMPHA KEOPITHOUNE
PHONE: 801-946-4938

ENGINEER OF RECORD:
VECTOR STRUCTURAL ENGINEERING
651 WEST GALENA PARK BLVD, SUITE 101
DRAPER, UTAH 84020

CONTACT: JOEL R. HARTMAN, SE
PHONE: 801-990-1775

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

DRAWING INDEX

SHEET NO.	SHEET TITLE	REV	REV DATE
T100	TITLE SHEET, VICINITY MAP, GENERAL SITE INFORMATION	0	
SURV	SITE SURVEY	0	
C100	OVERALL SITE PLAN	0	
C101	ENLARGED SITE PLAN	0	
C102	ENLARGED GROUND LEASE AREA PLAN	0	
C103	ENLARGED ROOF LEASE AREA PLAN	0	
C200	SOUTHEASTERLY SITE ELEVATION	0	
C201	EAST AND WEST SITE ELEVATIONS	0	

UTAH CODE COMPLIANCE

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (2021 IBC) AND NATIONAL ELECTRIC CODE (2023 NEC), ALONG WITH ALL APPLICABLE FEDERAL, STATE, COUNTY, AND MUNICIPAL BUILDING CODES, ORDINANCES, RULES AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION OVER THE CONSTRUCTION OF THIS PROJECT, SHALL APPLY THROUGHOUT. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

UNDERGROUND SERVICE ALERT, CALL 'BLUE STAKES OF UTAH' @ 811 OR 1-800-662-4111
THREE WORKING DAYS BEFORE YOU DIG AND PROVIDE 3' MINIMUM CLEARANCE TO ALL EXISTING UTILITIES, 5' TO SEWER

DRIVING DIRECTIONS

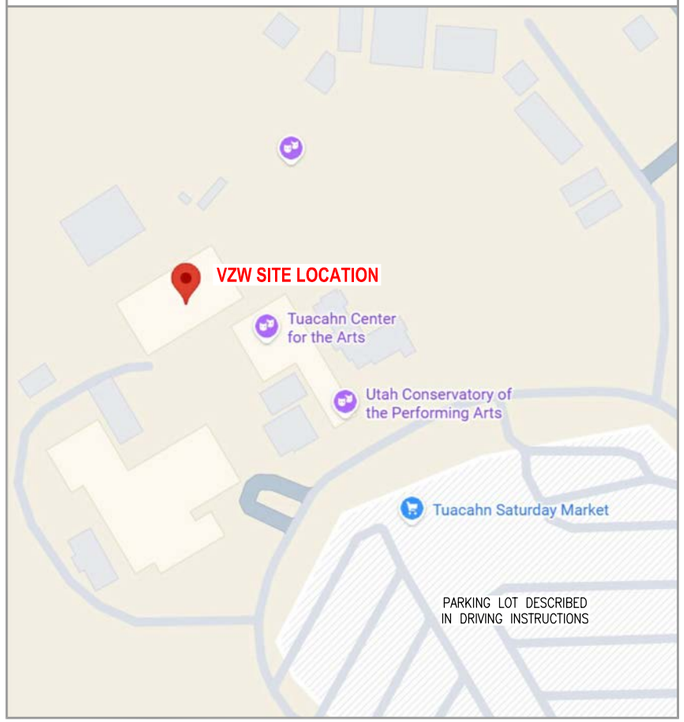
FROM THE VZW WEST JORDAN OFFICES:

- TAKE I-15 SOUTH FOR 287 MILES TO EXIT #8 FOR ST GEORGE BLVD.
- TURN RIGHT AND GO WEST FOR 600 FEET TO 1000 EAST STREET (FIRST STOP LIGHT AFTER EXIT), TURN RIGHT AGAIN AND GO NORTH FOR 800 FEET TO RED HILLS PARKWAY.
- TURN LEFT AND FOLLOW RED HILLS PARKWAY FOR 7.36 MILES TO SNOW CANYON DRIVE, THE SECOND ROUND-ABOUT YOU'LL COME TO.
- TURN RIGHT AND EXIT THE ROUND-ABOUT GOING NORTH FOR 200 FEET TO TUACAHN DRIVE.
- TURN LEFT AND GO NORTH FOR 1.6 MILES TO THE LARGE PARKING LOT AREA SOUTH OF THE TUACAHN CENTER FOR THE ARTS.
- THE VZW FACILITY WILL BE LOCATED ON THE NORTH SIDE OF THE PROPERTY, ON AND WEST OF THE BUILDING JUST WEST OF THE AMPHITHEATER.

DO NOT SCALE DRAWINGS

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

LOCATION MAP



verizon
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

RED ROCK SITE DEVELOPMENT SERVICES
795 EAST 7800 SOUTH
MIDVALE, UTAH 84047
801-875-7789
daniel.thurgood@redrocksds.com

UT4 - TUACAHN
SW SEC 28, T41S, R16W
1100 NORTH TUACAHN DRIVE
IVINS, UTAH 84738
– RAWLAND SITE --

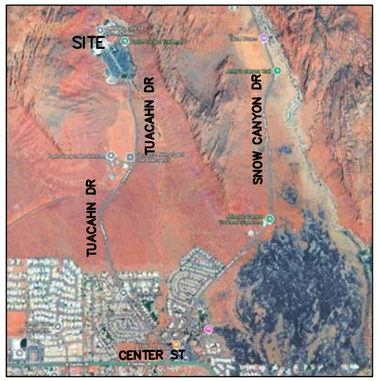
PRELIMINARY

REV	DATE	DESCRIPTION
0	03.25.2026	ZONING DRAWINGS

DRAWN BY:	DAN T
CHECKED BY:	DAN T

SHEET TITLE
TITLE SHEET, VICINITY MAP, GENERAL INFO

SHEET NUMBER	REV NUMBER
T100	0



VICINITY MAP NOT TO SCALE

LEGEND

◉	: FOUND 1/2" REBAR AND CAP AS NOTED.
(M)(R)	: MEASURED AND RECORD DESCRIPTION DATA.
P.O.B.	: POINT OF BEGINNING.
P.O.C.	: POINT OF COMMENCEMENT.
—X—	: FENCE AS NOTED.
—OH—	: OVER HEAD UTILITY LINES.
	: POWER POLE
E	: ELECTRIC TRANSFORMER.
T	: TELCO PEDESTAL.
WM	: WATER METER.
SDIB	: STORM DRAIN BOX
GW	: GUY WIRE
	: LIGHT POLE
	: FIRE HYDRANT
WV	: WATER VALVE
PUE	: PUBLIC UTILITY EASEMENT
IB	: ICE BRIDGE
ES	: ELECTRICAL SWITCH PANEL
MR	: METER RACK
SD	: STORM DRAIN MH
C/L	: CENTERLINE
AC	HVAC UNIT
Ⓢ	: SEWER MANHOLE

	: TRAFFIC SIGNAL POLE
S.L.B.&M	: SALT LAKE BASE & MERIDIAN
POT	: POINT OF TERMINATION
EP	: EDGE OF PAVEMENT
TSB	: TRAFFIC SIGNAL BOX
CB	: COMMBOX
∘	: BOLLARD

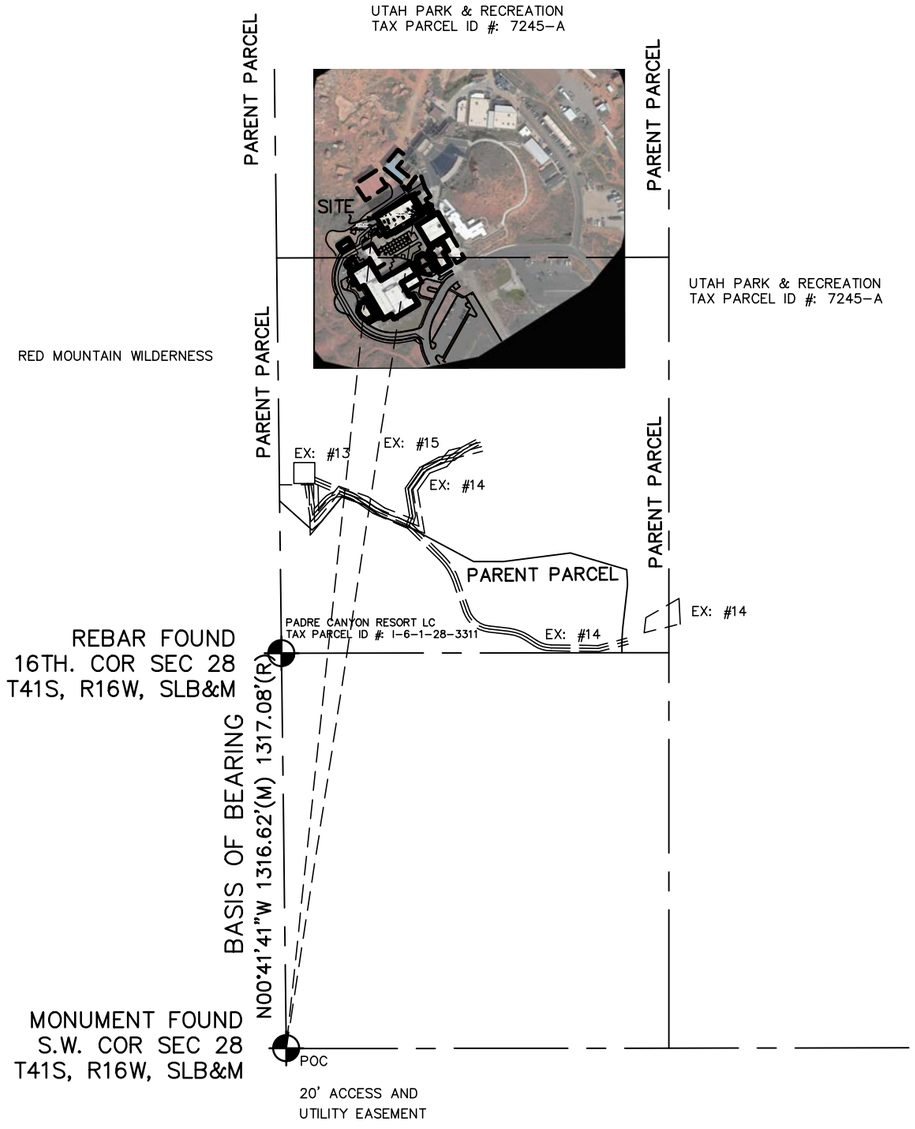
ZONING: RC – RESORT COMMERCIAL DISTRICT
IVANS, UTAH
PLANNING & ZONING
435–634–9753

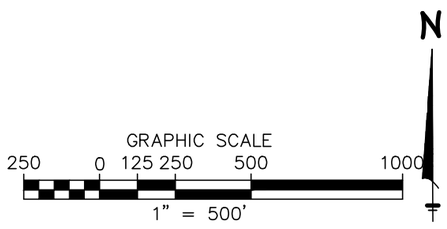
FLOOD NOTE: 49053C0760G 04–02–2009 ZONE "X"

PARENT PARCEL INFO:

OWNER: TUACAHN CENTER FOR THE ARTS, A UTAH NON–PROFIT CORPORATION
TAX PARCEL ID # I–6–1–28–34401
DEED REFERENCE: DOC#20160008605
RECORDED: 03–14–2016

AREA TABLE		SQUARE FEET	ACRE
Ⓐ	PARENT PARCEL	3,008,871	69.074
Ⓑ	ROOFTOP LEASE AREA	756	0.017
Ⓒ	GROUND LEASE AREA	314	0.007
Ⓓ	20' ACCESS & UTILITY EASE.	12,780	0.293





AS-BUILT SURVEY

IN SECTION 28
TOWNSHIP 41 SOUTH, RANGE 16 WEST
S.L.B & M.

FOR: RED ROCK

SITE: UT4 TUACAHN – NEW BUILD

SITE ID: N/A

ADDRESS: 1100 N Tuacahn Dr,
IVINS, UT 84738
WASHINGTON COUNTY, UT.

RED ROCK SITE DEVELOPMENT SERVICES

NATIONAL SURVEY SERVICES COORDINATION BY:

RED ROCK SITE
DEVEOPMENT SERVICES
795 E. 7800 S. Midvale, Ut. 84047
PHONE (801) 389-6215
EMAIL jay.childress@redrocksds.com

SURVEY WORK PERFORMED BY:

BYRDWAY SURVEYS
218 W. 3000 S.
BOUNTIFUL, UTAH 84010
801–550–3332 OFFICE

DRAWN BY: MAB	CHECKED BY:	JOB #: 00110–04

SURVEYOR'S NOTES

1. BASIS OF BEARING: S89°07'35"E–BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27 T.07N., R01W., S.L.B.&M.

2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.

3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.

4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.

5. ALL ICONS/SYMBOLS HEREON ARE NOT DEPICTED TO SCALE.

SURVEYOR'S CERTIFICATION

SEE SHEET 3 FOR CERTIFICATION

BYRDWAY SURVEYS
MARK A. BYRD
LAND SURVEYOR – UTAH # 160206

Date: 02–24–26

Revision:

PROFESSIONAL LAND SURVEYOR
160206
MARK A.
BYRD
STATE OF UTAH

FAA TOWER CERTIFICATION

Date: March 9, 2026

Site Name: UT4 - Tuacahn
Site Address: 1100 North Tuacahn Drive, Ivins, UT 84738
CENTER OF ROOFTOP

I hereby certify that the following Latitude and Longitude values for the center of the above-referenced tower are accurate to within +/- 20 feet horizontally; and that the following tower site elevation is accurate to within +/- 3 feet vertically.

NAD 83
Latitude: 37°11’26.33" N.
Longitude: 113°39’34.14” W.

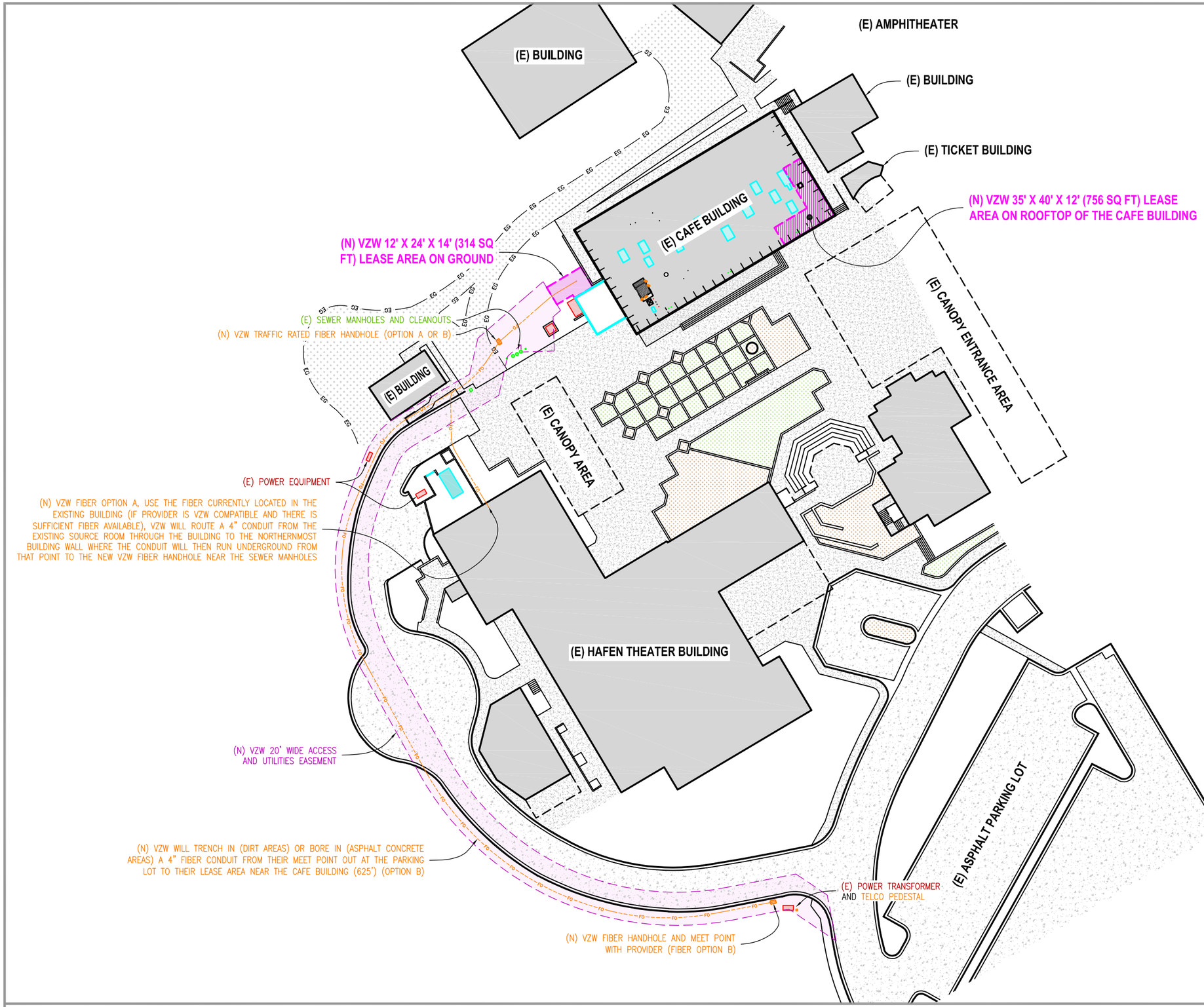
Ground Elevation at the building: 3215.0 ’ Feet NAVD, 1988
Roof Elevation at center of building: 3247.5 ’ Feet NAVD, 1988

Highest Elevation at the building (top of antenna): 3260.7 ’ Feet NAVD, 1988

Mark A. Byrd, PLS
Registered Professional Land Surveyor No. 160206
In the State of Utah
For and on behalf of Byrdway Surveys
JOB NO. 00110-04



Byrdway Surveys
218 W. 300 S.
Bountiful, Utah 84010
PHONE: 801-550-3332



VZW RRH
VZW OVP
VZW ANTENNAS
VZW FIBER INSTALL
VZW POWER INSTALL
VZW UTILITY EASEMENT
VZW ACCESS/UTILITY EASEMENT
VZW LEASE AREA

LEGEND: EXISTING PARCEL LINE | EXISTING R.O.W. LINE | EXISTING FENCING | EXISTING STORM DRAIN | EXISTING SEWER | EXISTING GAS | EXISTING O.H. POWER | EXISTING U.G. POWER | EXISTING TELCO/FIBER | EXISTING WATER

OVERALL SITE PLAN | **SCALE: 1/4" = 15'-0"** | 1

verizon
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

RED ROCK SITE DEVELOPMENT SERVICES
795 EAST 7800 SOUTH
MIDVALE, UTAH 84047
801-875-7789
daniel.thurgood@redrocksds.com

UT4 - TUACAHN
SW SEC 28, T41S, R16W
1100 NORTH TUACAHN DRIVE
IVINS, UTAH 84738
-- RAWLAND SITE --

PRELIMINARY

REV	DATE	DESCRIPTION
0	03.25.2026	ZONING DRAWINGS

DRAWN BY:	DAN T
CHECKED BY:	DAN T

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER	REV NUMBER
C100	0

(E) BUILDING

(E) BUILDING

(E) DIRT/GRAVEL ROAD

(N) VZW STEALTH MATERIAL WALL TO HIDE THEIR ANTENNAS, WALL WILL BE 7'-9"t± ABOVE THE PARAPET WALL

12'-0"

40'-0"

(E) TICKET BUILDING

(N) VZW 35' X 40' X 12' (756 SQ FT) LEASE AREA ON THE ROOFTOP OF THE CAFE BUILDING

(E) HVAC UNITS (TYP)

12'-0"

35'-0"

(E) CAFE BUILDING

(N) VZW 12' X 24' X 14' (314 SQ FT) LEASE AREA ON GROUND

24'-0"

14'-0"

(E) ROOF DRAINS (TYP)

(N) VZW WILL RUN (2) 4" CONDUITS FROM THEIR EQUIPMENT CABINET INSIDE THEIR GROUND LEASE AREA TO THEIR ANTENNA MOUNTS ON THE ROOF OF THE BUILDING, BEING ATTACHED TO THE INTERIOR SIDE OF THE PARAPET WALL

(N) VZW 20' WIDE ACCESS AND UTILITIES EASEMENT RUNNING OUT TO PARKING LOT

12'-0"

(E) CMU WALLED AREA WITH PERGOLA ROOF

2'-5"

(E) TMOBILE ANTENNAS, TOP OF HIGHEST ANTENNA IS 8'-6" ABOVE THE PARAPET WALL (29'-4")

(E) ROOF ACCESS HATCH

(E) CANOPY AREA

(N) VZW TRAFFIC RATED FIBER HANDHOLE (OPTION A OR B)

(E) RMP 3ø TRANSFORMER AND SOURCE OF POWER FOR THE VZW FACILITY

(N) RMP 1ø 25kva TRANSFORMER TO BE INSTALLED TO SERVE POWER TO VZW FACILITY, VZW WILL INSTALL A 3" CONDUIT BETWEEN THIS AND THE EXISTING TRANSFORMER, THEN BETWEEN THIS AND THE NEW SINGLE POWER METER NORTH OF THEIR ACCESS GATE

(E) SEWER MANHOLES AND CLEANOUTS

(E) STORM DRAIN INLET

(E) CANOPY AREA

NORTH

VZW RRH

VZW OVP

VZW ANTENNAS

VZW FIBER INSTALL

VZW POWER INSTALL

VZW UTILITY EASEMENT

VZW ACCESS/UTILITY EASEMENT

VZW LEASE AREA

LEGEND

EXISTING PARCEL LINE — EXISTING R.O.W. LINE — ROW — EXISTING FENCING — X — EXISTING STORM DRAIN — SD — EXISTING SEWER — S — EXISTING GAS — GAS — EXISTING O.H. POWER — OHP — EXISTING U.G. POWER — OHP — EXISTING TELCO/FIBER — T / FO — EXISTING WATER — W

ENLARGED SITE PLAN | **SCALE: 1/4" = 5'-0"** | 1

verizon

9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

RED ROCK SITE DEVELOPMENT SERVICES
795 EAST 7800 SOUTH
MIDVALE, UTAH 84047
801-875-7789
daniel.thurgood@redrocksds.com

UT4 - TUACAHN
SW SEC 28, T41S, R16W
1100 NORTH TUACAHN DRIVE
IVINS, UTAH 84738
-- RAWLAND SITE --

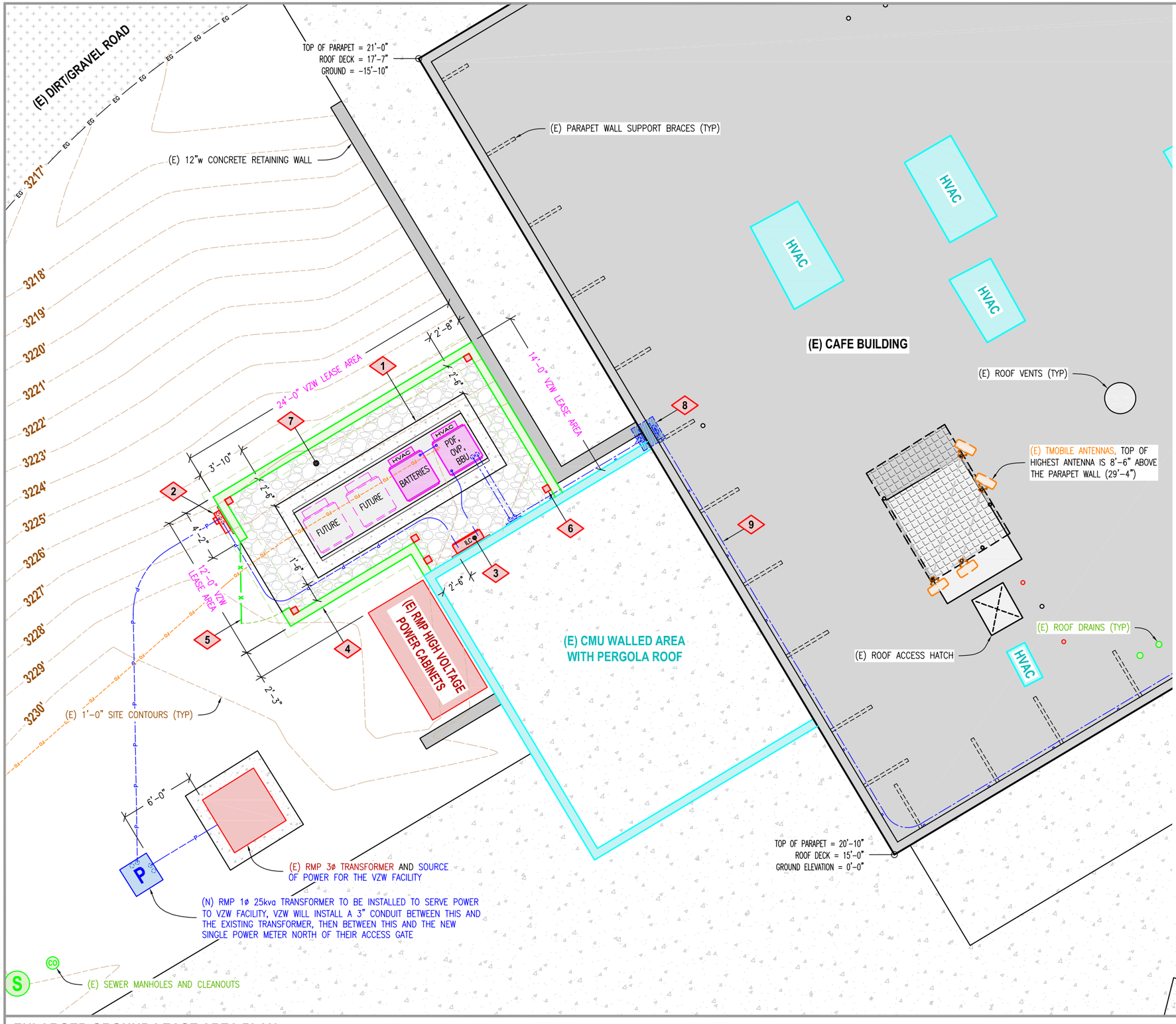
PRELIMINARY

REV	DATE	DESCRIPTION
0	03.25.2026	ZONING DRAWINGS

DRAWN BY: DAN T
CHECKED BY: DAN T

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER C101
REV NUMBER 0



KEYED NOTES

1. VZW WILL INSTALL (2) EQUIPMENT CABINETS (7'-1"t), ONE FOR EQUIPMENT AND ONE FOR BATTERIES SINCE A GENERATOR IS NOT ALLOWED HERE, UPON A 6'-8" X 17'-6" X 6" THICK 4000psi CONCRETE SLAB. THE CABINETS ARE TO BE ANCHORED TO THE PLINTH (PER CABINET MANF) AND THE PLINTH IS TO BE ATTACHED TO THE CONCRETE PAD (PER PLINTH MANF).
2. VZW WILL INSTALL A COOPER B-LINE COMMERICAL RATED U224MTBH COMBINATION METER AND MAIN DISCONNECT WITH UNDERGROUND FEED, 1ø 3W 200a 120/240v RING-TYPE, 42K AIC, NEMA 3R ENCLOSURE, ON THE NORTH SIDE OF THE ACCESS GATE.
3. VZW ILC CABINET (INTERSECT MODEL AA300G PER NSTD123 FOR NON-GENERATOR SITES) TO BE MOUNTED TO THE CMU WALL USING 3'-6" LONG PIECES OF P1000T UNISTRUT AS REQUIRED AND ANCHORED TO WALL USING (5) SIMPSON 1/4" TITEN-HD SCREWS PER UNISTRUT. THE INTERSECT CABINET ALLOWS FOR A PORTABLE GENERATOR HOOK UP IN EMERGENCIES.
4. VZW WILL CONSTRUCT AN 8' TALL (SOUTH) TO 11' TALL (NORTH) CMU WALL (8x8x16 SPLIT FACED CMU COLOR TO MATCH EXISTING WALL, MASONRY CAP) WITH A 2'-0" WIDE CONCRETE FOOTING, SEE C302/3, CONTINUE FOOTING ACROSS GATE OPENING, EAST WALL WILL HAVE CMU OFF CENTER DUE TO THE EXISTING CONCRETE RETAINING WALL.
5. VZW 6' WIDE 8' TALL AMETCO STEEL ACCESS GATE (SHADOW 100 DESIGN, BRONZE MAT COLOR) IS TO BE INSTALLED PER THE MANUFACTURER USING THE AMETCO WALL MOUNTING BRACKETS, GATE REQUIRES AN ADDITIONAL 3"-6" ON EACH SIDE FOR HINGES (VERIFY BEFORE CONSTRUCTING WALL) AND THE HORIZONTAL SLATS ARE TO BE INSTALLED TO PROVIDE 100% SCREENING.
6. VZW WILL CONSTRUCT A PERGOLA ROOF ABOVE THEIR LEASE AREA TO HIDE THEIR EQUIPMENT FROM VIEW, IT WILL BE CONSTRUCTED IN A SIMILAR MANNER, HEIGHT, AND COLOR AS THE EXISTING PERGOLA ROOF JUST SOUTH OF IT SO THAT BOTH WILL MATCH. ONLY SUPPORT POSTS ARE SHOWN ON THIS PAGE.
7. VZW TO FINISH THE SITE WITH 4" OF 3/4" CLEAN WASHED CRUSHED ROCK WITH NO FINES, SEE C300/2 AND 'SITE WORK NOTES' ON C303.
8. VZW WILL INSTALL A 36"x36"x18" JUNCTION BOX TO BE INSTALLED TO THE TOP OF THE PARAPET WALL FOR THE CONDUIT TRANSITION OVER THE TOP OF THE PARAPET WALL, TO BE PAINTED TO MATCH THE BUILDING PRIOR TO INSTALLATION.
9. VZW WILL RUN (2) 4" PVC UNDERGROUND FROM THEIR EQUIPMENT CABINET TO THE EXISTING CMU WALL WHERE THEY WILL TURN 90d AND RUN VERTICALLY UP THE CMU WALL (3'±) TO JUST ABOVE THE RETAINING WALL TO THE EAST (CONDUITS WILL TRANSITION FROM PVC TO EMT STEEL CONDUIT ABOVE GRADE), WHERE THEY WILL TURN 90d AND RUN EAST HORIZONTALLY ALONG THE EXISTING CMU WALL TO THE BUILDING WALL TO THE EAST (12'±), ONCE THEY REACH THE BUILDING WALL THEY WILL TURN 90d AGAIN AND RUN VERTICALLY TO THE PULL BOX MOUNTED TO THE TOP OF THE PARAPET WALL, THEN FROM THE PULL BOX TO THE ANTENNAS THE CONDUITS WILL BE ATTACHED TO THE BACK SIDE OF THE PARAPET WALL. THE CONDUITS WILL BE ATTACHED TO THE WALLS USING 16"L PIECES OF P1000T UNISTRUT WITH CONDUIT CLAMPS AT 6' O.C., AND BE FASTENED TO THE CMU WALLS USING (3) SIMPSON 1/4" TITEN-HD SCREWS PER UNISTRUT, AND BE FASTENED TO FRAMED WALLS USING (3) SIMPSON 1/4" STRONG-DRIVE TIMBER-HEX SCREWS PER UNISTRUT. ALL NEW CONDUITS, UNISTRUT, AND JUNCTION BOX ARE TO BE PAINTED TO MATCH THE BUILDING PRIOR TO INSTALLATION. CABLE DISTANCE FROM CABINET TO BETA = 250', TO ALPHA = 290'.

verizon
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

RED ROCK SITE DEVELOPMENT SERVICES
795 EAST 7800 SOUTH
MIDVALE, UTAH 84047
801-875-7789
daniel.thurgood@redrocksds.com

UT4 - TUACAHN
SW SEC 28, T41S, R16W
1100 NORTH TUACAHN DRIVE
IVINS, UTAH 84738
-- RAWLAND SITE --

PRELIMINARY

REV	DATE	DESCRIPTION
0	03.25.2026	ZONING DRAWINGS

DRAWN BY:	DAN T
CHECKED BY:	DAN T

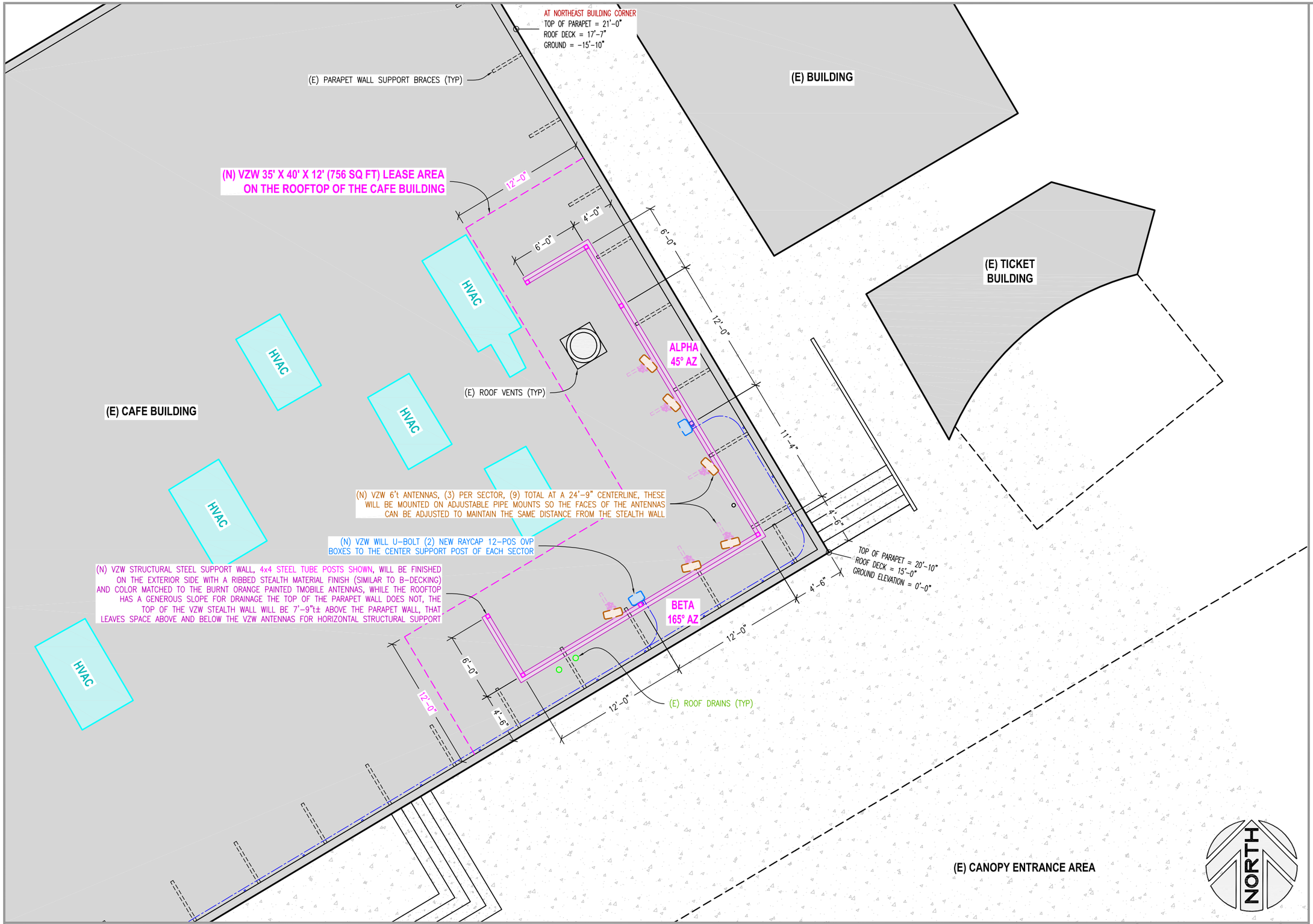
SHEET TITLE
ENLARGED GROUND LEASE AREA PLAN

SHEET NUMBER	REV NUMBER
C102	0

ENLARGED GROUND LEASE AREA PLAN | SCALE: 1/8" = 1'-0" | 1

LEGEND: VZW RRH | VZW OVP | VZW ANTENNAS | VZW FIBER INSTALL | VZW POWER INSTALL | VZW UTILITY EASEMENT | VZW ACCESS/UTILITY EASEMENT | VZW LEASE AREA

LEGEND: EXISTING PARCEL LINE | EXISTING R.O.W. LINE | EXISTING FENCING | EXISTING STORM DRAIN | EXISTING SEWER | EXISTING GAS | EXISTING O.H. POWER | EXISTING U.G. POWER | EXISTING TELCO/FIBER | EXISTING WATER



VZW RRH
VZW OVP
VZW ANTENNAS
VZW FIBER INSTALL
VZW POWER INSTALL
VZW UTILITY EASEMENT
VZW ACCESS/UTILITY EASEMENT
VZW LEASE AREA

L E G E N D
EXISTING PARCEL LINE
EXISTING R.O.W. LINE ROW
EXISTING FENCING X
EXISTING STORM DRAIN SD
EXISTING SEWER S
EXISTING GAS GAS
EXISTING O.H. POWER OHP
EXISTING U.G. POWER OHP
EXISTING TELCO/FIBER T FO
EXISTING WATER W

ENLARGED ROOFTOP LEASE AREA PLAN | **SCALE: 1/8" = 1'-0"** | 1

verizon
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

RED ROCK
SITE DEVELOPMENT
SERVICES
795 EAST 7800 SOUTH
MIDVALE, UTAH 84047
801-875-7789
daniel.thurgood@redrocksds.com

UT4 - TUACAHN
SW SEC 28, T41S, R16W
1100 NORTH TUACAHN DRIVE
IVINS, UTAH 84738
– RAWLAND SITE –

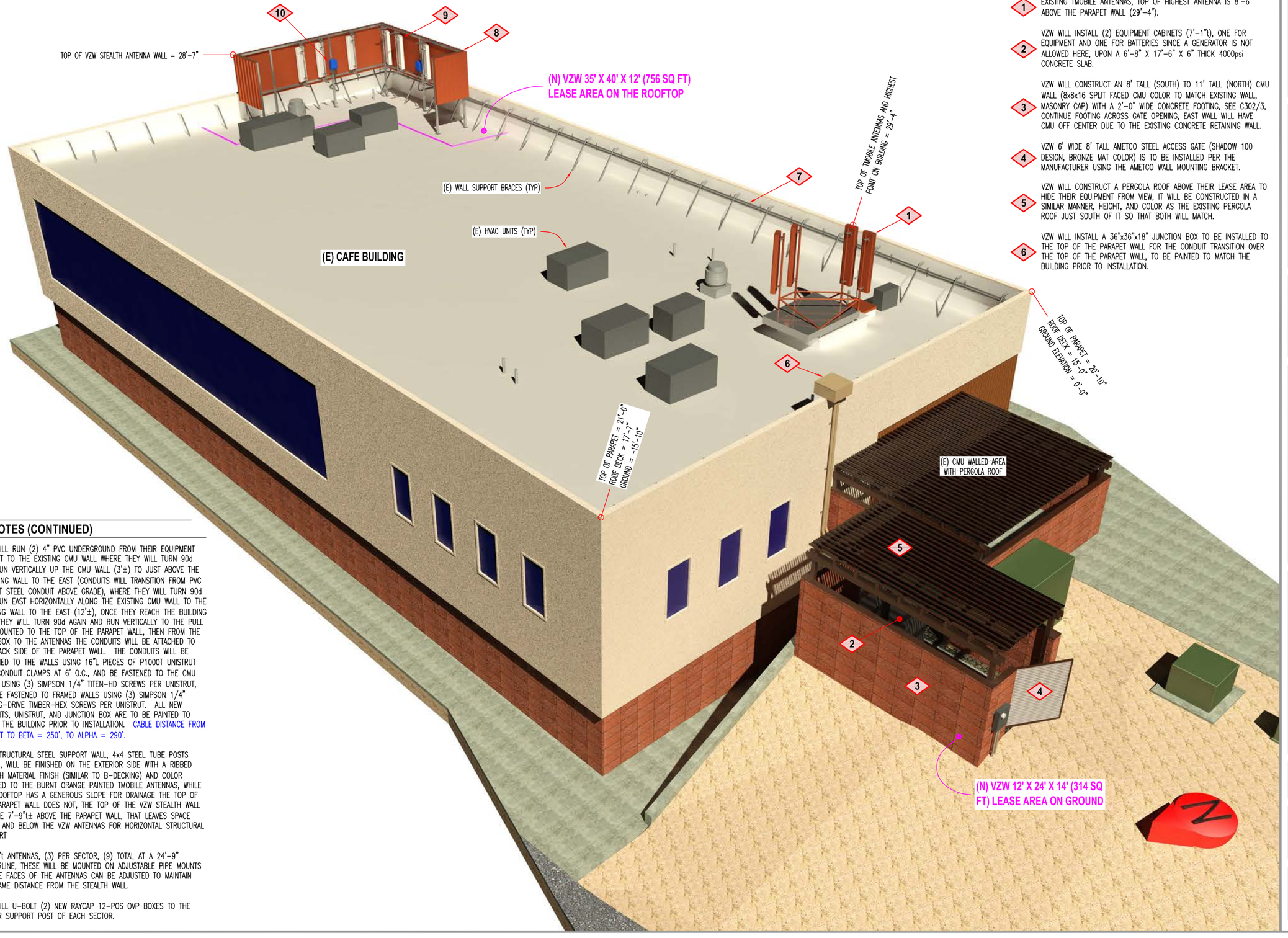
PRELIMINARY

REV	DATE	DESCRIPTION
0	03.25.2026	ZONING DRAWINGS

DRAWN BY:	DAN T
CHECKED BY:	DAN T

SHEET TITLE
ENLARGED ROOFTOP LEASE AREA PLAN

SHEET NUMBER	REV NUMBER
C103	0



KEYED NOTES

1. EXISTING TMOBILE ANTENNAS, TOP OF HIGHEST ANTENNA IS 8'-6" ABOVE THE PARAPET WALL (29'-4").
2. VZW WILL INSTALL (2) EQUIPMENT CABINETS (7'-1"t), ONE FOR EQUIPMENT AND ONE FOR BATTERIES SINCE A GENERATOR IS NOT ALLOWED HERE, UPON A 6'-8" X 17'-6" X 6" THICK 4000psi CONCRETE SLAB.
3. VZW WILL CONSTRUCT AN 8' TALL (SOUTH) TO 11' TALL (NORTH) CMU WALL (8x8x16 SPLIT FACED CMU COLOR TO MATCH EXISTING WALL, MASONRY CAP) WITH A 2'-0" WIDE CONCRETE FOOTING, SEE C302/3, CONTINUE FOOTING ACROSS GATE OPENING, EAST WALL WILL HAVE CMU OFF CENTER DUE TO THE EXISTING CONCRETE RETAINING WALL.
4. VZW 6' WIDE 8' TALL AMETCO STEEL ACCESS GATE (SHADOW 100 DESIGN, BRONZE MAT COLOR) IS TO BE INSTALLED PER THE MANUFACTURER USING THE AMETCO WALL MOUNTING BRACKET.
5. VZW WILL CONSTRUCT A PERGOLA ROOF ABOVE THEIR LEASE AREA TO HIDE THEIR EQUIPMENT FROM VIEW, IT WILL BE CONSTRUCTED IN A SIMILAR MANNER, HEIGHT, AND COLOR AS THE EXISTING PERGOLA ROOF JUST SOUTH OF IT SO THAT BOTH WILL MATCH.
6. VZW WILL INSTALL A 36"x36"x18" JUNCTION BOX TO BE INSTALLED TO THE TOP OF THE PARAPET WALL FOR THE CONDUIT TRANSITION OVER THE TOP OF THE PARAPET WALL, TO BE PAINTED TO MATCH THE BUILDING PRIOR TO INSTALLATION.

KEYED NOTES (CONTINUED)

7. VZW WILL RUN (2) 4" PVC UNDERGROUND FROM THEIR EQUIPMENT CABINET TO THE EXISTING CMU WALL WHERE THEY WILL TURN 90d AND RUN VERTICALLY UP THE CMU WALL (3'±) TO JUST ABOVE THE RETAINING WALL TO THE EAST (CONDUITS WILL TRANSITION FROM PVC TO EMT STEEL CONDUIT ABOVE GRADE), WHERE THEY WILL TURN 90d AND RUN EAST HORIZONTALLY ALONG THE EXISTING CMU WALL TO THE BUILDING WALL TO THE EAST (12'±), ONCE THEY REACH THE BUILDING WALL THEY WILL TURN 90d AGAIN AND RUN VERTICALLY TO THE PULL BOX MOUNTED TO THE TOP OF THE PARAPET WALL, THEN FROM THE PULL BOX TO THE ANTENNAS THE CONDUITS WILL BE ATTACHED TO THE BACK SIDE OF THE PARAPET WALL. THE CONDUITS WILL BE ATTACHED TO THE WALLS USING 16"L PIECES OF P1000T UNISTRUT WITH CONDUIT CLAMPS AT 6' O.C., AND BE FASTENED TO THE CMU WALLS USING (3) SIMPSON 1/4" TITEN-HD SCREWS PER UNISTRUT, AND BE FASTENED TO FRAMED WALLS USING (3) SIMPSON 1/4" STRONG-DRIVE TIMBER-HEX SCREWS PER UNISTRUT. ALL NEW CONDUITS, UNISTRUT, AND JUNCTION BOX ARE TO BE PAINTED TO MATCH THE BUILDING PRIOR TO INSTALLATION. CABLE DISTANCE FROM CABINET TO BETA = 250', TO ALPHA = 290'.
8. VZW STRUCTURAL STEEL SUPPORT WALL, 4x4 STEEL TUBE POSTS SHOWN, WILL BE FINISHED ON THE EXTERIOR SIDE WITH A RIBBED STEALTH MATERIAL FINISH (SIMILAR TO B-DECKING) AND COLOR MATCHED TO THE BURNT ORANGE PAINTED TMOBILE ANTENNAS, WHILE THE ROOFTOP HAS A GENEROUS SLOPE FOR DRAINAGE THE TOP OF THE PARAPET WALL DOES NOT, THE TOP OF THE VZW STEALTH WALL WILL BE 7'-9"t± ABOVE THE PARAPET WALL, THAT LEAVES SPACE ABOVE AND BELOW THE VZW ANTENNAS FOR HORIZONTAL STRUCTURAL SUPPORT
9. VZW 6't ANTENNAS, (3) PER SECTOR, (9) TOTAL AT A 24'-9" CENTERLINE, THESE WILL BE MOUNTED ON ADJUSTABLE PIPE MOUNTS SO THE FACES OF THE ANTENNAS CAN BE ADJUSTED TO MAINTAIN THE SAME DISTANCE FROM THE STEALTH WALL.
10. VZW WILL U-BOLT (2) NEW RAYCAP 12-POS OVP BOXES TO THE CENTER SUPPORT POST OF EACH SECTOR.

VZW RRH
VZW OVP
VZW ANTENNAS
VZW FIBER INSTALL
VZW POWER INSTALL
VZW UTILITY EASEMENT
VZW ACCESS/UTILITY EASEMENT
VZW LEASE AREA

LEGEND: EXISTING PARCEL LINE | EXISTING R.O.W. LINE | EXISTING FENCING | EXISTING STORM DRAIN | EXISTING SEWER | EXISTING GAS | EXISTING O.H. POWER | EXISTING U.G. POWER | EXISTING TELCO/FIBER | EXISTING WATER

verizon
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

RED ROCK
SITE DEVELOPMENT SERVICES
795 EAST 7800 SOUTH
MIDVALE, UTAH 84047
801-875-7789
daniel.thurgood@redrocksds.com

UT4 - TUACAHN
SW SEC 28, T41S, R16W
1100 NORTH TUACAHN DRIVE
IVINS, UTAH 84738
-- RAWLAND SITE --

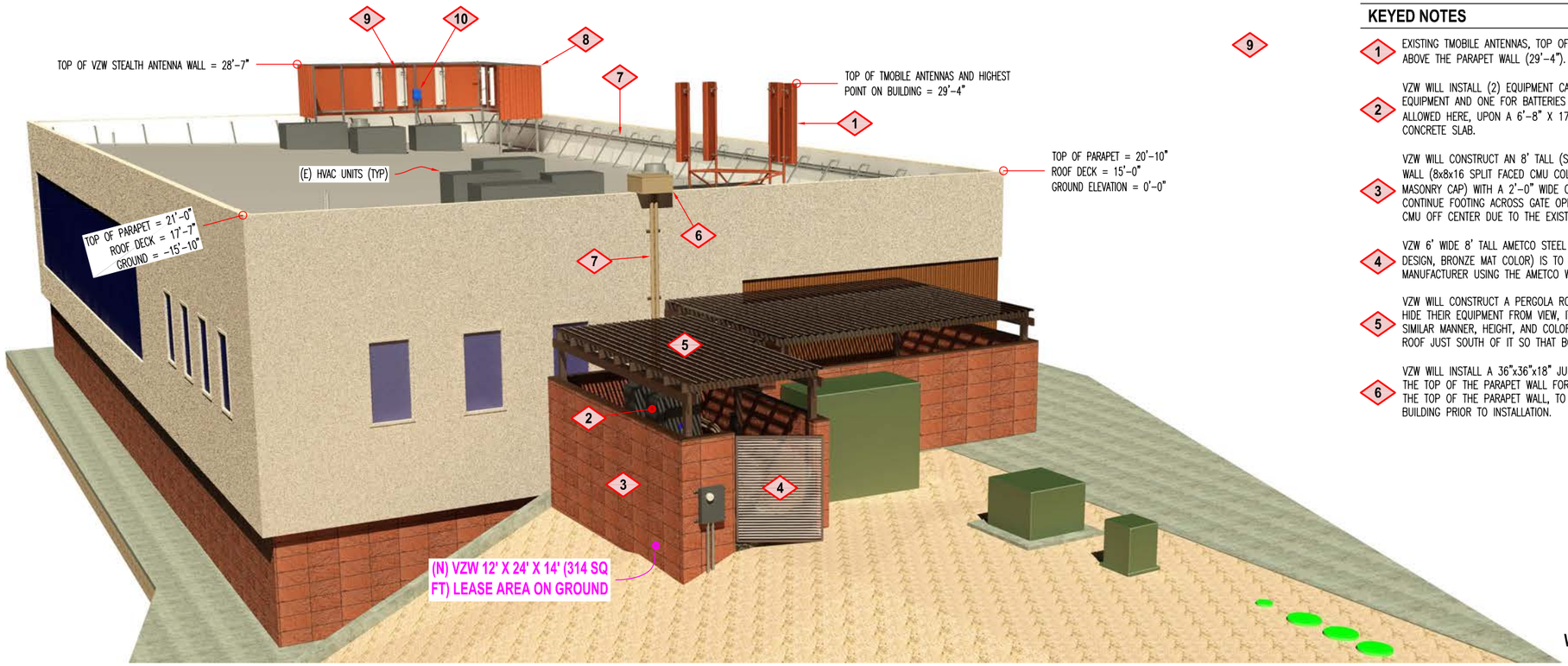
PRELIMINARY

REV	DATE	DESCRIPTION
0	03.25.2026	ZONING DRAWINGS

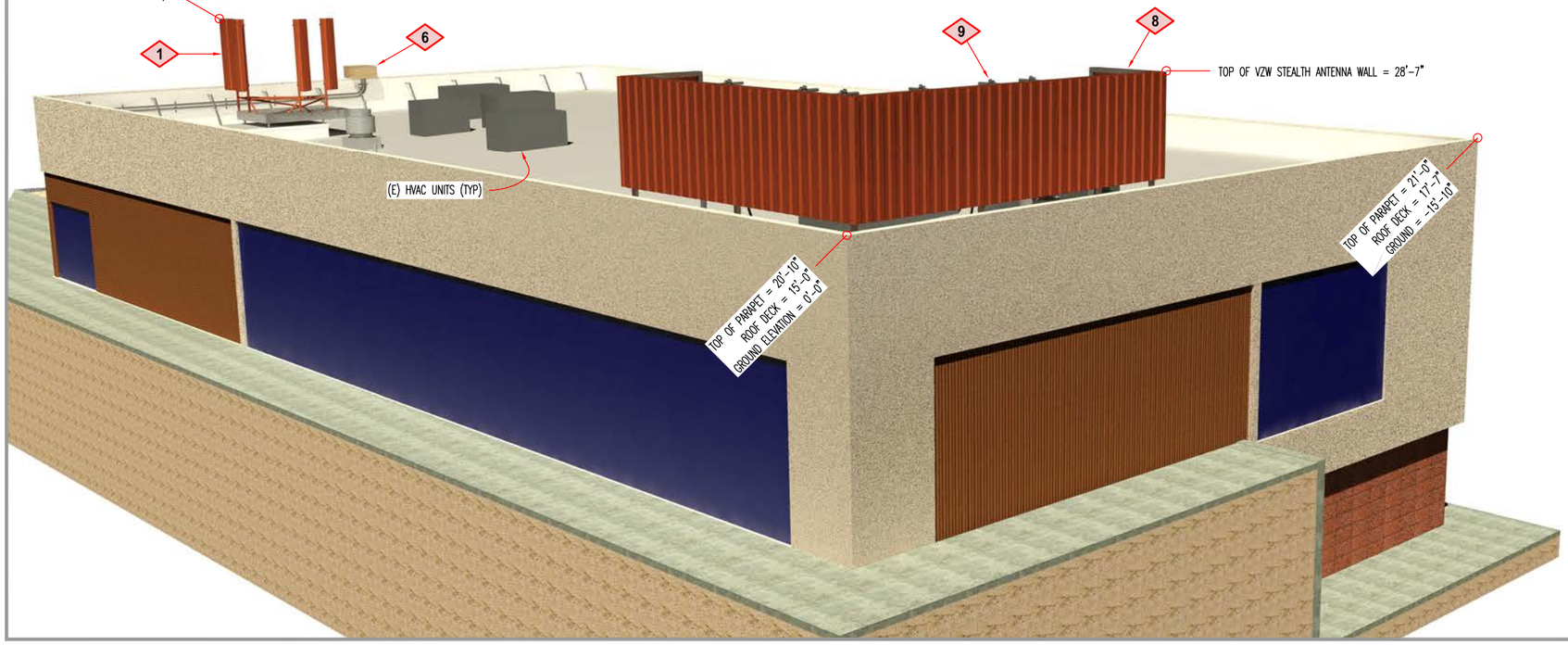
DRAWN BY:	DAN T
CHECKED BY:	DAN T

SHEET TITLE
SOUTHEASTERLY SITE ELEVATION

SHEET NUMBER	REV NUMBER
C200	0



WEST SITE ELEVATION



EAST SITE ELEVATION

KEYED NOTES

1. EXISTING TMOBILE ANTENNAS, TOP OF HIGHEST ANTENNA IS 8'-6" ABOVE THE PARAPET WALL (29'-4").
2. VZW WILL INSTALL (2) EQUIPMENT CABINETS (7'-1"t), ONE FOR EQUIPMENT AND ONE FOR BATTERIES SINCE A GENERATOR IS NOT ALLOWED HERE, UPON A 6'-8" X 17'-6" X 6" THICK 4000psi CONCRETE SLAB.
3. VZW WILL CONSTRUCT AN 8' TALL (SOUTH) TO 11' TALL (NORTH) CMU WALL (8x8x16 SPLIT FACED CMU COLOR TO MATCH EXISTING WALL, MASONRY CAP) WITH A 2'-0" WIDE CONCRETE FOOTING, SEE C302/3, CONTINUE FOOTING ACROSS GATE OPENING, EAST WALL WILL HAVE CMU OFF CENTER DUE TO THE EXISTING CONCRETE RETAINING WALL.
4. VZW 6' WIDE 8' TALL AMETCO STEEL ACCESS GATE (SHADOW 100 DESIGN, BRONZE MAT COLOR) IS TO BE INSTALLED PER THE MANUFACTURER USING THE AMETCO WALL MOUNTING BRACKET.
5. VZW WILL CONSTRUCT A PERGOLA ROOF ABOVE THEIR LEASE AREA TO HIDE THEIR EQUIPMENT FROM VIEW, IT WILL BE CONSTRUCTED IN A SIMILAR MANNER, HEIGHT, AND COLOR AS THE EXISTING PERGOLA ROOF JUST SOUTH OF IT SO THAT BOTH WILL MATCH.
6. VZW WILL INSTALL A 36"x36"x18" JUNCTION BOX TO BE INSTALLED TO THE TOP OF THE PARAPET WALL FOR THE CONDUIT TRANSITION OVER THE TOP OF THE PARAPET WALL, TO BE PAINTED TO MATCH THE BUILDING PRIOR TO INSTALLATION.

KEYED NOTES (CONTINUED)

7. VZW WILL RUN (2) 4" PVC UNDERGROUND FROM THEIR EQUIPMENT CABINET TO THE EXISTING WALL (CONDUITS WILL TRANSITION FROM PVC TO EMT STEEL CONDUIT ABOVE GRADE), THEN RUN EMT CONDUIT ALONG AND UP THE WALL TO THE ROOFTOP OF THE BUILDING, THEN ATTACH THEM TO THE BACKSIDE OF THE PARAPET WALL, SEE C102 AND C200 FOR EXPANDED NOTE.
8. VZW STRUCTURAL STEEL SUPPORT WALL, 4x4 STEEL TUBE POSTS SHOWN, WILL BE FINISHED ON THE EXTERIOR SIDE WITH A RIBBED STEALTH MATERIAL FINISH (SIMILAR TO B-DECKING) AND COLOR MATCHED TO THE BURNT ORANGE PAINTED TMOBILE ANTENNAS, WHILE THE ROOFTOP HAS A GENEROUS SLOPE FOR DRAINAGE THE TOP OF THE PARAPET WALL DOES NOT, THE TOP OF THE VZW STEALTH WALL WILL BE 7'-9"t± ABOVE THE PARAPET WALL, THAT LEAVES SPACE ABOVE AND BELOW THE VZW ANTENNAS FOR HORIZONTAL STRUCTURAL SUPPORT
9. VZW 6't ANTENNAS, (3) PER SECTOR, (9) TOTAL AT A 24'-9" CENTERLINE, THESE WILL BE MOUNTED ON ADJUSTABLE PIPE MOUNTS SO THE FACES OF THE ANTENNAS CAN BE ADJUSTED TO MAINTAIN THE SAME DISTANCE FROM THE STEALTH WALL.
10. VZW WILL U-BOLT (2) NEW RAYCAP 12-POS OVP BOXES TO THE CENTER SUPPORT POST OF EACH SECTOR.

verizon
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

RED ROCK SITE DEVELOPMENT SERVICES
795 EAST 7800 SOUTH
MIDVALE, UTAH 84047
801-875-7789
daniel.thurgood@redrocksds.com

UT4 - TUACAHN
SW SEC 28, T41S, R16W
1100 NORTH TUACAHN DRIVE
IVINS, UTAH 84738
-- RAWLAND SITE --

PRELIMINARY

REV	DATE	DESCRIPTION
0	03.25.2026	ZONING DRAWINGS

DRAWN BY:	DAN T
CHECKED BY:	DAN T

SHEET TITLE
EAST AND WEST SITE ELEVATIONS

SHEET NUMBER	REV NUMBER
C201	0

VZW RRH
VZW OVP
VZW ANTENNAS
VZW FIBER INSTALL
VZW POWER INSTALL
VZW UTILITY EASEMENT
VZW ACCESS/UTILITY EASEMENT
VZW LEASE AREA

LEGEND: EXISTING PARCEL LINE — EXISTING R.O.W. LINE — EXISTING FENCING — EXISTING STORM DRAIN — EXISTING SEWER — EXISTING GAS — EXISTING O.H. POWER — EXISTING U.G. POWER — EXISTING TELCO/FIBER — EXISTING WATER