



TOWN OF JACKSON

PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

- Public Works/Engineering
- Building
- Title Company
- Town Attorney
- Police

Joint Town/County

- Parks and Recreation
- Pathways
- Joint Housing Dept

Teton County

- Planning Division

- Engineer
- Surveyor- *Nelson*
- Assessor
- Clerk and Recorder
- Road and Levee

State of Wyoming

- Teton Conservation
- WYDOT
- TC School District #1
- Game and Fish
- DEQ

Federal Agencies

- Army Corp of Engineers

Utility Providers

- Qwest
- Lower Valley Energy
- Bresnan Communications

Special Districts

- START
- Jackson Hole Fire/EMS
- Irrigation Company

Date: May 14, 2025	REQUESTS:
Item #: P25-076	
Planner: Andrew Bowen	The applicant is submitting a request for a Conditional Use Permit to renew the existing wireless communication facility located on a light pole in the Planned Resort-Snow King (PR-SK) zoning district at 402 Snow King Avenue, legally known as Lot 59, Grand View Lodges, Third Addition, Snow King Resort.
Phone: 307-733-0440 ext. 1306	
Email: abowen@jacksonwy.gov	
Owner Snow King Mountain Resort 575 S Willow Street Jackson, WY 83001	PIDN: 2-41-16-34-3-07-003
Applicant: Chris Kennard, Elevation Wireless CommNet Cellular Inc. d/b/a Verizon Wireless 180 Washington Valley Road Bedminster, NJ 07921	For questions, please call Andrew Bowen at 307-733-0440, x1306 or email to the address shown below. Thank you.
Please respond by: June 4, 2025 (with Comments)	

Applicant:

Chris Kennard, Elevation Wireless
CommNet Cellular Inc.
d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, NJ 07921

REQUESTS:

The applicant is submitting a request for a Conditional Use Permit to renew the existing wireless communication facility located on a light pole in the Planned Resort-Snow King (PR-SK) zoning district at 402 Snow King Avenue, legally known as Lot 59, Grand View Lodges, Third Addition, Snow King Resort.

PIDN: 2-41-16-34-3-07-003

For questions, please call Andrew Bowen at 307-733-0440, x1306 or email to the address shown below. Thank you.

RESPONSE: For Departments not using SmartGov, please send responses via email to: planning@jacksonwy.gov



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____

Date & Time Received _____

Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: _____

Physical Address: _____

Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

APPLICANT/AGENT.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

DESIGNATED PRIMARY CONTACT.

_____ Property Owner _____ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson.com/200/Planning

Use Permit

Basic Use

Conditional Use

Special Use

Relief from the LDRs

Administrative Adjustment

Variance

Beneficial Use Determination

Appeal of an Admin. Decision

Physical Development

Sketch Plan

Development Plan

Design Review

Subdivision/Development Option

Subdivision Plat

Boundary Adjustment (replat)

Boundary Adjustment (no plat)

Development Option Plan

Interpretations

Formal Interpretation

Zoning Compliance Verification

Amendments to the LDRs

LDR Text Amendment

Map Amendment

Miscellaneous

Other: _____

Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: _____ 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. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

Application Fee. Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

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. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.

Response to Submittal Requirements. The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

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 Property Owner or Authorized Applicant/Agent

Date

Name Printed

Title



Conditional Use Permit Application Narrative

Date: April 30, 2025

To:

Town of Jackson
P.O. Box 1687
Jackson, WY 83001

Subject: Request for Renewal of Conditional Use Permit for Verizon Wireless WY3
SK Coaster 1

To whom this may concern,

Verizon Wireless (VZW) respectfully requests approval to renew the Conditional Use Permit (CUP) originally granted on September 17, 2018 (Permit P18-163) for a wireless communication facility located on a light pole in the Planned Resort-Snow King (PR-SK) zoning district at Lot 59, Grand View Lodges, Third Addition, Snow King Resort, Jackson, Wyoming (Assessor Parcel No. 22-41-16-34-3-07-003). The original permit has expired, and the Town of Jackson has requested reapplication to maintain the facility's operation.

Project Overview

The WY3 SK Coaster 1 facility is a stealth wireless communication installation designed to enhance Verizon's Personal Communications Services (PCS) network. It addresses a critical coverage gap in the Town of Jackson, improving signal strength for an area approximately two to four miles in radius. The facility supports essential services, including wireless internet, data transmission, and emergency communications for first responders such as paramedics, firefighters, and law enforcement, thereby promoting public safety and welfare.

The existing infrastructure includes:

- A 30-foot light pole (replacing an 18-foot pole), 8 inches in diameter, with a 24-inch diameter shroud concealing a single antenna.
- A 3' x 6' equipment cage beneath the Snow King Resort coaster track, within a 5' x 8' leased space, screened with metal mesh to blend with the coaster structure.
- Access via an existing dirt service road on Snow King Mountain.



Justification for Renewal

Verizon Wireless identified this site through rigorous radio frequency (RF) engineering studies, considering population density, traffic patterns, and the region's challenging topography. No existing towers or facilities within the search area could accommodate VZW's coverage needs without significant visual impact. The light pole design was chosen to minimize visual intrusion while meeting technical requirements.

The facility is critical to maintaining Verizon's FCC-mandated service obligations under Title 47, Part 24.103 of the Code of Federal Regulations. Without this site, VZW would face:

- Disruption of network continuity.
- Compromised coverage in downtown Jackson, particularly during high-demand summer months.
- Inability to provide reliable service to residents, visitors, and public safety agencies.

Compliance with Town of Jackson LDRs

The facility adheres to Section 6.1.10.D.3.f (Wireless Communications Facilities) of the Town of Jackson's Land Development Regulations, as outlined below:

- **Stealth Design:** The antenna is fully concealed within a 24-inch shroud atop the light pole, blending seamlessly with the existing structure. The equipment cage is screened beneath the coaster track, ensuring the facility's purpose is not apparent to a reasonable observer.
- **Height:** The 30-foot light pole complies with the maximum height limit for standalone towers.
- **Setbacks:** The pole is positioned over 100% of its height from all property lines, as detailed in Sheet Z-1 of the site plans.
- **Visual Compatibility:** The design integrates with the recreational character of Snow King Resort, with no visibility from residential or commercial areas like Rafferty Activity Center or Snow King Loop Road.



- **Landscaping:** No landscaping is proposed, as the site is on a cleared ski slope, consistent with its existing use.
- **Signage:** Only federally required signage is present, with no commercial messages.
- **Lighting:** The existing light fixture remains unchanged, with no new lighting proposed.
- **Noise:** The equipment generates negligible noise, complying with the 65 dBA limit for the PR-SK zone.
- **Quantity Limit:** This is the only wireless facility on the parcel, adhering to the one-facility-per-parcel rule.
- **Emergency Generators:** None are proposed.
- **Access and Security:** The facility uses an existing service road and is secured with a wire mesh enclosure, monitored 24/7 by VZW's remote operations center.
- **Notice:** VZW will comply with all public hearing and notification requirements, including posting signs as directed.

Consistency with Prior Approval

The facility was approved by the Town Council on September 17, 2018, following unanimous recommendations from the Planning Commission and Design Review Committee (DRC). It complies with the conditions of approval:

1. VZW maintains the stealth elements at its expense to ensure they blend with the surrounding environment and remain unobtrusive.
2. The light pole's design and proportions serve as FCC-defined concealment elements.

Public Benefit

The facility enhances 4G-LTE capacity in downtown Jackson, addressing service strain during peak tourist seasons. It supports the Jackson Police Department's communication needs, as noted by Police Chief Todd Smith in 2017, and ensures reliable service for residents and visitors. The stealth design preserves the scenic



and recreational character of Snow King Resort, aligning with Subarea 6.3 of the Snow King Master Plan.

Safety and Regulatory Compliance

The facility meets all applicable FCC, FAA, and industry standards for construction, electromagnetic radiation, and safety. Documentation affirming compliance with ANSI standards and nondiscretionary building codes was included in the original CUP application, which remain valid as no structural changes are proposed.

Site Plans

The enclosed site plans, previously approved under P18-163, are resubmitted with this application:

- **Sheet T-1:** Title and Information
- **Sheet PS1:** Photos, Existing and Proposed
- **Sheet SU1:** Property Survey with Site Plan Overview
- **Sheet SU3:** Survey Showing Access Easements
- **Sheet SU4:** 1A Certification of Geographic Coordinates
- **Sheet Z-1:** Site Plan
- **Sheet Z-2:** Enlarged Site Plan
- **Sheet Z-3:** Existing Elevation
- **Sheet Z-4:** Proposed Elevations

Note: The plans reference “proposed” elements, but these are now “existing” as the facility was constructed per the 2018 approval.



Applicant Information

- **Applicant:** CommNet Cellular Inc. d/b/a Verizon Wireless
180 Washington Valley Road Bedminster, NJ 07921
- **Agent:** Chris Kennard, Elevation Wireless
Email: chris.kennard@elevationcompanies.com
Phone: (303) 913-7527
Address: 4610 S. Ulster Street, Ste. 150, Denver, CO 80237
- **Property Owner:** Snow King Mountain Resort, LLC
Contact: Ryan Stanley
Email: ryan@snowkingmountain.com
Phone: (307) 734-3351
Address: 575 S. Willow Street, Jackson, WY 83001

Conclusion

Verizon Wireless seeks to renew the CUP to continue providing essential wireless services to the Jackson community. The WY3 SK Coaster 1 facility is a proven, minimally invasive solution that balances technical needs with the aesthetic and environmental priorities of Snow King Resort. We respectfully request approval to maintain this critical infrastructure.

Respectfully,

Chris Kennard
Site Acquisition Manager
Elevation Wireless, Representing Verizon Wireless

Enclosures:

- Site Plans (Sheets T-1, PS1, SU1, SU3, SU4, Z-1, Z-2, Z-3, Z-4)
- Fully executed 1st amendment document showing there is a contract in place.
- RF compliance letter
- RF emissions certification
- Signed application



4/30/25

To: Tyler Valentine, Senior Planner

Transmitted via email to: tvalentine@jacksonwy.gov

RE: Verizon Wireless SK Coaster 1 Site Located at: 402 E Snow King Avenue Jacson WY 83001

To Whom It May Concern,

We write to inform you that Verizon Wireless has performed a radio frequency (RF) compliance pre-construction evaluation for the above-noted proposed site and based on the result of the evaluation, the site will be compliant with FCC Guidelines.

The FCC has established safety rules relating to potential RF exposure from cell sites. The rules are codified at 47 C.F.R § 1.1310. The FCC provides guidance on how to ensure compliance with its rules in the FCC Office of Engineering and Technology Bulletin 65 (available at

https://transition.fcc.gov/Bureaus/Engineering_Technology/Documents/bulletins/oet65/oet65.pdf). The FCC developed the RF standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The FCC provides information about the safety of radio frequency (RF) emissions from cell towers on its website at: <https://www.fcc.gov/engineering-technology/electromagnetic-compatibility-division/radio-frequency-safety/faq/rf-safety>.

Please refer to the FCC Office of Engineering and Technology Bulletin 65 and the attached Verizon Wireless RF Brochure for information on RF exposure guidelines, RF safety, and landlord responsibilities. Questions related to compliance with federal regulations should be directed to VZWRFCCompliance@VerizonWireless.com.

Please contact your local Verizon Wireless resource below if you have additional site-specific questions.

Contact Email	Emergency Contact Phone
vzw.mountain.rfsp@verizon.com	800-264-6620

Sincerely,

Jennifer Sedillo

Manager-RF System Design, Verizon



CERTIFICATION STATEMENT

TO: Town of Jackson

RE: RF Emissions Certification

DATE: April 30, 2025

To Whom It May Concern,

This letter will confirm that the radio frequency emissions produced by the proposed site will not exceed and shall comply with all federal standards established by the Federal Communications Commission (FCC). Verizon Wireless facilities operate in strict compliance with all local, state, and federal regulations.

I certify under penalty of perjury that the foregoing is true and correct.

Executed on this 30th of April 2025.

Signature: *Benjamin W. Floyd III*

Title: Verizon Radio Frequency Engineer

Sincerely,

Benjamin W. Floyd III
Radio Frequency Engineer
Verizon
5018041806

FIRST AMENDMENT TO LAND LEASE AGREEMENT

THIS FIRST AMENDMENT TO LAND LEASE AGREEMENT (this "Amendment") is made and entered into as of the 18 day of Sept., 2021, by and between Snow King Mountain Resort, LLC, a Wyoming limited liability company ("LESSOR"), and CommNet Cellular Inc. d/b/a Verizon Wireless ("LESSEE").

RECITALS:

WHEREAS, LESSOR and LESSEE entered into a Land Lease Agreement, dated October 18, 2018 (the "Agreement"); and

WHEREAS, in order to reflect the location of the access easement on the Property, as utilized by LESSEE and intended by LESSOR, LESSOR has requested, and LESSEE has agreed, to amend the Agreement to reflect the corrected location of the non-exclusive access easement included in the Premises.

AGREEMENT

NOW, THEREFORE, in consideration of the facts contained in the Recitals above, the mutual covenants and conditions below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Definitions. Any capitalized terms used in this Amendment that are not defined herein shall have the meanings given those terms in the Agreement.
2. Exhibit "B". Exhibit "B" to the Agreement is hereby supplemented to replace the descriptions of the access easements across Lots 57, 58, and 59 with the access easement as described and shown on Exhibit "B" (First Amendment), attached hereto and incorporated by reference herein. All references in Exhibit "B" to Access Easement 1, Access Easement 2, Access Easement 3, Access Easement 4, and Access Easement 5 are hereinafter replaced with the description contained in Exhibit "B" (First Amendment). For all purposes under the Agreement, all references to Exhibit "B" shall hereinafter also include Exhibit "B" (First Amendment).
3. Title. LESSOR covenants that LESSEE, on paying the Rent and performing all covenants and obligations under the Agreement, shall peaceably and quietly have, hold and enjoy the Premises, including but not limited to the access easement as described in Exhibit "B" (First Amendment). LESSOR represents and warrants to LESSEE as of the date of this Amendment, and covenants during the Term, that LESSOR has full authority to enter into and execute this Amendment and that there are no liens, judgments, covenants, easements, restrictions or other impediments of title that will adversely affect LESSEE's use of the said access easement.
4. Continued Effect. Except as specifically amended by this Amendment, all of the terms and conditions of the Agreement shall remain in full force and effect. In the

event of a conflict between any terms and provisions of the Agreement and this Amendment, the terms and provisions of this Amendment shall control. Except where otherwise expressly indicated herein, the terms and provisions of this Amendment shall be deemed effective from and after the date of this Amendment.

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have duly executed this First Amendment to Land Lease Agreement the day and year first written above.

LESSOR:

Snow King Mountain Resort, LLC,
a Wyoming limited liability company

By: Ryan Stanley
Name: Ryan Stanley
Title: President
Date: Sept 28, 2021

LESSEE:

CommNet Cellular Inc.
d/b/a Verizon Wireless

By: Debbie Lutz
Print Name: Debbie Lutz
Title: Senior Manager Network Real Estate
Date: September 27, 2021

EXHIBIT "B" (FIRST AMENDMENT)

SITE PLAN OF THE PREMISES

See attached description of LESSEE's access easement
(replacing Access Easement 1 through Access Easement 5)

A strip of land thirty foot wide for the purpose of providing access to a telecommunications equipment lease area, located within Lot 59 of Grand View Lodges Third Addition to the Town of Jackson, Plat No. 1333, and described within Warranty Deed, document no. 0940923, records of the Clerk of Teton County, Wyoming and being located in the NE 1/4 SW 1/4 of Section 34, Township 41 North, Range 116 West, 6th P.M., Teton County, Wyoming, said 30-foot-wide easement being 15 feet each side of the following described centerline;

Beginning at a point on the southerly Road & Utility Easement as shown on Said Plat No. 1333 and being S 87°55'49" W, a distance of 692.97 feet from the Center Quarter Corner of Said Section 34;

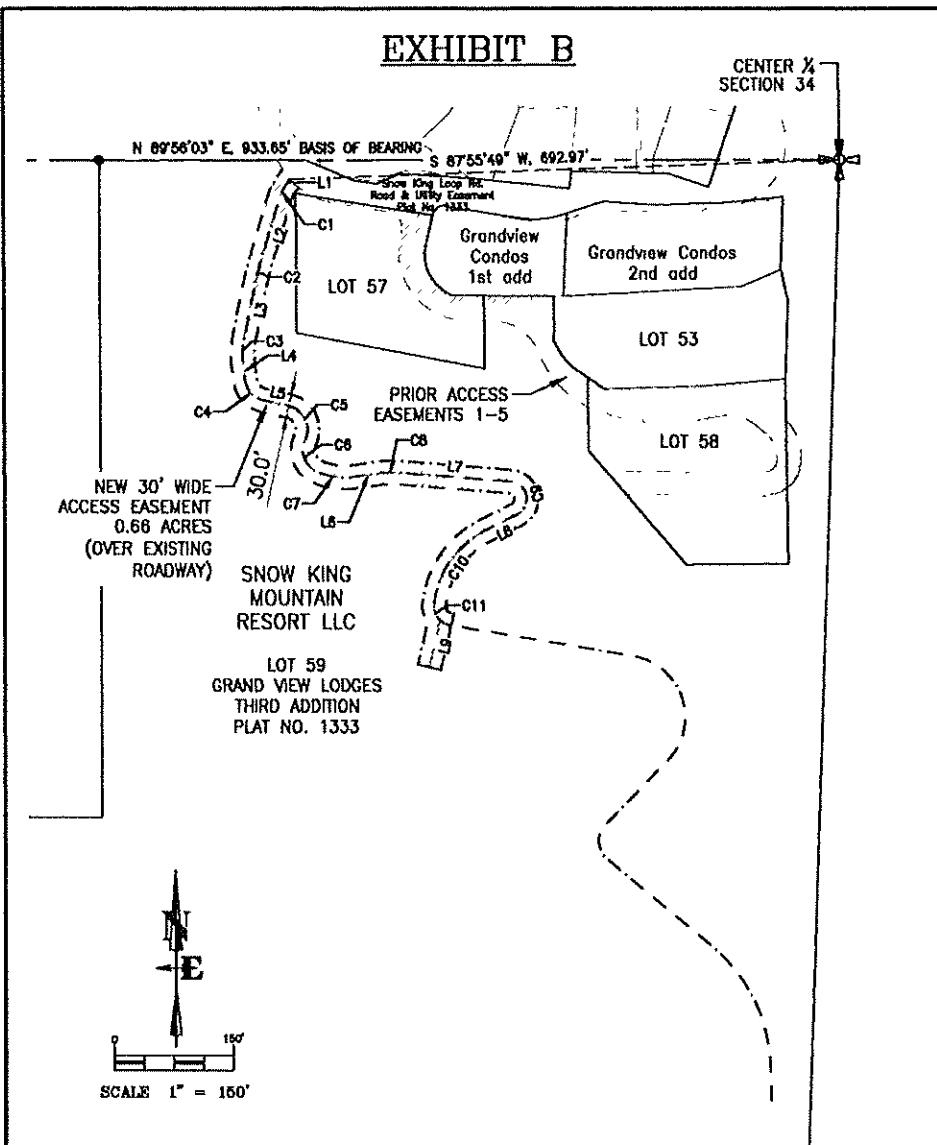
Thence S34°40'26" W, a distance of 10.51 feet to a circular curve to the left;
Thence along said curve having a radius of 50.00 feet, a chord of 15.57 feet, bearing S25°43'01" W, through a central angle of 17°54'50", an arc distance of 15.63 feet;
Thence S16°45'36" W, a distance of 92.61 feet to a circular curve to the left;
Thence along said curve having a radius of 150.00 feet, a chord of 12.92 feet, bearing S14°17'33" W, through a central angle of 04°56'06", an arc distance of 12.92 feet;
Thence S11°49'30" W, a distance of 79.07 feet to a circular curve to the left;
Thence along said curve having a radius of 100.00 feet, a chord of 31.44 feet, bearing S02°46'54" W, through a central angle of 18°05'11", an arc distance of 31.57 feet;
Thence S06°15'41" E, a distance of 21.31 feet to a circular curve to the left;
Thence along said curve having a radius of 30.00 feet, a chord of 35.00 feet, bearing S41°56'49" E, through a central angle of 71°22'16", an arc distance of 37.37 feet;
Thence S77°37'57" E, a distance of 32.62 feet to a circular curve to the right;
Thence along said curve having a radius of 30.00 feet, a chord of 47.16 feet, bearing S25°48'58" E, through a central angle of 103°37'58", an arc distance of 54.26 feet to a compound curve to the left;
Thence along said curve having a radius of 30.00 feet, a chord of 42.70 feet, bearing S19°22'01" E, through a central angle of 90°44'05", an arc distance of 47.51 feet to a compound curve to the left;
Thence along said curve having a radius of 88.24 feet, a chord of 43.79 feet, bearing S80°08'38" E, through a central angle of 28°43'55", an arc distance of 44°25 feet;
Thence N81°20'35" E, a distance of 35.96 feet to a circular curve to the right;
Thence along said curve having a radius of 120.00 feet, a chord of 25.00 feet, bearing N88°32'19" E, through a central angle of 11°57'34", an arc distance of 25.05 feet;
Thence S85°28'54" E, a distance of 141.10 feet to a circular curve to the right;
Thence along said curve having a radius of 22.00 feet, a chord of 42.38 feet, bearing S11°04'05" E, through a central angle of 148°49'38", an arc distance of 57.15 feet;
Thence S63°20'44" W, a distance of 48.42 feet to a circular curve to the left;
Thence along said curve having a radius of 120.00 feet, a chord of 110.34 feet, bearing S34°01'12" W, through a central angle of 54°44'26", an arc distance of 114.65 feet to a compound curve to the left;
Thence along said curve having a radius of 24.00 feet, a chord of 21.96 feet, bearing S20°34'52" E, through a central angle of 54°27'41", an arc distance of 22.81 feet;
Thence S13°31'14" W, a distance of 60.50 feet to the end of this description.

The sidelines to be lengthened or shortened to terminate on described lines.

Said easement contains 0.68 acres, more or less, and is subject to any easements, rights-of-way, reservations or restrictions of sight and/or of record.

The Basis of Bearing for this description is N89°56'03" E along the North Line of the NE1/4 SW1/4 of Section 34.

EXHIBIT B

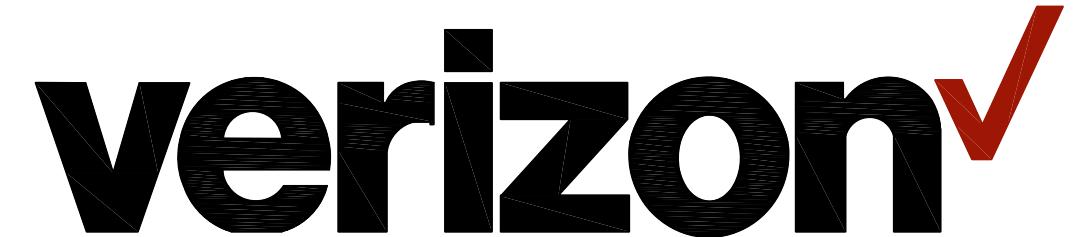
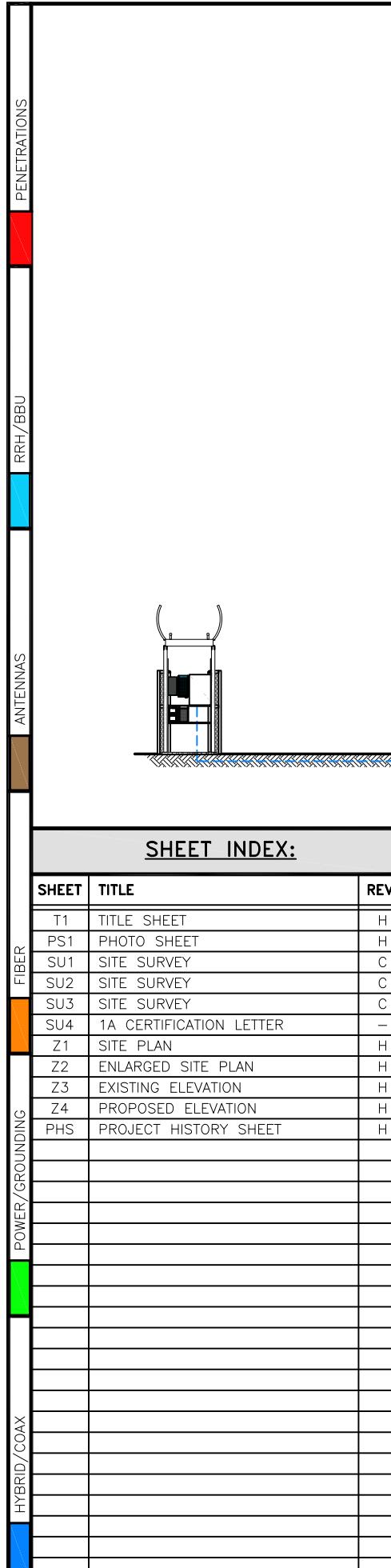


CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.63	50.00	1754.50°	S25 43.01°W	15.57
C2	12.97	150.00	456.05°	S14 17.33°W	12.92
C3	31.57	100.00	1805.11°	S02 46.54°W	31.44
C4	37.37	30.00	1122.16°	S41 56.49°E	36.00
C5	54.26	30.00	1033.75°	S2548.58°E	47.16
C6	47.51	33.60	5944.05°	S19 22.01°E	42.70
C7	44.25	63.24	2843.55°	S5009.38°E	43.79
C8	25.05	120.00	1157.34°	S35 32.19°E	25.00
C9	57.15	22.00	14849.38°	S11 01.66°E	42.38
C10	114.65	120.00	5444.26°	S3401.12°W	110.34
C11	22.81	24.00	5427.41°	S2634.52°E	21.95

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S34 40.26°W	10.51
L2	S16 45.35°W	92.61
L3	S11 49.30°W	79.07
L4	S06 15.41°E	21.31
L5	S77 37.57°E	37.62
L6	N81 20.35°E	35.96
L7	S65 28.54°E	141.10
L8	S6320.44°W	48.47
L9	S13 31.14°W	69.50

DRAWING NO 1	DRAWING TITLE SNOW KING MOUNTAIN RESORT ACCESS EASEMENT	NELSON ENGINEERING P O BOX 1609, JACKSON WYOMING (307) 733-2087	DATE	6/1/2001
			ENGINEERED	
JOB NO 10-268-01			DRAWN	ME
			CHECKED	
			APPROVED	DD

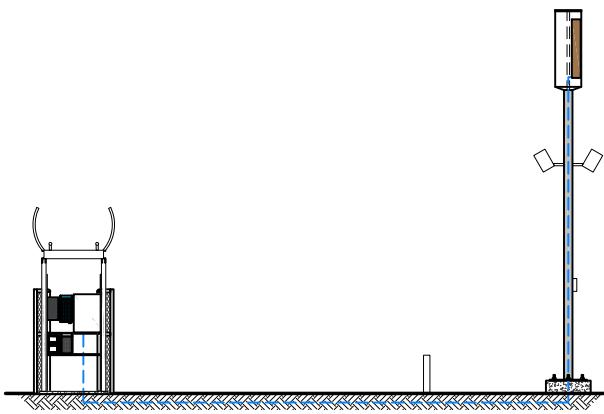
Exhibit "B" (First Amendment)
Page 3 of 3



WY3 SK COASTER 1

PUBLIC RECORD PARCEL NO. 22-41-16-34-3-07-003

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY



**PROPOSED 29'-0" LIGHT POLE
(OVERALL HEIGHT: 30'-0" A.G.L.)
LIGHT POLE REPLACEMENT**

PROJECT INDEX:	
<u>APPLICANT:</u> VERIZON 2730 BOZEMAN AVENUE HELENA, MT 59601	
<u>CONTACT:</u> KENT McDERMOTT PHONE: 406-461-1359	
<u>ENGINEERS/DESIGNERS:</u> J5 INFRASTRUCTURE PARTNERS 767 N. STAR RD.	
<u>CONTACT:</u> JOSH MALBERG PHONE: 208-286-0266 EXT 170	
<u>SURVEYOR:</u> CIS PROFESSIONAL LAND SURVEYING	
<u>CONTACT:</u> CORY SQUIRE PHONE: 435-660-0816 CORY@CISPLS.COM	
<u>ZONING/SITE AQ:</u> KAPPA CONSULTING LLC 800 PEARL STREET #907 DENVER, CO 80203	
<u>CONTACT:</u> IRENE C. COOKE PHONE: 970-531-0831 EMAIL: irene@ireneco.com	
FCC COMPLIANCE:	
RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF OTHER COMMUNICATION DEVICES.	

GENERAL PROJECT NOTES:	
1.	PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE PROPOSED PROJECT.
2.	CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS OF THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON THESE CONSTRUCTION DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN PRIOR TO COMMENCEMENT OF ANY WORK.
3.	ALL FIELD MODIFICATIONS BEFORE, DURING, OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY A VERIZON REPRESENTATIVE.
4.	INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, U.N.O.
5.	NOTIFY VERIZON, IN WRITING, OF ANY MAJOR DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM A VERIZON REPRESENTATIVE AND ADJUSTING THE BID ACCORDINGLY.
6.	CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF THE WORK UNDER THE CONTRACT.
7.	CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS AND FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING THE CONSTRUCTION TO THE SATISFACTION OF A VERIZON REPRESENTATIVE.
8.	THE CONTRACTOR IS RESPONSIBLE FOR RED-LINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS BUILT CONDITION OF THE SITE. FOLLOWING THE FINAL INSPECTION BY VERIZON, THE CONTRACTOR SHALL PROVIDE VERIZON WITH ONE COPY OF ALL RED-LINED DRAWINGS.
9.	VERIFY ALL FINAL EQUIPMENT WITH A VERIZON REPRESENTATIVE. ALL EQUIPMENT LAYOUT, SPECS, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY VERIZON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.



VICINITY MAP
SCALE: N.T.S. 

PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF THE FOLLOWING:
INSTALLATION

- ONE (1) PROPOSED 29'-0" LIGHT POLE (DESIGNED BY OTHERS)
- ONE (1) PROPOSED PANEL ANTENNA
- ONE (1) PROPOSED 700 RRH UNIT
- ONE (1) PROPOSED AWS RRH UNIT
- ONE (1) PROPOSED PCS RRH UNIT
- ONE (1) PROPOSED 850 RRH UNIT
- ONE (1) PROPOSED H-FRAME
- ONE (1) PROPOSED EQUIPMENT CAGE
- ONE (1) PROPOSED EQUIPMENT CABINET
- ONE (1) PROPOSED ANTENNA SHROUD

REMOVAL

- ONE (1) EXISTING LIGHT POLE
- RELOCATION
- TWO (2) EXISTING LIGHTS
- EXISTING ELECTRICAL EQUIPMENT

**PRELIMINARY
FOR LEASING/ZONING**

OBJECT NAME: **WY3 SK COASTER 1**
PROPOSED 29'-0" LIGHT POLE
OVERALL HEIGHT: 30'-0" A.G.L.)
LIGHT POLE REPLACEMENT

OBJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

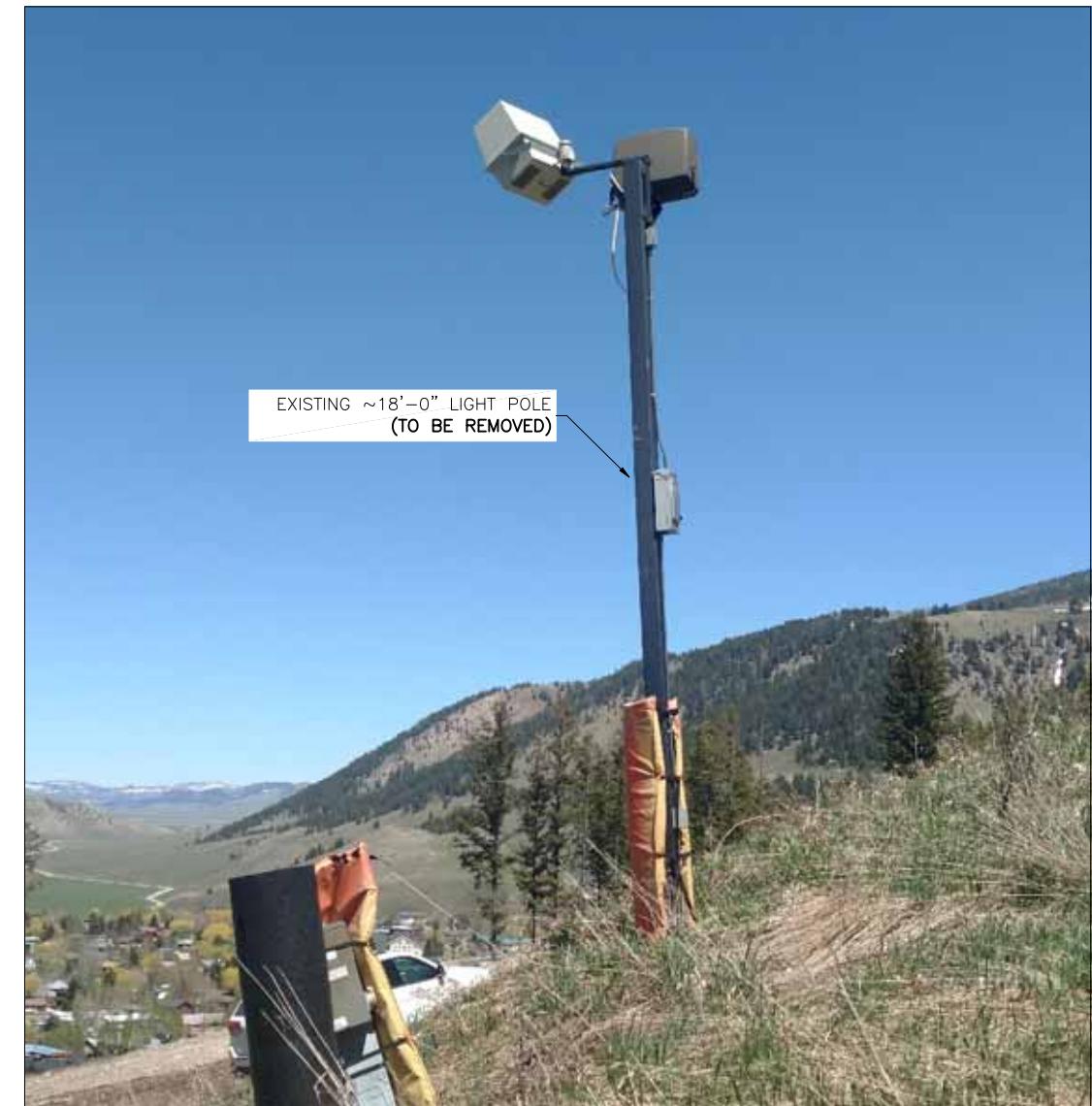
HEET TITLE:	TITLE SHEET	
VE DATE:	8/23/2018 4:54 PM	
HEET NUMBER:	T1	



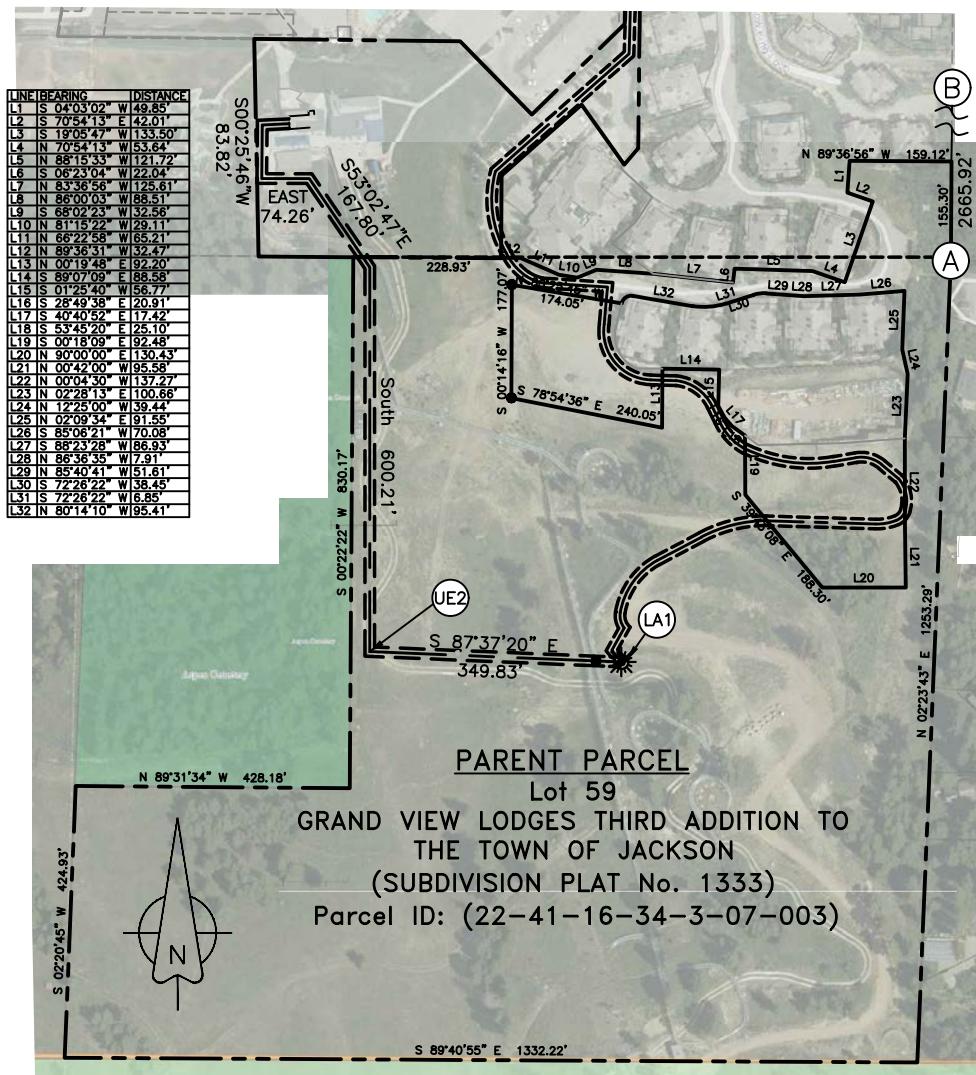
PROPOSED LEASE AREA "B"
(LOOKING WEST)

LEGEND OF SYMBOLS:

	EQUIPMENT OR FIXTURE NUMBER
	KEYED NOTE
	T.C. 1631.33 F.L. 1631.00 SPOT ELEVATION
	TOP OF WALL 1639.00 CONTROL OR DATUM POINT
	PROPERTY LINE
	EXISTING CONTOUR
	NEW CONTOUR
	ROUND/DIAMETER
	APPROXIMATELY



EXISTING LIGHT POLE
(LOOKING EAST)



A strip of land fifteen feet (15') wide for the purpose of serving a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said strip of land is more particularly described by metes and bounds as follows: Beginning at a point that is 1033.69 feet West and 214.40 feet North of the Center Quarter Corner of Section 34 Township 41 North, Range 116 W, 6th P.M.; thence S. 87°17'32" W. 42.20 feet, thence S. 00°25'46" W. 83.82 feet, thence EAST 74.26 feet, thence S. 34°14'59" E. 147.96 feet, thence S. 34°14'59" E. 19.83 feet, thence South 600.21 feet, thence S. 87°37'20" E 349.83 feet to the terminus of said centerline. The above described parcel of land contains 19,561.50 square feet in area or 0.449 of an acre more or less.

UE2 UTILITY EASEMENT LAND DESCRIPTION

A strip of land (4' X 4') for the purpose of a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); more particularly described by metes and bounds as follows: Beginning at a point that is 624.59 feet South and 516.73 feet West of the Center 1/4 Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence East 4 feet, thence South 4 feet, thence West 4 feet, thence North 4 feet to the point of beginning. The above described parcel of land contains 16 square feet in area or 0.000 of an acre more or less.

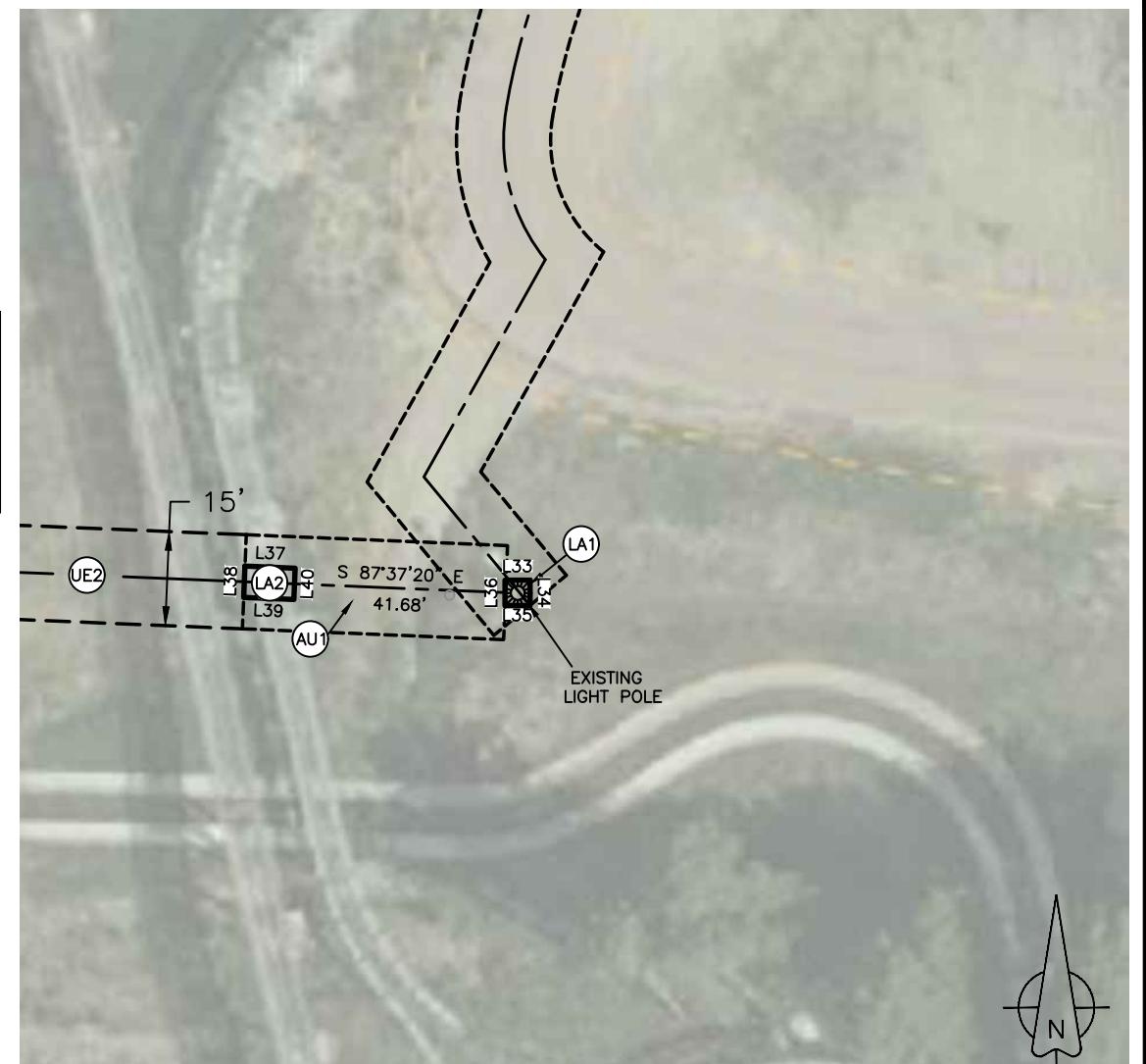
LA1 LEASE AREA 1 LAND DESCRIPTION

A strip of land (8' X 5') for the purpose of a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); more particularly described by metes and bounds as follows: Beginning at a point that is 622.66 feet South and 550.18 feet West of the Center 1/4 Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence N. 87°37'20" W. 8.00 feet, thence S. 02°22'40" W. 5.00 feet, thence S. 87°37'20" E. 8.00 feet, thence N. 02°22'40" E. 5.00 feet to the point of beginning. The above described parcel of land contains 40 square feet in area or 0.001 acres more or less.

LA2 LEASE AREA 2 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access and serving a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said strip of land is more particularly described by metes and bounds as follows: Beginning at a point that is 624.83 feet South and 558.28 feet West of the Center 1/4 Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence S. 87°37'20" E. 41.68 feet to the terminus of said centerline. The above described strip of land contains 416.8 square feet in area or 0.01 of an acre more or less.

AU1 ACCESS AND UTILITY EASEMENT LAND DESCRIPTION

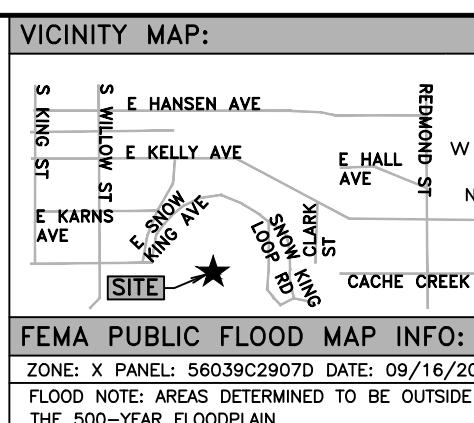
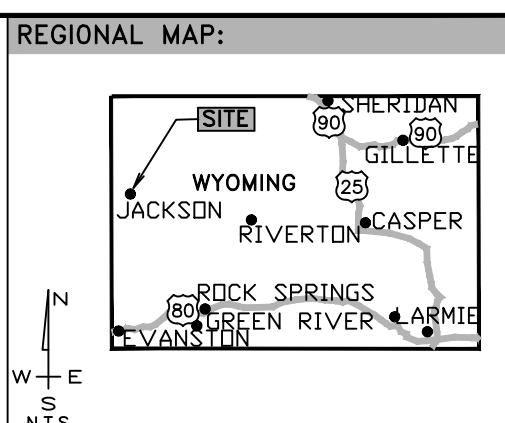
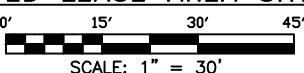


KEYED NOTES

(A) FOUND BRASS CAP MARKING THE CENTER 1/4 CORNER SEC. 34 T.41N. R.116W.
PRINCIPAL MERIDIAN, TETON COUNTY WY.
[HELD FOR ORIGIN OF SURVEY]

(B) NORTH 1/4 CORNER SEC. 34 T.41N. R.116W.
6TH PRINCIPAL MERIDIAN, TETON COUNTY WY.
(FOUND 1965 BRASS CAP REFERENCE MONUMENT
31.00' S25°06'22"E OF TRUE CORNER)
[HELD TRUE CORNER POSITION FOR ALIGNMENT]

ENLARGED LEASE AREA SITE PLAN



BASIS OF BEARING AND DATUM NOTE:

- All distances are at ground in US survey feet and all bearings are Grid based upon the Wyoming Coordinate System 1983, Wyoming West Zone. (NAD83)
- Survey Performed with a Survey Grade Trimble GPS receiver and computed using the National Geodetic Survey Online Positioning User Service. Geodetic Position of Control Monument is:
LATITUDE: 43°28'20.56094"N
LONGITUDE: 110°45'08.47729"W
APPROX. ELLIPSOID HEIGHT: 6370± sft
(NOT 1A COORDINATES - SEE SEPARATE CERTIFICATION)
HORZ. DATUM NAD83
VERT. DATUM NAVD88
[GEOID12B]

GRID POSITION (SURVEY FT)
NORTHING: 1411899.65sf
EASTING: 2447076.54sf
ELEVATION: 6400± sft



Mona, UT
(435)660-0816
PROFESSIONAL LAND SURVEYING
cory@cisppls.com

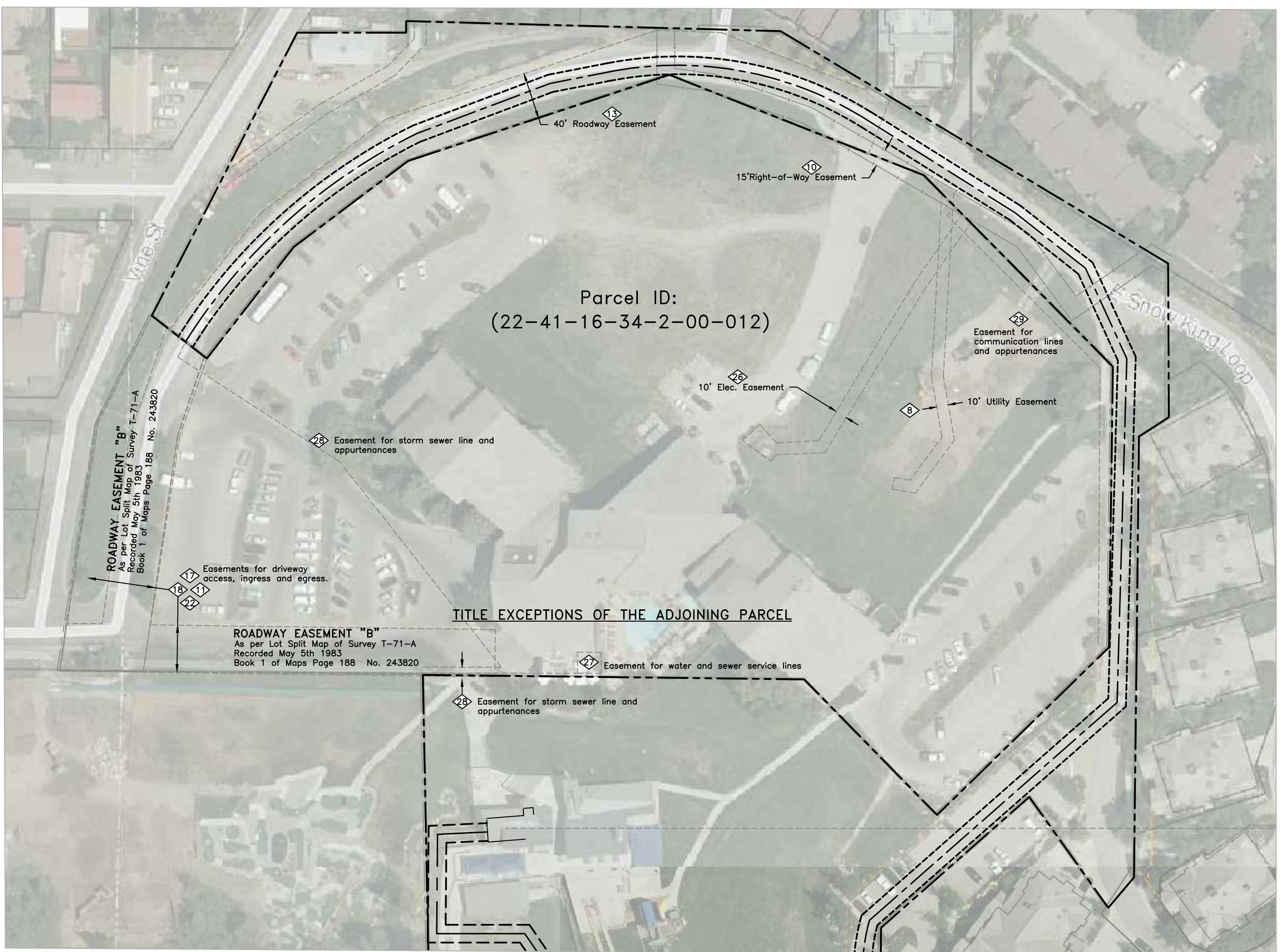
JAMES D. PITKIN W47P.L.S. #10111 04/26/18

PROJECT NAME:
VERIZON
WY3 SK COASTER 1
PROJECT ADDRESS:
402 E SNOW KING AVENUE
JACKSON CITY
TETON COUNTY
WYOMING

DESIGNED FOR:
verizon
12877 W MCMILLAN RD.
BOISE, ID 83713

DESIGNED BY:
J5 INFRASTRUCTURE
PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

SHEET TITLE:			
SURVEY NOTES & REFERENCE			
SURVEY CONTROL OVERVIEW			
SITE PLAN OVERVIEW			
J5 SITE I.D.:	VZ WY3 SK COASTER 1		
SHEET INFO.:	Sheet 1 of 3	SU1	



EXCEPTIONS FROM TITLE REPORT

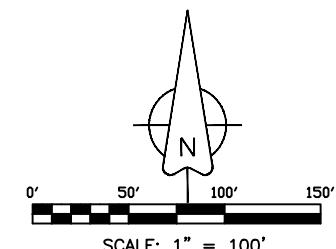
SCHEDULE B PART II

The following exceptions were locatable.

8 10 11 13 17 18 22 26
27 28 29

TITLE REPORT REVIEW CERTIFICATION

THIS IS TO CERTIFY THAT THE EXCEPTIONS LISTED IN SCHEDULE B PART II OF THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED 09/14/2017 BY FIRST AMERICAN TITLE INSURANCE COMPANY (Policy 1402.06(06-17-06)) HAVE BEEN REVIEWED BY THE SURVEYOR. THOSE THAT WERE LOCATABLE ARE PLOTTED AND NOTED ACCORDINGLY HEREON.



PROFESSIONAL LAND SURVEYING
Mona, UT (435)660-0816
cispis1@gmail.com

DESIGNED FOR:

verizon
12877 W MCMILLAN RD.
BOISE, ID 83713

DESIGNED BY:

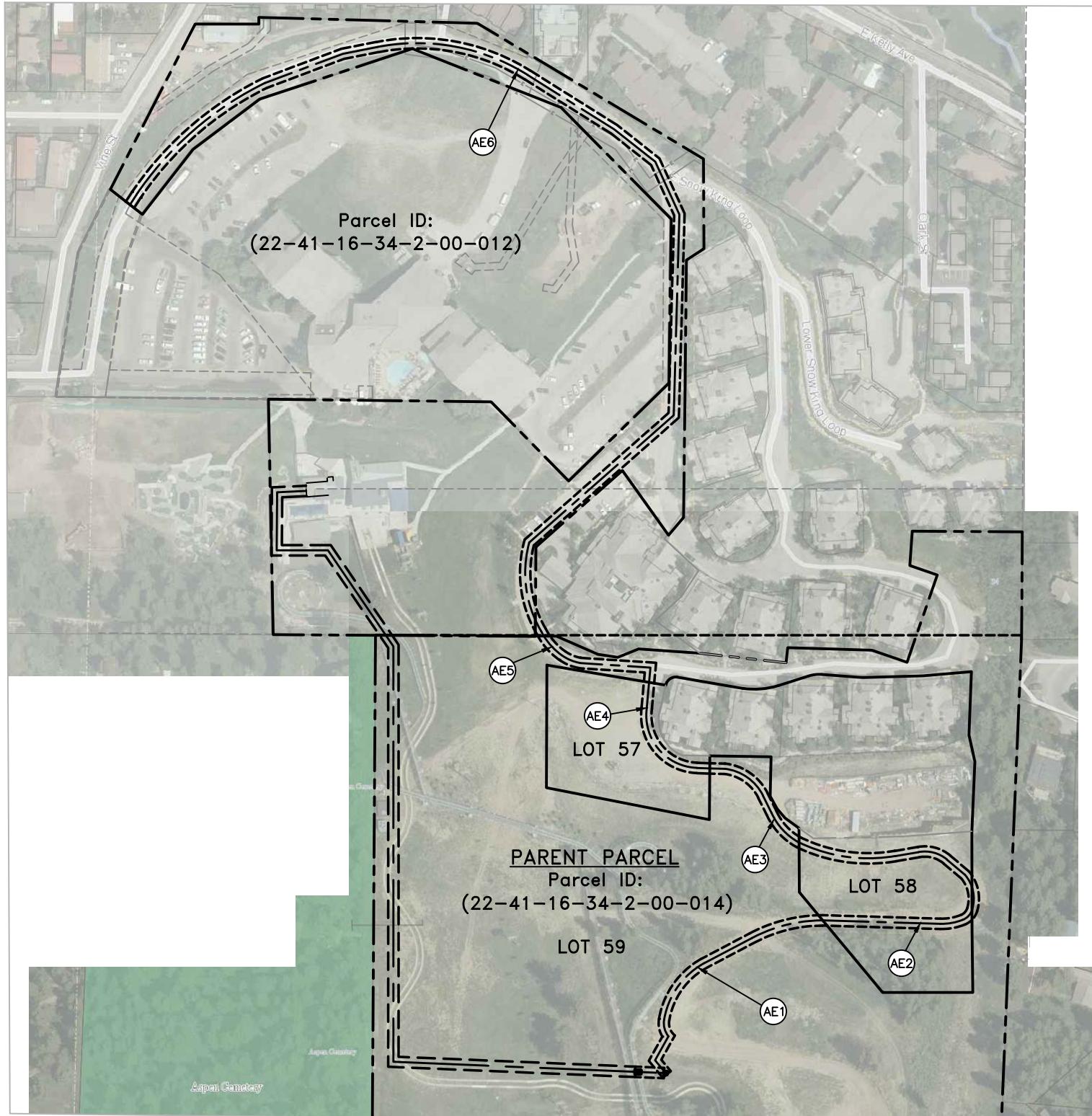
J5 INFRASTRUCTURE
PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

SHEET TITLE:

TITLE EXCEPTIONS
OF THE ADJOINING PARCEL

J5 SITE I.D.: WY3 SK COASTER

SHEET INFO.: Sheet 2 of 3 SU2



A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:

Beginning at a point that is 4.72 feet North and 690.52 feet West of the Center 1/4 Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence along a curve turning to the left with an arc length of 39.32 feet, a radius of 95.10 feet and a chord bearing and distance of S. 43°15'07" E. 39.04 feet, thence along a compound curve turning to the left with an arc length of 27.58 feet, a radius of 63.95 feet and a chord bearing and distance of S. 67°27'00" E. 27.36 feet, thence S. 86°17'55" E. 102.35 feet, thence S. 05°11'38" W. 21.43 feet to the terminus of said centerline.

The above described parcel of land contains 2,860.05 square feet in area or 0.066 of an acre more or less.

AE5 ACCESS EASEMENT 5 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Tract A as shown on Map T-71-a as recorded in the office of the Teton County Clerk; the centerline of said parcel is more particularly described by metes and bounds as follows:

Beginning at a point that is 627.97 feet North and 1288.41 feet West of the Center 1/4 Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence N. 33°02'36" E. 17.08 feet, thence along a curve turning to the right with an arc length of 248.76 feet, a radius of 482.69 feet and a chord bearing and distance of N. 49°00'07" E. 246.01 feet, thence N. 69°24'12" E. 120.25 feet, thence N. 78°54'03" E. 50.54 feet, thence along a curve turning to the right with an arc length of 226.07 feet, a radius of 300.00 feet and a chord bearing and distance of S. 79°30'41" E. 220.75 feet, thence S. 57°55'26" E. 147.90 feet, thence S. 51°44'59" E. 75.84 feet, thence S. 24°32'43" E. 83.78 feet, thence S. 01°36'43" W. 290.24 feet, thence S. 48°38'45" W. 278.33 feet, thence along a curve turning to the left with an arc length of 132.95 feet, a radius of 166.07 feet and a chord bearing and distance of S. 07°40'46" E. 129.43 feet, thence along a compound curve turning to the left with an arc length of 7.80 feet, a radius of 95.10 feet and a chord bearing and distance of S. 29°03'26" E. 7.80 feet to the terminus of said centerline.

The above described parcel of land contains 25,192.95 square feet in area or 0.578 of an acre more or less.

AE6 ACCESS EASEMENT 6 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:

Beginning at a point that is 628.59 feet South and 512.73 feet West of the Center 1/4 Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence N. 39°36'09" W. 26.55 feet, thence N. 29°11'54" E. 39.65 feet, thence along a curve turning to the right with an arc length of 25.52 feet, a radius of 30.34 feet and a chord bearing and distance of N. 14°35'24" W. 24.77 feet, thence along a compound curve turning to the right with an arc length of 103.80 feet, a radius of 115.02 feet and a chord bearing and distance of N. 35°24'39" E. 100.31 feet, thence N. 62°11'39" E. 77.93 feet, thence along a curve turning to the right with an arc length of 106.28 feet, a radius of 219.27 feet and a chord bearing and distance of N. 76°01'12" E. 105.24 feet to the terminus of said centerline.

The above described parcel of land contains 5,695.95 square feet in area or 0.131 of an acre more or less.

AE1 ACCESS EASEMENT 1 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 58 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:

Beginning at a point that is 293.60 feet South and 321.60 feet West of the Center 1/4 Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence along a curve turning to the left with an arc length of 142.73 feet, a radius of 230.14 feet and a chord bearing and distance of S. 81°59'38" E. 140.45 feet, thence N. 80°18'28" E. 34.08 feet, thence along a curve turning to the right with an arc length of 43.89 feet, a radius of 49.84 feet and a chord bearing and distance of S. 75°12'56" E. 42.48 feet, thence S. 49°59'23" E. 33.78 feet, thence along a curve turning to the right with an arc length of 53.96 feet, a radius of 53.28 feet and a chord bearing and distance of S. 11°42'09" E. 51.69 feet, thence along a compound curve turning to the right with an arc length of 20.30 feet, a radius of 23.05 feet and a chord bearing and distance of S. 42°32'18" W. 19.65 feet, thence along a compound curve turning to the right with an arc length of 33.56 feet, a radius of 80.38 feet and a chord bearing and distance of S. 79°43'37" W. 33.32 feet, thence N. 88°18'39" W. 169.89 feet to the terminus of said centerline.

The above described parcel of land contains 7,982.85 square feet in area or 0.183 of an acre more or less.

AE2 ACCESS EASEMENT 2 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:

Beginning at a point that is 186.46 feet South and 450.65 feet West of the Center 1/4 Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence S. 88°28'27" E. 21.41 feet, thence along a curve turning to the right with an arc length of 70.69 feet, a radius of 70.90 feet and a chord bearing and distance of S. 54°59'51" E. 67.80 feet, thence S. 26°25'58" E. 27.75 feet, thence along a curve turning to the left with an arc length of 59.50 feet, a radius of 91.02 feet and a chord bearing and distance of S. 42°52'15" E. 58.44 feet to the terminus of said centerline.

The above described parcel of land contains 2,690.10 square feet in area or 0.062 of an acre more or less.

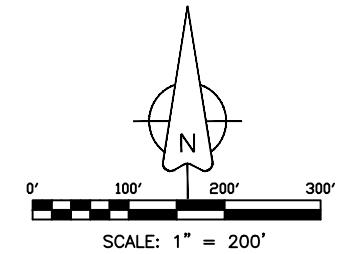
AE3 ACCESS EASEMENT 3 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 57 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:

Beginning at a point that is 62.15 feet South and 538.30 feet West of the Center 1/4 Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence S. 05°11'38" W. 37.05 feet, thence along a curve turning to the left with an arc length of 127.54 feet, a radius of 75.78 feet and a chord bearing and distance of S. 39°50'04" E. 113.01 feet, thence S. 88°03'03" E. 18.62 feet to the terminus of said centerline.

The above described parcel of land contains 2,748.15 square feet in area or 0.063 of an acre more or less.

AE4 ACCESS EASEMENT 4 LAND DESCRIPTION



cis

PROFESSIONAL LAND SURVEYING
Mona, UT (435)660-0816
cispis1@gmail.com

DESIGNED FOR:

verizon
12877 W MCMILLAN RD.
BOISE, ID 83713

DESIGNED BY:

J5 INFRASTRUCTURE
PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

SHEET TITLE:

ACCESS EASEMENT

J5 SITE I.D.:	WY3 SK COASTER
SHEET INFO.:	Sheet 3 of 3
	SU3

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J5 INFRASTRUCTURE		DESIGNED BY:	DATE:	BY:	CHK	REV	
						D	E
AZ - CA - CO - ID - NM - NV - TX - UT			11/1/17	MDA	I	I	I
			11/15/17	MDA	I	I	I
			3/21/18	MDA	I	I	I
			5/8/18	MDA	I	I	I
			8/23/18	MDA	I	I	I

J5 INFRASTRUCTURE
AZ - CA - CO - ID - NM - NV - TX - UT

PRELIMINARY
FOR LEASING/ZONING

PROJECT NAME:
WY3 SK COASTER 1

PROPOSED 29'-0" LIGHT POLE
(Overall Height: 30'-0" A.G.L.)
LIGHT POLE REPLACEMENT

PROJECT ADDRESS:
**402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY**

Sheet Title:
1A CERTIFICATION LETTER

Save Date:
8/23/2018 4:54 PM

Sheet Number:
SU4

PREPARED FOR:



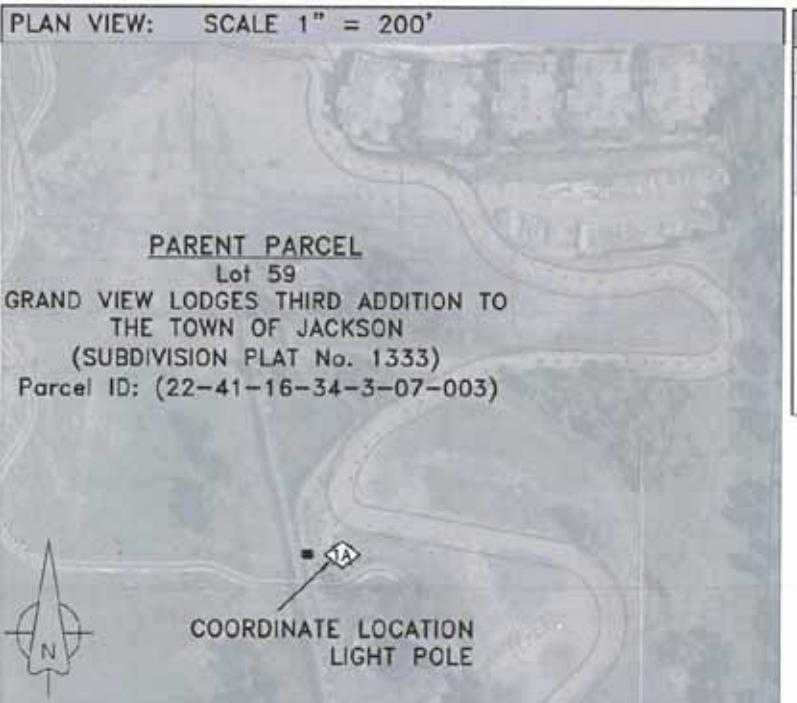
1A CERTIFICATION LETTER
FOR
VERIZON WIRELESS
FACILITY KNOWN AS:
WY3 SK COASTER 1, X Sector
TETON COUNTY, WYOMING

ELEVATION REPORT:

NAVD88 - GROUND ELEVATION: 6541 ft
[ELEVATION METERS]: 1993.623 m

LEGAL DESCRIPTION:
626.6 FEET SOUTH AND 514.72 FEET WEST OF THE CENTER $\frac{1}{4}$ CORNER OF SECTION 34, T.41N. R.116W. 6TH PRINCIPAL MERIDIAN, TETON COUNTY WY.

SITE LOCATION:
SITE IS LOCATED AT:
402 E SNOW KING AVENUE
JACKSON CITY,
TETON COUNTY, WYOMING.

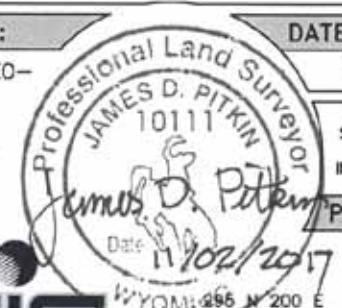


BASIS OF GEODETIC COORDINATES:

- (1) HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) [PRIMARY] EXPRESSED IN DEGREES (°) MINUTES (') AND SECONDS (") AND CARRIED TO THE 100TH OF A SECOND, AND ALSO EXPRESSED IN DEGREES AND DECIMAL DEGREES.
- (2) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) EXPRESSED IN U.S. SURVEY FEET AND METERS (METER EQUIVALENT TO 39.37 INCHES).
- (3) NAD83 GEODETIC DATA SHOWN HEREON WAS DERIVED FROM AND IS TIED TO THE NATIONAL GEODETIC SURVEY, NATIONAL C.O.R.S. VIA THE O.P.U.S. UTILITY AND/OR TRIMBLE GEOMATICS SOFTWARE.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE GEODETIC COORDINATES REPORTED HEREON ARE ACCURATE AND MEET FAA/FCC REPORTING REQUIREMENTS OF 1A: FIFTEEN FEET (15') HORIZONTALLY AND THREE FEET (3') VERTICALLY.



DATE OF SURV.:
8/16/17

GEODETIC COORDINATES:

NAD 83: 43°28'14.34" N
110°45'15.41" W
DECIMAL DEGREES: 43.47065°N
110.754281°W

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PREPARED BY:

J5 INFRASTRUCTURE
PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

PROFESSIONAL LAND SURVEYING (435)660-0816 cory@cisplis.com

JAMES D. PITKIN WY P.L.S. #10111 11/02/17

SITE NOTES:	
1. PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.	
2. INFORMATION SHOWN BELOW FOR DEPICTION PURPOSES ONLY. ALL DATA GATHERED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED FOR SURVEYING OR OTHER RELATED PURPOSES.	

PENETRATIONS

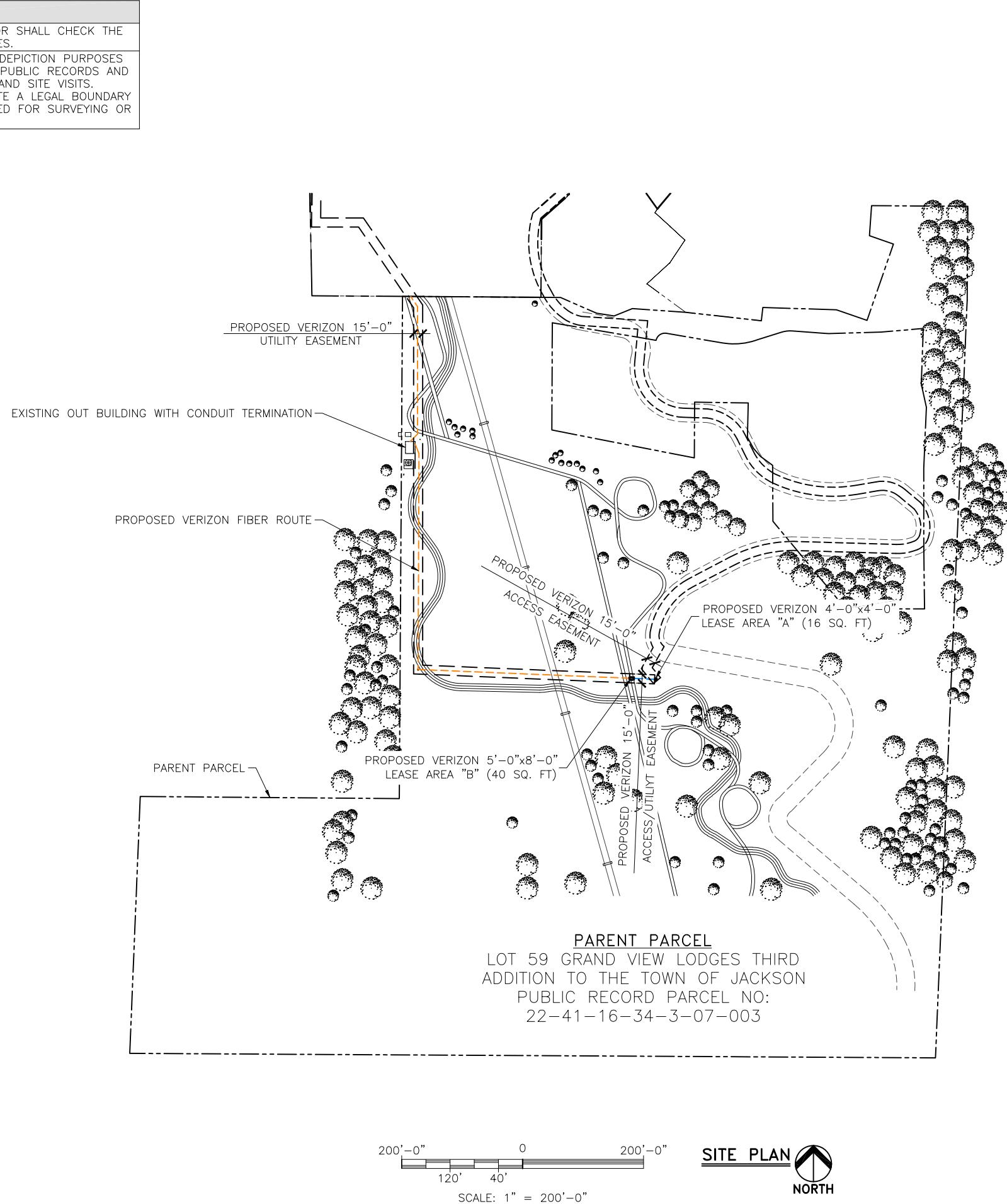
RRH/BBU

ANTENNAS

FIBER

POWER/GROUNDING

HYBRID/COAX



SETBACK TABLE:

	LEASE AREA "A" BOUNDARY TO PARENT PROPERTY LINE	LEASE AREA "B" BOUNDARY TO PARENT PROPERTY LINE
NORTH	~608'	~610'
SOUTH	~621'	~621'
EAST	~486'	~524'
WEST	~422'	~380'

DESIGNED FOR:
verizon
3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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INFRASTRUCTURE		REV	DATE	BY	CHK
D	REVISED TO 24X36 TEMPLATE		11/6/17	MDA	-
E	REVISED PER COMMENTS		11/15/17	MDA	-
F	REVISED PER UPDATED SURVEY		3/21/18	MDA	-
G	REVISED PER FIBER COORD & UPDATED SURVEY		5/8/18	MDA	-
H	REVISED PER UPDATED SURVEY		8/23/18	MDA	-

DESIGNED BY:



PRELIMINARY
FOR LEASING/ZONING

PROJECT NAME: **WY3 SK COASTER 1**
PROPOSED 29'-0" LIGHT POLE
(OVERALL HEIGHT: 30'-0" A.G.L.)
LIGHT POLE REPLACEMENT

PROJECT ADDRESS: **402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY**

SHEET TITLE: SITE PLAN

SAVE DATE: 8/23/2018 4:54 PM

SHEET NUMBER: Z1

J5 INFRASTRUCTURE
 AZ - CA - CO - ID - NM - NV - TX - UT

REV	DESCRIPTION	DATE	BY	CHK
D	REVISED TO 24X36 TEMPLATE	11/6/17	MDA	I
E	REVISED PER COMMENTS	11/15/17	MDA	I
F	REVISED PER UPDATED SURVEY	3/21/18	MDA	I
G	REVISED PER FIBER COORD & UPDATED SURVEY	5/8/18	MDA	I
H	REVISED PER UPDATED SURVEY	8/23/18	MDA	I

DESIGNED BY:

J5
 PRELIMINARY
 FOR LEASING/ZONING

PROJECT NAME:	WY3 SK COASTER 1
PROPOSED 29'-0" LIGHT POLE (OVERALL HEIGHT: 30'-0" A.G.L.)	PROPOSED 29'-0" LIGHT POLE (OVERALL HEIGHT: 30'-0" A.G.L.)
PROJECT ADDRESS:	402 E. SNOW KING AVENUE JACKSON, WY 83001 TETON COUNTY
SHEET TITLE:	ENLARGED SITE PLAN
SAVE DATE:	8/23/2018 4:54 PM
SHEET NUMBER:	Z2

SITE NOTES:	
1.	PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
2.	INFORMATION SHOWN BELOW FOR DEPICTION PURPOSES ONLY. ALL DATA GATHERED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED FOR SURVEYING OR OTHER RELATED PURPOSES.

PENETRATIONS

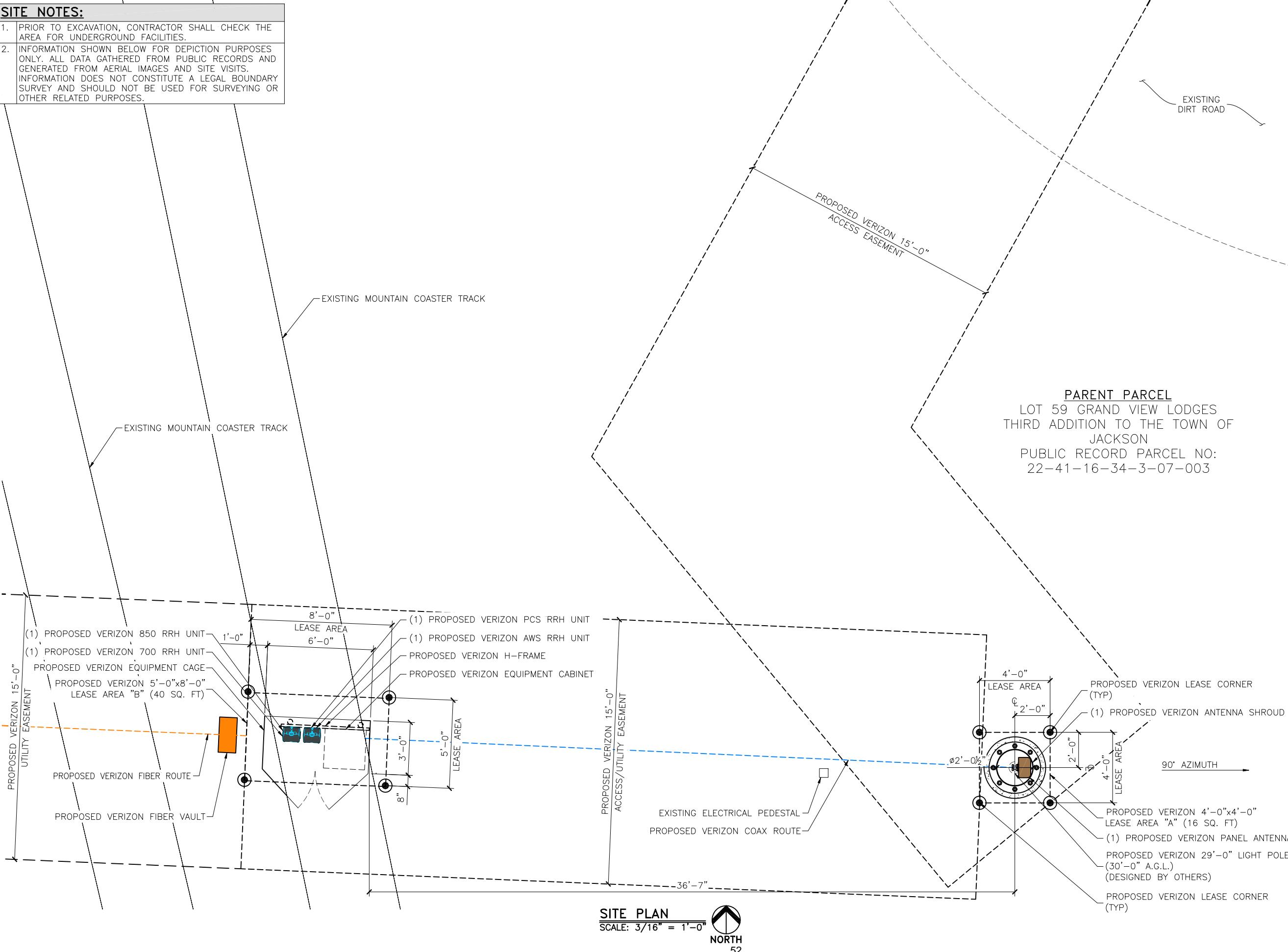
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ANTENNAS

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POWER/GROUNDING

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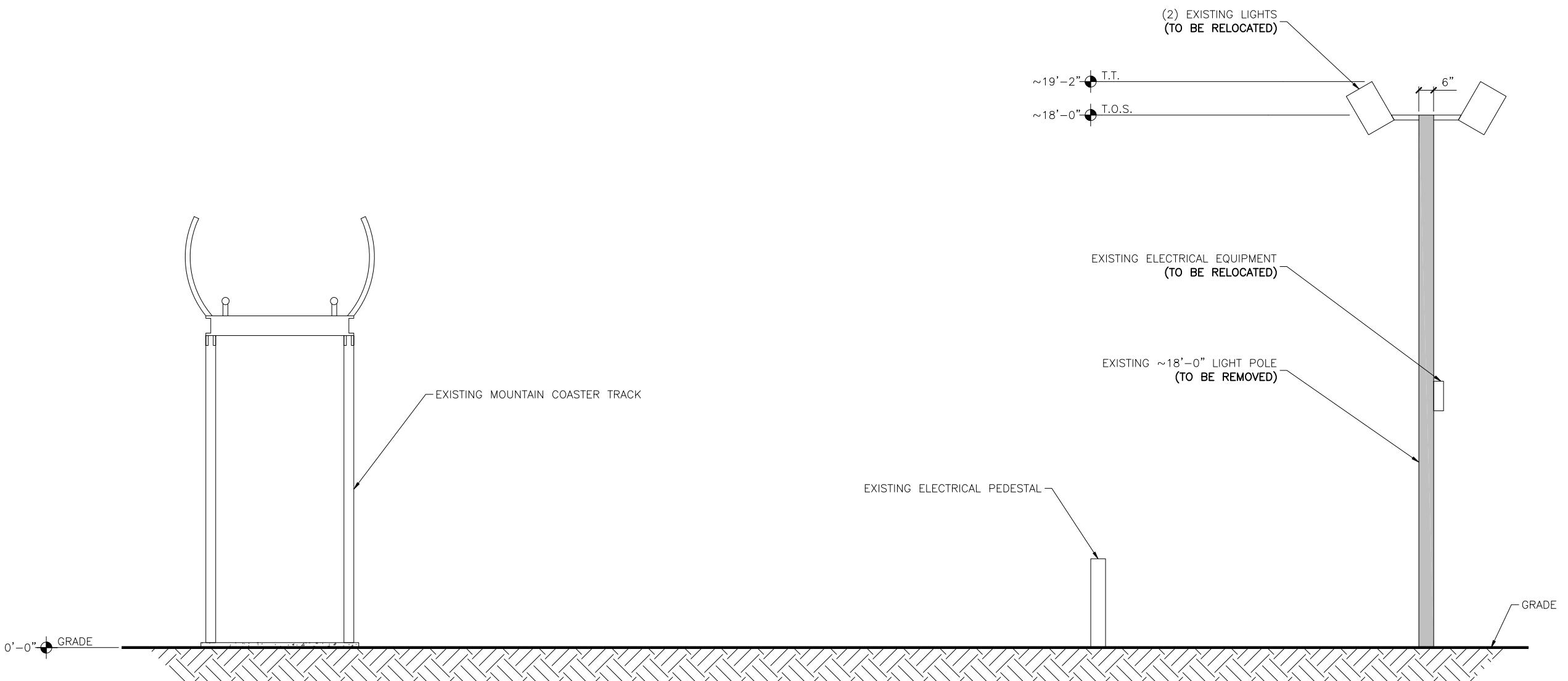
DESIGNED FOR: **verizon**
3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

KEY:

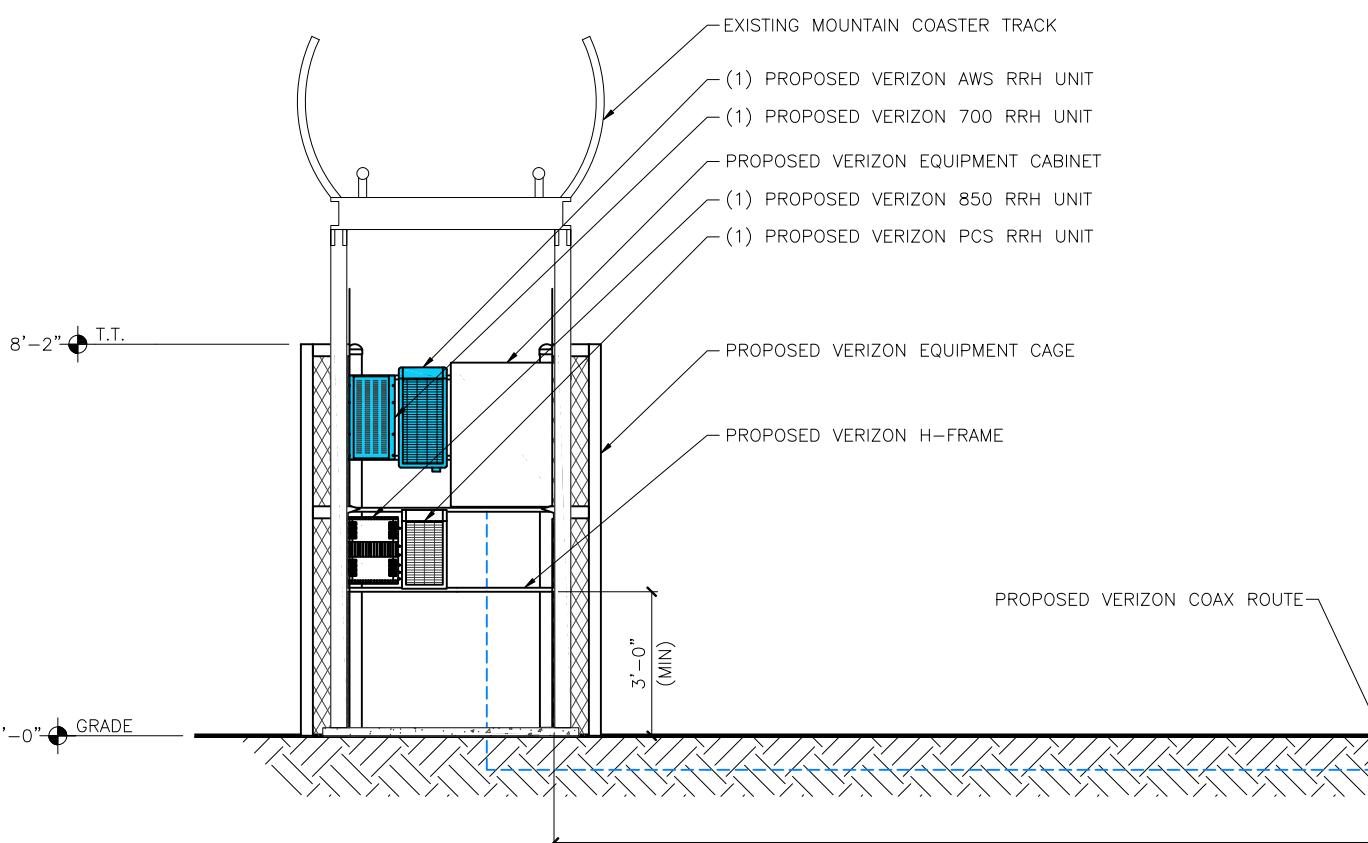
C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE

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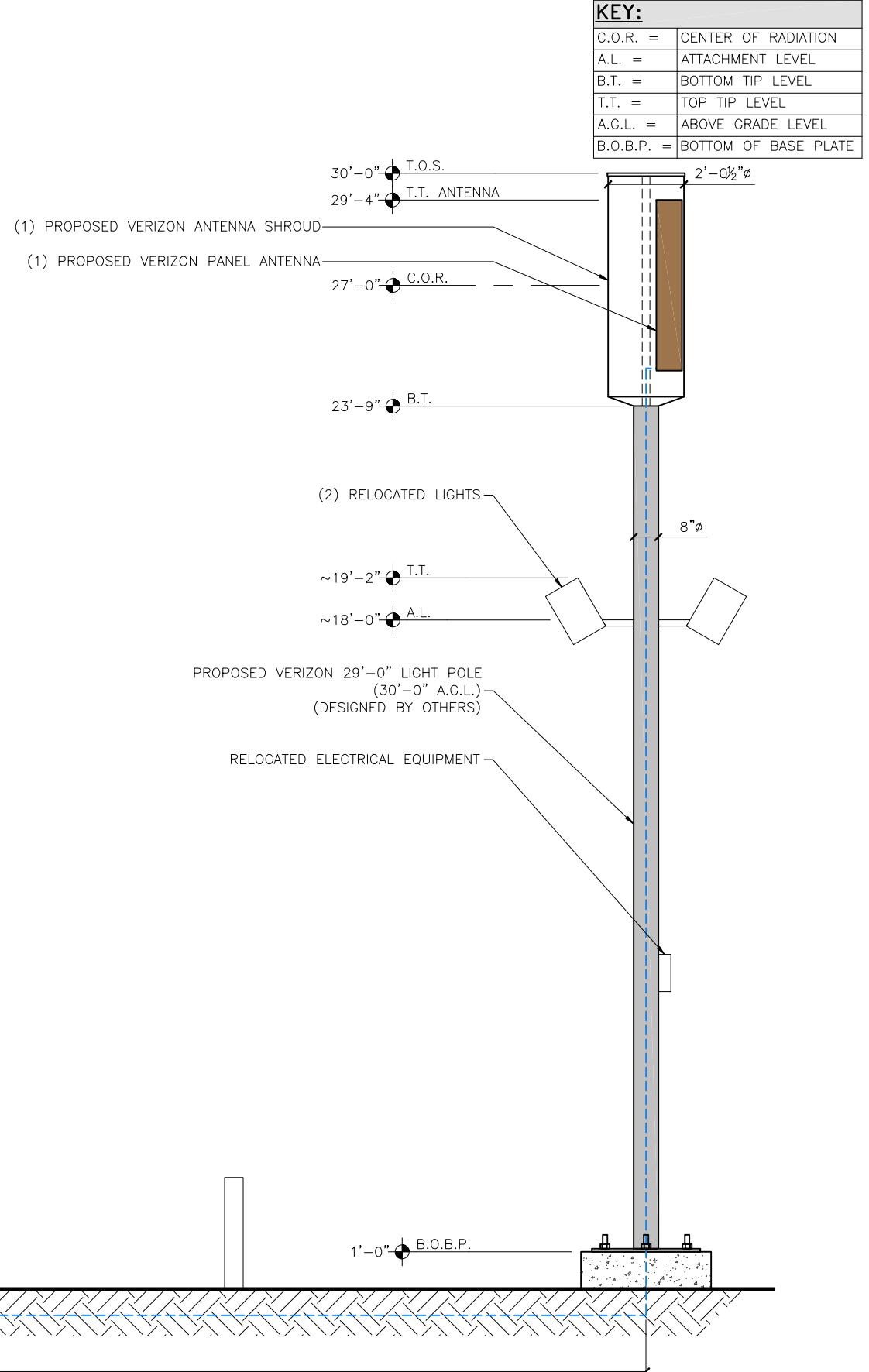
JS INFRASTRUCTURE	
AZ - CA - CO - ID - NM - NV - TX - UT	
DESIGNED BY:	DATE BY CHK
D REVISED TO 24X36 TEMPLATE	11/6/17 MDA
E REVISED PER COMMENTS	11/15/17 MDA
F REVISED PER UPDATED SURVEY	3/21/18 MDA
G REVISED PER FIBER COORD & UPDATED SURVEY	5/8/18 MDA
H REVISED PER UPDATED SURVEY	8/23/18 MDA
<i>PRELIMINARY FOR LEASING/ZONING</i>	
PROJECT NAME:	
WY3 SK COASTER 1	
PROPOSED 29'-0" LIGHT POLE	
(OVERALL HEIGHT: 30'-0" A.G.L.)	
LIGHT POLE REPLACEMENT	
PROJECT ADDRESS:	
402 E. SNOW KING AVENUE	
JACKSON, WY 83001	
TETON COUNTY	
SHEET TITLE:	
EXISTING ELEVATION	
SAVE DATE:	
8/23/2018 4:54 PM	
SHEET NUMBER:	
Z3	



PENETRATIONS
RRH/BBU
ANTENNAS
FIBER
POWER/GROUNDING
HYBRID/COAX



PROPOSED SOUTH ELEVATION
SCALE: N.T.S.



KEY:	
C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE

DESIGNED FOR:
verizon
3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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INFRASTRUCTURE	
AZ - CA - CO - ID - NM - NV - TX - UT	DATE BY CHK
D REVISED TO 24X36 TEMPLATE	11/6/17 MDA
E REVISED PER COMMENTS	11/15/17 MDA
F REVISED PER UPDATED SURVEY	3/21/18 MDA
G REVISED PER FIBER COORD & UPDATED SU/1A	5/8/18 MDA
H REVISED PER UPDATED SURVEY	8/23/18 MDA

DESIGNED BY:

JS
PRELIMINARY
FOR LEASING/ZONING

PROJECT NAME:
WY3 SK COASTER 1
PROPOSED 29'-0" LIGHT POLE
(OVERALL HEIGHT: 30'-0" A.G.L.)
LIGHT POLE REPLACEMENT

PROJECT ADDRESS:
402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

sheet title:

PROPOSED ELEVATION

SAVE DATE:
8/23/2018 4:54 PM

sheet number:
Z4

