



Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

<https://msd.utah.gov/msd-home/pds/>

Magna Metro Township Planning Commission

Public Meeting Agenda

Thursday, December 10, 2020 6:30 P.M.

****AMENDED****

Pursuant to HB 5002 as codified in Utah Code Ann. § 52-4-207(4), Dan Cripps has determined in his capacity as Chair of the Magna Metro Township Planning Commission that this meeting and/or public hearing will be held electronically without an anchor location given the ongoing Coronavirus disease 2019 (COVID-19) pandemic, which the Chair has determined to present a substantial risk to the health and safety of those who may be present at an anchor location. To participate in the meeting and to make public comments where indicated in the agenda, please use the below webinar instructions.

Location

Join meeting in WebEx

Meeting number (access code): 961 841 420

<https://slco.webex.com/join/wgurr>

Join meeting in WebEx (download available at <https://www.webex.com/downloads.html> for Windows, Android, and Apple devices)

Tap to join from a mobile device (attendees only)

[+1-213-306-3065,961841420##](tel:+12133063065961841420) United States Toll (Los Angeles)

[+1-602-666-0783,961841420##](tel:+16026660783961841420) United States Toll (Phoenix)

Join by phone

+1-213-306-3065 United States Toll (Los Angeles)

+1-602-666-0783 United States Toll (Phoenix)

Access code: 961 841 420

[Global call-in numbers](#)

Join from a video conferencing system or application

Dial wgurr@slco.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Need help? Go to <http://help.webex.com>

UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707.

TTY USERS SHOULD CALL 711.

The Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive comment and recommendations from applicants, the public, applicable agencies and County staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items, which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

BUSINESS MEETING

- 1) Approval of the November 18, 2020 meeting minutes. (Motion/Voting)
- 2) 2021 Planning Commission Meeting Schedule for Approval. (Motion/Voting)
- 3) Magna General Plan Update. **Presenters:** Annaka Egan, GSBS Consultants and Kate

- Davies, MSD Long Range Planner.
4) Other Business Items. (As Needed)

LAND USE APPLICATION(S)

CUP2020-000047 - Wright Development Group and Rio Tinto Kennecott Utah Copper are requesting approval of a Conditional Use for a Service Station and Convenience Store (Maverik Store). **Acreage:** Approx. 3.75 acres. **Location:** 2437 South 8000 West. **Zone:** C-2/zc (Commercial). **Planner:** Diana Martinez. (Motion/Voting)

CUP2020-000084 - Justin Jones is requesting approval of a Conditional Use for a Cell Tower/Monopole. **Acreage:** 0.18 acres. **Location:** 8585 West Magna Main Street. **Zone:** C-2 (Commercial) **Planner:** Diana Martinez. (Motion/Voting)

The Planning Commission, in its discretion, may request public input on these applications prior to acting on the application. If public input is requested, public comment will be limited to three minutes per person.

ADJOURN

Rules of Conduct for Planning Commission Meetings

PROCEDURE FOR PUBLIC COMMENT

1. Any person or entity may appear in person or be represented by an authorized agent at any meeting of the Commission.
2. Unless altered by the Chair, the order of the procedure on an application shall be:
 - a. The supporting agency staff will introduce the application, including staff's recommendations and a summary of pertinent written comments and reports concerning the application
 - b. The applicant will be allowed up to 15 minutes to make their presentation.
 - c. The Community Council representative can present their comments as applicable.
 - d. Where applicable, persons in favor of, or not opposed to, the application will be invited to speak.
 - e. Where applicable, persons opposing the application, in whole or in part will be invited to speak.
 - f. Where applicable, the applicant will be allowed 5 minutes to provide concluding statements.
 - g. Surrebutals may be allowed at the discretion of the Chair.

CONDUCT FOR APPLICANTS AND THE PUBLIC

1. Speakers will be called to the podium by the Chair.
2. Each speaker, before talking, shall give his or her name and address.
3. All comments should be directed to the Commissioners, not to the staff or to members of the audience.
4. For items where there are several people wishing to speak, the Chair may impose a time limit, usually 3 minutes per person, or 5 minutes for a group spokesperson. If a time limit is imposed on any member or spokesperson of the public, then the same time limit is imposed on other members or spokespersons of the public, respectively.
5. Unless otherwise allowed by the Chair, no questions shall be asked by the speaker or Commission Members.
6. Only one speaker is permitted before the Commission at a time.
7. The discussion must be confined to essential points stated in the application bearing on the desirability or undesirability of the application.
8. The Chair may cease any presentation or information that has already been presented and acknowledge that it has been noted in the public record.
9. No personal attacks shall be indulged in by either side, and such action shall be sufficient cause for stopping the speaker from proceeding.
10. No applause or public outbursts shall be permitted.
11. The Chair or supporting agency staff may request police support to remove offending individuals who refuse to abide by these rules.
12. After the public comment portion of a meeting or hearing has concluded, the discussion will be limited to the Planning Commission and Staff.



8952 West Magna Main
Street
Magna, Utah 84044

WRITTEN DETERMINATION – NO ANCHOR LOCATION

The Magna Metro Township Planning Commission is scheduled to hold a business meeting on December 10, 2020, beginning at 6:30 pm. Immediately following the business meeting, the Commission will hold a public meeting to consider Conditional Use applications. Pursuant to Utah Code Ann. § 52-4-207(4), I, Dan Cripps, have determined in my capacity as the Chair of the Magna Metro Township Planning Commission to hold the business meeting and the public meeting without an anchor location due to COVID19, which presents a substantial risk to the health and safety of those who may be present at the anchor location. This written determination shall expire 30 days from today.

Dated this ____ day of _____, 2020.

By _____

Dan Cripps

Chair, Magna Metro Township Planning Commission



Magna Metro Township

8952 W Magna Main St

Magna, UT 84044

Phone: (385)258-3690

www.magnametrotownship.org

Magna Metro Township Planning Commission 2021 Regular Meeting Schedule

Meeting Place: Webster Center (8952 W Magna Main St Magna, UT 84044)

Time: 6:30PM (*Unless otherwise posted*)

Pursuant to State Law and Magna Ordinance, Commissioners may participate electronically

The Public is Welcome to Attend

Thursday January 14, 2021

Thursday February 11, 2021

Thursday March 11, 2021

Thursday April 8, 2021

Thursday May 13, 2021

Thursday June 10, 2021

Thursday July 8, 2021

Thursday August 12, 2021

Thursday September 9, 2021

Thursday October 14, 2021

Thursday November 18, 2021

Thursday December 9, 2021

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The Public May Attend. Meetings May Be Closed For Reasons Allowed By Statute.



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File # 31206/31207

Conditional Use Summary and Recommendation

Public Body: Magna Metro Township Planning Commission

Meeting Date: December 10, 2020

Parcel ID: 14-21-300-023-0000; 14-21-300-019-0000

City Works Application #: CUP2020-000047

Current Zone: C-2/zc

Property Address: 2437 South 8000 West

Request: Conditional Use approval for a Convenience Store and Service Station

Applicant Name: Wright Development Group and Rio Tinto Kennecott Utah Copper (Maverik Rep is Christie Hutchings)

MSD Planner: Diana Martinez

MSD Planning Staff Recommendation: Approval with conditions

PROJECT DESCRIPTION

The applicant, Christie Hutchings representing Maverik, is requesting Conditional Use approval for a Service Station and Convenience Store (Maverik).

This proposed project will be on the northeast corner of 8000 West, south of the UTA Park and Ride, adjacent to highway U201.

It will be one of Maverik's larger size Convenience Stores. The store is proposed to be 6,132 square feet. It will include a Bonfire Grill, which is a made-to-order grill, which will have indoor and outdoor sitting for food consumption. Additionally, the service station area will include gasoline pumps for passenger vehicles, as well as separate pumps for semi-trucks on the site.

The ingress for the service station will be "right in" from 8000 West. And the egress from the property will be "right out" onto 8000 West toward the intersection with U201 Highway. Vehicles will be able to enter and exit the service station from the frontage road, which runs along the south side of the property.

SITE & VICINITY DESCRIPTION (see attached map)

The property is located on 8000 West on the east side of the street adjacent to the UTA Park and Ride which abuts Highway U201.

To the south is currently vacant agriculturally used land. This land was recently rezoned to M-1/zc and will be coming to the PC for a warehouse/office use application next month. The land to the west is vacant and agriculturally zoned.

NEIGHBORHOOD RESPONSE

Notice has been sent out to property owners within 300' of this property. No response has been received as of the writing of this report.

ZONE CONSIDERATIONS

Chapters 19.62 -Lot Requirements

Requirement	C-2/zc Zone
Height	No building or structure ...shall contain more than six stories or exceed seventy-five feet.
Front Yard Setback	No commercial or industrial building or structure shall be located closer than 20 feet to any street.
Side Yard Setback	None
Rear Yard Setback	None
Lot Width	None
Lot Area	None
Lot Coverage	No building, structure, or group of buildings, with their accessory buildings, shall cover more than 60 percent of the area of the lot.

GENERAL PLAN CONSIDERATIONS

The General Plan for Magna Metro Township was adopted September 2012. The property is located on a mapped General Plan corridor which is labeled as an area of "moderate change". Therefore, the development of this land is encouraged. It should be noted that the General Plan for the Magna Metro Township is currently being updated by the MSD Planning Staff along with GSBS Consultants.

ISSUES OF CONCERN/PROPOSED MITIGATION

Issues of concern for this project include ground liquefaction, which is in the "HIGH" level, and overall groundwater, which is high on a seasonal track. These issues will be looked at closely for mitigating resolutions by the Urban Hydrologist, Geologist and Grading Supervisor prior to finalize the conditional use permit.

Another issue of concern is the applicant's compliance with the Traffic Impact Study (TIS) on this proposed use. County Engineering is working with applicant to resolve issues concerning the ingress and egress of the property

REVIEWING AGENCIES RESPONSE

The agency reviewers have come back with “Conceptual Ok’ed” responses, meaning the proposed conceptual plan is acceptable, but revisions and/or more information will be required for technical review.

Please see Agency Review comments attached to this report.

PLANNING STAFF ANALYSIS

19.84.050 Approval/Denial Authority

The planning commission has the authority to approve, deny, or approve with conditions conditional use applications.

1. *Planning Commission Approval.*
 1. *The planning commission shall review and approve or deny each application during a public meeting.*
 2. *The planning commission's decision shall be based on information presented through the public meeting process, including: the materials submitted by the applicant, the recommendation of the director or director's designee, and input from interested parties and affected entities.*
 3. *If conditions are specified, the director or director's designee shall issue a final approval letter upon satisfaction of the planning commission's conditions of approval.*
 4. *If the applicant fails to meet all conditions of approval within twelve months of the planning commission's decision, the application is deemed denied. A twelve-month extension may be granted upon the payment of an additional filing fee equal to the original filing fee.*
 5. *A planning commission decision shall be made on a complete conditional use application within a reasonable time frame, not to exceed ninety days. The planning commission is authorized to review and take action on an application as outlined in Section 19.84.040 after having notified the applicant of the meeting date.*
 6. *Failure by the applicant to provide information that has been requested by the planning commission, the director or director's designee to resolve conflicts with the standards in Section 19.84.060 (above) may result in an application being denied.*
2. *Decision. Each conditional use application shall be:*
 1. *Approved if the proposed use, including the manner and design in which a property is proposed for development, complies with the standards for approval outlined in Section 19.84.060; or*
 2. *Approved with conditions if the anticipated detrimental effects of the use, including the manner and design in which the property is proposed for development, can be mitigated with the imposition of reasonable conditions to bring about compliance with the standards outlined in Section 19.84.060; or*
 3. *Denied if the anticipated detrimental effects of the proposed use cannot be mitigated with the imposition of reasonable conditions of approval to bring about compliance with the standards outlined in Section 19.84.060.*

HISTORY

Adopted by Ord. [17-01-03](#) on 1/17/2017

PLANNING STAFF RECOMMENDATION

The MSD Planning Staff recommends that the Magna Township Planning Commission grant Conditional Use approval for a Service Station and Convenience Store at 2437 South 8000 West subject to the following conditions:

1. That the applicant shall comply with all MSD and Outside Agency Reviewer requirements and recommendations prior to final application approval.
2. That all bonds for improvements and final fees related to the application be posted and/or paid prior to final approval.
3. That the applicant must obtain a building permit for any on-site construction office trailer.
4. That the applicant be required to submit a Final Landscaping and Irrigation Plan to planning staff for review and approval.
5. That the submit specific fencing and screening information to the planning staff for review and approval.



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Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Application #'s: 31206, 31207

Geology Comments

Reviewer Name: Jefferson Thomson

Phone Number: 385-468-6614

Email Address: jethomson@slco.org

Date of Review: 11/19/2020

Revisions Still Required but Ok to Move to Technical

Comments on Conceptual Plans:

1. The site occurs in a high liquefaction zone; as such, a site-specific liquefaction assessment shall be conducted in accordance with Appendix B of the SLCO Ordinance, addressing/including the following:

- a) A liquefaction analysis based on consideration of highest seasonal groundwater levels (boring must penetrate a minimum of 45 ft below final ground surface),
- b) The methodology used for assessing liquefaction potential at the site,
- c) Calculations for assessing liquefaction potential at the site, and
- d) An assessment of lateral spread potential at the site, including the methodology utilized and supporting calculations.

A geological hazard report review fee is required before approval, fee cost will be based on cost of third-party review.

2. The site occurs in a high liquefaction zone; therefore, the "Geological Hazards Disclosure and Acknowledgement Form" needs to be filled out, recorded, and submitted. Please email recorded document to: jethomson@slco.org

Comments and Items for Technical Review:

Same Comments as Conceptual (above)



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Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Grading Comments

Reviewer Name: **Greg Baptist**
Phone Number: **385-468-6681**
Email Address:
Date of Review:

Comments on Conceptual Plans:

- 1- The site is located in an area of poor soils and high ground water, A Geotechnical Engineering report with a Liquefaction analysis is required to complete the review process.
- 2- The planned Retention/Detention ponds require the development and recording of Stormwater Maintenance Agreements and Management plans (template available)
- 3- The site is greater than one acre and will require the Development of a Stormwater Pollution prevention plan (SWPPP) and Notice of Intent (NOI) at the time of permitting.
- 4- All site grading is required to be completed under the Grading permit process administered through planning and development services.
- 5- Need to show how water quality will be addressed prior to entering the retention pond area.
- 6- Need to include Low Impact design criteria in the design process in order to meet the MS4 requirements.

Comments and Items for Technical Review:



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Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Application #'s: 31206, 31207

Urban Hydrology Comments

Reviewer Name: Jefferson Thomson

Phone Number: 385-468-6614

Email Address: jethomson@slco.org

Date of Review: 11/19/2020

Comments on Conceptual Plans:

1. There have been groundwater issues in detention basins in the surrounding area. Measures must be taken to ensure that there will be no groundwater which results in standing water in the proposed basins.

Comments and Items for Technical Review:

1. Follow final drainage and grading plan approved during building review process.
2. Provide calculations, showing how storm water from the 10 year 24 hour storm will be contained on the property or routed to an approved Salt Lake County system at a rate of 0.2 cfs/acre or less. Provide details of how 100 year storm will be directed safely away from adjoining properties. It is recommended to use NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATES.
3. Provide details of the proposed detention basin(s) including volume, side slope, High water mark and freeboard.
4. Show percentage of grade with direction of flow of all storm water.
5. How is storm water quality being addressed before storm water enters detention basin?
6. Suggest using Low Impact Development BMPs to manage storm water
7. Grading and Drainage Plan is required to be stamped and signed by a Utah Professional Engineer (Section 17.20.150.A).
8. Geographic Information Systems (GIS) data is due prior to final approval. After drawings are approved please submit GIS data for review and approval (Section 17.20.150.A.2 & 17.20.540.A.2). Contact Jefferson Thomson at Jethomson@slco.org or 385-468-6614 regarding data type and format.
9. Provide Engineer's estimate of storm drain improvements for bond estimate after plans are finalized. (Section 17.20.150.A)
10. If there is an irrigation component, water master must approve all drawings that show irrigation. Water master's approval is required as a signature block on the final irrigation drawings prior to approval.
11. How is added storm water from the roof drains being directed? Where are the roof drain outlet(s) located? It is advised that it should not be directed towards the septic system leach area.
12. Provide profiles of all proposed storm drain.



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Circle as Applicable:

Plans are Conceptually O.K.

Revisions Required

Additional Items Required

Agency Review Comment Sheet

Application #'s: 31206, 31207

Traffic Comments

Reviewer Name: Jefferson Thomson
Phone Number: 385-468-6614
Email Address: jethomson@slco.org
Date of Review: 11/20/2020

Revisions Still Required but Ok to Move to Technical

Comments on Conceptual Plans:

1. The median along 8000 West appears to neither completely restrict nor completely allow left-hand movements into and out of the Park and Ride lot. Please have the median re-engineered to either facilitate safe movements into and out of the Park and Ride lot or restrict them.
2. Follow the recommendations of the TIS.

Comments and Items for Technical Review:

Same Comments as Conceptual (above)

All roadway improvements, private or public, must comply with Salt Lake County standards. (See SLCO ordinance 14.12 and Salt Lake County Standard Plans for Public Works Construction). A performance bond is required for all improvements. A right-of-way excavation permit is required for all cuts into roadway for utility connections or for any other purpose.



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Circle as Applicable:

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Revisions Required

Additional Items Required

Agency Review Comment Sheet

Unified Fire Authority Comments

Reviewer Name: Tom Smolka
Phone Number: 801-743-7236
Email Address: tsmolka@unifiedfire.org
Date of Review: 11/17/2020

Comments on Conceptual Plans:

Fire hydrants are not shown on these plans.

Two required 400 feet apart

Comments and Items for Technical Review:



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Circle as Applicable:

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Revisions Required

Additional Items Required

Agency Review Comment Sheet

Health Department Comments

Reviewer Name: Brad Johnson

Phone Number: 385-228-7540

Email Address: bradjohnson@slco.org

Date of Review: 11/30/2020

Comments on Conceptual Plans:

Comments and Items for Technical Review:

Old Comments:

Water and Sewer availability letters required.

Source protection zone sign off from Kennecott 21.

New Comments:

Commercial Kitchen will need to be reviewed by the EH Food Protection Bureau.

Underground Storage Tanks will need to be permitted through the DEQ UST program.



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Circle as Applicable:

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Revisions Required

Additional Items Required

Agency Review Comment Sheet

Building Comments

Reviewer Name: **Trent Sorensen**

Phone Number: **385-468-6693**

Email Address: **tsorensen@msd.utah.gov**

Date of Review: **11/18/2020**

Comments on Conceptual Plans:

Building permits are required for the construction of the new building, the fuel canopies, the scale and any other structure or system regulated by the building code. Plan review for code compliance will be done under the building permit process. At time of building permit application, provide complete building plans showing compliance with current building code. At time of building permit application, provide fire flow verification for the nearest fire hydrant and show how compliance is going to be made with any Unified Fire District Guidelines.

Comments and Items for Technical Review:

Western Refractory
Construction

All Over Fence

WN Frontage Rd

WN Frontage Rd

WN Frontage Rd

S7500 W

2400 S

201



Park And Ride

S 8000 W

S 8000 W

S 8000 W

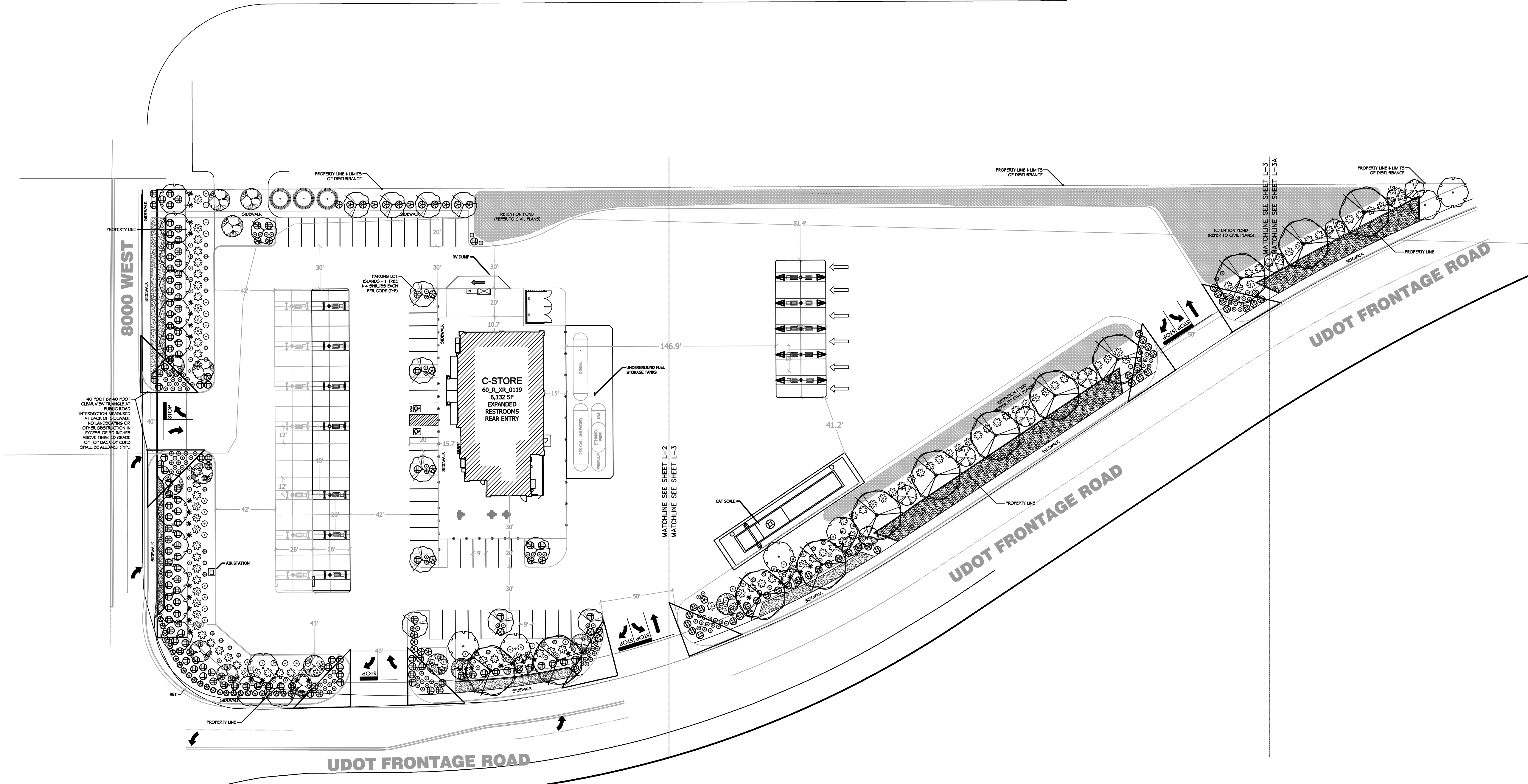
elville Dr





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SR 201



PLANT SCHEDULE TOTAL PROJECT

TREES	BOTANICAL / COMMON NAME	CONT	GAL	SIZE	QTY
	Acer campestre / Hedge Maple Hydro Zone 1	B # B	2"		20
	Acer grandidentatum / Bigtooth Maple Hydro Zone 1	B # B	2"		13
	Acer tatanum / Tatanum Maple Hydro Zone 1	B # B	2"		12
	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry Hydro Zone 1	B # B	2"		15
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine Hydro Zone 1	B # B	6"		3
	Quercus muhlenbergii / Chinkapin Oak Hydro Zone 1	B # B	2"		12
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY		
	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry Hydro Zone 2	5 gal	24		
	Calamagrostis x acutiflora 'Avalanche' / Feather Reed Grass Hydro Zone 2	2 gal	38		
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass Hydro Zone 2	2 gal	33		
	Caryopteris x clandonensis 'Dark Knight' / Blue Mist Shrub Hydro Zone 2	5 gal	43		
	Helictotrichon sempervirens / Blue Oat Grass Hydro Zone 1	2 gal	94		
	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper Hydro Zone 1 - Evergreen	5 gal	176		
	Miscanthus sinensis 'Gracillimus' / Maiden Grass Hydro Zone 2	5 gal	65		
	Miscanthus sinensis 'Purpureus' / Flame Grass Hydro Zone 2	5 gal	55		

	Perovskia atriplicifolia 'Blue Spires' / Russian Sage Hydro Zone 1	2 gal	28
	Rhus aromatica 'Autumn Amber' / Autumn Amber Sumac Hydro Zone 1	5 gal	25
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac Hydro Zone 1	5 gal	28
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	QTY
	Chanshare Farms Impenal Blue Turf Grass Blend A "Water-Wise" turf grass	sod	2,630 sf
	Chanshare Farms Desert Green Grass Blend (or Equivalent) A "Water-Wise" low maintenance grass for open space areas	sod	4,846 sf
MULCHES / ROCK			
	6" Depth Minimum of 2" to 5" Colored Crushed Rock (grays, whites & blacks) in the retention basins. Size so the rock does not migrate down slope. Refer to Civil Plans for detailed grading design.		15,587 sf
	3" Depth Minimum of 1" to 2-1/2" of Colored Crushed rock (grays, whites & blacks) over dewitt pro 5 weed barrier.		39,025 sf
	3" Depth Minimum of 3/4" to 1-1/2" of colored crushed rock (grays, whites & blacks) over dewitt pro 5 weed barrier.		1,222 sf

- NOTES:
- SEE SHEET L-4 FOR LANDSCAPE NOTES AND DETAILS.
 - LANDSCAPE MATERIAL SQUARE FOOTAGES AND PLANT QUANTITIES FOR REFERENCE ONLY, CONTRACTOR TO VERIFY ALL QUANTITIES AND SQUARE FOOTAGES.
 - CLEAR VIEW AREA AT STREET INTERSECTIONS IS TO BE MEASURED PER THE PLAN.
 - IRRIGATION SYSTEM IS EQUIPPED WITH A SMART ET BASED CONTROLLER AND RAIN SENSOR AS PART OF THE SPRINKLER SYSTEM.
 - ROCK MULCHES AND Boulders TO COMPLEMENT & BLEND WITH ARCHITECTURAL MATERIALS AND COLORS. CONTRACTOR TO SUBMIT SAMPLES TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DELIVERY.
 - SHADE TREES ARE TO BE A MINIMUM OF 2" CALIPER (MEASURED SIX INCHES ABOVE THE ROOT BALL) AT TIME OF PLANTING.
 - ORNAMENTAL TREES ARE TO BE A MINIMUM OF 1-1/2" CALIPER (MEASURED SIX INCHES ABOVE THE ROOT BALL) AT TIME OF PLANTING.
 - EVERGREEN TREES ARE TO BE A MINIMUM OF SIX FEET TALL AT TIME OF PLANTING.
 - DECIDUOUS AND EVERGREEN SHRUBS ARE TO HAVE A MINIMUM HEIGHT OR SPREAD OF TWELVE INCHES (12") DEPENDING ON THE PLANTS NATURAL GROWTH HABIT, UNLESS OTHERWISE SPECIFIED. PLANTS IN FIVE (5) GALLON CONTAINERS WILL GENERALLY COMPLY WITH THIS STANDARD. PERENNIALS AND GROUND COVERS ARE TO BE ONE-GALLON CONTAINER.
 - TREES IN THE PUBLIC RIGHT OF WAY SHALL NOT BE PLANTED OR REMOVED WITHOUT THE APPROVAL OF THE ZONING ADMINISTRATOR AND URBAN FORESTER.
 - REFER TO CIVIL PLANS FOR GRADING DESIGN. IF CONSTRUCTED SLOPES ARE STEEPER THAN A 2 FT. HORIZONTAL TO 1 FT. VERTICAL (2H:1V) THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT.
 - REFER TO CIVIL PLANS FOR EXISTING BUILDINGS AND FACILITIES TO BE REMOVED/DEMOLISHED.

LANDSCAPE CALCULATIONS SUMMARY 11/11/20

ON SITE LANDSCAPE PROVIDED (REFER TO CIVIL PLANS)
48,573 S.F.

TOTAL PROJECT LANDSCAPING (INCLUDING AREAS IN ROAD R.O.W.)
63,736 S.F.

TOTAL LANDSCAPE AREA IN WATER-WISE TURF GRASS (INCLUDING ROAD R.O.W.)
7,177 S.F. 11.26% OF LANDSCAPE

TOTAL AREA IN DROUGHT TOLERANT LANDSCAPE (INCLUDING R.O.W.)
56,559 S.F. 88.74% OF LANDSCAPE

PERCENT OF LANDSCAPE PLANT MATERIAL AREA VALUE COVERAGE (EXCLUDES TURF GRASS)
92.81% BASED ON 'WATER-WISE PLANTS FOR SLIC', WITH TREES CALC.
30.85% BASED ON 'WATER-WISE PLANTS FOR SLIC', WITHOUT TREES CALC.

PERCENT OF DROUGHT TOLERANT PLANTS (EXCLUDES TURF GRASS)
100.00% BASED ON WATER CONSERVING PLANT LIST

PERCENT OF LANDSCAPE AREA OF LIVE PLANT COVERAGE (INCLUDES TURF GRASS)
104.07% WITH TREES CALCULATED
42.11% WITHOUT TREES CALCULATED

REQUIRED 8000 WEST STREET TREES 14.3 TREES

PROVIDED 8000 WEST STREET TREES 358 FT DIV. BY 25 14 TREES

REQUIRED UDOT FRONTAGE ROAD STREET TREES 39.7 TREES

PROVIDED UDOT FRONTAGE ROAD STREET TREES 992 FT DIV. BY 25 40 TREES

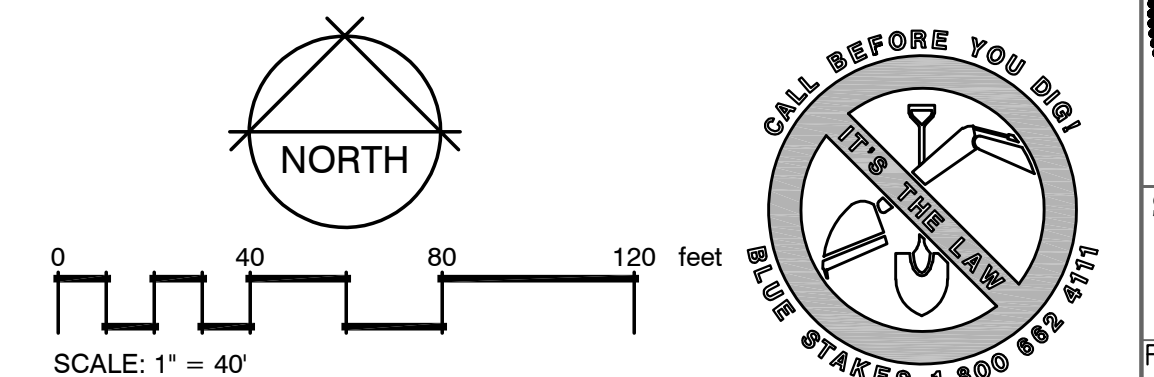
APPLICANT
MAVERIK
185 SOUTH STATE STREET, SUITE 800
SALT LAKE CITY, UTAH 84111
(801)683-3615

LANDSCAPE ARCHITECT
DAN C. MATTA
FORESITE DESIGN GROUP, LC
13892 ARROW CREEK DRIVE
DRAPER, UTAH 84020
(801)641-7464
DAN@FORESITEDESIGNGROUP.COM

COUNTY APPROVAL

SIGNATURE: _____ DATE _____

NAME: _____



MAVERIK C-STORE IN MAGNA
CONCEPTUAL LANDSCAPE PLAN
2437 S 8000 W MAGNA, UTAH

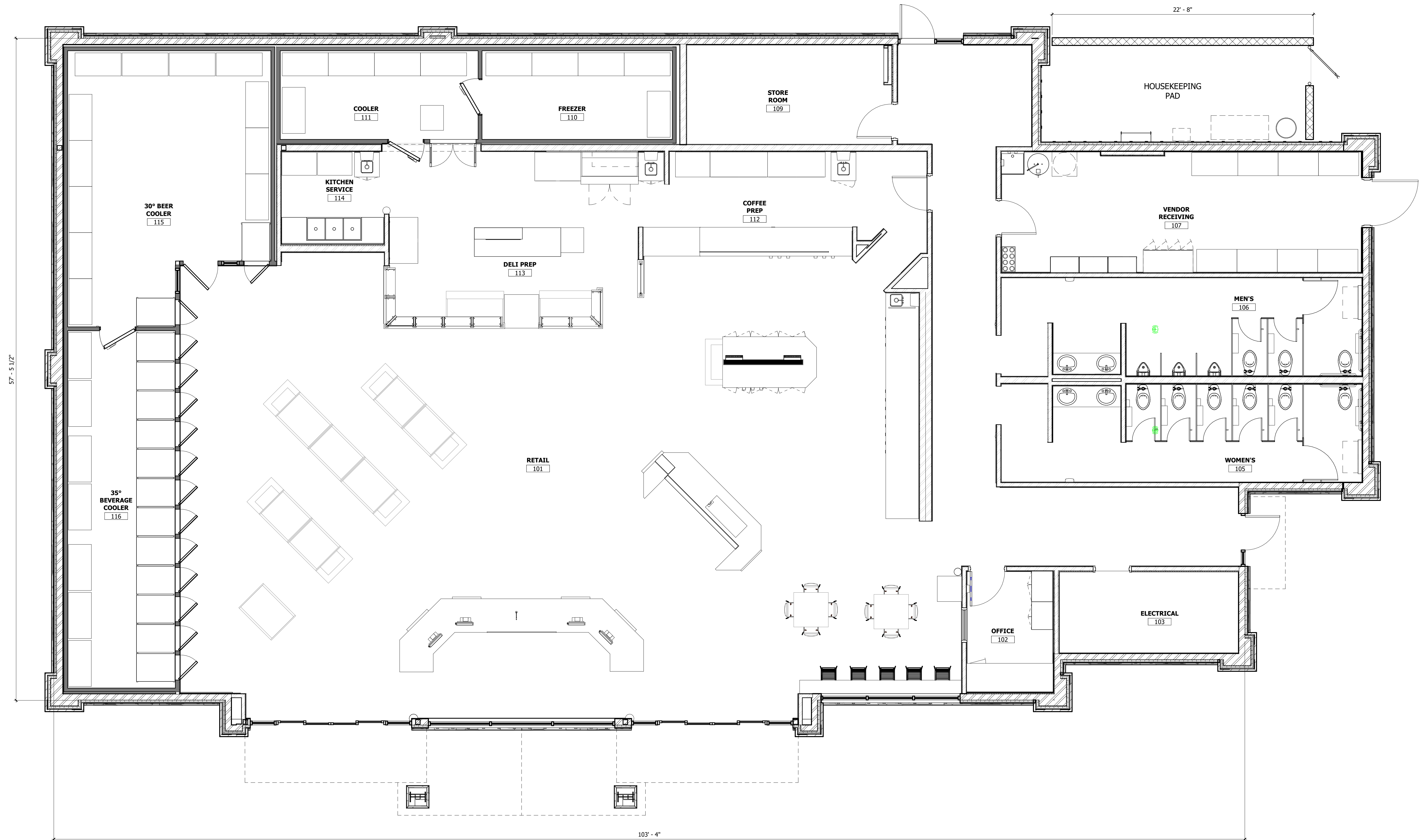
Foresite
Design Group, L.C.

PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES
DRAPER, UTAH 84020
PHONE: 801.641.7464
www.foresitedesigngroup.com

NO.	REVISIONS	BY	DATE
1	PER UPDATED SITE PLAN - CITY COMMENTS	DCM	10/02/20
2	PER UPDATED SITE PLAN	DCM	11/11/20

PROJECT PROFESSIONAL: DCM DESIGNER: DCM

SHEET:
L-1
FILE NAME: SCALE:
FDG-237 1"=40'



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

MAVERIK C-STORE

Prototype Version: 60_R_XR_2001
Building Square Footage: 6,132 SF

A-1 | FLOOR PLAN





1 BUILDING PERSPECTIVE
SCALE:

MAVERIK C-STORE

Prototype Version: 60_R_XR_2001
Building Square Footage: 6,132 SF

A-2 | PERSPECTIVE VIEW

MAVERIK

185 S. State Street
Salt Lake City, Utah 84111

KEYED NOTES

- 04.05 CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
- 04.06 CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
- 05.01 PRE-FINISHED GUTTER, BRITE RED
- 05.03 PAINTED STEEL, BLACK FOX
- 05.06 MBCI PRE-FINISHED METAL ROOF, 1 3/4" STANDING SEAM, MIDNIGHT BRONZE
- 05.10 PRE-FINISHED METAL EAVE FLASHING BY ROOF MANUFACTURER, MIDNIGHT BRONZE
- 05.21 PRE-FINISHED METAL COPING, COLOR C-1
- 05.69 STEEL AWNING, COLOR P-9
- 06.04 FIBER CEMENT BOARD & BATTEN SIDING, BB-2
- 06.05 FIBER CEMENT BOARD & BATTEN SIDING, BB-1
- 06.06 FIBER CEMENT TRIM BB-3
- 06.30 HORIZONTAL JOINT IN SIDING
- 08.02 ALUMINUM STOREFRONT SYSTEM, DARK BRONZE
- 08.04 HOLLOW METAL DOOR AND FRAME, PAINTED AGED PEWTER
- 08.05 WINDOW, SEE SCHEDULE
- 10.01 ROOF ACCESS LADDER W/ SECURITY GATE, SEE DETAIL 1/AS.11. COLOR TO MATCH SIDING BB-1
- 32.01 CHAIN LINK FENCE WITH PRIVACY SLATS. COLOR TO MATCH BUILDING FIELD COLOR



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

MAVERIK C-STORE

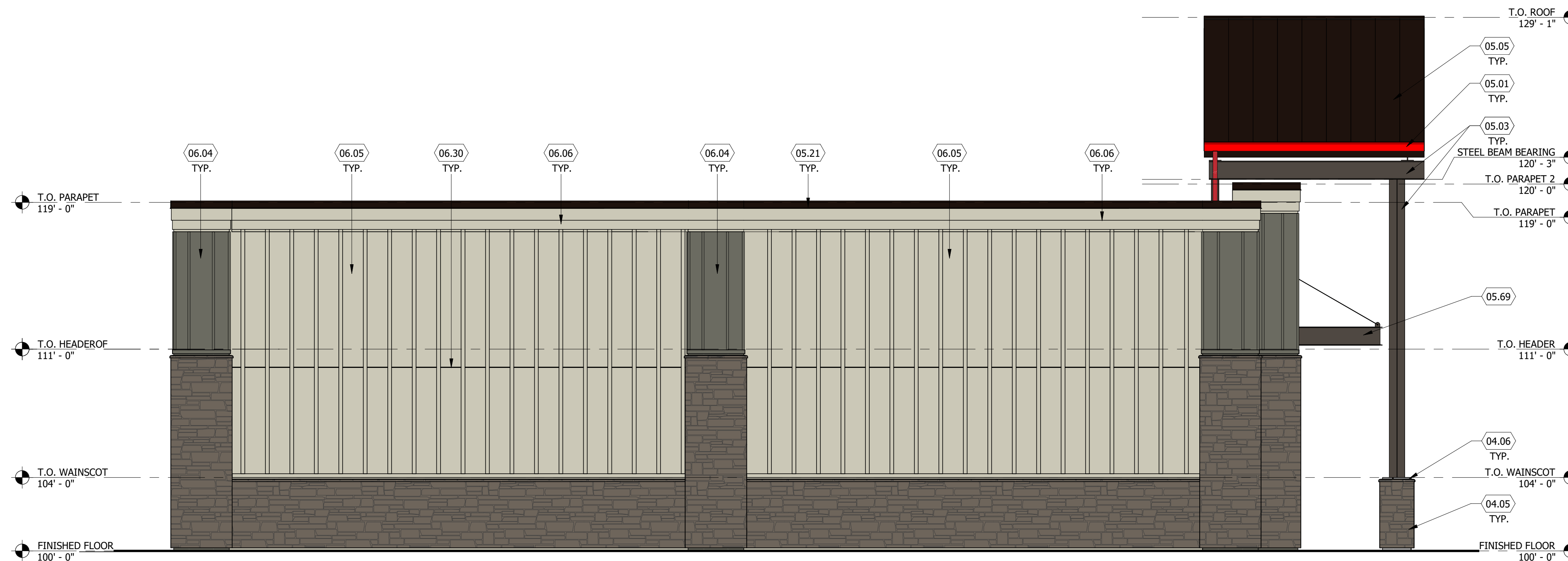
Prototype Version: 60_R_XR_2001
Building Square Footage: 6,132 SF

A-3 | EXTERIOR ELEVATIONS

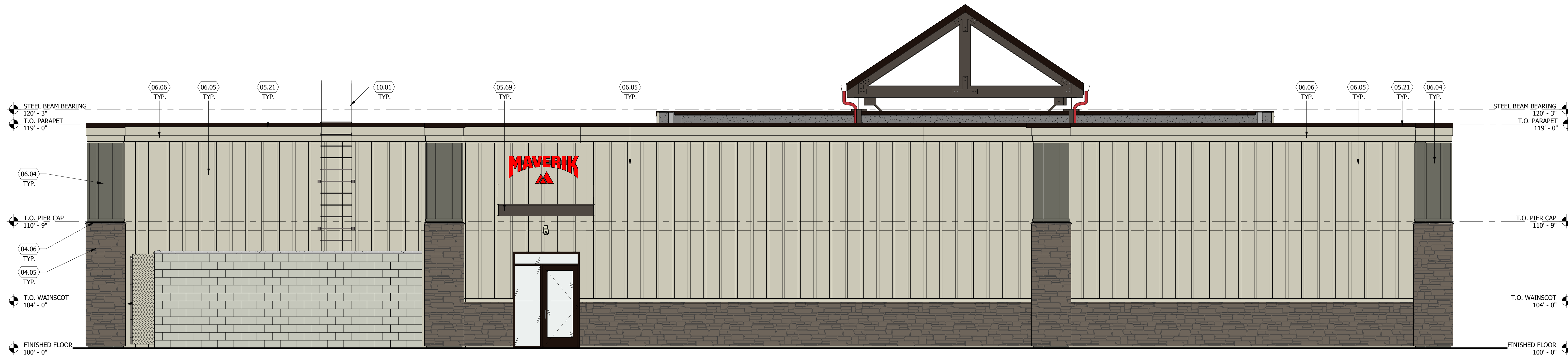


KEYED NOTES

- 04.05 CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
- 04.06 CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
- 05.01 PRE-FINISHED GUTTER, BRITTE RED
- 05.03 PAINTED STEEL, BLACK FOX
- 05.05 MBCI PRE-FINISHED ROOF, COLOR C-1, 1-3/4" STANDING SEAM
- 05.21 PRE-FINISHED METAL COPING, COLOR C-1
- 05.69 STEEL AWNING, COLOR P-9
- 06.04 FIBER CEMENT BOARD & BATTEN SIDING, BB-2
- 06.05 FIBER CEMENT BOARD & BATTEN SIDING, BB-1
- 06.06 FIBER CEMENT TRIM BB-3
- 06.30 HORIZONTAL JOINT IN SIDING
- 10.01 ROOF ACCESS LADDER W/ SECURITY GATE, SEE DETAIL 1/A5.11. COLOR TO MATCH SIDING BB-1



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



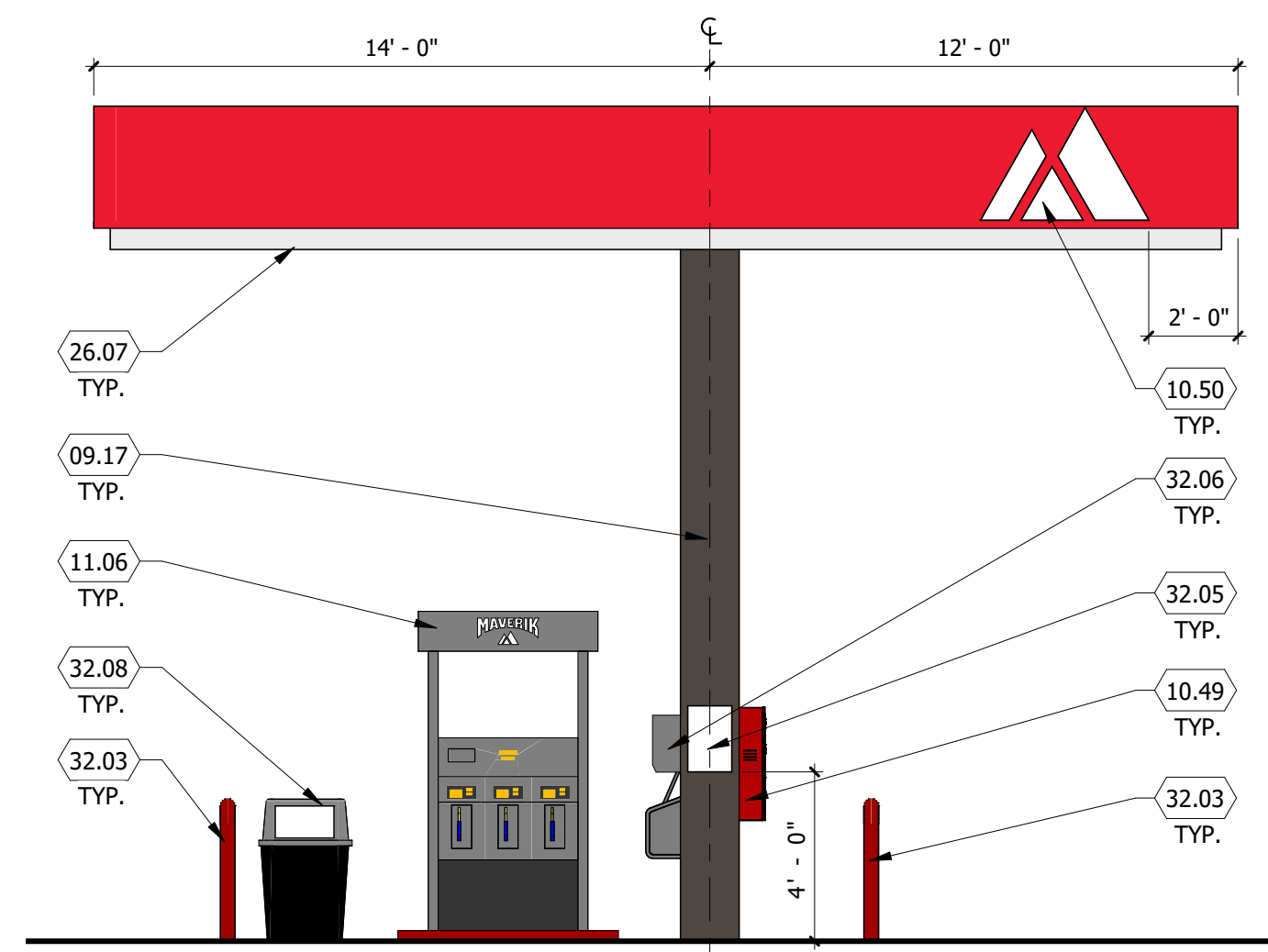
1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

MAVERIK C-STORE

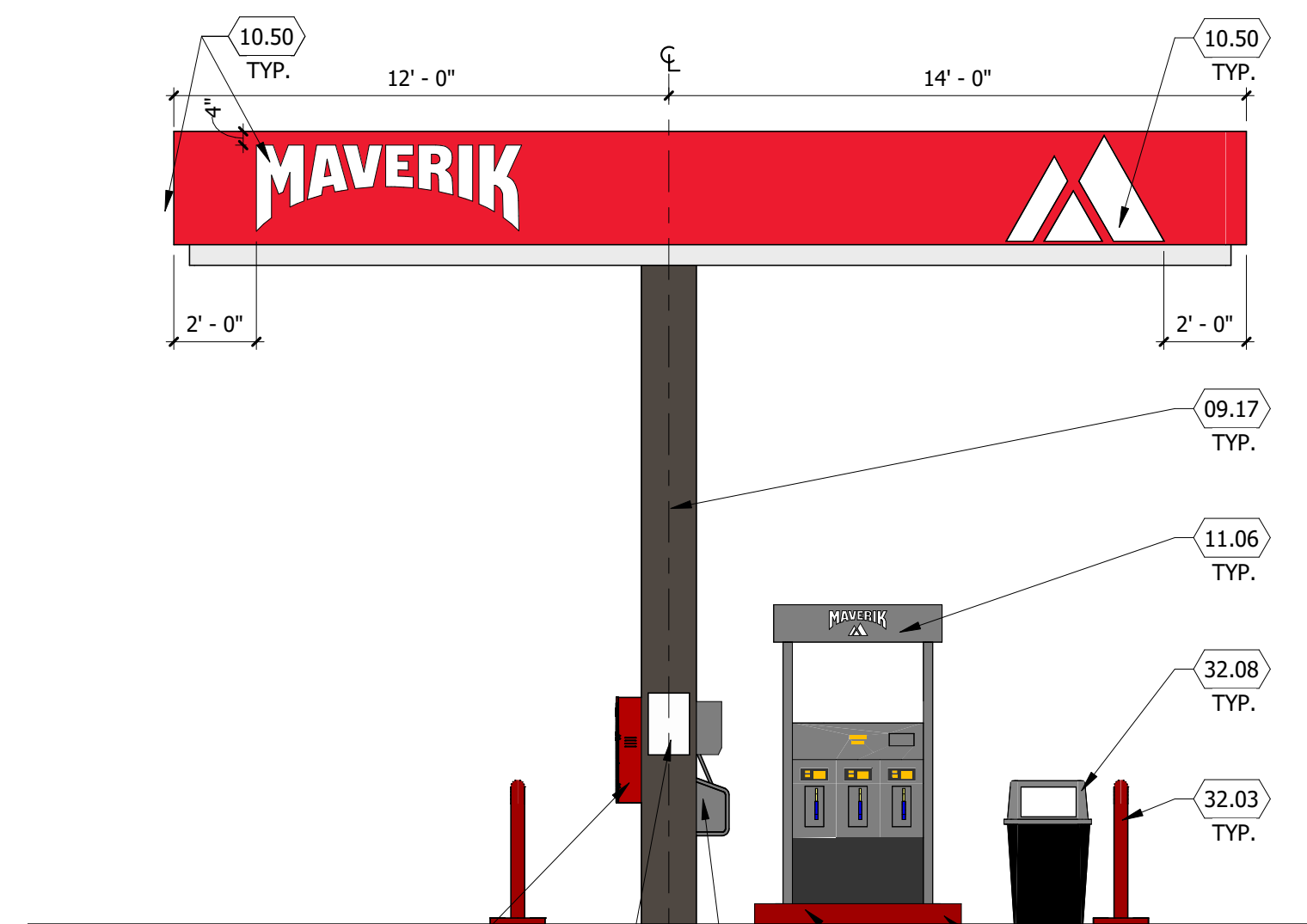
Prototype Version: 60_R_XR_2001
Building Square Footage: 6,132 SF

A-4 | EXTERIOR ELEVATIONS





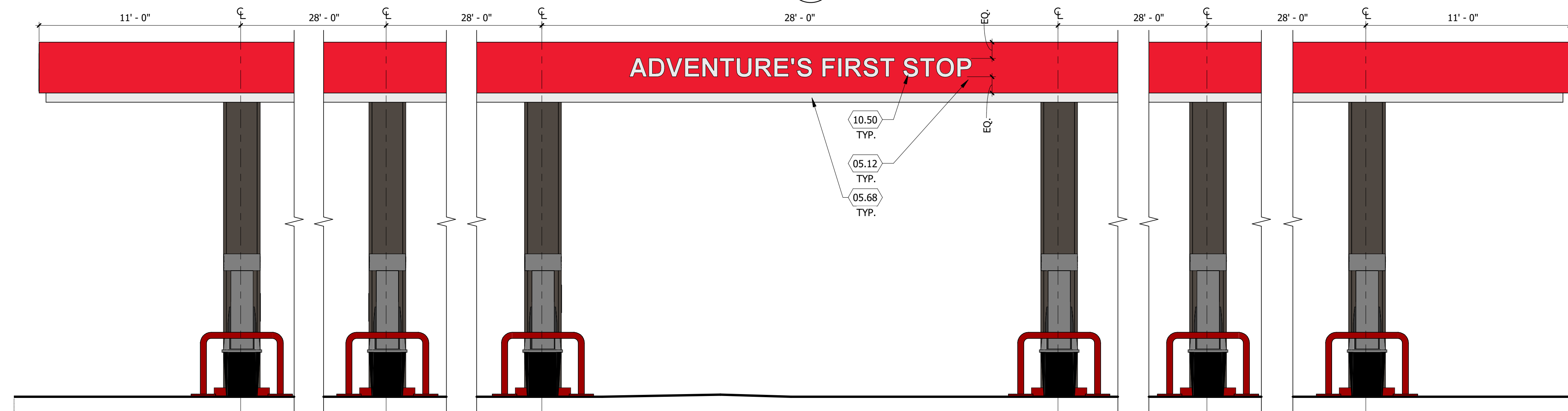
5 FUEL DISPENSING CANOPY - END ELEVATION
SCALE: 1/4" = 1'-0"



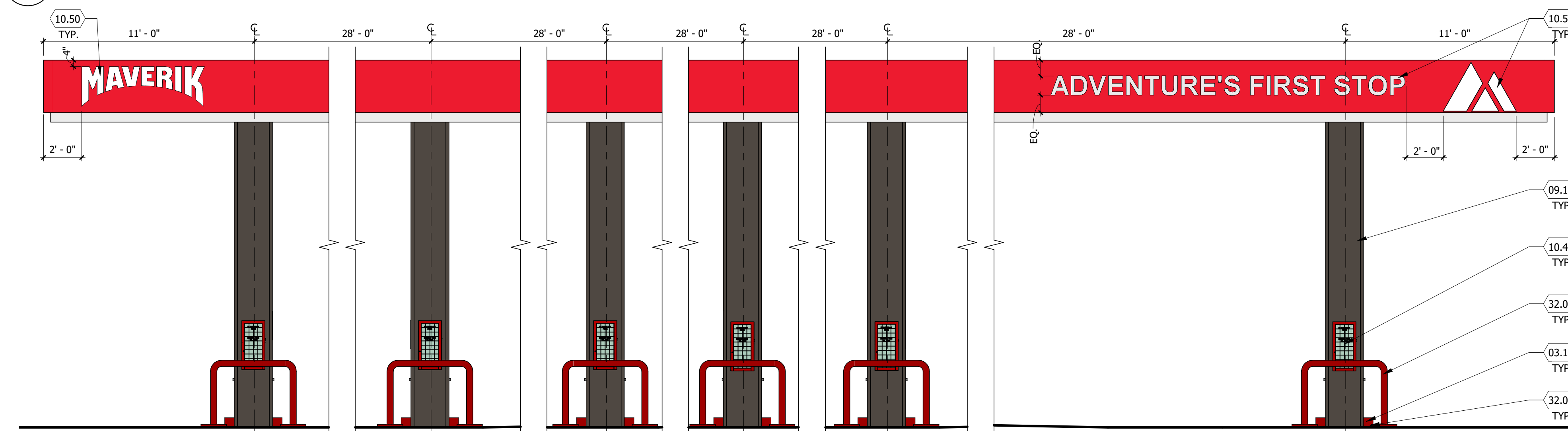
4 FUEL DISPENSING CANOPY - END ELEVATION
SCALE: 1/4" = 1'-0"

KEYED NOTES

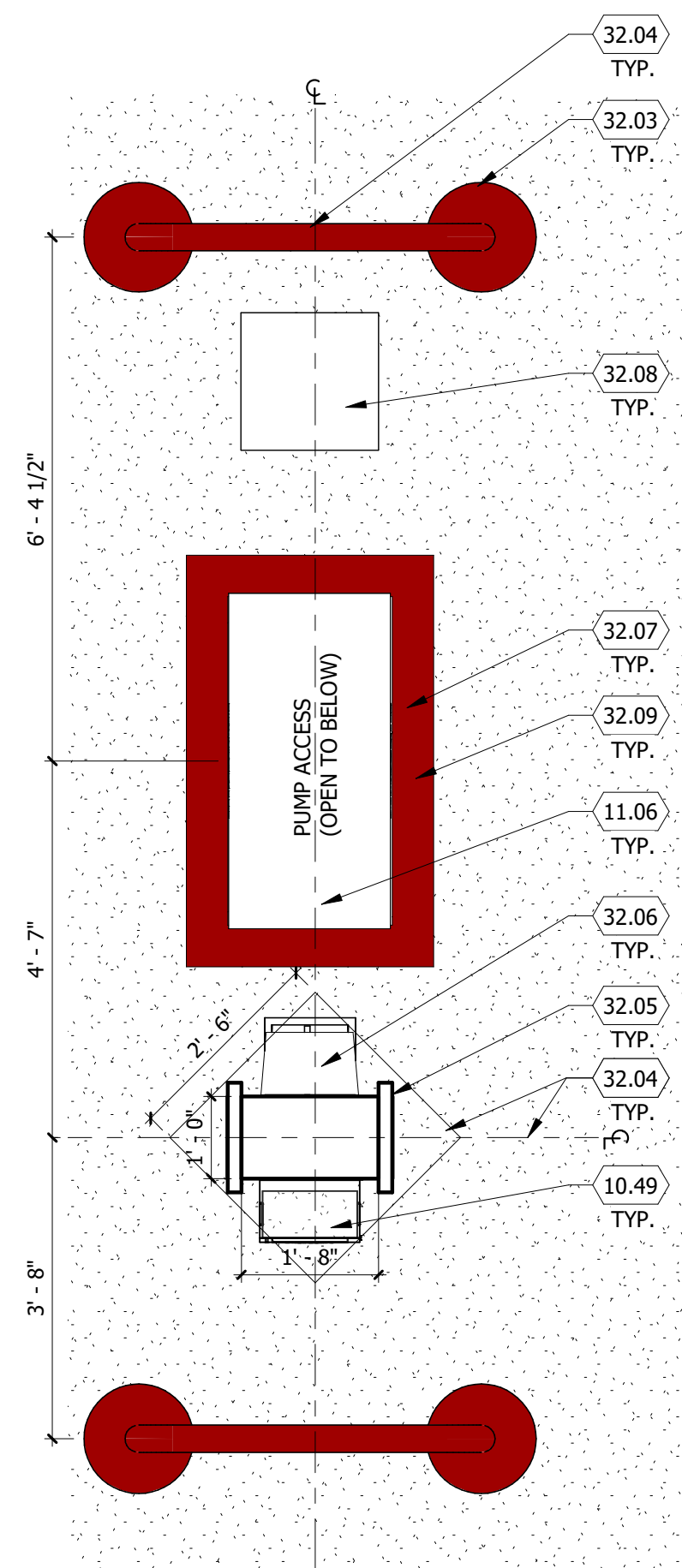
- 03.10 6" MIN. RAISED CONCRETE ISLAND W/ TOOLED EDGES AND CORNERS. VERIFY SIZE W/ DISPENSER SUPPLIER +/- 5'-0" X 3'-0" (NO METAL FORM). ACCESSIBLE ISLAND TO BE 6"; SEE CIVIL DRAWINGS FOR LOCATION
- 05.12 ALUMINUM COMPOSITE METAL PANEL, EASTMAN RED
- 05.68 ALUMINUM COMPOSITE METAL PANEL, WHITE
- 09.17 PANEL COLUMN CLADDING, COLOR TO MATCH P-9
- 10.49 4A-40 BC FIRE EXTINGUISHER W/ CASE, LOCATE WITHIN 75' OF ALL PUMPS, DISPENSERS, OR STORAGE TANK. LOCATION TO BE FINALIZED BY FIRE MARSHAL
- 10.50 SIGNAGE TO BE COORDINATED BY FUEL CANOPY CONTRACTOR WITH OWNER
- 11.06 DISPENSING STATION (BY OTHERS)
- 26.07 ALL LIGHT FIXTURES (NOT SHOWN) TO BE FLUSH MOUNTED WITHIN THE DECK PANEL SOFFIT (SOFFIT COLOR P-7). SEE ELECTRICAL DRAWINGS
- 32.03 4" DIAMETER "U" BOLLARD, SET AND FILLED W/ CONCRETE, SEE CIVIL DRAWINGS PAINTED P-4
- 32.04 EXPANSION JOINTS, TO BE FILLED W/ "JET FUEL RESISTANT" SEALANT, SEE CIVIL DRAWINGS
- 32.05 SIGNAGE, BY OWNER, TO COMPLY WITH IFC 2305.6 AND POSTED ON EACH SIDE OF COLUMN
- 32.06 S.S.I. (WINDOW WASH/PAPER TOWEL) PROVIDED BY OWNER INSTALLED BY CONTRACTOR, MOUNTED TO COLUMN PER ADA REQUIREMENTS (4'-0" MAX A.F.F. TO PAPER TOWEL FOLD)
- 32.07 OPW DISPENSER CONTAINMENT SUMP ABOVE
- 32.08 TRASH CONTAINER, PROVIDED BY OWNER
- 32.09 PAINT CONCRETE CURB EDGE P-4, SEE SCHEDULE ON SHEET A6.03



3 FUEL DISPENSING CANOPY - BUILDING SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 FUEL DISPENSING CANOPY - STREET SIDE ELEVATION
SCALE: 1/4" = 1'-0"



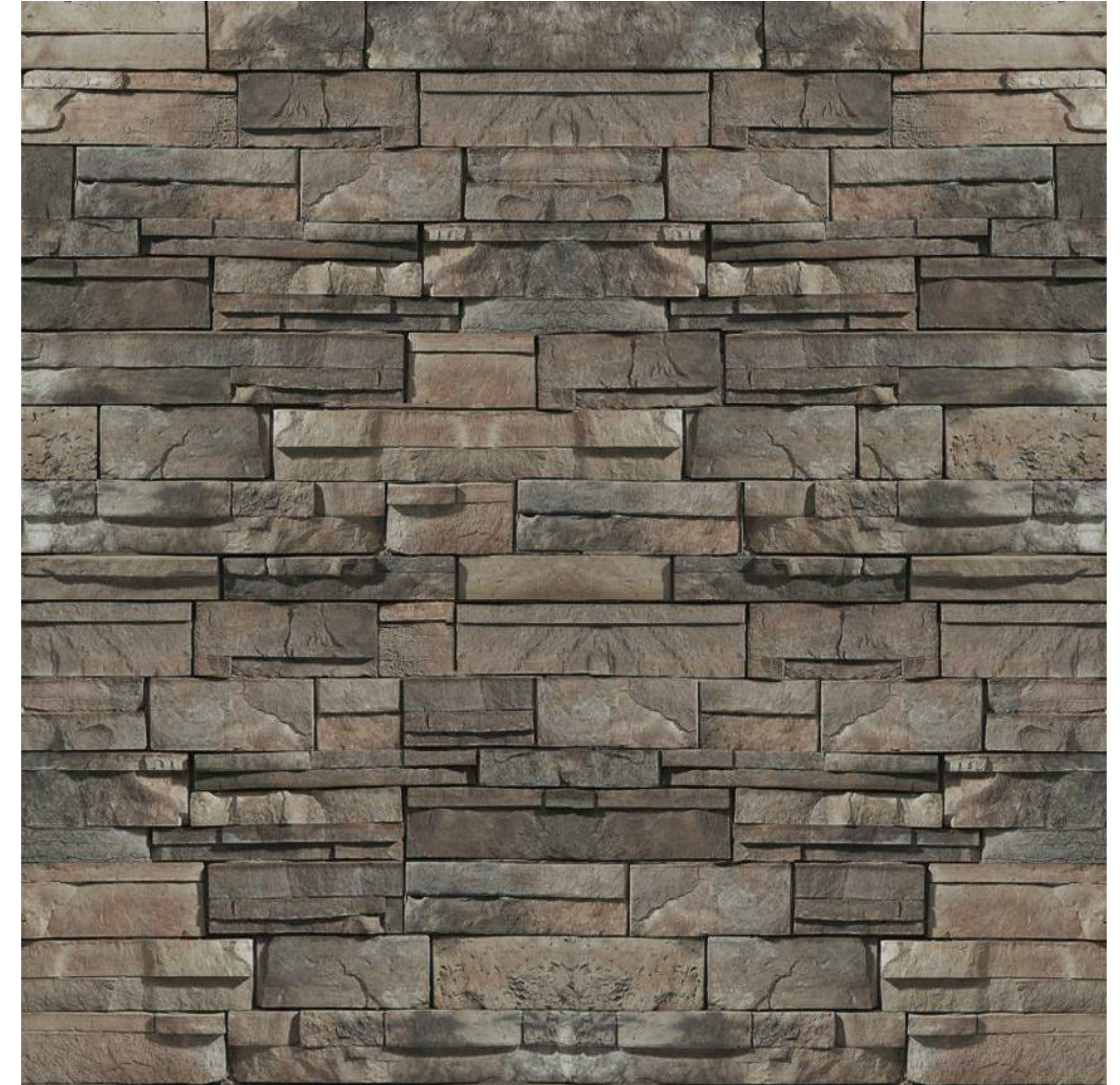
2 CANOPY COLUMN PLAN
SCALE: 1/2" = 1'-0"



BB-1 Fiberboard -
Worldly Gray

BB-2 Fiberboard -
Gauntlet Gray

BB-3 Fiberboard -
Worldly Gray



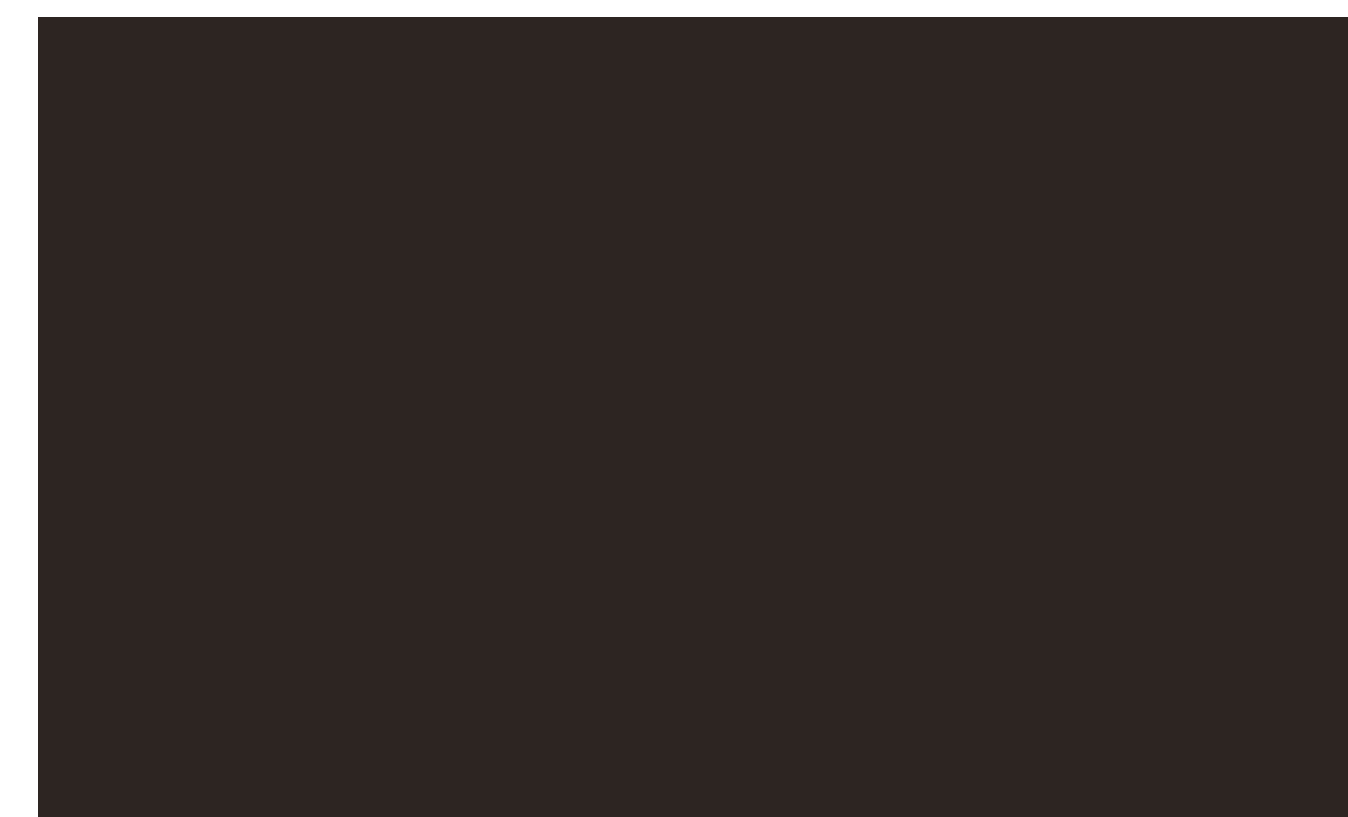
Cultured Stone - Skyline, Country LedgeStone



C-1 MBCI Midnight Bronze



C-2 MBCI Brite Red



Anodized - Dark Bronze



Paint - Black Fox



Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

msd.utah.gov

File # CUP2020-000084

Conditional Use Summary and Recommendation

Public Body: Magna Metro Township Planning Commission

Meeting Date: December 10, 2020

Parcel ID: 14-29-104-002-0000

Current Zone: C-2

Property Address: 8585 W. Magna Main Street

Request: Conditional Use approval for a 60' Cell Tower/Monopole

Applicant Name: Justin Jones (Skyway Towers), Rep is Joshua Jewkes, Attorney at Law

MSD Planner: Diana Martinez

MSD Planning Staff Recommendation: Approval with Conditions

PROJECT DESCRIPTION

The applicant, Justin Jones with Skyway Towers, is requesting Conditional Use approval to construct a 60' Cell Tower/Monopole.

The application also includes a power panel meter base. However, no electrical cabinets or equipment buildings are proposed at this time. If these items are proposed at a later time, the applicant will be required to submit a separate application.

SITE & VICINITY DESCRIPTION (see attached map)

The subject property for the proposed cell/tower has an address of 8585 W. Magna Main Street. The location of the proposed Cell Tower/Monopole is behind an existing professional office plaza, which fronts onto Magna Main Street. The connecting building to the west is the Unified Police Station. A parking lot is located just west of the Unified Police Station.

There are no residential uses within 60 feet of the proposed project location. By Magna Township Ordinance 19.83.060.C.4. "Monopoles shall be setback from any residential structures a distance equal to its height." The proposed Cell Tower/Monopole is in compliance with this requirement.

GENERAL PLAN CONSIDERATIONS

The General Plan for Magna Metro Township was adopted September 2012. The property is located on a mapped General Plan corridor which is labeled as an area of “focused change”. Therefore, the development of this land is considered whether it is compatible with the surrounding uses. It should be noted that the General Plan for the Magna Metro Township is currently being updated by the MSD Planning Staff along with GSBS Consultants.

LAND USE CONSIDERATIONS

Chapters 19.83.060.C.1 -Height Requirements

Requirements	Maximum	Proposed
Height	60' maximum (up to 80' by the PC)	60 Feet

ISSUES OF CONCERN/PROPOSED MITIGATION

There are no issues of concern for this project at this time.

NEIGHBORHOOD RESPONSE

Notice has been sent out to property owners within 300' of this property. No response has been received as of the writing of this report.

REVIEWING AGENCIES RESPONSE

Most of the agency reviewers have come back with “Conceptual Ok’ed” responses, meaning the proposed conceptual plan is acceptable, but revisions and/or more information will be required for technical review.

The two reviews that have come back as “revisions required” are from Geology and Grading.

Geology Review 11/2020:

1. The site occurs in a high liquefaction zone; therefore, the "Geological Hazards Disclosure and Acknowledge Form" need to be filled out, recorded, and submitted. Please email recorded document to me.
2. The site occurs in a high liquefaction zone; as such, a site-specific liquefaction assessment shall be conducted in accordance with Appendix B of the SLCO Ordinance, addressing/including the following:
 - A) A liquefaction analysis based on consideration of highest seasonal groundwater levels (boring must penetrate a minimum of 46 ft below final ground surface),
 - b) The methodology used for assessing liquefaction potential at the site,

- c) Calculations for assessing liquefaction potential at the site, and
- d) An assessment of lateral spread potential at the site, including the methodology utilized and supporting calculations.

Grading Review 11/6/2020:

- 1- Cell towers are considered Critical structures and require Liquefaction analysis in high liquefaction zones.
- 2- No other sufficient Grading issues are anticipated at this location.

PLANNING STAFF ANALYSIS

19.83.060.C.1-5 Monopole. The following provisions apply to monopoles:

1. *The height limit for monopoles is sixty feet except the planning commission may allow a monopole up to eighty feet in the C-2, C-3, M-1, and M-2 zones if it finds: (1) that the monopole will blend in with surrounding structures, poles, or trees and is compatible with surrounding uses, (2) the monopole will be available for co-location with other companies, and (3) the monopole will be setback at least three hundred feet from any residential zone boundary. The height shall be measured from the top of the structure including antennas, to the original grade directly adjacent to the monopole.*
2. *In all R-1, R-2, and R-4-8.5 zones, monopoles will only be allowed in conjunction with an existing public or quasi-public use. Public and quasi-public uses, as defined in Sections 19.04.440 and 19.04.450, include but are not limited to churches, schools, utilities, and parks.*
3. *No monopoles shall be allowed in the front yard setback of any lot.*
4. *Monopoles shall be setback from any residential structure a distance equal to its height.*
5. *Stealth monopole facilities are encouraged and shall be allowed to vary from the provisions of this section as determined by development services division for permitted uses and the planning commission for conditional uses. Stealth monopoles are not required to be located with public or quasi-public uses in all R-1, R-2, and R-4-8.5 zones (see Table 19.83.050).*

19.83.070 Color

Monopoles, antennas, and any associated buildings or equipment shall be painted to blend with the surroundings which they are most commonly seen. The color shall be determined on a case-by-case basis by the planning commission for conditional uses and development services division for permitted uses. Within six months after the facility has been constructed, the planning commission or the development services division may require the color be changed if it is determined that the original color does not blend with the surroundings.

HISTORY

Adopted by Ord. [17-01-03](#) on 1/17/2017

19.83.090 Additional Requirements

The following shall be considered by the planning commission for conditional uses:

1. *Compatibility of the proposed structure with the height and mass of existing buildings and utility structures.*

2. *Location of the antenna on other existing structures in the same vicinity such as other monopoles, buildings, water towers, utility poles, athletic field lights, parking lot lights, etc. where possible without significantly impacting antenna transmission or reception.*
3. *Location of the antenna in relation to existing vegetation, topography including ridge lines, and buildings to obtain the best visual screening.*
4. *Spacing between monopoles which creates detrimental impacts to adjoining properties.*
5. *Installation of, but not limited to, curb, gutter, sidewalk, landscaping, and fencing as per Sections 19.76.210 and 19.84.050.*

HISTORY

Adopted by Ord. [17-01-03](#) on 1/17/2017

19.83.120 Building Permit Required

A building permit from the development services division is required for all wireless telecommunication facilities including, but not limited to, monopoles, and roof and wall mounted antennas.

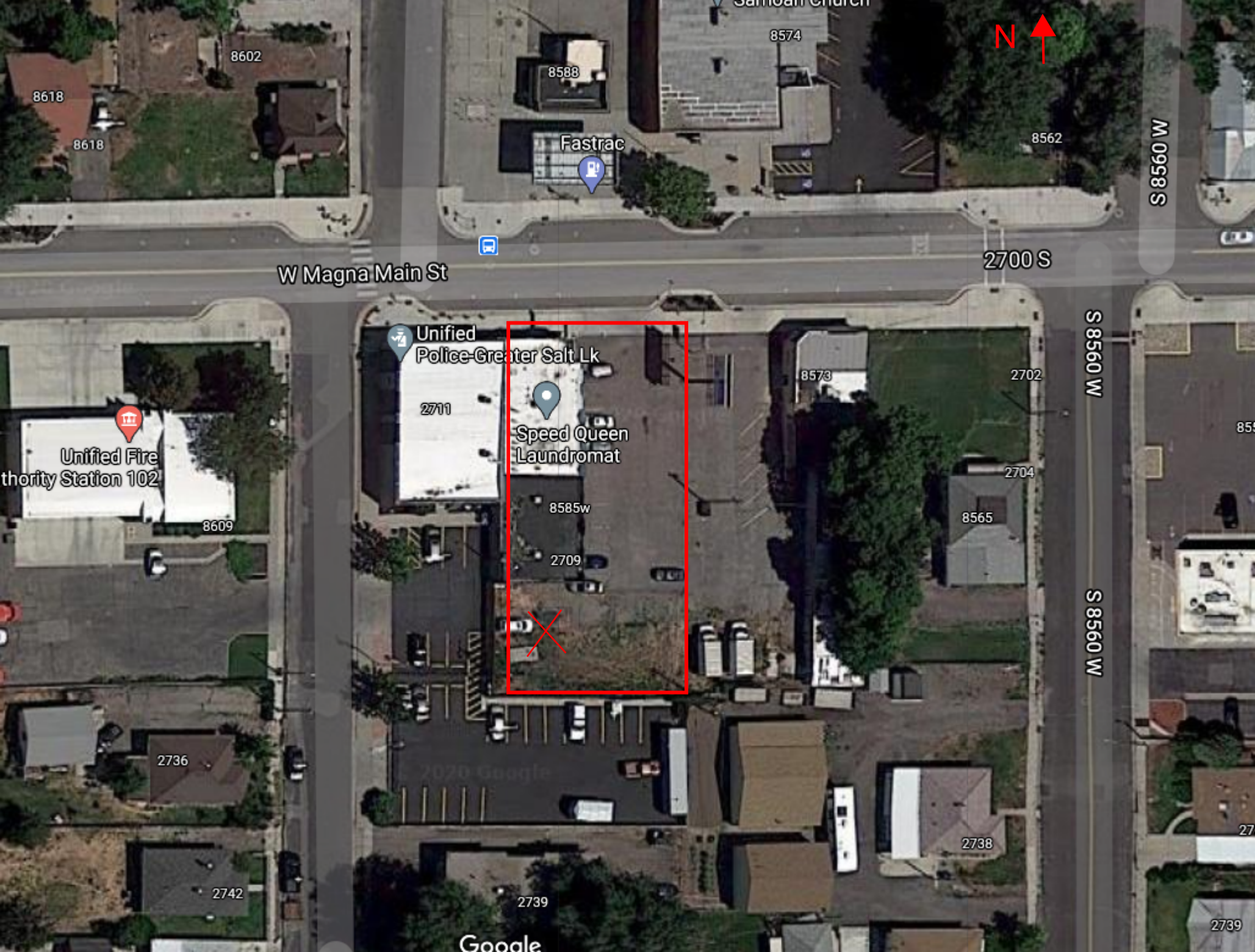
HISTORY

Adopted by Ord. [17-01-03](#) on 1/17/2017

PLANNING STAFF RECOMMENDATION

The MSD Planning Staff recommends that the Magna Metro Township Planning Commission approve the Conditional Use application for a 60' Cell Tower/Monopole located at 8585 West Magna Main, subject to the following conditions:

1. **Approved height of the monopole is 60 feet to the top of the antennas (there is an additional 4 feet of lightning rod beyond the antennas).**
2. **The applicant shall comply with all MSD and Outside Agency Reviewer requirements and recommendations prior to final application approval.**
3. **That all bonds for improvements and final fees related to the application be posted and/or paid prior to final approval.**
4. **The monopole, antennas and equipment shall be painted to blend with the surroundings as per Ordinance 19.83.070.**
5. **The monopole be available for co-location with other companies and that any future co-locations be reviewed by the MSD Planning Staff for approval.**
6. **All requirements of the Magna Township Ordinance 19.83 be complied with for Cell Tower Monopoles.**
7. **The applicant must obtain a building permit for the monopole, antennas and other pertinent equipment approved in this application.**



W Magna Main St

2700 S

S 8560 W

Unified Police-Greater Salt Lk



Speed Queen Laundromat

Unified Fire Authority Station 102

Fastrac

Google



LAUNDRY
and
CLEANING

Dry Cleaning

Dry Cleaning

© 2019 Google

SKYWAY SITE #: UT-09329
SITE NAME: MAGNA
PROJECT DESCRIPTION: PROPOSED WIRELESS TELECOMMUNICATION FACILITY
TOWER TYPE: 60' MONOPOLE
SITE ADDRESS: 2709 SOUTH 8585 WEST
 MAGNA, UT 84044
 (SALT LAKE COUNTY)
JURISDICTION: SALT LAKE COUNTY
LEASE AREA: 2,000 ± S.F. (0.046 AC.)
PARCEL #: 14-29-104-002-0000

PLANS PREPARED FOR:

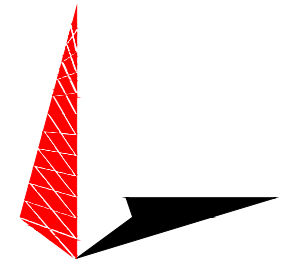


**3637 MADACA LANE
 TAMPA, FL 33618**

**SITE NAME: UT-09329 MAGNA
 2709 SOUTH 8585 WEST
 MAGNA, UT 84044
 (SALT LAKE COUNTY)**

N 40° 42' 38.3761" W 112° 05' 49.0241"

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
 500 E. 84TH AVE, SUITE C10
 THORNTON, CO 80229
 OFFICE: (303) 566-9914
 www.tepgroup.net

PROJECT INFORMATION

LATITUDE N 40° 42' 38.3761" (NAD '83)
LONGITUDE W 112° 05' 49.0241" (NAD'83)
GROUND ELEV. (AMSL) 4,266.9' (NAVD '88)
 *INFORMATION PROVIDED IN THE FORM OF A 1-A CERTIFICATION PROVIDED BY FLINT ENTERPRISES, ON JANUARY 27, 2014.

1-A CERTIFICATION



LOCATION MAP

FROM SALT LAKE CITY AIRPORT: HEAD SOUTH ON 4000W FOR 2.5 MILES, THEN USE RIGHT LANE TO TAKE EXIT RAMP TO MAGNA. HEAD WEST ON UT-201W FOR 5.1 MILES, THEN TURN LEFT ONTO UT-111S FOR 0.5 MILES. TURN RIGHT ONTO 2700 SW MAGNA MAIN STREET FOR 0.3 MILES, THEN TURN LEFT INTO LAUNDROMAT PARKING LOT. PROPOSED SITE WILL BE DIRECTLY BEHIND LAUNDROMAT.

DRIVING DIRECTIONS

TOWER OWNER:

NAME: SKYWAY TOWERS
ADDRESS: 3637 MADACA LANE
CITY, STATE, ZIP: TAMPA, FL 33618
CONTACT: JUSTIN JONES
PHONE: (813) 960-6217

SURVEYOR:

NAME: FLINT ENTERPRISES
ADDRESS: P.O. BOX 95029
CITY, STATE, ZIP: SOUTH JORDAN, UT, 84092
CONTACT: RUSSELL D. FLINT
PHONE: (801) 446-1820

CIVIL ENGINEER:

NAME: TOWER ENGINEERING PROFESSIONALS, INC.
ADDRESS: 500 E. 84TH AVENUE, SUITE C10
CITY, STATE, ZIP: THORNTON, CO 80229
CONTACT: NICHOLAS M. CONSTANTINE, P.E.
PHONE: (919) 566-9914

PROPERTY OWNER:

NAME: JOHN S. HAM
ADDRESS: 8585 W MAGNA MAIN ST
CITY, STATE, ZIP: MAGNA, UT 84044
CONTACT: JOHN HAM
PHONE: UNKNOWN

CONTACT INFORMATION

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

- INTERNATIONAL BUILDING CODE (2018 EDITION)
- LOCAL BUILDING CODE
- CITY/COUNTY ORDINANCES
- ANSI/TIA/EIA-222-G
- NATIONAL ELECTRIC CODE (2017 EDITION)
- INTERNATIONAL FIRE CODE (2018 EDITION)

CODE COMPLIANCE



Know what's below.
 Call before you dig.

Know what's below.
 Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER/SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

UTILITY STATEMENT

UTILITIES:

POWER COMPANY: ROCKY MOUNTAIN POWER
CONTACT: CUSTOMER SERVICE
PHONE: (888) 221-7070

TELEPHONE COMPANY: CENTURY LINK
CONTACT: CUSTOMER SERVICE
PHONE: (801) 923-8988

SHEET	DESCRIPTION	REV
T1	TITLE SHEET	1
N1	GENERAL NOTES	1
C1	SITE PLAN	1
C2	COMPOUND DETAIL	1
C3	TOWER ELEVATION	1
C4	FENCE DETAILS	1
C5	SOIL EROSION CONTROL PLAN	1
E1	ELECTRICAL NOTES	1
E2	ONE-LINE ELEVATION & POWER PANEL SCHEDULE	1
E3	SERVICE RACK DETAILS & POWER PLAN DETAILS	1
E4	GROUNDING PLAN & DETAILS	1
E5	GROUNDING DETAILS	1
E6	TOWER GROUNDING DETAILS	1

INDEX OF SHEETS

DRAWN BY: JDS **CHECKED BY:** ARB

SEAL:



SEAL:

SHEET NUMBER:

T-1

REVISION:

1

TEP#: 256218.449923

1. ALL REFERENCES MADE TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED SKYWAY TOWERS OR IT'S DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF UTAH.
3. THE STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH ANSI/TIA-222-G-2-2009. THIS CONFORMS TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 2018 EDITION.
4. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2018 EDITION.
5. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
6. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND IT'S COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
8. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATION. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
9. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK. RENTAL CHARGES, SAFETY, PROTECTION AND MAINTENANCE OF RENTED EQUIPMENT SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE LESSEE PROJECT MANAGER.
12. BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR/OWNER. CONTRACTOR/OWNER SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
13. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
14. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER.
15. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFT MATERIAL SHALL BE REWORKED OR REPLACED.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
17. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

18. ANY BUILDINGS ON THIS SITE ARE INTENDED TO SHELTER EQUIPMENT WHICH WILL ONLY BE PERIODICALLY MAINTAINED AND ARE NOT INTENDED FOR HUMAN OCCUPANCY.
19. TEMPORARY FACILITIES FOR PROTECTION OF TOOLS AND EQUIPMENT SHALL CONFORM TO LOCAL REGULATIONS AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
20. THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL CARRY LIABILITY INSURANCE IN THE AMOUNTS AND FORM IN ACCORDANCE WITH THE LESSEE SPECIFICATIONS. CERTIFICATES DEMONSTRATING PROOF OF COVERAGE SHALL BE PROVIDED TO THE LESSEE PRIOR TO THE START OF THE WORK ON THE PROJECT.
21. THE CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITY SERVICES TO VERIFY LOCATIONS OF EXISTING UTILITIES AND REQUIREMENTS FOR NEW UTILITY CONNECTIONS PRIOR TO EXCAVATING.
22. THE CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. ALL WASTE MATERIALS SHALL BE REMOVED FROM THE SITE PRIOR TO SUBSTANTIAL COMPLETION AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL FURNISH ONE 55 GALLON BARREL, AND TRASH BAGS, AND SHALL REMOVE TRASH, DEBRIS, ETC., ON A DAILY BASIS.
23. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS PRIOR TO SUBMITTING HIS PROPOSAL. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE SKYWAY TOWERS PROJECT ENGINEER FOR FACILITIES/CONSTRUCTION.
24. THE CONTRACTOR SHALL GUARANTEE THE WORK PERFORMED ON THE PROJECT BY THE CONTRACTOR AND ANY OR ALL OF THE SUBCONTRACTORS WHO PERFORMED WORK FOR THE CONTRACTOR ON THIS PROJECT. THE GUARANTEE SHALL BE FOR A FULL YEAR FOLLOWING ISSUANCE OF THE FINAL PAYMENT OF RETAINAGE. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.

UTILITY NOTES

1. APPLY FOR THE UTILITY SERVICE (ELECTRIC) NO LATER THAN THE NEXT BUSINESS DAY FOLLOWING AWARD OF CONTRACT. COORDINATE WITH THE ELECTRIC UTILITY COMPANY FOR EXACT TRANSFORMER LOCATION, METERING REQUIREMENTS, AND THE SERVICE ROUTING. COORDINATE WITH THE TELEPHONE UTILITY COMPANY FOR EXACT TELEPHONE REQUIREMENTS AND ROUTING OF SERVICE.
2. ALL UTILITY RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE UTILITY REQUIREMENTS. FIELD VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT UTILITIES AND LOCATOR SERVICE A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION. (UT ONE-CALL 1-800-662-4111).
4. CONTRACTOR SHALL PROVIDE TRENCHING AND CONDUITS AS SHOWN OR AS REQUIRED BY LOCAL UTILITY.
5. NO PENETRATIONS TO THE TOWER FOUNDATION OF ANY KIND.

GENERAL NOTES

PLANS PREPARED FOR:



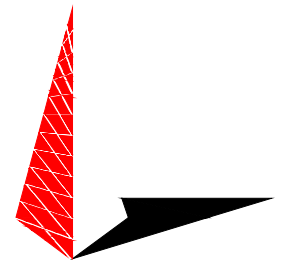
SKYWAY TOWERS
3637 MADACA LN.
TAMPA, FL 33618
OFFICE: (813) 960-6217

PROJECT INFORMATION:

MAGNA
SKYWAY SITE#: UT-09329

2709 SOUTH 8585 WEST
MAGNA, UT 84044
(SALT LAKE COUNTY)

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:



I	10-19-20	CONSTRUCTION
O	10-13-20	PRELIMINARY
REV	DATE	ISSUED FOR:

DRAWN BY: JDS | CHECKED BY: ARB

SHEET TITLE:

GENERAL
NOTES

SHEET NUMBER: N-1	REVISION: 1 TEP #:256218.449923
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LEGEND

- PARENT PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- EXIST. CONTOUR LINE
- EDGE OF PAVEMENT
- PROPERTY CORNER
- LEASE/EASEMENT CORNER
- EXISTING RIGHT OF WAY
- OVERHEAD WIRE
- BURIED TELCO
- EXISTING UTILITY POLE
- TELCO PEDESTAL

1-A CERTIFICATION

LATITUDE: N 40° 42' 38.3761"(NAD '83)
 LONGITUDE: W 112° 05' 49.0241"(NAD '83)
 ELEVATION: 4,266.9' (NAVD '88)

NOTES:

1. BASIS OF THE BEARINGS AND COORDINATES SHOWN IS THE UTAH CENTRAL COORDINATE SYSTEM, NORTH AMERICAN DATUM (NAD83/2011) BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON DECEMBER 09, 2013; TIED TO THE NATIONAL SPATIAL REFERENCE SYSTEM VIA CORS AND EXPRESSED IN INTERNATIONAL FEET.
2. VERTICAL INFORMATION SHOWN IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND EXPRESSED IN INTERNATIONAL FEET.
3. ALL DISTANCES ARE 'GROUND' DISTANCES IN U.S. SURVEY FEET, UNLESS OTHERWISE NOTED.
4. THIS PLAN DOES NOT REPRESENT AN ACTUAL BOUNDARY SURVEY OF THE PARENT PARCEL. BOUNDARY LINES ARE DRAWN FROM FIELD LOCATIONS OF FOUND MONUMENTS.
5. THE PROPERTY IS LOCATED IN ZONE 'X' OF THE SPECIAL FLOOD HAZARD AREA, AN AREA OF 0.2% CHANCE OF FLOODING; FEMA COMMUNITY PANEL NO. 49035C0275G, EFFECTIVE DATE: 09/25/2009.

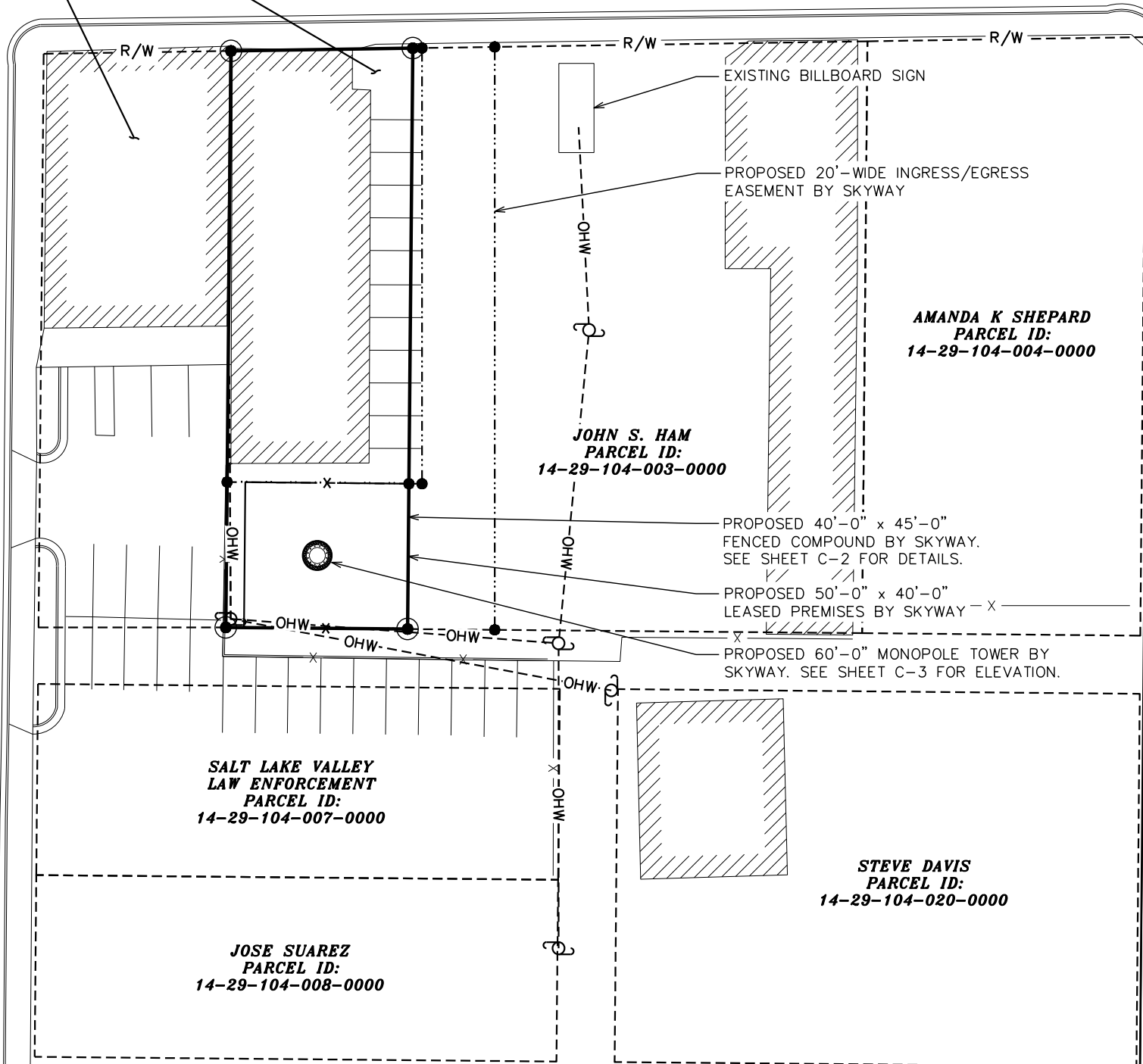
JOHN S. HAM
PARCEL ID:
14-29-104-002-0000

SALT LAKE VALLEY
LAW ENFORCEMENT
PARCEL ID:
14-29-104-001-0000

MAGNA MAIN STREET
 (42' WIDE ASPHALT, 65' WIDE R/W)

BUCCANEER DRIVE

SOUTH 8560 WEST



PLANS PREPARED FOR:

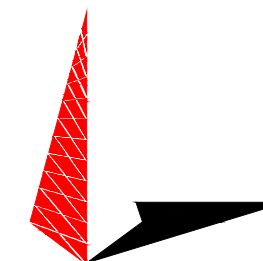


PROJECT INFORMATION:

MAGNA
SKYWAY SITE#: UT-09329

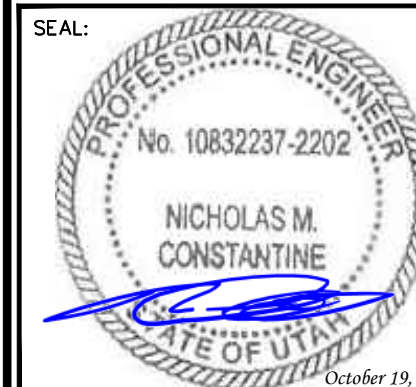
2709 SOUTH 8585 WEST
 MAGNA, UT 84044
 (SALT LAKE COUNTY)

PLANS PREPARED BY:



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 500 E. 84TH AVE, SUITE C10
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I	10-19-20	CONSTRUCTION
O	10-13-20	PRELIMINARY
REV	DATE	ISSUED FOR:

DRAWN BY: JDS CHECKED BY: ARB

SHEET TITLE:

SITE PLAN

SHEET NUMBER: REVISION:

C-1

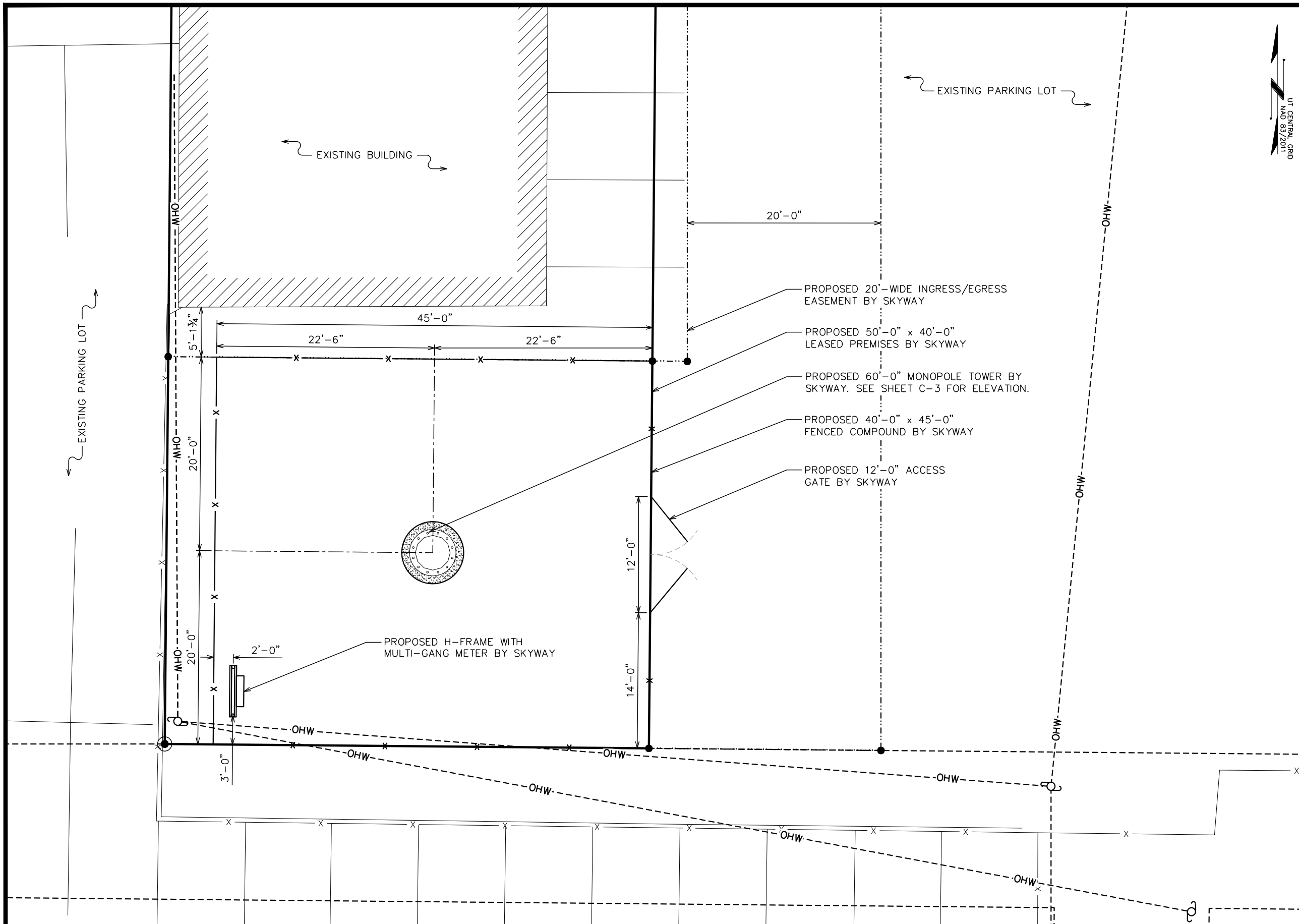
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TEP #:256218.449923

SITE PLAN

SCALE: 1" = 40'

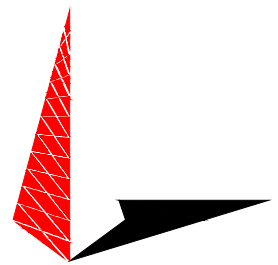





PLANS PREPARED FOR:

SKYWAY TOWERS
 3637 MADACA LN.
 TAMPA, FL 33618
 OFFICE: (813) 960-6217

PROJECT INFORMATION:
MAGNA
SKYWAY SITE#: UT-09329
 2709 SOUTH 8585 WEST
 MAGNA, UT 84044
 (SALT LAKE COUNTY)

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SEAL:

 October 19, 2020

1	10-19-20	CONSTRUCTION
0	10-13-20	PRELIMINARY
REV	DATE	ISSUED FOR:

DRAWN BY: JDS | CHECKED BY: ARB

SHEET TITLE:
COMPOUND DETAIL

SHEET NUMBER:
C-2

REVISION:
1
 TEP #:256218.449923

COMPOUND DETAIL
 SCALE: 1" = 10'



64'-0"± (AGL)
T/LIGHTNING ROD

60'-0"± (AGL)
T/TOWER

56'-0"±
℄/FUTURE ANTENNAS

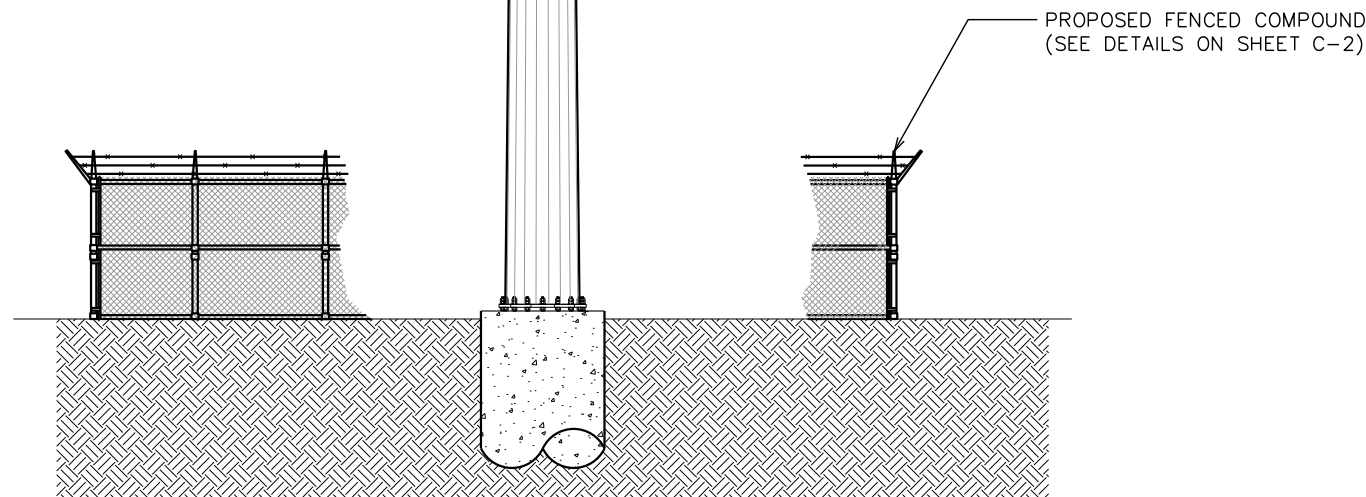
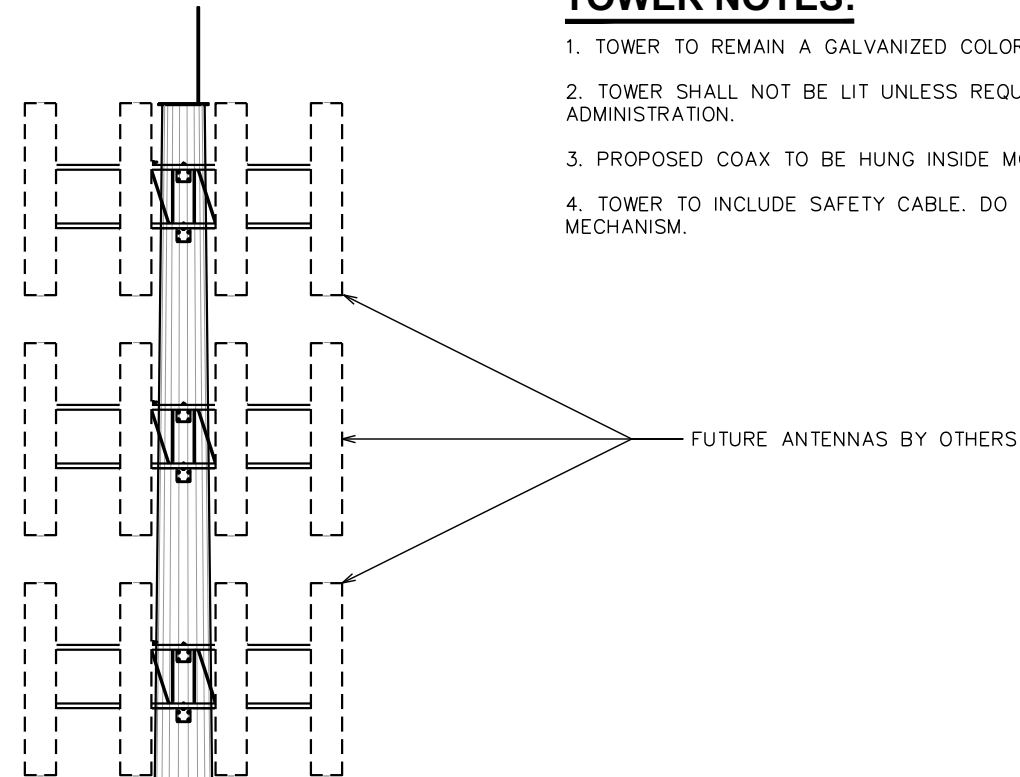
46'-0"±
℄/FUTURE ANTENNAS

36'-0"±
℄/FUTURE ANTENNAS

0'-0" (REFERENCE)
T/GRADE

TOWER NOTES:

1. TOWER TO REMAIN A GALVANIZED COLOR.
2. TOWER SHALL NOT BE LIT UNLESS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION.
3. PROPOSED COAX TO BE HUNG INSIDE MONOPOLE USING HOISTING GRIPS.
4. TOWER TO INCLUDE SAFETY CABLE. DO NOT INCLUDE SAFETY CLIMB MECHANISM.



PLANS PREPARED FOR:

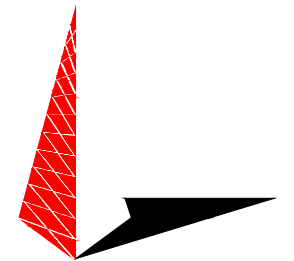


PROJECT INFORMATION:

MAGNA
SKYWAY SITE#: UT-09329

2709 SOUTH 8585 WEST
MAGNA, UT 84044
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DRAWN BY: JDS | CHECKED BY: ARB

SHEET TITLE:

TOWER ELEVATION

SHEET NUMBER:

C-3

REVISION:

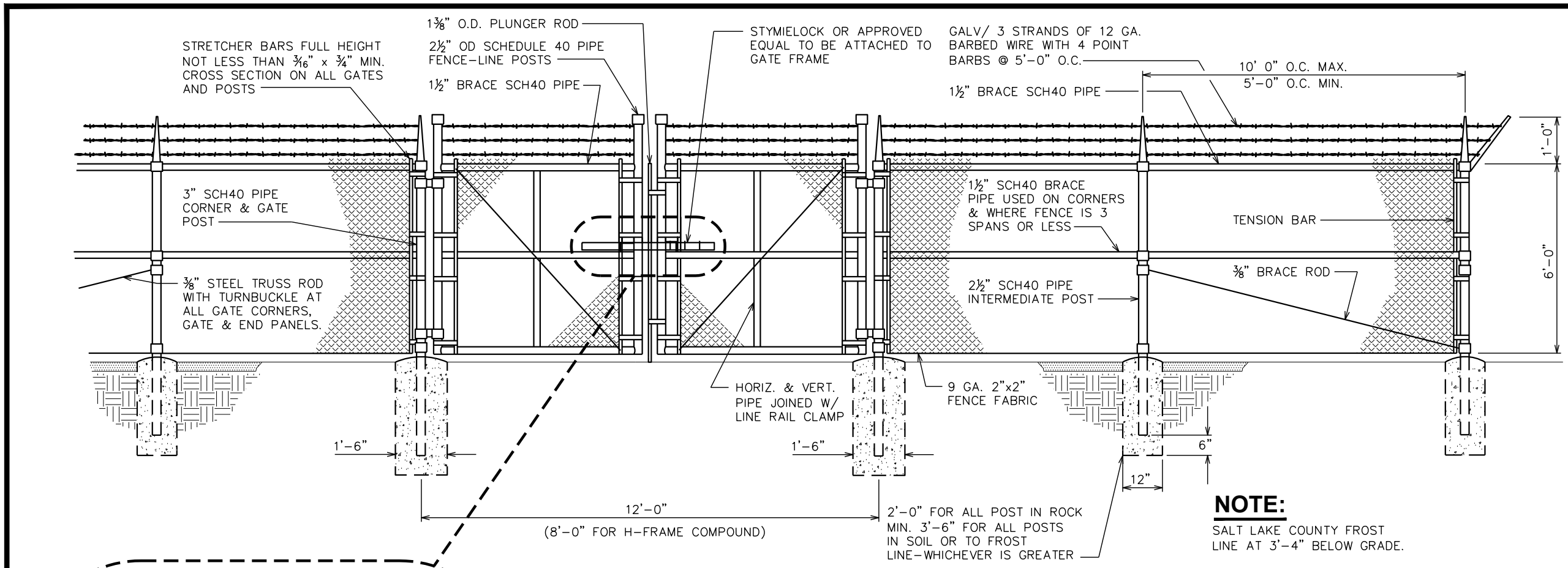
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TEP #:256218.449923

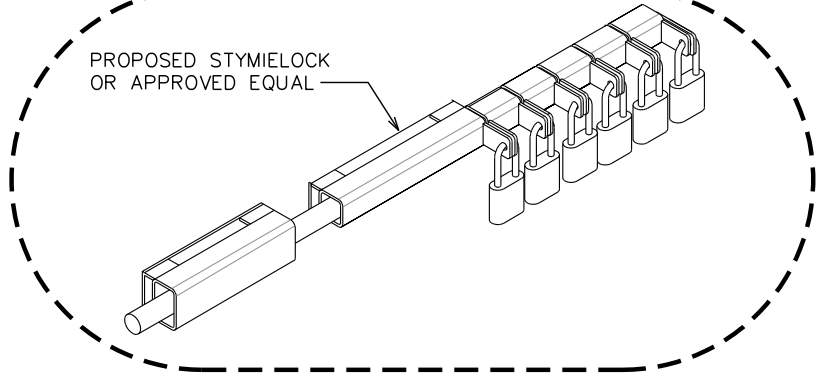
TOWER ELEVATION

SCALE: 1/8" = 1'-0"



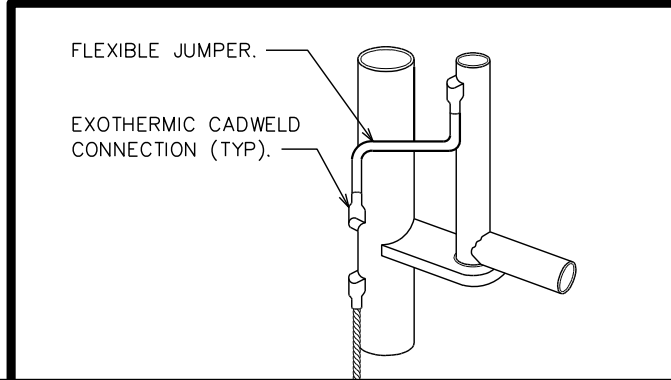


NOTE:
SALT LAKE COUNTY FROST
LINE AT 3'-4" BELOW GRADE.



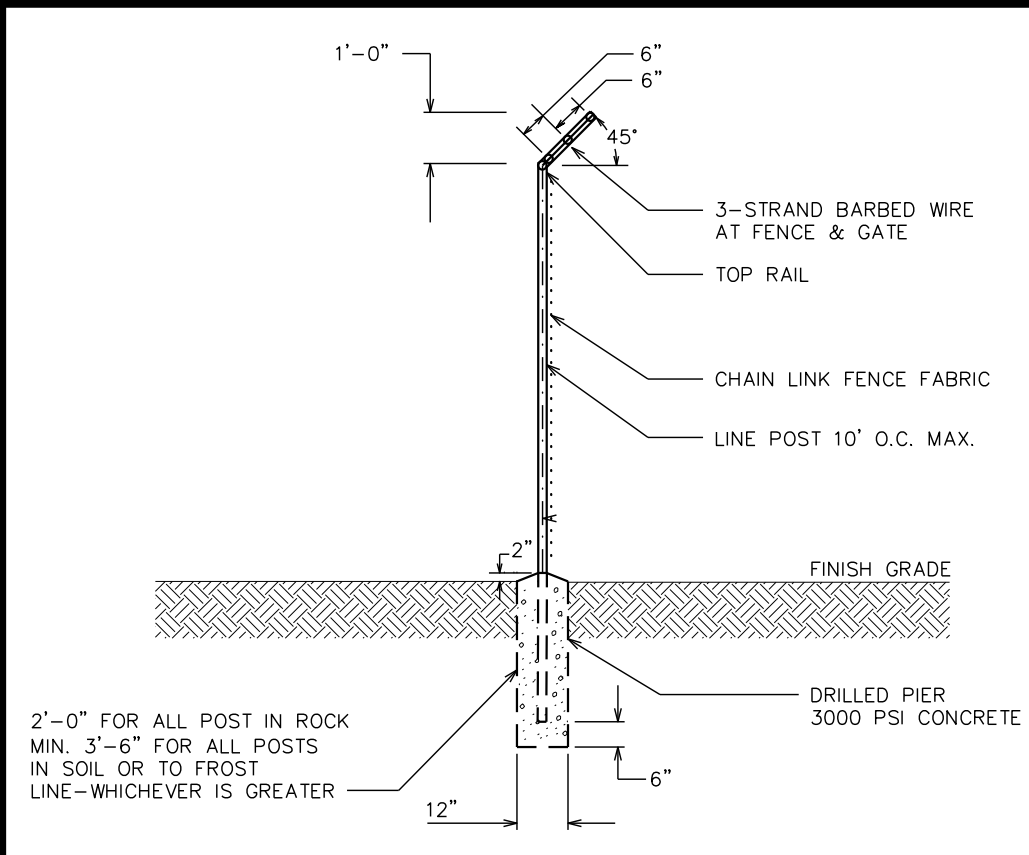
TYPICAL FENCE ELEVATION

SCALE: N.T.S.



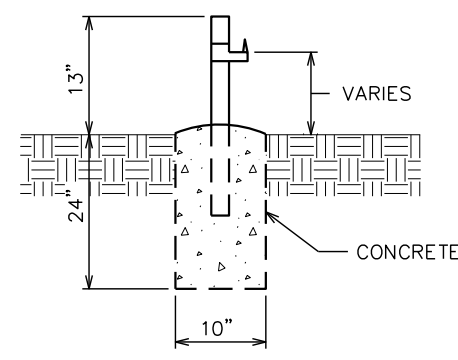
GROUNDING AT GATE POST

SCALE: N.T.S.



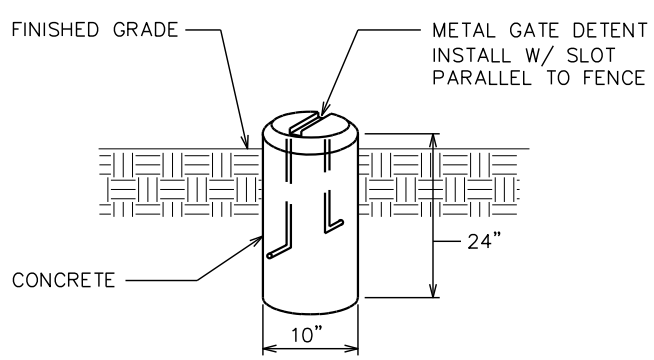
FENCE / BARBED WIRE ARM DETAIL

SCALE: N.T.S.



GATE STOP / KEEPER DETAIL

SCALE: N.T.S.



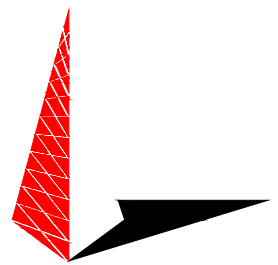
GATE DETENT DETAIL

SCALE: N.T.S.

PLANS PREPARED FOR:

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OFFICE: (813) 960-6217

PROJECT INFORMATION:
MAGNA
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2709 SOUTH 8585 WEST
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SEAL:

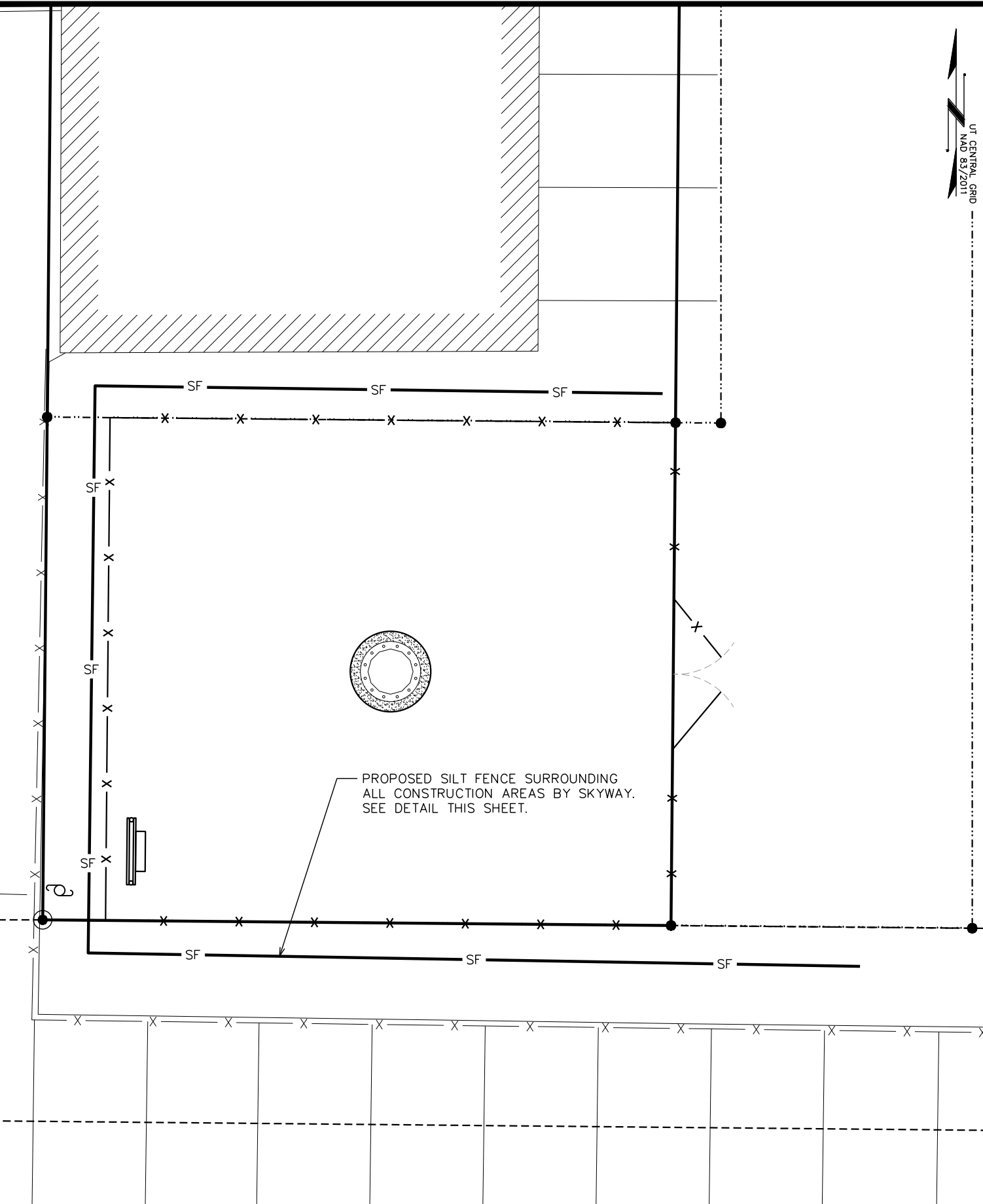

1	10-19-20	CONSTRUCTION
0	10-13-20	PRELIMINARY
REV	DATE	ISSUED FOR:

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SHEET TITLE:
FENCE DETAILS

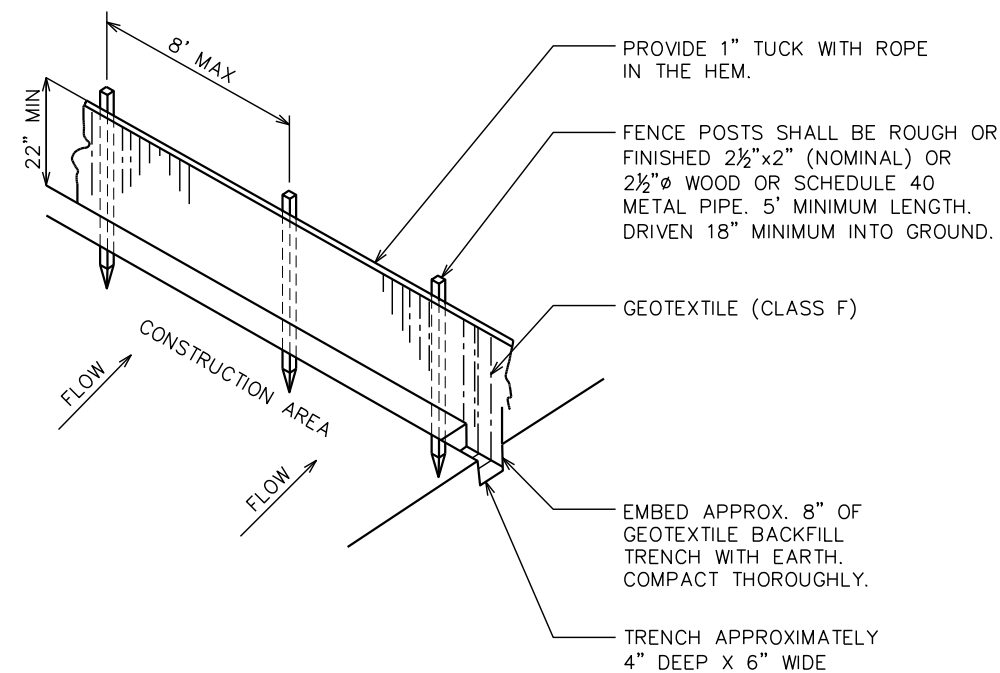
SHEET NUMBER:
C-4

REVISION:
1
TEP #: 256218.449923



EROSION NOTES:

1. GEOTEXTILE FABRIC TO BE FASTENED SECURELY TO FENCE POST BY USE OF WIRE TIES OR HOG RINGS. 3 FASTENERS PER POST.
2. ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE SHALL BE SECURELY FASTENED TO A COMMON POST OR OVERLAPPED 3' (MINIMUM).
3. THIS DEVICE IS INTENDED TO CONTROL SHEET FLOW ONLY. IT WILL NOT BE USED IN AREAS OF CONCRETED FLOW WITH A DRAINAGE AREA OF 1/2 ACRE OR MORE.



SILT FENCE DETAIL

N.T.S.

PLANS PREPARED FOR:

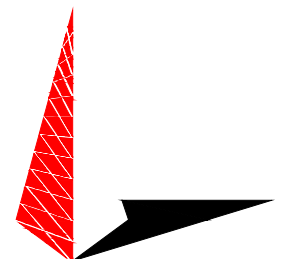


PROJECT INFORMATION:

MAGNA
SKYWAY SITE#: UT-09329

2709 SOUTH 8585 WEST
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DRAWN BY: JDS CHECKED BY: ARB

SHEET TITLE:

**SOIL EROSION
CONTROL PLAN**

SHEET NUMBER:

C-5

REVISION:

1

TEP #:256218.449923

ELECTRICAL NOTES:

SCOPE:

1. PROVIDE LABOR, MATERIALS, INSPECTION, AND TESTING TO PROVIDE CODE COMPLIANCE FOR ELECTRIC, TELEPHONE, AND GROUNDING/LIGHTNING SYSTEMS.

CODES:

1. THE INSTALLATION SHALL COMPLY WITH APPLICABLE LAWS AND CODES. THESE INCLUDE BUT ARE NOT LIMITED TO THE LATEST ADOPTED EDITIONS OF:
 - A. THE NATIONAL ELECTRICAL SAFETY CODE
 - B. THE NATIONAL ELECTRIC CODE – NFPA-70
 - C. REGULATIONS OF THE SERVING UTILITY COMPANY
 - D. LOCAL AND STATE AMENDMENTS
 - E. THE INTERNATIONAL ELECTRIC CODE – IEC (WHERE APPLICABLE)
2. PERMITS REQUIRED SHALL BE OBTAINED BY THE CONTRACTOR.
3. AFTER COMPLETION AND FINAL INSPECTION OF THE WORK, THE OWNER SHALL BE FURNISHED A CERTIFICATE OF COMPLETION AND APPROVAL.

TESTING:

1. UPON COMPLETION OF THE INSTALLATION, OPERATE AND ADJUST THE EQUIPMENT AND SYSTEMS TO MEET SPECIFIED PERFORMANCE REQUIREMENTS. THE TESTING SHALL BE DONE BY QUALIFIED PERSONNEL.

GUARANTEE:

1. IN ADDITION TO THE GUARANTEE OF THE EQUIPMENT BY THE MANUFACTURER, EACH PIECE OF EQUIPMENT SPECIFIED HEREIN SHALL ALSO BE GUARANTEED FOR DEFECTS OF MATERIAL OR WORKMANSHIP OCCURRING DURING A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE WORK BY THE OWNER AND WITHOUT EXPENSE TO THE OWNER.
2. THE WARRANTEE CERTIFICATES & GUARANTEES FURNISHED BY THE MANUFACTURERS SHALL BE TURNED OVER TO THE OWNER.

UTILITY CO-ORDINATION:

1. CONTRACTOR SHALL COORDINATE WORK WITH THE POWER AND TELEPHONE COMPANIES AND SHALL COMPLY WITH THE SERVICE REQUIREMENTS OF EACH UTILITY COMPANY.

EXAMINATION OF SITE:

1. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL VISIT THE SITE OF THE JOB AND SHALL FAMILIARIZE HIMSELF WITH THE CONDITIONS AFFECTING THE PROPOSED ELECTRICAL INSTALLATION AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. FAILURE TO COMPLY WITH THE INTENT OF THIS SECTION WILL IN NO WAY RELIEVE THE CONTRACTOR OF PERFORMING THE WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM OR SYSTEMS.

CUTTING, PATCHING AND EXCAVATION:

1. COORDINATION OF SLEEVES, CHASES, ETC., BETWEEN SUBCONTRACTORS WILL BE REQUIRED PRIOR TO THE CONSTRUCTION OF ANY PORTION OF THE WORK. CUTTING AND PATCHING OF WALLS, PARTITIONS, FLOORS, AND CHASES IN CONCRETE, WOOD, STEEL OR MASONRY SHALL BE DONE AS PROVIDED ON THE DRAWINGS.
2. NECESSARY EXCAVATIONS AND BACKFILLING INCIDENTAL TO THE ELECTRICAL WORK SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWING.
3. SEAL PENETRATIONS THROUGH RATED WALLS, FLOORS, ETC., WITH APPROVED METHOD AS LISTED BY UL.

RACEWAYS / CONDUITS GENERAL:

1. CONDUCTORS SHALL BE INSTALLED IN LISTED RACEWAYS. CONDUIT SHALL BE RIGID STEEL, EMT, SCH40 PVC, OR SCH80PVC AS INDICATED ON THE DRAWINGS. THE RACEWAY SYSTEM SHALL BE COMPLETE BEFORE INSTALLING CONDUCTORS.
2. EXTERIOR RACEWAYS AND GROUNDING SLEEVES SHALL BE SEALED AT POINTS OF ENTRANCE AND EXIT. THE RACEWAY SYSTEM SHALL BE BONDED PER NEC.

EXTERIOR CONDUIT:

1. EXPOSED CONDUIT SHALL BE NEATLY INSTALLED AND RUN PARALLEL OR PERPENDICULAR TO STRUCTURAL ELEMENTS. SUPPORTS AND MOUNTING HARDWARE SHALL BE HOT DIPPED GALVANIZED STEEL.
2. THE CONDUIT SHALL BE RIGID STEEL AT GRADE TRANSITIONS OR WHERE EXPOSED TO DAMAGE.
3. UNDERGROUND CONDUITS SHALL BE RIGID STEEL, SCH40 PVC, OR SCH80 PVC AS INDICATED ON THE DRAWINGS.
4. BURIAL DEPTH OF CONDUITS SHALL BE AS REQUIRED BY CODE FOR EACH SPECIFIC CONDUIT TYPE AND APPLICATION, BUT SHALL NOT BE LESS THAN THE FROST DEPTH AT THE SITE.
5. CONDUIT ROUTES ARE SCHEMATIC. CONTRACTOR SHALL FIELD VERIFY ROUTES BEFORE BID. COORDINATE ROUTE WITH WIRELESS CARRIER AND/OR BUILDING OWNER.

INTERIOR CONDUIT:

1. CONCEALED CONDUIT IN WALLS OR INTERIOR SPACES ABOVE GRADE MAY BE EMT OR PVC.
2. CONDUIT RUNS SHALL USE APPROVED COUPLINGS AND CONNECTORS. PROVIDE INSULATED BUSHING FOR ALL CONDUIT TERMINATIONS. CONDUIT RUNS IN A WET LOCATION SHALL HAVE WATERPROOF FITTINGS.
3. PROVIDE SUPPORTS FOR CONDUITS IN ACCORDANCE WITH NEC REQUIREMENTS. CONDUITS SHALL BE SIZED AS REQUIRED BY NEC.

EQUIPMENT:

1. DISCONNECT SWITCHES SHALL BE SERVICE ENTRANCE RATED, HEAVY DUTY TYPE.
2. CONTRACTOR SHALL VERIFY MAXIMUM AVAILABLE FAULT CURRENT AND COORDINATE INSTALLATION WITH THE LOCAL UTILITY BEFORE STARTING WORK. CONTRACTOR WILL VERIFY THAT EXISTING CIRCUIT BREAKERS ARE RATED FOR MORE THAN AVAILABLE FAULT CURRENT AND REPLACE AS NECESSARY.
3. NEW CIRCUIT BREAKERS SHALL BE RATED TO WITHSTAND THE MAXIMUM AVAILABLE FAULT CURRENT AS DETERMINED BY THE LOCAL UTILITY.

CONDUCTORS:

1. FURNISH AND INSTALL CONDUCTORS SPECIFIED IN THE DRAWINGS. CONDUCTORS SHALL BE COPPER AND SHALL HAVE TYPE THWN (MIN) (75° C) INSULATION, RATED FOR 600 VOLTS.
2. THE USE OF ALUMINUM CONDUCTORS SHALL BE LIMITED TO THE SERVICE FEEDERS INSTALLED BY THE UTILITY.
3. CONDUCTORS SHALL BE PROVIDED AND INSTALLED AS FOLLOWS:
 - A. MINIMUM WIRE SIZE SHALL BE #12 AWG.
 - B. CONDUCTORS SIZE #8 AND LARGER SHALL BE STRANDED. CONDUCTORS SIZED #10 AND #12 MAY BE SOLID OR STRANDED.
 - C. CONNECTION FOR #10 AWG #12 AWG SHALL BE BY TWISTING TIGHT AND INSTALLING INSULATED PRESSURE OR WIRE NUT CONNECTIONS.
 - D. CONNECTION FOR #8 AWG AND LARGER SHALL BE BY USE OF STEEL CRIMP-ON SLEEVES WITH NYLON INSULATOR.
3. CONDUCTORS SHALL BE COLOR CODED IN ACCORDANCE WITH NEC STANDARDS.

UL COMPLIANCE:

1. ELECTRICAL MATERIALS, DEVICES, CONDUCTORS, APPLIANCES, AND EQUIPMENT SHALL BE LABELED/LISTED BY UL OR ACCEPTED BY JURISDICTION (I.E., LOCAL COUNTY OR STATE) APPROVED THIRD PARTY TESTING AGENCY.

GROUNDING:

1. ELECTRICAL NEUTRALS, RACEWAYS AND NON-CURRENT CARRYING PARTS OF ELECTRICAL EQUIPMENT AND ASSOCIATED ENCLOSURES SHALL BE GROUNDED IN ACCORDANCE WITH NEC ARTICLE 250. THIS SHALL INCLUDE NEUTRAL CONDUCTORS, CONDUITS, SUPPORTS, CABINETS, BOXES, GROUND BUSES, ETC. THE NEUTRAL CONDUCTOR FOR EACH SYSTEM SHALL BE GROUNDED AT A SINGLE POINT.
2. PROVIDE GROUND CONDUCTOR IN RACEWAYS PER NEC.
3. PROVIDE BONDING AND GROUND TO MEET NFPA 780 – "LIGHTNING PROTECTION" AS A MINIMUM.
4. PROVIDE GROUNDING SYSTEM AS INDICATED ON THE DRAWINGS, AS REQUIRED BY THE NATIONAL ELECTRIC CODE, RADIO EQUIPMENT MANUFACTURERS, AND MOTOROLA R56 (AS APPLICABLE).

ABBREVIATIONS AND LEGEND

A	– AMPERE	PNLBD	– PANELBOARD
AFG	– ABOVE FINISHED GRADE	PVC	– RIGID NON-METALLIC CONDUIT
ATS	– AUTOMATIC TRANSFER SWITCH	RGS	– RIGID GALVANIZED STEEL CONDUIT
AWG	– AMERICAN WIRE GAUGE	SW	– SWITCH
BCW	– BARE COPPER WIRE	TGB	– TOWER GROUND BAR
BFG	– BELOW FINISHED GRADE	UL	– UNDERWRITERS LABORATORIES
BKR	– BREAKER	V	– VOLTAGE
C	– CONDUIT	W	– WATTS
CKT	– CIRCUIT	XFMR	– TRANSFORMER
DISC	– DISCONNECT	XMTR	– TRANSMITTER
EGR	– EXTERNAL GROUND RING		
EMT	– ELECTRIC METALLIC TUBING		
FSC	– FLEXIBLE STEEL CONDUIT		
GEN	– GENERATOR		
GPS	– GLOBAL POSITIONING SYSTEM		
GRD	– GROUND		
IGB	– ISOLATED GROUND BAR		
IGR	– INTERIOR GROUND RING (HALO)		
KW	– KILOWATTS		
NEC	– NATIONAL ELECTRIC CODE		
PCS	– PERSONAL COMMUNICATION SYSTEM		
PH	– PHASE		
PNL	– PANEL		

---	UGW	---	UNDERGROUND ELECTRICAL CONDUIT
----	T	----	UNDERGROUND TELEPHONE CONDUIT
			KILOWATT-HOUR METER
----		----	UNDERGROUND BONDING AND GROUNDING CONDUCTOR.
			GROUND ROD
			CADWELD
			GROUND ROD WITH INSPECTION WELL

PLANS PREPARED FOR:

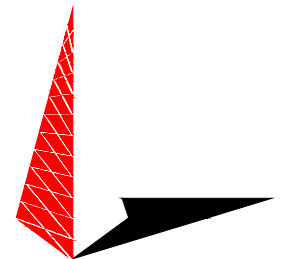


PROJECT INFORMATION:

MAGNA
SKYWAY SITE#: UT-09329

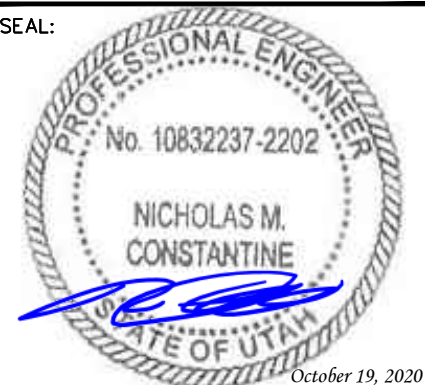
2709 SOUTH 8585 WEST
MAGNA, UT 84044
(SALT LAKE COUNTY)

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:



I	10-19-20	CONSTRUCTION
O	10-13-20	PRELIMINARY
REV	DATE	ISSUED FOR:

DRAWN BY: JDS CHECKED BY: ARB

SHEET TITLE:

ELECTRICAL
NOTES

SHEET NUMBER:	REVISION:
E-1	1
	TEP #:256218.449923

FUTURE EQUIPMENT POWER PANEL SCHEDULE

120/240V
1-PHASE, 3-WIRE

LOAD SERVED	VOLT AMPERES (WATTS)		TRIP	CKT #	PHASE	CKT #	TRIP	VOLT AMPERES (WATTS)		LOAD SERVED
	L1	L2						L1	L2	
LARGE SITE SUPPORT CABINET	18,050		200A	1	A	2		0		SURGE SUPPRESSOR
		18,050		3	B	4	20A		0	
SPACE	-			5	A	6	20A	550		GFCI OUTLET/LIGHTS
SPACE		-		7	B	8				
SPACE	-			9	A	10				SPACE
SPACE		-		11	B	12				SPACE
SPACE	-			13	A	14				SPACE
SPACE		-		15	B	16				SPACE
SPACE	-			17	A	18				SPACE
SPACE		-		19	B	20				SPACE
VOLT AMPS	18,050	18,050						550	-	VOLT AMPS
L1 VOLT AMPERES		18,600		18,050		L2 VOLT AMPERES				
L1 AMPS		155.0		150.42		L2 AMPS				
		155.0				MAX AMPS				
		193.75				MAX AMPS x125%				

NOTES:

- TOTAL ELECTRICAL SERVICE SHALL BE 800A, 120/240V, 1Ø 3 WIRE.
- SERVICE SHALL BE INSTALLED WITH A BREAKER TYPE DISCONNECT.
- FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT, REFER TO VENDOR PRINTS PROVIDED BY EQUIPMENT CABINET OR SHELTER MANUFACTURER.
- METER SOCKETS PROVIDED AND INSTALLED BY ROCKY MOUNTAIN POWER
- WHEN UTILITY COMPANY REQUIRES A SERVICE DISCONNECT OTHER THAN THE MAIN BREAKER IN POWER PANEL OF THE UTILITY CABINET, REMOVE BONDING JUMPER IN EQUIPMENT CABINET AND BOND SERVICE DISCONNECT PER NEC REQUIREMENTS.
- POWER PANEL SCHEDULE FOR REFERENCE ONLY. CONTRACTOR TO REFER TO EQUIPMENT SPECIFICATIONS FOR EXACT POWER LOADING.
- CONTRACTOR SHALL CONFIRM AVAILABLE FAULT CURRENT WITH UTILITY PROVIDER PRIOR TO ORDERING EQUIPMENT.

PLANS PREPARED FOR:

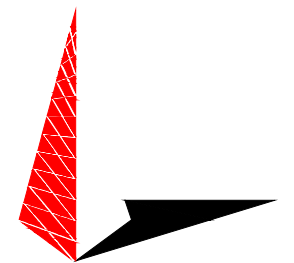


PROJECT INFORMATION:

MAGNA
SKYWAY SITE#: UT-09329

2709 SOUTH 8585 WEST
MAGNA, UT 84044
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PLANS PREPARED BY:



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SEAL:



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DRAWN BY: JDS CHECKED BY: ARB

SHEET TITLE:

**ONE-LINE ELEVATION
AND POWER PANEL
SCHEDULE**

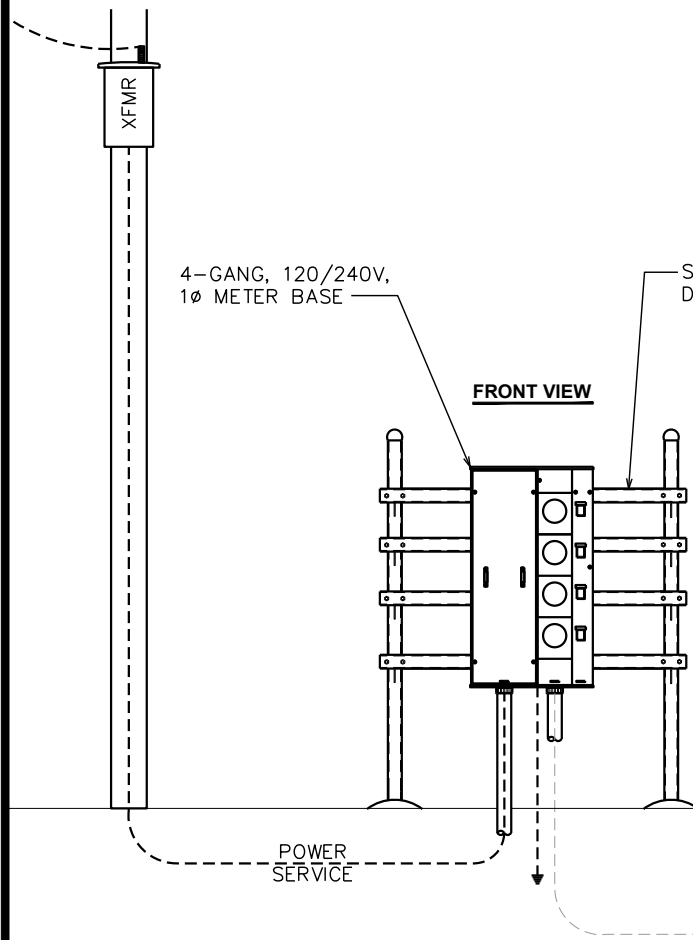
SHEET NUMBER:

E-2

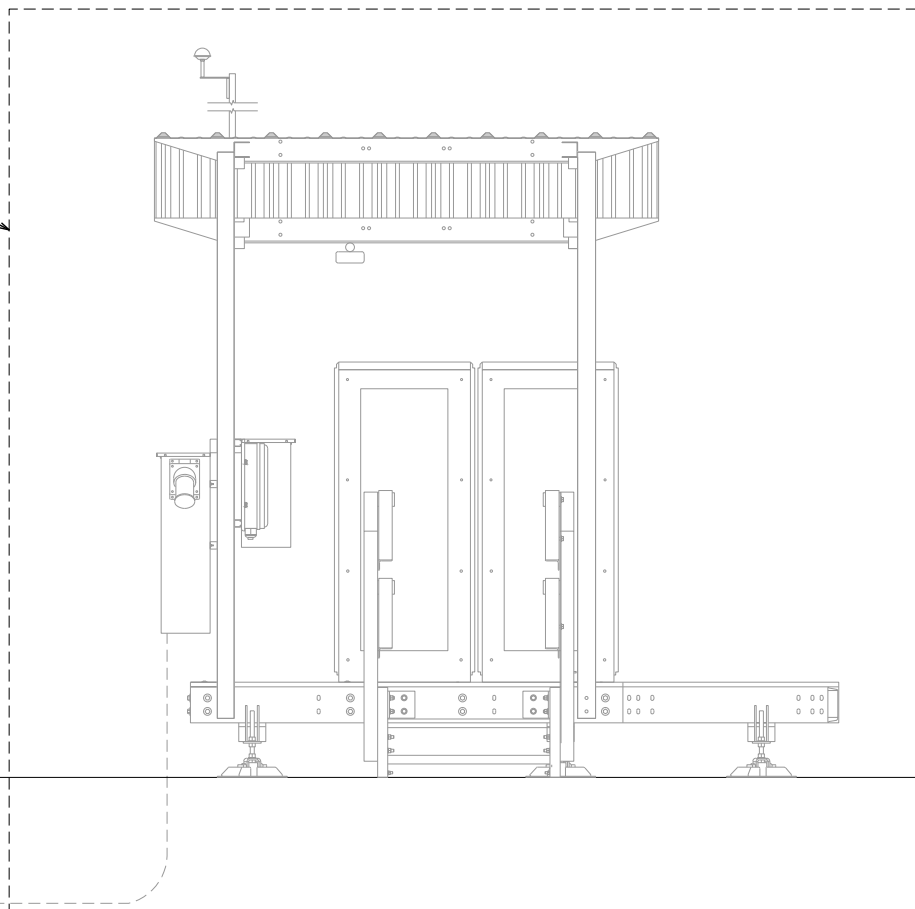
REVISION:

1

TEP #:256218.449923



FUTURE EQUIPMENT SHOWN FOR REFERENCE ONLY. ACTUAL EQUIPMENT MAY VARY.



ONE-LINE ELEVATION

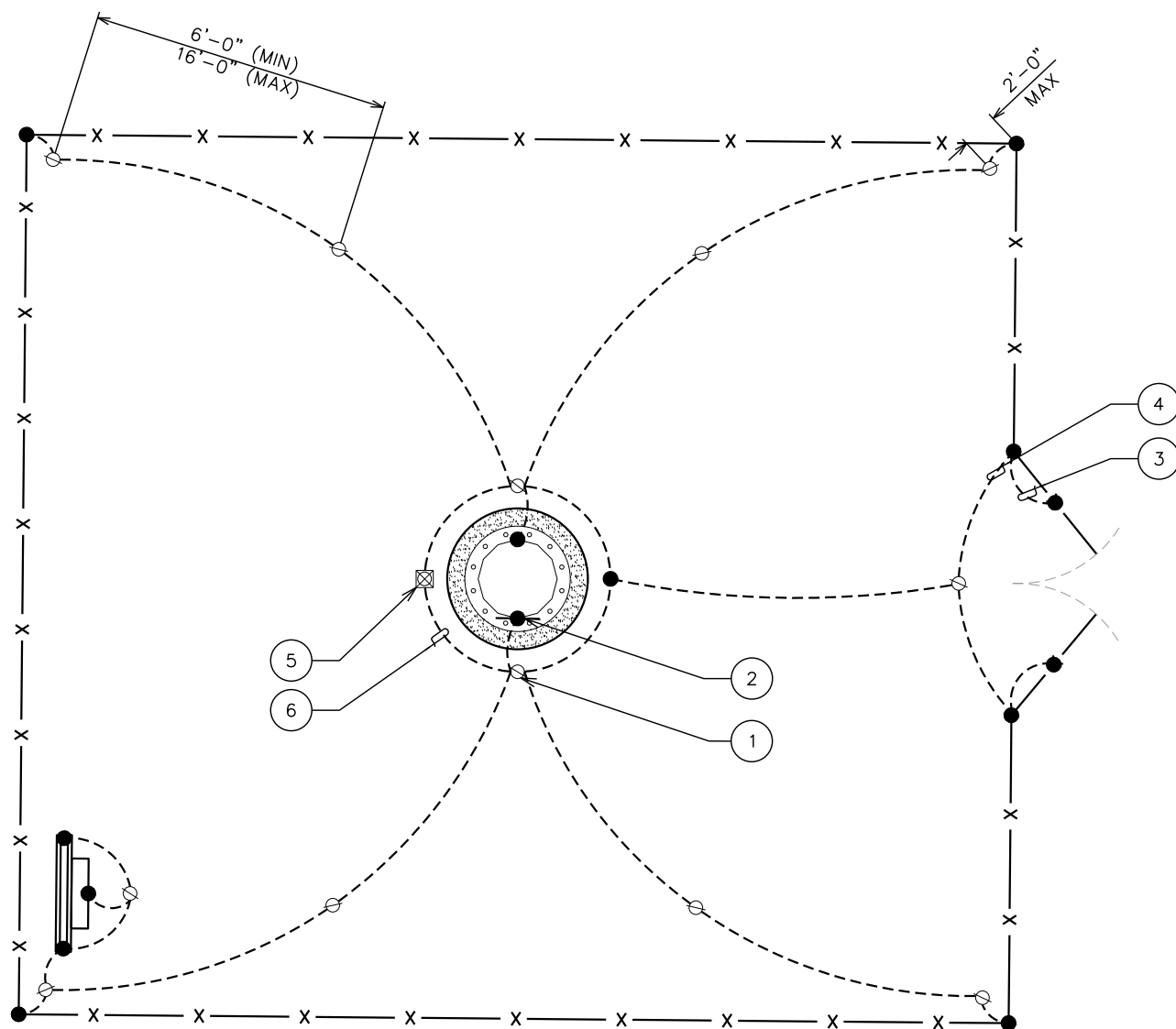
SCALE: N.T.S.

DRAWING NOTES:

- ① 5/8"x10' COPPER GROUND ROD (TYP).
- ② CIGBE GROUND BAR.
- ③ GATE POST BONDING. SEE DETAIL ON SHEET C-4.
- ④ FENCE GATE GROUNDING. SEE DETAIL ON SHEET C-4.
- ⑤ PROPOSED INSPECTION WELL. SEE DETAIL ON THIS SHEET.
- ⑥ PROPOSED TOWER GROUND RING. #2 COPPER CONDUCTOR-BARE TINNED BURIED 50" BFG BY SKYWAY TOWERS.

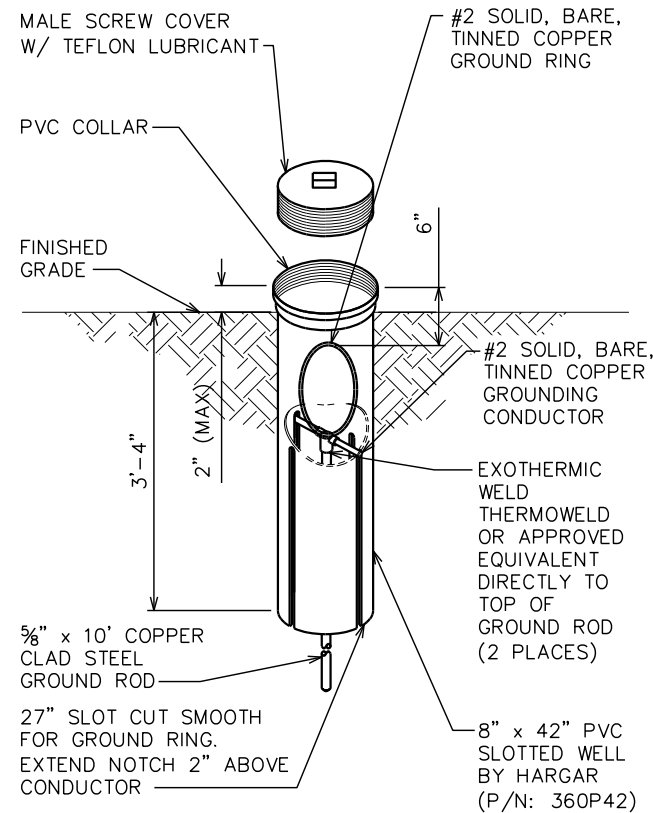
GROUNDING NOTES

- 1. GROUNDING ELECTRODES SHALL BE CONNECTED IN A RING USING #2 SOLID CONDUCTOR. THE TOP OF THE GROUND RODS AND THE RING CONDUCTOR SHALL BE 50" (MIN) BELOW FINISHED GRADE. GROUNDING ELECTRODES SHALL BE DRIVEN ON 10'-0" CENTERS. (6'-0" MINIMUM; 16'-0" MAXIMUM.)
- 2. BONDING OF THE GROUNDED CONDUCTOR (NEUTRAL) AND THE GROUNDING CONDUCTOR SHALL BE AT THE SERVICE DISCONNECTING MEANS. BONDING JUMPER SHALL BE INSTALLED PER N.E.C. ARTICLE 250.30.



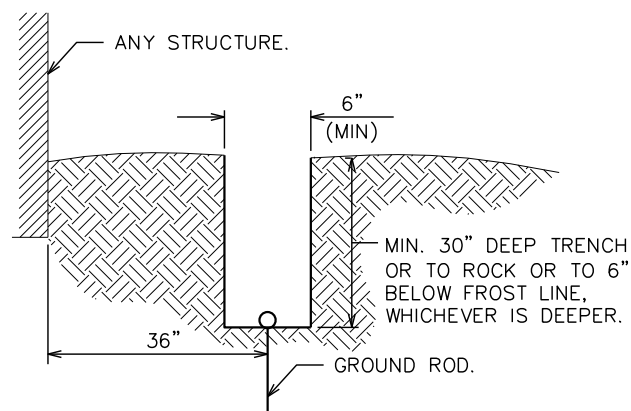
TYPICAL GROUNDING PLAN

SCALE: N.T.S.



INSPECTION WELL DETAIL

SCALE: N.T.S.



TRENCH DETAIL

SCALE: N.T.S.

PLANS PREPARED FOR:

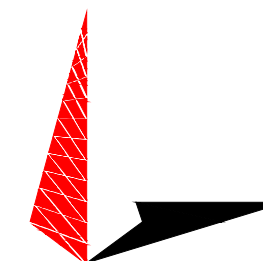


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SHEET TITLE:

GROUNDING PLAN
AND DETAILS

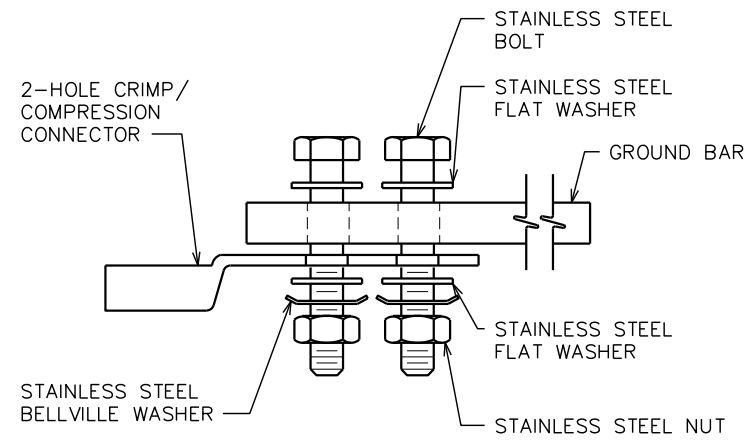
SHEET NUMBER:

E-4

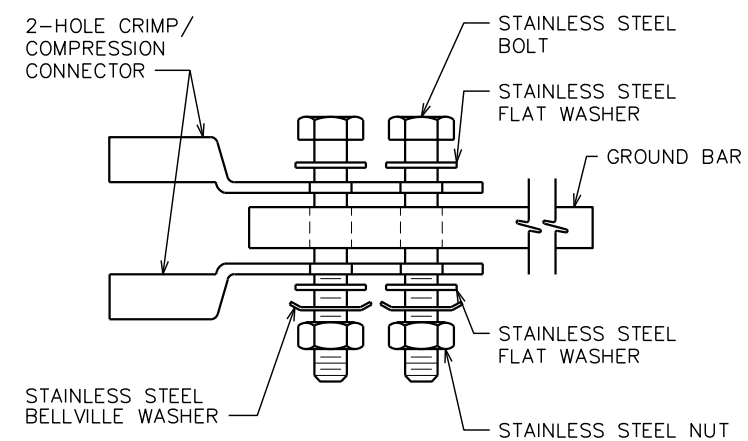
REVISION:

1

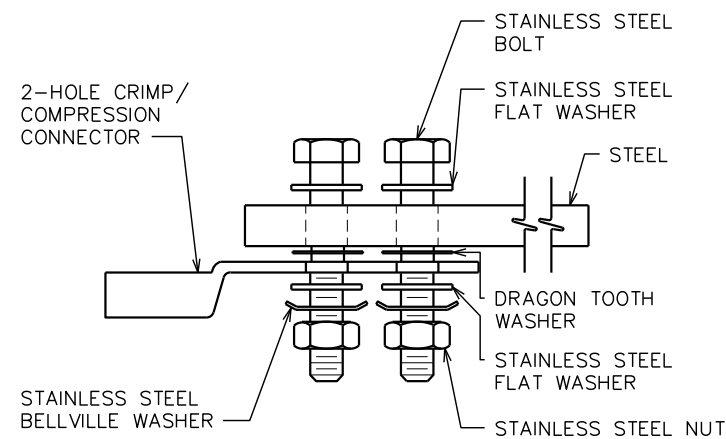
TEP #256218.449923



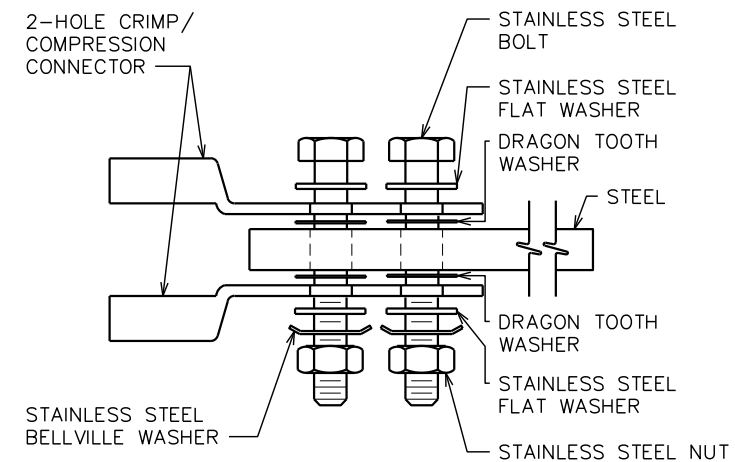
SINGLE CONNECTOR AT GROUND BARS



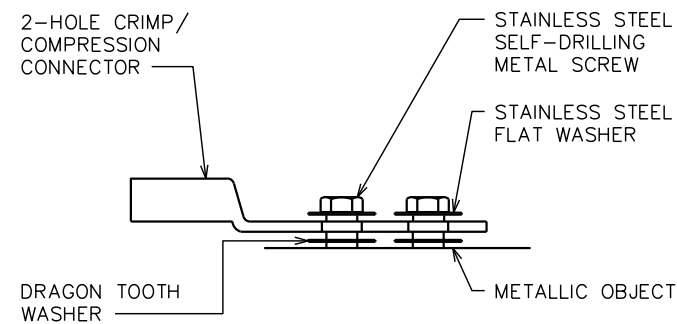
BACK TO BACK CONNECTOR AT GROUND BARS



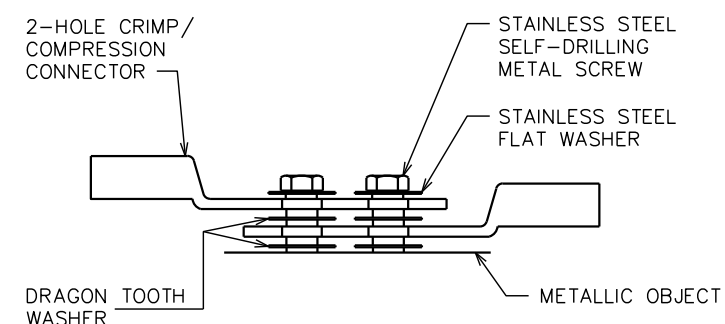
SINGLE CONNECTOR AT STEEL OBJECTS



BACK TO BACK CONNECTOR AT STEEL OBJECTS



SINGLE CONNECTOR AT METALLIC/STEEL OBJECTS



BACK TO BACK CONNECTOR AT METALLIC/STEEL OBJECTS

NOTES:

1. CHOOSE BOLT LENGTH TO ALLOW A MIN. OF THREE THREADS EXPOSED.
2. BURNISH MOUNTING SURFACE TO REMOVE PAINT IN THE AREA OF THE CONNECTOR.
3. APPLY ANTI-OXIDANT COMPOUND TO MATING SURFACE OF CONNECTOR AND WIPE OFF EXCESS COMPOUND.
4. APPLY CLEAR HEAT SHRINK OVER ENTIRE LENGTH OF LABEL FOR PROTECTION. (REFER TO CONDUCTOR LABELS SECTION.)

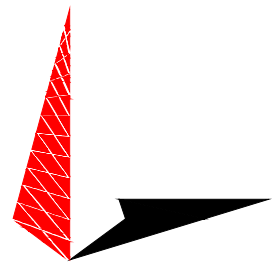
CONNECTOR AND HARDWARE DETAIL

SCALE: N.T.S.

PLANS PREPARED FOR:

SKYWAY TOWERS
 3637 MADACA LN.
 TAMPA, FL 33618
 OFFICE: (813) 960-6217

PROJECT INFORMATION:
MAGNA
SKYWAY SITE#: UT-09329
 2709 SOUTH 8585 WEST
 MAGNA, UT 84044
 (SALT LAKE COUNTY)

PLANS PREPARED BY:

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SEAL:

 October 19, 2020

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DRAWN BY: JDS | CHECKED BY: ARB

SHEET TITLE:
GROUNDING DETAILS

SHEET NUMBER: **E-5** | REVISION: **1**
 TEP #: 256218.449923

NOTES:

- 1. MINIMUM BEND RADIUS OF #2 SOLID CONDUCTOR IS 12"
- 2. ALL GROUND BARS SHALL BE INSTALLED WITH TAMPER RESISTANT MOUNTING HARDWARE

PLANS PREPARED FOR:

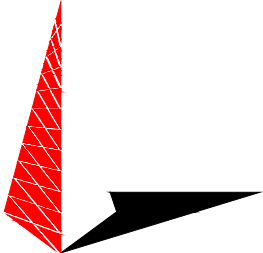


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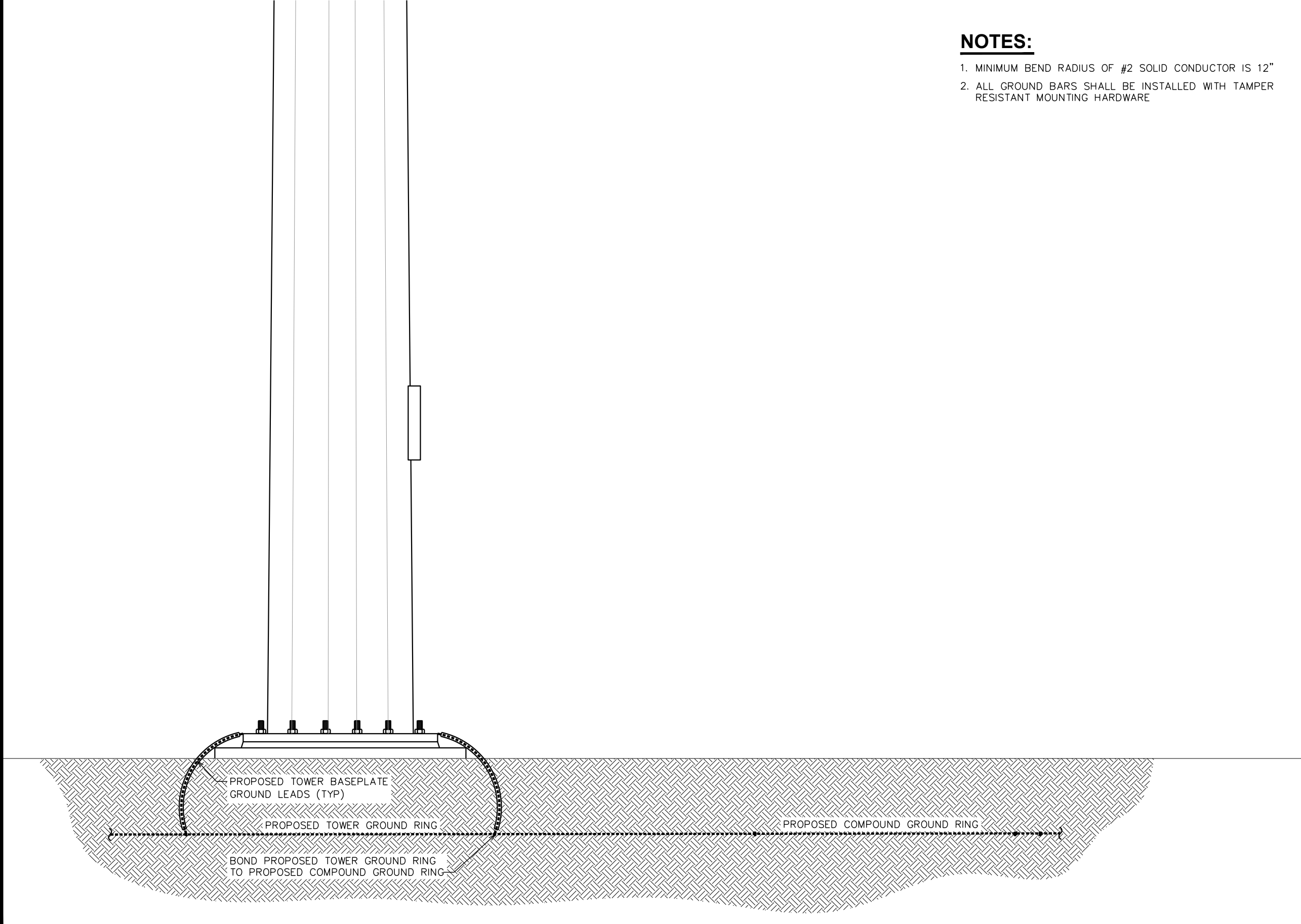


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SHEET TITLE:
**TOWER GROUNDING
DETAILS**

SHEET NUMBER: E-6	REVISION: 1 TEP #:256218.449923
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TOWER GROUNDING

SCALE: N.T.S.