

Public Notice of Electronic Meeting
Washington City Planning Commission
Regular Meeting
June 16, 2021

PUBLIC NOTICE is hereby given that the Planning Commission of Washington City will host a meet on Wednesday June 16, 2021 at 5:30 PM. The Planning Commission will host in the City Council Chambers of the Washington City Offices located at 111 North 100 East, Washington, Utah. **A limit of 40 people will be allowed in the Council Chambers at a time, Mask and social distancing must be maintained.** The meeting will be broadcast via Youtube Live linked online at <https://washingtoncity.org/meetings>

Invocation:

Pledge of Allegiance:

1. APPROVAL OF AGENDA

- a. Approval of the agenda for June 16, 2021.

2. APPROVAL OF MINUTES

- a. Approval of the minutes from June 2, 2021.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

4. MINOR SUBDIVISION

- a. Consideration to approve a conceptual Plan for the Good Minor Subdivision located at 400 South 100 East. Applicant: Douglas Good

5. PRELIMINARY PLAT

- a. Public Hearing for consideration and recommendation to City Council for the Oak Grove Meadows Preliminary Plat located at approximately 2800 South 240 West. Applicant: Amira Development

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:30 the day before the meeting. After that time only in person comments will be taken.

- b. Public Hearing for consideration and recommendation to City Council for the Standing Rock East at Long Valley located at approximately 4200 East 1400 South. Applicant: Don Bean

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:30 the day before the meeting. After that time only in person comments will be taken.

6. CONDITIONAL USE PERMIT

- a. Public Hearing to consider approval of a Conditional Use Permit C-21-04 for an additional Dish wireless antennas, equipment cabinet and ice bridge located at approximately Coral Canyon SR-9. Applicant: Dish Wireless LLC, Craig Chagnon

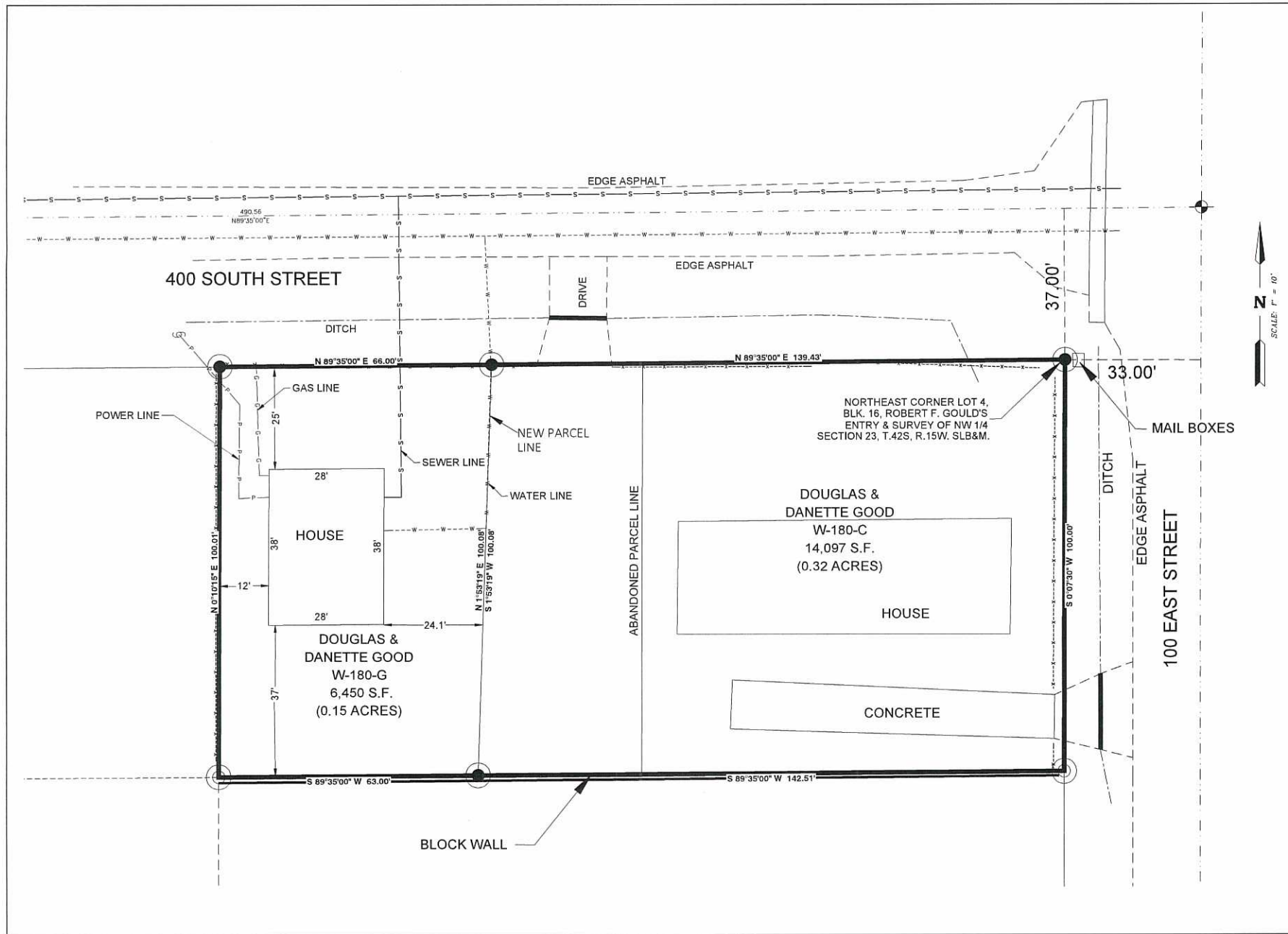
7. CITY CODE AMENDMENT

- a. Public Hearing for consideration and recommendation to the City Council a City Code Amendment to amend Title 9 Chapter 6 standardized street addressing to include multi family projects letters and numbers on buildings. Applicant: Washington City, Drew Ellerman

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:30 the day before the meeting. After that time only in person comments will be taken.

POSTED this 17th day of June , 2021
Kathy Spring
Zoning Technician

In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling the Zoning Technician at 656-6325 at least 24 hours in advance of the meeting to be held.



SCALE: 1" = 10'

[illegible]

SITE PLAN EXHIBIT

DOUGLAS GOOD
WASHINGTON CITY, UTAH

PROJECT #	1300-01
NAME	SPW
DATE	MAY 5, 2021
SCALE	AS NOTED
SHEET	1
1 of 1	
1300-01 S/W	

6-7-21
received

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: June 16, 2021

ACTION REQUESTED: Approval for the conceptual, Good Minor Subdivision, located at approximately 400 South 100 East.

APPLICANT: Douglas Good

OWNER: Same

ENGINEER: Alpha Engineering

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions

Background

The applicant is requesting approval for the conceptual Good Minor Subdivision plan, located at approximately 400 South 100 East.. The applicant is wishing to split the present 0.47 acre parcel into two lots. Parcel 1 (W-180-C) of the subdivision will be 14,097 sq. ft. (0.32 ac.), Parcel 2 (W-180-G) of the subdivision will be 6,450 sq. ft. (0.15 ac.). Both proposed lots meet the minimum 6,000 Sq. Ft. required for the zoning at this location.

The proposed minor subdivision is currently zoned Single-Family Residential - 6,000 sq. ft. min. (R-1-6), with the surrounding zoning of R-1-6 to the north, east, south and west,

Staff has reviewed the requested proposal, and the proposed conceptual Good Minor Subdivision plan, conforms to the standards as set forth in the Zoning Regulations and Subdivision Ordinance of the city.

Recommendation

Staff recommends that the Planning Commission approve the conceptual design of the Good Minor Subdivision, based on the following findings and subject to the following conditions:

Findings

1. The minor subdivision conforms to the land use designation as outlined in the General Plan.

2. That the minor subdivision conforms to the Washington City Subdivision Ordinance as outlined.

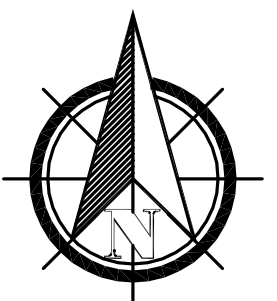
Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. That a post maintenance agreement be recorded prior to the recording of the final plat.

OAK GROVE MEADOWS

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN.

DATE:	5/12/2021
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	MVLLC



SCALE: 1" = 60'

PRELIMINARY PLAT
OAK GROVE MEADOWS
MAURI VENTURES LLC
LOCATED IN WASHINGTON, UTAH 84780

LEGAL

A PARCEL OF LAND BEING A PORTION OF LOTS 11, 12, 13, 14, AND 15, BLOCK 1, RICHARD MORRIS'S ENTRY LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING NORTH 0°15'43" EAST 837.66 FEET ALONG THE SECTION LINE AND NORTH 89°16'03" WEST 30.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°16'03" WEST 630.45 FEET TO A POINT ON THE WEST LINE OF SAID LOT 15; THENCE NORTH 0°19'43" EAST 1237.24 FEET ALONG THE WEST LINE OF SAID LOTS 15, 14, 13, 12, AND 11 TO A POINT ON THE SOUTH LINE OF THAT CERTAIN PARCEL RECORDED AS DOCUMENT #695815 IN THE WASHINGTON COUNTY RECORDERS OFFICE; THENCE SOUTH 88°46'42" EAST 629.08 FEET; THENCE SOUTH 0°15'43" WEST 1231.88 FEET TO THE POINT OF BEGINNING. CONTAINS 17.847 ACRES.

LEGEND

- = PROPERTY LINE
- = LOT LINE
- - - = LOT EASEMENT LINES
- = PROPERTY CORNER
- [Hatched Box] = EXISTING ASPHALT AREA
- [Solid Gray Box] = PROPOSED ASPHALT AREA

SITE DATA

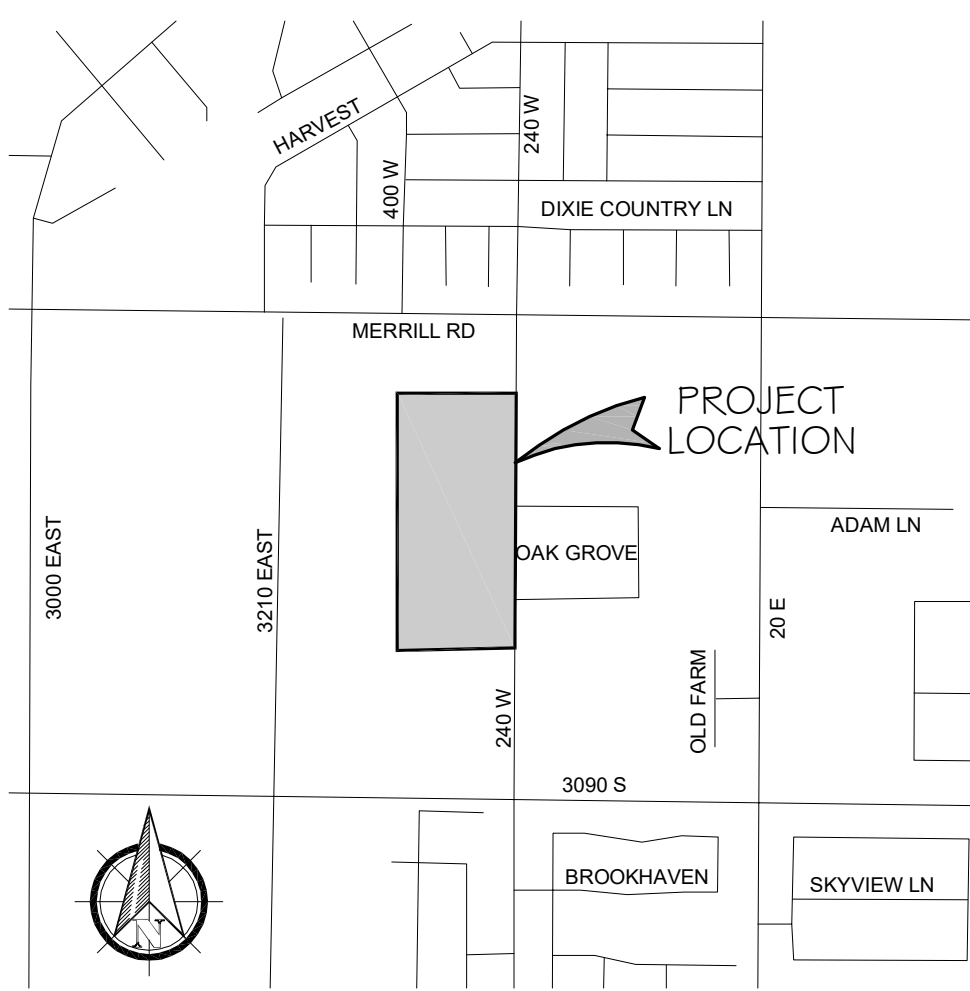
PARCEL # = W-6501-F-1
CURRENT ZONING = R-1-15
TOTAL AREA = 17.847 ACRES
DENSITY = 24 LOTS / 17.847 ACRES = 1.344 LOTS PER ACRE
ROADWAYS = INTERIOR STREETS = 50' PUBLIC STREET
240 WEST = 60' PUBLIC STREET
(SEE CROSS SECTIONS ON SHEET PP-2)

PROPERTY INFO

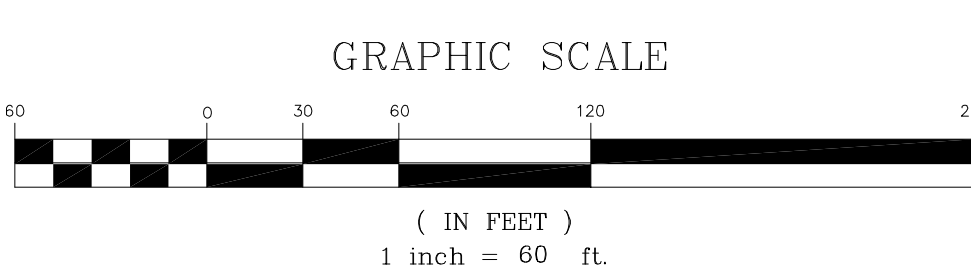
PROPERTY ADDRESS = W-6501-F-1
240 WEST, BETWEEN 3090 SOUTH AND MERRILL ROAD

OWNER / DEVELOPER:

MAURI VENTURES LLC
2345 N WOODRUFF
IDAHO FALLS, IDAHO 83401
(435) 705-4474



VICINITY MAP



WEST QUARTER CORNER
SECTION 35, TOWNSHIP
42 SOUTH RANGE 15 WEST, SLB&M
HCN# 2051 RE ESTABLISHED
COUNTY REF# C-17-42-15

S0°15'43"W
837.66'

N89°16'03"W
30.00' TIE

PARCEL #6542
LARRY MACK ADAMS & MARCIA ROWE TRUST

OAK GROVE
PARCEL #W-6541-B
CAPITAL 5, LLC

OAK HOLLOW CIR.
(50' PUBLIC)

OAK GROVE
PARCEL #W-6541-B
CAPITAL 5, LLC

PARCEL #6540-B
LARRY MACK ADAMS & MARCIA ROWE TRUST



PARCEL #W-6501-C-1
MEGS LTD

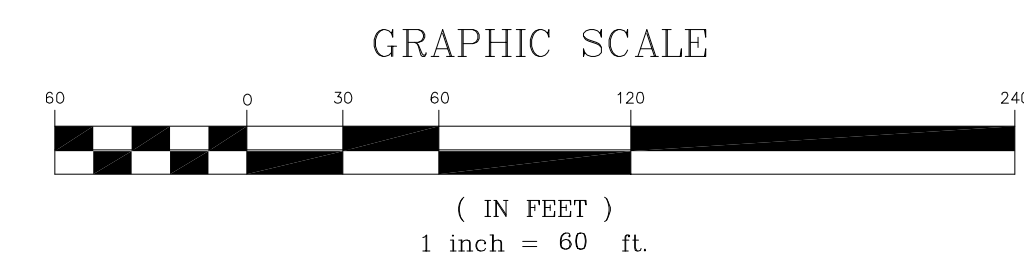
PARCEL #W-STIM-1
WASHINGTON COUNTY SCHOOL DISTRICT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN.

SCALE: 1" = 60'

SHEET

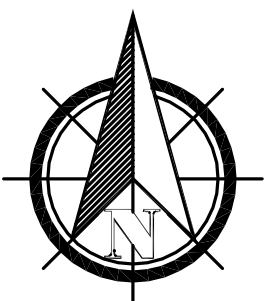
PP-2



OAK GROVE MEADOWS

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN.

DATE:	5/12/2021
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	MVLLC



SCALE: 1" = 60'

PRELIMINARY PLAT (UTILITIES)
OAK GROVE MEADOWS
MAURI VENTURES LLC
LOCATED IN WASHINGTON, UTAH 84780

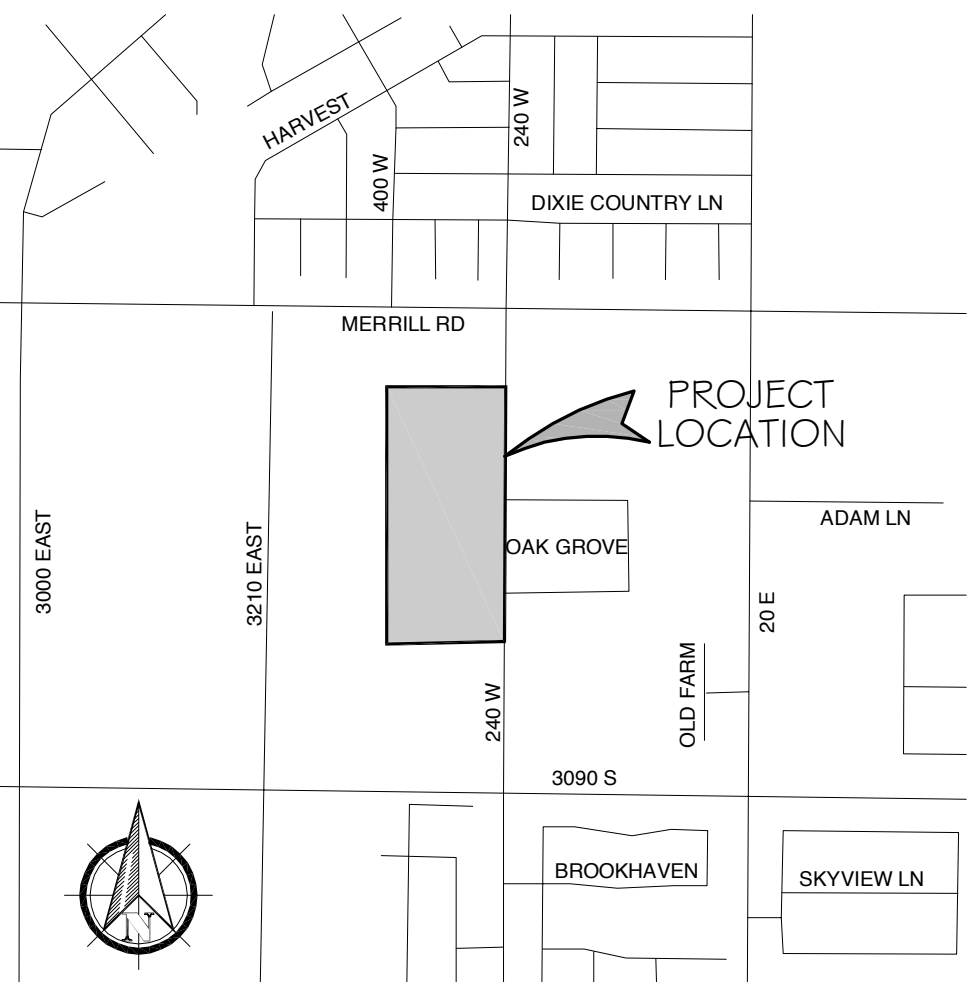
PROPERTY INFO

PROPERTY ADDRESS = W-6501-F-1
240 WEST, BETWEEN 3090 SOUTH
AND MERRILL ROAD

OWNER / DEVELOPER:
MAURI VENTURES LLC
2345 N WOODRUFF
IDAHO FALLS, IDAHO 83401
(435) 705-4474

LEGEND

- = PROPERTY LINE
- = LOT LINE
- = PROPERTY CORNER
- = PROPOSED 8" WATER LINE
- = PROPOSED WATER SERVICE & 3/4" METER SETTER
- = PROPOSED FIRE HYDRANT
- = EXISTING FIRE HYDRANT
- = PROPOSED 10" SEWER LINE
- = PROPOSED 8" SEWER LINE
- = PROPOSED 4" SEWER LATERAL & 4" CLEANOUT (1% SLOPE)
- ⊙ = PROPOSED SEWER MANHOLE
- = PROPOSED IRRIGATION LINE
- = PROPOSED IRRIGATION SERVICE & 3/4" METER SETTER
- ▨ = EXISTING ASPHALT AREA
- ▩ = PROPOSED ASPHALT AREA



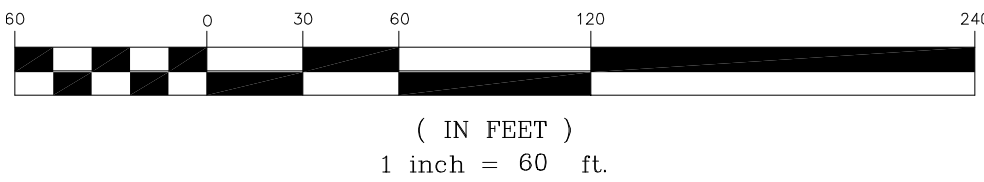
VICINITY MAP

SEWER DATA

#	SIZE	RIM	INV IN	INV OUT	DEPTH
1	48"	2571.39	2566.69 (S)	2566.49 (W)	4.90'
2	48"	2573.35	2568.50 (S)	2568.30 (N)	5.05'
3	48"	2575.31	2570.31 (S)	2570.11 (N)	5.20'
4	48"	2577.27	N/A	2571.92 (N)	5.35'



GRAPHIC SCALE



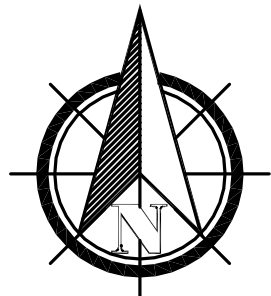
PREMIER
Design & Engineering
75 EAST 100 NORTH IVINS, UTAH 84738 (435) 313-2267



SHEET

PP-3

DATE:	5/12/2021
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	MVLLC



SCALE: N.T.S.

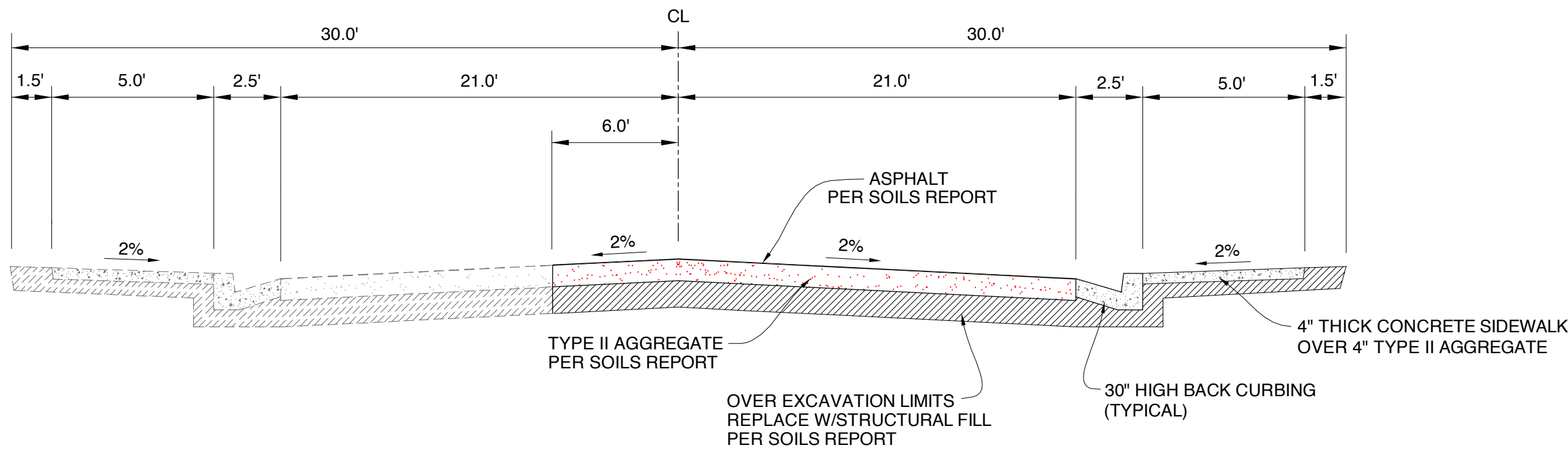
PRELIMINARY PLAT (DETAILS)
OAK GROVE MEADOWS
MAURI VENTURES LLC
LOCATED IN WASHINGTON, UTAH 84780

PREMIER
Design & Engineering
75 EAST 100 NORTH IVINS, UTAH 84738 (435) 313-2267

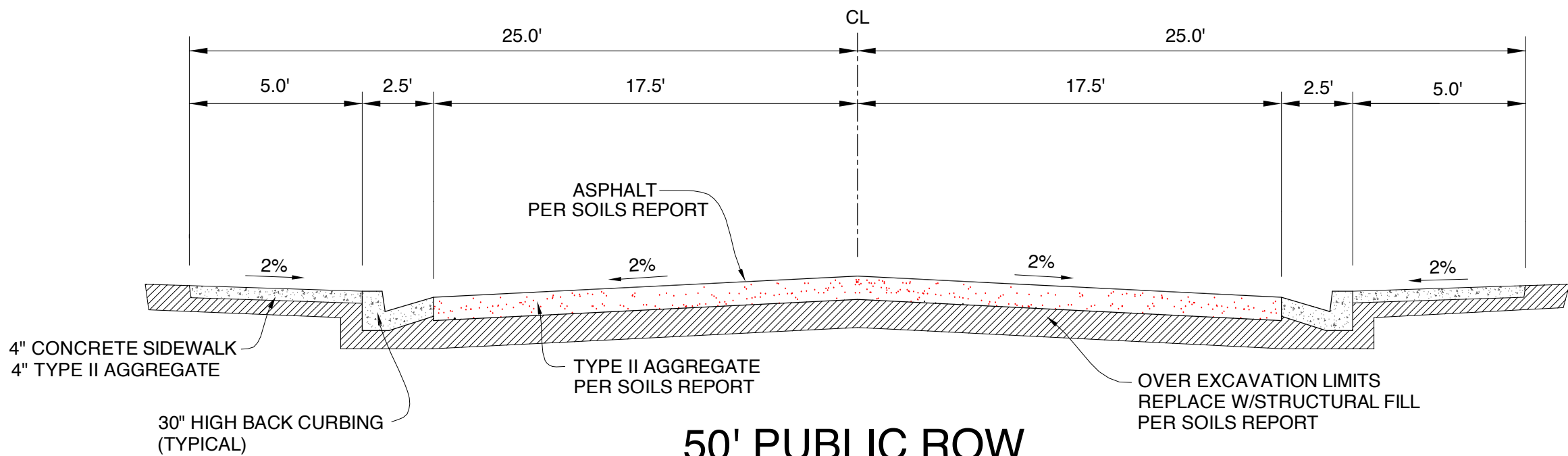


SHEET

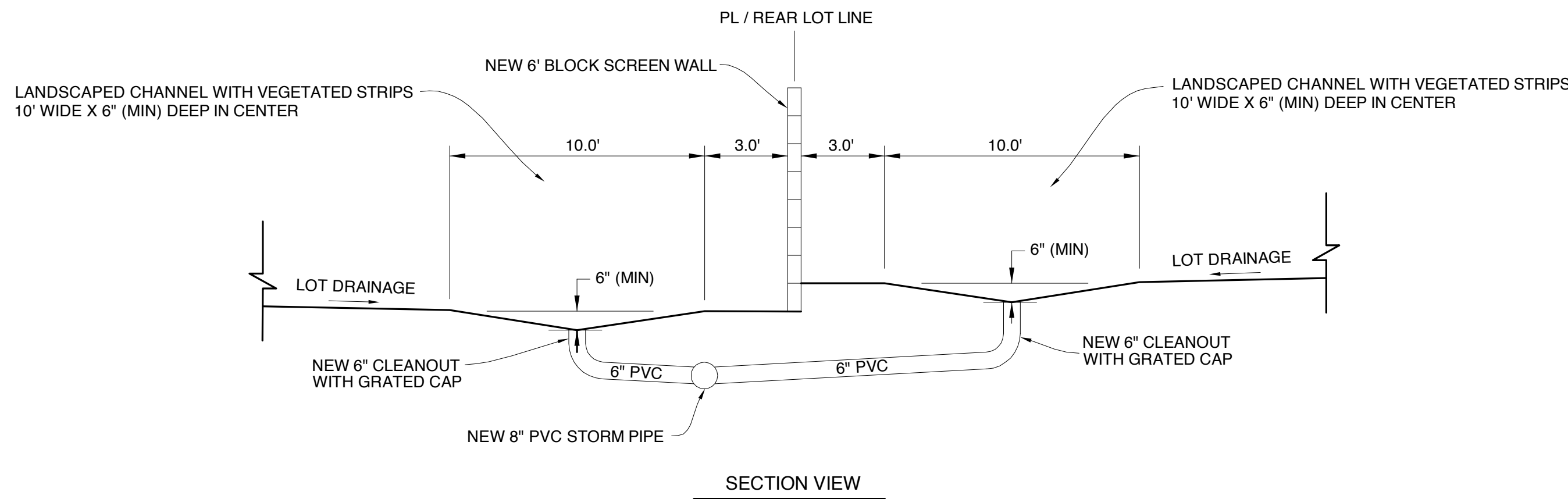
PP-4



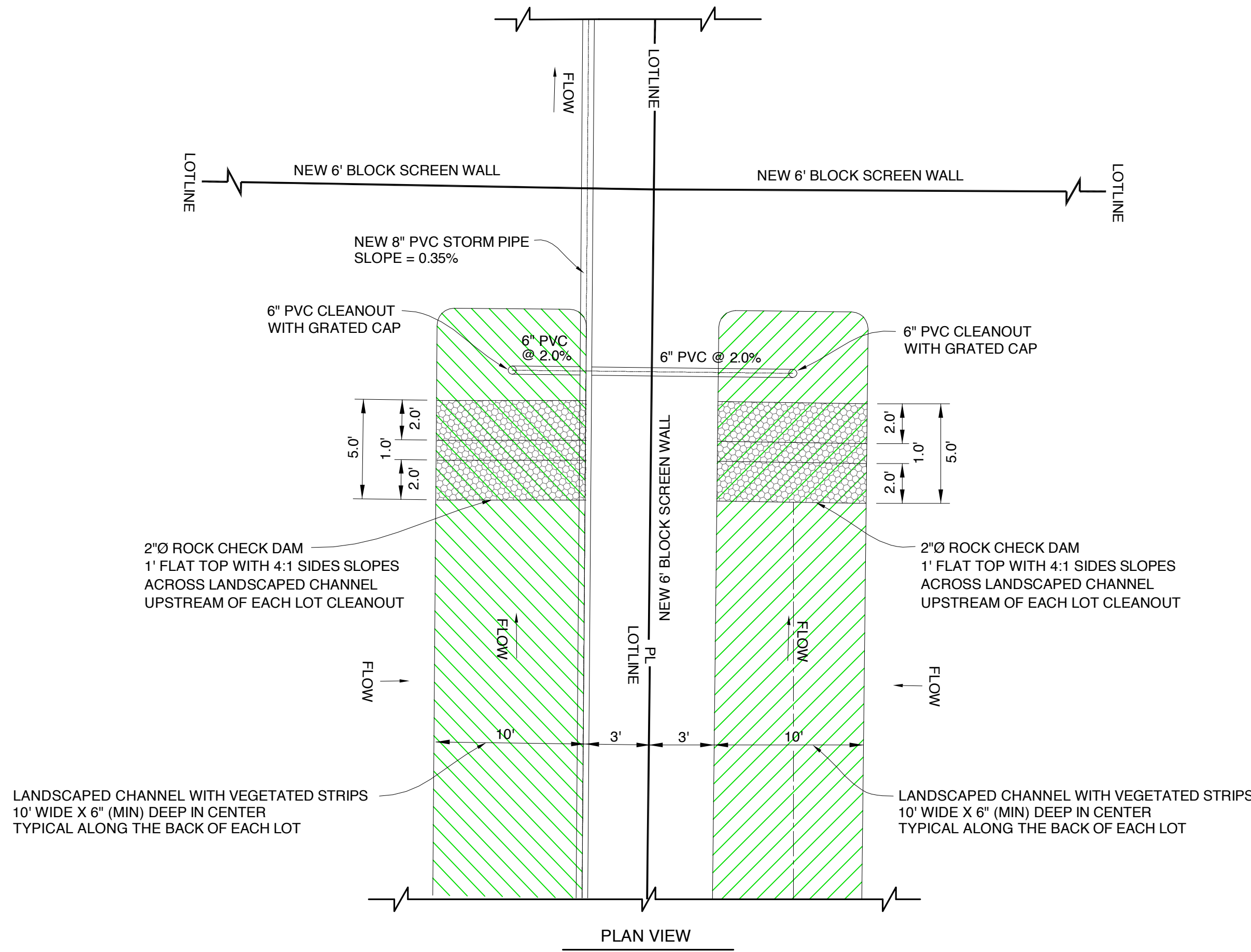
60' PUBLIC ROW
HALF WIDTH IMPROVEMENTS
240 WEST



50' PUBLIC ROW
OAK GROVE CIRCLE



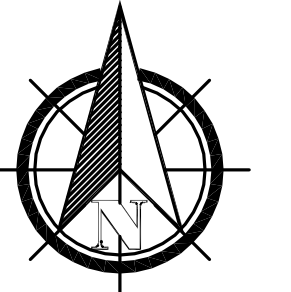
LID BMP
LANDSCAPED CHANNEL
WITH VEGETATED STRIPS
REAR OF LOTS



OAK GROVE MEADOWS

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN

DATE:	5/12/2021
AWN BY:	E.A.M.
CHECKED BY:	M.R.F.
AGENT:	MVLLC



SCALE: 1" = 60'

PRELIMINARY PLAN (FIRE & LIFE SAFETY)

OAK GROVE MEADOWS
MAURI VENTURES LLC
LOCATED IN WASHINGTON, UTAH 84780

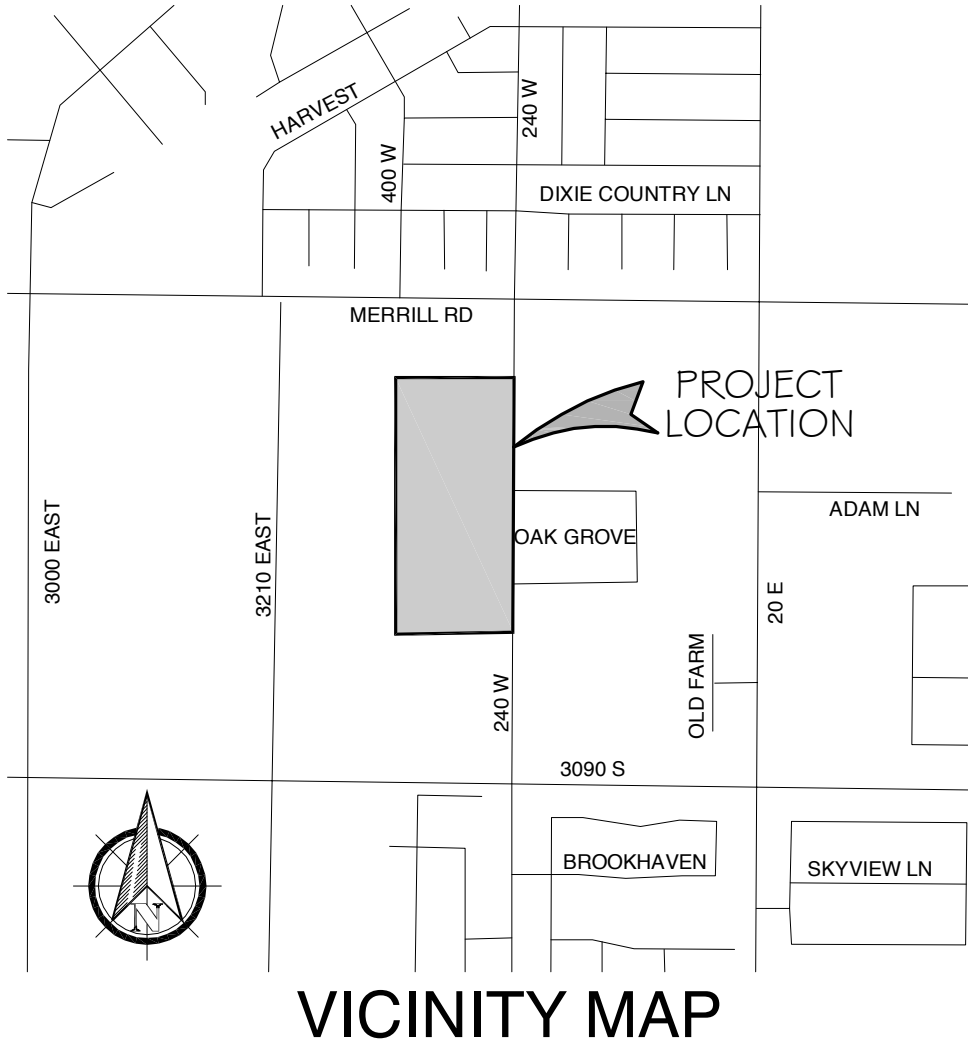
PROPERTY INFO

PROPERTY ADDRESS = W-6501-F-1
240 WEST, BETWEEN 3090 SOUTH
AND MERRILL ROAD

OWNER / DEVELOPER
MAURI VENTURES LLC
2345 N WOODRUFF
IDAHO FALLS, IDAHO 83401
(435) 705-4474

LEGEND

-  = PROPERTY LINE
 = LOT LINE
 = PROPERTY CORNER
 = PROPOSED 8" WATER LINE
 = PROPOSED WATER SERVICE & 3/4" METER SETTER
 = EXISTING FIRE HYDRANT
 = PROPOSED FIRE HYDRANT
 = EXISTING ASPHALT AREA
 = PROPOSED ASPHALT AREA



VICINITY MA

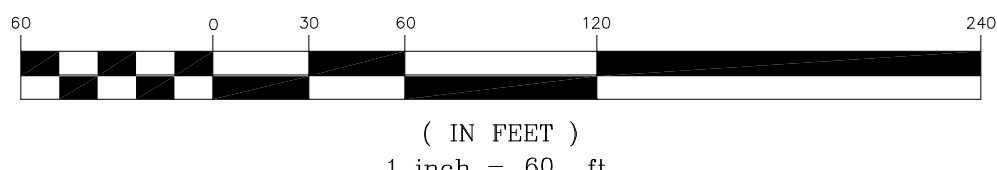
AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY.

Call
before you
Dig

1-800-662-4111

BLUE STAKES LOCATION CENTER AT THE

GRAPHIC SCALE



5/28/2021
License No. 323806
Marc R. Fonger
Marc R. Fonger

ET

DP-5

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	July 16, 2021
ACTION REQUESTED:	Preliminary plat approval for the Oak Grove Meadows subdivision, located at 240 West and 2800 South.
APPLICANT:	Amira Development
OWNER:	Mauri Ventures LLC
ENGINEER:	Premier Design & Engineering
REVIEWED BY:	Eldon Gibb, City Planner
RECOMMENDATION:	Recommend denial with conditions to the City Council

Background

The applicant is requesting approval of a Preliminary plat for Oak Grove Meadows Subdivision located at 240 West and 2800 South. The applicant is proposing 24 homesites on an area coverage of 18.01 acres. The zoning designation at this particular location is R-1-15. The surrounding zoning is R-1-10 to the north, County property and R-1-15 to the east, R-1-10 to the west and south.

The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements. Staff does have concern with the proposed LID and public works can not recommend approval due to the lot specific retention being in conflict with city ordinance; however, the City Council may approve this type of LID if they see fit.

Recommendation

Washington City does not allow LID on individual lots unless approved by the City Council and staff can not recommend that the Planning Commission recommend approval of the Preliminary plat for the Oak Grove Meadows subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the preliminary plat conforms to the Zoning and the Subdivision Ordinances as

conditioned.

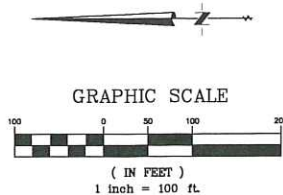
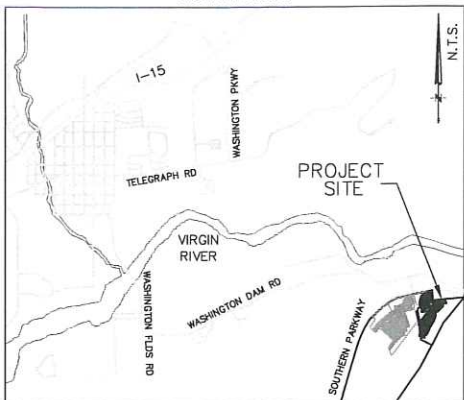
Conditions

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
2. A preliminary and final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.
5. At the time of final plat submittal, the following documents shall also be submitted:
 - A. A title report.
 - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).
6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.
7. A final landscape plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.
8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.
9. Driveway locations are to be approved by the Public Works Department.
10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.
11. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

12. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.

13. The proposed on site LID does not meet city ordinances and must be approved by the City Council.

VICINITY MAP



FND BLM ROW MARKER #388
3" ALUMINUM CAP (CADAstral SURVEY, 2012)
S-LC53(45) - STA. 832+71.23

NORTH QUARTER CORNER SECTION 29,
TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN
COUNTY REFERENCE # WILL BE FILED
PRIOR TO FINAL PLAT

POINT OF BEGINNING

S1°09'24"W 521.32'

N85°55'41"E 215.05'

N21°57'49"E 127.97'

N88°40'50"E 240.57'

N4°31'11"E 174.72'

N18°13'45"E 90.48'

N32°04'16"E 73.03'

N9°35'08"W 135.98'

S80°24'52"W 70.00'

N9°35'08"W 55.00'

N80°24'52"E 118.79'

N9°35'08"W 10.00'

N5°37'54"W 36.64'

N84°22'06"E 80.00'

N5°37'54"W 465.13'

N1°02'50"W(R) 55.00'

N9°46'04"E(R) 55.00'

N79°18'24"W(R) 80.00'

R=20.00' L=31.74' CB=N4°22'E CD=28.51'

R=20.00' L=31.74' CB=N4°22'E CD=28.51'

R=20.00' L=31.74' CB=N4°22'E CD=28.51'

R=20.00' L=31.74' CB=N4°22'E CD=28.51'

R=20.00' L=31.74' CB=N4°22'E CD=28.51'

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R=20.00' L=31.74' CB=N4°22'E CD=28.51'

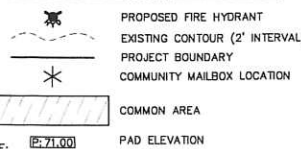
R=20.00' L=31.74' CB=N4°22'E CD=28.51'

R=20.00' L=31.74' CB=N4°22'E CD=28.51'

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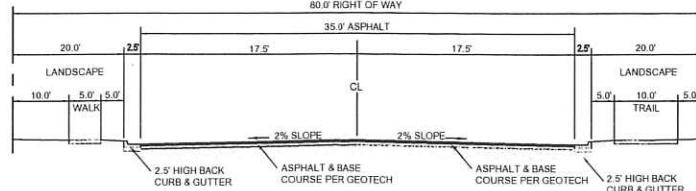
LEGEND



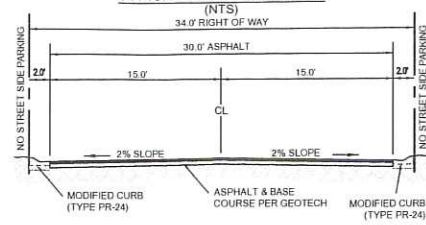
NOTE: PROJECT PHASING IS NOT SHOWN BUT THE PROJECT WILL BE
CONSTRUCTED AND FINAL PLATTED IN MULTIPLE PHASES.

PROJECT INFO
TOTAL AREA: 78.70 ACRES
UNITS: 194 UNITS
DENSITY: 2.47 D.U./ACRE
PUBLIC STREETS
W/ COMMON OPEN SPACE

OWNER / DEVELOPER
DR HORTON
12351 S GATEWAY PARK PLACE, SUITE D-100
DRAVER, UT 84020
DON BEAN
385-225-8859



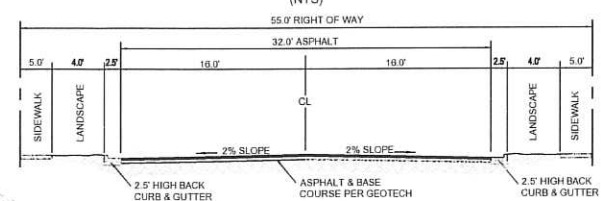
TYPICAL 34' PUBLIC STREET



BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 20 AND 29, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING THE TRUE POINT OF BEGINNING AND RUNNING THENCE S88°43'51"E 1623.27 FEET; THENCE S45°41'13"W 1700.91 FEET; THENCE S34°22'24"W 1326.64 FEET; THENCE N58°37'36"W 642.35 FEET TO A POINT OF A 3040.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N76°23'26"W; THENCE ALONG THE ARC OF SAID CURVE 154.71 FEET THROUGH A CENTRAL ANGLE OF 02°54'57"; THENCE N79°18'24"W 80.00 FEET TO A POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N79°18'24"W; THENCE ALONG THE ARC OF SAID CURVE 31.74 FEET THROUGH A CENTRAL ANGLE OF 90°55'33"; THENCE N9°46'04"E 55.00 FEET TO A POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N9°46'04"E; THENCE ALONG THE ARC OF SAID CURVE 31.74 FEET THROUGH A CENTRAL ANGLE OF 90°55'33"; THENCE N1°02'50"W 55.00 FEET TO A POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N1°02'50"W; THENCE ALONG THE ARC OF SAID CURVE 31.74 FEET THROUGH A CENTRAL ANGLE OF 90°55'33"; THENCE N5°37'54"W 36.64 FEET TO THE POINT OF A 150.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 225.27 FEET THROUGH A CENTRAL ANGLE OF 08°57'48"; TO THE POINT OF A 20.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.74 FEET THROUGH A CENTRAL ANGLE OF 03°39'31"; THENCE N5°37'54"W 465.18 FEET; THENCE N84°22'06"E 80.00 FEET; THENCE N5°37'54"W 36.64 FEET TO THE POINT OF A 150.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 225.27 FEET THROUGH A CENTRAL ANGLE OF 08°57'48"; THENCE N9°35'08"W 10.00 FEET; THENCE N80°24'52"E 118.79 FEET; THENCE N9°35'08"W 55.00 FEET; THENCE S80°24'52"W 70.00 FEET; THENCE N9°35'08"W 135.98 FEET TO THE POINT OF A 257.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 186.85 FEET THROUGH A CENTRAL ANGLE OF 41°39'24"; THENCE N32°04'16"E 73.03 FEET; THENCE N18°13'45"E 90.48 FEET; THENCE N44°31'11"E 174.72 FEET; THENCE N88°40'50"E 240.47 FEET; THENCE N21°57'49"E 127.97 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE SOUTHERN PARKWAY; THENCE N85°55'41"E ALONG SAID RIGHT OF WAY LINE 215.05 FEET; THENCE S1°09'24"W 521.32 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,428,170 SQ FT OR 78.70 ACRES MORE LESS

RESIDENTIAL STANDARD
TYPICAL 55' STREET SECTIONPRELIMINARY PLAT
STANDING ROCK EAST AT LONG VALLEY

LOCATED IN
NW 1/4 & NE 1/4 OF SECTION 29 & SW 1/4 OF SECTION 20,
TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN

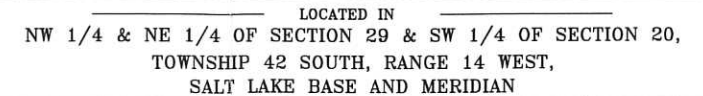
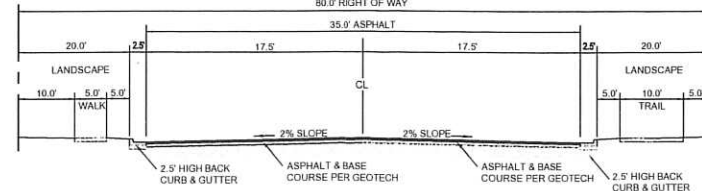
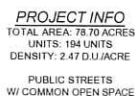
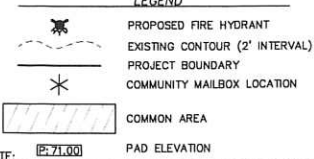
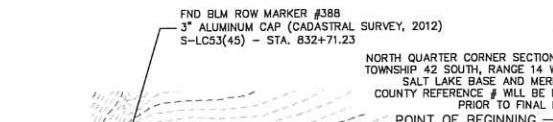
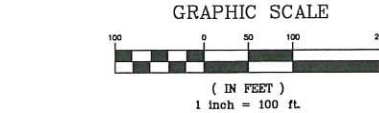
HIGH POINT ENGINEERING & SURVEYING
ENGINEERING - PLANNING - SURVEYING
1360 WEST 2130 SOUTH
ST. GEORGE UT 84770
OFFICE (435) 668-5203 - SURVEY SCHEDULE (435) 256-2109



Drawn: MDR Date: MAY, 2021
Email: MACRAN@GMAIL.COM
Checked: JAR
Approved: JAR
Scale: 1" = 100'
Job No: 211001

STANDING ROCK EAST AT LONG VALLEY
LOCATED IN
N 1/2 OF SEC. 29 & SW 1/4 OF SEC. 20, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE & MERIDIAN

SHEET
1
SHEETS
FILE: 211001PP



Revised
Received
-2021

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: July 16, 2021

ACTION REQUESTED: Preliminary plat approval for the Standing Rock East at Long Valley subdivision, located at Long Valley Rd and SR-7

APPLICANT: Don Bean

OWNER: DR Horton, Inc.

ENGINEER: High Point Engineering & Surveying, LLC

REVIEWED BY: Eldon Gibb, City Planner

RECOMMENDATION: Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of a Preliminary plat for Standing Rock East at Long Valley located at Long Valley Rd and SR-7. The applicant is proposing 191 homesites on an area coverage of 78.70 acres. The zoning designation at this particular location is Planned Community Development (PCD). The surrounding zoning is Planned Unit Development to North and East and Planned Community Development to the South and West.

The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for the Standing Rock East at Long Valley subdivision to the City Council, based on the following findings and subject to the following standard conditions:

Findings

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the preliminary plat conforms to the Zoning and the Subdivision Ordinances as conditioned.

Conditions

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
2. A preliminary and final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.
5. At the time of final plat submittal, the following documents shall also be submitted:
 - A. A title report.
 - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).
6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.
7. A final landscape plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.
8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.
9. Driveway locations are to be approved by the Public Works Department.
10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.
11. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.
12. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: July 16, 2021

ACTION REQUESTED: C-21-04, A request for a Conditional Use Permit to modify the existing cell tower located at approximately SR-9 & 2200 North.

APPLICANT: Craig Chagnon

OWNER: State of Utah

ENGINEER: Telamon CLS

REVIEWED BY: Eldon Gibb, City Planner

RECOMMENDATION: Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of a Conditional Use Permit to modify the existing cell tower located at the east end of Corral Canyon as seen from the south side of SR-9 and approximately 2200 North. The applicant is proposing the addition of (1) a underground fiber line from an existing manhole off of Doral Court to the cell tower, (2) extend power from the existing transformer to the proposed new dish platform, (3) adding a 5 foot by 7 foot metal platform to house new equipment, (4) construct an Ice bridge between the proposed equipment and existing cell tower and (5) installation of an antenna system approximately 10 feet lower than the already existing antennas. The existing antennas are installed at approximately 100 feet and the new antennas will be installed at approximately 90 feet.

The existing cell tower and equipment is enclosed by a 50 foot by 70 foot chain link fence. This area is not being expanded. The proposed new equipment and platform will be inside of the existing fenced off area.

The zoning designation at this particular location is Planned Community Development. The surrounding zoning is Planned Community Development to the north, east, south and west.

Recommendation

Staff recommends that the Planning Commission approve C-21-04, allowing modifications be made to the existing cell tower (as shown in the exhibits), with the findings and conditions as outlined below

Findings

1. The proposed use, at the particular location, is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood and community.
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvement in the vicinity
3. The proposed use will comply with the regulations and conditions specified in this title and associating state and federal titles, for such use.
4. The proposed use will conform to the intent of the general plan.

Conditions

1. Any site improvements shall meet the requirements of City and State adopted codes and the associated building permits and construction plans will be obtained through the Building Department before any construction work.



DISH WIRELESS SITE ID:
SLRUT00002A

DISH WIRELESS SITE ADDRESS:
**STATE STREET
WASHINGTON, UT 84780**

UTAH CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS 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 THESE CODES:

CODE TYPE	CODE
BUILDING	UTAH STATE CONSTRUCTION CODE/2018 IBC
MECHANICAL	UTAH STATE CONSTRUCTION CODE/2018 IMC
ELECTRICAL	UTAH STATE CONSTRUCTION CODE/2017 NEC

SHEET INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
A-1	OVERALL AND ENLARGED SITE PLAN
A-2	ELEVATION, ANTENNA LAYOUT AND SCHEDULE
A-3	EQUIPMENT PLATFORM AND H-FRAME DETAILS
A-4	EQUIPMENT DETAILS
A-5	EQUIPMENT DETAILS
A-6	EQUIPMENT DETAILS
E-1	ELECTRICAL/FIBER ROUTE PLAN AND NOTES
E-2	ELECTRICAL DETAILS
E-3	ELECTRICAL ONE-LINE, FAULT CALCS & PANEL SCHEDULE
G-1	GROUNDING PLANS AND NOTES
G-2	GROUNDING DETAILS
G-3	GROUNDING DETAILS
RF-1	RF CABLE COLOR CODE
RF-2	RF PLUMBING DIAGRAM
GN-1	LEGEND AND ABBREVIATIONS
GN-2	GENERAL NOTES
GN-3	GENERAL NOTES
GN-4	GENERAL NOTES

SCOPE OF WORK

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

- TOWER SCOPE OF WORK:**
- INSTALL (3) PROPOSED PANEL ANTENNAS (1 PER SECTOR)
 - INSTALL (3) PROPOSED ANTENNA MOUNTS (1 PER SECTOR)
 - INSTALL PROPOSED JUMPERS
 - INSTALL (8) PROPOSED RRUs (2 PER SECTOR)
 - INSTALL (1) PROPOSED OVER VOLTAGE PROTECTION DEVICE (OVP)
 - INSTALL (1) PROPOSED HYBRID CABLE

- GROUND SCOPE OF WORK:**
- INSTALL (1) PROPOSED METAL PLATFORM
 - INSTALL (1) PROPOSED ICE BRIDGE
 - INSTALL (1) PROPOSED PPC CABINET
 - INSTALL (1) PROPOSED EQUIPMENT CABINET
 - INSTALL (1) PROPOSED POWER CONDUIT
 - INSTALL (1) PROPOSED TELCO CONDUIT
 - INSTALL (1) PROPOSED TELCO-FIBER BOX
 - INSTALL (1) PROPOSED GPS UNIT
 - INSTALL (1) PROPOSED SAFETY SWITCH (IF REQUIRED)
 - INSTALL (1) PROPOSED CIENA BOX (IF REQUIRED)
 - INSTALL (1) PROPOSED METER SOCKET

SITE PHOTO



BLUE STAKES OF UTAH 811
UTILITY NOTIFICATION CENTER OF UTAH
(800) 662-4111
WWW.BLUESTAKES.ORG



CALL 2 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

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

SITE INFORMATION

PROPERTY OWNER: CCATT LLC
ADDRESS: 2000 CORPORATE DRIVE
CANONSBURG, PA 15317

TOWER TYPE: SELF-SUPPORT

TOWER CO SITE ID: 858279

TOWER APP NUMBER: 549079

COUNTY: WASHINGTON

LATITUDE: 37.1605

LONGITUDE: -113.4419722

ZONING JURISDICTION: CITY OF WASHINGTON

ZONING DISTRICT: N/A

PARCEL NUMBER: X

OCCUPANCY GROUP: U

CONSTRUCTION TYPE: V-B

POWER COMPANY: WASHINGTON CITY POWER

TELEPHONE COMPANY: X

PROJECT DIRECTORY

APPLICANT: DISH WIRELESS
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120
(489) 667-9584

TOWER OWNER: CCATT LLC
2000 CORPORATE DRIVE
CANONSBURG, PA 15317

SITE DESIGNER: TELAMON CLS
319 CHAPANOKE RD, SUITE 118
RALEIGH, NC 27603
(405) 348-5460

SITE ACQUISITION: CCATT LLC
2000 CORPORATE DRIVE
CANONSBURG, PA 15317

CONSTRUCTION MANAGER: JACOB BELL

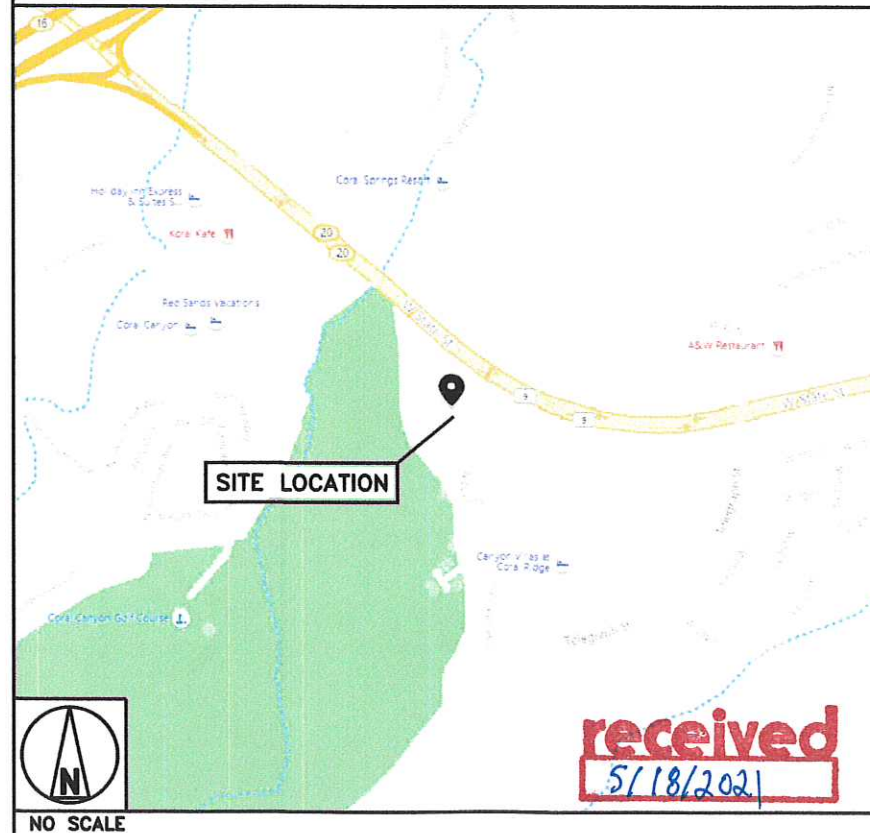
RF ENGINEER: JOSE PENIA

DIRECTIONS

DIRECTIONS FROM ST. GEORGE REGIONAL AIRPORT:

HEAD SOUTH. SLIGHT LEFT. TURN RIGHT ONTO S AIRPORT PKWY. AT THE TRAFFIC CIRCLE, TAKE THE 2ND EXIT ONTO AIRPORT PARKWAY. TURN RIGHT ONTO THE 7 E RAMP TO INTERSTATE 15/ST GEORGE/WASHINGTON. MERGE ONTO HWY 7 W/SOUTHERN PKWY. USE THE RIGHT LANE TO MERGE ONTO I-15 N VIA THE RAMP TO SALT LAKE CITY. FOLLOW I-15 N TO UT-9 E/W STATE ST IN WASHINGTON. TAKE EXIT 16 FROM I-15 N. MERGE ONTO I-15 N. TAKE EXIT 16 TO MERGE ONTO UT-9 E/W STATE ST TOWARD HURRICANE. MERGE ONTO UT-9 E/W STATE ST. THE TOWER WILL BE ON THE RIGHT.

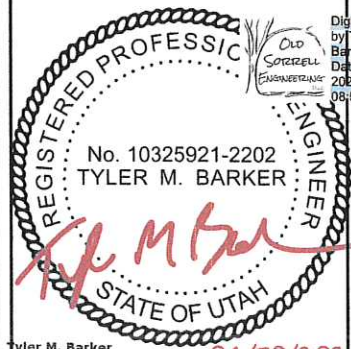
VICINITY MAP



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



319 CHAPANOKE RD, SUITE 118
RALEIGH, NC 27603
PH: (405)348-5460 FAX: (405)341-4625



Tyler M. Barker
Old Sorrell Engineering PLLC
PE # 10325921-2202 Exp. 3/31/2023

PE# 10325921-2202 EXP: 03/31/2023

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DRAWN BY: MH
CHECKED BY: OA
APPROVED BY: TMB

RFDS REV #: 1

CONSTRUCTION DOCUMENTS

REV	DATE	DESCRIPTION
A	04/01/21	ISSUED FOR REVIEW
D	04/30/21	ISSUED FOR CONSTRUCTION

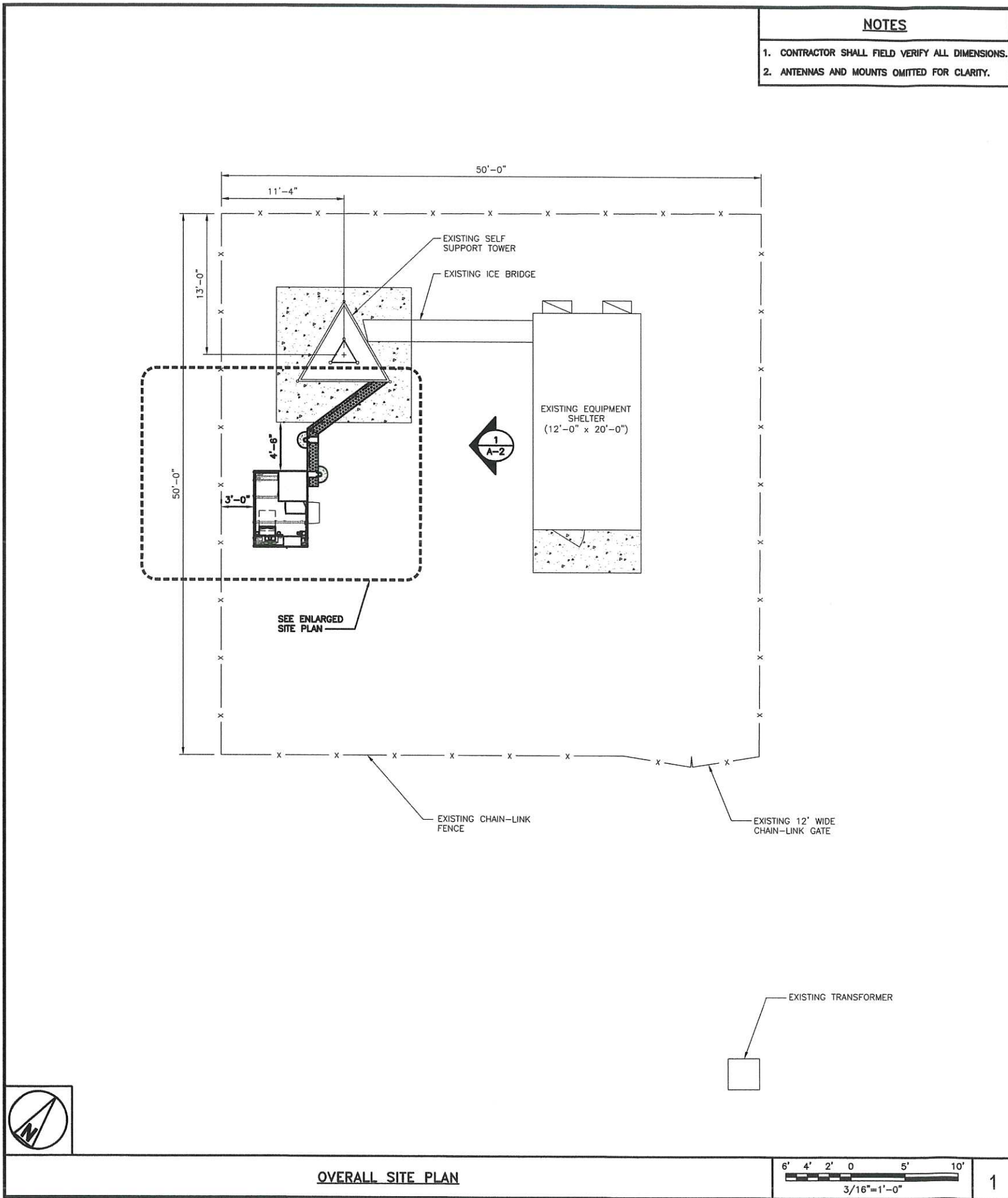
A&E PROJECT NUMBER

SLRUT00002A

DISH WIRELESS, LLC.
PROJECT INFORMATION
SLRUT00002A
CCI CORALCANYON
STATE STREET
WASHINGTON, UT 84780

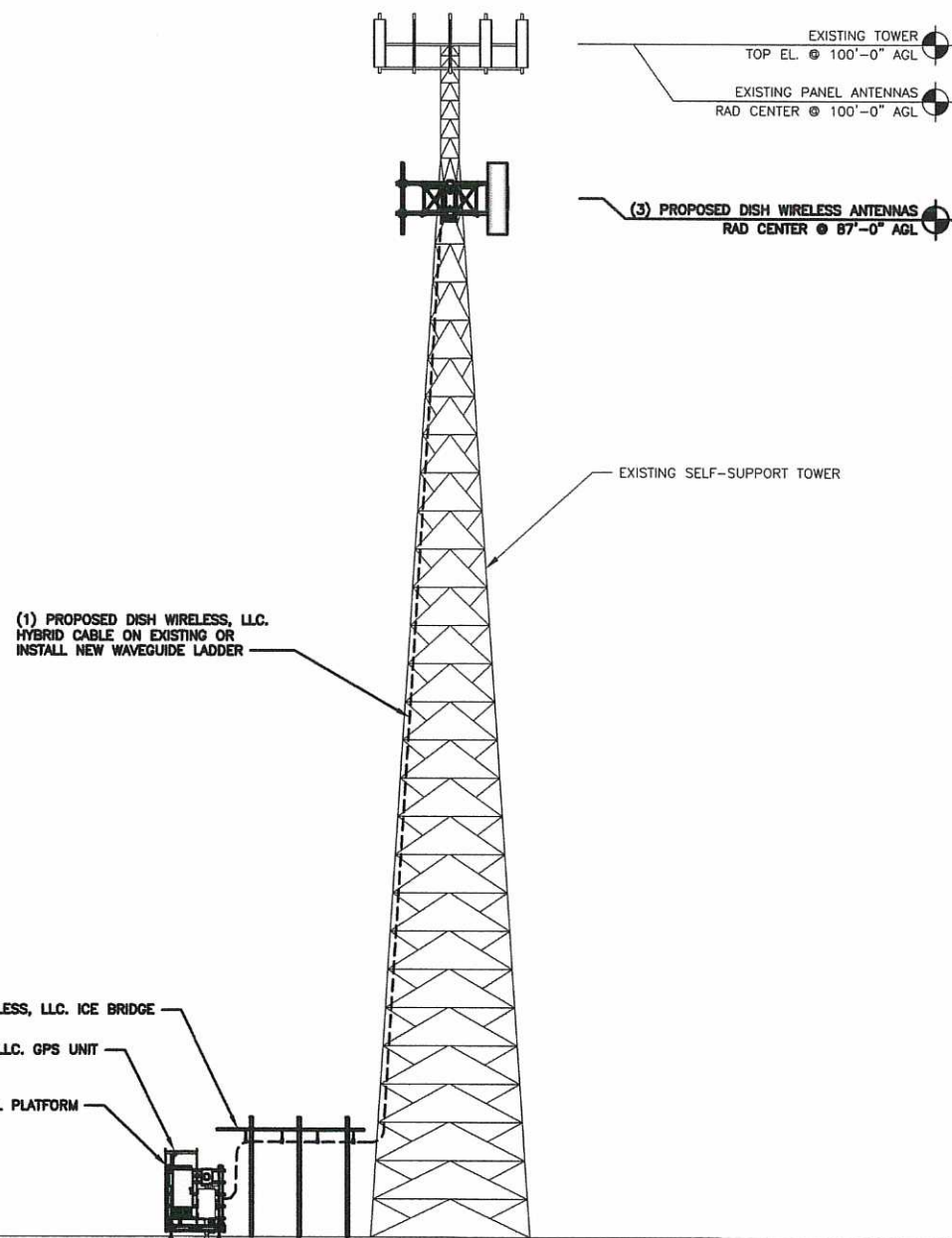
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TITLE SHEET

SHEET NUMBER
T-1

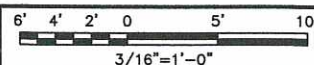


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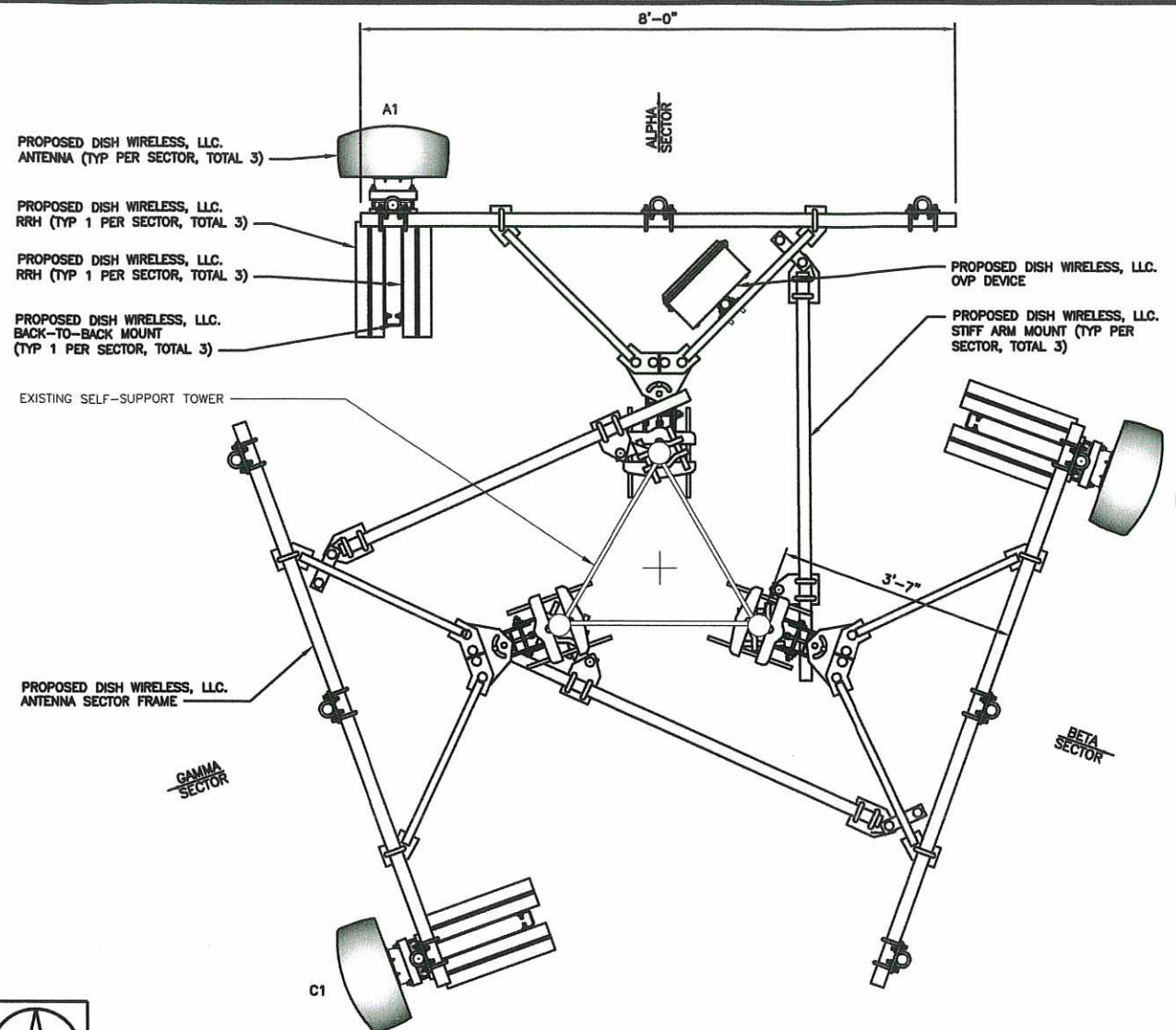
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNA AND MW DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS
3. EXISTING EQUIPMENT AND FENCE OMITTED FOR CLARITY.



PROPOSED SOUTH ELEVATION



1



ANTENNA LAYOUT



2

SECTOR	POSITION	ANTENNA						TRANSMISSION CABLE	
		EXISTING OR PROPOSED	MANUFACTURER - MODEL NUMBER	TECHNOLOGY	SIZE (HxW)	AZIMUTH	RAD CENTER	FEED LINE TYPE AND LENGTH	
ALPHA	A1	PROPOSED	JMA - MX08FRO685-20	5G	72.0" x 20.0"	0°	87'-0"	(1) HIGH-CAPACITY HYBRID CABLE (137' LONG)	
BETA	B1	PROPOSED	JMA - MX08FRO685-20	5G	72.0" x 20.0"	110°	87'-0"		
GAMMA	C1	PROPOSED	JMA - MX08FRO685-20	5G	72.0" x 20.0"	250°	87'-0"		

SECTOR	POSITION	RRH		NOTES
		MANUFACTURER - MODEL NUMBER	TECHNOLOGY	
ALPHA	A1	FUJITSU - TA08025-B805	N71 N29	1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS. 2. ANTENNA AND RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE PROPOSED DESIGN AND STRUCTURAL ANALYSES.
	A1	FUJITSU - TA08025-B804	N70 N66	
BETA	B1	FUJITSU - TA08025-B805	N71 N29	
	B1	FUJITSU - TA08025-B804	N70 N66	
GAMMA	C1	FUJITSU - TA08025-B805	N71 N29	
	C1	FUJITSU - TA08025-B804	N70 N66	

ANTENNA SCHEDULE

NO SCALE

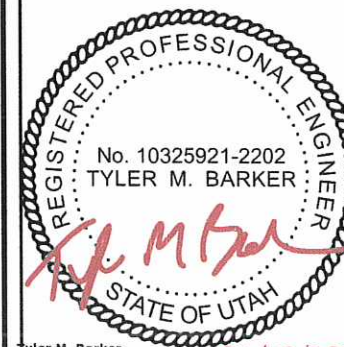
3

dish
wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

telamon CLS

319 CHAPANOKE RD, SUITE 118
RALEIGH, NC 27603
PH: (405)348-5460 FAX: (405)341-4525



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PE # 10325921-2202 Exp. 3/31/2023

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DRAWN BY: CHECKED BY: APPROVED BY:

MH OA TMB

RFDS REV #: 1

CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	04/01/21	ISSUED FOR REVIEW
B	04/30/21	ISSUED FOR CONSTRUCTION

A&E PROJECT NUMBER

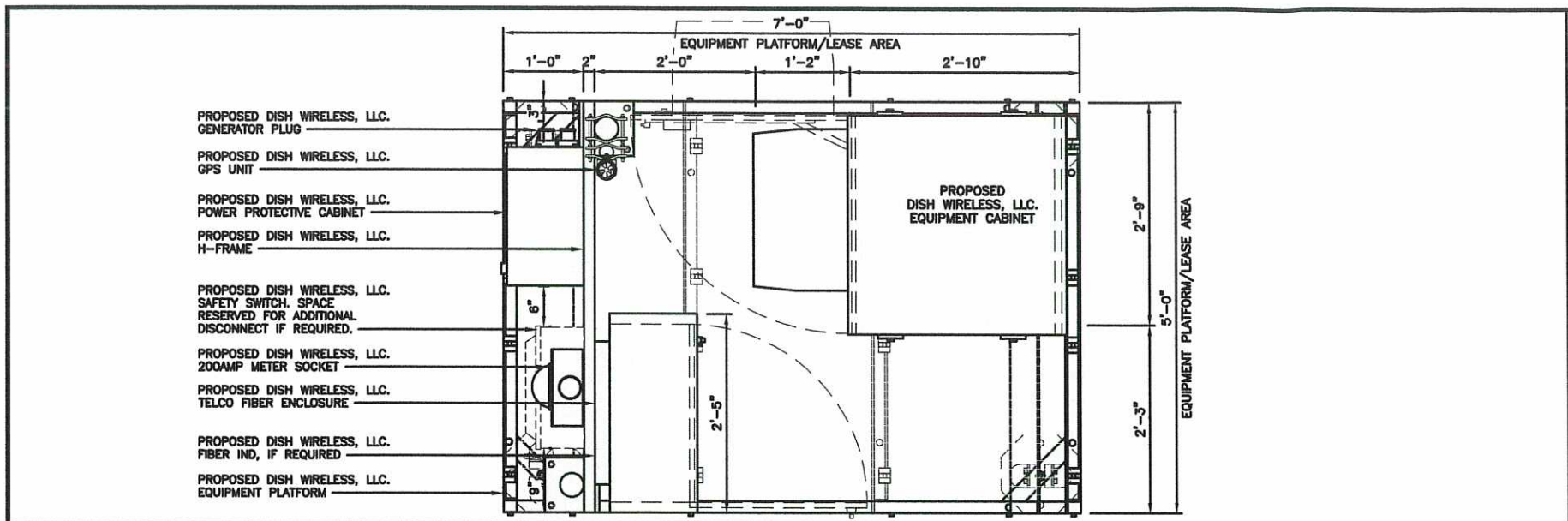
SLRUT00002A

DISH WIRELESS, LLC.
PROJECT INFORMATION
SLRUT00002A
CCI CORALCANYON
STATE STREET
WASHINGTON, UT 84780

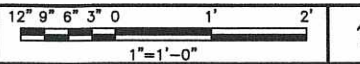
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ELEVATION, ANTENNA
LAYOUT AND SCHEDULE

SHEET NUMBER

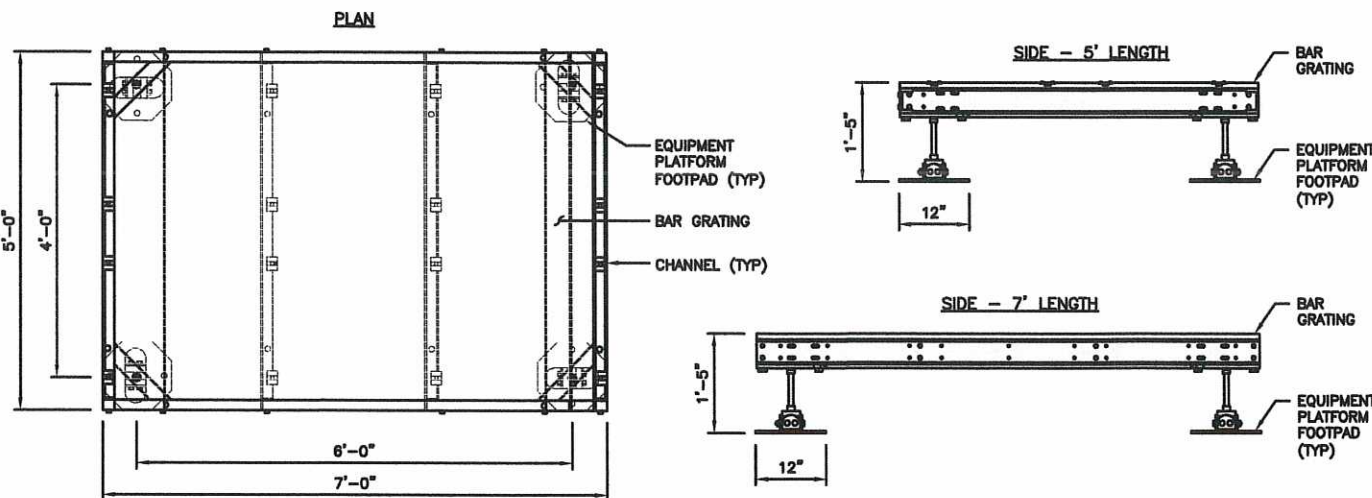
A-2



PLATFORM EQUIPMENT PLAN



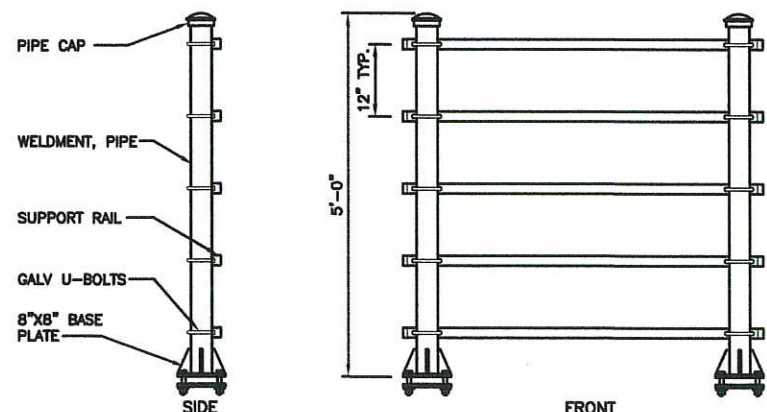
COMMSCOPE MTC4045LP 5X7 PLATFORM	
DIMENSIONS (HxWxD)	16"x84"x60"
TOTAL WEIGHT	423 LBS



PLATFORM DETAIL

NO SCALE 2

KENWOOD T1701KT5-5S H-FRAME	
UNISTRUT/SUPPORT RAIL	5
WEIGHT/ VOLUME	173.6 LBS

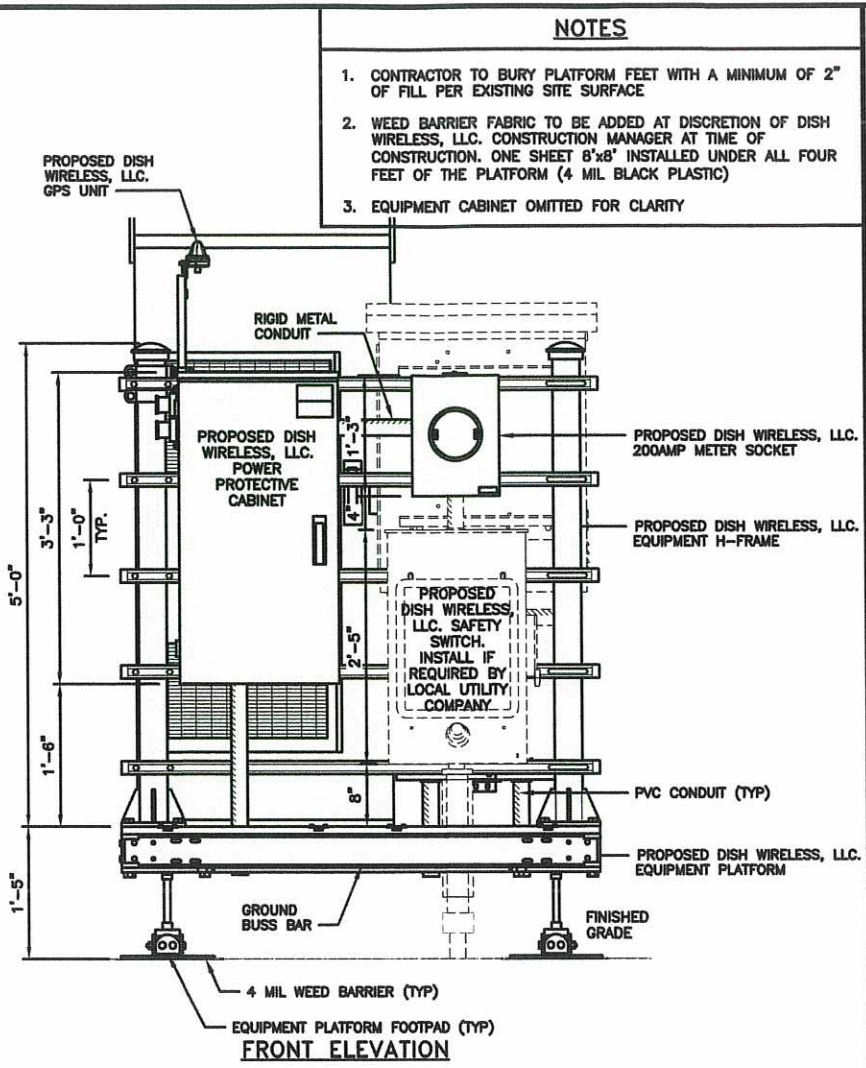


H-FRAME DETAIL

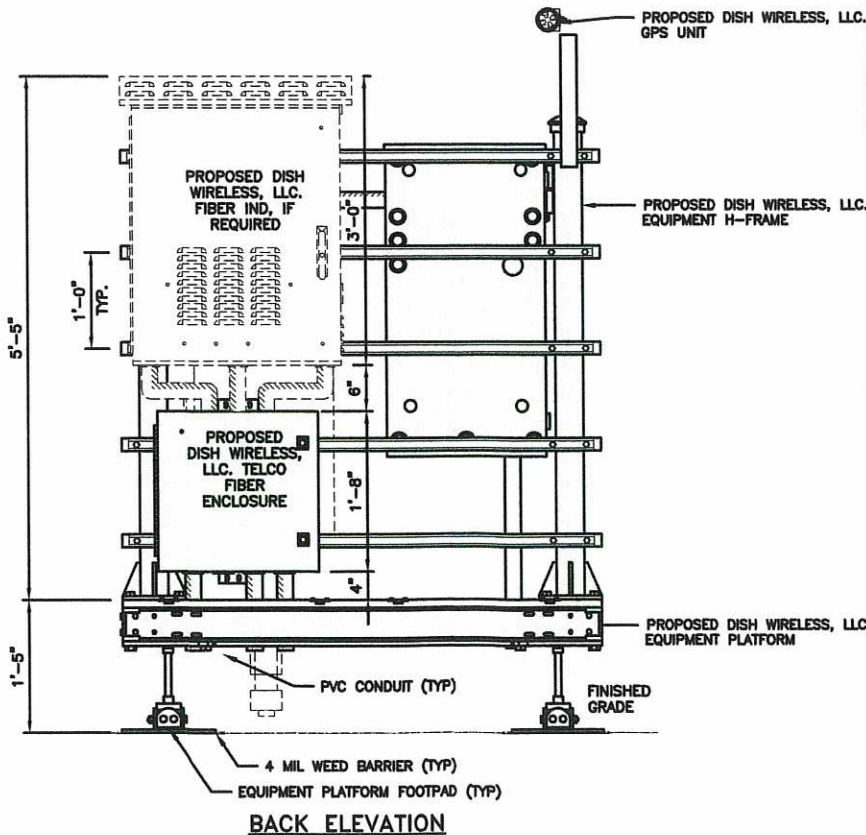
NO SCALE 3

NOT USED

NO SCALE 4

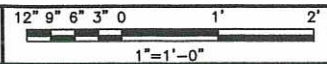


FRONT ELEVATION



BACK ELEVATION

H-FRAME EQUIPMENT ELEVATION



5

NOTES

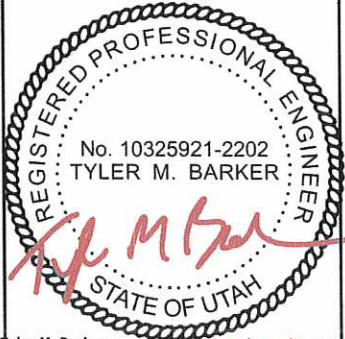
- CONTRACTOR TO BURY PLATFORM FEET WITH A MINIMUM OF 2" OF FILL PER EXISTING SITE SURFACE
- WEED BARRIER FABRIC TO BE ADDED AT DISCRETION OF DISH WIRELESS, LLC. CONSTRUCTION MANAGER AT TIME OF CONSTRUCTION. ONE SHEET 8'x8' INSTALLED UNDER ALL FOUR FEET OF THE PLATFORM (4 MIL BLACK PLASTIC)
- EQUIPMENT CABINET OMITTED FOR CLARITY



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MH	OA	TMB

RFDS REV #: 1

CONSTRUCTION DOCUMENTS

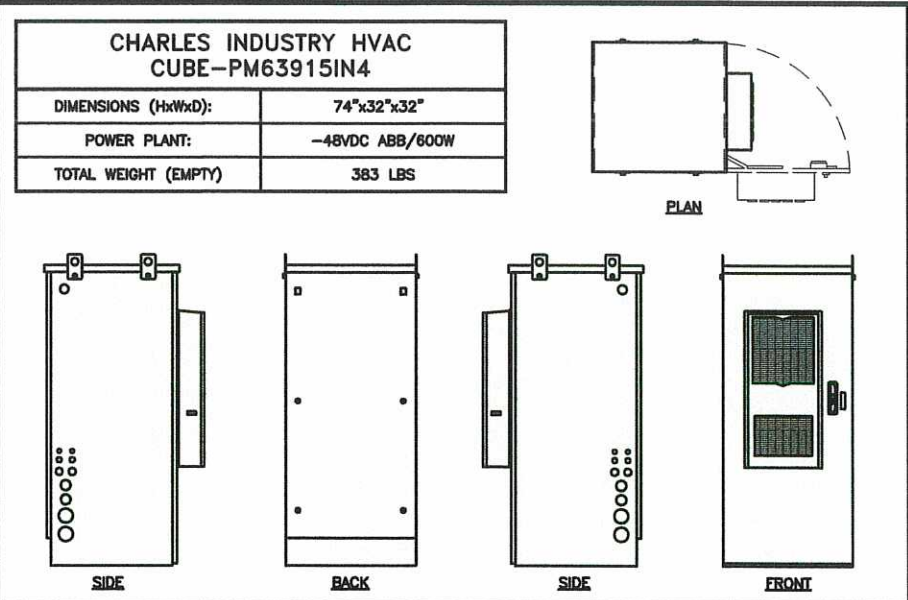
SUBMITTALS		
REV	DATE	DESCRIPTION
A	04/01/21	ISSUED FOR REVIEW
D	04/30/21	ISSUED FOR CONSTRUCTION

A&E PROJECT NUMBER
SLRUT00002A

DISH WIRELESS, LLC.
PROJECT INFORMATION
SLRUT00002A
CCI CORALCANYON
STATE STREET
WASHINGTON, UT 84780

SHEET TITLE
EQUIPMENT PLATFORM AND
H-FRAME DETAILS

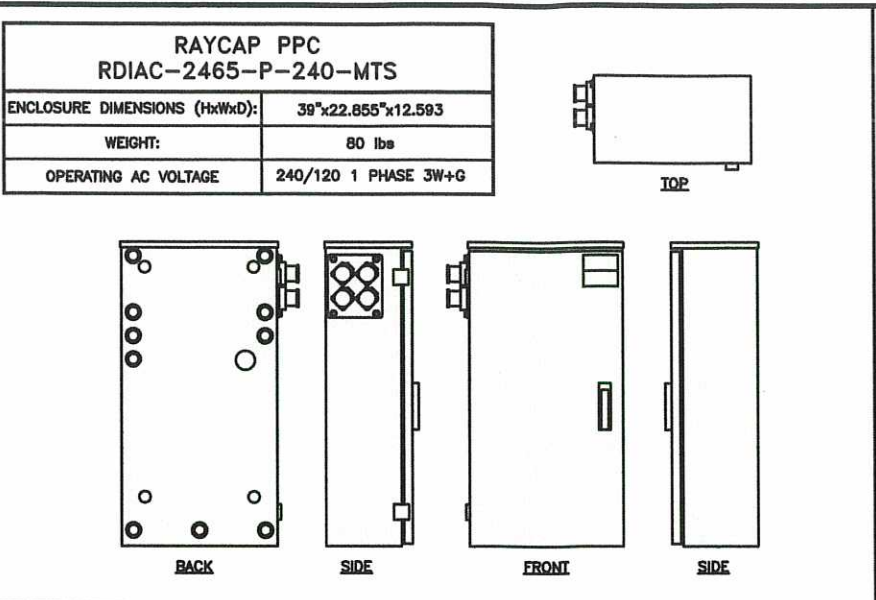
SHEET NUMBER
A-3



CABINET DETAIL

NO SCALE

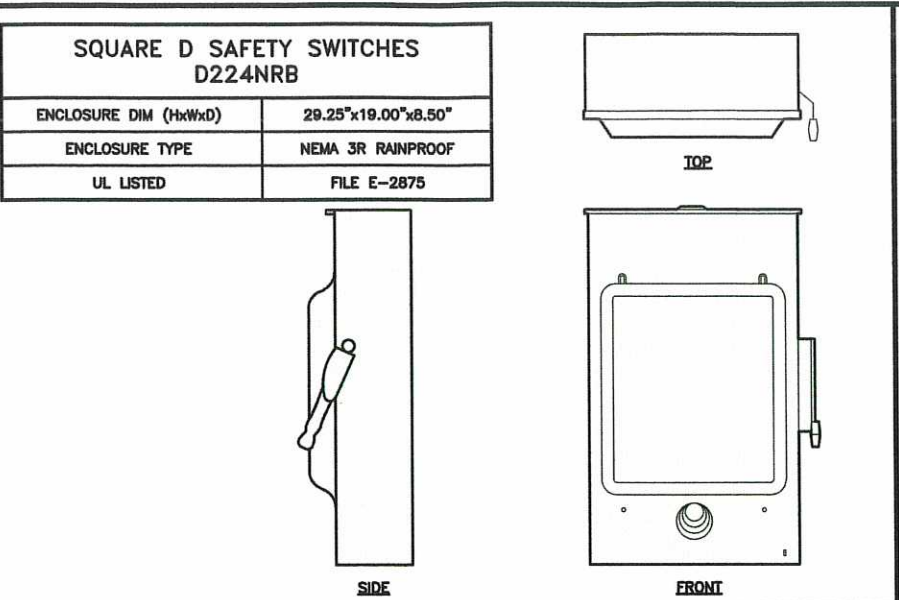
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POWER PROTECTION CABINET (PPC) DETAIL

NO SCALE

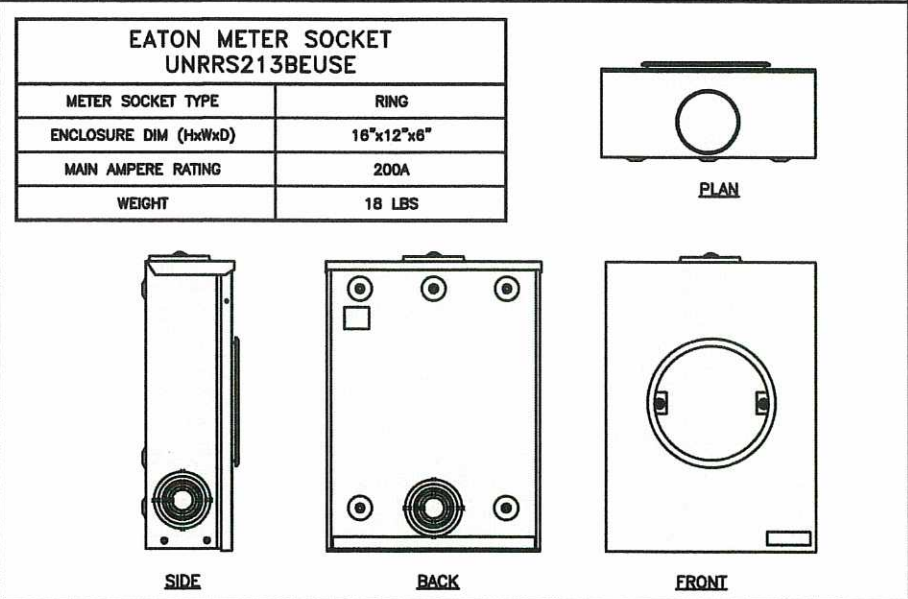
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SAFETY SWITCH DETAIL

NO SCALE

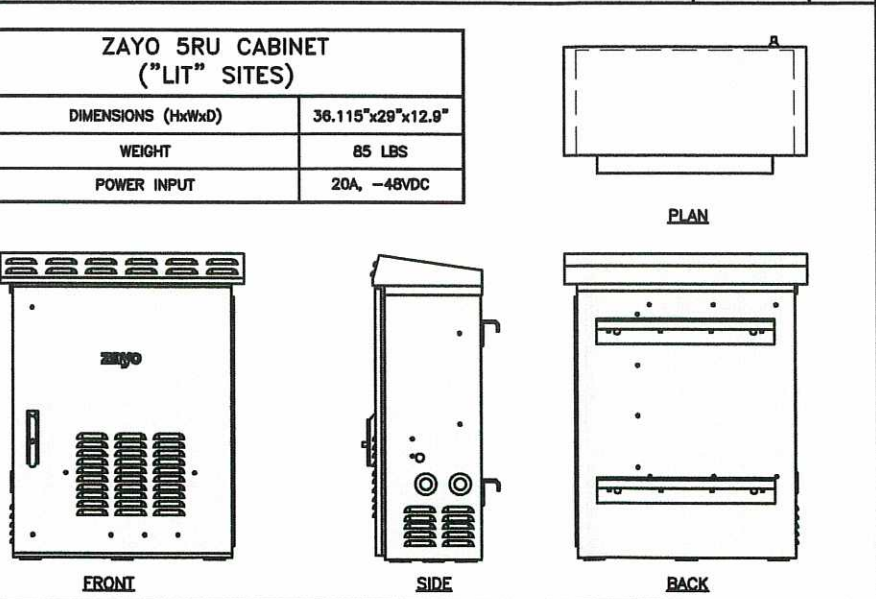
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METER SOCKET DETAIL

NO SCALE

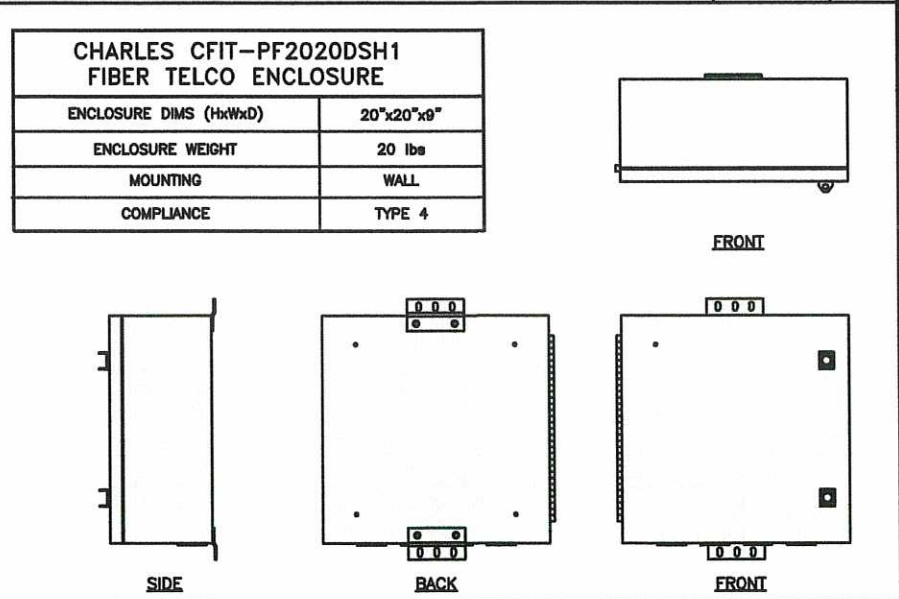
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NETWORK INTERFACE UNIT DETAIL

NO SCALE

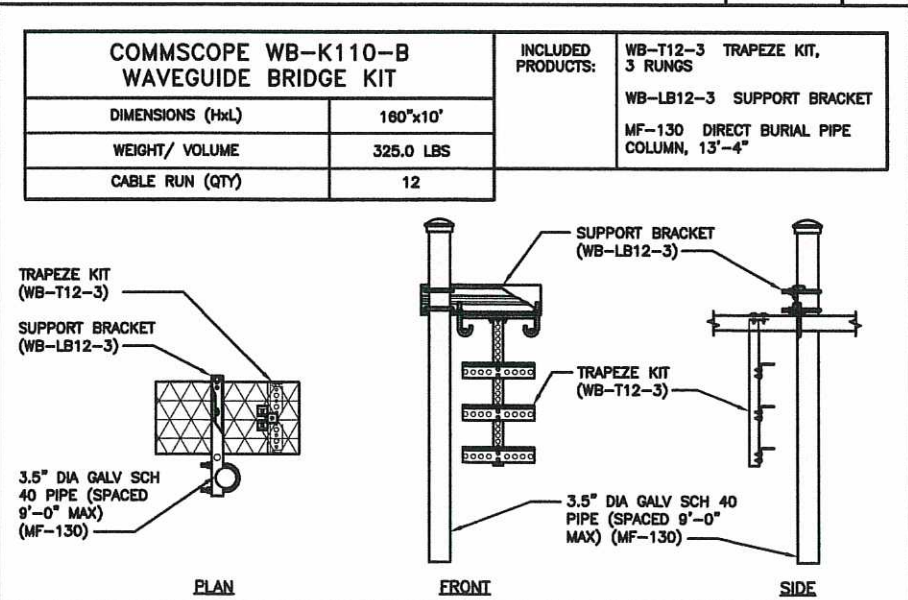
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FIBER TELCO ENCLOSURE DETAIL

NO SCALE

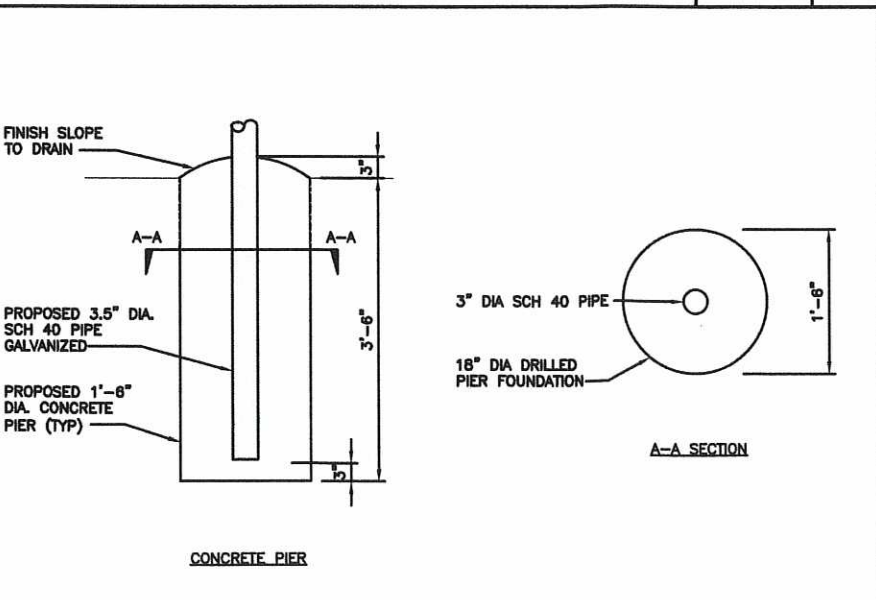
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ICE BRIDGE DETAIL

NO SCALE

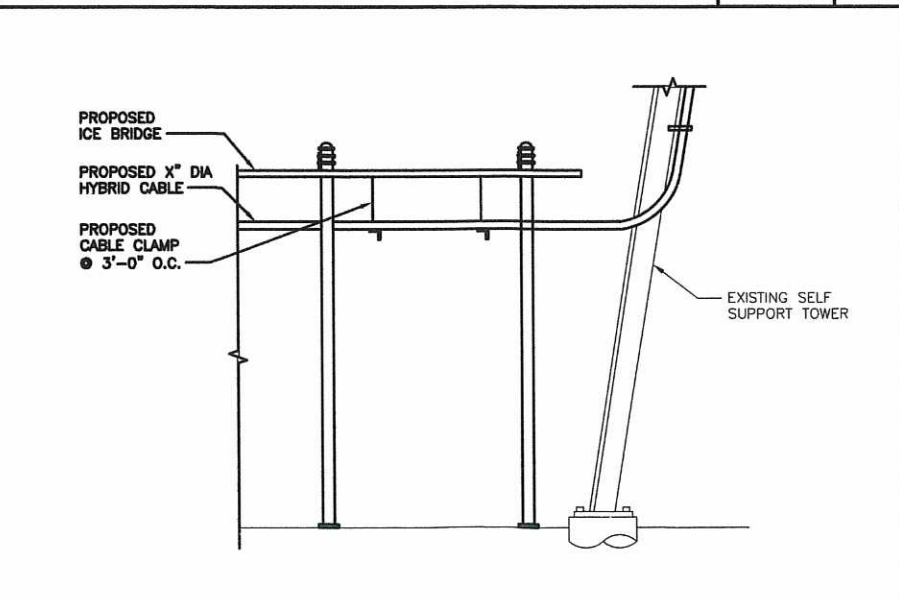
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TYPICAL ICE BRIDGE CONCRETE PIER DETAIL

NO SCALE

8



HYBRID CABLE RUN

NO SCALE

9

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

319 CHAPANOKE RD, SUITE 118
RALEIGH, NC 27603
PH: (405)348-5460 FAX: (405)341-4625

REGISTERED PROFESSIONAL ENGINEER
No. 10325921-2202
TYLER M. BARKER
STATE OF UTAH
04/30/2022
Tyler M. Barker
Old Sorrell Engineering PLLC
PE # 10325921-2202 Exp. 3/31/2023

PE# 10325921-2202 EXP: 03/31/2023

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WASHINGTON, UT 84780

SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER
A-4

ROSENBERGER GPSGLONASS-36-N-S <table><tr><td>DIMENSION (DIA x H)</td><td>69mm x 98.5mm</td></tr><tr><td>WEIGHT (WITH ACCESSORIES)</td><td>515.74g</td></tr><tr><td>CONNECTOR</td><td>N-FEMALE</td></tr><tr><td>FREQUENCY RANGE</td><td>1559 MHz ~ 1610.5MHz</td></tr></table> GPS UNIT GROUNDING KIT MOUNTING BRACKET GPS UNIT GROUNDING KIT MOUNTING BRACKET			DIMENSION (DIA x H)	69mm x 98.5mm	WEIGHT (WITH ACCESSORIES)	515.74g	CONNECTOR	N-FEMALE	FREQUENCY RANGE	1559 MHz ~ 1610.5MHz	GPS UNIT GROUNDING KIT MOUNTING BRACKET GPS UNIT GROUNDING KIT MOUNTING BRACKET			GPS UNIT GROUNDING KIT MOUNTING BRACKET GPS UNIT GROUNDING KIT MOUNTING BRACKET		
DIMENSION (DIA x H)	69mm x 98.5mm															
WEIGHT (WITH ACCESSORIES)	515.74g															
CONNECTOR	N-FEMALE															
FREQUENCY RANGE	1559 MHz ~ 1610.5MHz															
GPS ANTENNA DETAIL			GPS MINIMUM SKY VIEW REQUIREMENTS			CABLES UNLIMITED HYBRID CABLE MINIMUM BEND RADIUS										
NOT USED			NOT USED			NOT USED										
NOT USED			NOT USED			NOT USED										
NOT USED			NOT USED			NOT USED										
NOT USED			NOT USED			NOT USED										

dish
wireless.

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telamon CLS

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EQUIPMENT DETAILS

SHEET NUMBER
A-5

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wireless.

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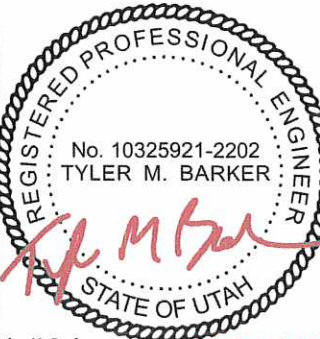
telamon

CLS

319 CHAPANOKE RD, SUITE 118

RALEIGH, NC 27603

PH: (405)348-5460 FAX: (405)341-4625



Tyler M. Barker

Old Sorrell Engineering PLLC

PE # 10325921-2202 Exp. 3/31/2023

PE# 10325921-2202

EXP: 03/31/2023

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CHECKED BY: OA

APPROVED BY: TMB

RFDS REV #:

1

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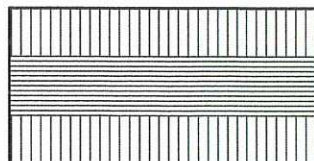
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EQUIPMENT DETAILS

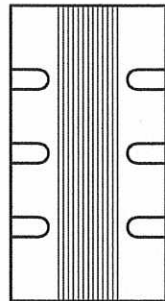
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A-5

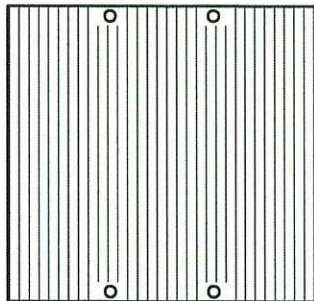
FUJITSU TA08025-B604 RRH	
DIMENSIONS (HxWxD) (KG/IN)	380x400x200/14.9"x15.7"x7.8"
WEIGHT(KG,LB)/ VOLUME	29kg,63.9lb/ 30L
POWER SUPPLY	DC-58V--36V



PLAN

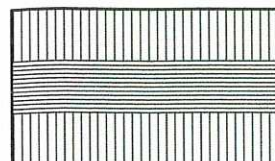


SIDE

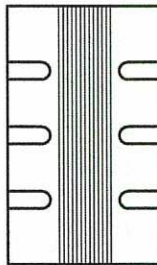


FRONT

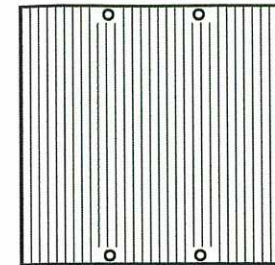
FUJITSU TA08025-B605 RRH	
DIMENSIONS (HxWxD) (KG/IN)	380x400x230/14.9"x15.7"x9.0"
WEIGHT(KG,LB)/ VOLUME	34kg,74.9lb/ 35L
POWER SUPPLY	DC-58V--36V



PLAN



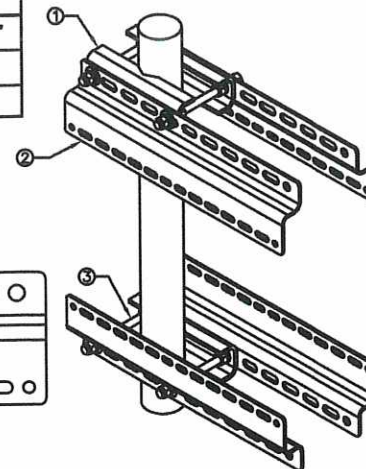
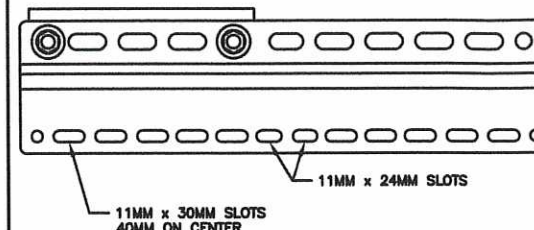
SIDE



FRONT

SABRE INDUSTRIES RRU BRACKET MOUNT C10123155	
DIMENSIONS (HxWxD) (1 BRACKET)	5"x20"x1-13/16"
WEIGHT (FULL ASSEMBLY)	35.79 lbs
PACKAGE QUANTITY	4

ITEM#	DESCRIPTION
1	PLATE, CHANNEL BRACKET
2	RRH Z BRACKET, 3/16"
3	THREADED ROD ASSEMBLY 1/2"x12"



REMOTE RADIO HEAD DETAIL

NO SCALE

1

REMOTE RADIO HEAD DETAIL

NO SCALE

2

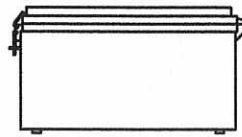
REMOTE RADIO MOUNT DETAIL

NO SCALE

3

RAYCAP RDIDC-9181-PF-48
DC SURGE PROTECTION (OVP)

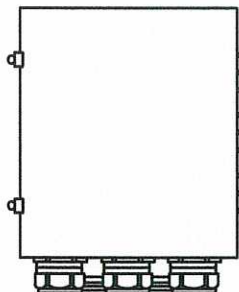
DIMENSIONS (HxWxD)	18.98"x14.39"x8.15"
WEIGHT	21.82 LBS



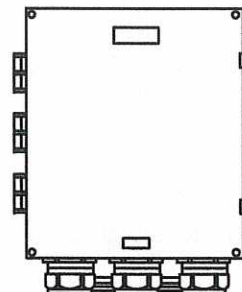
PLAN



SIDE



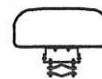
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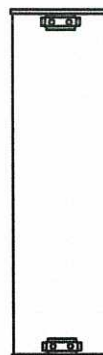
FRONT

JMA WIRELESS
MX08FRO665-20 ANTENNA

DIMENSIONS (HxWxD)	72.0"x20.0"x8.0"
TOTAL WEIGHT	64.5 LB
RF PORTS, CONNECTOR TYPE	8 x 4.3-10 FEMALE



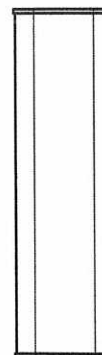
PLAN



BACK



SIDE



FRONT

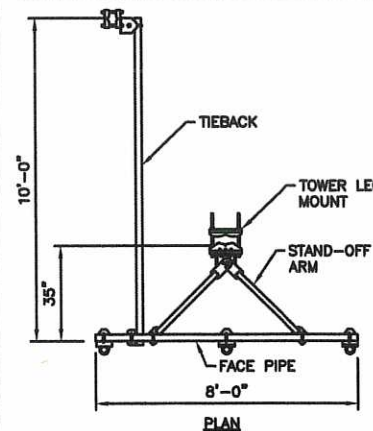
ANTENNA DETAIL

NO SCALE

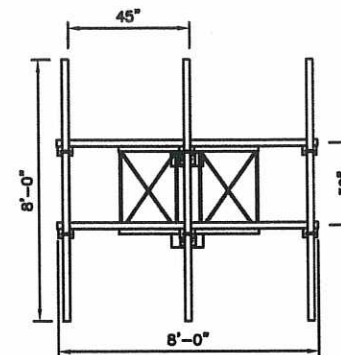
5

COMMSCOPE V-FRAME
MTC3975083

FACE SIZE	8'-0"
WEIGHT	352.136 lbs



PLAN



FRONT

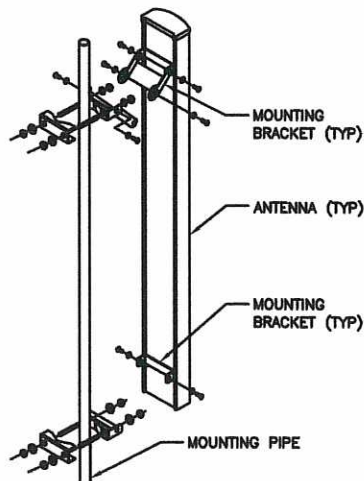
ANTENNA FRAME DETAIL

NO SCALE

6

M04 MOUNTING BRACKET
HPA-33R-BUU-H4-K

WIDTH	5" (135mm)
DEPTH	2" (51mm)
HEIGHT	8" (213mm)
TOTAL WEIGHT (WITH BRACKETS)	1.5 LBS (15.50 Kg)
HOUSING MATERIAL	ASA/ABS/ALUMINUM
RADOME COLOR	LIGHT GRAY
CONNECTOR	1X8-PIN DAISY CHAIN



MOUNTING
BRACKET (TYP)

ANTENNA (TYP)

MOUNTING
BRACKET (TYP)

MOUNTING PIPE

ANTENNA MOUNTING DETAIL

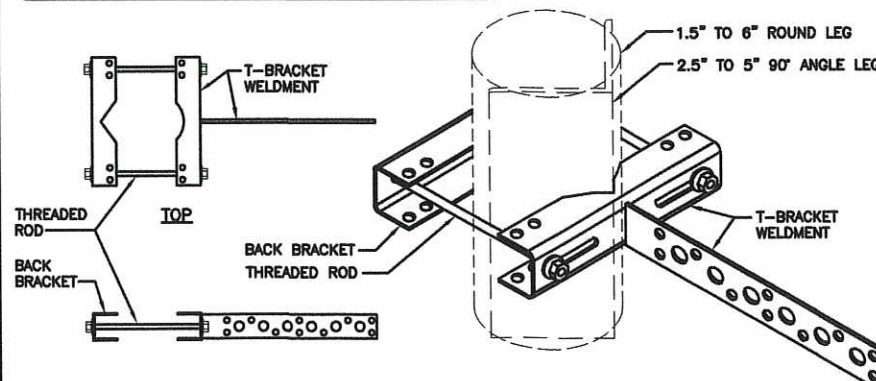
NO SCALE

7

SITEPRO1 T600
UNIVERSAL T-BRACKET

DIMENSIONS (HxWxD)	2.25"x10.0"x15.25"
WEIGHT/ VOLUME	5.60 LBS

VERIFY WITH LANDLORD TO
USE EXISTING VERTICAL
CABLE SUPPORT
(DELETE THIS NOTE &
DETAIL IF NOT NEEDED)



SIDE

ISOMETRIC

VERTICAL CABLE SUPPORT DETAIL

NO SCALE

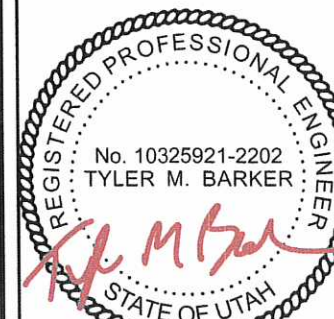
9

dish
wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

telamon CLS

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RALEIGH, NC 27603
PH: (405)348-5460 FAX: (405)341-4625



Tyler M. Barker
Old Sorrell Engineering PLLC
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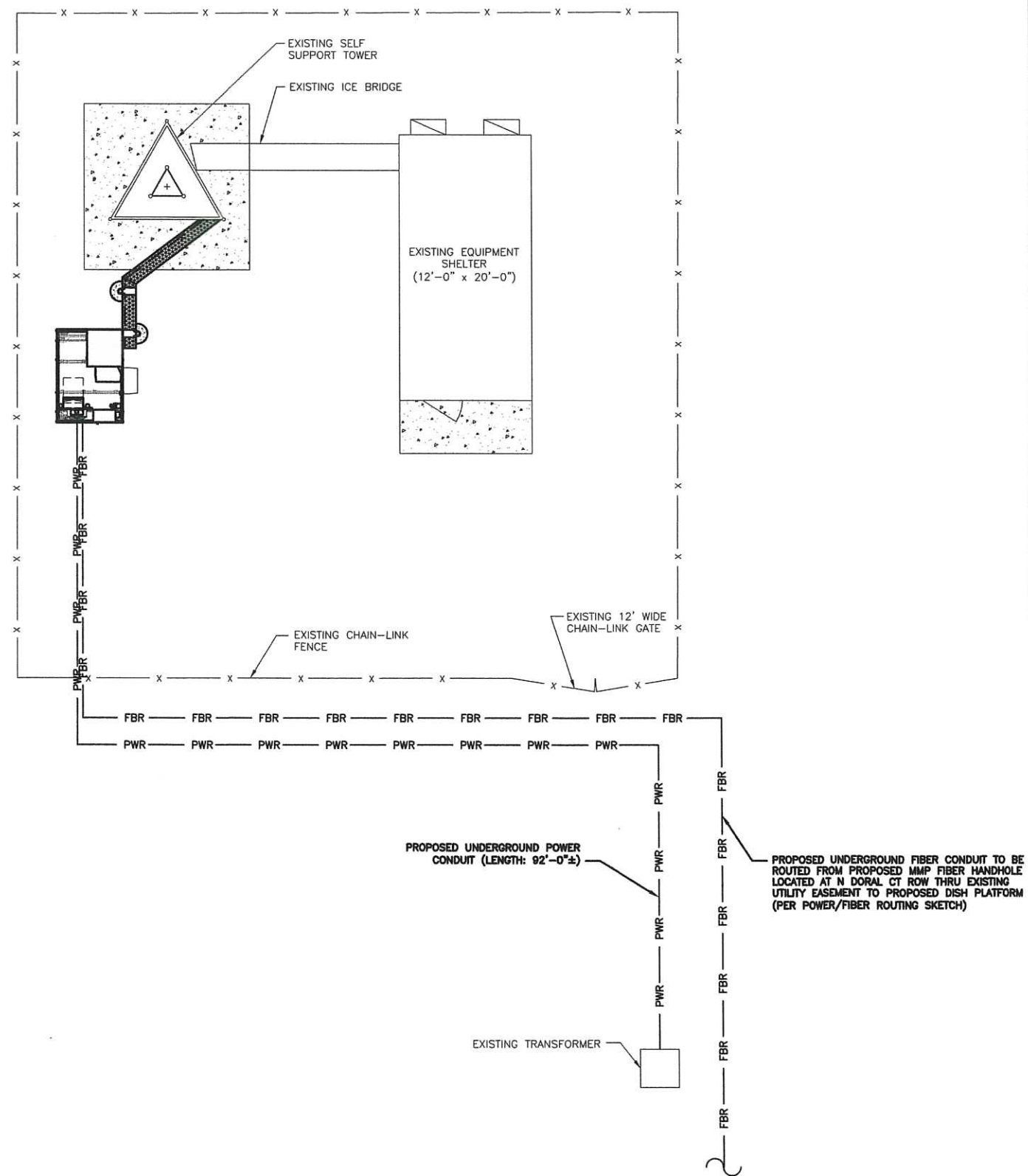
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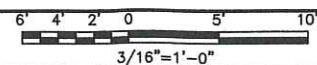
SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER

A-6



UTILITY ROUTE PLAN



1

DC POWER WIRING SHALL BE COLOR CODED AT EACH END FOR IDENTIFYING +24V AND -48V CONDUCTORS. RED MARKINGS SHALL IDENTIFY +24V AND BLUE MARKINGS SHALL IDENTIFY -48V.

1. CONTRACTOR SHALL INSPECT THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID. ANY QUESTIONS ARISING DURING THE BID PERIOD IN REGARDS TO THE CONTRACTOR'S FUNCTIONS, THE SCOPE OF WORK, OR ANY OTHER ISSUE RELATED TO THIS PROJECT SHALL BE BROUGHT UP DURING THE BID PERIOD WITH THE PROJECT MANAGER FOR CLARIFICATION, NOT AFTER THE CONTRACT HAS BEEN AWARDED.
2. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT NATIONAL ELECTRICAL CODES AND ALL STATE AND LOCAL CODES, LAWS, AND ORDINANCES. PROVIDE ALL COMPONENTS AND WIRING SIZES AS REQUIRED TO MEET NEC STANDARDS.
3. LOCATION OF EQUIPMENT, CONDUIT AND DEVICES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE COORDINATED WITH FIELD CONDITIONS PRIOR TO CONSTRUCTION.
4. CONDUIT ROUGH-IN SHALL BE COORDINATED WITH THE MECHANICAL EQUIPMENT TO AVOID LOCATION CONFLICTS. VERIFY WITH THE MECHANICAL EQUIPMENT CONTRACTOR AND COMPLY AS REQUIRED.
5. CONTRACTOR SHALL PROVIDE ALL BREAKERS, CONDUITS AND CIRCUITS AS REQUIRED FOR A COMPLETE SYSTEM.
6. CONTRACTOR SHALL PROVIDE PULL BOXES AND JUNCTION BOXES AS REQUIRED BY THE NEC ARTICLE 314.
7. CONTRACTOR SHALL PROVIDE ALL STRAIN RELIEF AND CABLE SUPPORTS FOR ALL CABLE ASSEMBLIES. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
8. ALL DISCONNECTS AND CONTROLLING DEVICES SHALL BE PROVIDED WITH ENGRAVED PHENOLIC NAMEPLATES INDICATING EQUIPMENT CONTROLLED, BRANCH CIRCUITS INSTALLED ON, AND PANEL FIELD LOCATIONS FED FROM.
9. INSTALL AN EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS PER THE SPECIFICATIONS AND NEC 250. THE EQUIPMENT GROUNDING CONDUCTORS SHALL BE BONDED AT ALL JUNCTION BOXES, PULL BOXES, AND ALL DISCONNECT SWITCHES, AND EQUIPMENT CABINETS.
10. ALL NEW MATERIAL SHALL HAVE A U.L. LABEL.
11. PANEL SCHEDULE LOADING AND CIRCUIT ARRANGEMENTS REFLECT POST-CONSTRUCTION EQUIPMENT.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR AS-BUILT PANEL SCHEDULE AND SITE DRAWINGS.



POWER/FIBER ROUTING

NO SCALE

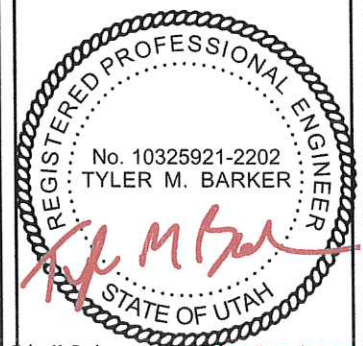
2

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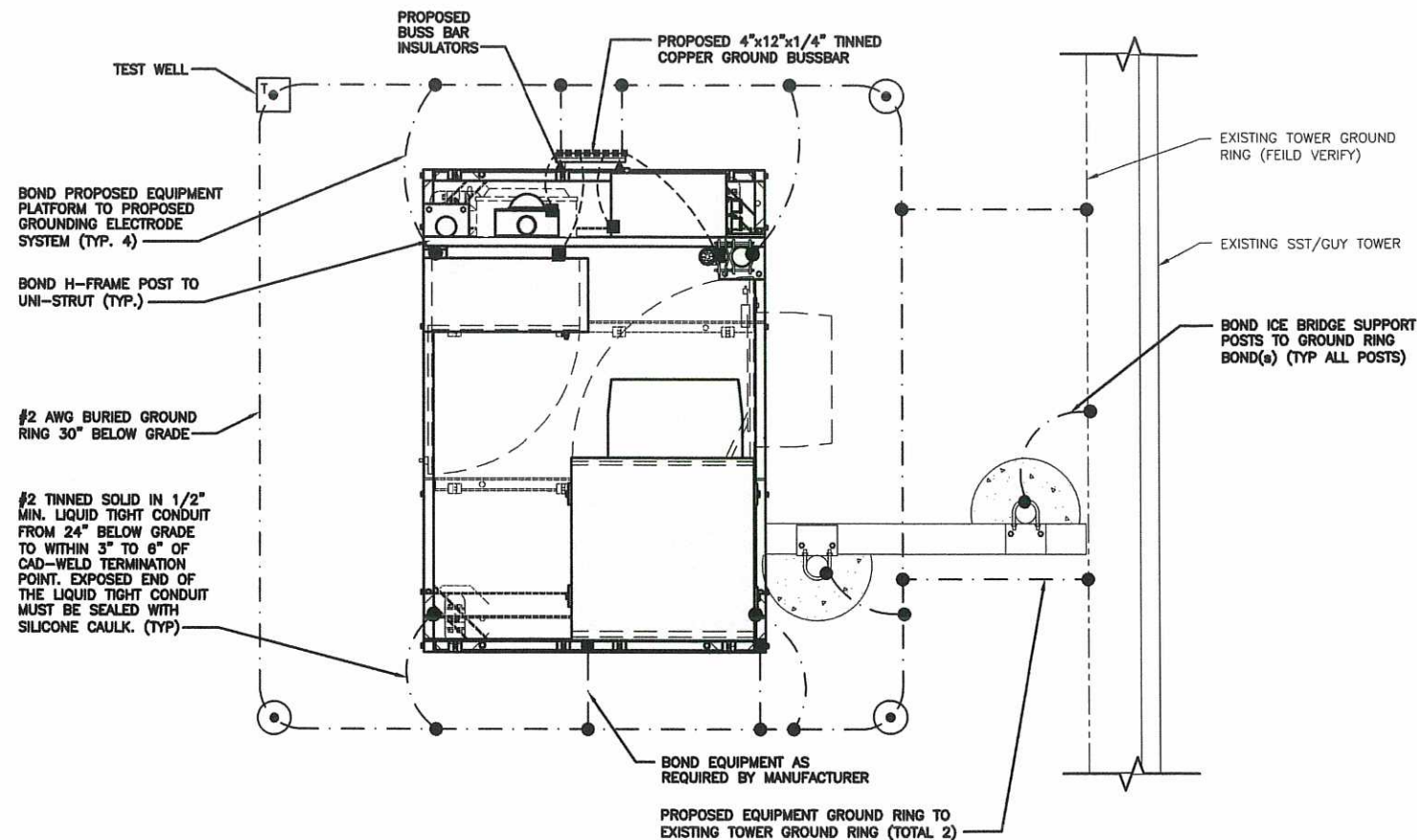
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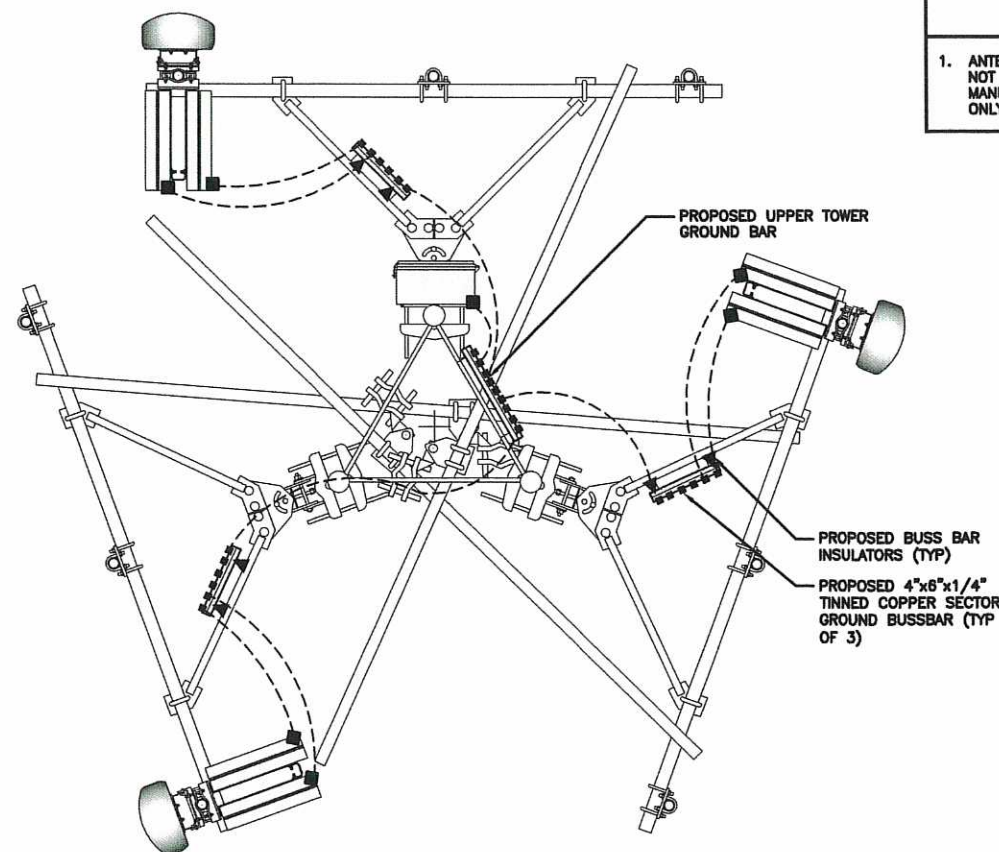
SHEET TITLE
ELECTRICAL/FIBER ROUTE
PLAN AND NOTES

SHEET NUMBER
E-1



TYPICAL EQUIPMENT GROUNDING PLAN

NO SCALE 1



TYPICAL ANTENNA GROUNDING PLAN

NO SCALE 2

- EXOTHERMIC CONNECTION
- MECHANICAL CONNECTION
- ▬ GROUND BUS BAR
- GROUND ROD
- TEST GROUND ROD WITH INSPECTION SLEEVE
- #6 AWG STRANDED & INSULATED
- #2 AWG SOLID COPPER TINNED
- ▲ BUSS BAR INSULATOR

GROUNDING LEGEND

- GROUNDING IS SHOWN DIAGRAMMATICALLY ONLY.
- CONTRACTOR SHALL GROUND ALL EQUIPMENT AS A COMPLETE SYSTEM. GROUNDING SHALL BE IN COMPLIANCE WITH NEC SECTION 250 AND DISH WIRELESS, LLC. GROUNDING AND BONDING REQUIREMENTS AND MANUFACTURER'S SPECIFICATIONS.
- ALL GROUND CONDUCTORS SHALL BE COPPER; NO ALUMINUM CONDUCTORS SHALL BE USED.

GROUNDING KEY NOTES

- EXTERIOR GROUND RING:** #2 AWG SOLID COPPER, BURIED AT A DEPTH OF AT LEAST 30 INCHES BELOW GRADE, OR 6 INCHES BELOW THE FROST LINE AND APPROXIMATELY 24 INCHES FROM THE EXTERIOR WALL OR FOOTING.
- TOWER GROUND RING:** THE GROUND RING SYSTEM SHALL BE INSTALLED AROUND AN ANTENNA TOWER'S LEGS, AND/OR GUY ANCHORS. WHERE SEPARATE SYSTEMS HAVE BEEN PROVIDED FOR THE TOWER AND THE BUILDING, AT LEAST TWO BONDS SHALL BE MADE BETWEEN THE TOWER RING GROUND SYSTEM AND THE BUILDING RING GROUND SYSTEM USING MINIMUM #2 AWG SOLID COPPER CONDUCTORS.
- INTERIOR GROUND RING:** #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTOR EXTENDED AROUND THE PERIMETER OF THE EQUIPMENT AREA. ALL NON-TELECOMMUNICATIONS RELATED METALLIC OBJECTS FOUND WITHIN A SITE SHALL BE GROUNDED TO THE INTERIOR GROUND RING WITH #6 AWG STRANDED GREEN INSULATED CONDUCTOR.
- BOND TO INTERIOR GROUND RING:** #2 AWG SOLID TINNED COPPER WIRE PRIMARY BONDS SHALL BE PROVIDED AT LEAST AT FOUR POINTS ON THE INTERIOR GROUND RING, LOCATED AT THE CORNERS OF THE BUILDING.
- GROUND ROD:** UL LISTED COPPER CLAD STEEL, MINIMUM 1/2" DIAMETER BY EIGHT FEET LONG. GROUND RODS SHALL BE INSTALLED WITH INSPECTION SLEEVES. GROUND RODS SHALL BE DRIVEN TO THE DEPTH OF GROUND RING CONDUCTOR.
- CELL REFERENCE GROUND BAR:** POINT OF GROUND REFERENCE FOR ALL COMMUNICATIONS EQUIPMENT FRAMES. ALL BONDS ARE MADE WITH #2 AWG UNLESS NOTED OTHERWISE STRANDED GREEN INSULATED COPPER CONDUCTORS. BOND TO GROUND RING WITH (2) #2 SOLID TINNED COPPER CONDUCTORS.
- HATCH PLATE GROUND BAR:** BOND TO THE INTERIOR GROUND RING WITH TWO #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTORS. WHEN A HATCH-PLATE AND A CELL REFERENCE GROUND BAR ARE BOTH PRESENT, THE CRGB MUST BE CONNECTED TO THE HATCH-PLATE AND TO THE INTERIOR GROUND RING USING (2) TWO #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTORS EACH.
- EXTERIOR CABLE ENTRY PORT GROUND BARS:** LOCATED AT THE ENTRANCE TO THE CELL SITE BUILDING. BOND TO GROUND RING WITH A #2 AWG SOLID TINNED COPPER CONDUCTORS WITH AN EXOTHERMIC WELD AND INSPECTION SLEEVE.
- TELCO GROUND BAR:** BOND TO BOTH CELL REFERENCE GROUND BAR OR EXTERIOR GROUND RING.
- FRAME BONDING:** THE BONDING POINT FOR TELECOM EQUIPMENT FRAMES SHALL BE THE GROUND BUS THAT IS NOT ISOLATED FROM THE EQUIPMENTS METAL FRAMEWORK.
- INTERIOR UNIT BONDS:** METAL FRAMES, CABINETS AND INDIVIDUAL METALLIC UNITS LOCATED WITH THE AREA OF THE INTERIOR GROUND RING REQUIRE A #6 AWG STRANDED GREEN INSULATED COPPER BOND TO THE INTERIOR GROUND RING.
- FENCE AND GATE GROUNDING:** METAL FENCES WITHIN 7 FEET OF THE EXTERIOR GROUND RING OR OBJECTS BONDED TO THE EXTERIOR GROUND RING SHALL BE BONDED TO THE GROUND RING WITH A #2 AWG SOLID TINNED COPPER CONDUCTOR AT AN INTERVAL NOT EXCEEDING 25 FEET. BONDS SHALL BE MADE AT EACH GATE POST AND ACROSS GATE OPENINGS.
- EXTERIOR UNIT BONDS:** METALLIC OBJECTS, EXTERNAL TO OR MOUNTED TO THE BUILDING, SHALL BE BONDED TO THE EXTERIOR GROUND RING. USING #2 TINNED SOLID COPPER WIRE
- ICE BRIDGE SUPPORTS:** EACH ICE BRIDGE LEG SHALL BE BONDED TO THE GROUND RING WITH #2 AWG BARE TINNED COPPER CONDUCTOR. PROVIDE EXOTHERMIC WELDS AT BOTH THE ICE BRIDGE LEG AND BURIED GROUND RING.
- DURING ALL DC POWER SYSTEM CHANGES** INCLUDING DC SYSTEM CHANGE OUTS, RECTIFIER REPLACEMENTS OR ADDITIONS, BREAKER DISTRIBUTION CHANGES, BATTERY ADDITIONS, BATTERY REPLACEMENTS AND INSTALLATIONS OR CHANGES TO DC CONVERTER SYSTEMS IT SHALL BE REQUIRED THAT SERVICE CONTRACTORS VERIFY ALL DC POWER SYSTEMS ARE EQUIPPED WITH A MASTER DC SYSTEM RETURN GROUND CONDUCTOR FROM THE DC POWER SYSTEM COMMON RETURN BUS DIRECTLY CONNECTED TO THE CELL SITE REFERENCE GROUND BAR
- TOWER TOP COLLECTOR BUSS BAR** IS TO BE MECHANICALLY BONDED TO TOWER STEEL.

REFER TO DISH WIRELESS, LLC. GROUNDING NOTES.

GROUNDING KEY NOTES

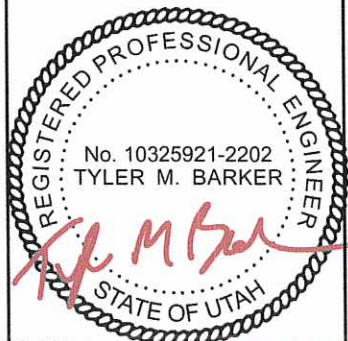
NO SCALE 3

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CONSTRUCTION DOCUMENTS

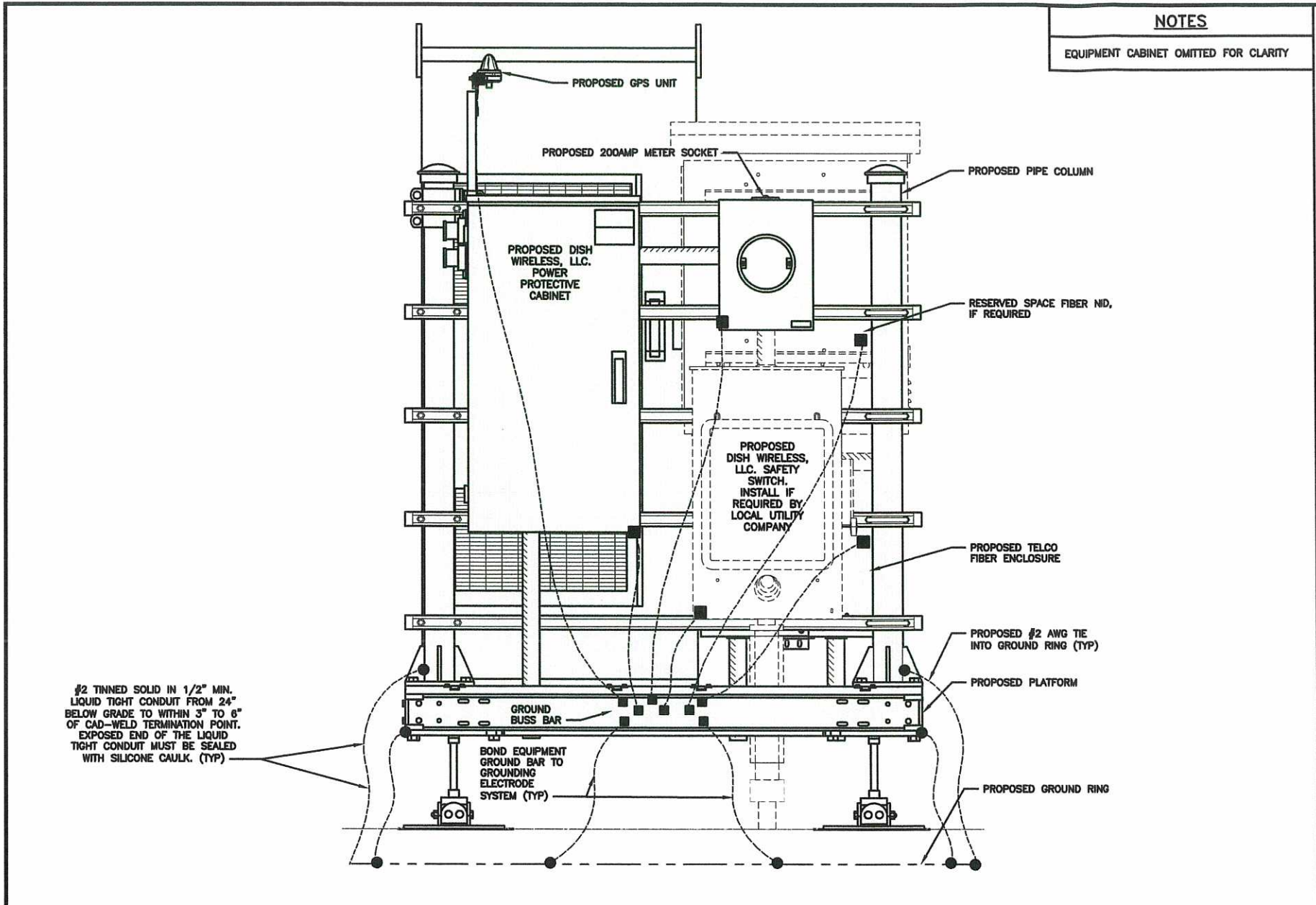
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PROJECT INFORMATION
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CCI CORALCANYON
STATE STREET
WASHINGTON, UT 84780

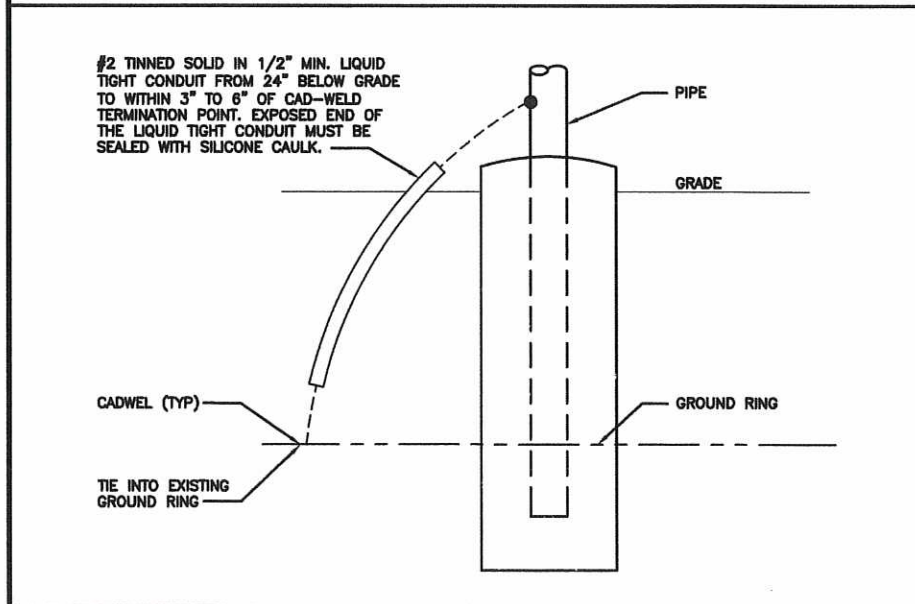
SHEET TITLE
GROUNDING PLANS
AND NOTES

SHEET NUMBER
G-1



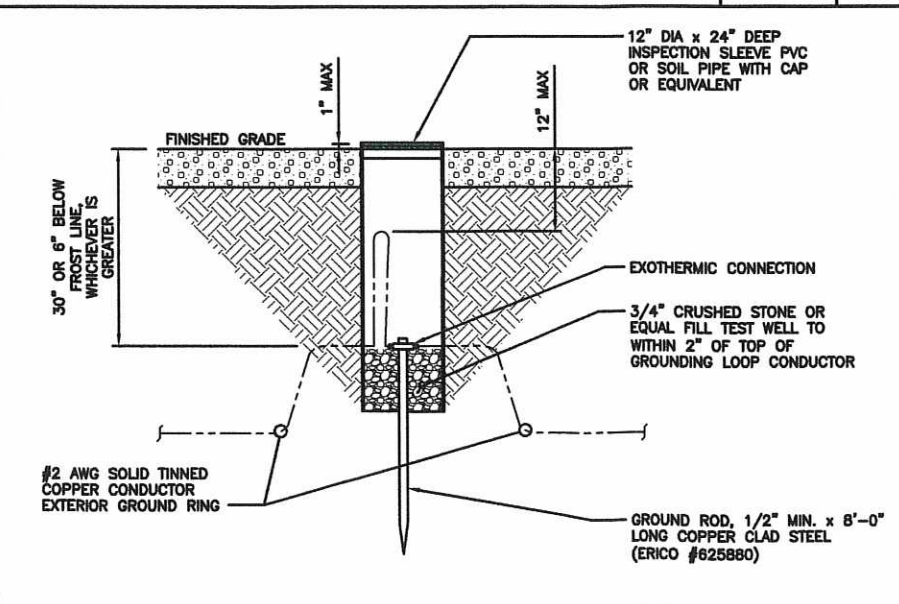
H-FRAME GROUNDING DETAIL

NO SCALE 1



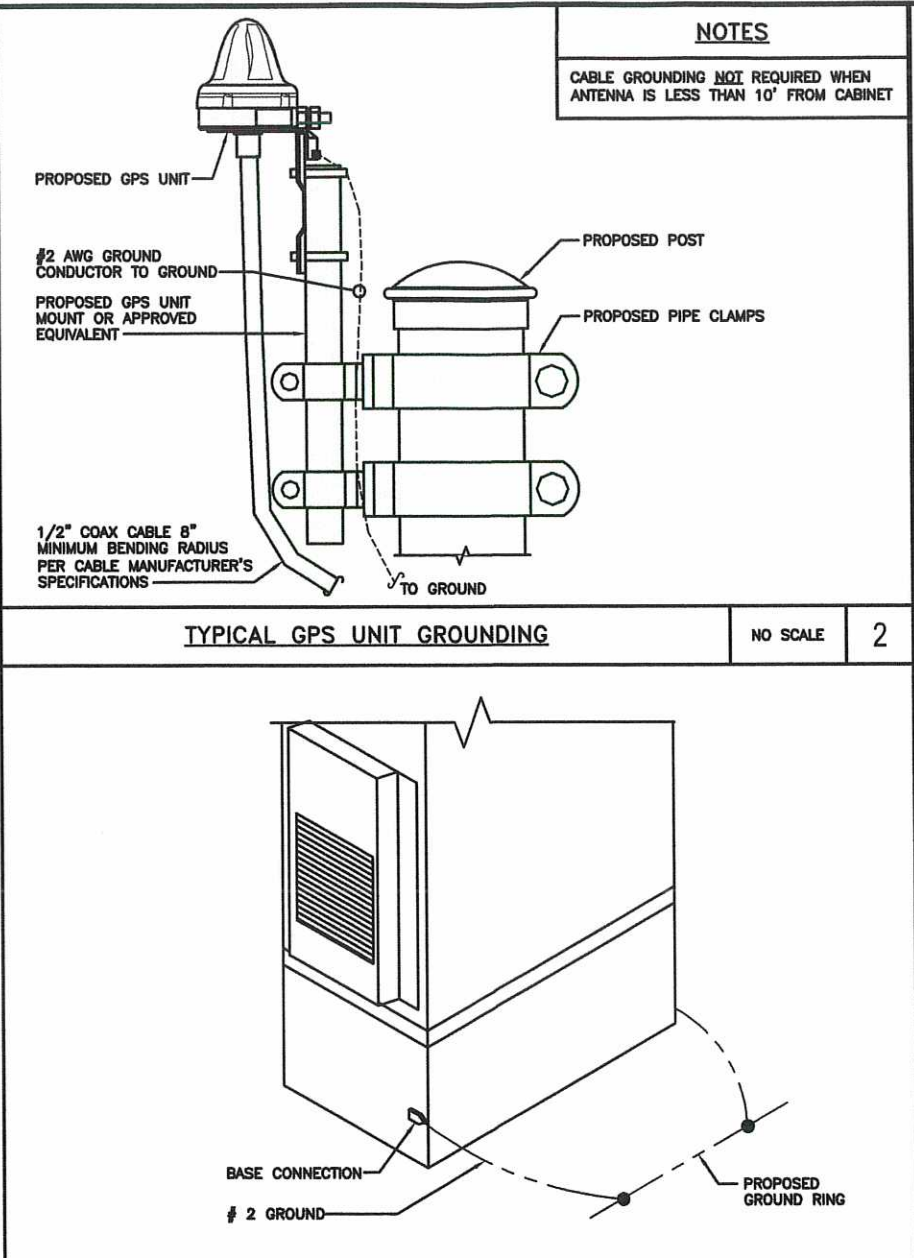
TRANSITIONING GROUND DETAIL

NO SCALE 4



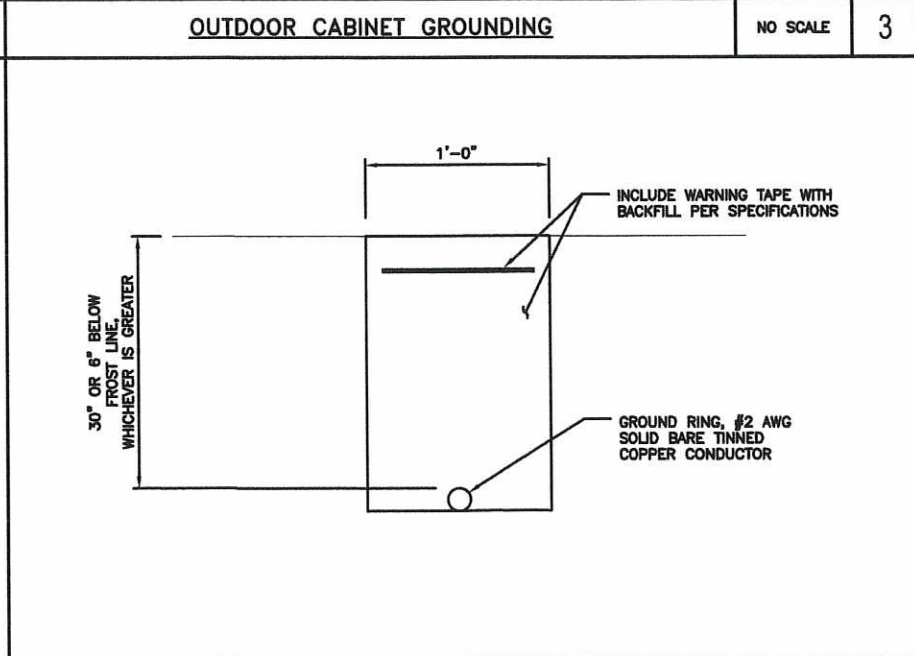
TYPICAL TEST GROUND ROD WITH INSPECTION SLEEVE

NO SCALE 5



TYPICAL GPS UNIT GROUNDING

NO SCALE 2



OUTDOOR CABINET GROUNDING

NO SCALE 3

TYPICAL GROUND RING TRENCH

NO SCALE 6

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REGISTERED PROFESSIONAL ENGINEER
No. 10325921-2202
TYLER M. BARKER
STATE OF UTAH
Tyler M. Barker
Old Sorrell Engineering PLLC
PE # 10325921-2202 Exp. 3/31/2023

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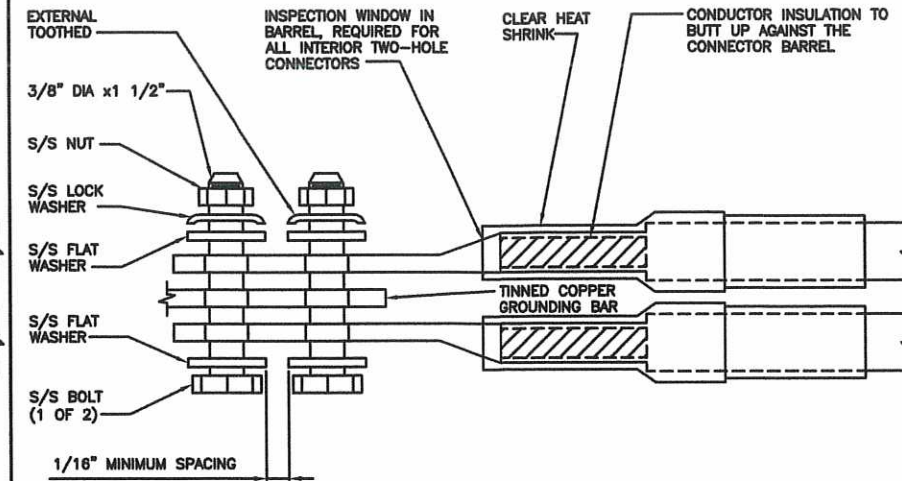
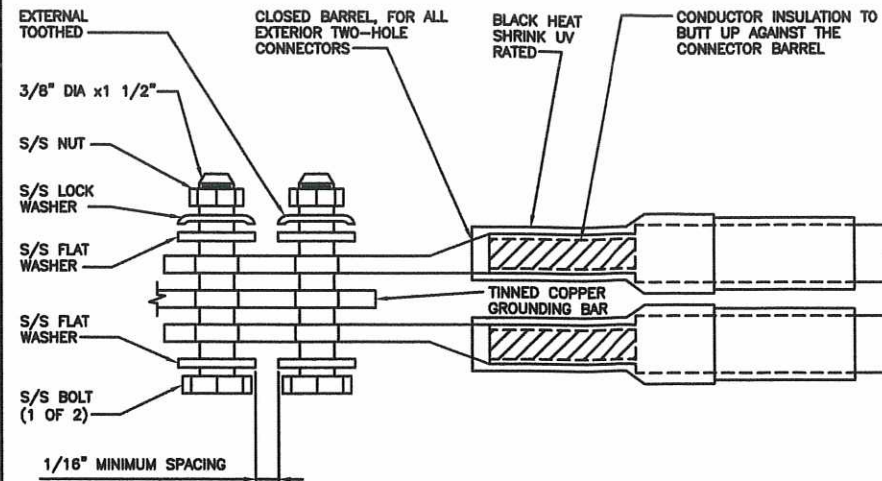
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SHEET TITLE
GROUNDING DETAILS

SHEET NUMBER
G-2

1. EXOTHERMIC WELD (2) TWO, #2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUND BAR. ROUTE CONDUCTORS TO BURIED GROUND RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
2. ALL EXTERIOR GROUNDING HARDWARE SHALL BE STAINLESS STEEL 3/8" DIAMETER OR LARGER. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
3. FOR GROUND BOND TO STEEL ONLY: COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
4. DO NOT INSTALL CABLE GROUNDING KIT AT A BEND AND ALWAYS DIRECT GROUND CONDUCTOR DOWN TO GROUNDING BUS.
5. NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUND BAR AND BOLTED ON THE BACK SIDE.
6. ALL GROUNDING PARTS AND EQUIPMENT TO BE SUPPLIED AND INSTALLED BY CONTRACTOR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADDITIONAL GROUND BAR AS REQUIRED.
8. ENSURE THE WIRE INSULATION TERMINATION IS WITHIN 1/8" OF THE BARREL (NO SHINERS).



TYPICAL GROUNDING NOTES

NO SCALE

1

TYPICAL EXTERIOR TWO HOLE LUG

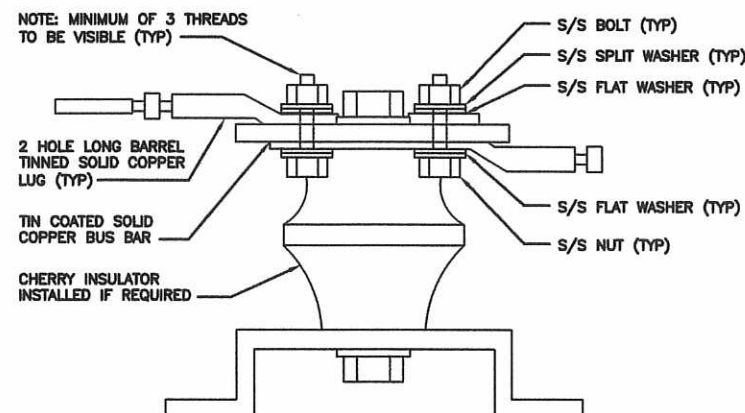
NO SCALE

2

TYPICAL INTERIOR TWO HOLE LUG

NO SCALE

3



LUG DETAIL

NO SCALE

4

NOT USED

NO SCALE

5

NOT USED

NO SCALE

6

NOT USED

NO SCALE

7

NOT USED

NO SCALE

8

NOT USED

NO SCALE

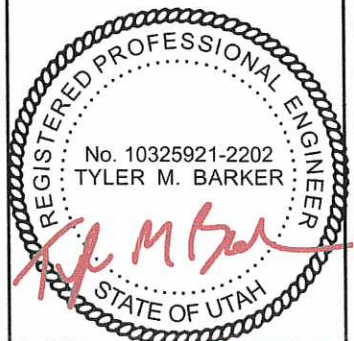
9

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SHEET TITLE
GROUNDING DETAILS

SHEET NUMBER

G-3

RF JUMPER COLOR CODING

3/4" TAPE WIDTHS WITH 3/4" SPACING

LOW-BAND RRH -
(600MHz N71 BASEBAND) +
(850MHz N26 BAND) +
(700MHz N29 BAND) - OPTIONAL PER MARKET

ADD FREQUENCY COLOR TO SECTOR BAND
(CBRS WILL USE YELLOW BANDS)

ALPHA RRH				BETA RRH				GAMMA RRH			
PORT 1 + SLANT	PORT 2 + SLANT	PORT 3 + SLANT	PORT 4 + SLANT	PORT 1 + SLANT	PORT 2 + SLANT	PORT 3 + SLANT	PORT 4 + SLANT	PORT 1 + SLANT	PORT 2 + SLANT	PORT 3 + SLANT	PORT 4 + SLANT
RED	RED	RED	RED	BLUE	BLUE	BLUE	BLUE	GREEN	GREEN	GREEN	GREEN
ORANGE	ORANGE	RED	RED	ORANGE	ORANGE	BLUE	BLUE	ORANGE	ORANGE	GREEN	GREEN
	WHITE (1) PORT	ORANGE	ORANGE		WHITE (1) PORT	ORANGE	ORANGE		WHITE (1) PORT	ORANGE	ORANGE
			WHITE (1) PORT				WHITE (1) PORT				WHITE (1) PORT

MID-BAND RRH -
(AWS BANDS N66+N70)

ADD FREQUENCY COLOR TO SECTOR BAND
(CBRS WILL USE YELLOW BANDS)

RED	RED	RED	RED	BLUE	BLUE	BLUE	BLUE	GREEN	GREEN	GREEN	GREEN
PURPLE	PURPLE	RED	RED	PURPLE	PURPLE	BLUE	BLUE	PURPLE	PURPLE	GREEN	GREEN
	WHITE (1) PORT	PURPLE	PURPLE		WHITE (1) PORT	PURPLE	PURPLE		WHITE (1) PORT	PURPLE	PURPLE
			WHITE (1) PORT				WHITE (1) PORT				WHITE (1) PORT

HYBRID/DISCREET CABLES

INCLUDE SECTOR BANDS BEING SUPPORTED AM
LONG WITH FREQUENCY BANDS

EXAMPLE 1 - HYBRID, OR DISCREET, SUPPORTS
ALL SECTORS, BOTH LOW-BANDS AND MID-BANDS

EXAMPLE 2 - HYBRID, OR DISCREET, SUPPORTS
CBRS ONLY, ALL SECTORS

EXAMPLE 1	EXAMPLE 2
RED	RED
BLUE	BLUE
GREEN	GREEN
ORANGE	YELLOW
PURPLE	

HYBRID/DISCREET CABLES

LOW-BAND RRH FIBER CABLES HAVE SECTOR
STRIPE ONLY

LOW BAND RRH	HIGH BAND RRH	LOW BAND RRH	LOW BAND RRH	LOW BAND RRH	LOW BAND RRH
RED	RED	BLUE	BLUE	GREEN	GREEN
	PURPLE		PURPLE		PURPLE

POWER CABLES TO RRHs

LOW-BAND RRH POWER CABLES HAVE SECTOR
STRIPE ONLY

LOW BAND RRH	HIGH BAND RRH	LOW BAND RRH	LOW BAND RRH	LOW BAND RRH	LOW BAND RRH
RED	RED	BLUE	BLUE	GREEN	GREEN
	PURPLE		PURPLE		PURPLE

RET MOTORS AT ANTENNAS

PORT 1/ ANTENNA 1 "IN"	PORT 1/ ANTENNA 1 "IN"	PORT 1/ ANTENNA 1 "IN"
RED	BLUE	GREEN

MICROWAVE RADIO LINKS

LINKS WILL HAVE A 1.5-2 INCH WHITE WRAP WITH
THE AZIMUTH COLOR OVERLAPPING IN THE MIDDLE.
ADD ADDITIONAL SECTOR COLOR BANDS FOR EACH
ADDITIONAL MW RADIO.

MICROWAVE CABINETS WILL REQUIRE P-TOUCH
LABELS INSIDE THE CABINET TO IDENTIFY THE
LOCAL AND REMOTE SITE ID'S.

PRIMARY	SECONDARY
WHITE	WHITE
RED	RED
WHITE	WHITE
	RED
	WHITE

RF CABLE COLOR CODES

NO SCALE

1

NOT USED

NO SCALE

4

LOW BANDS (N71-N28)
OPTIONAL - (N29)

ORANGE

AWS
(N65+N70+H-BLOCK)

PURPLE

CBRS TECH
(3 GHz)

YELLOW

NEGATIVE SLANT PORT
ON ANTRRH

WHITE

ALPHA SECTOR

RED

BETA SECTOR

BLUE

GAMMA SECTOR

GREEN

COLOR IDENTIFIER

NO SCALE

2

NOT USED

NO SCALE

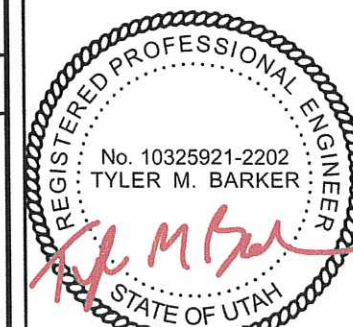
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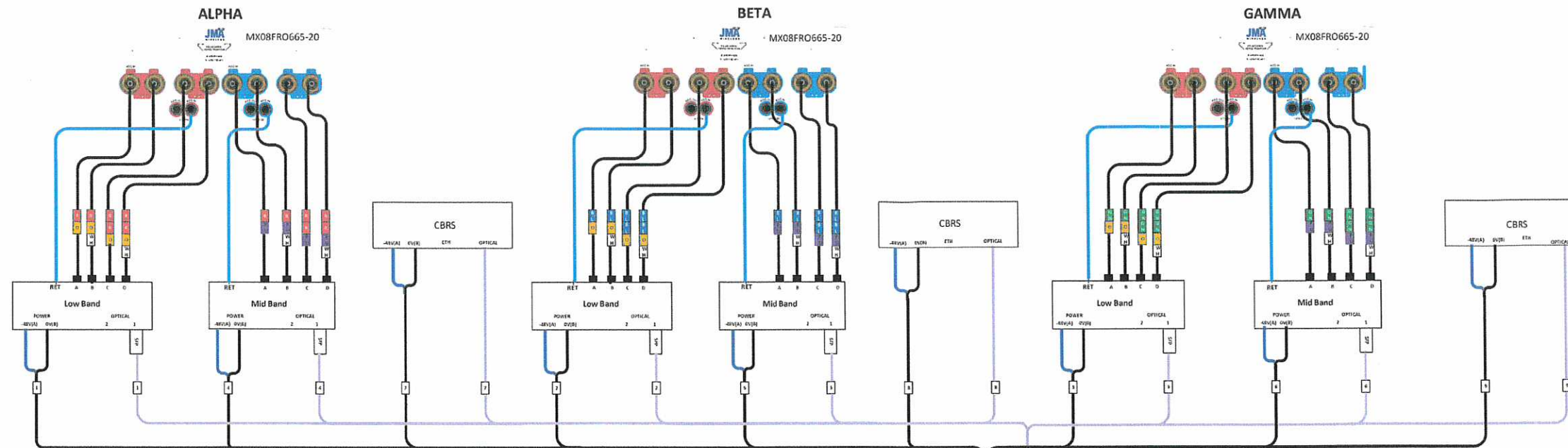
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DISH WIRELESS, LLC.
PROJECT INFORMATION
SLRUT00002A
CCI CORALCANYON
STATE STREET
WASHINGTON, UT 84780

SHEET TITLE
RF
CABLE COLOR CODE

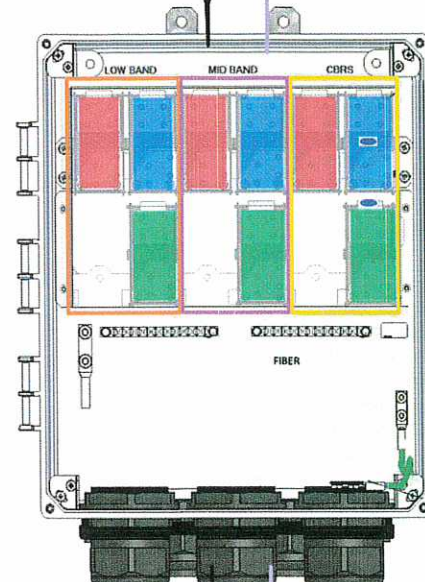
SHEET NUMBER

RF-1



Fiber Patch Panel

Bottom Row	Pair 1	Pair 2	Pair 3	Pair 10	Open	Open
Middle Row	Pair 4	Pair 5	Pair 6	Pair 11	Open	Open
Top Row	Pair 7	Pair 8	Pair 9	Pair 12	Open	Open

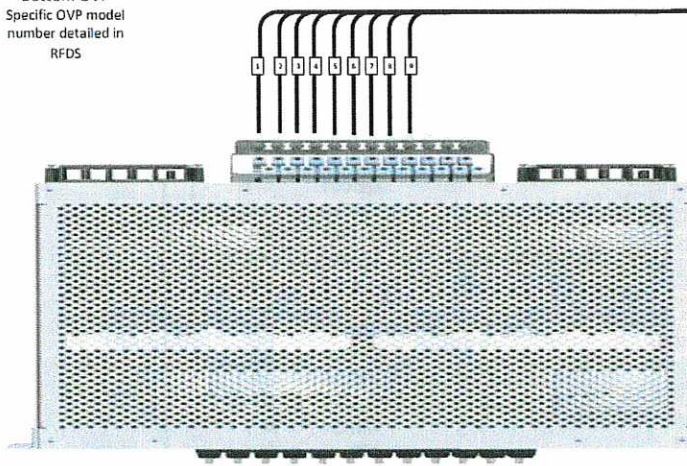


top
bottom

Bottom OVP Layout

Circuit 1	Alpha Low Band
Circuit 2	Beta Low Band
Circuit 3	Gamma Low Band
Circuit 4	Alpha Mid Band
Circuit 5	Beta Mid Band
Circuit 6	Gamma Mid Band
Circuit 7	Alpha CBRS
Circuit 8	Beta CBRS
Circuit 9	Gamma CBRS
Circuit 10	Open
Circuit 11	Open
Circuit 12	Open

Bottom OVP
Specific OVP model
number detailed in
RFDS



CSR NCS540

Port	Interface	Description
0	Gi0/0/0/0	SiteBoss
1	Gi0/0/0/1	CBRS - Alpha
2	Gi0/0/0/2	CBRS - Beta
3	Gi0/0/0/3	CBRS - Gamma
4	Te0/0/0/4	Fujitsu Low-Band RU - Alpha
5	Te0/0/0/5	Fujitsu Mid-Band RU - Alpha
6	Te0/0/0/6	Fujitsu Low-Band RU - Beta
7	Te0/0/0/7	Fujitsu Mid-Band RU - Beta
8	Te0/0/0/8	Fujitsu Low-Band RU - Gamma
9	Te0/0/0/9	Fujitsu Mid-Band RU - Gamma
10	Te0/0/0/10	Fixed Wifi
11	Te0/0/0/11	Fixed Wifi
12	Te0/0/0/12	Fixed Wifi
13	Te0/0/0/13	Fixed Wifi
14	Te0/0/0/14	CBRS1
15	Te0/0/0/15	CBRS2
16	Te0/0/0/16	CBRS3
17	Gi0/0/0/17	SM1 - BMC
18	Gi0/0/0/18	SM2 - BMC
19	Te0/0/0/19	SM1 - Data 1
20	Te0/0/0/20	SM1 - Data 2
21	Te0/0/0/21	SM2 - Data 1
22	Te0/0/0/22	SM2 - Data 2
23	Te0/0/0/23	Reserved Uplink (EDC, LDC)
24	Te0/0/0/24	Blank/Future
25	Te0/0/0/25	Blank/Future
26	Te0/0/0/26	Fiber NIU
27	Te0/0/0/27	Fiber NIU
28	Te0/0/0/28	Blank/Future
29	Te0/0/0/29	Blank/Future

	5G plumbing diagram JMA MX08FRO665-20			
	3-3-3(LB+MB+CBRS)			
Quan Liu	SIZE	FORMAT	DATE	REV
5-Jan-2021	SCALE	Format	DATE	3

PLUMBING DIAGRAM

NO SCALE

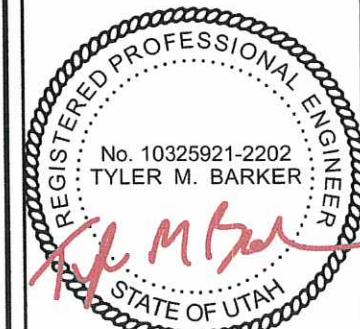
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STATE STREET
WASHINGTON, UT 84780

SHEET TITLE
RF
PLUMBING DIAGRAM

SHEET NUMBER
RF-2

GROUNDING NOTES:

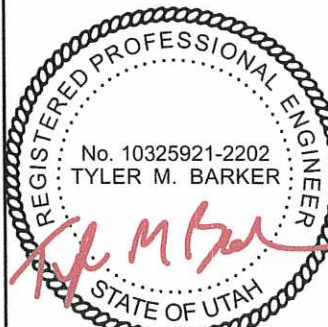
1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GES'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE CONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS, THE CONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
4. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
5. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
6. EACH CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, #6 STRANDED COPPER OR LARGER FOR INDOOR BTS; #2 BARE SOLID TINNED COPPER FOR OUTDOOR BTS.
7. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED BACK TO BACK CONNECTIONS ON OPPOSITE SIDE OF THE GROUND BUS ARE PERMITTED.
8. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
11. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
12. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
13. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
14. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
15. APPROVED ANTIOXIDANT COATINGS (i.e. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
16. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
17. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
18. BOND ALL METALLIC OBJECTS WITHIN 6 ft OF MAIN GROUND RING WITH (1) #2 BARE SOLID TINNED COPPER GROUND CONDUCTOR.
19. GROUND CONDUCTORS USED FOR THE FACILITY GROUNDING AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (i.e., NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
20. ALL GROUNDS THAT TRANSITION FROM BELOW GRADE TO ABOVE GRADE MUST BE #2 BARE SOLID TINNED COPPER IN 3/4" NON-METALLIC, FLEXIBLE CONDUIT FROM 24" BELOW GRADE TO WITHIN 3" TO 6" OF CAD-WELD TERMINATION POINT. THE EXPOSED END OF THE CONDUIT MUST BE SEALED WITH SILICONE CAULK. (ADD TRANSITIONING GROUND STANDARD DETAIL AS WELL).
21. BUILDINGS WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE CONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWERS, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM, THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN 2/0 COPPER. ROOFTOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM, THE BUILDING STEEL COLUMNS, LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATER LINE (FERROUS OR NONFERROUS METAL PIPING ONLY). DO NOT ATTACH GROUNDING TO FIRE SPRINKLER SYSTEM PIPES.



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Tyler M. Barker
Wild Sorrell Engineering PLLC
PE # 10325921-2202 Exp. 3/31/2023

PE# 10325921-2202 EXP: 03/31/2023

IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

DRAWN BY: CHECKED BY: APPROVED BY:

MH OA TMB

RFDS REV #: 1

CONSTRUCTION
DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	04/01/21	ISSUED FOR REVIEW
0	04/30/21	ISSUED FOR CONSTRUCTION

A&E PROJECT NUMBER

SLRUT00002A

DISH WIRELESS, LLC.
PROJECT INFORMATION
SLRUT00002A
CCI CORALCANYON
STATE STREET
WASHINGTON, UT 84780

SHEET TITLE
GENERAL NOTES

SHEET NUMBER

GN-4

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: June 16, 2021

ACTION REQUESTED: Consideration to Amend a portion of the City Code, more specifically, "Title 6 - Public Ways and Property", amending Chapter 7 - "Standardized Street Addressing" - subsection 6-7-6 - "Multi Family Residential".

APPLICANT: Washington City

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval

Background

Washington City is wishing to amend the City Code, by amending Title 6 - "Public Ways and Property", Chapter 7 - "Standardized Street Addressing", Section 6 - "Multi Family Residential". The following is being proposed:

6-7-6 **MULTIPLE FAMILY RESIDENTIAL:** Building Identification sequence will start on the right side of the "main" approved addressed entrance and flow in a counterclockwise spiral direction consecutively numbering each building from outward to the inward. Individual unit identification numbers will begin with first and most outward building on the right side of the main approved entrance and flow in a counterclockwise spiral direction consecutively numbering each unit.

A. When multiple buildings exist on one property, the following standards will be upheld:

1. Letters are to be used on the buildings on the furthest pop out to maximize visibility.
2. Letters on the building should be legible and placed in the front of the building facing the parking lot/roadway. If there is more than one entrance into the building(s) letters need to be placed on all entrances that are from the parking lot.
3. When a complex has multiple units, letters should be consistently placed on the buildings in the same location.

4. Letters should be in contrast with the background of the building color.
5. Size of letters shall be fifteen inches (15") high for single story buildings, twenty-one inches (21") high for two story buildings, and twenty-seven inches (27") high for three story and higher buildings. Letters should be placed near the top of the building to avoid obstruction and maximize visibility. Trees shall not be permitted to be planted below the attached letters or in a way that could potentially obstruct the letters when fully mature.
6. Letters shall be lighted for night-time visibility.
7. Numbers are to be used on the units (internally) and should be Arabic or alphabetical letters.

Recommendation

Staff recommends that the Planning Commission recommend approval for the proposed amendment to the Zoning Regulations, specifically Title 6 - "Public Ways and Property", Chapter 7 - "Standardized Street Addressing", amending Section 6 - "Multiple Family Residential", onto the City Council.