



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

STAFF REPORT

June 25, 2021

To: Jennifer Jastremsky, Zoning Administrator

Approved Date

From: Travis Van Ekelenburg, Planner II
801-576-6522, travis.vanekelenburg@draperutah.gov

Re: **AT&T Wireless Permitted Use Traverse Ridge – Permitted Use Request**
Application No.: USE-0095-2021
Applicant: Jaclyn Levine, representing AT&T Mobility
Project Location: Approximately 15025 S Traverse Ridge Rd.
Current Zoning: RM (Multi-Family Residential) Zone
Acreage: Approximately 5.06 Acres (Approximately 220,414 ft²)
Request: Request for approval of a Permitted Use in the RM zone regarding a new colocation for AT&T Wireless on an existing Stealth Wireless Facility.

SUMMARY AND BACKGROUND

This application is a request for approval of a Permitted Use Permit for approximately 5.06 acres located on the south side of Traverse Ridge Road, at approximately 15025 S Traverse Ridge Road (Exhibit B). The property is currently zoned RM. The applicant is requesting that a Permitted Use Permit be approved to add a colocation for AT&T Wireless on an existing Stealth Wireless Facility.

The site was approved in 2011 as a Stealth Wireless Facility designed as a water tower. There are currently two existing carriers on the tower; T-Mobile and Verizon Wireless.

ANALYSIS



General Plan and Zoning. The Land Use Map of the General Plan calls for the Open Space and Parks land use designation for the subject property (Exhibit C). This category is characterized as follows:

Open Space and Parks

LAND USE DESCRIPTION	
CHARACTERISTICS	<ul style="list-style-type: none"> • Applies to natural areas that have the potential to be permanent open space • Efforts should continue to preserve mountainous areas, drainage and riparian areas with attractive indigenous vegetation • Areas designated as permanent natural open space should be placed within a conservation easement
LAND USE MIX	<ul style="list-style-type: none"> • City's established parks • Public/private golf courses • Greenbelts/linear parks • Large retention areas that have recreational potential • Natural area open space
COMPATIBLE ZONING	<ul style="list-style-type: none"> • Public Open Space (OS) • Agricultural (A2) • Agricultural (A5)
OTHER CRITERIA	<ul style="list-style-type: none"> • A variety of methods can be used to preserve these areas, including easements, dedications, and acquisition, some with the potential of having tax relief benefits

The property has been assigned the RM zoning classification (Exhibit D). According to the 1990 Draper City Municipal Code (DCMC) the purpose of the RM zone is to: “provide areas for low-to-medium residential density with opportunity for varied housing styles and character, providing for a maximum density of up to twelve (12) units per acre”. RM zoning designation surrounds the subject property to the north, west, and south; CR (Regional Commercial) to the east.

Request. The existing Stealth Wireless Facility Water Tower currently has two wireless carriers installed at the facility taking up the height of the actual water reservoir at 45 and 55 feet. This carrier will have antennas mounted at 37 feet, mounted to the legs of the water tower and will have several components of ground equipment installed at the site as well.

The facility will have a 20-foot by 20-foot fenced ground lease area for ground equipment that will be located to the northeast of the water tower.

The following equipment will be installed:

Tower work:

- Installation of six (6) Panel Antennas

- Installation of three (3) Squids (internet monitors)
- Installation of twelve (12) Radio Heads
- Installation of four (4) Antenna Chain Mounts
- Installation of six (6) DC Power Trunks
- Installation of three (3) Fiber Trunks

Ground Work:

- Installation of twenty one (21) VERTIV Power Extend Converters
- Installation of Walk in Cabinet
- Installation of 30Kw Generator
- Installation of two (2) Concrete Pads
- Installation of two (2) DC12's (Remote Control Switch)

Criteria For Approval. The criteria for review and potential approval of a permitted use request is found in Section 9-5-070(E) of the Draper City Municipal Code. This section depicts the standard of review for such requests as:

- E. Approval Standards: The following standards shall apply to the issuance of a permitted use permit. A permitted use shall:
1. Be allowed as a permitted use in the applicable zone;
 2. Conform to development standards of the applicable zone;
 3. Conform to applicable regulations of general applicability and regulations for specific uses set forth in this title;
 4. Not be located on any land classified as a primary or secondary conservation area or sensitive land area, except as expressly permitted by provisions of this title;
 5. Not be located in any protected area as shown on a natural resource inventory; and
 6. Conform to any other applicable requirements of this code.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Permitted Use Permit submission. Comments from this division, if any, can be found in Exhibit A.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Permitted Use Permit submission. Comments from these divisions, if any, can be found in Exhibit A.

Building Division Review. The Draper City Building Division has completed their review of the



Permitted Use Permit submission. Comments from this division, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire Marshal has completed his review of the Permitted Use Permit submission. Comments from this division, if any, can be found in Exhibit A.

Legal Division Review. The Draper City Attorney has completed his review of the Permitted Use Permit submission. The request complies with federal and state laws and Draper City ordinances. Comments from this division, if any, can be found in Exhibit A.

Noticing. Notice has been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff finds that the application complies with the DCMC and recommends that the Zoning Administrator review the request, and approve the application based on the findings listed below and the criteria for approval, as listed within the staff report.

If the Planning Commission decides to approve the request, staff recommends they include the following conditions of approval:

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That the proposed changes to the site are compliant with Section 9-41-050 of the DCMC.
3. The applicant shall obtain all applicable permits from Draper City Fire and the Building Division as required.
4. The proposed change to the site will comply with stealth requirements so the new carrier blends in with the existing wireless facility in exact colors and that the new ground equipment area be enclosed in black powder coated fencing.

The findings for approval as are follows:

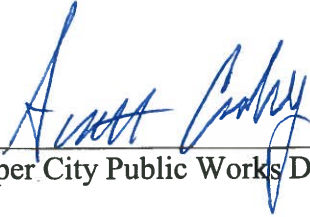
1. The application is allowed as a permitted use in the applicable zone;
2. The application conforms to development standards of the applicable zone;
3. The application conforms to applicable regulations of general applicability and regulations for specific uses set forth in Title 9 of DCMC;
4. The application is located on land classified as sensitive land area, but has been permitted with the initial approval of the water tower.

5. The land is not located in any protected area as shown on a natural resource inventory; and
6. The application conforms to all applicable requirements of Title 9 of DCMC.



DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

We, the undersigned, as duly appointed members of the Draper City Development Review Committee, do acknowledge that the application which provides the subject for this staff report has been reviewed by the Committee and has been found to be appropriate for review by the Draper City Planning Commission and/or City Council.



Draper City Public Works Department

Don Buckley

Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draper.ut.us,
O=Draper City Fire Department, OU=Fire
Marshal, CN=Don Buckley
Date: 2021.07.12 17:12:13-06'00'

Draper City Fire Department

Matthew T. Symes

Digitally signed by Matthew T. Symes
DN: C=US, E=Matt.symes@draper.ut.us,
O=Draper City, CN=Matthew T. Symes
Date: 2021.07.12 13:24:44-06'00'

Draper City Building Division

Jennifer Jastremsky

Digitally signed by Jennifer Jastremsky
DN: C=US, E=jennifer.jastremsky@draperutah.gov,
O=Planning Division, OU=Draper City, CN=Jennifer
Jastremsky
Date: 2021.07.12 11:17:16-06'00'

Draper City Planning Division

Mike Barker

Digitally signed by Mike Barker
Date: 2021.07.12 11:56:47
-06'00'

Draper City Legal Counsel

EXHIBIT A DEPARTMENT REVIEWS

REVIEWS ARE NOT MEANT TO BE AN ALL INCLUSIVE LIST OF POSSIBLE COMMENTS OR CONDITIONS.

Planning Division Review.

1. No Comments.

Fire Division Review.

1. 2A-10BC Fire Extinguishers required. The extinguisher needs to be a serviceable type meaning metal head and metal neck. Extinguishers need to be located in a conspicuous location where they will be readily accessible and immediately available for use. Placed on every level of the home. If in cabinet or not the extinguisher or cabinet needs to be mounted so that the top is not more than five (5) feet above the floor.
2. Fire Department Access is required to be maintained. Vehicles cannot park in such a way to impede fire department or emergency vehicle access.
3. Hazardous Material Permit – A Draper City Fire Hazardous Material Permit may need to be obtained. This is for all new and existing installations.

Note: Plan approval or review shall not be construed to relieve from or lessen the responsibility of any person designing, owning, operating or controlling any building. Damages to persons or property defects, fire, improper installation, or other emergency conditions that occur in or on the building property shall not hold the Draper City Fire Department as assuming any liability.

**EXHIBIT B
AERIAL MAP**

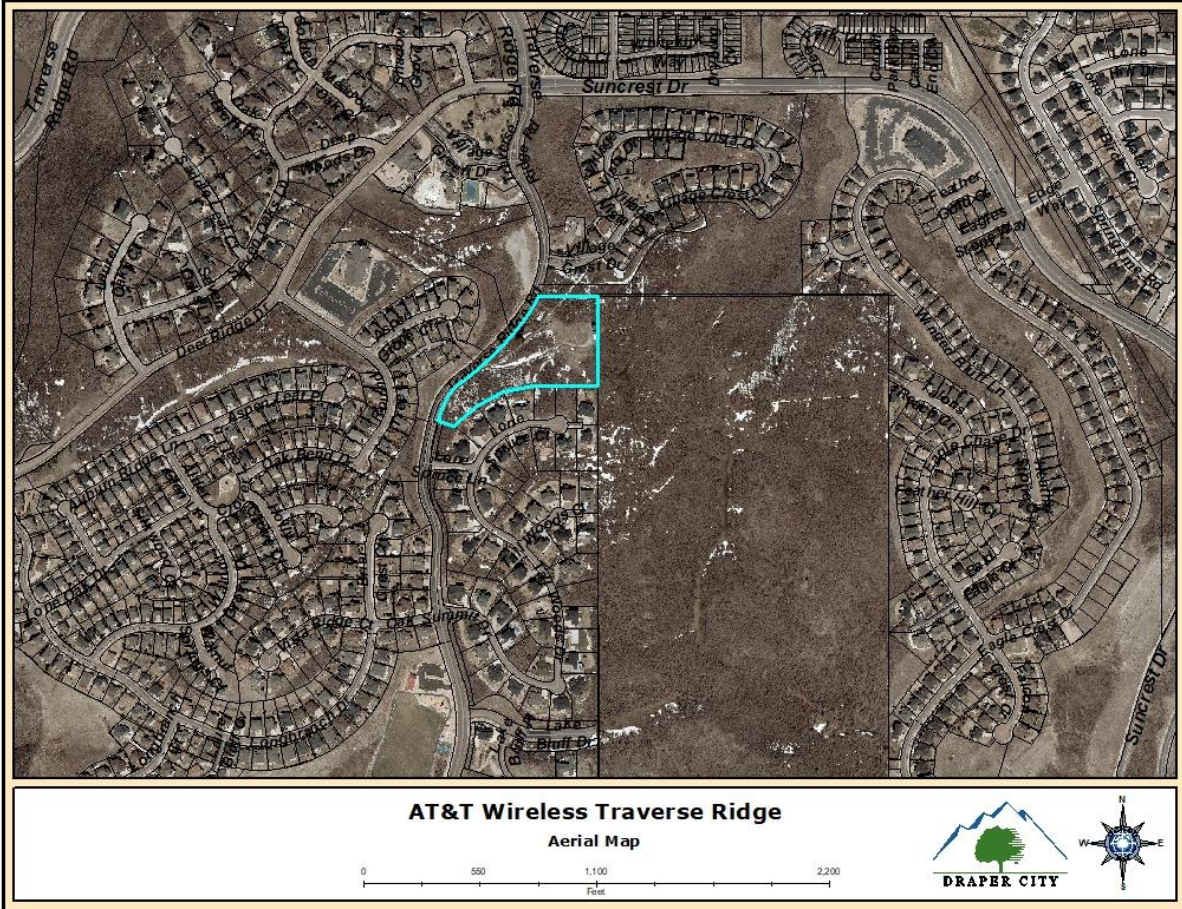


EXHIBIT C LAND USE MAP

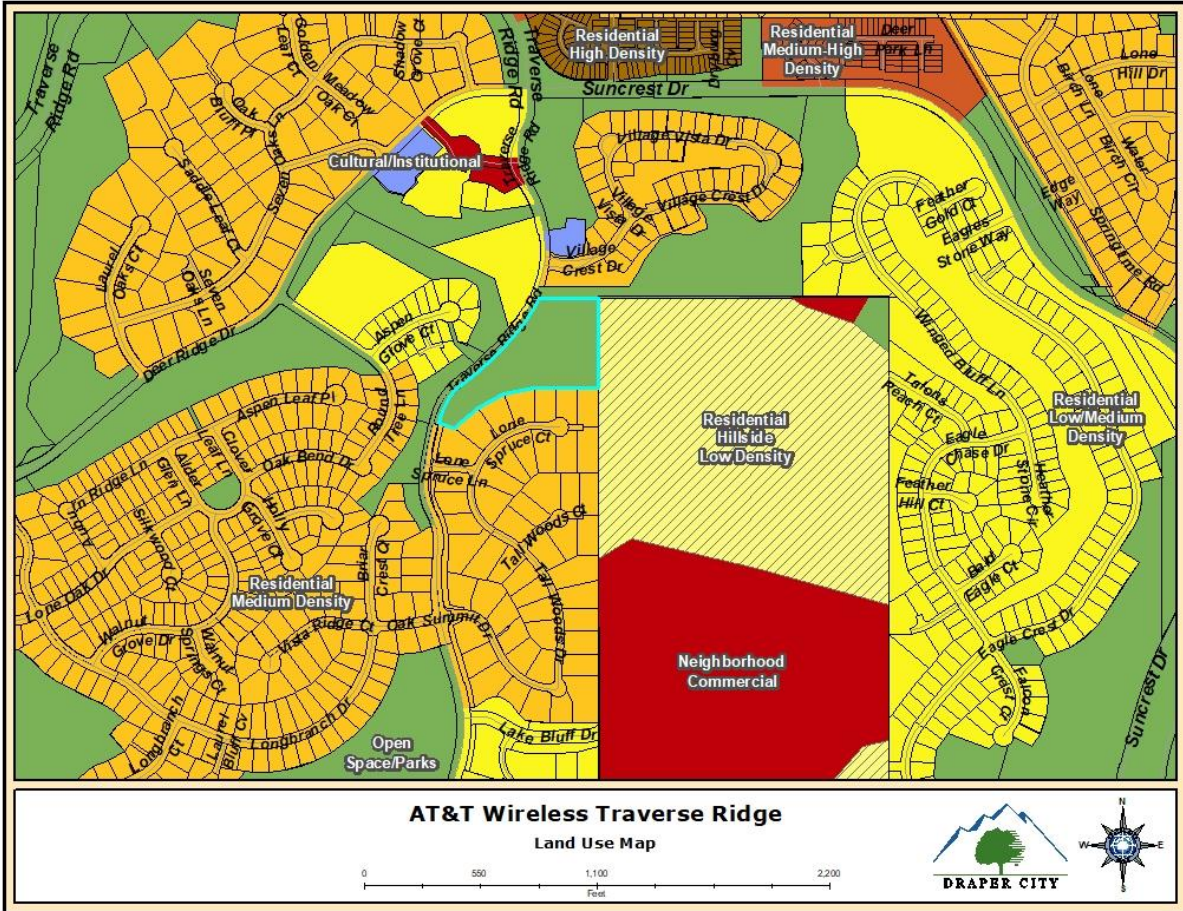
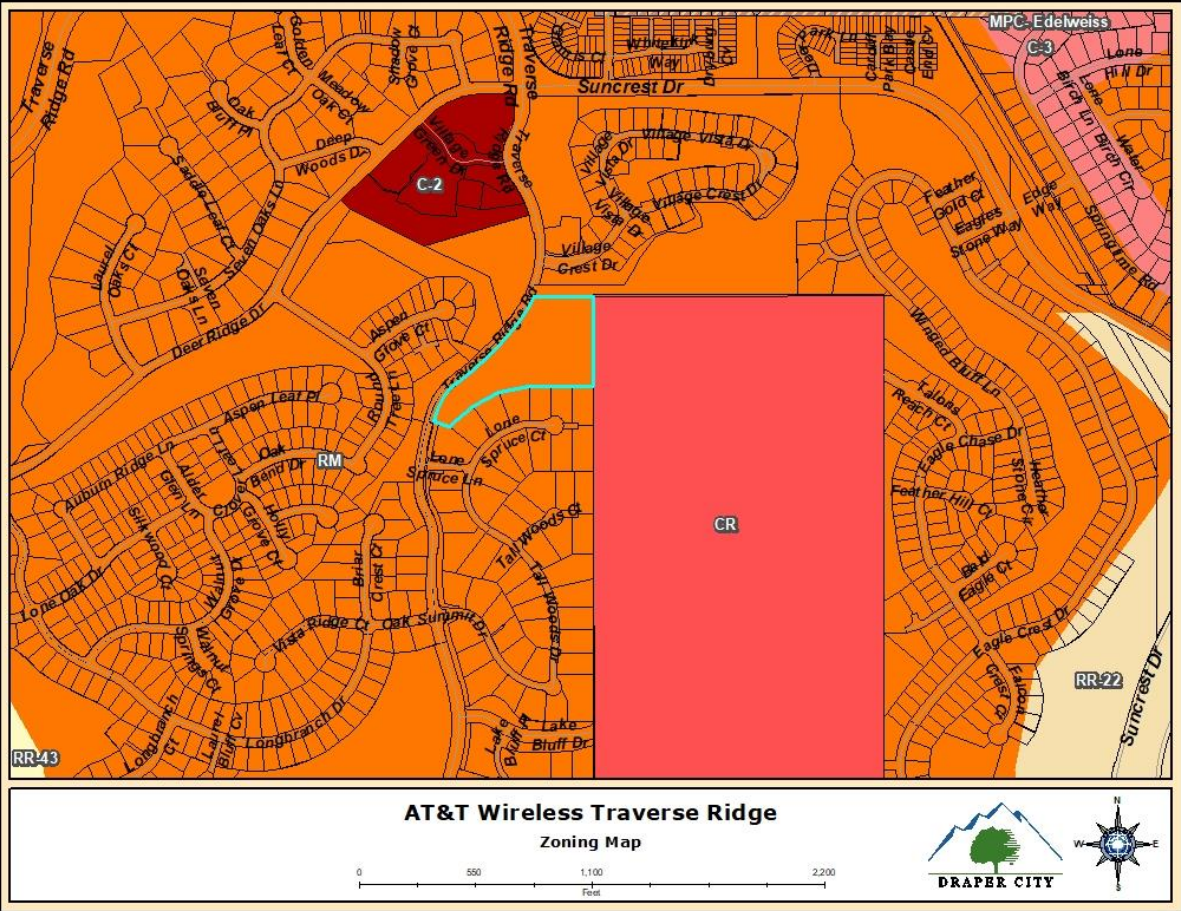
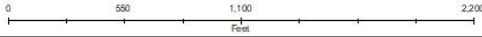


EXHIBIT D ZONING MAP



AT&T Wireless Traverse Ridge
Zoning Map



**EXHIBIT E
DRAWINGS**



AT&T

Mobility



TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN UTAH, CALL BLUE STAKES OF UTAH
TOLL FREE: 1-800-662-4111 OR
www.bluestakes.org

Know what's below.
Call before you dig.

UTAH STATUTE
REQUIRES MIN OF 2
WORKING DAYS NOTICE
BEFORE YOU EXCAVATE

THE DESIGN SHOWN ON THESE DRAWINGS IS BASED ON INFORMATION GATHERED FROM AT&T RFDS VERSION 1.00 DATED 4/8/2021.

SITE NAME: NSB-UT. BDN_COV_RMR_109_UTL02011_TRAVERSE_RIDGE
SITE NUMBER: UTL02011
FA NUMBER: 12854507
USID: 252651
PACE NUMBER: MRUTH031953
AT&T SITE ADDRESS: 14996 TRAVERSE RIDGE RD
DRAPER, UT 84020
STRUCTURE TYPE: 65'-0" WATER TANK
PROJECT TYPE: NEW SITE BUILD

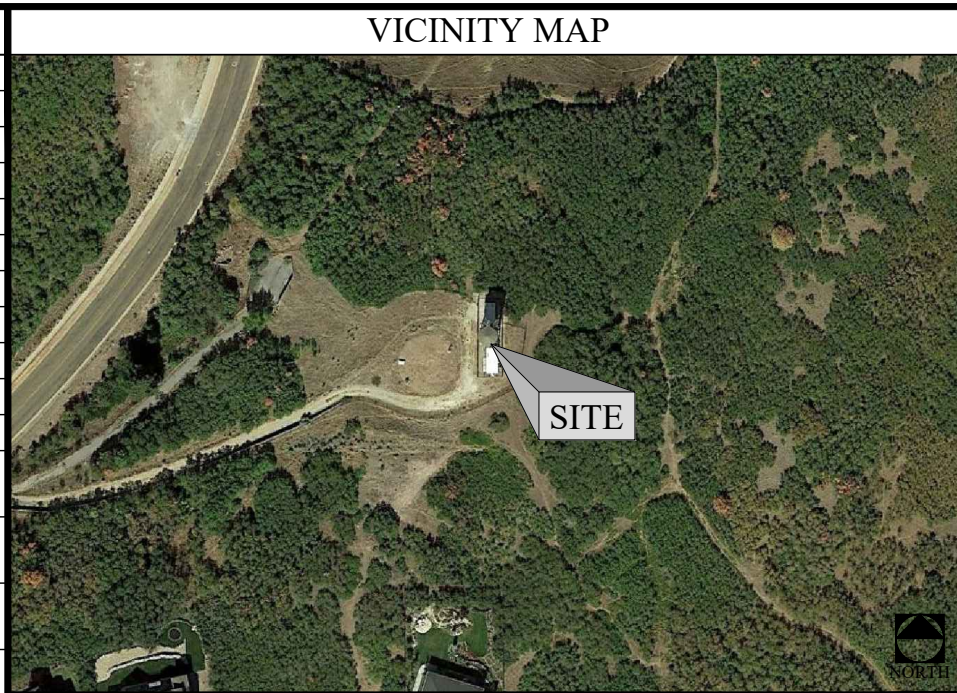
PREPARED BY:

NEXIUS SOLUTIONS, INC.
2595 NORTH DALLAS PARKWAY-SUITE 300
FRISCO, TX 75034

CLIENT:

AT&T
Mobility
161 INVERNESS DR W, 2ND FLOOR
ENGLEWOOD, COLORADO 80112

SITE INFORMATION	
SITE NAME:	NSB-UT. BDN_COV_RMR_109_UTL02011_TRAVERSE_RIDGE
SITE NUMBER:	UTL02011
FA LOCATION CODE:	12854507
ADDRESS:	14996 TRAVERSE RIDGE RD
CITY, STATE ZIP:	DRAPER, UT 84020
COUNTY:	SALT LAKE
LATITUDE:	40.478578°
LONGITUDE:	-111.833688°
GROUND ELEVATION:	6216' A.M.S.L.
STRUCTURE TYPE:	WATER TANK
STRUCTURE HEIGHT:	65'-0" A.G.L.
APPLICANT:	AT&T MOBILITY 161 INVERNESS DR W, 2ND FLOOR ENGLEWOOD, COLORADO 80112
AT&T CONTACT:	JAN ROBINETTE (801) 201-4173
SITE ACQUISITION:	NEXIUS SOLUTIONS, INC. 7025 S FULTON ST, SUITE 100 CENTENNIAL, CO 80112
A&E SERVICES:	NEXIUS SOLUTIONS, INC. 2595 N DALLAS PKWY-SUITE 300 FRISCO, TX 75034 (972) 581-9888
WATER TANK OWNER:	VZW
JURISDICTION:	CITY OF DRAPER
PARCEL #:	110100063
PARCEL OWNER:	DRAPER CITY
ZONING DESIGNATION:	RM



SHEET INDEX	
SHEET #	SHEET DESCRIPTION
T-1	TITLE SHEET
ZD-1	AERIAL MAP
ZD-2	OVERALL SITE PLAN
ZD-3	ENLARGED SITE PLAN
ZD-4	PROPOSED MOUNT PLAN AND TOWER ELEVATION
ZD-5	POWER PANEL SCHEDULE
ZD-6	ELECTRICAL DETAILS

FOR ZONING

ZONING DOCUMENTS

THESE DOCUMENTS ARE RELEASED FOR THE PURPOSE OF ZONING UNDER THE AUTHORITY OF JACK T. PHIPPS ON 04/16/21.

- JACK T. PHIPPS, P.E.
- UTAH PROFESSIONAL ENGINEER REGISTRATION NUMBER 10850149-2202
- EXPIRATION DATE 03/31/2023
- NEXIUS SOLUTION, INC.

THIS DOCUMENT IS THE DESIGN PROPERTY AND COPYRIGHT OF NEXIUS AND FOR THE EXCLUSIVE USE BY THE TITLE CLIENT. DUPLICATION OR USE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CREATOR IS STRICTLY PROHIBITED.

SUBMITTALS

REV	DATE	DESCRIPTION	BY
B	11/07/19	FOR REVIEW	RA
C	11/12/19	FOR REVIEW	RA
D	12/24/19	FOR REVIEW	RA
E	07/15/20	FOR REVIEW	RA
F	07/29/20	FOR REVIEW	RA
G	04/16/21	FOR REVIEW	RA

SCOPE OF WORK	
THE PURPOSE OF THIS PROJECT IS AS FOLLOWS:	
TOWER SCOPE OF WORK:	
<ul style="list-style-type: none"> -INSTALLATION OF (6) PANEL ANTENNAS -INSTALLATION OF (3) SQUIDS -INSTALLATION OF (12) RRHs -INSTALLATION OF (4) ANTENNA CHAIN MOUNTS -INSTALLATION OF (6) DC POWER TRUNKS -INSTALLATION OF (3) FIBER TRUNKS 	
GROUND SCOPE OF WORK:	
<ul style="list-style-type: none"> -INSTALLATION OF WALK IN CABINET (WIC) -INSTALLATION OF (2) DC12s -INSTALLATION OF 30KW GENERATOR -INSTALLATION OF (2) CONCRETE PADS -INSTALLATION OF (21) VERTIV POWER EXTEND CONVERTERS 	

DRIVING DIRECTIONS	
FROM SALT LAKE CITY INTERNATIONAL AIRPORT:	
<ul style="list-style-type: none"> • GET ON I-80 E FROM N 3700 W, CROSSBAR RD AND TERMINAL DR • HEAD NORTHEAST ON N TERMINAL DR • SLIGHT RIGHT • USE THE MIDDLE LANE TO TURN RIGHT TOWARD N 3700 W • USE THE LEFT LANE TO TURN SLIGHTLY RIGHT ONTO N 3700 W • TURN LEFT TO STAY ON N 3700 W • CONTINUE STRAIGHT • CONTINUE ONTO CROSSBAR RD • TAKE THE RAMP ONTO TERMINAL DR • USE THE LEFT 2 LANES TO TAKE THE I-80 E RAMP TO CITY CENTER/OGDEN/PROVO • KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR I-80 E AND MERGE ONTO I-80 E 	<ul style="list-style-type: none"> • TAKE I-15 S TO UT-140 E IN DRAPER. TAKE EXIT 288 FROM I-15 S • MERGE ONTO I-80 E • USE ANY LANE TO TAKE EXIT 121 TO MERGE ONTO I-15 S/I-80 E TOWARD CHEYENNE/LAS VEGAS • KEEP LEFT TO CONTINUE ON I-15 S • TAKE EXIT 288 FOR UT-140 TOWARD 14600 SO • KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR DRAPER • DRIVE TO TRAVERSE RIDGE RD • USE THE RIGHT LANE TO TURN SLIGHTLY LEFT ONTO UT-140 E • CONTINUE ONTO HIGHLAND DR • TURN RIGHT ONTO TRAVERSE RIDGE RD

CODE COMPLIANCE	
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH CURRENT EDITIONS OF THE FOLLOWING APPLICABLE CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.	
<ul style="list-style-type: none"> • 2018 INTERNATIONAL BUILDING CODE • 2020 NATIONAL ELECTRICAL CODE • ADOPTED CITY/COUNTY ORDINANCES • ALL CODES SUBJECT TO LOCAL JURISDICTION REQUIREMENTS 	
THESE DRAWINGS ARE DESIGNED TO THE LATEST CODES. THEY ALSO MEET THE ADOPTED CODE REQUIREMENTS OF THE JURISDICTION.	

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 NOT REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.	
DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY. 22"x34" IS DEEMED DOUBLE SCALE, AND ALL OTHER PRINTED SIZES ARE DEEMED "NOT TO SCALE".	

APPROVALS	
THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.	
NEXIUS LEASING/SITE ACQUISITION:	DATE:
NEXIUS A&E:	DATE:
NEXIUS CM:	DATE:
AT&T CM:	DATE:
AT&T RF:	DATE:

SITE INFORMATION:

SITE NAME: NSB-UT. BDN_COV_RMR_109_UTL02011_TRAVERSE_RIDGE
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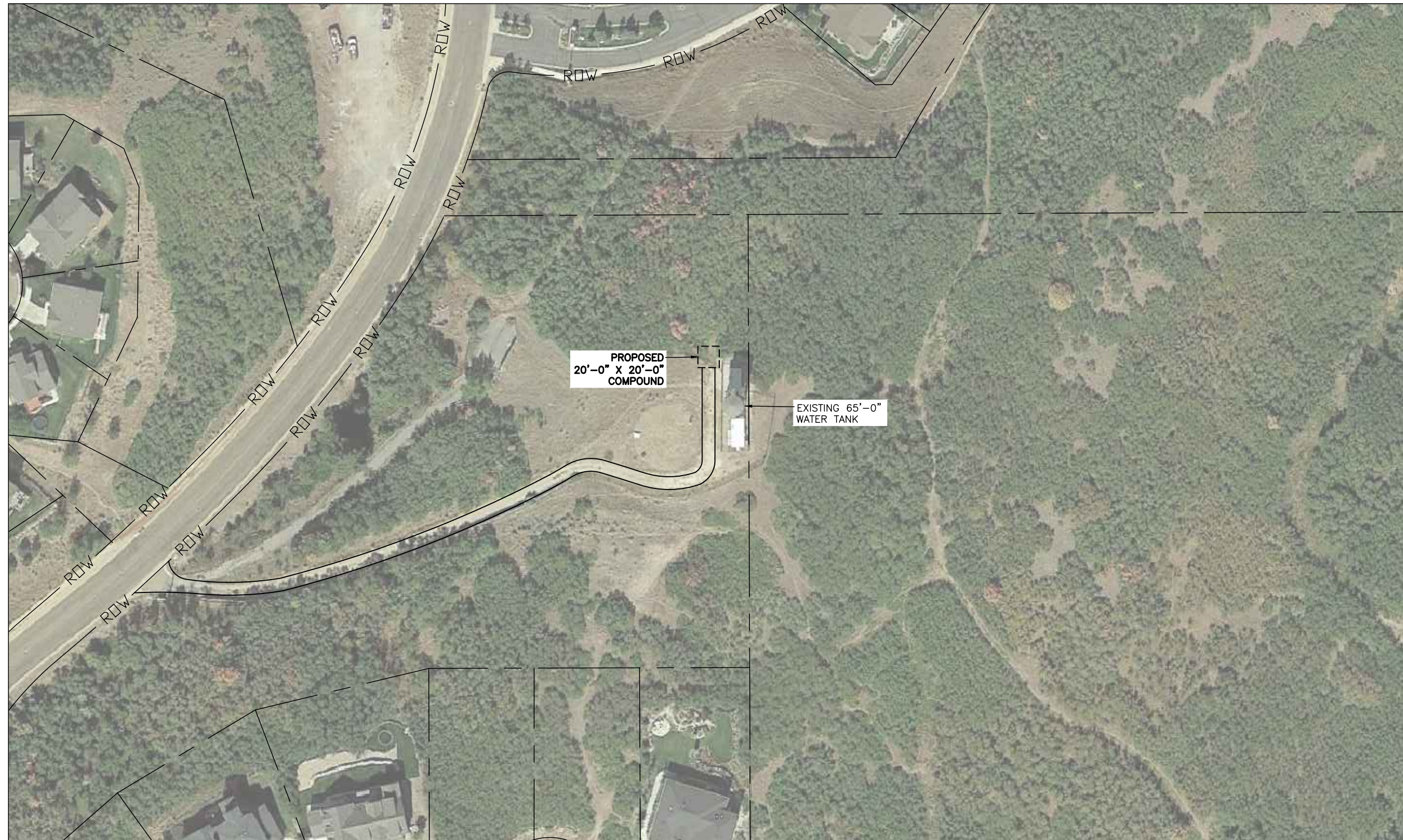
PROJECTS:
LTE 1C / 2C / 3C / 4C / 5C / 6C

DRAWN BY:	DATE:
RA	10/21/19
CHECKED BY:	DATE:
RA	04/16/21

SHEET TITLE: TITLE SHEET

SHEET NUMBER:

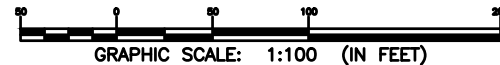
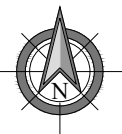
T-1



PROPOSED
20'-0" X 20'-0"
COMPOUND

EXISTING 65'-0"
WATER TANK

NOTE:
THIS PLAN WAS CREATED BASED ON INFORMATION GATHERED FROM AERIAL PHOTOGRAPHY, GIS DATA, AND/OR ASSESSORS MAPS PROVIDED BY LOCAL SOURCES. THIS PLAN IS IN NO WAY INTENDED TO BE USED AS A BOUNDARY SURVEY.



1 AERIAL MAP
SCALE: 1:100

PREPARED BY:

nexus

NEXIUS SOLUTIONS, INC.
2595 NORTH DALLAS PARKWAY-SUITE 300
FRISCO, TX 75034

CLIENT:



AT&T

Mobility

161 INVERNESS DR W, 2ND FLOOR
ENGLEWOOD, COLORADO 80112

FOR ZONING

ZONING DOCUMENTS

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SITE NUMBER:
UTL02011

FA LOCATION CODE:
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PAGE ID:
MRUTH031953

ADDRESS:
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DRAPER, UT 84020

PROJECTS:

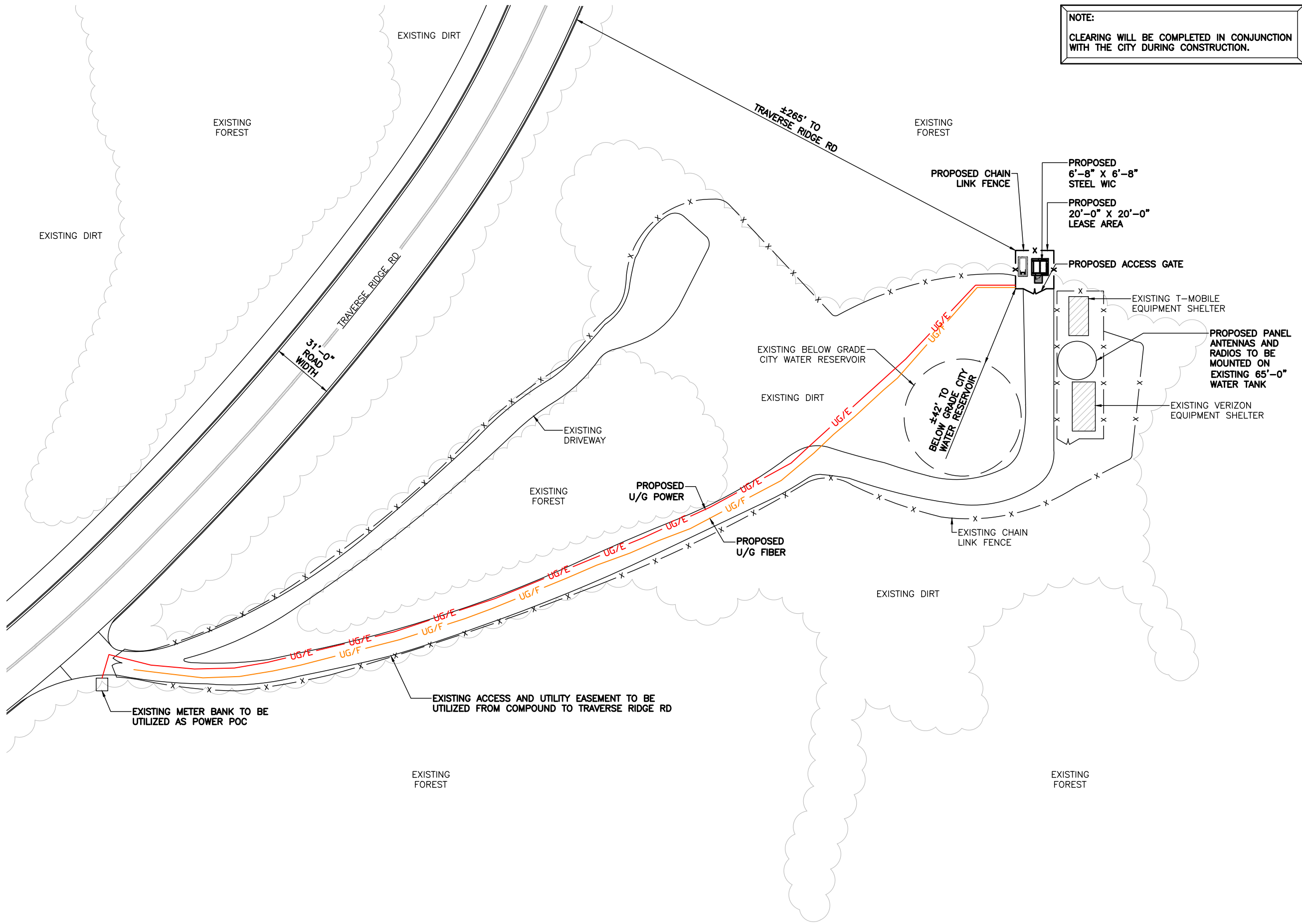
LTE 1C / 2C / 3C / 4C / 5C / 6C

DRAWN BY: RA	DATE: 10/21/19
CHECKED BY: RA	DATE: 04/16/21

SHEET TITLE:
AERIAL MAP


SHEET NUMBER:

ZD-1



NOTE:
 CLEARING WILL BE COMPLETED IN CONJUNCTION WITH THE CITY DURING CONSTRUCTION.

PREPARED BY:
nexus
 NEXIUS SOLUTIONS, INC.
 2595 NORTH DALLAS PARKWAY-SUITE 300
 FRISCO, TX 75034

CLIENT:

 161 INVERNESS DR W, 2ND FLOOR
 ENGLEWOOD, COLORADO 80112

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 FA LOCATION CODE:
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 PAGE ID:
 MRUTH031953
 ADDRESS:
 14996 TRAVERSE RIDGE RD
 DRAPER, UT 84020

PROJECTS:
 LTE 1C / 2C / 3C / 4C / 5C / 6C

DRAWN BY:	DATE:
RA	10/21/19

CHECKED BY:	DATE:
RA	04/16/21

SHEET TITLE:
OVERALL SITE PLAN


SHEET NUMBER:
ZD-2

1 SITE PLAN
 SCALE: 1:50



NOTE:
 CLEARING WILL BE COMPLETED IN CONJUNCTION WITH THE CITY DURING CONSTRUCTION.

PREPARED BY:
nexus
 NEXIUS SOLUTIONS, INC.
 2595 NORTH DALLAS PARKWAY-SUITE 300
 FRISCO, TX 75034

CLIENT:

 161 INVERNESS DR W, 2ND FLOOR
 ENGLEWOOD, COLORADO 80112

FOR ZONING

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 NSB-UT. BDN_COV_RMR_109_ UTL02011_TRAVERSE_RIDGE

SITE NUMBER:
 UTL02011

FA LOCATION CODE:
 12854507

PAGE ID:
 MRUTH031953

ADDRESS:
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 DRAPER, UT 84020

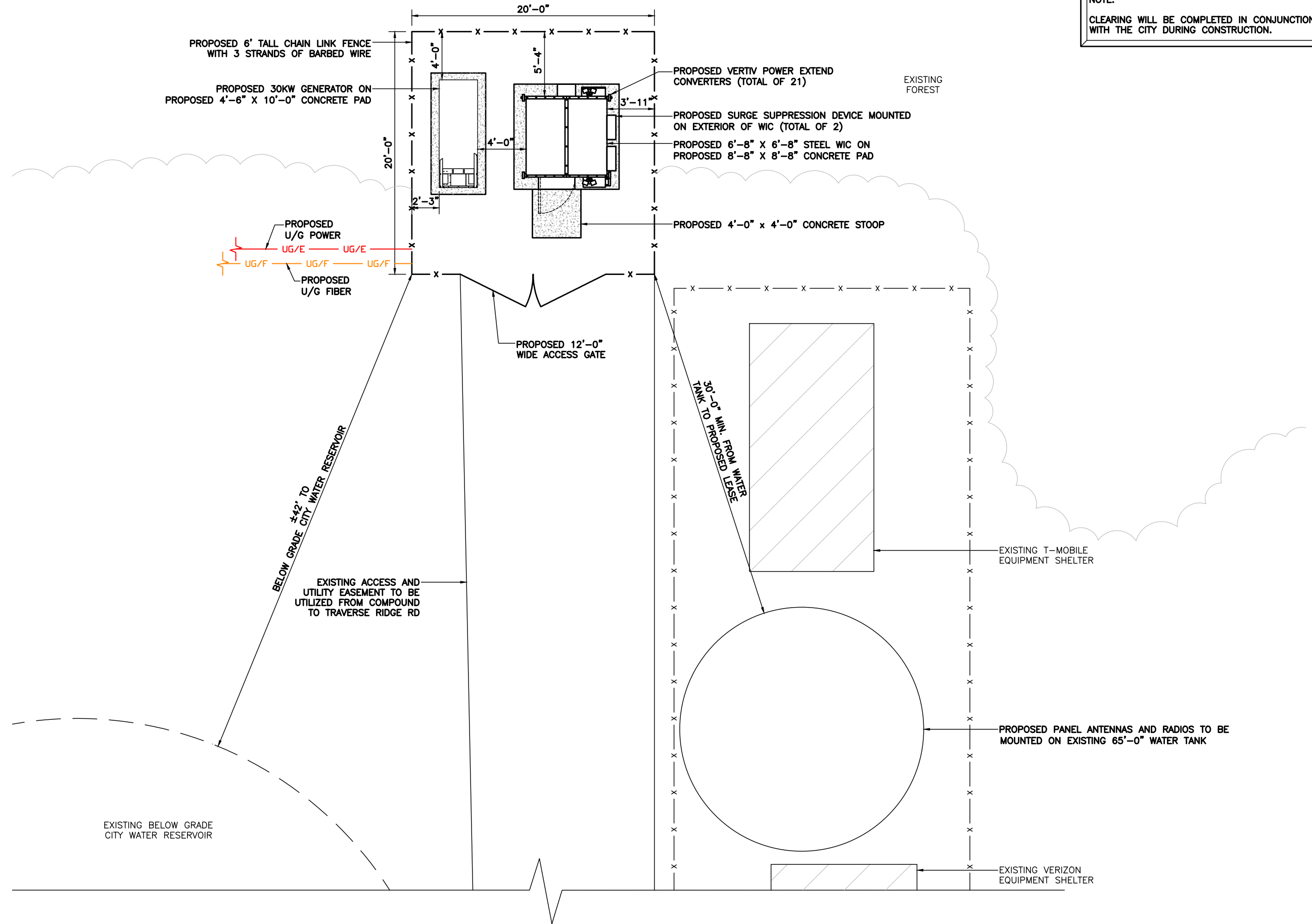
PROJECTS:
 LTE 1C / 2C / 3C / 4C / 5C / 6C

DRAWN BY: RA DATE: 10/21/19

CHECKED BY: RA DATE: 04/16/21

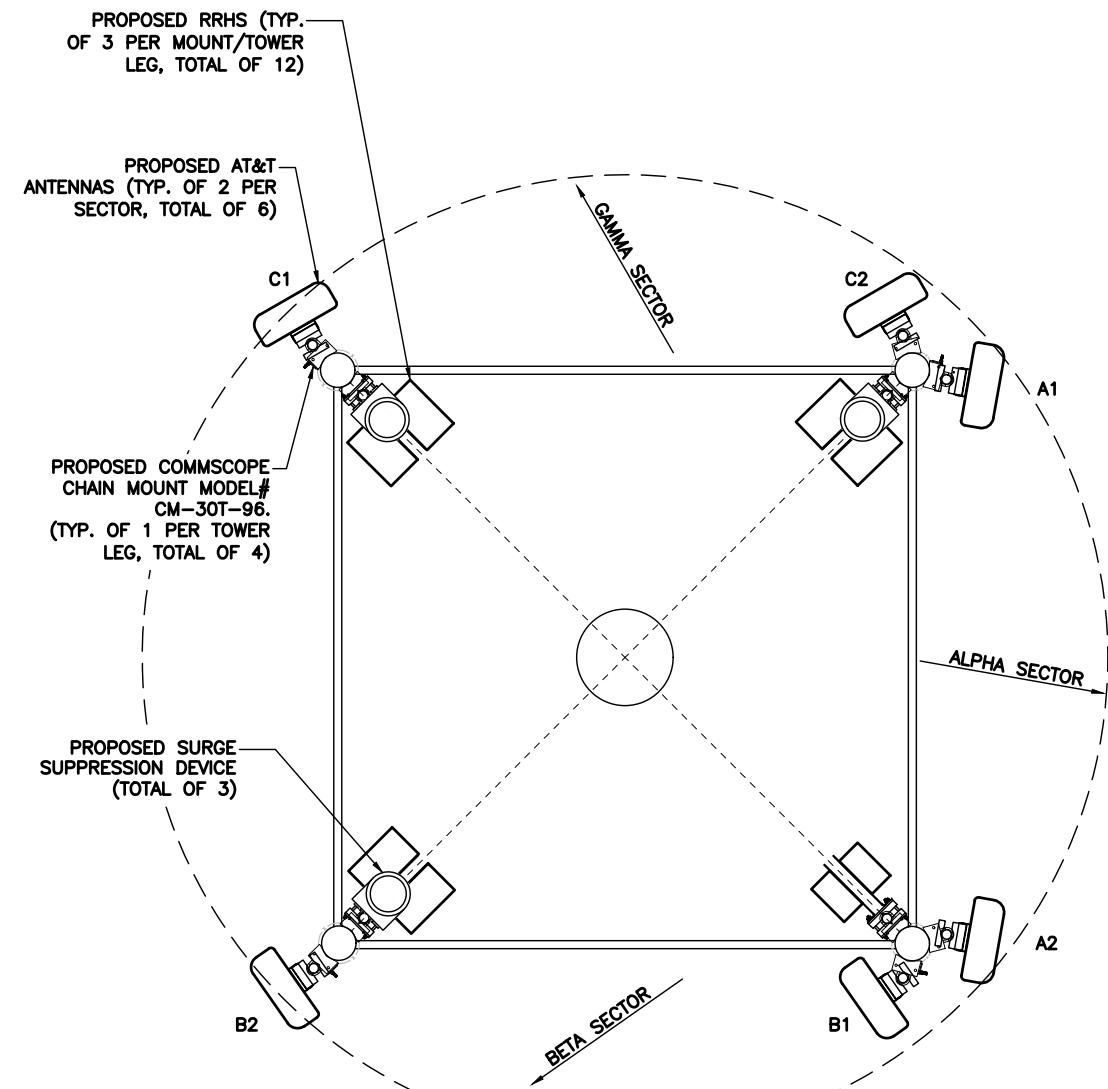
SHEET TITLE:
 ENLARGED SITE PLAN

SHEET NUMBER:
ZD-3



1 ENLARGED SITE PLAN
 SCALE: 1/8" = 1'-0"

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

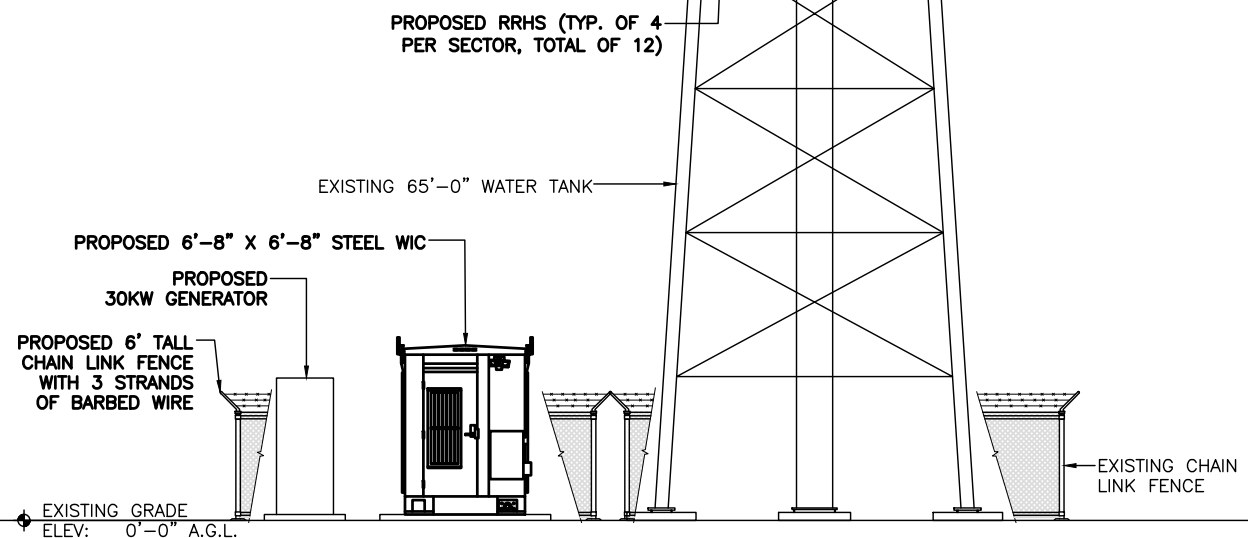


1 PROPOSED MOUNT PLAN
SCALE: 1/4" = 1'-0"



NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY, PRIOR TO THE ONSET OF CONSTRUCTION, THAT THE SUPPORTING STRUCTURE(S) AND MOUNTING SYSTEM(S) HAVE BEEN DEEMED STRUCTURALLY ADEQUATE BY A LICENSED PROFESSIONAL ENGINEER TO SUPPORT THE EXISTING AND PROPOSED EQUIPMENT AND ASSOCIATED CONSTRUCTION LOADS, INCLUDING BUT NOT LIMITED TO THOSE DEPICTED, HEREIN. THE CONTRACTOR SHALL ASSUME THE FULL-LIABILITY AND RISK ASSOCIATED WITH THE INSTALLATION OF THE PROPOSED EQUIPMENT AND/OR APPURTENANCES IF PERFORMED WITHOUT SAID PASSING STRUCTURAL ANALYSIS OR EVALUATION. IF THE RESULT OF THE ANALYSIS REQUIRES THE STRUCTURE BE STRENGTHENED OR MODIFIED; SUCH MODIFICATIONS SHALL BE PROPERLY INSTALLED AND COMPLETED PRIOR TO THE ONSET OF CONSTRUCTION.

- ◆ TOP OF EXISTING WATER TANK
ELEV: 65'-0" A.G.L.
- ◆ C.L. OF EXISTING ANTENNAS BY OTHERS
ELEV: 55'-6" A.G.L.
- ◆ C.L. OF EXISTING ANTENNAS BY OTHERS
ELEV: 45'-0" A.G.L.
- ◆ TOP OF EXISTING PLATFORM
ELEV: 39'-3" A.G.L.
- ◆ TOP OF PROPOSED ANTENNAS
ELEV: 37'-0" A.G.L.



2 PROPOSED TOWER ELEVATION
SCALE: 3/32" = 1'-0"



PREPARED BY:

nexus

NEXIUS SOLUTIONS, INC.
2595 NORTH DALLAS PARKWAY-SUITE 300
FRISCO, TX 75034

CLIENT:



AT&T

Mobility

161 INVERNESS DR W, 2ND FLOOR
ENGLEWOOD, COLORADO 80112

FOR ZONING

ZONING DOCUMENTS

THESE DOCUMENTS ARE RELEASED FOR THE PURPOSE OF ZONING UNDER THE AUTHORITY OF JACK T. PHIPPS ON 04/16/21.

- JACK T. PHIPPS, P.E.
- UTAH PROFESSIONAL ENGINEER REGISTRATION NUMBER 10850148-2202
- EXPIRATION DATE 03/31/2023
- NEXIUS SOLUTION, INC.

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SUBMITTALS

REV	DATE	DESCRIPTION	BY
B	11/07/19	FOR REVIEW	RA
C	11/12/19	FOR REVIEW	RA
D	12/24/19	FOR REVIEW	RA
E	07/15/20	FOR REVIEW	RA
F	07/29/20	FOR REVIEW	RA
G	04/16/21	FOR REVIEW	RA

SITE INFORMATION:

SITE NAME:
NSB-UT. BDN_COV_RMR_109_UTL02011_TRAVERSE_RIDGE

SITE NUMBER:
UTL02011

FA LOCATION CODE:
12854507

PAGE ID:
MRUTH031953

ADDRESS:
14996 TRAVERSE RIDGE RD
DRAPER, UT 84020

PROJECTS:

LTE 1C / 2C / 3C / 4C / 5C / 6C

DRAWN BY:	DATE:
RA	10/21/19
CHECKED BY:	DATE:
RA	04/16/21

SHEET TITLE:
PROPOSED MOUNT PLAN AND TOWER ELEVATION

SHEET NUMBER:

ZD-4

PANEL SCHEDULE

Incoming Voltage 120/240V, 1 ϕ , 60 HZ
 200A, COPPER BUS, 10KAIC
 1 PHASE 3 WIRE

Circuit#	Description	Circuit Breaker		LOAD AMPS	CONTINUOUS	PANEL LOAD				CONTINUOUS	LOAD AMPS	Circuit Breaker		Description	Circuit#	
		SIZE	Poles			A	B	KVA	A			B	SIZE			Poles
1	RECTIFIER #1	30	2	14.4	Y	2.2		4.3	2.2		Y	14.4	2	30	RECTIFIER #2	2
3				14.4	Y		2.2	4.3		2.2	Y	14.4			RECTIFIER #4	4
5	RECTIFIER #3	30	2	14.4	Y	2.2		4.3	2.2		Y	14.4	2	30	RECTIFIER #6	6
7				14.4	Y		2.2	4.3		2.2	Y	14.4				8
9	RECTIFIER #5	30	2	14.4	Y	2.2		4.3	2.2		Y	14.4	2	30	RECTIFIER #8 / SPARE	10
11				14.4	Y		2.2	4.3		2.2	Y	14.4				12
13	RECTIFIER #7	30	2	14.4	Y	2.2		2.2	0.0			0.0	2	30	RECTIFIER #10 / SPARE	14
15				14.4	Y		2.2	2.2		0.0		0.0				16
17	RECTIFIER #9 / SPARE	30	2			0.0		0.0	0.0			0.0	2	30	EXTERIOR LIGHT	18
19						0.0		0.0		0.0		0.0				20
21	RECTIFIER #11 / SPARE	30	2			0.0		0.0	0.0			0.0	1	20	DUPLEX RECPT	22
23						0.0		0.0		0.0		0.0				24
25	HVAC	25	2	17.7	N	2.1		4.2	2.1			17.7			SPARE	26
27				17.7	N		2.1	4.2		2.1		17.7				28
29	GFCI	20	1	3.0	N	0.4		0.6	0.2		Y	1.5	1	20	GENERATOR BLOCK HTR	30

TOTAL PHASE LOAD:	L1	19.9	KVA
	L2	19.3	KVA
TOTAL PANEL LOAD:		39.3	KVA
TOTAL PANEL LOAD:		163.6	AMPS

NOTES:

1. ELECTRICAL SERVICE SHALL BE 200A, 120/240V, 3 WIRE.
2. FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT, REFER TO VENDOR PRINTS PROVIDED BY EQUIPMENT SHELTER MANUFACTURER.
3. POWER PANEL SCHEDULE FOR REFERENCE ONLY. CONTRACTOR TO REFER TO SHELTER SPECIFICATIONS FOR EXACT POWER LOADING.
4. ELECTRICAL CONTRACTOR MUST CALCULATE THE SHORT CIRCUIT CURRENT AND LABEL THE PANEL ACCORDINGLY.

PREPARED BY:

NEXIUS

NEXIUS SOLUTIONS, INC.
 2595 NORTH DALLAS PARKWAY-SUITE 300
 FRISCO, TX 75034

CLIENT:



FOR ZONING

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PAGE ID:
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 DRAPER, UT 84020**

PROJECTS:
LTE 1C / 2C / 3C / 4C / 5C / 6C

DRAWN BY:	DATE:
RA	10/21/19

CHECKED BY:	DATE:
RA	04/16/21

SHEET TITLE:
POWER PANEL SCHEDULE

SHEET NUMBER:

ZD-5

NOTES:

1. ALL TELCO CONDUITS ARE TO BE STUBBED IN D-MARC LOCATION.
ALL POWER CONDUITS ARE TO BE TERMINATED AT THE METER CENTER.
2. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO TRENCHING.
3. ANY DAMAGE CAUSED TO THE EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
4. ALL CONDUITS SHALL BE INSTALLED PRIOR TO FINISH GRADING, GEOFABRIC, AND STONE INSTALLATION.
5. CONTRACTOR SHALL INSTALL SWEEPS AT ALL CONDUIT DIRECTION CHANGES.

LEGEND:

- OVERHEAD ELECTRIC LINE — DH/E — DH/E —
- UNDERGROUND ELECTRIC LINE — UG/E — UG/E —
- OVERHEAD FIBER LINE — DH/F — DH/F —
- UNDERGROUND FIBER LINE — UG/F — UG/F —
- OVERHEAD TELEPHONE LINE — DH/T — DH/T —
- UNDERGROUND TELEPHONE LINE — UG/T — UG/T —

PREPARED BY:

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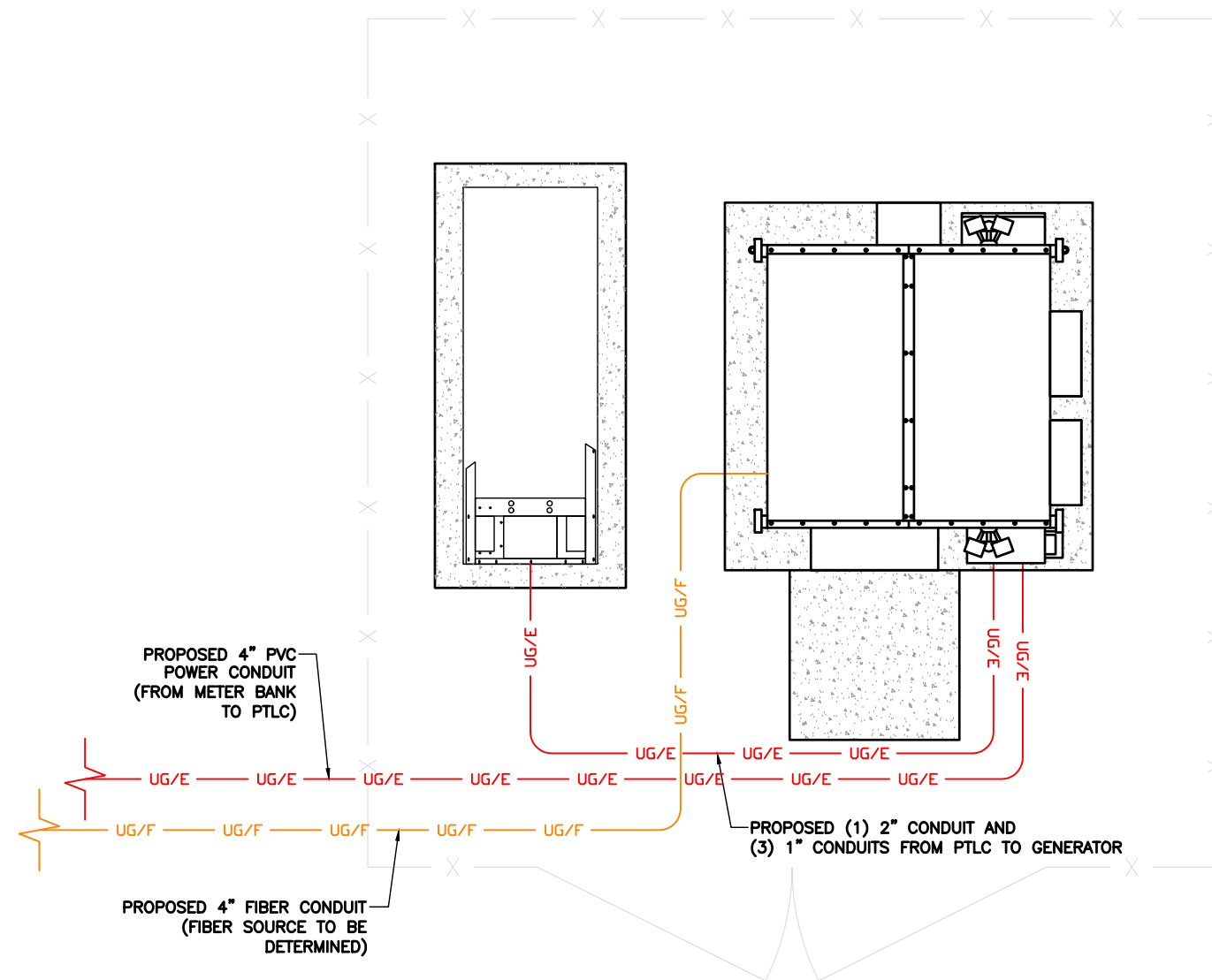
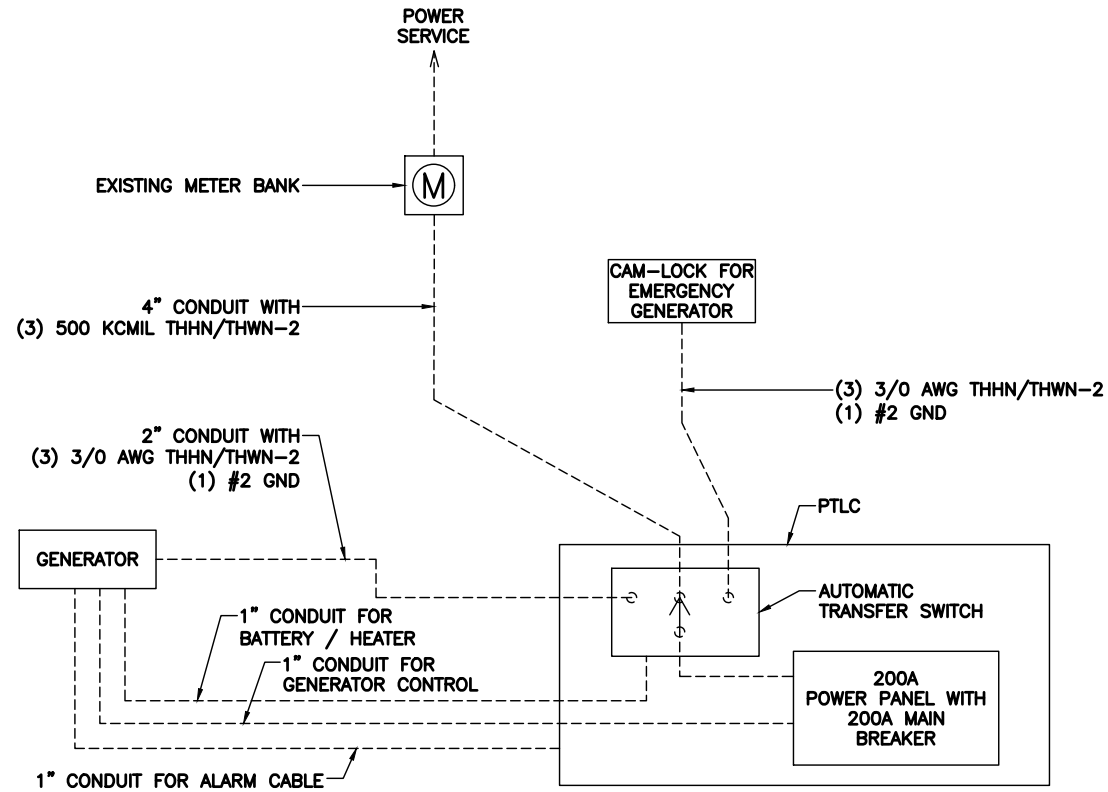
PROJECTS:
LTE 1C / 2C / 3C / 4C / 5C / 6C

DRAWN BY: RA	DATE: 10/21/19
CHECKED BY: RA	DATE: 04/16/21

SHEET TITLE:
ELECTRICAL DETAILS

SHEET NUMBER:

ZD-6



① ONE-LINE DIAGRAM
SCALE: NTS

② POWER AND TELCO PLAN
SCALE: NTS

