AMERICAN FORK CITY
DEVELOPMENT REVIEW COMMITTEE AGENDA

Regular Session
November 11, 2024
Monday 9:00 AM

American Fork City Public Works Building

275 East 200 North

American Fork City, UT 84003

https://www.americanfork.gov/AgendaCenter

Development Review Committee Members

Patrick O'Brien, Dev. Services Director **Aaron Brems, Fire Chief**

Sam Kelly, Public Works Director

Notice is hereby given that the American Fork City Development Review Committee will meet in regular session on November 11, 2024, at the American Fork City Public Works building, 275 East 200 North commencing at 9:00 AM. The agenda shall be as follows:

1. **Regular Session**
    a. Roll Call

2. **Common Consent Agenda** (Common Consent is that class of DRC action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda).
    a. Approval of the October 7, 2024, Development Review Committee minutes.

3. **Action Items** (Action Items is that class of DRC action that requires further discussion on Amended Final Plats, Preliminary Plans, and Final Plats. The Development Review Committee Board will have authority to approve Amended Final Plats, Preliminary Plans, and Final Plats.)
    a. Review and action on an application for a Preliminary Plan, known as Landon Court (East), located at approximately 1228 East 700 North, American Fork City, UT 84003. The Preliminary Plan will be for approximately 1.38 acres and will be in the R1-15000 Zone.
    b. Review and action on an application for a Final Plat, known as Landon Court (East), located at approximately 1228 East 700 North, American Fork City, UT 84003. The Final Plat will be for approximately 1.38 acres and will be in the R1-15000 Zone.
    c. Review and recommendation on an application for a Commercial Site Plan, known as AT&T Tower Modification Highland 2, located at approximately 1200 N 550 E, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 0.03 acres and will be in the Public Facilities (PF) Zone.

4. **Other Business**
    a. Upcoming Projects

5. **Adjournment**

Dated this 7th day of November 2024

Patrick O'Brien

Development Services Director

**The order of agenda items may change at the discretion of the Development Review Committee*

AMERICAN FORK CITY

DEVELOPMENT REVIEW COMMITEE REGULAR SESSION

OCTOBER 7th, 2024

The American Fork City Development Review Committee met in a regular session on September 18th, 2024 at the American Fork Public Works Building, 275 East 200 North, commencing at 10:00 a.m.

Development Review Committee:

Development Services Director: Patrick O'Brien

Public Works Director: Sam Kelly

Fire Chief: Aaron Brems

Staff Present:

Ben Hunter	City Engineer
Dan Loveland	Chief Building Official
Cody Opperman	Planner II
Angie McKee	Administrative Assistant I
Ashley Thomas	Administrative Assistant
Mat Sacco	Fire Marshall

Others Present: Tom Freeman, Daniel Herzog

REGULAR SESSION

Roll Call

ACTION ITEMS

a. **Review and action on an application for a Preliminary Plan, known as Bridges at Fox Hollow, located at approximately 1080 North 350 East, American Fork City, UT 84003. The Preliminary Plan will be for approximately 11.23 acres and will be in the PR-3.0 Zone**

Cody Opperman reviewed the background information for action item letter a: The applicant has applied for a Preliminary Plan to develop a single-family subdivision. The project looks to provide a total of 87 dwelling units with the project. Within the development, there will be 33 dwelling units located in a conservation subdivision project and 54 dwelling units located within a flexible lot project. Each project will have its own specific requirements that the applicant is meeting, such as square footage of each lot, open space requirements, etc.
This particular project has had a Development Agreement recently approved with the City Council to show case maintenance responsibilities, fencing requirements, a phasing plan, etc. The applicant is also proposing a side setback reduction for the conservation subdivision project that is set up to go to Planning Commission and City Council for their determination. Overall, the development plans provide many different sizes of lots that meet the requirements of the flexible lot projects and conservation subdivision projects of the City. Patrick O'Brien verified with Cody that the applicant intends to go back to Planning Commission and City Council to request a variance for setbacks. Cody Opperman confirmed that was correct as they are looking to have 5-foot setbacks on each side, so they will need a recommendation from the Planning Commission and a determination will be made by City Council.
Ben Hunter informed the committee that on the engineering side of this project, the golf course will need to approve proposed drainage pipes that will be across the golf course facilities, along with potential updates to agreements between the golf course and the HOA. He noted that these items can be resolved at the final plat level. Patrick O'Brien asked if there are any conditions for the preliminary plan, and Cody Opperman confirmed that there were no additional comments that need to be resolved.

Chief Brems moved to approve the proposed Preliminary Plan, located at approximately 1080 N 350 East, American Fork City, in the Planned Residential (PR-3.0) Zone, subject to any conditions found in the staff report.
Sam Kelly seconded the motion.

Voting was as follows:

Patrick O'Brien	**AYE**
Sam Kelly	**AYE**
Aaron Brems	**AYE**

The motion passed

b. **Review and action on an application for an Amended Final Plat, known as Holmes Gunther, located at approximately 490 North Mary Pulley Drive, American Fork, UT 84003, American Fork City, UT 84003. The Amended Final Plat will be for approximately 0.34 acres and will be in the R1-9000 zone.**

Cody Opperman reviewed the background information for action item letter b: The applicant has applied for an Amended Final Plat to increase their lot square footage. The project looks to provide a triangular piece of land to the back of their lot to incorporate a new accessory structure. Once the amended final plat has been recorded with the County, the property owner will be able to submit plans into review for their accessory structure to the Building Department. The amended plat is being reviewed in conjunction with another subdivision looking to be created by the lot to the east. Cody also mentioned for the record, that the project conditions of approval included the recently updated authority approval signatures indicating three people, which would be the three people that are here today; The Public Works Director, the Development services Director, and the Fire Chief, rather than just the Development Services Director.

Ben Hunter added that on the engineering side, this lot already has all the existing infrastructure and minimum level of improvements required on the frontages, so there is no further comment from engineering.

Sam Kelly moved to approve the proposed Amended Final Plat, located at approximately 490 N Mary Pulley Drive, American Fork City, in the R1-9000 Residential Zone, subject to any conditions found in the staff report.

Patrick O'Brien seconded the motion.

Voting was as follows:

Patrick O'Brien	**AYE**
Sam Kelly	**AYE**
Aaron Brems	**AYE**

The motion passed

c. Review and recommendation on an application for a Commercial Site Plan, known as Freeman Commercial Site Plan (Application #2), located at approximately 19 N 900 W, American Fork City, UT 84003. The Commercial Site Plan will be on approximately 1.24 acres and will be in the Planned Commercial (GC-2) zone.

Cody Opperman reviewed the background information for action item letter c: The applicant has applied for a Commercial Site Plan to develop a rental sales establishment for watercraft. The project has come back through the process to provide additional information for utility lines that was not in the approved site plan previously. Additionally, the project will be incorporating a golf simulator on the second story of their building. As the golf simulator is a different use from the rental of watercraft, they have not provided additional information regarding the amount of parking they will need for the indoor golf simulator. If the project continues forward with the golf simulator, they will need to come back through the site plan process to provide the necessary parking for the new use.

Patrick O'Brien asked to clarify that the current application is just for the use of the rental business, not any other internal uses. Cody Opperman confirmed that the square footage for this building was only for the ground floor, and the Rental Sales Establishment on the parking plan provided. Patrick O'Brien mentioned to Mr. Tom Freeman that while he was probably aware of the initial parking approval, and how that was accommodated, he was welcome to speak on any information he has on a proposed future use.

Tom Freeman acknowledged that he was surprised to see this come up, as he had just submitted this information this morning. He thanked the staff for their quick work. He also mentioned that he was hoping to share the thought around as to plant a seed, because the rental business is in large part dormant in the wintertime, and some friends in other cities have golf simulators which are also a more seasonal use. He feels there will not be a need for more parking spaces, as he thinks there are 38 to 39. Mr. Freeman confirmed there was initially some communication about doing a venue of sorts, but after talking with Ben Hunter he felt like that might be a little bit over utilization. Mr. Freeman reiterated that he was not expecting this to be a subject discussed on this agenda, but due to the seasonality of both businesses, he believes this to be the perfect answer.

Patrick O'Brien reminded the committee that all they would be approving today is the rental business use, not the use for the golf simulator, so that would have to come back through later. Mr. O'Brien noted that this morning Mr. Freeman submitted a request for a zoning clearance letter, but nothing in terms of a site plan amendment to consider parking or any other review elements for the golf simulator use.

Tom Freeman agreed that he only submitted a set of plans (for a zone clearance letter request), to get the proposed use approved by the city because his bank is asking that he complete the mezzanine floor in the next 90 days. Mr. Freeman mentioned that he would not want to try and complete it so quickly, but the bank is putting that as a parameter.

Ben Hunter wanted to clarify that he does not recall having the conversation Mr. Freeman mentioned about the 2nd floor use of a golf simulator, but he did agree with Mr. Freeman that in the past, they may have had a conversation about the need for a new traffic study to determine the impact that a new or added use would have on this project. Mr. Hunter noted that the only pending comment on the engineering side is clarification of capping the T at the main line. When Mr. Freeman added that had been done many months ago, he was directed to add that note to the plan set.

Patrick O'Brien moved to recommend approval for the proposed Commercial Site Plan, located at 19 N 900 W, American Fork City, in the Planned Commercial (GC-2) Zone, subject to any conditions found in the staff report.

The motion was not seconded, and therefore died. Further discussion occurred.

Sam Kelly asked about the possibility of tabling this item until the 2nd floor use is included on the site plan. Tom Freeman stated that he would prefer to move forward in case the mezzanine ended up not working, he could still complete the main level. Mr. Kelly reminded the applicant that he would be required to go back through this same approval process and accrue the fees associated with the new application and review process.

Mr. Freeman suggested it will be precisely the same site plan, and there is not going to be any changes or amendments to the site plan. Patrick O'Brien reminded him that adding a new use would change the parking requirements. Mr. Freeman explained that he believes there is a tremendous surplus of parking, and they will never even come close to utilizing more than a fraction of it.

Mat Sacco reminded the group that the type of occupancy could change to a business that is not seasonal in the future and also mentioned that the area behind the building needs to have a solid fence that does not allow access, as that area cannot continue to be used. Mr. Sacco reminded Mr. Freeman that the criteria for use of that space was that fire would need to have access back there, and that has not been met.

Patrick O'Brien moved to recommend approval for the proposed Commercial Site Plan, located at 19 N 900 W, American Fork City, in the Planned Commercial (GC-2) Zone, subject to any conditions found in the staff report.

Chief Brems seconded the motion.

Voting was as follows:

Patrick O'Brien	**AYE**
Sam Kelly	**AYE**
Aaron Brems	**AYE**

The motion passed

Other Business

Cody Opperman informed the committee that the Final Plats for Bridges at Fox Hollow, and the East side of the Gunther project should be coming through for review soon. Staff are also continuing to work on the Code rewrite and general plan.

Adjournment

Sam Kelly motioned to adjourn the meeting.

Chief Brems seconded the motion.

Meeting adjourned at 10:33 AM

Angie McKee

Administrative Assistant I

The order of agenda items may change to accommodate the needs of the committee, public and staff.

Development Review Committee Staff Report
Meeting Date: November 11, 2024

Agenda Topic

Review and approval on an application for a Preliminary Plan, known as Landon Court East, located at approximately 1228 & 1242 E 700 N, American Fork City, UT 84003. The Final Plat will be on approximately [1.34] acres and will be in the R1-15000 zoning designation.

BACKGROUND INFORMATION		
Location:		1228 & 1242 E 700 N
Project Type:		Preliminary Plan
Applicants:		Jared Osmond
Existing Land Use:		Residential Low Density
Surrounding Land Use:	North	Institutional Lands and Public Facilities
	South	Residential Low Density
	East	Residential Low Density
	West	Residential Low Density
Existing Zoning:		R1-15000
Surrounding Zoning:	North	R1-15000
	South	PR-3.0
	East	R1-15000
	West	R1-15000
Square Footage (By Use)		58,228
Total Number of Units		2
Parking Requirement		2/d.u.

Background

The applicant has applied for a Final Plat/Preliminary Plan to develop a two (2) lot subdivision known as Landon Court East Subdivision. The project looks to create a two (2) lot subdivision in

the R1-15000 zoning designation. The lots are both approximately 0.67 acres in area and front 700 north.

Sec 17.8.201 Subdivider Confers With Development Review Committee

A. The subdivider may meet with the Development Review Committee in a pre-application meeting to discuss the basic concept of the proposed subdivision and to obtain information pertaining to the general plan and zoning classification of the area proposed for subdivision, city requirements and standards for design and construction of streets, utilities and other requirements affecting the land proposed to be subdivided.
B. The purpose of the conference(s) is to provide informal assistance to the subdivider in the preparation of the plans early in the process. The Development Review Committee may suggest changes in the proposed layout so the project is more fully consistent with the city's general plan and also with the city's development regulations and policies. The recommendations from the Development Review Committee prior to the subdivision application shall be purely advisory and in no way shall the conference be construed to constitute approval of the plan.

Sec 17.8.202 Subdivider Prepares And Submits Preliminary Plat And Supporting Materials

After the pre-submittal conference, if applicable, the subdivider shall prepare and submit to the Development Services Department a preliminary plat submittal packet containing the following:

A. An application for approval of the subdivision project, together with copies of plans and materials showing the layout of the proposed project, including the location, size and dimensions of all lots; the placement and cross-section of all proposed streets; the location of all public utility easements; the intended treatment of drainage; and the intended treatment of any other essential features of the proposed subdivision.
B. A geotechnical report for the subdivision area.
C. Evidence of payment of the required review fee.
D. Evidence of water right proposed to be conveyed to the city.
E. Evidence of review of the proposed subdivision of required public utility agencies.
F. Other materials deemed by city staff to be essential for an adequate understanding of the proposed project.

Sec 17.8.203 DRC Reviews Preliminary Plans, Documents, And Statements

Upon receipt of the preliminary plan submittal packet from the subdivider the Development Services Director or assignee shall review the plans, documents, and materials for completeness and for conformance with city requirements and standards and the general plan, and submit said

plans, documents and statements or portions thereof to the Development Review Committee for their review and recommendation.

Sec 17.8.204 Development Review Committee Reports Results Of Review Of Preliminary Plans, Documents, And Statements To Subdivider

A. The Development Review Committee shall conduct a Development Review Conference to review and discuss the materials submitted by the subdivider.
B. Upon completion of review, the Development Review Committee shall provide the results of the review and comments to the Development Services Director or assignee. The results and comments shall be compiled and provided to the subdivider.
C. The Development Review Committee may suggest changes in order for the preliminary plan materials to be more consistent with the objectives of the general plan and development regulations and policies.

Sec 17.8.206 Development Review Committee Takes Action On Preliminary Plans And Supporting Materials

A. After considering the recommendation of all Development Review Committee members, the DRC, acting as the administrative land use authority, may table the matter, deny, or grant approval, including granting approval upon conditions stated.
B. Approval of the Preliminary Plan by DRC shall not constitute final approval of the project, but shall be deemed as approval to proceed with preparation of a final plat, detailed engineering and supporting materials.

Project Conditions of Approval

1. Finalize all conditions and address comments from Staff and third-party reviewers.

Findings of Fact

1. The Preliminary Plan doesn't meet the requirements of Section 17.8.

Development Review Committee Staff Report
Meeting Date: November 11, 2024

Project Map



Standards Conditions of Approval

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.

2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Staff Recommendation

The Preliminary Plan doesn't meet the requirements of AFC Code Section 17.8. Subdivision amendments. Staff recommends DENYING the application subject to the findings of not meeting the requirements for section 17.8.

Potential Motions – Preliminary Plan

Approval

I move to approve the proposed Preliminary Plan, located at 1228 & 1242 E 700 N, American Fork City, UT 84003, in the R1-15000 zone, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Preliminary Plan, located at 1228 & 1242 E 700 N, American Fork City, UT 84003, in the R1-15000 zone.

Table

I move to table action for the proposed Preliminary Plan, located at 1228 & 1242 E 700 N, American Fork City, UT 84003, in the R1-15000 zone and instruct staff/developer to...

Development Review Committee Staff Report
Meeting Date: November 11, 2024

Agenda Topic

Review and approval on an application for a Final Plat, known as Landon Court East Subdivision, located at approximately 1228 & 1242 E 700 N, American Fork City, UT 84003. The Final Plat will be on approximately 1.38 acres and will be in the R1-15000 zoning designation.

Location:		1228 & 1242 E 700 N
Project Type:		Preliminary Plan
Applicants:		Jared Osmond
Existing Land Use:		Residential Low Density
Surrounding Land Use:	North	Residential Low Density
	South	Residential Low Density
	East	Residential Low Density
	West	Residential Low Density
Existing Zoning:		R1-15000
Surrounding Zoning:	North	R1-15000
	South	PR-3.0
	East	R1-15000
	West	R1-15000
Square Footage (By Use)		58,228
Total Number of Units		2
Parking Requirement		2/d.u.

Background

The applicant has applied for a Final Plat/Preliminary Plan to develop a two (2) lot subdivision known as Landon Court East Subdivision. The project looks to create a two (2) lot subdivision in the R1-15000 zoning designation. The lots are both approximately 0.67 acres in area and front 700 north.

Sec 17.8.207 Subdivider Prepares And Submits Final Plats, Detailed Engineering Plans And Supporting Material And Submits To Staff

After receiving authorization to proceed, the subdivider shall prepare and submit to the Development Services Department a final plat submittal packet containing the following:

A. Application for final plat approval.
B. A reproducible drawing of the proposed final plat prepared in a format approved for recording at the office of the Utah County Recorder.
C. Copies of the detailed engineering documents and other supporting materials.
D. An itemized engineers estimate of the cost of constructing the required improvements.
E. Evidence of payment of review and recording fee.
F. Documents conveying water rights to city.
G. Evidence that any boundary conflicts with adjacent properties are fully resolved.
H. Other materials deemed by city staff to be essential for an adequate understanding of the proposed project.

Sec 17.8.208 DRC Reviews Final Plats, Detailed Engineering And Supporting Materials

Upon receipt of the submission from the subdivider the Development Services Director or assignee shall review the plans, documents, and statements for completeness. Upon determination of a complete application, the plans, documents and statements, or portions thereof, shall then be provided to the Development Review Committee and applicable public agencies for review of compliance with Federal, State and local laws and regulations, city requirements and standards, and the general plan.

Sec 17.8.209 Development Review Conference - DRC Reports - Results Of Review Of Final Plat, Detailed Engineering Plans And Supporting Materials To Subdivider

A. The Development Review Committee shall conduct a Development Review Conference to review and discuss the materials submitted by the subdivider.
B. Upon completion of review, the Development Review Committee shall provide the results of the review and comments to the Development Services Director or assignee. The results and comments shall be compiled and provided to the subdivider.
C. The Development Review Committee may suggest changes to the submittal materials so that the final plat will conform with the development regulations and policies of the city and the terms of preliminary plan approval.

Sec 17.8.211 Development Review Committee Acts On Final Plat, And Supporting Materials

After considering the recommendation of all Development Review Committee members, the DRC, acting as the administrative land use authority, may table the matter, deny, or grant approval, including granting approval upon conditions stated. Approval of the final plat shall be made only upon a finding that:

1. The final plat conforms with terms of the preliminary plan approval.
2. The final plat complies with all city requirements and standards relating to subdivisions.
3. The detailed engineering plans and materials comply with the city standards and policies.
4. The estimates of cost of constructing the required improvements are realistic.
5. The water rights conveyance documents have been provided.

If approved, the City Manager, Community Development Director, and City Engineer shall sign the Final Plat upon completion of all conditions. If any conditions are attached, the Final Plat or construction drawings shall be amended to reflect such changes and an accurate Final Plat shall be submitted to the City, prior to signing

Project Conditions of Approval

1. Finalize all conditions and address comments from Staff and third-party reviewers.

Findings of Fact

1. The Preliminary Plan doesn't meet the requirements of AFC Code Section 17.8. Subdivision amendments. Staff recommends DENYING the application subject to the findings of not meeting the requirements for section 17.8.

Development Review Committee Staff Report
Meeting Date: November 11, 2024

Project Map



Standards Conditions of Approval

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Staff Recommendation

The Final Plat does not meet the requirements of AFC Code Section 17.8. Subdivision amendments. Staff recommends DENYING the application.

Potential Motions – Preliminary Plan

Approval

I move to approve the proposed Final Plat, located at 1228 & 1242 E 700 N, American Fork City, UT 84003, in the R1-15000 zone, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Final Plat, located at 1228 & 1242 E 700 N, American Fork City, UT 84003, in the R1-15000 zone.

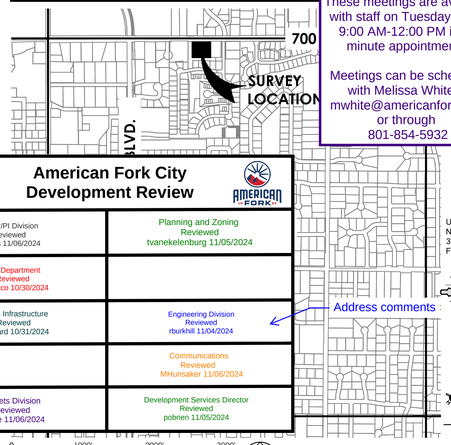
Table

I move to table action for the proposed Final Plat, located at 1228 & 1242 E 700 N, American Fork City, UT 84003, in the R1-15000 zone and instruct staff/developer to…

LANDON COURT - EAST SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN AMERICAN FORK CITY, UTAH COUNTY, UTAH

VICINITY MAP - SECTION-18, T5S, R2E, SLB&M



DRC Plan Review Meetings

These meetings are available with staff on Tuesdays from 9:00 AM-12:00 PM in 30 minute appointments.

Meetings can be scheduled with Melissa White at mwhite@americanfork.gov or through 801-854-5932

Next Step:

Proceed to Development Review Committee 11.11.2024

American Fork City Development Review

Water/PI Division Reviewed jbrems 11/06/2024	Planning and Zoning Reviewed tvanekelenburg 11/05/2024
Fire Department Reviewed M. Sacco 10/30/2024	
Public Infrastructure Reviewed dhoward 10/31/2024	Engineering Division Reviewed rburkhill 11/04/2024
	Communications Reviewed MHunsaker 11/06/2024
Streets Division Reviewed ehyde 11/06/2024	Development Services Director Reviewed pobrien 11/05/2024

Address comments

SCALE: 1" = 1000'

Re-Submittal Acknowledgment Statement

The Applicant is responsible for reviewing all documents to ensure all comments have been addressed.

_____ [Applicant Initial] I understand that a Review Cycle is not complete unless and until the applicant replies to all of the required modifications and requests for additional information noted on the previous submittal.

_____ [Applicant Initial] I hereby acknowledge that this re-submittal addresses all required modifications and requests for additional information noted on the previous submittal.

_____ [Applicant Initial] This is the _____ [Ex. 1st] complete re-submittal of the subdivision constituting the start of the _____ [Same Number] Review Cycle.

SCALE: 1" = 20'

LEGEND

- SECTION CORNER
- NORTH / SOUTH ¼ CORNER
- STREET MONUMENT
- PROPERTY CORNER, SET REBAR w/ WHITE CAP, STAMPED "SCALE"
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- BOUNDARY LINE
- LOT LINE
- PLSS MONUMENT LINE
- STREE MONUMENT LINE
- BUILDING SETBACK LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT LINE
- RIGHT OF WAY DEDICATION

Add fire hydrant to legend

ROW DEDICATION - LINE TABLE		
Line #	Length	Direction
L1	7.77'	N0° 00' 00"E
L2	265.00'	N90° 00' 00"E
L3	6.78'	S0° 00' 00"E
L4	265.00'	N89° 47' 10"E

STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE, US SURVEY FEET

Point Table		
Point #	Northing	Easting
1	7,311,575.72'	1,564,297.88'
2	7,311,597.55'	1,566,979.63'
3	7,311,592.84'	1,565,970.03'
4	7,311,595.75'	1,566,749.01'
5	7,311,552.82'	1,566,309.79'
6	7,311,553.31'	1,566,442.25'
7	7,311,553.81'	1,566,574.71'
8	7,311,333.65'	1,566,574.71'
9	7,311,333.65'	1,566,442.25'
10	7,311,333.65'	1,566,309.79'

UTAH COUNTY TIE No. 48-16
NORTHWEST SECTION CORNER
3" UTAH COUNTY BRASS CAP
FOUND IN PLACE

STREET MONUMENT 700 NORTH 1170 EAST FOUND IN PLACE

N89° 47' 10"E 779.20' (MON TO MON) — 7 0 0 N O R T H (PUBLIC RIGHT-OF-WAY)

BASIS OF BEARING NORTH 89°31'59" EAST 2682.58' (PLSS MON TO PLSS MON)

STREET MONUMENT 700 NORTH 1260 EAST FOUND IN PLACE

UTAH COUNTY TIE No. 49-16
NORTH ¼ SECTION CORNER
3" UTAH COUNTY BRASS CAP
FOUND IN PLACE

TIE: SOUTH 37.00'

TIE: WEST 405.00'

POB

EAST 265.00'

DEDICATED RIGHT-OF-WAY
1,927 Sq. Ft.
(0.044 Acres)

N89° 47' 10"E 132.50'

L4

N89° 47' 10"E 132.50'

10' P.U.E. & D.E.

1228 EAST

10' P.U.E. & D.E.

1242 EAST

Show buildable envelope for each lot.

Please provide details of fencing for around perimeter of project

LOT: 1
29,081 Sq. Ft.
(0.668 Acres)

LOT: 2
29,147 Sq. Ft.
(0.669 Acres)

PLEASE REPLACE SIGNATURE BLOCK AS THE APPROVAL PROCEDURE FOR PLATS HAS CHANGED TO THE DRC APPROVAL COMMITTEE

ACCEPTANCE BY DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY

THE DEVELOPMENT REVIEW COMMITTEE APPROVAL AUTHORITY OF AMERICAN FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HERBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. _____.

DEVELOPMENT SERVICES DIRECTOR

PUBLIC WORKS DIRECTOR

FIRE CHIEF

NORTH 227.00'
219.23'
5' P.U.E. & D.E.

5' P.U.E. & D.E.
N0° 00' 00"E
219.73'
5' P.U.E. & D.E.

SOUTH 227.00'
220.22'
5' P.U.E. & D.E.

10' P.U.E. & D.E.

10' P.U.E. & D.E.

132.50'

132.50'

WEST 265.00'

PARCEL ID: 53:225:0157
TEMPLE MEADOWS: PUD PLAT B
COMMON AREA

PARCEL ID: 14:018:0064
ROY ANTON & PAMELA ANN BOOTCHER (ET AL)
284 EAST 700 NORTH

PARCEL ID: 53:225:0157
TEMPLE MEADOWS: PUD PLAT B
COMMON AREA

AFC CODE SECTION 17.4.202 STATES BUILDING SETBACKS, THE SIDE SETBACK COULD BE 6 FEET ON ONE SIDE IF REQUIREMENTS ARE MET. SUGGESTION TO CONVEY SETBACKS ON PLAT WITH ADDITIONAL INFO, OR SIMPLY STATE SETBACKS IN THE R1-15000 ZONING DESIGNATION. FRONT AND REAR ARE CORRECT.

SITE AREA:
- DEDICATED RIGHT OF WAY: 1.927 Sq. Ft.
- DEVELOPMENT AREA: 58,228 Sq. Ft.

ZONING INFORMATION:
- ZONE: R1-15000 RESIDENTIAL
- LAND USE: RESIDENTIAL

SETBACKS:
- FRONT YARD SETBACK: 30 FEET
- SIDE YARD SETBACK: COMBINED 18 FEET, NOT LESS THAN 8'
- REAR YARD SETBACK: 25 FEET

FEMA FLOOD ZONE INFORMATION:
- ZONE X
- FIRM 49049C0169F (6/19/2020)

17.5.121(I)(4) requires the following: *Landscaping within the street frontage shall include trees, shrubs and landscape boulders. Street trees shall be provided in the street frontage landscape, including one tree for every forty feet of street frontage. Clustering is allowed provided that it does not adversely affect the mature canopy.*

PLAT NOTES

1. LOWEST FLOOR SLAB ELEVATION MUST BE A MINIMUM OF 3 FEET ABOVE THE WATER LEVEL MEASURED DURING SPRING SEASON.
2. OFFSET PINS WILL BE PLACED IN THE BACK OF THE: CURB AND ¾" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
3. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY HOME UNTIL:
   - 3.1. ASPHALT PAVING IS INSTALLED
   - 3.2. FIRE HYDRANTS ARE INSTALLED, APPROVED BY THE FIRE MARSHALL AND CHARGED WITH CULINARY WATER
4. SHALLOW SEWER DEPTHS, IF BASEMENTS ARE DESIRED, EJECTOR PUMPS WILL BE REQUIRED.

STORM WATER NOTE

STORM WATER RUNOFF FROM ONE LOT TO ANOTHER SHALL COMPLY WITH THE REQUIREMENTS OF AMERICAN FORK CITY CODE. ANY BERMS CONSTRUCTED WITH THIS SUBDIVISION TO PROHIBIT STORM WATER FROM FLOWING TO ADJACENT LOTS SHALL BE MAINTAINED BY THE OWNER OF THE LOT.

PARCEL#: 14-018-0063

PLAT PREPARED BY:

SCALE CONSULTANTS
P.O. BOX 926 RIVERTON, UTAH 84065 (801) 664-6624

SURVEYOR'S CERTIFICATE

I, GREGORY R. WILSON, WITH SCALE CONSULTANTS, P.C.; A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS THE FOLLOWING:

1. HOLDS LICENSE No. 5579709, IN ACCORDANCE WITH "TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT",
2. I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 PER UTAH STATE CODE AND FILED SAID PLAT WITH THE OFFICE OF THE UTAH COUNTY SURVEYOR.
3. I HAVE VERIFIED ALL MEASUREMENTS THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW CORRECTLY DESCRIBES THE LAND.
4. THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO TWO LOTS, HEREAFTER TO BE KNOWN AS:

LANDON COURT - EAST SUBDIVISION

Gregory R. Wilson, P.L.S. 5579709 Date

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN THE NORTHWEST CORNER AND THE NORTH ¼ CORNER OF SECTION 18, T5S, R2E, SALT LAKE BASE & MERIDIAN. THE MEASURED BEARING AND DISTANCE EQUALS **NORTH 89° 31' 59" EAST 2682.58 FEET.**

BOUNDARY DESCRIPTION

Commencing 37.00 feet South and 405.00 feet West of the Northeast corner of the Northwest Quarter of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 227.00 feet; thence West 265.00 feet; thence North 227.00 feet; thence East 265.00 to the place of beginning.

Contains 60,155 Sq. Ft. (1.381 Acres) ± & 2 Lots

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS SHOWN THEREON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 2024

JARED OSMOND, JVO COMMERCIAL DEVELOPMENT, LLC

ACKNOWLEDGMENT

STATE OF UTAH)
:SS
COUNTY OF SALT LAKE)

On this _____ day of _____, in the year 2024, before me _____, a notary public, personally appeared _____JARED OSMOND_____ the MANAGING MEMBER of JVO COMMERCIAL DEVELOPMENT, LLC proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Owner's Dedication regarding the LANDON COURT - EAST SUBDIVISION and was signed by him/her on behalf of said JVO COMMERCIAL DEVELOPMENT, LLC, and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Print Name: _____
A Notary Public Commissioned in Utah

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF AMERICAN FORK CITY, UTAH COUNTY, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 2023

MAYOR

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

CITY COUNCIL MEMBER

APPROVED:
CITY ENGINEER

ATTEST:
CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2024 BY THE AMERICAN FORK CITY PLANNING COMMISSION.

PLANNER

CHAIRMAN, PLANNING COMMISSION

SEWER & WATER AUTHORITY APPROVAL

APPROVED THIS _____ DAY OF _____
A.D. 2024, BY THE WATER AUTHORITY

SEWER & WATER AUTHORITY

GREGORY R. WILSON — PROFESSIONAL LAND SURVEYOR — 5579709 — STATE OF UTAH — Oct. 17.2024

SURVEYOR SEAL | CITY RECORDER | CLERK - RECORDER SEAL

LANDON COURT - EAST SUBDIVSION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
AMERICAN FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 20'

NUMBER: _____
ACCOUNT: _____
SHEET: 1
OF 1 SHEETS

PAPER SIZE: ARCH expand D (36.00 x 24.00 Inches) PLOT DATE: Wednesday, October 16, 2024 5:14:33 PM PROJECT PATH: E:\PROJECTS\22-024 OSMOND AMERICAN FORK\DWGs\22-24.0 PLAT.dwg

Next Step:

Proceed to Development Review Committee
11.11.2024

SCALE CONSULTANTS PROJECT ID: 22-024

LANDON COURT EAST SUBDIVISION

1200 EAST - 700 NORTH, AMERICAN FORK, UTAH

DRC Plan Review Meetings

These meetings are available with staff on Tuesdays from 9:00 AM-12:00 PM in 30 minute appointments.

Meetings can be scheduled with Melissa White at mwhite@americanfork.gov or through 801-854-5932

American Fork City
Development Review Committee

Water/PI Division Reviewed jbrems 10/29/2024	EC/LID Reviewed tmezenen 11/05/2024
Fire Department Reviewed M. Sacco 10/30/2024	Planning and Zoning Reviewed tvanekelenburg 11/07/2024
Public Infrastructure Reviewed dhoward 10/31/2024	Communications Reviewed MHunsaker 11/06/2024
Water/PI Division Reviewed jbrems 11/04/2024	Engineering Division Reviewed rburkhill 11/06/2024
Streets Division Reviewed ehyde 11/06/2024	Development Services Director Reviewed pobrien 11/05/2024

See comment on Utility Plan

See comments

See comments

Address comments

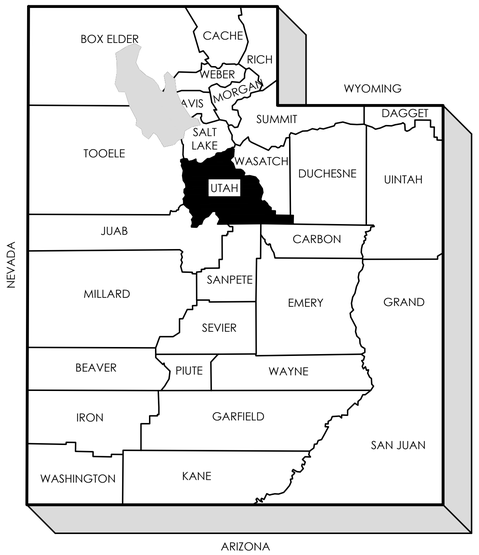
Address storm drain review comments

Pending review and confirmation from HOA that proposed 8" waterline presents no issues or concerns



VICINITY MAP

0 250' 500' 750'
SCALE: 1" = 250'



BASIS OF BEARINGS:
NORTH 89° 31' 59" EAST 2682.58' (US Survey Feet)
Northwest Corner to North $\frac{1}{4}$ Corner
Section 18, Township 5 South, Range 2 East
Salt Lake Base & Meridian

BENCHMARK:
ELEVATION: 4756.00' NAVD88 (Geoid 18)
North $\frac{1}{4}$ Corner
Section 18, Township 5 South, Range 2 East
Salt Lake Base & Meridian

Blue Stakes of UTAH 811 Bluestakes.org

DEVELOPER
JARED OSMOND
JVO COMMERCIAL DEVELOPMENT

CIVIL ENGINEER / LAND SURVEYOR
SCALE CONSULTANTS, P.C.
GREGORY WILSON, P.E., P.L.S.
(801) 664-6624

SHEET INDEX

	SHEET	DESCRIPTION	REVISION
1.	C000	COVER SHEET	
2.	C001	GENERAL NOTES	
3.	V100	ALTA / NSPS SURVEY	
4.	V101	ALTA / NSPS SURVEY	
5.	C100	OVERALL SITE PLAN	
6.	C101	ENLARGED SITE PLAN	
7.	C200	OVERALL GRADING PLAN	
8.	C201	ENLARGED GRADING PLAN	
9.	C300	OVERALL UTILITY PLAN	
10.	C301	ENLARGED UTILITY PLAN	
11.	C302	ENLARGED UTILITY PLAN	
12.	C303	DRY SUMP / REAR YARD DETENTION SYSTEM	
13.	C400	AMERICAN FORK CITY DETAILS	
14.	C401	AMERICAN FORK CITY DETAILS	
15.	C402	AMERICAN FORK CITY / SD DETAIL	
16.	C403	GENEVA PRECAST DETAILS	
17.	C500	EROSION CONTROL PLAN	
18.	C501	EROSION CONTROL PLAN	
19.	C502	EROSION CONTROL PLAN DETAILS	

Re-Submittal Acknowledgment Statement
The Applicant is responsible for reviewing all documents to ensure all comments have been addressed.

_____ [Applicant Initial] I understand that a Review Cycle is not complete unless and until the applicant replies to all of the required modifications and requests for additional information noted on the previous submittal.

_____ [Applicant Initial] I hereby acknowledge that this re-submittal addresses all required modifications and requests for additional information noted on the previous submittal.

_____ [Applicant Initial] This is the _____ [Ex: 1st] complete re-submittal of the subdivision constituting the start of the _____ [Same Number] Review Cycle.

REV	DATE	COMMENT:
2	OCT 17, 2024	Revised per City Comments

SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

SCALE CONSULTANTS

GREGORY WILSON 5579709 STATE OF UTAH REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
Oct. 17, 2024

C000 COVER SHEET
LANDON COURT EAST SUBDIVISION
1200 / 1240 EAST - 700 NORTH
AMERICAN FORK, UTAH, 84003
NORTHWEST $\frac{1}{4}$, SECTION-18, T5S, R2E, SLB&M

PAPER SIZE: ARCH expand D (36.00 x 24.00 Inches) PLOT DATE: Wednesday, October 16, 2024 5:13:33 PM PROJECT PATH: E:\PROJECTS\22-024 OSMOND AMERICAN FORK\DWGs\22-24.0 COVER.dwg

GENERAL NOTES

1. ALL CONSTRUCTION TO CONFORM TO PROJECT'S CURRENT SPECIFICATIONS AND DETAILS. THE SPECIFICATIONS ORDER OF PRIORITY IS: CONSTRUCTION DRAWINGS, SPECIAL PROVISIONS, AMERICAN FORK CITY STANDARD PLANS, APWA STANDARDS, AND SUMMARY.

2. PRIVATE DEVELOPMENTS MUST COMPLY WITH AMERICAN FORK CITY STANDARDS AND SPECIFICATIONS UNTIL THE START OF THE 1-YEAR FINAL INSPECTION.

3. EXISTING UTILITIES ARE SHOWN BASED ON BEST INFORMATION AVAILABLE AT THE TIME OF DESIGN. AMERICAN FORK CITY IS NOT RESPONSIBLE FOR INACCURACIES IN THE LOCATIONS OR SIZE OF UTILITY SHOWN. NOTIFY BLUE STAKES (811) PRIOR TO ANY EXCAVATION.

4. PROTECT ALL EXISTING UTILITIES (WATER, FIBER OPTIC, AND DRAINAGE SERVICES AND ACCESS ROADS, ETC.) DURING CONSTRUCTION AND ENSURE THEY REMAIN IN PLACE AND OPERATIONAL (UNLESS OTHERWISE NOTIFIED BY PROPERTY OWNER). DEPTHS OF DRY UTILITIES ARE APPROXIMATE. POTHOLE TO ASSESS LOCATION OF UTILITIES.

5. IDENTIFY DAMAGED ITEMS WITHIN THE CONSTRUCTION BOUNDARIES PRIOR TO BEGINNING CONSTRUCTION. REPLACE ANY ITEM DAMAGED, NOT IDENTIFIED PRIOR TO BEGINNING CONSTRUCTION, AT NO COST TO THE CITY. PROVIDE VIDEO OF THE SITE BEFORE CONSTRUCTION.

6. MAINTAIN SAFE CONSTRUCTION PROCEDURES AND WORKING CLEARANCES AT ALL TIMES WHILE WORKING NEAR POWER LINES. FOLLOW ALL APPLICABLE OSHA STANDARDS. PROPER SIGNAGE IS REQUIRED AT CONTRACTOR'S EXPENSE.

7. VERIFY ALL DIMENSIONS BEFORE STARTING WORK. IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.

8. UNLESS DETAILED, SPECIFIED, OR OTHERWISE INDICATED ON THE DRAWINGS, CONSTRUCTION REQUIREMENTS ARE IN THE APPLICABLE TYPICAL DETAILS AND GENERAL NOTES. TYPICAL DETAILS APPLY EVEN WHEN NOT REFERENCED AT SPECIFIC LOCATIONS ON THE DRAWINGS.

9. CONSULT WITH THE ENGINEER WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF WORK.

10. PRESERVE AND PROTECT ALL SURVEY MONUMENTS. CONTACT COUNTY SURVEYORS OFFICE TO RESET SURVEY MONUMENTS TO FINISH GRADE.

11. PRESERVE, RESTORE, OR REPLACE ALL EXISTING FENCES, ROADS, DRIVE APPROACHES, CULVERTS, MAIL BOXES, LANDSCAPING, EROSION CONTROL BLANKETS, DITCHES, SIGNS, K-RAIL, ETC. TO PRE-CONSTRUCTION CONDITION.

12. NOTIFY AT LEAST 48 HOURS IN ADVANCE THE CITY CONSTRUCTION INSPECTOR, THE FIRE CHIEF AND THE POLICE CHIEF OF ANY ROAD CLOSURES THAT HAVE BEEN APPROVED BY THE CITY ENGINEER RELATING TO THE PROJECT. A SIGNED AND APPROVED ROAD CLOSURE PERMIT IS REQUIRED.

13. REQUEST ANY CHANGES TO THE PLANS IN WRITING TO THE CITY ENGINEER FOR APPROVAL PRIOR TO MAKING THE CHANGES. DESIGN CHANGE REQUESTS MUST BE STAMPED BY THE PROJECT ENGINEER.

14. DO NOT PERFORM ANY WORK NEAR UTILITY LINES WITHOUT FIRST CONTACTING THE RELATED UTILITY COMPANY AND ALLOWING A REPRESENTATIVE OF THE RELATED UTILITY COMPANY TO OBSERVE THE WORK IF REQUESTED.

RIGHT-OF-WAY NOTES

15. SUBMIT FOR ACCEPTANCE TO CITY ENGINEER A TRAFFIC CONTROL PLAN FOR THE PROJECT'S TRAFFIC MAINTENANCE THAT MEETS MUTCD STANDARDS.

16. PROTECT EXISTING ASPHALT FROM CONSTRUCTION EQUIPMENT DAMAGE. REPLACE DAMAGED PAVEMENT AT THE DIRECTION OF THE PUBLIC WORKS DIRECTOR OR DESIGNEE.

17. DO NOT TRESPASS PRIVATE PROPERTY ALONG THE PROJECT. SECURE ACCESS IN WRITING FROM OWNERS TO PROPERTIES, RESIDENCES AND BUSINESSES DURING CONSTRUCTION. MAINTAIN TRAFFIC TO LOCAL RESIDENTS AT ALL TIMES.

STORMWATER NOTES

1. LENGTHS SHOWN ON PLAN SHEETS ARE HORIZONTAL.

2. ALL PIPE IN THE AMERICAN FORK CITY RIGHT-OF-WAY TO BE REINFORCED CONCRETE OR POLYVINYL CHLORIDE PIPE. HIGH DENSITY POLYETHYLENE PIPE IS NOT PERMITTED.

3. PROVIDE UPDES SWPP PERMIT AND NOI PRIOR TO PRE-CONSTRUCTION MEETING. KEEP THE PERMIT ON THE PROJECT FOR REVIEW.

4. ALL SWPP BMPS TO BE IN PLACE AND APPROVED PRIOR TO START OF CONSTRUCTION.

5. SWPP BMPS TO BE REMOVED AND STORM DRAIN TO BE CLEANED AND CCTV INSPECTION PERFORMED BY A THIRD PARTY PRIOR TO FINAL ACCEPTANCE.

6. STORM PIPE TO BE INSPECTED AND SURVEYED PRIOR TO BACKFILL. NOTIFY CITY 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTION.

SANITARY SEWER NOTES

7. SEWER PIPE TO BE INSPECTED AND SURVEYED PRIOR TO BACKFILL. NOTIFY CITY 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTION.

8. DROP MANHOLES ARE NOT PERMITTED WITHOUT PRIOR APPROVAL FROM THE CITY ENGINEER.

9. ALL SEWER PIPE TO BE GREEN SDR35 PVC PIPE. CORROSION RESISTANT PIPES AND MANHOLES ARE REQUIRED ON ALL LINES WITH HIGH HYDROGEN SULFIDE CONTENT OR AT THE DISCRETION OF THE PUBLIC WORKS. DIRECTOR OR DESIGNEE.

10. COUPLINGS TO BE DOUBLE BAND, SHIELDED ADJUSTABLE REPAIR COUPLINGS IN COMPLIANCE WITH ASTM C 1173. NO CAST IRON FITTINGS PERMITTED.

11. INSTALL CONCRETE COLLAR FLUSH WITH MANHOLE RIM. CONCRETE COLLAR TO BE 1/4" BELOW PAVEMENT. SLOPE COLLAR FROM OUTSIDE EDGE TOWARDS THE MIDDLE TO THE RING AND COVER.

12. ALL SEWER TO BE CLEANED, AIR TESTED, AND CCTV INSPECTION PERFORMED BY A THIRD PARTY PRIOR TO FINAL ACCEPTANCE.

13. DURING CLEANING, BLOCK CONNECTION TO EXISTING CITY SEWER SYSTEM TO PREVENT DEBRIS FROM ENTERING THE SYSTEM.

WATER AND PRESSURIZED IRRIGATION NOTES

14. ALL PIPE TO BE DR18 PVC PIPE MEETING AWWA C900 SPECIFICATIONS. DRINKING WATER LINES TO BE BLUE, PRESSURIZED IRRIGATION LINES TO BE PURPLE.

15. SERVICE LATERALS TO BE 1" MINIMUM CTS POLY PIPE. DRINKING WATER SERVICES TO BE BLUE, PRESSURIZED IRRIGATION SERVICES TO BE PURPLE.

16. ALL WATER LINES TO BE INSPECTED AND SURVEYED PRIOR TO BACKFILL. NOTIFY CITY 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTION.

17. TRACER WIRE REQUIRED ALONG ALL PIPES AND LATERALS 2" DIAMETER OR GREATER. TAPE TRACER WIRE TO PIPE BELLS. CONTINUITY TO BE TESTED AND APPROVED PRIOR TO FINAL ACCEPTANCE. ANY ISSUES WITH TRACER WIRE CONTINUITY WILL BE REPAIRED AT CONTRACTOR'S EXPENSE.

18. TRACER WIRE AT VALVES SHALL BE BROUGHT NEAR SURFACE ON THE OUTSIDE OF VALVE BOX. NOTCH A HOLE ON THE UPPER SLEEVE AND FEED TRACER WIRE INTO VALVE BOX.

19. ALL METAL FIXTURES AND APPURTENANCES MUST BE WRAPPED IN 20 MIL BLACK POLYWRAP.

ELECTRICAL NOTES

20. ALL WORK AND MATERIALS TO CONFORM TO NATIONAL ELECTRIC CODE AND AMERICAN FORK CITY STANDARDS.

21. ALL POWER CONDUITS TO BE GRAY SCH 40 PVC OR APPROVED EQUAL.

22. NO OTHER UTILITY IS PERMITTED IN GRAY CONDUIT.

23. COORDINATE ALL ELECTRICAL WORK WITH AMERICAN FORK CITY POWER.

CONTACTS:

Change to be "SWMP MANAGER"

AMERICAN FORK PUBLIC WORKS		
• CULINARY WATER/P.I.	JAY BREMS	(801)763-3060
• SEWER/STORM DRAIN	ASHTON HARDY	(801)763-3060
• CITY INSPECTOR	DEE HOWARD	(801)763-3060
• SWPPP INSPECTOR	HARLAN NIELSON	(801)763-3060
AF FIRE MARSHAL	MAT SACCO	(801)763-3045
T.S.S.D.	DAVID BARLOW	(801)756-5231
AF IRRIGATION COMPANY	ERNIE JOHN	(801)471-6576
MITCHELL HOLLOW IRRIGATION CO.	DALE JONES	(801)768-8150
ROCKY MOUNTAIN POWER	TERIA WALKER	(801)756-1310
COMCAST	ELYSIA VALDEZ	(801)401-3017
CENTURY LINK	BILL WESTFALL	(435)623-4252
AF FIBER	KYLE PETERSON	(801)400-2933
DOMINION ENERGY	TRENT JOHNSON	(801)853-6548

3853040150

Change to be "TYLER MEZENEN"

FEMA:

FIRM PANEL: 49049C0169F 6/19/2020
ZONE X: 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE

GRADING / EROSION CONTROL NOTES:

1. DUST, MUD, AND EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES.
2. BUILDER/OWNER SHALL REPLACE ANY EXISTING SIDEWALK OR CURB & GUTTER ALONG THE FRONTAGE OF THIS PROJECT, THAT IS FOUND TO BE LIFTED, CHIPPED, CRACKED, SPALLED, OR NOT PROPERLY DRAINING.
3. BUILDER/OWNER SHALL SECURE AN EXCAVATION / RIGHT OF WAY PERMIT FROM AMERICAN FORK CITY PRIOR TO DOING ANY WORK IN THE CITY RIGHT-OF-WAY. TRAFFIC PLAN, BONDING & INSURANCE WILL BE REQUIRED.
4. EROSION SHALL BE CONTROLLED BY PLANTING OR OTHER MEANS AS REQUIRED.

ROAD STRIPING NOTES:

1. ALL ROADWAY STRIPING TO CONFORM TO THE CURRENT EDITION OF THE MUTCD MANUAL.

WATER RIGHTS NOTES:

1. NO WATER RIGHTS WERE FOUND ON THE SUBJECT PROPERTY.

REV	DATE	COMMENT:
2	OCT 17, 2024	Revised per City Comments

SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

Oct. 17, 2024

GENERAL NOTES

LANDON COURT EAST SUBDIVISION

1200 / 1240 EAST - 700 NORTH
AMERICAN FORK, UTAH, 84003
NORTHWEST $\frac{1}{4}$, SECTION-18, T5S, R2E, SLB&M

C001

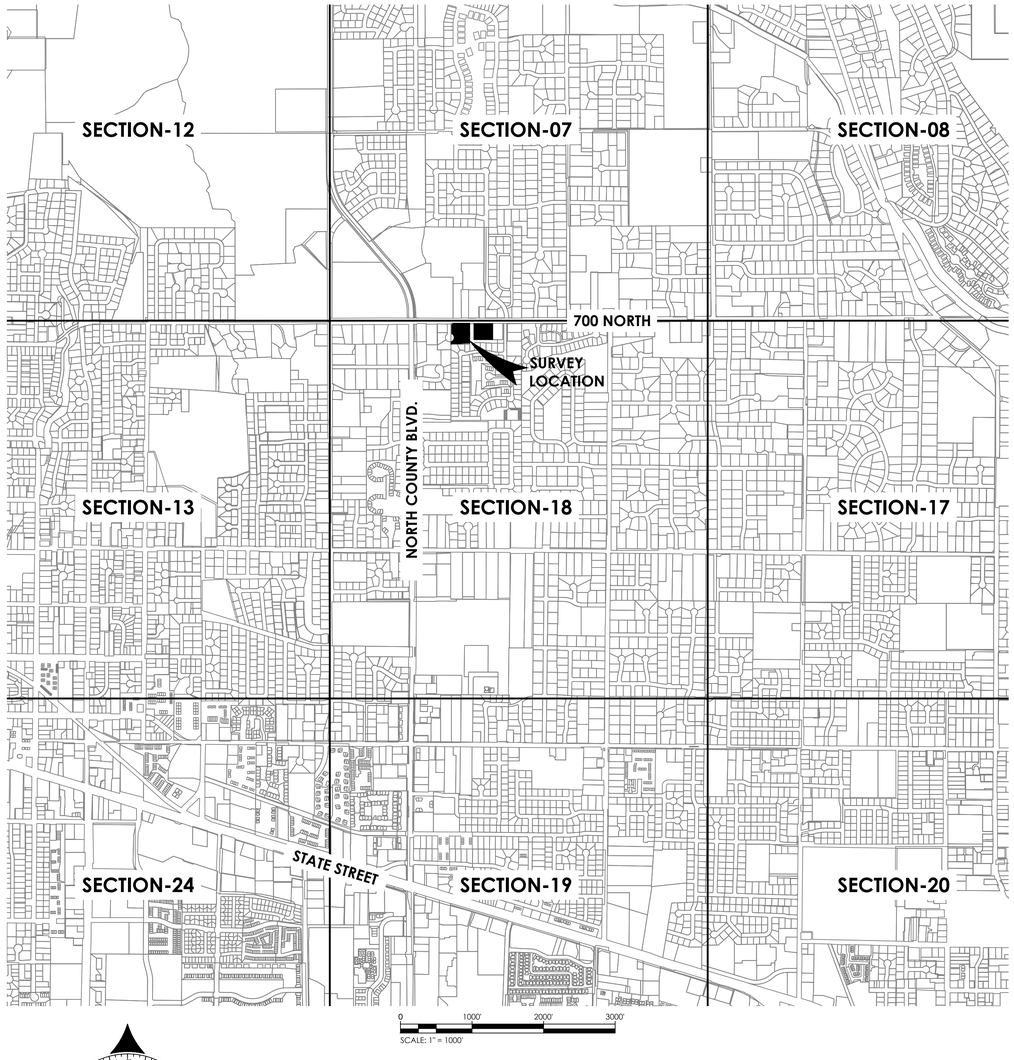
Blue Stakes of UTAH 811 BlueStakes.org

PAPER SIZE: ARCH expand D (36.00 x 24.00 Inches) PLOT DATE: Wednesday, October 16, 2024 5:13:33 PM PROJECT PATH: E:\PROJECTS\22-024 OSMOND AMERICAN FORK\DWGs\22-24.0 COVER.dwg

ALTA / NSPS LAND TITLE SURVEY

LOCATED IN THE: NORTHWEST $\frac{1}{4}$ OF SECTION-18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, AMERICAN FORK, UTAH, UTAH COUNTY

VICINITY MAP - SECTION-18, T5S, R2E, SALT LAKE BASE & MERIDIAN



TITLE COMMITMENT INFORMATION & SCHEDULE "A"

TITLE INSURANCE COMMITMENT REPORT PREPARED BY:
UTAH FIRST TITLE INSURANCE AGENCY, INC.
592 SOUTH STATE STREET
OREM, UTAH 84058
COMMITMENT NUMBER: 43536

TITLE INSURANCE COMMITMENT ISSUED BY:
FIRST AMERICAN FINANCIAL CORPORATION
1 FIRST AMERICAN WAY
SANTA ANA, CALIFORNIA 92707

EFFECTIVE DATE:
SEPTEMBER 13, 2024 @ 8:00 A.M.

PROPOSED INSURED:
TO BE DETERMINED

THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO HEREIN IS FEE SIMPLE:
JVO COMMERCIAL DEVELOPMENT, LLC

COUNTY PARCEL IDENTIFICATION NUMBER(S):
14:018:0184, 14:018:0063

PROPERTY ADDRESS:
1200 East 700 North, American Fork, Utah, 84003, Utah County
1240 East 700 North, American Fork, Utah, 84003, Utah County

TITLE INSURANCE COMMITMENT DESCRIPTION: EXHIBIT "A"

Parcel 1: Part of 14-018-0184

Commencing South 33.00 feet and West 726.00 feet from the North Quarter corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 282.00 feet; thence West 70.00 feet; thence South 85°34'21" West 108.46 feet; thence North 72°29'07" West 20.47 feet; South 84° 25' 49" West 52.58 feet; South 64° 53' 20" West 15.47'; thence North 35.52 feet; thence along a curve to the left (Chord Bears: North 08°41'37" East 110.86 feet, Radius = 61.00 feet) Arc Length = 139.10 feet; thence along a curve to the Right (Chord Bears: North 28°18'56" West 14.23 feet, Radius = 15.00 feet) Arc Length = 14.83 feet, thence North 110.40 feet; thence along a curve to the Right (Chord Bears: North 45°04'25" East 21.24 feet, Radius = 15.00 feet) Arc Length = 23.60 feet; thence North 12.85 feet, thence East 238.95 feet to the Point of Beginning.

Parcel 2: 14-018-0063

Commencing 37.00 feet South and 405.00 feet West of the Northeast corner of the Northwest Quarter of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 227.00 feet; thence West 265.00 feet; thence North 227.00 feet; thence East 265.00 to the place of beginning.

TITLE INSURANCE COMMITMENT REPORT: SCHEDULE B - PART II

EXCEPTIONS 1-9, 14 are not survey related
(ITEMS CIRCLED ARE PLOTTED ON PLAT)

The following Exceptions only affect Parcel-1:

10. Said land is included within the incorporated city limits of American Fork, a municipal corporation of the State of Utah, and is subject to any charges and assessments made thereby.

11. Said land is included within the bounds of the Utah Valley Dispatch Special Service District, as shown by Instrument recorded September 30, 2008 as Entry No. 107508:2008 of Official Records, and is subject to any charges and assessments made thereby.

(12) American Fork City Sewer Easement recorded November 7, 2005 as Entry No. 127816:2005, of Official Records.

(13) Boundary Line Agreement recorded April 12, 2006 as Entry No. 44144:2006, of Official Records.

The following Exceptions only affect Parcel 2:

15. Said land is included within the incorporated city limits of American Fork, a municipal corporation of the State of Utah, and is subject to any charges and assessments made thereby.

16. Said land is included within the bounds of the Utah Valley Dispatch Special Service District, as shown by Instrument recorded September 30, 2008 as Entry No. 107508:2008 of Official Records, and is subject to any charges and assessments made thereby.

2021 MINIMUM STANDARD DETAIL REQUIREMENTS - ALTA/NSPS LAND TITLE SURVEYS

OPTIONAL TABLE "A" ITEMS INCLUDED

1 **MONUMENTS PLACED:**
NO MONUMENTS WERE PLACED WITH THIS SURVEY

2 **ADDRESS:**
1200 East 700 North, American Fork, Utah, 84003, Utah County
1240 East 700 North, American Fork, Utah, 84003, Utah County

3 **FLOOD ZONE CLASSIFICATION:**
THIS PARCEL LIES WITH A ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FIRM PANEL 49049C0169F, EFFECTIVE 06/19/2020

4 **GROSS LAND AREA:**
THE GROSS LAND AREA OF THIS PARCEL-1 PER THIS SURVEY IS: 70,675 Sq. Ft. (1.623 Ac. ±)
THE GROSS LAND AREA OF THIS PARCEL-1 PER THIS SURVEY IS: 60,153 Sq. Ft. (1.381 Ac. ±)

5 **VERTICAL RELIEF:**
THE VERTICAL RELIEF FOR THIS PROPERTY IS AS DEPICTED ON THIS PLAT, WITH 1 FOOT CONTOUR INFORMATION, ESTABLISHED FROM GROUND SURVEY DATA. NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88) GEOID-18

6 **ZONING:**
R1-15000: RESIDENTIAL

7 **BUILDINGS:**
NO BUILDINGS EXIST ON THE PROPERTY

8 **SUBSTANTIAL FEATURES:**
ALL SUBSTANTIAL FEATURES AND IMPROVEMENTS OBSERVED DURING THE COURSE OF THIS SURVEY, ARE NOTED AND DEPICTED ON THIS PLAT.

9 **PARKING:**
NO PARKING LOTS OR STRUCTURES WERE FOUND ON THE SUBJECT PARCEL.

11 **UNDERGROUND UTILITIES:**
ALL OBSERVED EVIDENCE, TOGETHER WITH UTILITY MARKINGS AND DATA TAKEN FROM RECORDED DOCUMENTS, ARE NOTED AND DEPICTED ON THIS PLAT.

13 **ADJOINING OWNERS:**
THE NAMES OF ADJOINING OWNERS, ALONG WITH THE CURRENT PARCEL NUMBERS, ARE SHOWN ON THIS SURVEY.

16 **EVIDENCE OF CONSTRUCTION:**
NO EVIDENCE OF EARTH MOVING WORK WAS OBSERVED

SURVEYOR'S NARRATIVE

SCALE CONSULTANTS, P.C.; WAS HIRED TO COMPLETE AN ALTA / NSPS SURVEY FOR UTAH COUNTY PARCEL NUMBERS 14:018:0184, 14:018:0063; FOR FUTURE RESIDENTIAL DEVELOPMENT.

IN COMPLETING THIS SURVEY, NUMEROUS OWNERSHIP CONVEYANCE DOCUMENTS AND PREVIOUS RECORDS OF SURVEY WERE OBTAINED AND REFERENCED FROM THE UTAH COUNTY RECORDER'S AND SURVEYOR'S OFFICES.

THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN THE NORTHWEST CORNER AND THE NORTH $\frac{1}{4}$ CORNER OF SECTION 18, T5S, R2E, SALT LAKE BASE & MERIDIAN. THE MEASURED BEARING AND DISTANCE EQUALS **NORTH 89° 31' 59" EAST 2682.58 FEET**.

A TITLE COMMITMENT WAS REFERENCED, AS NOTED ON SHEET 1, PURSUANT TO AND IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR AMERICAN LAND TITLE ASSOCIATION (ALTA) / NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) LAND TITLE SURVEYS, DATED 2/23/2021.

NOTES:

1. THE UTILITIES SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND MARKINGS PROVIDED BY THE VARIOUS UTILITY COMPANIES (BLUE STAKES) ONLY. NO GUARANTEES ARE MADE OR IMPLIED THAT ALL UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED (REFERENCE SHEET 2).

2. THE PROJECT BENCHMARK FOR THIS SURVEY IS THE NORTH $\frac{1}{4}$ CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN,
ELEVATION: 4756.00' (NAVD88 - GEOID-18)

SURVEYOR'S CERTIFICATE

TO JARED OSMOND, JVO COMMERCIAL DEVELOPMENT, LLC; UTAH FIRST TITLE INSURANCE AGENCY, INC.; FIRST AMERICAN FINANCIAL CORPORATION; AND THE SUCCESSORS AND ASSIGNS OF EACH OF THEM.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 13, AND 16 OF THE TABLE "A" THEREOF. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON MAY 11, 2023.

GREGORY WILSON, P.E., P.L.S. DATE
PLS: 5579709

REV	DATE	COMMENT:
A	JUNE 03, 2023	1st Submittal
B	DEC 03, 2023	Revised Per City Comments
C	JAN 04, 2024	Revised Title Report
D	OCT 03, 2024	Revised Title Report

SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

SCALE CONSULTANTS

GREGORY WILSON — NAME — LAND SURVEYOR — PROFESSIONAL — 5579709 — STATE OF UTAH
Oct. 17, 2024

ALTA / NSPS LAND TITLE SURVEY
LANDON COURT SUBDIVISION
1200 / 1240 EAST - 700 NORTH
AMERICAN FORK, UTAH, 84003
NORTHWEST $\frac{1}{4}$, SECTION-18, T5S, R2E, SLB&M

V100

SHEET 1 of 2

PAPER SIZE: ARCH expand D (36.00 x 24.00 Inches) PLOT DATE: Wednesday, October 16, 2024 5:12:33 PM PROJECT PATH: E:\PROJECTS\22-024 OSMOND AMERICAN FORK\DWGs\22-24.0 BASE.dwg

BASIS OF BEARING NORTH 89°31'59" EAST 2682.58' (MON TO MON)

EX-SSMH-2
RIM:4752.29
INV IN:4736.81 8" PVC
INV OUT:4736.81 8" PVC

EX-SSMH-1
RIM:4754.12
INV IN:4739.17 8" PVC

EX-SSMH-7
RIM:4754.08
INV IN:4746.61 8" PVC
INV OUT:4746.61 8" PVC

FOUND REBAR

EAST 238.95'

FOUND REBAR

FOUND REBAR

EAST 265.00'

FOUND REBAR

POB

POB

CURVE DATA
L=23.60'
R=15.00'
CB=N45° 04' 25"E
CD=21.24'
Δ=90°08'41"

FOUND REBAR

There appears to be 2 sewer lines/structures shown here. Remove one of them.

EX-SSMH-3
RIM:4746.62
INV IN:4734.78 8" PVC
INV OUT:4734.78 8" PVC

N0° 00' 00"E 110.40'

PARCEL 1
69,878.83 Sq. Ft.
(1.604 Acres)

PARCEL: 2
60,153.18 Sq. Ft.
(1.381 Acres)

SOUTH 282.00'

NORTH 227.00'

SOUTH 227.00'

FOUND REBAR

CURVE DATA
L=14.83'
R=15.00'
CB=N28° 18' 56"W
CD=14.23'
Δ=56°37'55"

752.46' of 8" PVC @ 8.26%

BOUNDARY LINE AGREEMENT

CURVE DATA
L=139.10'
R=61.00'
CB=N8° 41' 37"E
CD=110.86'
Δ=130°38'58"

EX-SSMH-4
RIM:4734.95
INV IN:4722.19 8" PVC
INV OUT:4722.19 8" PVC

12 20' Sewer Easement

EX-SSMH-5
RIM:4717.51
INV IN:4709.38 8" PVC
INV OUT:4709.38 8" PVC

Label RIM and INV elevations

EX-SSMH-6
RIM:4709.52
INV IN:4701.22 8" PVC
INV OUT:4701.22 8" PVC

Label RIM and INV elevations

Check. There appears to be 2 structures shown here. Update line work.

FOUND REBAR

FOUND REBAR

FOUND REBAR

FOUND T-POST

NORTH 35.52'

S84° 25' 49"W 52.58'
TO BE QUIT CLAIMED TO ADJACENT OWNER

N72° 29' 07"W 20.47'

S64° 53' 20"W 15.47'

S85° 34' 21"W 108.46'

WEST 70.00'

WEST 265.00'

COMMON AREA
TAX ID: 53:225:0157

LOT 22
TAX ID: 53:222:0022
OWNER:
MICHAEL MOAK

TEMPLE MEADOWS
A PLANNED UNIT DEVELOPMENT PLAT B

LOT 23
TAX ID: 53:222:0023
OWNER:
LANCE AND JULEE PYPER

LOT 24
TAX ID: 53:222:0024
OWNER:
CHESTER BOYD WILLDEN AND HELEN BLACKBURN

LOT 25
TAX ID: 53:222:0025
OWNER:
DENNIS AND MARELE THORNE

LOT 26
TAX ID: 53:222:0026
OWNER:
JENNIFER AND MITCHELL PAUL

LOT 27
TAX ID: 53:222:0027
OWNER:
ALEJANDRO AND MELOD
MELECIO

TEMPLE MEADOWS
A PLANNED UNIT DEVELOPMENT PLAT B

TAX

NORTH
EAST
SOUTH
WEST

SCALE: 1" = 20'

SHEET 2 of 2

REV	DATE	COMMENT:
A	JUNE 03, 2023	1st Submittal
B	DEC 03, 2023	Revised Per City Comments
C	JAN 04, 2024	Revised Title Report
D	OCT 03, 2024	Revised Title Report

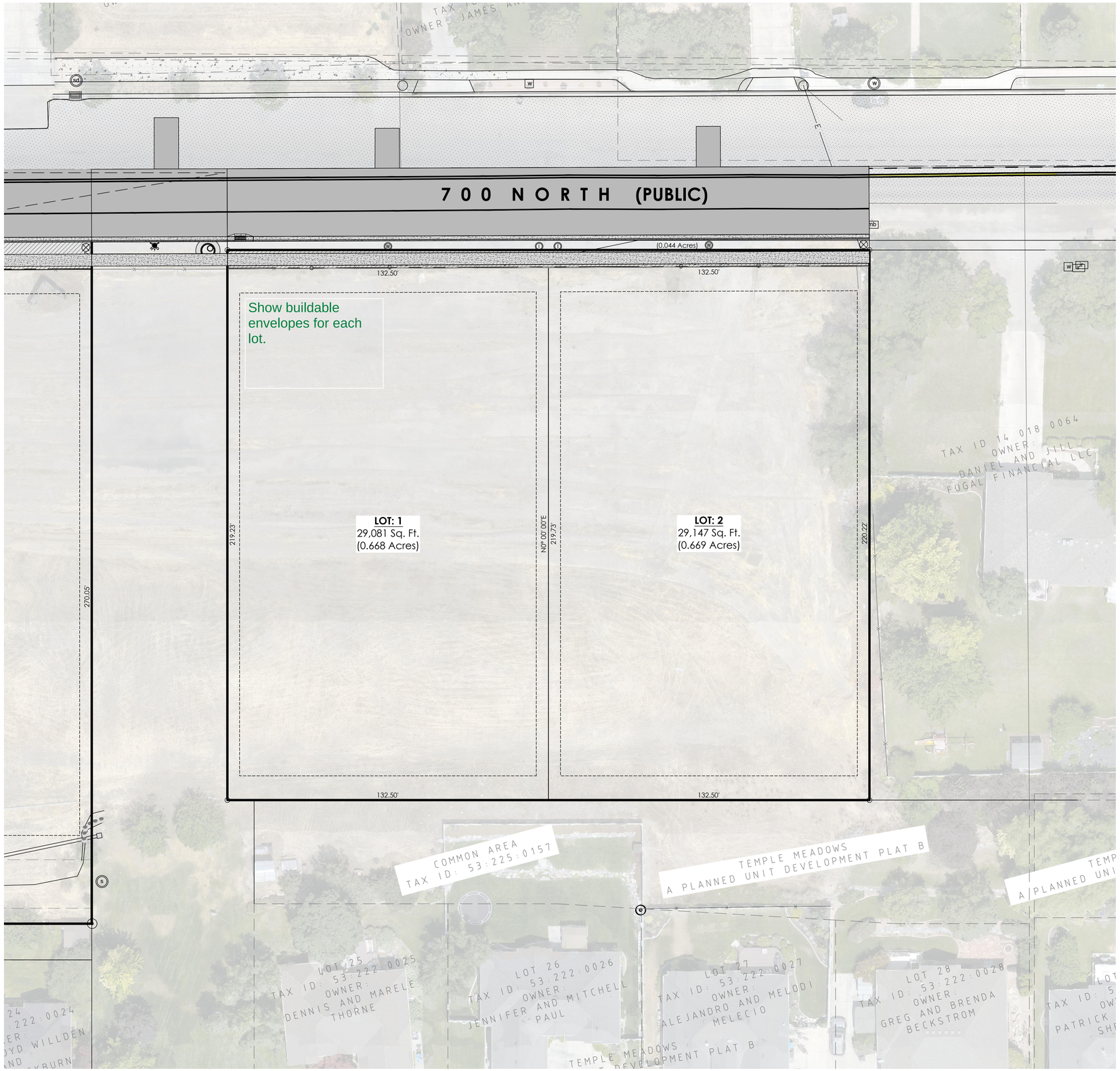
SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

GREGORY WILSON
PROFESSIONAL LAND SURVEYOR
Oct. 17, 2024
5579709
STATE OF UTAH

ALTA / NSPS LAND TITLE SURVEY
LANDON COURT SUBDIVISION
1200 / 1240 EAST - 700 NORTH
AMERICAN FORK, UTAH, 84003
NORTHWEST 1/4, SECTION-18, T5S, R2E, SLB&M

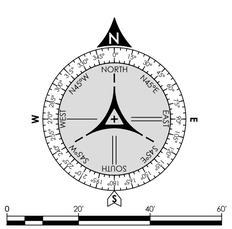
V101

PAPER SIZE: ARCH expand D (36.00 x 24.00 Inches) PLOT DATE: Wednesday, October 16, 2024 5:12:33 PM PROJECT PATH: E:\PROJECTS\22-024 OSMOND AMERICAN FORK\DWGs\22-24.0 BASE.dwg



STANDARD STREET CROSS SECTION NOTE:
THIS DEVELOPMENT IS REQUESTING TO MODIFY THE STANDARD CROSS SECTIONS OF 700 NORTH AND 1170 EAST CIRCLE THROUGH AMERICAN FORK CITY CODE SECTION 15.01.100.

REFERENCE DOCUMENTS:
NOTICE OF INTEREST, BUILDING REQUIREMENTS, AND ESTABLISHMENT OF RESTRICTIVE COVENANTS; RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY No:_____





REV	DATE	COMMENT:
2	OCT 17, 2024	Revised per City Comments

SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

SCALE CONSULTANTS

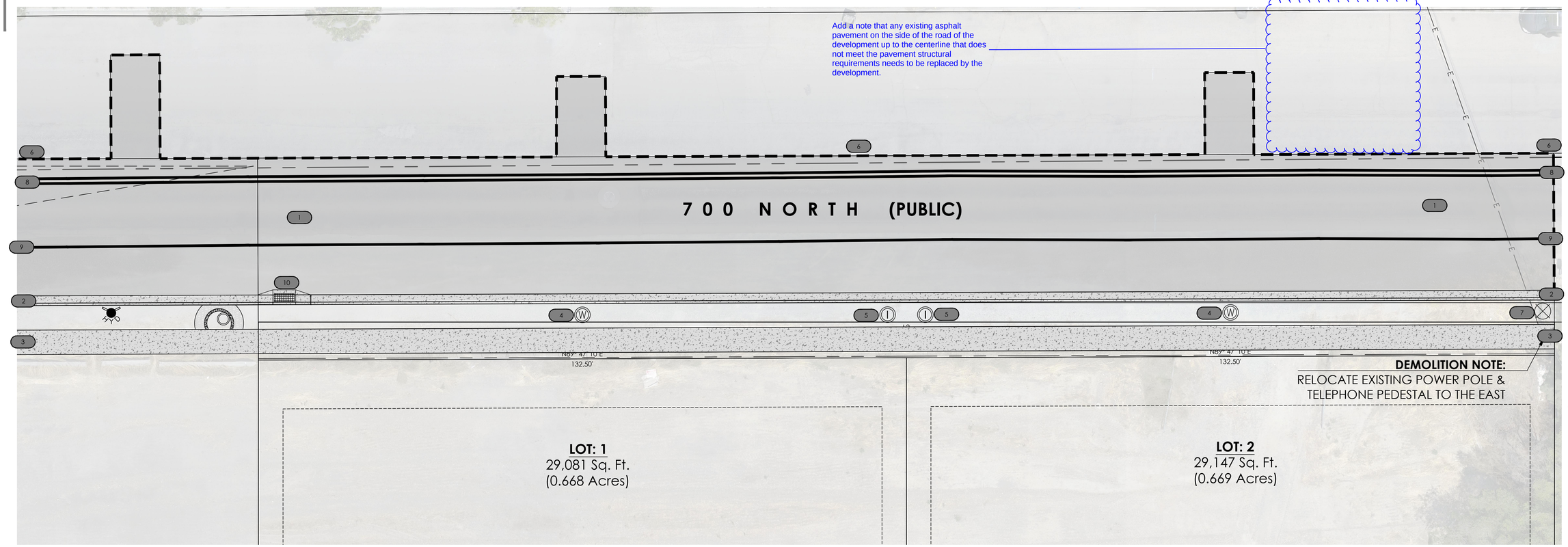
OVERALL SITE PLAN

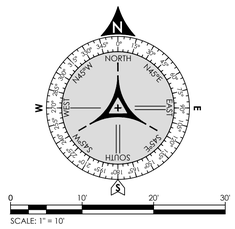
LANDON COURT EAST SUBDIVISION
1200 / 1240 EAST - 700 NORTH
AMERICAN FORK, UTAH, 84003
NORTHWEST $\frac{1}{4}$, SECTION-18, T5S, R2E, SLB&M

C100

Blue Stakes of UTAH 811
Bluestakes.org

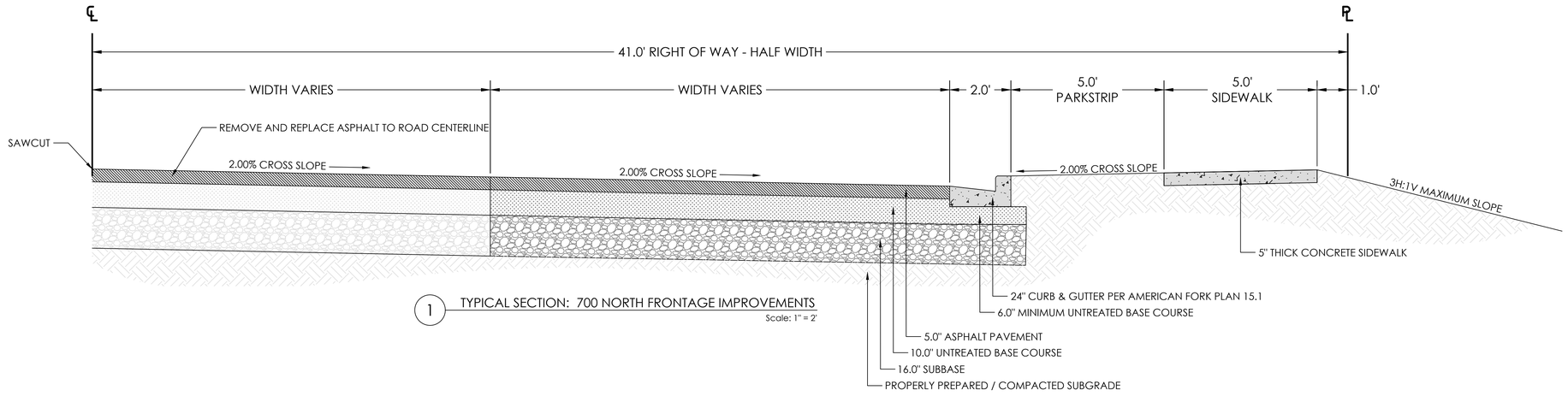
PAPER SIZE: ARCH expand D (36.00 x 24.00 Inches) PLOT DATE: Wednesday, October 16, 2024 5:15:33 PM PROJECT PATH: E:\PROJECTS\22-024 OSMOND AMERICAN FORK\DWGs\22-24.1 SITE.dwg





SITE PLAN KEYNOTES:

1. ASPHALT PAVEMENT - SEE SECTION BELOW
2. 24" CURB & GUTTER PER AMERICAN FORK PLAN 15.1
3. 60" SIDEWALK
4. WATER METER
5. IRRIGATION METER
6. SAWCUT EXISTING ASPHALT - PROVIDE CLEAN EDGE
7. INSTALL STREET LIGHT PER AMERICAN FORK STANDARDS
8. DOUBLE YELLOW STRIPING PER MUTCD
9. SINGLE WHITE STRIPE PER MUTCD
10. CATCH BASIN PER AMERICAN FORK PLAN 15.2



1 TYPICAL SECTION: 700 NORTH FRONTAGE IMPROVEMENTS
Scale: 1" = 2'

REV	DATE	COMMENT:
2	OCT 17, 2024	Revised per City Comments

SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

SCALE

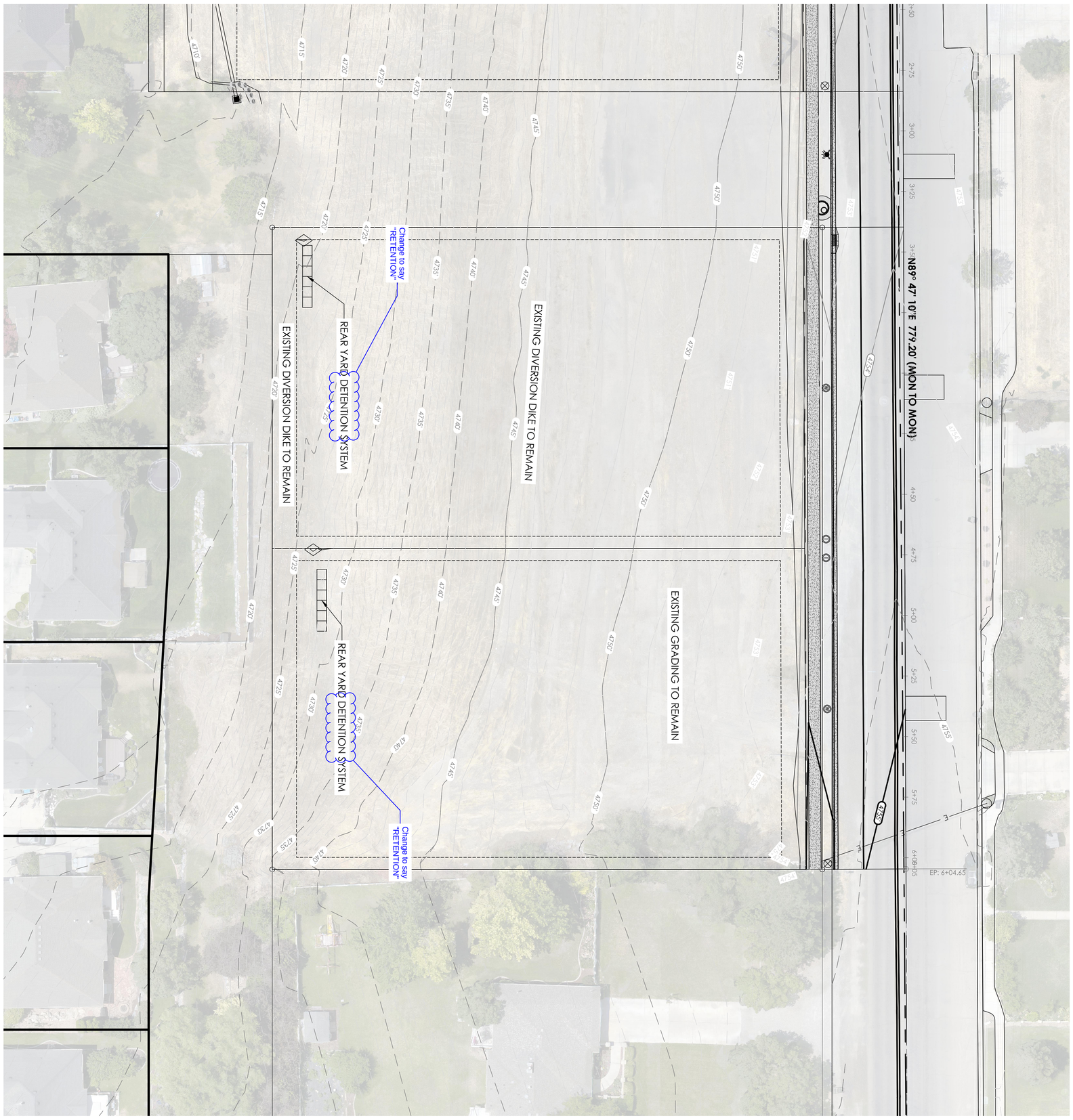
Blue Stakes of UTAH 811 Bluestakes.org

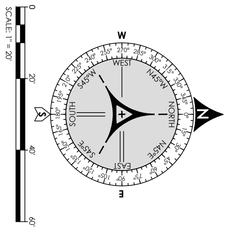
ENLARGED SITE PLAN

LANDON COURT EAST SUBDIVISION
1200 / 1240 EAST - 700 NORTH
AMERICAN FORK, UTAH, 84003
NORTHWEST 1/4, SECTION-18, T5S, R2E, SLB&M

C101

PAPER SIZE: ARCH expand D (36.00 x 24.00 Inches) PLOT DATE: Wednesday, October 16, 2024 5:15:33 PM PROJECT PATH: E:\PROJECTS\22-024 OSMOND AMERICAN FORK\DWGs\22-24.1 SITE.dwg





Blue Stakes of UTAH 811 bluestakes.org

C200

OVERALL GRADING PLAN

LANDON COURT EAST SUBDIVISION

1200 / 1240 EAST - 700 NORTH
AMERICAN FORK, UTAH, 84003
NORTHWEST ¼, SECTION-18, T5S, R2E, SLB&M

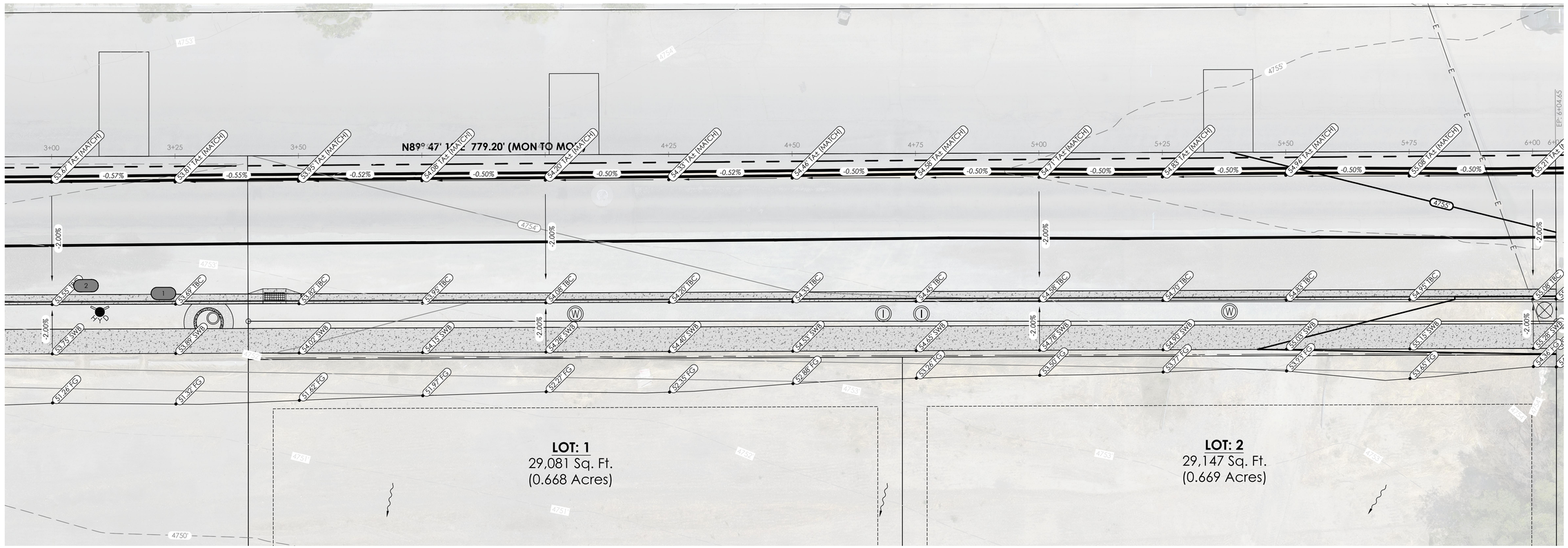
PROFESSIONAL ENGINEER — GREGORY S. WILES — 7317852 — STATE OF UTAH — Oct. 17, 2024

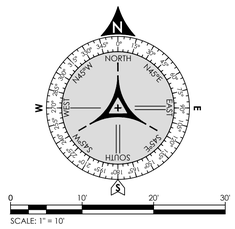
SCALE CONSULTANTS

REV	DATE	COMMENT:
2	OCT 17, 2024	Revised per City Comments

SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

0" 1" 2"





GRADING & DRAINAGE PLAN KEYNOTES:

1. CATCH BASIN PER AMERICAN FORK PLAN 15.2
2. PRETREATMENT MANHOLE & SUMP PER AMERICAN FORK PLAN 15.3
3. 1" IRRIGATION METER PER AMERICAN FORK PLAN 15.5D
4. SECONDARY WATER MAIN TAP PER AMERICAN FORK PLAN 15.3A
5. 4" SANITARY SEWER LATERAL PER AMERICAN FORK PLAN 15.19

LEGEND:

NG	Natural Grade
FG	Finish Grade
SG	Subgrade
SWF	Sidewalk Front
SWB	Sidewalk Back
TA	Top of Asphalt
TBC	Top Back of Curb
TC	Top of Concrete

Add TOG meaning to legend

REV	DATE	COMMENT:
2	OCT 17, 2024	Revised per City Comments

SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

SCALE CONSULTANTS

NATIONAL SURVEYING GREGORY WILSON 5579709 STATE OF UTAH
Oct. 17, 2024

Blue Stakes of UTAH 811 Bluestakes.org

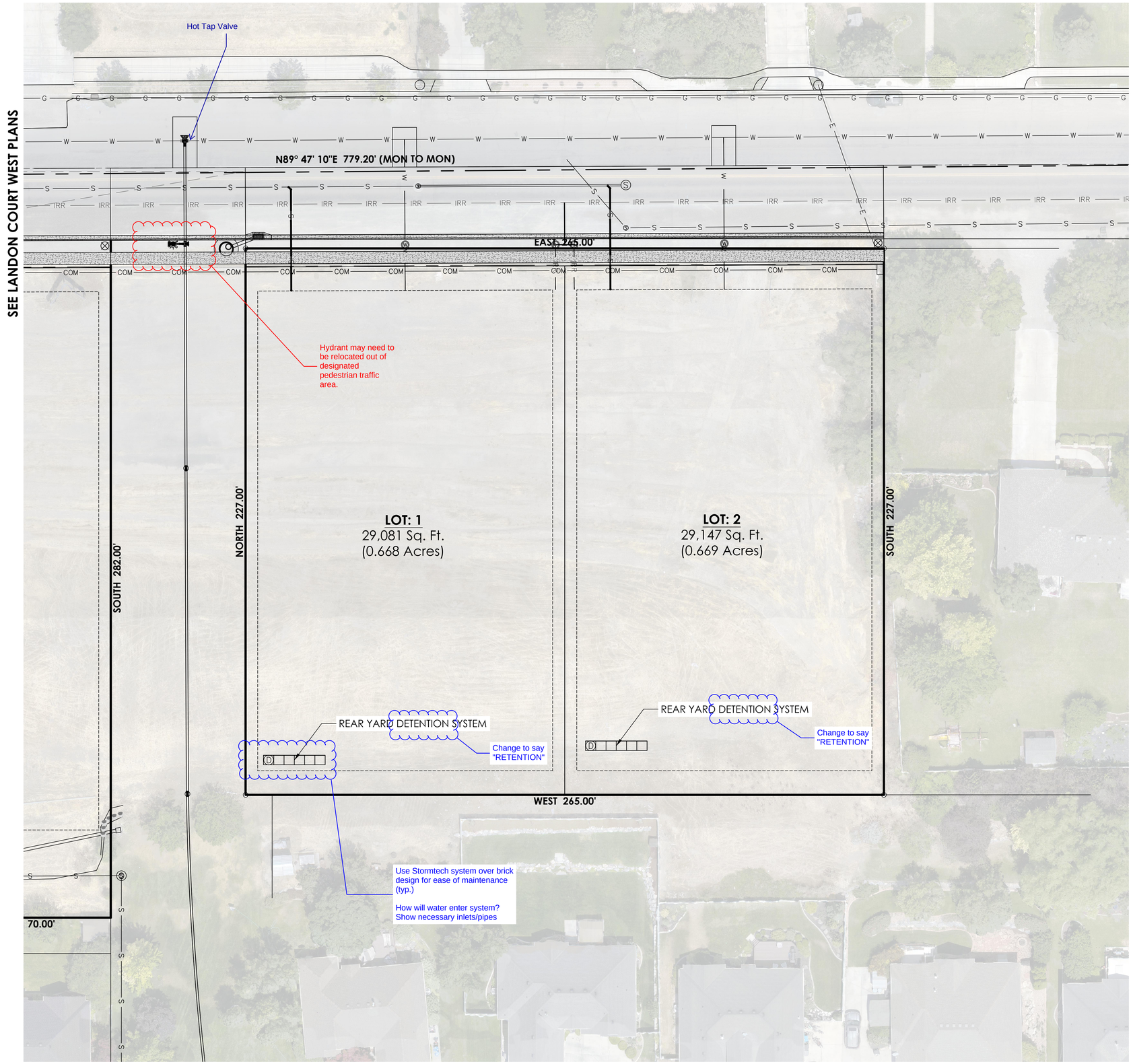
GRADING & DRAINAGE PLAN

LANDON COURT EAST SUBDIVISION

1200 / 1240 EAST - 700 NORTH
AMERICAN FORK, UTAH, 84003
NORTHWEST $\frac{1}{4}$, SECTION-18, T5S, R2E, SLB&M

C201

PAPER SIZE: ARCH expand D (36.00 x 24.00 Inches) PLOT DATE: Wednesday, October 16, 2024 5:16:34 PM PROJECT PATH: E:\PROJECTS\22-024 OSMOND AMERICAN FORK\DWGs\22-24.2 GRAD.dwg



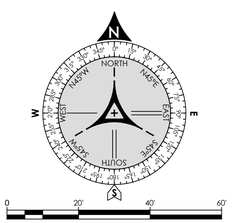
PAPER SIZE: ARCH expand D (36.00 x 24.00 Inches) PLOT DATE: Wednesday, October 16, 2024 5:17:34 PM PROJECT PATH: E:\PROJECTS\22-024 OSMOND AMERICAN FORK\DWGs\22-24.3 UTIL.dwg

REV	DATE	COMMENT:
2	OCT 17, 2024	Revised per City Comments

SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

SCALE CONSULTANTS





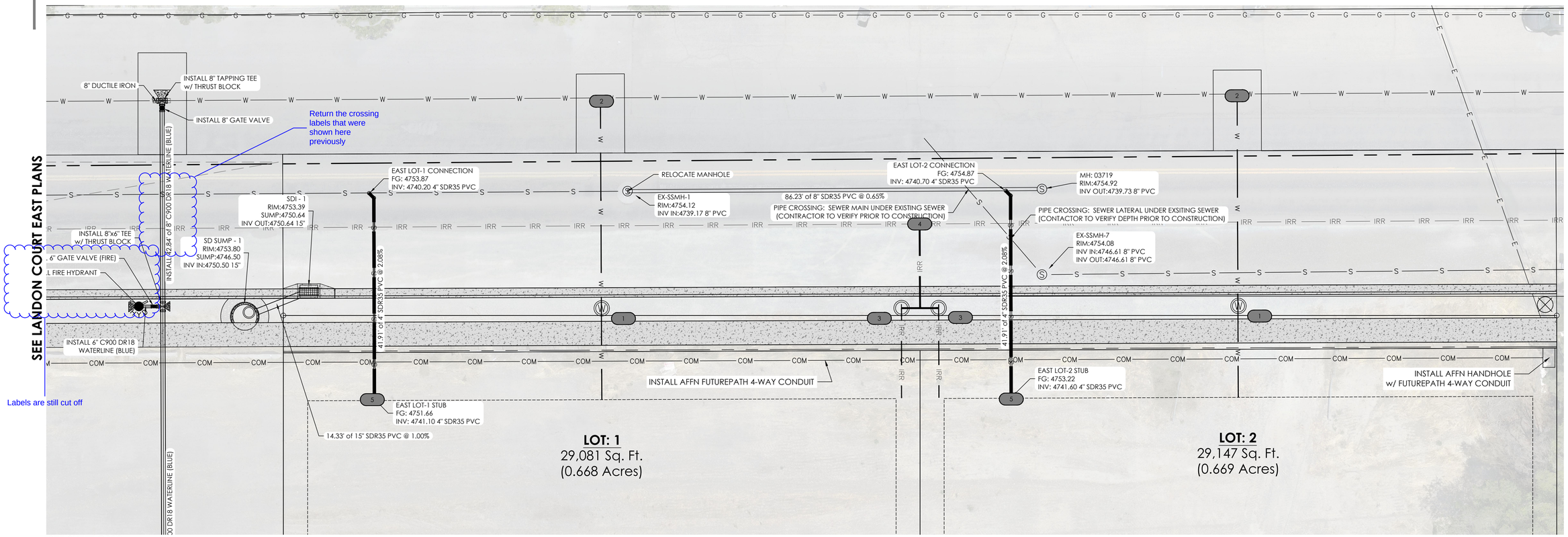
Blue Stakes of UTAH 811 Bluestakes.org

OVERALL UTILITY PLAN

LANDON COURT EAST SUBDIVISION

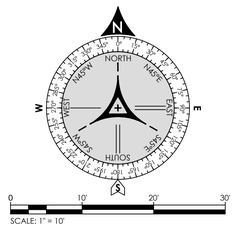
1200 / 1240 EAST - 700 NORTH
AMERICAN FORK, UTAH, 84003
NORTHWEST 1/4, SECTION-18, T5S, R2E, SLB&M

C300



Labels are still cut off

SEE SHEET C302



UTILITY PLAN KEYNOTES:

1. 1" WATER METER PER AMERICAN FORK PLAN 15.5
2. WATERLINE TAP PER AMERICAN FORK PLAN 15.3
3. 1" IRRIGATION METER PER AMERICAN FORK PLAN 15.5D
4. SECONDARY WATER MAIN TAP PER AMERICAN FORK PLAN 15.3A
5. 4" SDR-35 PVC SANITARY SEWER LATERAL PER AMERICAN FORK PLAN 15.19

UTILITY PLAN NOTES:

- ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED
- ALL LATERAL CONNECTIONS SHALL BE INSERT-A-TEE OR WYE AT TEN O'CLOCK OR TWO O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE
- SEWER CLEANOUT MAXIMUM 5' FROM BUILDING FOUNDATION, AND EVERY 75' THERE AFTER. TRAFFIC RATED IN VEHICULAR AREA.
- ALL SANITARY SEWER LATERALS TO CONFORM TO ASTM D3034.

REV	DATE	COMMENT:
2	OCT 17, 2024	Revised per City Comments

SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

SCALE CONSULTANTS

GREGORY WILSON — 5579709 — STATE OF UTAH — NATIONAL SEAL — PROFESSIONAL ENGINEER — Oct. 17, 2024

Blue Stakes of UTAH 811 — Bluestakes.org

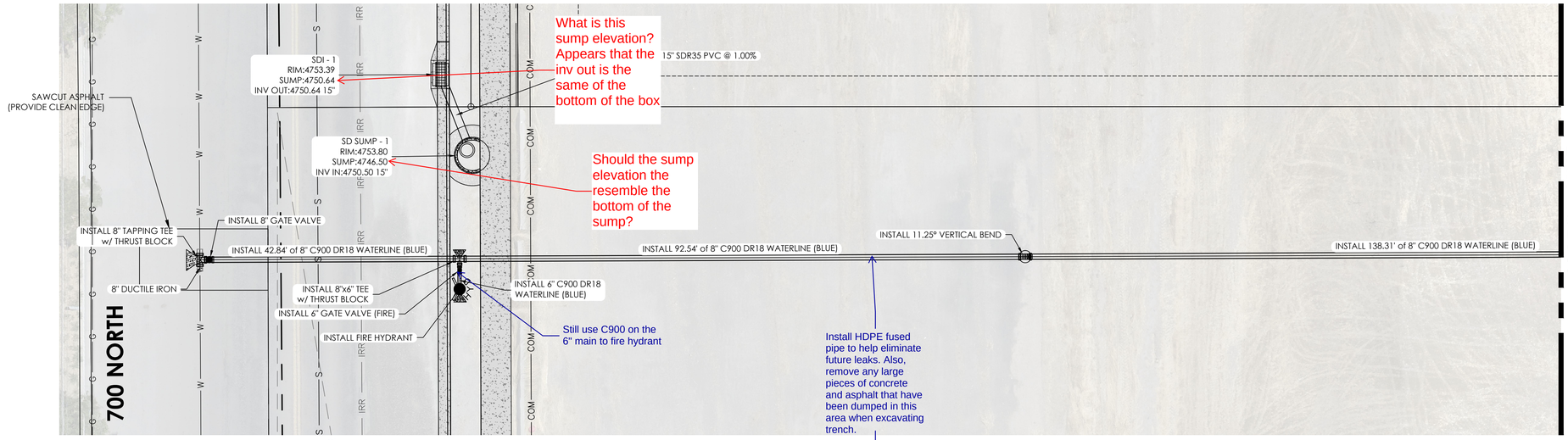
ENLARGED UTILITY PLAN

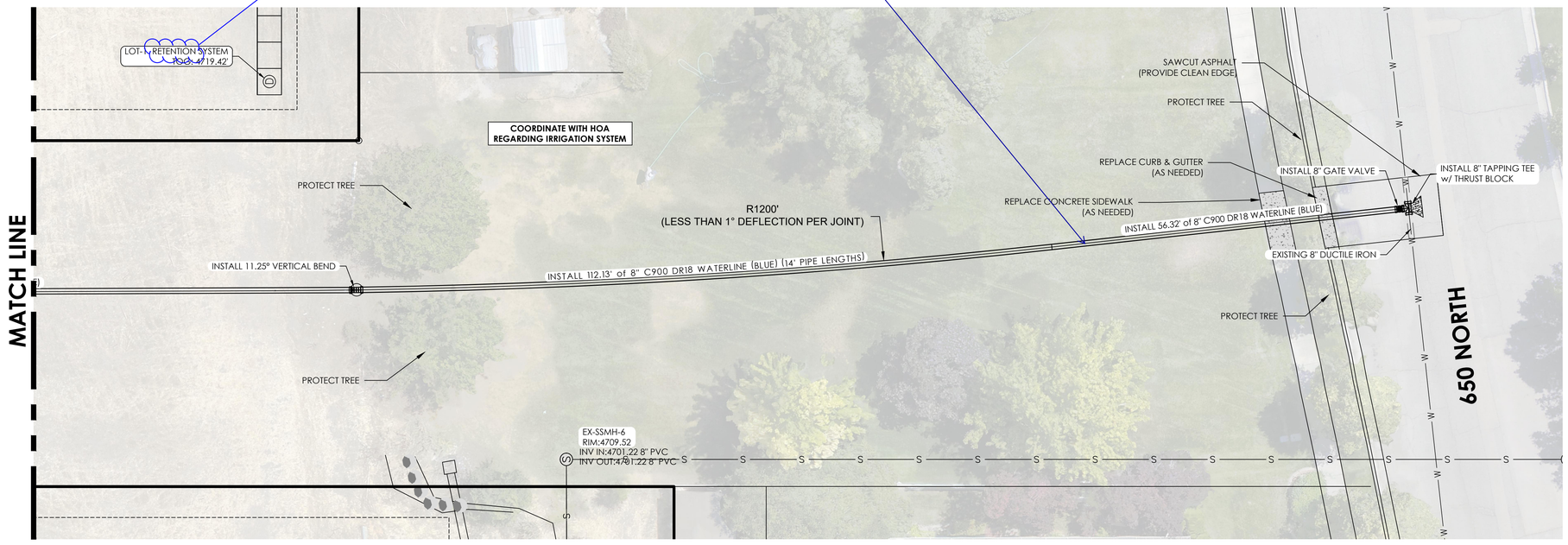
LANDON COURT EAST SUBDIVISION

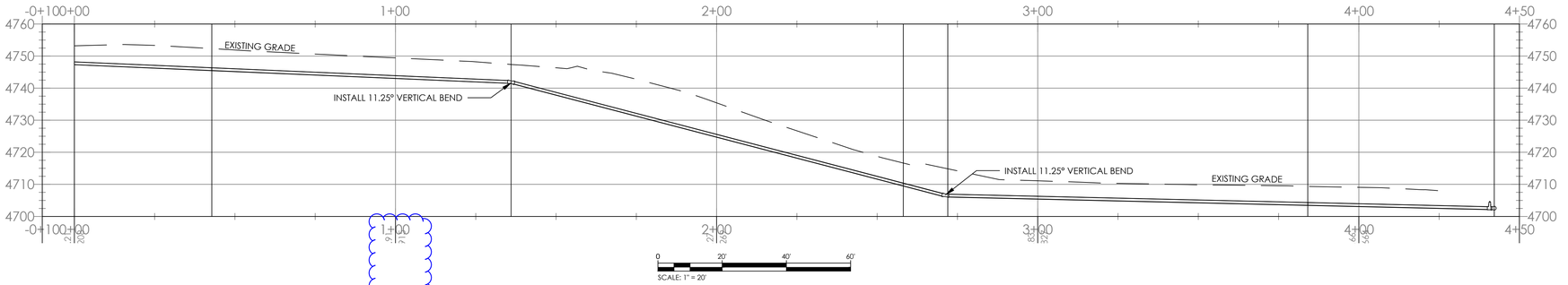
1200 / 1240 EAST - 700 NORTH
AMERICAN FORK, UTAH, 84003
NORTHWEST $\frac{1}{4}$, SECTION-18, T5S, R2E, SLB&M

C301

PAPER SIZE: ARCH expand D (36.00 x 24.00 Inches) PLOT DATE: Wednesday, October 16, 2024 5:17:34 PM PROJECT PATH: E:\PROJECTS\22-024 OSMOND AMERICAN FORK\DWGs\22-24.3 UTIL.dwg







Fix bands, proposed and existing elevations are cut off

REV	DATE	COMMENT:
2	OCT 17, 2024	Revised per City Comments

SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

0 1 2

SCALE CONSULTANTS

Oct. 17, 2024

ENLARGED UTILITY PLAN

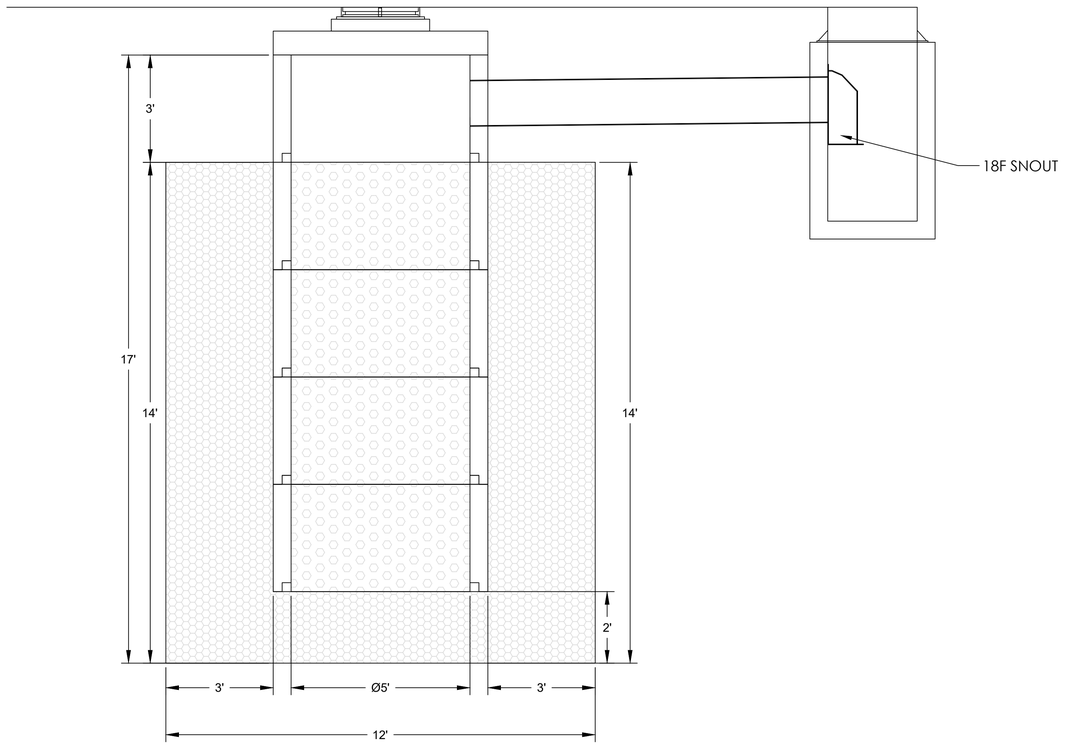
LANDON COURT EAST SUBDIVISION

1200 / 1240 EAST - 700 NORTH
AMERICAN FORK, UTAH, 84003
NORTHWEST 1/4, SECTION-18, T5S, R2E, SLB&M

C302

Blue Stakes of UTAH 811 Bluestakes.org

PAPER SIZE: ARCH expand D (36.00 x 24.00 Inches) PLOT DATE: Wednesday, October 16, 2024 5:17:34 PM PROJECT PATH: E:\PROJECTS\22-024 OSMOND AMERICAN FORK\DWGs\22-24.3 UTIL.dwg

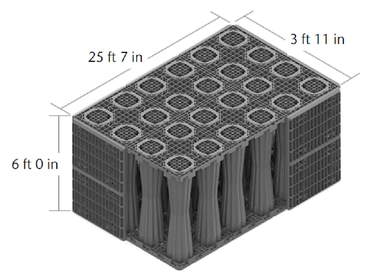


1 STORM DRAIN SUMP - 700 NORTH (EAST)
Scale: 1" = 2'

Maintenance/cleaning very difficult from past City projects. Propose a chamber based system with a maintenance port

Tank Configuration

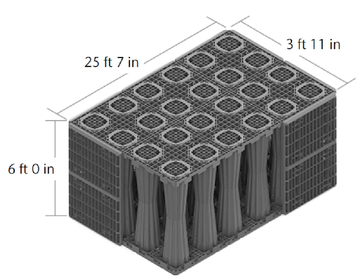
Tank Function	Detention/Retention
Product	Standard Duty (SD)
Number of Layers	2.0
Total Net Volume (ft^3)	586.1 ft^3
Total Gross Volume (ft^3)	604.2 ft^3
Length of Tank (ft/in)	25 ft 7 in
Width of Tank (ft/in)	3 ft 11 in
Depth of Tank (ft/in)	6 ft 0 in



2 RETENTION STORM DRAIN SUMP - LOT-1
Scale: N.T.S.

Tank Configuration

Tank Function	Detention/Retention
Product	Standard Duty (SD)
Number of Layers	2.0
Total Net Volume (ft^3)	586.1 ft^3
Total Gross Volume (ft^3)	604.2 ft^3
Length of Tank (ft/in)	25 ft 7 in
Width of Tank (ft/in)	3 ft 11 in
Depth of Tank (ft/in)	6 ft 0 in



3 RETENTION STORM DRAIN SUMP - LOT-2
Scale: N.T.S.

REV	DATE	COMMENT:
2	OCT 17, 2024	Revised per City Comments

SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

SCALE CONSULTANTS

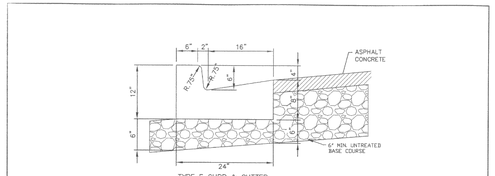
GREGORY WISEMAN — PROFESSIONAL ENGINEER — 9 — Oct. 17, 2024 — 9579709 — STATE OF UTAH

DRY SUMP DETAILS

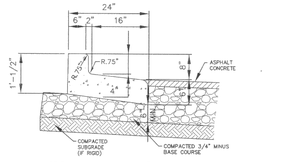
LANDON COURT EAST SUBDIVISION
1200 / 1240 EAST - 700 NORTH
AMERICAN FORK, UTAH, 84003
NORTHWEST $\frac{1}{4}$, SECTION-18, T5S, R2E, SLB&M

C302

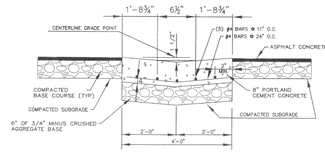
PAPER SIZE: ARCH expand D (36.00 x 24.00 inches) PLOT DATE: Wednesday, October 16, 2024 5:18:34 PM PROJECT PATH: E:\PROJECTS\22-024 OSMOND AMERICAN FORK\DWGs\22-24.4 DETL.dwg



TYPE E CURB & GUTTER
-NTS-

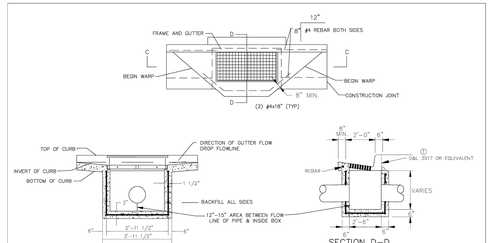


REVERSE LIP CURB & GUTTER "PRIVATE USE ONLY"
-NTS-



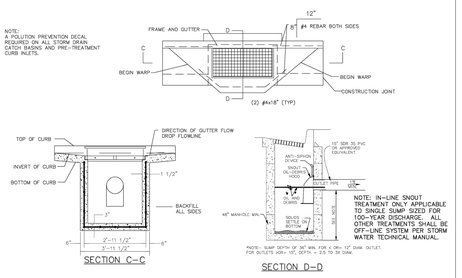
4.0' VALLEY GUTTER
-NTS-

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING & LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR TYPE B1 C&G REVERSE LIP C&G VALLEY GUTTER	DRAWING NO. 15.1



STORM DRAIN CATCH BASIN
-NTS-

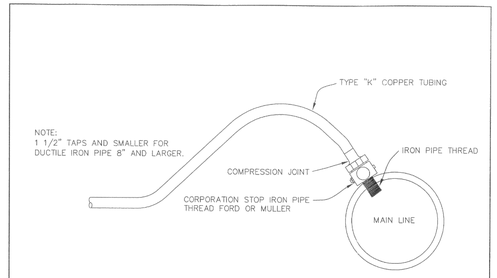
NOTE:
A POLUTION PREVENTION DECAL REQUIRED ON ALL STORM DRAIN CATCH BASINS AND PRE-TREATMENT CURB INLETS.



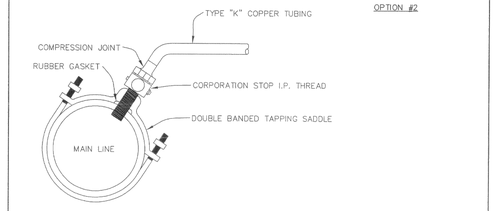
NOTE: IN-LINE SNOUT TREATMENT ONLY APPLICABLE TO SINGLE SUMP SIZED FOR 100-YEAR DISCHARGE. ALL OTHER TREATMENTS SHALL BE OFF-LINE SYSTEM PER STORM WATER TECHNICAL MANUAL.

PRE-TREATMENT CURB INLET WITH SINGLE GRATE
-NTS-

DRAWN: JRP REVISED: AJS DATE: APRIL 2012 SCALE: VARIES	AMERICAN FORK	AMERICAN FORK CITY	STANDARD DETAIL FOR CATCH BASIN	DRAWING NO. 15.2

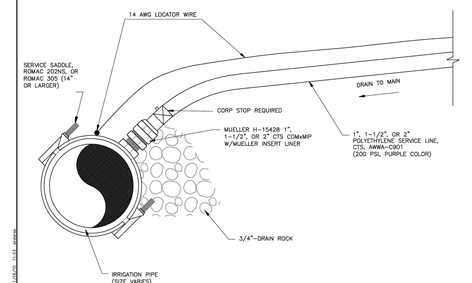


OPTION #2



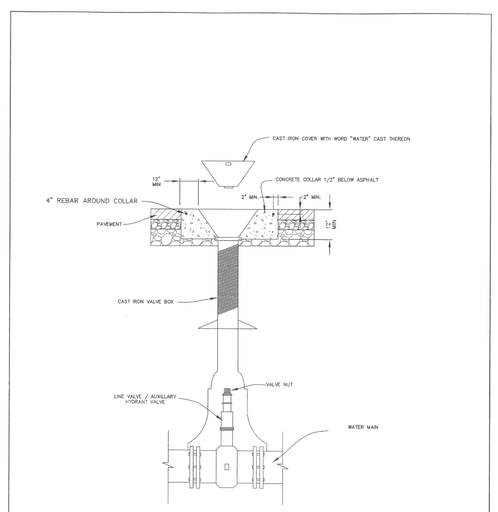
OPTION #1

DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING & LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR TYPICAL WATERMAN TAPS	DRAWING NO. 15.3



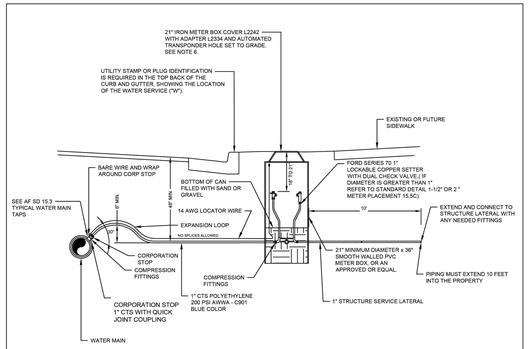
MUELLER 110 COMPRESSION INSERT LINER	
PART SIZE	PART NO.
1" CTS	504365
1 1/2" CTS	506139
2" CTS	506141

DRAWN: REVISED: 11/2010 DATE: SCALE:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 577 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR TYPICAL SECONDARY WATER MAIN TAP	DRAWING NO. 15.3A



VALVE BOX DETAIL

DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING & LAND PLANNING CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR VALVE BOX DETAIL	DRAWING NO. 15.4

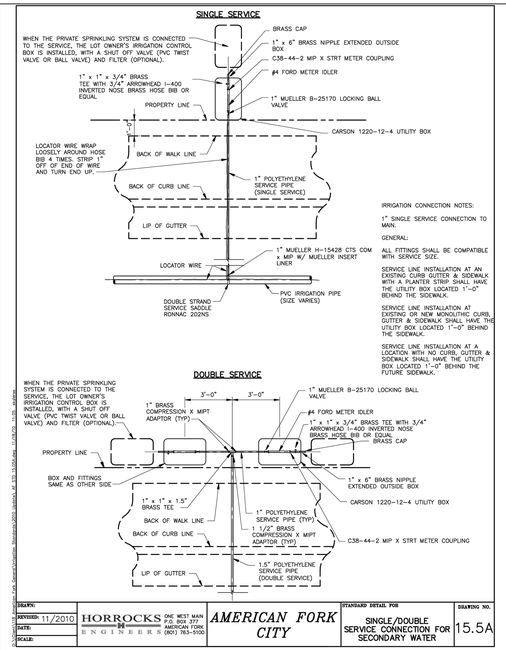


1" CULINARY WATER SERVICE CONNECTION

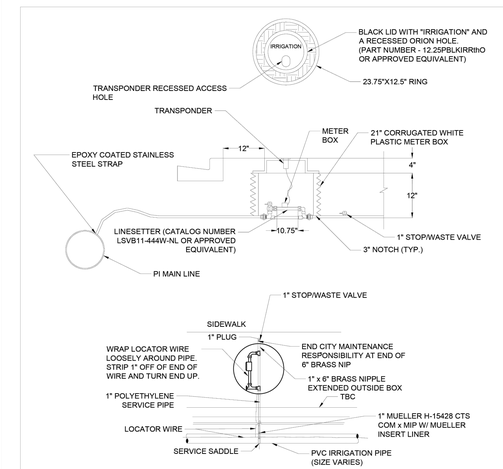
NOTES:

1. METER BOX, COVER, COPPERSETTER, CORPORATION STOP, & SERVICE LINES TO BE FURNISHED AND INSTALLED BY CONTRACTOR.
2. METER IS REQUIRED AND MUST BE PURCHASED BY THE PROPERTY OWNER FROM THE CITY. METER IS PROVIDED AND INSTALLED BY THE CITY.
3. STAINLESS STEEL STIFFENERS ARE REQUIRED ON ALL POLYETHYLENE CONNECTIONS.
4. CULINARY WATER LATERALS THAT ARE LAID PARALLEL TO A SEWER MUST BE LAID AT LEAST 10'
5. EDGE TO EDGE)FROM ANY EXISTING OR PROPOSED SEWER LATERAL. (PER UTAH CODE R309-550-7)
6. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE A MINIMUM OF 18" ABOVE THE SEWER LATERAL AS MEASURED EDGE TO EDGE. (PER UTAH CODE R309-550-7)
7. TEFLON TAPE OR APPROVED EQUAL IS REQUIRED ON ALL THREADED CONNECTIONS.
8. ALL METER BOX LIDS WITHIN CONCRETE SHALL BE D&L SUPPLY MODEL B-502(1),(LIGHT TRAFFIC) WITH A RECESSED TRANSPONDER HOLE SET TO GRADE.
9. ALL FITTINGS SHALL BE CTS.
10. SPLICING (REPAIR OF EXISTING POLY PIPE) MECHANICAL COMPRESSION WITH INTERNAL STIFFENERS ARE REQUIRED MUST BE APPROVED BY AMERICAN FORK CITY.
11. LATERALS SHALL BE OF ONE CONTINUOUS LENGTH OF PIPE FROM MAIN TO SETTER AND FROM SETTER TO STRUCTURE AND SHALL BE BURIED AT A MINIMUM OF 48" UNLESS APPROVED BY THE CITY ENGINEER.
12. METER CAN SHALL BE INSTALLED AT THE CENTER OF THE PARK STRIP BETWEEN FRONT OF SIDEWALK AND BACK OF CURB

DRAWN BY NLP REVISED ABM DATE 9/18/2019. SCALE VARIES	AMERICAN FORK	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801)763-9030	1" CULINARY WATER SERVICE CONNECTION	DRAWING NO 15.5



DRAWN: REVISED: 11/2010 DATE: SCALE:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 577 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR SINGLE/DOUBLE SERVICE CONNECTION FOR SECONDARY WATER	DRAWING NO. 15.5A



1" PLAN VIEW
NTS

NOTES:

1. CITY MAINTENANCE RESPONSIBILITY ENDS AT THE END OF THE 6" BRASS NIPPLE.
2. STOP/WASTE VALVE IS THE PROPERTY OWNER'S VALVE TO ISOLATE SPRINKLER SYSTEM.
3. REFER TO SECTION 7.6 OF AMERICAN FORK STANDARDS FOR SECONDARY WATER SERVICE LATERAL CONNECTION.

DRAWN: MVU REVISED: DATE: MAY 2019 SCALE: VARIES	AMERICAN FORK	AMERICAN FORK CITY PUBLIC WORKS 275 EAST 200 NORTH (801) 763-9030	1" PI METER PLACEMENT	15.5D

REV	DATE	COMMENT:
1	OCT 17, 2024	Revised per City Comments

SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

SCALE CONSULTANTS



AMERICAN FORK DETAILS

LANDON COURT SUBDIVISION

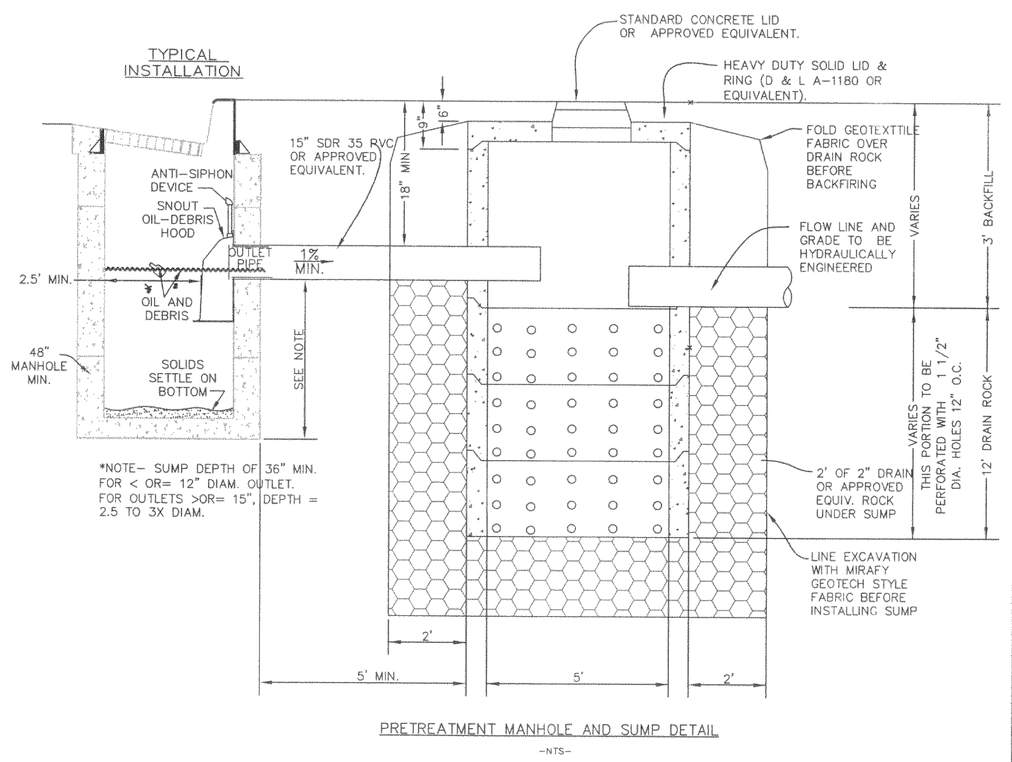
1200 / 1240 EAST - 700 NORTH
AMERICAN FORK, UTAH, 84003
NORTHWEST 1/4, SECTION-18, T5S, R2E, SLB&M

C400

PAPER SIZE: ARCH expand D (36.00 x 24.00 Inches) PLOT DATE: Wednesday, October 16, 2024 5:18:34 PM PROJECT PATH: E:\PROJECTS\22-024 OSMOND AMERICAN FORK\DWGs\22-24.4 DETL.dwg

NOTES:

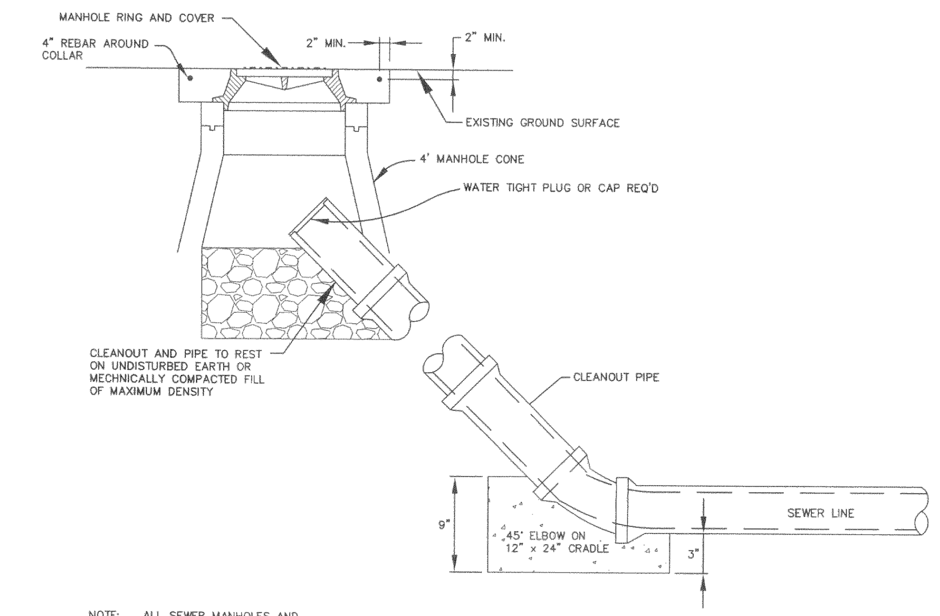
1) MANHOLE BASE AND ALL SECTIONS SHALL BE PRECAST TO CONFORM TO ASTW C-478
2) THE SUMP SHALL BE CONCRETE.
3) THE PRETREATMENT MANHOLE SHALL BE CONSTRUCTED TO ENSURE WATER TIGHTNESS
4) THE SUMP SHALL BE LOCATED 5' OFFSET FORM MANHOLE PERPENDICULAR TO GUTTER ALIGNMENT
5) THE SUMP LID SHALL NOT BE LOCATED IN THE SIDEWALK SECTION.
6) ANY APPROVED EQUIVALENT REQUIRE CITY ENGINEER WRITTEN APPROVAL.



PRETREATMENT MANHOLE AND SUMP DETAIL
-NTS-

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR PRETREATMENT MANHOLE AND SUMP	DRAWING NO. 15.14

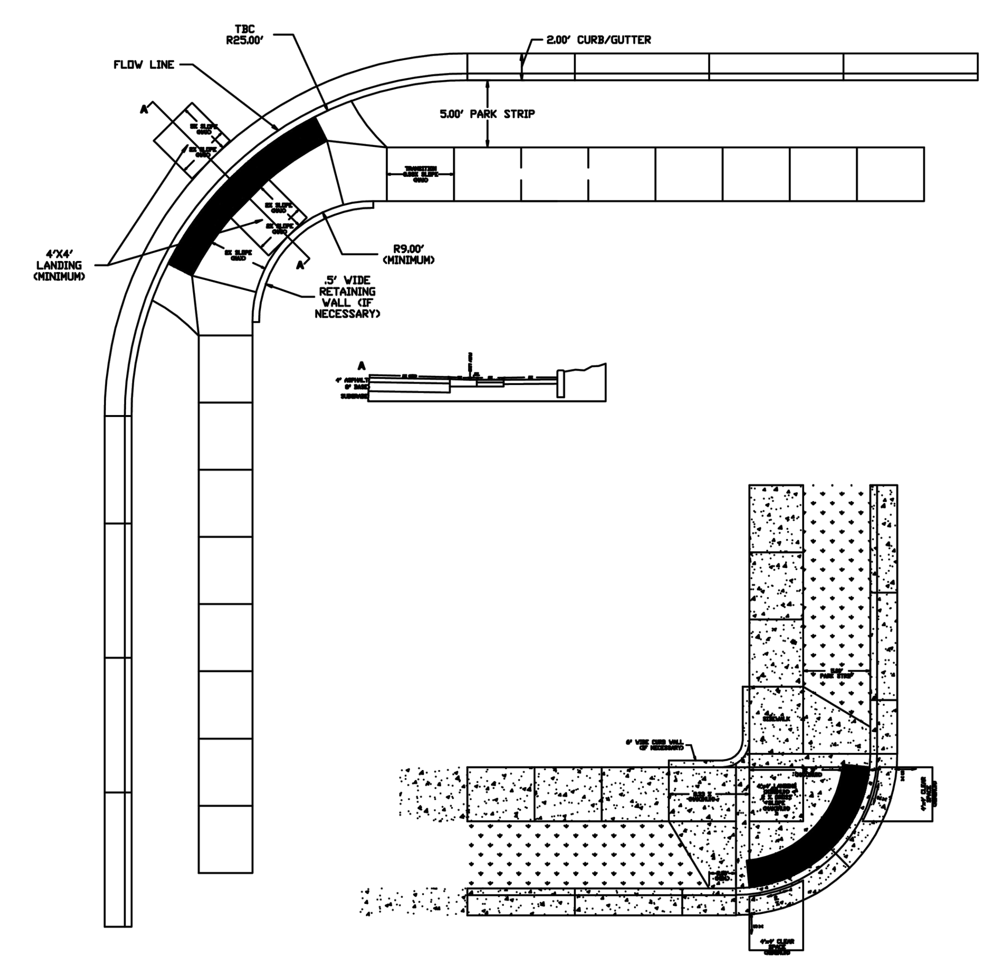
K:\AMERICAN FORK STANDARDS\Drawings\FINAL\PRE-TREATMENT SUMP.dwg 05/12/2005 09:59:24 AM MDT



NOTE: ALL SEWER MANHOLES AND CLEANOUTS SHALL BE ACCESSIBLE BY MAINTENANCE PUMPER TRUCK.

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR SEWER CLEANOUT SEWER PIPE INSTALLATION	DRAWING NO. 15.15

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\SEWER CLEANOUT.dwg 05/12/2005 11:03:56 AM MDT



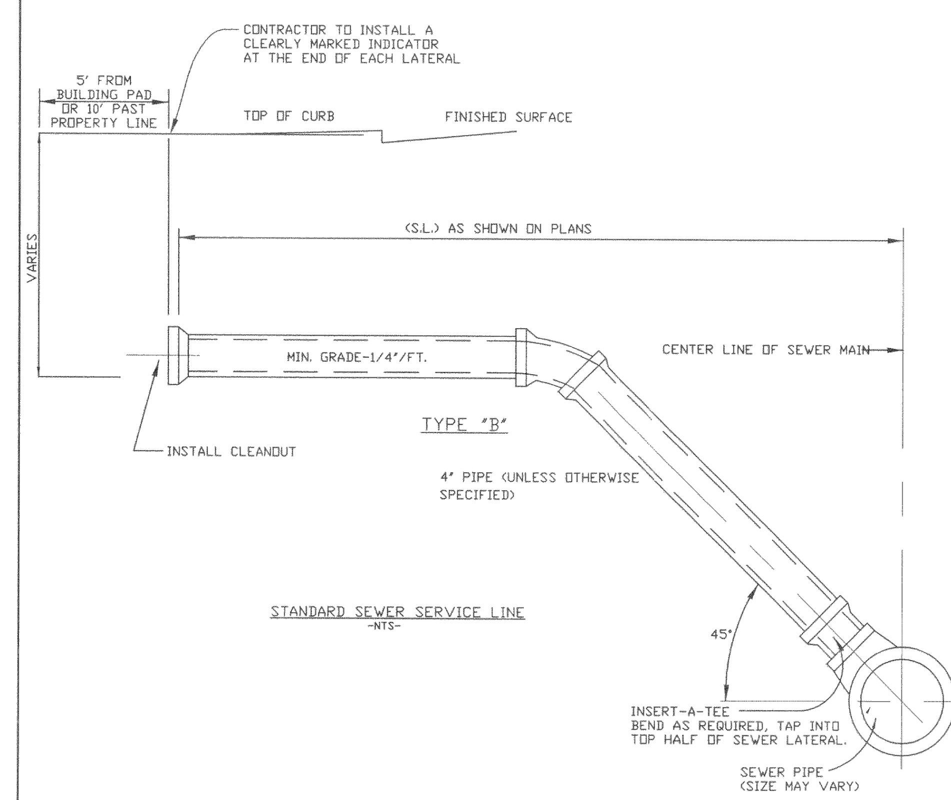
NOTES:

1. THE RAMP SHALL BE CONSTRUCTED USING CAST IRON TACTILE DOMES CAST TO MATCH THE RADIUS OF CURVE OR EQUAL AS APPROVE BY THE CITY ENGINEER.

2. PROVIDE DETECTABLE WARNING AREA PER APWA/ADAAG SPECIFICATIONS.

3. SEE APWA PLAN #235 FOR CONSTRUCTION DETAILS, SLOPES, ETC.

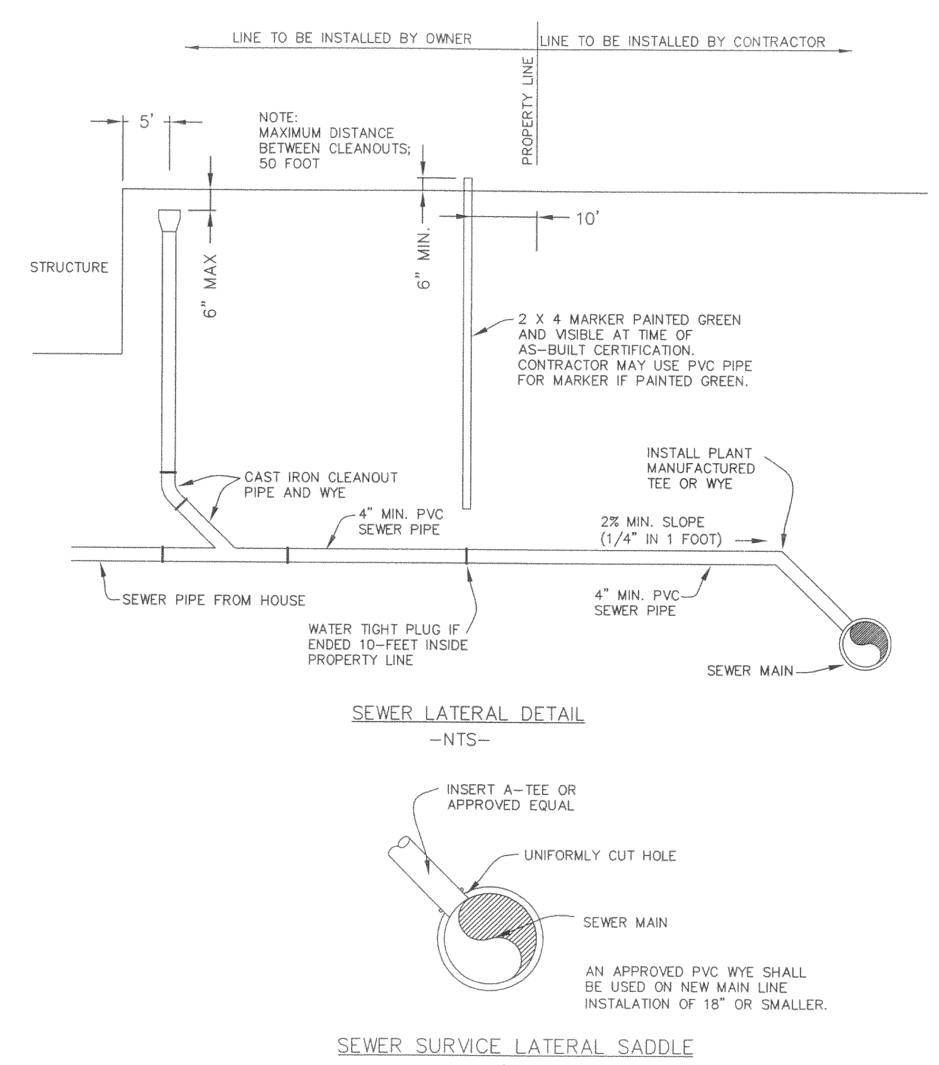
DRAWN: R.A. REVISED: DATE: APR. 2012 SCALE: VARIES		AMERICAN FORK CITY	STANDARD DETAIL FOR SIDEWALK RAMP	DRAWING NO. 15.18



NOTE:
ALSO SEE DRAWING NO. 15.23

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR STANDARD SEWER SERVICE LINE	DRAWING NO. 15.19

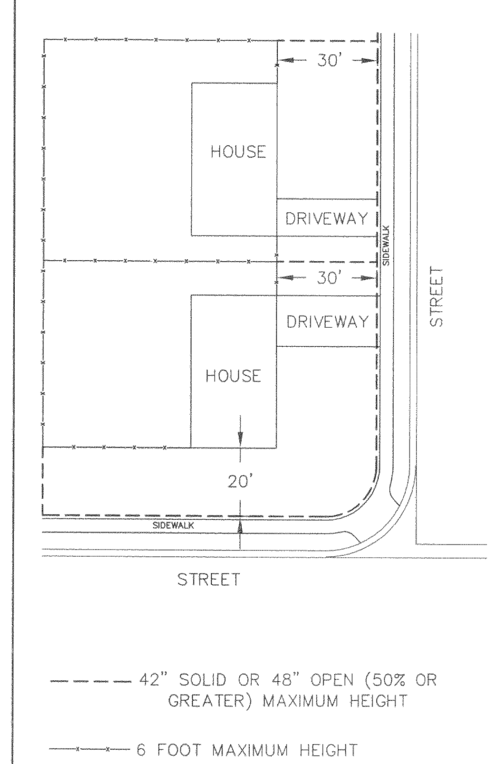
K:\AMERICAN FORK STANDARDS\Drawings\FINAL\SEWER SERVICE LINE.dwg 05/12/2005 11:06:03 AM MDT



NOTE:
1) LATERAL SHALL NOT ENTER MANHOLE, UNLESS OTHERWISE APPROVED BY CITY ENGINEER.
2) FOR CONCRETE PIPE ADD CONCRETE COLLAR AROUND INSERT-A-TEE.
3) ALSO SEE DRAWING NO. 15.19

DRAWN: JRP REVISED: DATE: JULY 2002 SCALE: VARIES	Northern ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR SANITARY SEWER LATERAL AND CLEAN OUT	DRAWING NO. 15.23

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\SEWER-LATERAL.dwg 05/12/2005 11:11:31 AM MDT



American Fork City Fence Ordinance
2.5.15 Fences, Walls and Hedges

No fence, wall hedge or similar device extending into or enclosing all or any part of the front yard or side yard adjacent to a street shall be constructed or maintained at a height greater than forty-two (42) inches; provided that where the fence fabric is to be of the chain link or other open mesh type, and the fence will remain non-sight obstructing, the maximum height may be increased to not greater than forty-eight (48) inches. The maximum height of any fence, hedge, wall, or similar enclosing device situated within any other portion of a lot shall be six (6) feet.

All fences and walls shall be constructed of substantial material and the design and construction shall be consistent with the quality of dwellings and other improvements within the surrounding area. It shall be unlawful for any person to erect or cause to be erected or to maintain any barbed wire fence along or adjacent to any public street within the city.

Before commencing construction, plans for all fences and walls shall first be submitted to and approved by the Zoning Administrator. Where, in the opinion of the Administrator, a proposed fence or wall does not conform to the above criteria, he shall refer the application to the Planning Commission for action. Any applicant aggrieved by a decision may appeal said decision to the Planning Commission who shall have the authority to reverse, affirm, or modify any decision of the Administrator.

If you have any questions concerning the Fence Ordinance, please contact the Building Department at 275 East 200 North or call 763-3065.

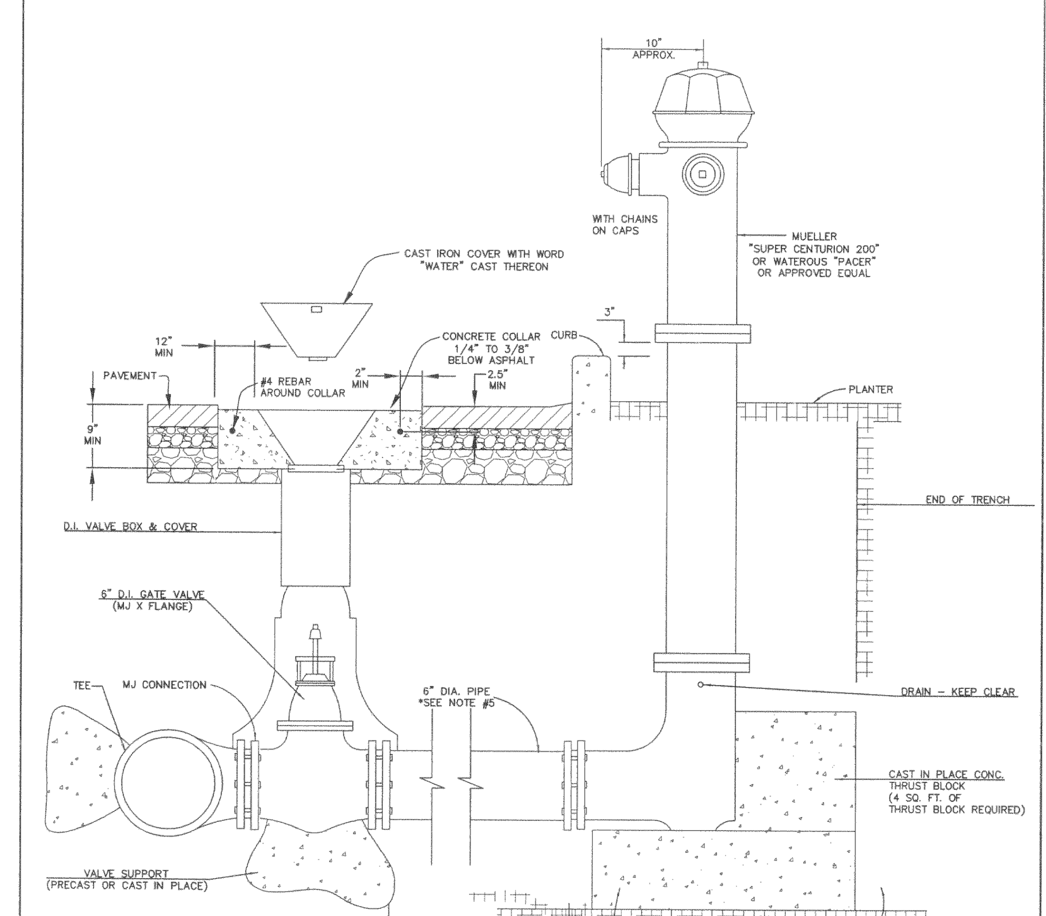
Note: A 30" clearance must be maintained around fire hydrants.

NOTE:

THE PROPERTY LINE IS 1 FOOT INSIDE THE SIDEWALK.

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR FENCING ORDINANCE	DRAWING NO. 15.30

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\FENCING.dwg 05/12/2005 10:54:46 AM MDT

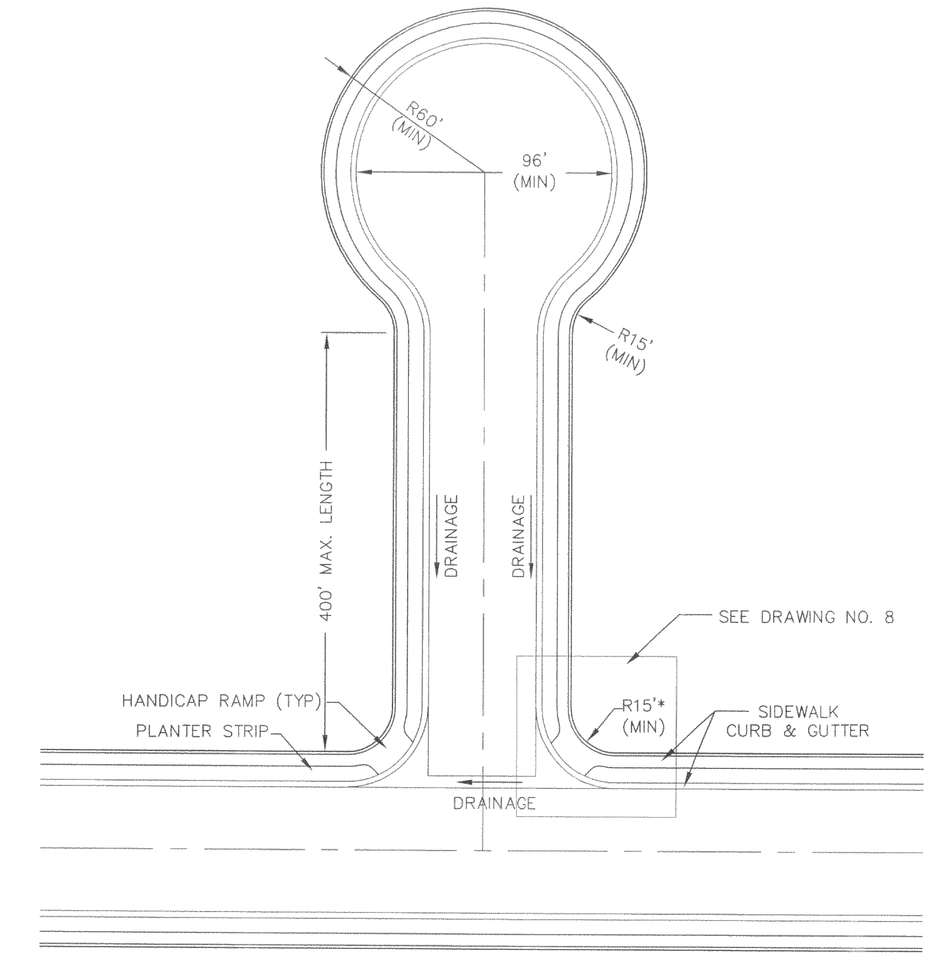


NOTES:
1. HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE REINSTALLED IN ACCORDANCE WITH THIS DETAIL.
2. ALL GATE VALVES SHALL BE LOCATED AT THE HYDRANT AS SHOWN ON THIS DETAIL.
3. WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, SUITABLE ADAPTORS OR NEW FITTINGS SHALL BE USED UPON APPROVAL BY THE AMERICAN FORK CITY ENGINEER.
4. ALL ANCHORS AND BLOCKING TO BEAR AGAINST UNDISTURBED SOIL.
5. IF LENGTH EXCEEDS 1 LENGTH OF PIPE, INCREASE DIAMETER TO 8 INCH MINIMUM.

FIRE HYDRANT DETAIL
-NTS-

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR FIRE HYDRANT	DRAWING NO. 15.6

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\FIRE HYDRANT.dwg 05/12/2005 10:56:17 AM MDT



GENERAL NOTES:

INSTALL CATCH BASINS AND ASSOCIATED PIPING AS REQUIRED IN THE EVENT THE GRADE OF THE STREET SLOPES INTO THE CUL-DE-SAC.

* SEE TABLE ON DRAWING NO. 15.24 FOR PROPERTY LINE AND TBC RADIUS.

DRAWN: JRP REVISED: DATE: MAY 2002 SCALE: VARIES	Northern ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR CUL-DE-SAC	DRAWING NO. 15.7

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\CUL-DE-SAC.dwg 05/12/2005 10:53:48 AM MDT

REV	DATE	COMMENT:
1	OCT 17, 2024	Revised per City Comments

SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

SCALE CONSULTANTS

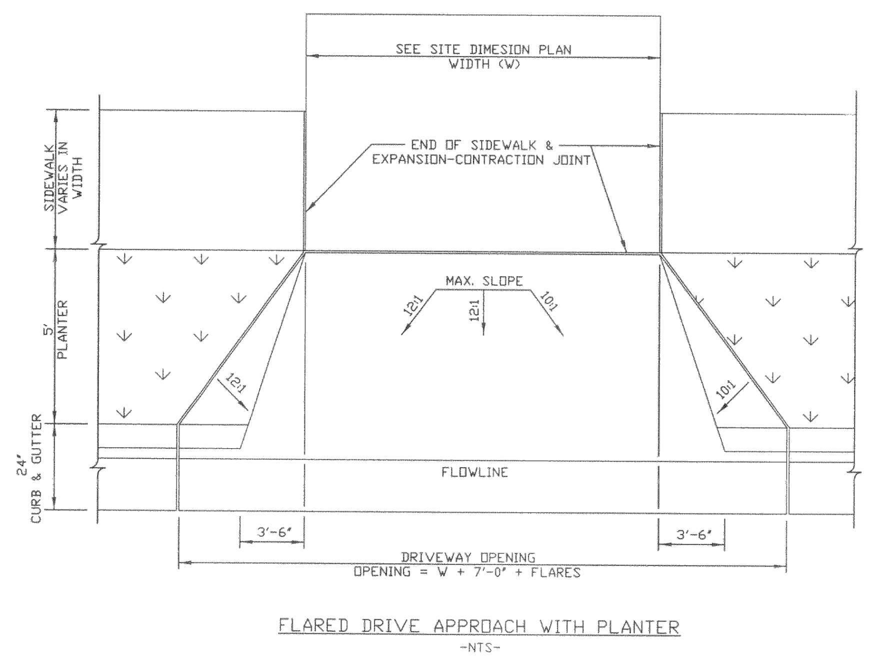
PROFESSIONAL ENGINEER GREGORY WILSON 5579709 STATE OF UTAH Oct. 17, 2024

AMERICAN FORK DETAILS
LANDON COURT SUBDIVISION
1200 / 1240 EAST - 700 NORTH
AMERICAN FORK, UTAH, 84003
NORTHWEST $\frac{1}{4}$, SECTION-18, T5S, R2E, SLB&M

C401

PAPER SIZE: ARCH expand D (36.00 x 24.00 Inches) PLOT DATE: Wednesday, October 16, 2024 5:18:34 PM PROJECT PATH: E:\PROJECTS\22-024 OSMOND AMERICAN FORK\DWGs\22-24.4 DETL.dwg

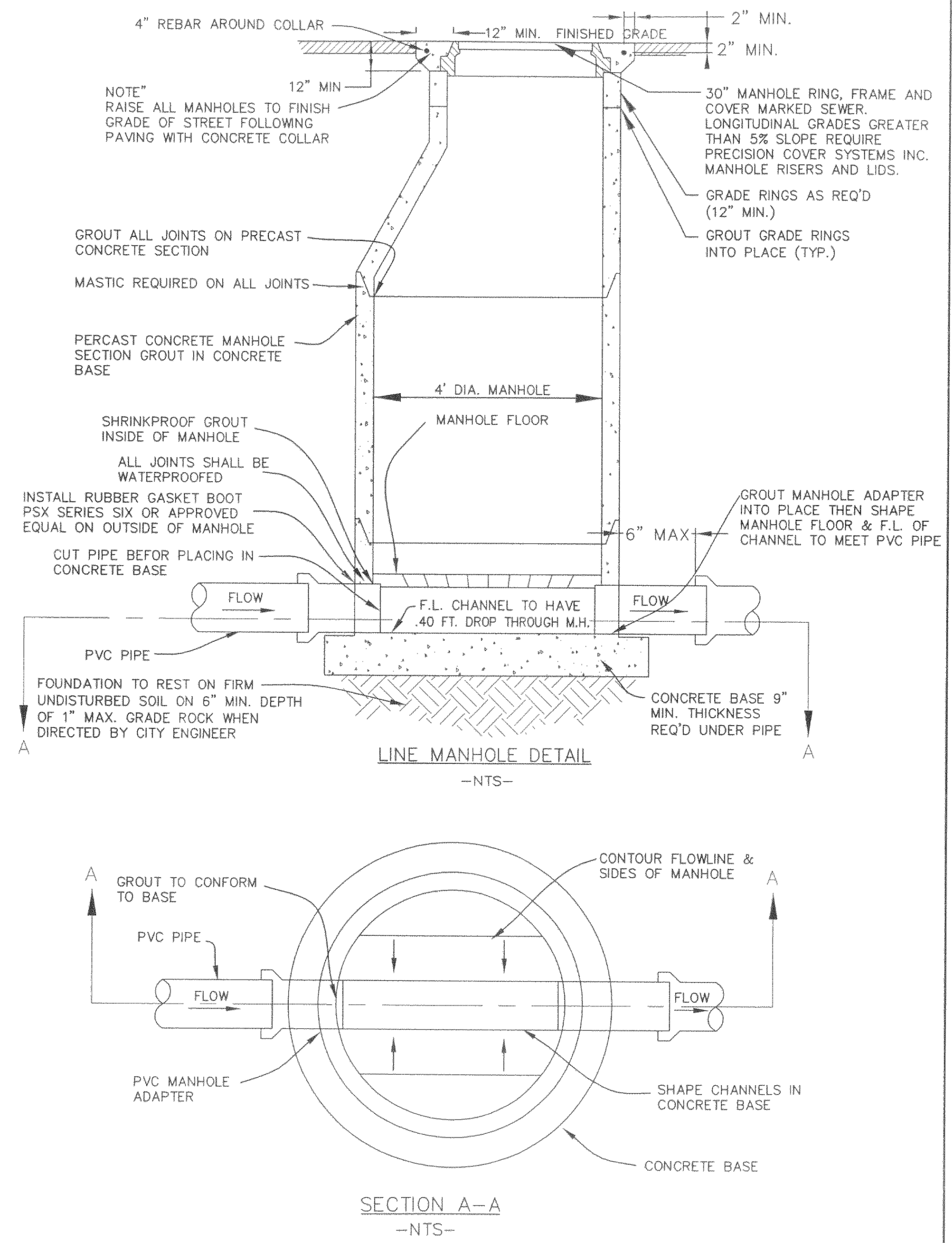
NOTE: SIDEWALK DEPTH SHALL BE 4' IN RESIDENTIAL ZONES; 6' ADJACENT TO RESIDENTIAL DRIVEWAY APPROACHES AND IN ALL COMMERCIAL AND INDUSTRIAL ZONES.



FLARED DRIVE APPROACH WITH PLANTER
-NTS-

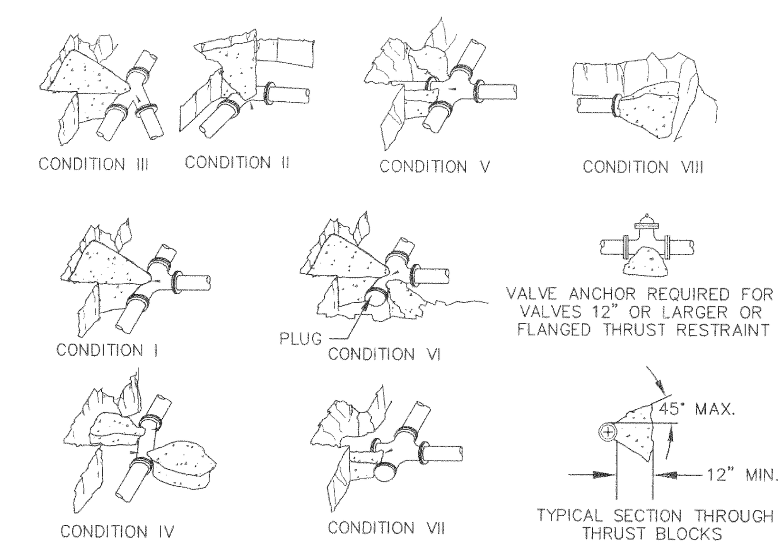
DRAWN: JRP	Northern ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR	DRAWING NO.
REVISED:			FLARED DRIVE APPROACH WITH PLANTER	15.9
DATE: MAY 2002				
SCALE: VARIES				

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\FLARED DRIVE APPROACH.dwg 05/12/2005 10:59:39 AM MDT



DRAWN: JRP	Northern ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR	DRAWING NO.
REVISED:			SANITARY SEWER LINE MANHOLE DETAIL	15.12
DATE: JULY 2002				
SCALE: VARIES				

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\SEWER-LINE MH.dwg 05/12/2005 11:13:06 AM MDT



NOTES:

1. ALL THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.
2. CONCRETE SHALL BE CLASS C.
3. CALCULATED ON 150 PSI. STATIC PRESSURE & ALLOWABLE BEARING PRESSURE OF 1500 LB. PER SQ. FT.
4. ALL THRUST BLOCK SIDES SHALL BE FORMED. (CITY INSPECTOR MAY REQUIRE WOOD FORMS.)

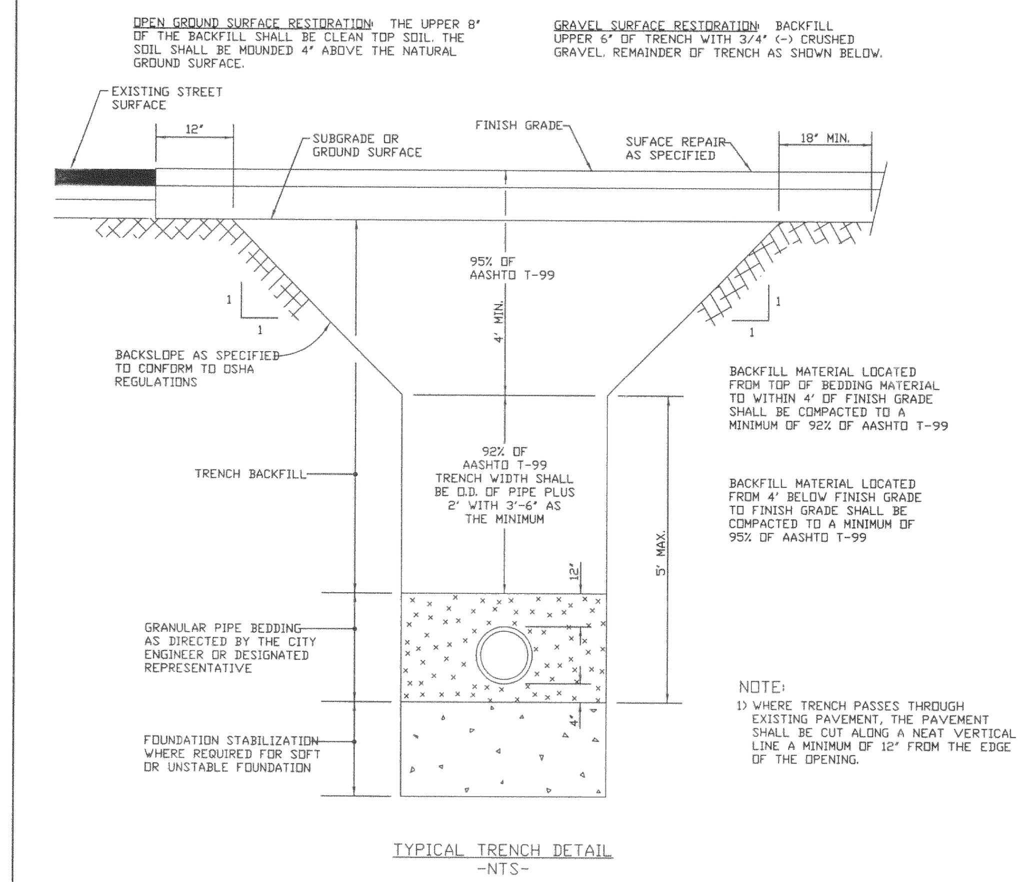
THRUST BLOCK BEARING AREA IN SQ. FEET

PIPE SIZE (IN.)	CONDITION							
	I	II	III	IV	V	VI	VII	VIII
4	1.5	1.8	1	0.5	1.3	1.3	1.3	1.3
8	5	7.1	3.8	2	5	5	5	5
10	7.8	11.1	6	3	7.8	7.8	7.8	7.8
14	15.4	21.7	11.8	6	15.4	15.4	15.4	15.4

WATER LINE THRUST BLOCK DETAILS

DRAWN: JRP	Northern ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR	DRAWING NO.
REVISED:			WATERLINE THRUST BLOCKING	15.21
DATE: MAY 2002				
SCALE: VARIES				

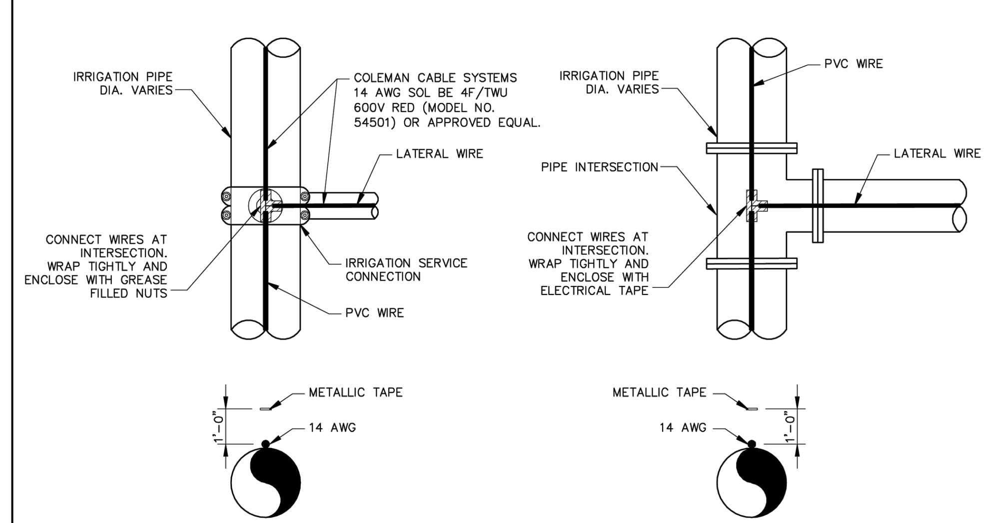
K:\AMERICAN FORK STANDARDS\Drawings\FINAL\THRUST BLOCK.dwg 05/12/2005 11:24:16 AM MDT



TYPICAL TRENCH DETAIL
-NTS-

DRAWN: JRP	Northern ENGINEERING-LAND PLANNING -CONSTRUCTION MANAGEMENT 1040 E. 800 N. OREM, UTAH 84057 (801) 802-8992	AMERICAN FORK CITY	STANDARD DETAIL FOR	DRAWING NO.
REVISED:			TYPICAL TRENCH DETAIL	15.22
DATE: MAY 2002				
SCALE: VARIES				

K:\AMERICAN FORK STANDARDS\Drawings\FINAL\TRENCH.dwg 05/12/2005 11:37:53 AM MDT



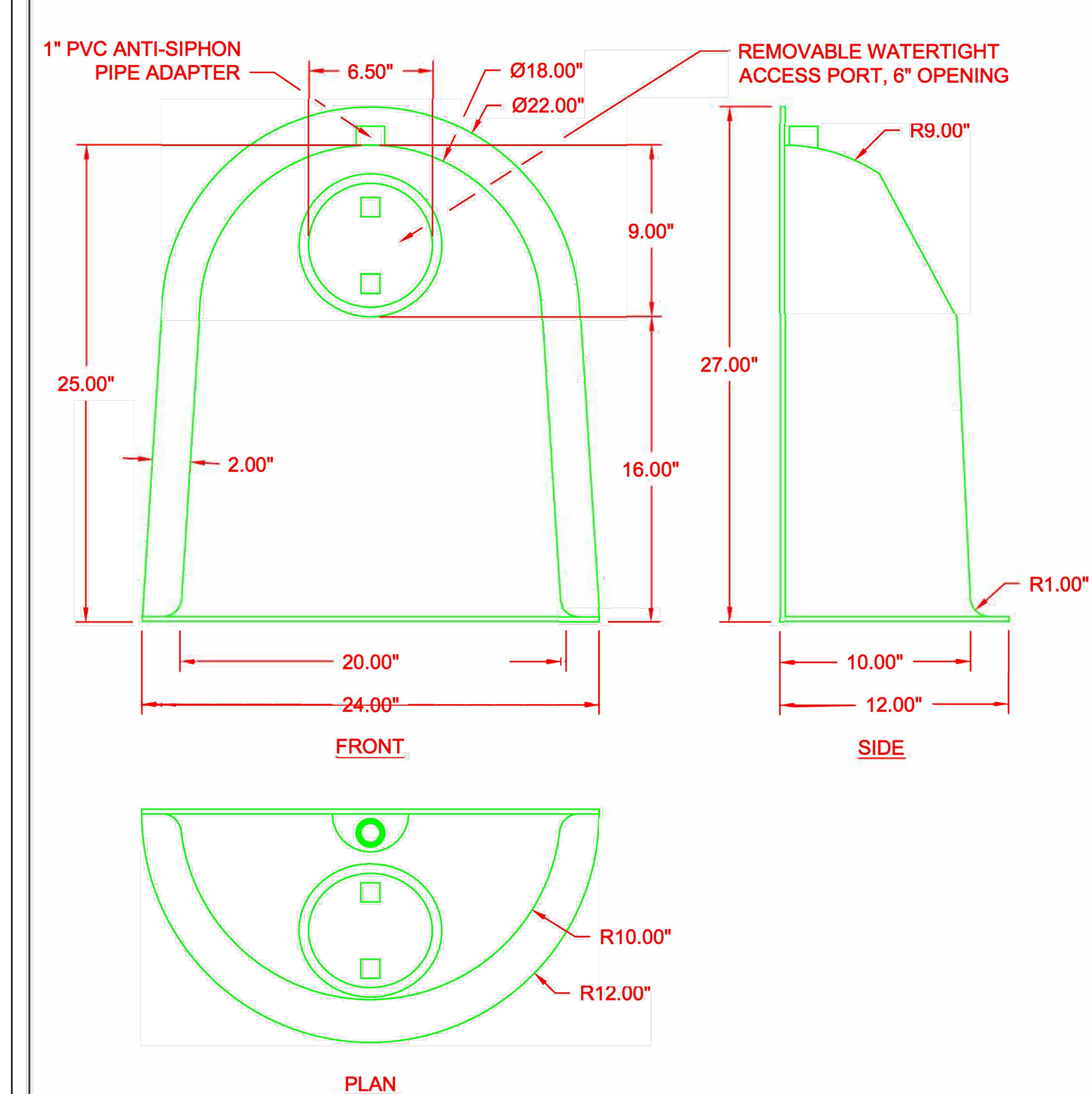
14 AWG LOCATOR WIRE
NTS

NOTES:

1. STRIP MAIN WIRE 2" @ LATERAL/SERVICE INTERSECTION. STRIP LATERAL WIRE 3". WRAP LATERAL WIRE TIGHTLY AROUND STRIPPED MAIN WIRE. USE ELECTRICAL TAPE TO WRAP AND COVER ALL BARE WIRES.
2. THIS DETAIL IS TYPICAL OF ALL PIPE INTERSECTIONS AND IRRIGATION SERVICE CONNECTIONS.
3. LOCATOR WIRE SHALL BE PLACED PARALLEL W/ ALL PVC PIPING DIRECTLY ABOVE PIPE.
4. FOR DUCTILE IRON PIPE AT PVC & DIP INTERSECTIONS AND AT IRRIGATION SERVICE CONNECTIONS, WRAP LOCATOR WIRE AROUND DIP AT LEAST TWICE.

DRAWN:	HORROCKS ENGINEERS ONE WEST MAIN P.O. BOX 377 AMERICAN FORK (801) 763-5100	AMERICAN FORK CITY	STANDARD DETAIL FOR	DRAWING NO.
REVISED: 11/2010			LOCATOR WIRE DETAIL	15.33
DATE:				
SCALE:				

O:\Client\118 American Fork General\Irrigation Standards\2010 Update\ AF STD 15.33.dwg 11/18/10 11:13 skyleras

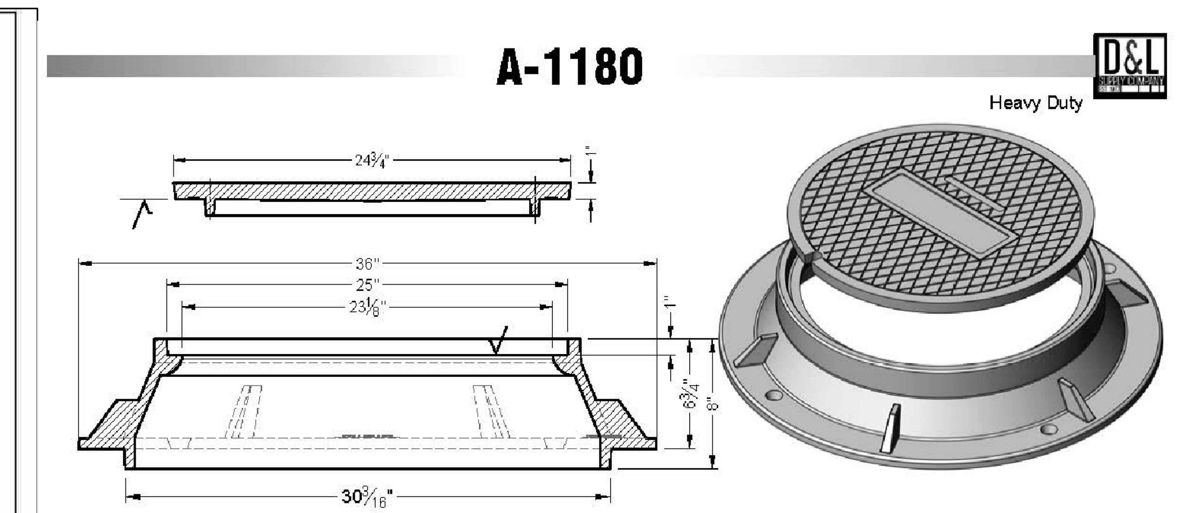


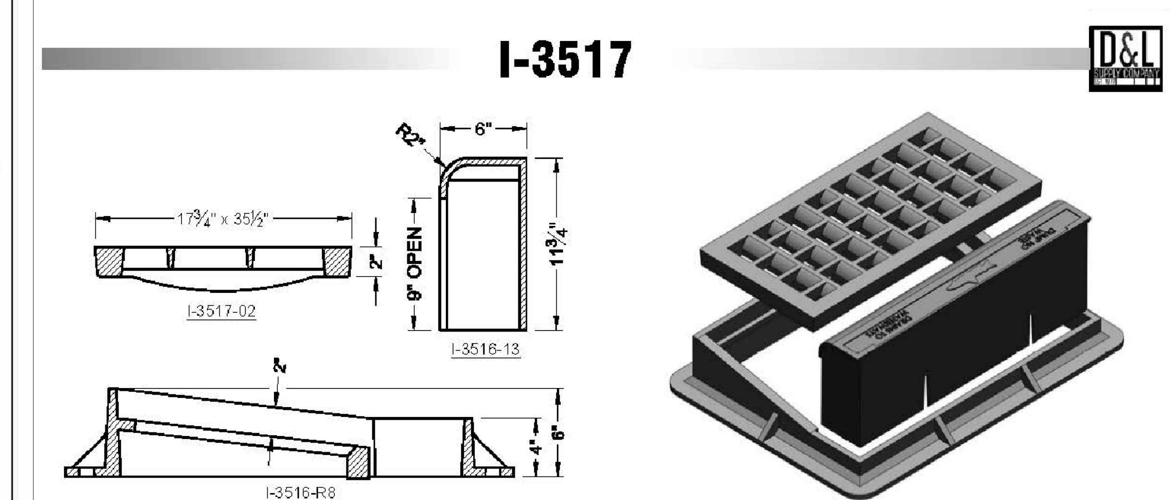
US PATENT #6126817 ADDITIONAL PATENTS PENDING

DRAINAGE SOLUTIONS, INC
(317) 346-4110
www.drainagesolutionsinc.com

BMP, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 504-8008 FAX: (860)434-3195

DESCRIPTION	DATE	SCALE
18F SNOUT OIL & DEBRIS STOP	09/14/99	NONE
	DRAWING NUMBER 18F	





REV	DATE	COMMENT:
1	OCT 17, 2024	Revised per City Comments

SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

SCALE CONSULTANTS



AMERICAN FORK / SD DETAILS

LANDON COURT SUBDIVISION
1200 / 1240 EAST - 700 NORTH
AMERICAN FORK, UTAH, 84003
NORTHWEST $\frac{1}{4}$, SECTION-18, T5S, R2E, SLB&M

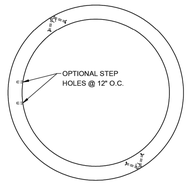
C402

PLOT DATE: Wednesday, October 16, 2024 5:18:34 PM   PROJECT PATH: E:\PROJECTS\22-024 OSMOND AMERICAN FORK\DWGs\22-24.4 DETL.dwg

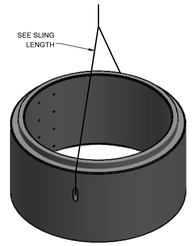
PAPER SIZE: ARCH expand D (36.00 x 24.00 Inches)

MANHOLE RISER SPECIFICATIONS

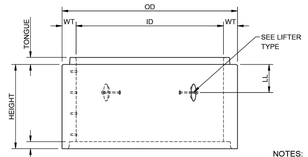
ID	OD	WT	GROOVE	TONGUE	HEIGHT	LL	ESTIMATED WEIGHT	SLING LENGTH	LIFTER TYPE
Ø4'-0"	Ø4'-10"	5"	3¼"	3¼"	1'-0"	6"	852 lbs	5'-4"	(2) EZ LIFT PINS
					2'-0"	9"	1719 lbs	5'-7"	
					3'-0"	1'-0"	2585 lbs	5'-10"	
					4'-0"	1'-4"	3452 lbs	6'-2"	
					5'-0"	1'-8"	4319 lbs	6'-6"	
					6'-0"	2'-0"	5185 lbs	6'-10"	
Ø5'-0"	Ø6'-0"	6"	3¾"	3¾"	1'-0"	6"	1275 lbs	6'-6"	
					2'-0"	9"	2570 lbs	6'-9"	
					3'-0"	1'-0"	3866 lbs	7'-0"	
					4'-0"	1'-4"	5161 lbs	7'-4"	
					5'-0"	1'-8"	6451 lbs	7'-8"	
					6'-0"	2'-0"	7752 lbs	8'-0"	
Ø6'-0"	Ø7'-2"	7"	4"	4"	7'-0"	2'-4"	9043 lbs	8'-4"	(2) LUA66G
					1'-0"	6"	1765 lbs	7'-8"	
					2'-0"	9"	3574 lbs	7'-11"	
					3'-0"	1'-0"	5383 lbs	8'-2"	
					4'-0"	1'-4"	7192 lbs	8'-6"	
					5'-0"	1'-8"	9001 lbs	8'-10"	
					6'-0"	2'-0"	10811 lbs	9'-2"	
					7'-0"	2'-4"	12620 lbs	9'-6"	
Ø7'-0"	Ø8'-4"	8"	4"	4"	1'-0"	6"	2345 lbs	8'-10"	(2) LUL818G
					2'-0"	9"	4753 lbs	9'-1"	
					3'-0"	1'-0"	7161 lbs	9'-4"	
					4'-0"	1'-4"	9569 lbs	9'-8"	
					5'-0"	1'-8"	11977 lbs	10'-0"	
					6'-0"	2'-0"	14385 lbs	10'-4"	
					7'-0"	2'-4"	16794 lbs	10'-8"	
					8'-0"	2'-8"	19202 lbs	11'-0"	
Ø8'-0"	Ø9'-6"	9"	5"	5"	2'-0"	9"	6113 lbs	10'-3"	
					3'-0"	1'-0"	9205 lbs	10'-6"	
					4'-0"	1'-4"	12297 lbs	10'-10"	
					5'-0"	1'-8"	15389 lbs	11'-2"	
					6'-0"	2'-0"	18481 lbs	11'-6"	
					7'-0"	2'-4"	21573 lbs	11'-10"	
					8'-0"	2'-8"	24665 lbs	12'-2"	



TOP VIEW



LIFTING DIAGRAM
(ISOMETRIC VIEW)



FRONT VIEW

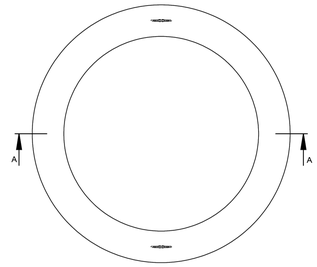
NOTES:
- DESIGN LOADING: HS-20 LIVE LOAD
- CONFORMS TO CURRENT ASTM C478 & AASHTO M199 REQUIREMENTS
- DESIGNED FOR BURY DEPTH OF UP TO 30'-0"
- SOIL LOADING:
  - 120 pcf SOIL DENSITY
  - 60 pcf SOIL LATERAL LOAD
- DEPTH OF OVERBURDEN = 0' MIN - 3' MAX
- CONCRETE 28 DAY COMPRESSIVE STRENGTH = **4,000** psi
- STEEL REINFORCEMENT:
  - GRADE 60 ASTM A615 / 706 REBAR
  - GRADE 80 ASTM A1064 WELDED WIRE FABRIC
- CEMENT = ASTM C150 / C595

Geneva Pipe and Precast — A Northwest Pipe Company	PRODUCT: MANHOLE RISER (DRYCAST)		
PROPRIETARY AND CONFIDENTIAL: THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF GENEVA PIPE & PRECAST. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN CONSENT OF GENEVA PIPE & PRECAST IS PROHIBITED.	DRAWN BY: DMANNING | DATE: 7/19/2022 | LOADING: HS-20		
ALL DIMENSIONS ARE ROUNDED TO NEAREST ¼" U.O.N.	CHECKED BY: MB | SCALE: 1:36 | SHEET SIZE: B		
	LOCATION: OREM, SALT LAKE CITY, ST. GEORGE	SHEET: 1 of 1	

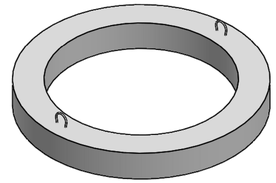
W:\Engineering\Products\Manhole\Riser (Drycast)\Additions Files\Manhole Riser 48" - 96" (Plotted) SLDDRW

GRADE RING SPECIFICATIONS

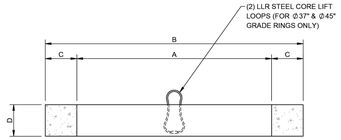
"A"	"B"	"C"	"D"	WEIGHT
Ø 18"	Ø23½"	2¼"	2"	31 LBS
			3"	47 LBS
			4"	62 LBS
			6"	93 LBS
			8"	124 LBS
Ø24"	Ø33"	4½"	2"	70 LBS
			4"	140 LBS
			6"	210 LBS
Ø31"	Ø43"	6"	2"	121 LBS
			3"	182 LBS
			4"	242 LBS
			6"	363 LBS
Ø37"	Ø49"	6"	4"	282 LBS
			6"	423 LBS
Ø45"	Ø58"	6½"	4"	366 LBS
			6"	548 LBS
			12"	1096 LBS



TOP VIEW



ISOMETRIC VIEW

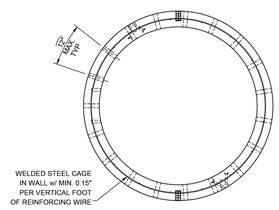


SECTION A-A

NOTES:
- CONFORMS TO CURRENT ASTM C478 & AASHTO M199 REQUIREMENTS

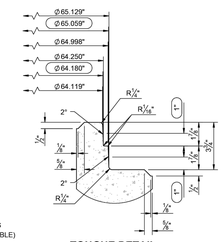
Geneva Pipe and Precast — A Northwest Pipe Company	PRODUCT: CONCRETE GRADE RING		
PROPRIETARY AND CONFIDENTIAL: THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF GENEVA PIPE & PRECAST. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN CONSENT OF GENEVA PIPE & PRECAST IS PROHIBITED.	DRAWN BY: DMANNING | DATE: 10/5/2021 | LOADING: HS-20		
ALL DIMENSIONS ARE ROUNDED TO NEAREST ¼" U.O.N.	CHECKED BY: MB | SCALE: 1:12 | SHEET SIZE: B		
	LOCATION: OREM, SALT LAKE CITY, ST. GEORGE	SHEET: 1 of 1	

W:\Engineering\Products\Grade Ring\Concrete Grade Ring SLDDRW

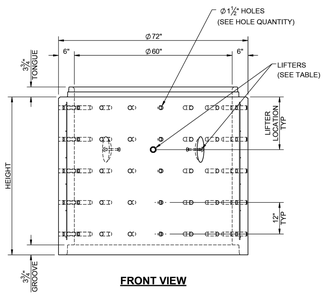


TOP VIEW

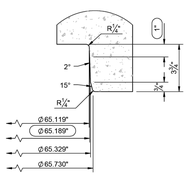
HEIGHT	LIFTER LOCATION	HOLE QUANTITY	ESTIMATED WEIGHT	LIFTERS (QTY)	SLING LENGTH
12"	6"	19	1248 lbs	EZ LIFT PINS (2)	6'-6"
24"	9"	38	2526 lbs	EZ LIFT PINS (2)	6'-9"
36"	12"	57	3804 lbs	EZ LIFT PINS (2)	7'-0"
48"	16"	76	5082 lbs	EZ LIFT PINS (2)	7'-4"
60"	20"	95	6354 lbs	EZ LIFT PINS (2)	7'-8"
72"	24"	114	7637 lbs	EZ LIFT PINS (2)	8'-0"
84"	28"	133	8911 lbs	LUA66G (2)	8'-4"



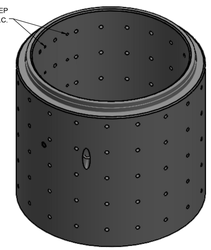
TONGUE DETAIL
(SCALE 1 : 5)



FRONT VIEW



GROOVE DETAIL
(SCALE 1 : 5)



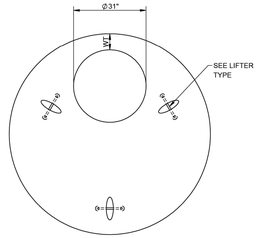
ISOMETRIC VIEW

TOLERANCES FOR WALL REINFORCING:
- SINGLE CAGE: CAGE MUST BE IN CENTER ⅓ OF WALL
  - MINIMUM CLEARANCE FROM INSIDE = 2"
  - MAXIMUM CLEARANCE FROM INSIDE = 3½"

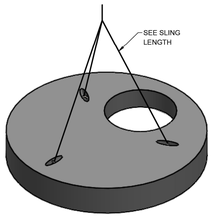
NOTES:
- DESIGN LOADING: HS-20 LIVE LOAD
- CONFORMS TO CURRENT ASTM C478 & AASHTO M199 REQUIREMENTS
- DESIGNED FOR BURY DEPTH OF UP TO 30'-0"
- SOIL LOADING:
  - 120 pcf SOIL DENSITY
  - 60 pcf SOIL LATERAL LOAD
- DEPTH OF OVERBURDEN = 0' MIN - 3' MAX
- CONCRETE 28 DAY COMPRESSIVE STRENGTH = **4,000** psi
- STEEL REINFORCEMENT:
  - GRADE 60 ASTM A615/706 REBAR
  - GRADE 80 ASTM A1064 WELDED WIRE FABRIC
- CEMENT = ASTM C150

Geneva Pipe and Precast — A Northwest Pipe Company	PRODUCT: 60" PERFORATED MANHOLE RISER (WETCAST)		
PROPRIETARY AND CONFIDENTIAL: THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF GENEVA PIPE & PRECAST. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN CONSENT OF GENEVA PIPE & PRECAST IS PROHIBITED.	DRAWN BY: DMANNING | DATE: 6/8/2022 | LOADING: HS-20		
ALL DIMENSIONS ARE ROUNDED TO NEAREST ¼" U.O.N.	CHECKED BY: MB | SCALE: 1:24 | SHEET SIZE: B		
	LOCATION: OREM, SALT LAKE CITY, ST. GEORGE	SHEET: 1 of 1	

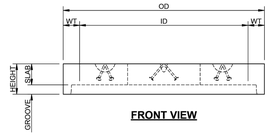
W:\Engineering\Products\Manhole\Additions Files\Eccentric Lid (31" Opening) SLDDRW



TOP VIEW



LIFTING DIAGRAM
(ISOMETRIC VIEW)



FRONT VIEW

ECCENTRIC MANHOLE LID SPECIFICATIONS

ID	OD	WT	SLAB	GROOVE	HEIGHT	ESTIMATED WEIGHT	SLING LENGTH	LIFTER TYPE
Ø 4'-0"	Ø 4'-10"	5"	6"	3¼"	9¼"	1112 lbs	3'-8½"	(2) LUA66G - or - (3) LLR
Ø 5'-0"	Ø 6'-0"	6"	8"	3¾"	1'-1¾"	2534 lbs	4'-3½"	
Ø 6'-0"	Ø 7'-2"	7"	9"	4"	1'-1"	4250 lbs	4'-10"	
Ø 7'-0"	Ø 8'-4"	8"	9½"	4"	1'-1½"	6264 lbs	5'-4¼"	(3) LUL818G - or - (3) LLLG
Ø 8'-0"	Ø 9'-6"	9"	9"	5"	1'-2"	8105 lbs	5'-10¼"	
Ø 9'-0"	Ø 10'-8"	10"	10"	4"	1'-2"	11116 lbs	6'-3¾"	
Ø 10'-0"	Ø 11'-10"	11"	1'-0"	4"	1'-4"	16452 lbs	6'-9"	(3) LUL818G

NOTES:
- DESIGN LOADING: HS-20 LIVE LOAD
- CONFORMS TO CURRENT ASTM C478 & AASHTO M199 REQUIREMENTS
- DESIGNED FOR BURY DEPTHS OF UP TO 30'-0"
- SOIL LOADING:
  - 120 pcf SOIL DENSITY
  - 60 pcf SOIL LATERAL LOAD
- DEPTH OF OVERBURDEN = 0' MIN - 3' MAX
- CONCRETE 28 DAY COMPRESSIVE STRENGTH = **4,000** psi
- STEEL REINFORCEMENT:
  - GRADE 60 ASTM A615/706 REBAR
  - GRADE 80 ASTM A1064 WELDED WIRE FABRIC
- CEMENT = ASTM C150

Geneva Pipe and Precast — A Northwest Pipe Company	PRODUCT: ECCENTRIC LID (31" OPENING)		
PROPRIETARY AND CONFIDENTIAL: THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF GENEVA PIPE & PRECAST. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN CONSENT OF GENEVA PIPE & PRECAST IS PROHIBITED.	DRAWN BY: DMANNING | DATE: 6/3/2022 | LOADING: HS-20		
ALL DIMENSIONS ARE ROUNDED TO NEAREST ¼" U.O.N.	CHECKED BY: MB | SCALE: 1:27 | SHEET SIZE: B		
	LOCATION: OREM, SALT LAKE CITY, ST. GEORGE	SHEET: 1 of 1	

REV	DATE	COMMENT:
1	OCT 17, 2024	Revised per City Comments

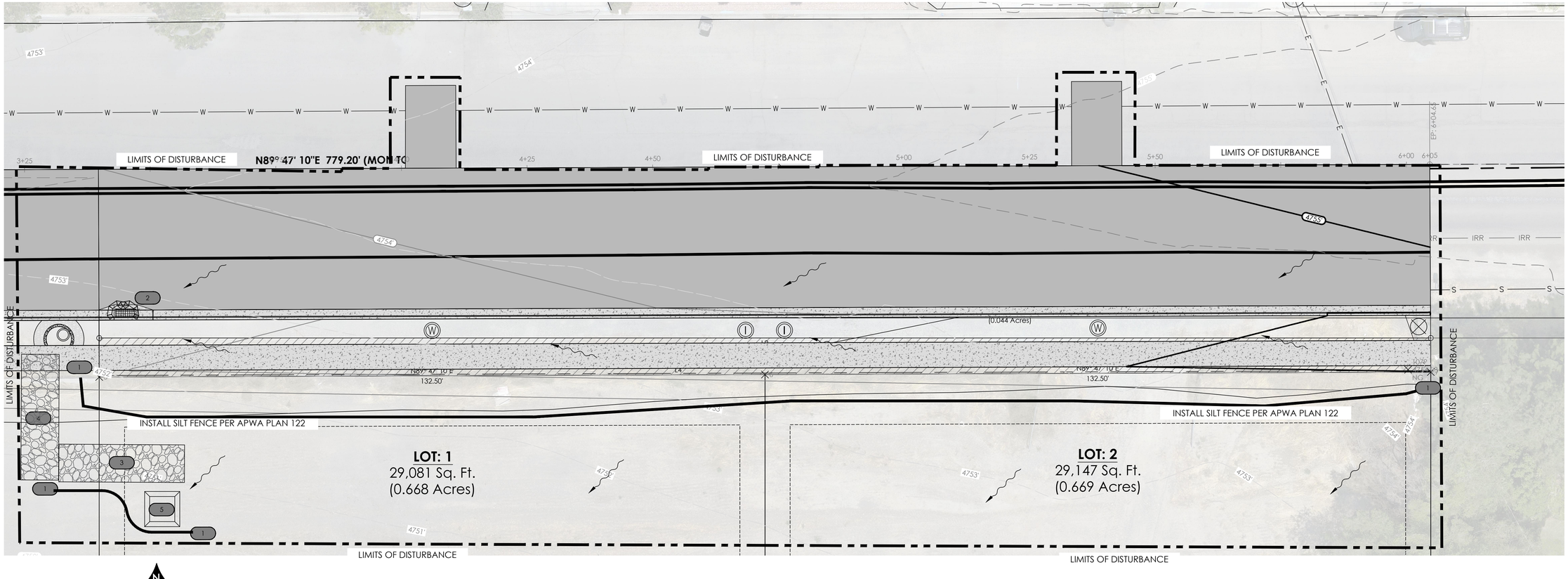
SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.654.6624

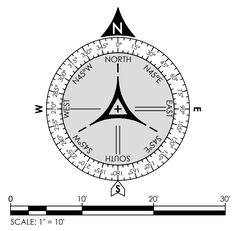
GREGORY WILLIAM SCALE — PROFESSIONAL ENGINEER — STATE OF UTAH — 9579709 — Oct. 17, 2024

GENEVA PRECAST DETAILS
LANDON COURT SUBDIVISION
1200 / 1240 EAST - 700 NORTH
AMERICAN FORK, UTAH, 84003
NORTHWEST ¼, SECTION-18, T5S, R2E, SLB&M

C403

PAPER SIZE: ARCH expand D (36.00 x 24.00 Inches) PLOT DATE: Wednesday, October 16, 2024 5:18:34 PM PROJECT PATH: E:\PROJECTS\22-024 OSMOND AMERICAN FORK\DWGs\22-24.4 DETL.dwg





EROSION CONTROL PLAN KEYNOTES:

1. SILT FENCE PER APWA PLAN PLAN 122 (1 / C502)
2. ON-GRADE INLET PROTECTION PER APWA PLAN 124.1 (2 / C502)
3. EQUIPMENT AND VEHICLE WASH DOWN AREA PER APWA PLAN 125 (3 / C502)
4. STABILIZED ROADWAY ENTRANCE PER APWA PLAN 126 (4 / C502)
5. CONCRETE WASHOUT AREA

EROSION CONTROL PLAN NOTES:

- DUST, MUD, AND EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES.
- BUILDER/OWNER SHALL REPLACE ANY EXISTING SIDEWALK OR CURB & GUTTER ALONG THE FRONTAGE OF THIS PROJECT, THAT IS FOUND TO BE LIFTED, CHIPPED, CRACKED, SPALLED, OR NOT PROPERLY DRAINING.
- BUILDER/OWNER SHALL SECURE AN EXCAVATION / RIGHT OF WAY PERMIT FROM AMERICAN FORK CITY PRIOR TO DOING ANY WORK IN THE CITY RIGHT-OF-WAY. TRAFFIC PLAN, BONDING & INSURANCE WILL BE REQUIRED.
- EROSION SHALL BE CONTROLLED BY PLANTING OR OTHER MEANS AS REQUIRED.

REV	DATE	COMMENT:
2	OCT 17, 2024	Revised per City Comments

SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

SCALE CONSULTANTS

GREGORY WILSON — NATIONAL ENGINEER REGISTRATION — 5579709 — STATE OF UTAH — Oct. 17, 2024

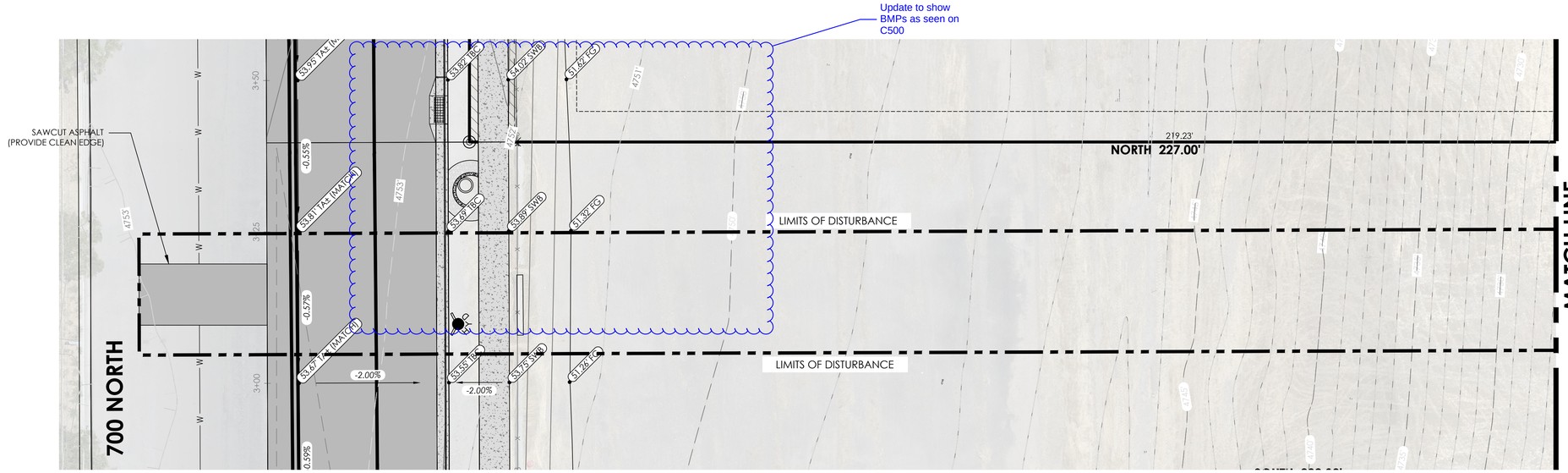
Blue Stakes of UTAH 811 — Bluestakes.org

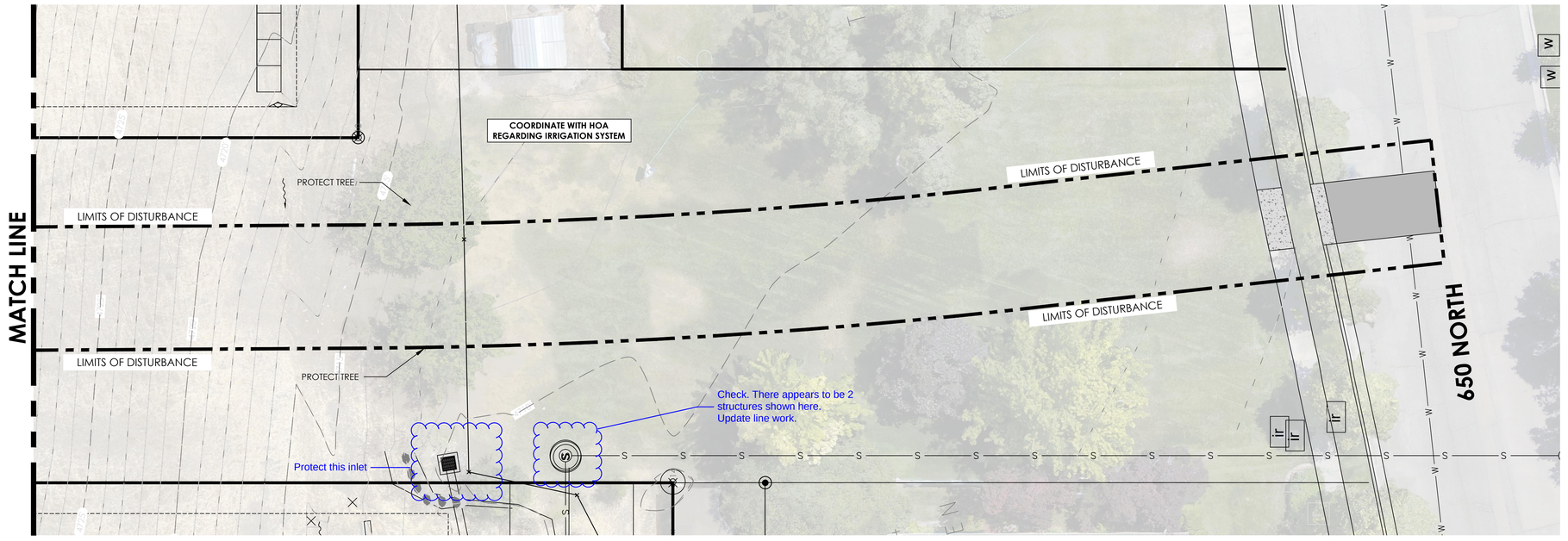
C500 EROSION CONTROL PLAN

LANDON COURT EAST SUBDIVISION

1200 / 1240 EAST - 700 NORTH
AMERICAN FORK, UTAH, 84003
NORTHWEST $\frac{1}{4}$, SECTION-18, T5S, R2E, SLB&M

PAPER SIZE: ARCH expand D (36.00 x 24.00 Inches) PLOT DATE: Wednesday, October 16, 2024 5:11:34 PM PROJECT PATH: E:\PROJECTS\22-024 OSMOND AMERICAN FORK\DWGs\22-24.5 EROS.dwg





EROSION CONTROL PLAN KEYNOTES:

1. SILT FENCE PER APWA PLAN PLAN 122 (1 / C502)
2. ON-GRADE INLET PROTECTION PER APWA PLAN 124.1 (2 / C502)
3. EQUIPMENT AND VEHICLE WASH DOWN AREA PER APWA PLAN 125 (3 / C502)
4. STABILIZED ROADWAY ENTRANCE PER APWA PLAN 126 (4 / C502)
5. CONCRETE WASHOUT AREA

EROSION CONTROL PLAN NOTES:

- DUST, MUD, AND EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES.
- BUILDER/OWNER SHALL REPLACE ANY EXISTING SIDEWALK OR CURB & GUTTER ALONG THE FRONTAGE OF THIS PROJECT, THAT IS FOUND TO BE LIFTED, CHIPPED, CRACKED, SPALLED, OR NOT PROPERLY DRAINING.
- BUILDER/OWNER SHALL SECURE AN EXCAVATION / RIGHT OF WAY PERMIT FROM AMERICAN FORK CITY PRIOR TO DOING ANY WORK IN THE CITY RIGHT-OF-WAY. TRAFFIC PLAN, BONDING & INSURANCE WILL BE REQUIRED.
- EROSION SHALL BE CONTROLLED BY PLANTING OR OTHER MEANS AS REQUIRED.

REV	DATE	COMMENT:
2	OCT 17, 2024	Revised per City Comments

SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

SCALE CONSULTANTS

NATIONAL SURVEYING GREGORY WILSON 10579709 STATE OF UTAH
Oct. 17, 2024

Blue Stakes of UTAH 811 Bluestakes.org

EROSION CONTROL PLAN

LANDON COURT EAST SUBDIVISION

1200 / 1240 EAST - 700 NORTH
AMERICAN FORK, UTAH, 84003
NORTHWEST 1/4, SECTION-18, T5S, R2E, SLB&M

C501

PAPER SIZE: ARCH expand D (36.00 x 24.00 Inches)
PLOT DATE: Wednesday, October 16, 2024 5:11:34 PM
PROJECT PATH: E:\PROJECTS\22-024 OSMOND AMERICAN FORK\DWGs\22-24.5 EROS.dwg

Silt fence

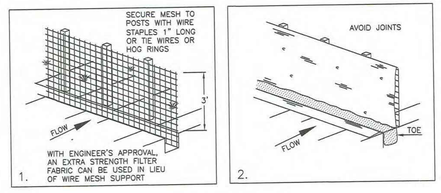
1. **GENERAL**
   - A. Description. A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
   - B. Application. To intercept sediment from disturbed areas of limited extent.
   - C. Perimeter Control: Place barrier at down gradient limits of disturbance.
   - D. Sediment Barrier: Place barrier at toe of slope or soil stockpile.
   - E. Protection of Existing Waterways: Place barrier at top of stream bank.
   - F. Inlet Protection.

2. **PRODUCTS**
   - A. Fabric. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg F to 120 deg F.
   - B. Burlap. 10 ounces per square yard of fabric.
   - C. Posts. Either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet, or steel posts with projections for fastening wire to them.

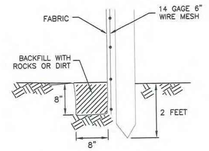
3. **EXECUTION**
   - A. Cut the fabric on site to desired width, unroll, and drape over the barrier. Secure the fabric toe with rocks or dirt and secure the fabric to the mesh with twin, staples or similar devices.
   - B. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
   - C. When used to control sediments from a steep slope, place silt fences away from the toe of the slope for increased holding capacity.
   - D. Maintenance.
     1) Inspect immediately after each rainfall and at least daily during prolonged rainfall.
     2) Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, replace the fabric promptly.
     3) Remove sediment deposits after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
     4) Re-anchor fence as necessary to prevent shortcutting.
     5) Inspect for runoff bypassing ends of barriers or undercutting barriers.

122

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



INSTALLATION SEQUENCE



TOE DETAIL

Utah Chapter — ***Silt fence*** — Plan **122** February 2006

Inlet protection – gravel sock

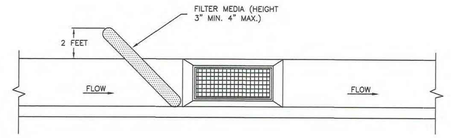
1. **GENERAL**
   - A. Description. Placement of gravel sock on grade.
     1) Upstream of, or in front of storm drain inlets to filter or pond water runoff.
     2) At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.

2. **PRODUCTS** (Not used)

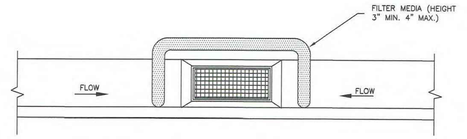
3. **EXECUTION**
   - A. On-grade inlet protection:
     1) Provide on-grade inlet protection when completely blocking a storm drain inlet box would result in forcing water further downstream would cause flooding or other undesirable results.
     2) Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
     3) Install filter media just upstream of the inlet box.
     4) Filter media shall butt tightly against the face of the curb and angle at approximately a 45-degree angle away from the curb to trap runoff between the media and the curb.
     5) Excessive flows will flow either over or around the filter media and into the inlet box.
     6) Expect ponding behind the filter media.
   - B. Drop inlet protection:
     1) Use drop inlet protection at low points in the curb and when diverting flows further downstream will not cause undesirable results.
     2) Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
     3) Install filter media around the entire perimeter of the inlet grate.
     4) Filter media shall butt tightly against the face of the curb on both sides of the inlet grate.
     5) Excessive flows will either flow around the media or over the top and into the inlet box.
     6) Expect ponding around the inlet box.
   - C. Maintenance
     1) Inspect inlet protection after every large storm event and at a minimum of once monthly.
     2) Remove sediment accumulated when it reaches 2-inches in depth.
     3) Replace filter medium when damage has occurred or when medium is no longer functioning as intended.

124.1

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



ON-GRADE INLET PROTECTION DETAIL



SUMP INLET PROTECTION DETAIL

Utah Chapter — ***Inlet protection - gravel sock*** — Plan **124.1** September 2006

Equipment and vehicle wash down area

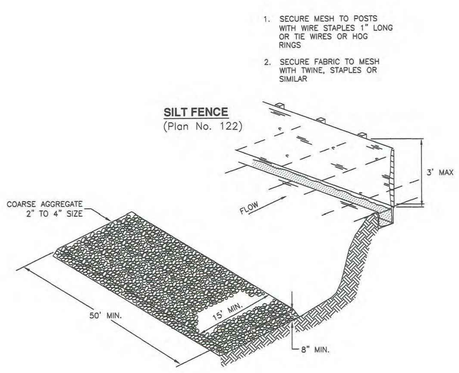
1. **GENERAL**
   - A. Description. A temporary stabilized pad of gravel for general washing of equipment and construction vehicles.
   - B. Application.
     1) At any site where regular washing of vehicles and equipment will occur.
     2) May also be used as a filling point for water trucks limiting erosion caused by overflow or spillage of water.

2. **PRODUCT** (Not used)

3. **EXECUTION**
   - A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
   - B. Compact subgrade.
   - C. Place filter fabric under wash down area if desired (recommended for wash area that remains more than 3 months).
   - D. Install silt fence down gradient (see Plan 122)
   - E. Maintenance.
     1) Requires periodic top dressing with additional stones.
     2) Solely used to control sediment in wash water. Cannot be utilized for washing equipment or vehicles that may cause contamination of runoff (such as fertilizer equipment or concrete equipment).
     3) Keep the wash area in a condition which will prevent tracking or flow of mud onto public rights-of-way.
     4) Periodically dress the top with 2-inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
     5) Inspect daily for loss of gravel or sediment buildup.
     6) Inspect adjacent area for sediment deposit and install additional controls as necessary.
     7) Expand stabilized area as required to accommodate activities.
     8) Maintain silt fence as outlined in Plan 122.

125

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



WASH DOWN AREA

Utah Chapter — ***Equipment and vehicle wash down area*** — Plan **125** February 2006

Stabilized roadway entrance

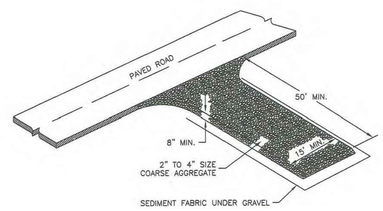
1. **GENERAL**
   - A. Description. A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.
   - B. Application. At any site where vehicles and equipment enter the public right of way.

2. **PRODUCT** (Not used)

3 **EXECUTION**
   - A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
   - B. Compact subgrade.
   - C. Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).
   - D. Maintenance.
     1) Prevent tracking or flow of mud into the public right-of-way.
     2) Periodic top dressing with 2-inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
     3) Inspect daily for loss of gravel or sediment buildup.
     4) Inspect adjacent area for sediment deposit and install additional controls as necessary.
     5) Expand stabilized area as required to accommodate activities.

126

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



Utah Chapter — ***Stabilized roadway entrance*** — Plan **126** February 2006

1 APWA PLAN 122 - SILT FENCE
Scale: NTS

2 APWA PLAN 124.1 - INLET PROTECTION
Scale: NTS

3 APWA PLAN 125 - VEHICLE WASH DOWN AREA
Scale: NTS

4 APWA PLAN 126 - STABILIZED ROADWAY ENTRANCE
Scale: NTS

REV	DATE	COMMENT:
2	OCT 17, 2024	Revised per City Comments

SCALE CONSULTANTS, P.C.
RIVERTON, UTAH 84096
801.664.6624

GREGORY WILSON — 5579709 — STATE OF UTAH — Oct. 17, 2024

APWA DETAILS - EROSION CONTROL
LANDON COURT EAST SUBDIVISION
1200 / 1240 EAST - 700 NORTH
AMERICAN FORK, UTAH, 84003
NORTHWEST 1/4, SECTION-18, T5S, R2E, SLB&M

C502

PAPER SIZE: ARCH full bleed D (24.00 x 36.00 Inches) PLOT DATE: Wednesday, October 16, 2024 5:11:34 PM PROJECT PATH: E:\PROJECTS\22-024 OSMOND AMERICAN FORK\DWGs\22-24.5 EROS.dwg

Development Review Committee Staff Report
Meeting Date: November 11th, 2024

Agenda Topic

Review and recommendation on an application for a Commercial Site Plan, known as AT&T Tower Modification – Highland 2, located at approximately 1200 North 500 East, American Fork City. The Commercial Site Plan will be on approximately 62.25 acres and will be in the Public Facilities (PF) Zone.

BACKGROUND INFORMATION		
Location:		1200 N 500 E
Project Type:		Commercial Site Plan
Applicants:		Patty Bartlett - Smartlink
Existing Land Use:		Public Parks & Open Space
Surrounding Land Use:	North	Public Parks & Open Space
	South	Residential Low Density
	East	Institutional Lands, Schools, and Public Facilities
	West	Residential Low Density
Existing Zoning:		PF
Surrounding Zoning:	North	PF
	South	R1-9000
	East	S-1; RA-1
	West	PR-3.0
Square Footage (By Use)		N/A (Communication Upgrades)
Total Number of Units		N/A
Parking Requirement		N/A

Background

The applicant has applied for a Commercial Site Plan to upgrade their wireless telecommunications network. The project looks to replace antennas, remote radio heads, and related accessory equipment to an already existing monopole tower. The applicant is not looking to increase the height of the tower, or their antennas; the upgrades will reduce the antenna height.

Sec 17.7.201 Developer Confers With Development Review Committee

The developer(s) shall meet with the Development Review Committee to discuss the basic concept of the proposed large scale development and to obtain information pertaining to the general plan and zoning classification of the area proposed for subdivision, city requirements and standards for design and construction of streets, utilities and other requirements affecting the land proposed to be subdivided. The purpose of the conference(s) is to provide informal assistance to the developer(s) in the preparation of the plans early in the process. The Development Review Committee may suggest changes in the proposed layout so the project may be more fully consistent with the city's general plan and also with the city's development regulations and policies. The recommendations from the Development Review Committee prior to the submission of a formal application shall be purely advisory and in no way shall the conference be construed to constitute approval of the plan.

Sec 17.7.202 Developer Prepares Preliminary Plats And Supporting Materials And Submits To Staff

A. After the pre-submittal conference the developer shall prepare and submit to the Development Services Department a preliminary plat submittal packet containing the following:
B. An application for approval of the large scale development project, together with copies of plats and materials showing the layout of the proposed project, including the location, size and dimensions of all lots; the placement and cross-section of all proposed streets; the location of all public utility easements; the intended treatment of drainage; and the intended treatment of any other essential features of the proposed project
C. A geotechnical report for the project area
D. Evidence of payment of the required review fee.
E. Evidence of water right proposed to be conveyed to the city.
F. Evidence of review of the proposed project by required public utility agencies.
G. Other materials deemed by city staff to be essential for an adequate understanding of the proposed project. The scale of the plans, content of the materials, number of copies, time of submittal and other particulars regarding the materials provided in support of an application for approval shall be as established, from time to time, by action of the planning commission.

Sec 17.7.203 DRC Reviews Preliminary Plats, Documents, And Statements

Upon receipt of the preliminary plat submittal packet from the developer the Development Services Director or assignee shall review the plans, documents, and materials for completeness

and for conformance with city requirements, standards and general plan, and submit said plans, documents, and statements or portions thereof to the Development Review Committee for their review and recommendation.

Sec 17.7.204 Development Review Committee Reports Results Of Review Of Preliminary Plats, Documents, And Statements To Developer

A. The Development Review Committee shall conduct a Development Review Conference to review and discuss the materials submitted by the developer.
B. Upon completion of review, the Development Review Committee shall provide the results of the review and comments to the Development Services Director or assignee. The results and comments shall be compiled and provided to the developer.
C. The Development Review Committee may suggest changes in order for the preliminary plat materials to be more consistent with the objectives of the general plan and development regulations and policies.

Sec 17.7.206 Development Review Committee Takes Final Action On Preliminary Plat And Supporting Materials

A. After considering the recommendation of all DRC members, the DRC may table the matter, approve, or grant approval, including granting approval upon conditions stated.

B. Approval by of the Preliminary Plat shall not constitute final approval of the project, but shall be deemed as approval to proceed with preparation of a final plat, detailed engineering and supporting materials.

Sec 17.7.207 Developer Prepares And Submits Final Plats, Detailed Engineering Plans And Supporting Material And Submits To Staff

A. After receiving authorization to proceed, the developer shall prepare and submit to the Development Services Director a final plat submittal packet containing the following:
B. Application for final plan/plat approval.
C. A reproducible drawing of the proposed final plat prepared in a format approved for recording at the office of the Utah County Recorder.
D. Copies of the detailed engineering documents and other supporting materials.
E. An itemized engineers estimate of the cost of constructing the required improvements.
F. Copy of project documentation.
G. Evidence of payment of review and recording fee.
H. Documents conveying water rights to city.
I. Evidence that any boundary conflicts with adjacent properties are fully resolved.

J. Other materials deemed by city staff to be essential for an adequate understanding of the proposed project.

The scale of the final plan/plat, content of the materials, number of copies, time of submittal and other particulars regarding the materials provided in support of an application for final plan/plat approval shall be as established, from time to time, by action the Development Services Director.

Sec 17.7.208 DRC Reviews Final Plans/Plats, Detailed Engineering And Supporting Materials

Upon receipt of the submission from the developer the Development Services Director or assignee shall review the plans/plats and supporting materials for accuracy and completeness. Upon determination of a complete application, the plans, documents and statements, or portions thereof, shall then be provided to the Development Review Committee and applicable public agencies for review of compliance with Federal, State and local laws and regulations, city requirements and standards, and the general plan.

Sec 17.7.209 Development Review Conference - DRC Reports - Results Of Review Of Final Plans/plat, Detailed Engineering Plans And Supporting Materials To Developer

A. The Development Review Committee shall conduct a Development Review Conference to review and discuss the materials submitted by the developer.
B. Upon completion of review, the Development Review Committee shall provide the results of the review and comments to the Development Services Director or assignee. The results and comments shall be compiled and provided to the developer.
C. The Development Review Committee may suggest changes to the submittal materials so that the final plat will conform with the development regulations and policies of the city and the terms of preliminary plat approval.

Sec 17.7.211 Development Review Committee Acts On Final Plan(s)/Plat(s) And Supporting Materials

A. When the final plan(s)/plat(s) and supporting materials required for approval have been completed in final form, the Development Review Committee shall act on the final plat(s) and supporting materials. After considering the recommendation of all DRC members, the DRC may table the matter, approve, or grant approval, including granting approval upon conditions stated. Approval of the final plat(s) shall be made only upon a finding that:
    1. The final plan(s)/plat(s) and supporting materials conform with terms of the preliminary approval.

2. The final plan(s)/plat(s) complies with all city requirements and standards relating to large scale developments.
3. The detailed engineering plans and materials comply with the city standards and policies.
4. The estimates of cost of constructing the required improvements are commensurate to market costs, as verified by the City Engineer.
5. The water rights conveyance documents have been provided.

B. If approved, the City Administrator, Community Development Services Director, and City Engineer shall sign the Final Plat(s) upon completion of all conditions. If any conditions are attached, the Final Plat(s) or construction drawings shall be amended to reflect such changes and an accurate Final Plat(s) shall be submitted to the City, prior to signing.

Project Conditions of Approval

1. Correct the scale as commented.

Findings of Fact

1. The Commercial Site Plan MEETS the requirements of Section 17.7.200.

Development Review Committee Staff Report
Meeting Date: November 11th, 2024

Project Map



Standards Conditions of Approval

APPLICANT is responsible and shall submit/post/obtain all necessary documentation and evidence to comply with these Standard Conditions of Approval prior to any platting, permitting, or any other form of authorization by the City including plat recording or other property conveyance to the City and prior to scheduling a pre-construction meeting. All recording shall take place at the Utah County Recorder's Office.

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.

2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

Staff Recommendation

The Commercial Site Plan MEETS the requirements of Section 17.6.101. Staff recommends APPROVING the application WITH CONDITIONS.

Potential Motions – Commercial Site Plan

Approval

I move to recommend approval for the proposed Commercial Site Plan, located at approximately 1200 N 500 E, American Fork City, in the Public Facilities (PF) zone, subject to any conditions found in the staff report.

Denial

I move to deny the proposed Commercial Site Plan, located at approximately 1200 N 500 E, American Fork City, in the Public Facilities (PF) zone.

Table

I move to table action for the proposed Commercial Site Plan, located at approximately 1200 N 500 E, American Fork City, in the Public Facilities (PF) zone and instruct staff/developer to……..

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.

SITE INFORMATION

LATITUDE:	40° 23' 54.85" N (40.39857)
LONGITUDE:	111° 47' 7.51" W (-111.78542)
GROUND ELEVATION:	4722' (NAVD 88)
JURISDICTION:	AMERICAN FORK CITY
ZONING:	--
PARCEL #:	120640032
COUNTY:	UTAH
EXISTING USE:	UNMANNED
POWER COMPANY:	ROCKY MOUNTAIN POWER

No comments

American Fork City Development Review

Planning and Zoning Reviewed copperman 11/05/2024	Engineering Division Reviewed rburkhill 11/06/2024
	Fire Department Reviewed M. Sacco 10/31/2024
	Streets Division Reviewed ehyde 11/06/2024

No comments

AT&T

SIUT002417
HIGHLAND 2

1200 NORTH 550 EAST
AMERICAN FORK, UT 84003

IWM JOB NUMBER	PACE JOB NUMBER	ORACLE PTN
WSUTH0041489	**MRUTH068428**	**3752A1C50N**
WSUTH0041377	MRUTH067836	**3752A1C4NF**
WSUTH0041403	MRUTH067874	**3752A1C3G2**
WSUTH0041438	MRUTH068142	**3752A1C3T2**
WSUTH0041266	MRUTH068151	**3752A1C4XX**
WSUTH0041331	MRUTH068197	**3752A1C3RW**

Next Step
Approved with Conditions
Proceed to the Development Review Committee
11.11.2024

FA: 10103880 USID: 49298

SCOPE OF WORK

AT&T WIRELESS PROPOSES TO MODIFY AN EXISTING FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:

ANTENNA LEVEL:
- REMOVE (6) STACKED PANEL ANTENNAS
- REMOVE (15) RRUS
- RELOCATE (3) PANEL ANTENNAS
- RELOCATE (3) PIPE MOUNTS
- INSTALL (3) AIR6419 B77D ANTENNAS
- INSTALL (3) AIR6419 B77G ANTENNAS
- INSTALL (3) 4415 B30 RRUS
- INSTALL (3) 4490 B5/B12A RRUS
- INSTALL (3) 4890 B25/B66 RRUS
- INSTALL (3) 4478 B14 RRUS
- INSTALL (6) DUAL STANDOFF RRU MOUNT
- INSTALL (3) 2.5SCH40, 10'-0" LONG PIPE MOUNTS

EQUIPMENT LEVEL:
- REMOVE (3) CONVERTERS
- INSTALL (1) CONVERTER EXPANSION SHELF
- INSTALL (11) CONVERTERS
- INSTALL (1) 6673 BASEBAND
- INSTALL (2) 6651 BASEBAND
- INSTALL (1) 6610 BASEBAND
- INSTALL (15) 50A BREAKERS
- INSTALL (5) 25A BREAKERS
- INSTALL (3) 15A BREAKERS
- INSTALL (1) 5A BREAKER

HVAC UNITS:
- EXISTING (2) HVAC UNIT ATTACHED EQUIPMENT SHELTER

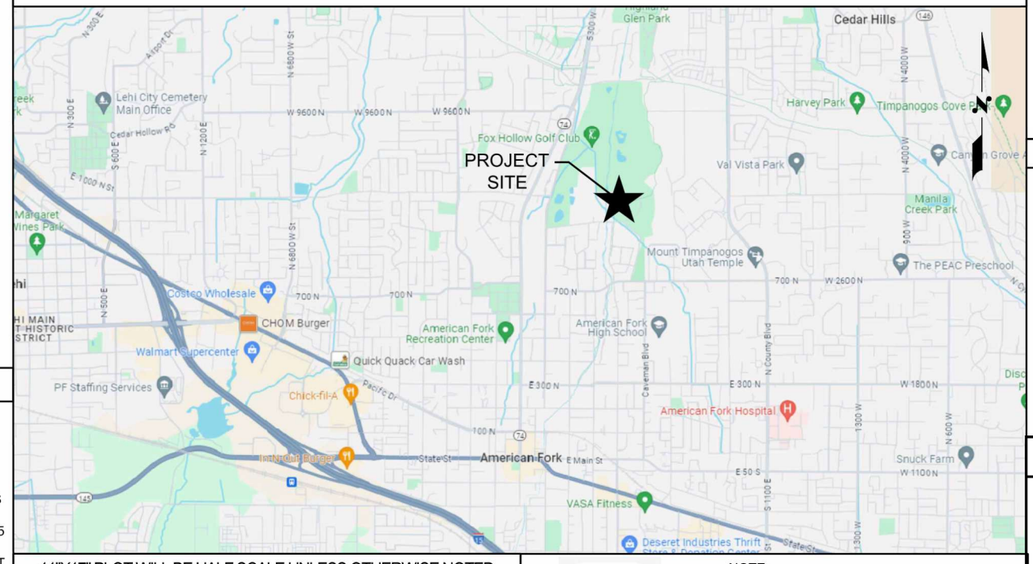
EXISTING ANTENNA COUNT:	15
FINAL ANTENNA COUNT:	12
EXISTING RRU COUNT:	15
FINAL RRU COUNT:	12

DRIVING DIRECTIONS

FROM SALT LAKE CITY INTERNATIONAL AIRPORT:

HEAD NORTH ON 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. N 3700 W TURNS SLIGHTLY RIGHT AND BECOMES W CROSSBAR RD. TAKE THE RAMP ONTO TERMINAL DR. USE THE LEFT 2 LANES TO TURN SLIGHTLY LEFT ONTO THE I-80 E/I-15/I-215 RAMP TO SALT LAKE CITY/OGDEN/PROVO. MERGE WITH I-80 E. USE ANY LANE TO MERGE WITH I-15 S/I-80 E TOWARD CHEYENNE/LAS VEGAS. CONTINUE STRAIGHT ONTO I-15 S. USE THE RIGHT LANE TO TAKE EXIT 278 TO MERGE WITH UT-145 W/W MAIN ST TOWARD AMERICAN FORK. USE THE RIGHT LANE TO MERGE WITH UT-145 W/W MAIN ST. CONTINUE ONTO UT-145 E/W MAIN ST. CONTINUE TO FOLLOW W MAIN ST. PASS BY MATTRESS FIRM AMERICAN FORK (ON THE RIGHT). TURN LEFT ONTO N 100 E. TURN RIGHT ONTO E 600 N ST. TURN LEFT ONTO N 200 E. TURN RIGHT ONTO E 980 N ST. DESTINATION WILL BE ON LEFT.

VICINITY MAP



11"X17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

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

Blue Stakes of Utah 811

NOTE:
48 HOURS PRIOR TO DIGGING, CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES

DRAWING INDEX

SHT NO.	DESCRIPTION
T-1	TITLE SHEET 1
N-1	GENERAL NOTES
N-2	GENERAL NOTES
A-1	COMPOUND PLAN 1
A-2	EQUIPMENT PLANS
A-3	ANTENNA PLANS
A-4	ANTENNA SCHEDULES
A-5	ELEVATIONS
A-6	DETAILS
A-7	DETAILS
A-8	DETAILS 1
G-1	GROUNDING DETAILS

PROJECT TEAM

CLIENT REPRESENTATIVE
SMARTLINK
10 CHURCH CIRCLE
ANNAPOLIS, MD 21401
CONTACT: ALEXANDER HINTON
EMAIL: Alexander.Hinton@smartlinkgroup.com

PROPERTY OWNER
AMERICAN FORK CITY
31 N CHURCH ST
AMERICAN FORK, UT 84003

TOWER OWNER
AT&T

PROJECT OWNER
AT&T
7670 S. CHESTER ST.
ENGLEWOOD, CO 80112

PROFESSIONAL OF RECORD
MORRISON HERSHFIELD STANTEC
5100 SW MACADAM, SUITE 500
PORTLAND, OR 97239
CONTACT: LANCE COOKE
PHONE: (360) 487-9132
EMAIL: lcooke@morrisonhershfield.com

CODE COMPLIANCE

1. 2021 INTERNATIONAL BUILDING CODE (IBC)
2. 2020 NATIONAL ELECTRICAL CODE (NEC)
3. 2021 INTERNATIONAL MECHANICAL CODE (IMC)
4. 2021 INTERNATIONAL PLUMBING CODE (IPC)

APPROVALS

AT&T RF ENGINEER:		DATE:
AT&T CONSTRUCTION:		DATE:
AT&T SAM:		DATE:
LANDLORD:		DATE:
LANDLORD:		DATE:

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

REGISTERED PROFESSIONAL ENGINEER
No. 6297930-2203
GEOFREY S. LANGE COOKE
2024.07.24 12:35:47-07'00'
STATE OF UTAH
EXP 3/31/25

No.	Date	Action
1	07/24/24	JURISDICTIONAL COMMENTS
0	05/07/24	FOR CONSTRUCTION
A	04/22/24	PRELIMINARY CDS

Plans Prepared For:
smartlink
10 CHURCH CIRCLE
ANNAPOLIS, MD 21401

Applicant:
AT&T
7670 S. CHESTER ST.
ENGLEWOOD, CO 80112

Plans Prepared By:
MORRISON HERSHFIELD
Stantec
1455 LINCOLN PKWY E, #500
ATLANTA, GA 30346
www.morrisonhershfield.com

Project:
SIUT002417
HIGHLAND 2
FA: 10103880
1200 NORTH 550 EAST
AMERICAN FORK, UT 84003
UTAH COUNTY

Drawing Title:
TITLE SHEET

Project No.: 240198300/SML-077	
Designer: IO	Date: 04/19/24
Drawn By: KN	Checked By: MG
PM Review: GLC	Client Approval
Issue No.: 1	Drawing No.: T-1

SCALE IS BASED ON 22" X 34" "D" SIZE

C:\Users\skadha\AppData\Local\Temp\AcPublish_15776\10103880_SIUT002417_FCD_Rev 1 _SML-077_2024.07.24.dwg 07/24/2024 8:54pm skadha

1 2 3 4 5 6

GENERAL CONSTRUCTION NOTES

1. FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:
   CONTRACTOR/CM - SMARTLINK
   SUB-CONTRACTOR - PER TRADE
   OWNER - AT&T WIRELESS
2. ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND AT&T PROJECT SPECIFICATIONS.
3. GENERAL CONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
5. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
6. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
7. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
8. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE ENGINEER PRIOR TO PROCEEDING.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFIRM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
11. GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
12. ERECTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.
13. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED MATERIALS APPROVED BY LOCAL JURISDICTION. CONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS.
14. WORK PREVIOUSLY COMPLETED IS REPRESENTED BY LIGHT SHADED LINES AND NOTES. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEVIATE FROM THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
15. CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
16. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
17. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
18. GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND CONTRACTORS TO THE SITE AND/OR BUILDING.
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
20. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
21. THE GENERAL CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A OT 2-A:10-B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
22. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.
23. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
24. THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
25. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
26. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUNDING. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
27. THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 80 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE-APPROVED BY THE LOCAL JURISDICTION.
28. ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
29. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
30. CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
31. CONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
32. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITAT (NO HANDICAP ACCESS REQUIRED).
33. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY AT&T TECHNICIANS.
34. NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.
35. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISION AT&T MOBILITY GROUNDING STANDARD "TECHNICAL SPECIFICATION FOR CONSTRUCTION OF GSM/GPRS WIRELESS SITES" AND "TECHNICAL SPECIFICATION FOR FACILITY GROUNDING". IN CASE OF A CONFLICT BETWEEN THE CONSTRUCTION SPECIFICATION AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
36. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF CONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY.
37. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
38. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
39. NO WHITE STROBE LIGHTS ARE PERMITTED. LIGHTING IF REQUIRED, WILL MEET FAA STANDARDS AND REQUIREMENTS.

ANTENNA MOUNTING

40. DESIGN AND CONSTRUCTION OF ANTENNA SUPPORTS SHALL CONFORM TO CURRENT ANSI/TIA-222 OR APPLICABLE LOCAL CODES.
41. ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS NOTED OTHERWISE.
42. ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC-COATING (HOT-DIP) ON IRON AND STEEL HARDWARE", UNLESS NOTED OTHERWISE.
43. DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED BY COLD GALVANIZING IN ACCORDANCE WITH ASTM A780.
44. ALL ANTENNA MOUNTS SHALL BE INSTALLED WITH LOCK NUTS, DOUBLE NUTS AND SHALL BE TORQUED TO MANUFACTURER'S RECOMMENDATIONS.
45. CONTRACTOR SHALL INSTALL ANTENNA PER MANUFACTURER'S RECOMMENDATION FOR INSTALLATION AND GROUNDING.
46. ALL UNUSED PORTS ON ANY ANTENNAS SHALL BE TERMINATED WITH A 50-OHM LOAD TO ENSURE ANTENNAS PERFORM AS DESIGNED.
47. PRIOR TO SETTING ANTENNA AZIMUTHS AND DOWNTILTS, ANTENNA CONTRACTOR SHALL CHECK THE ANTENNA MOUNT FOR TIGHTNESS AND ENSURE THAT THEY ARE PLUMB. ANTENNA AZIMUTHS SHALL BE SET FROM TRUE NORTH AND BE ORIENTED WITHIN +/- 5% AS DEFINED BY THE RFDS. ANTENNA DOWNTILTS SHALL BE WITHIN +/- 0.5% AS DEFINED BY THE RFDS. REFER TO ND-00246.
48. JUMPERS FROM THE TMA'S MUST TERMINATE TO OPPOSITE POLARIZATION'S IN EACH SECTOR.
49. CONTRACTOR SHALL RECORD THE SERIAL #, SECTOR, AND POSITION OF EACH ACTUATOR INSTALLED AT THE ANTENNAS AND PROVIDE THE INFORMATION TO AT&T.
50. TMA'S SHALL BE MOUNTED ON PIPE DIRECTLY BEHIND ANTENNAS AS CLOSE TO ANTENNA AS FEASIBLE IN A VERTICAL POSITION.

TORQUE REQUIREMENTS

51. ALL RF CONNECTIONS SHALL BE TIGHTENED BY A TORQUE WRENCH.
52. ALL RF CONNECTIONS, GROUNDING HARDWARE AND ANTENNA HARDWARE SHALL HAVE A TORQUE MARK INSTALLED IN A CONTINUOUS STRAIGHT LINE FROM BOTH SIDES OF THE CONNECTION.
    A. RF CONNECTION BOTH SIDES OF THE CONNECTOR.
    B. GROUNDING AND ANTENNA HARDWARE ON THE NUT SIDE STARTING FROM THE THREADS TO THE SOLID SURFACE. EXAMPLE OF SOLID SURFACE: GROUND BAR, ANTENNA BRACKET METAL.

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

REGISTERED PROFESSIONAL ENGINEER
No. 6297930-2203
GEOFREY LANCE COOKE
STATE OF UTAH
EXP 3/31/25

No.	Date	Action
1	07/24/24	JURISDICTIONAL COMMENTS
0	05/07/24	FOR CONSTRUCTION
A	04/22/24	PRELIMINARY CDS

Plans Prepared For:
smartlink
10 CHURCH CIRCLE
ANNAPOLIS, MD 21401

Applicant:
AT&T
7670 S. CHESTER ST.
ENGLEWOOD, CO 80112

Plans Prepared By:
MORRISON HERSHFIELD
Stantec
1455 LINCOLN PKWY E, #500
ATLANTA, GA 30346
www.morrisonhershfield.com

Project:
SIUT002417
HIGHLAND 2
FA: 10103880
1200 NORTH 550 EAST
AMERICAN FORK, UT 84003
UTAH COUNTY

Drawing Title:
GENERAL NOTES

Project No.: 240198300/SML-077	
Designer: IO	Date: 04/19/24
Drawn By: KN	Checked By: MG
PM Review: GLC	Client Approval
Issue No.: 1	Drawing No. N-1

SCALE IS BASED ON 22" X 34" "D" SIZE

C:\Users\skadha\AppData\Local\Temp\AcPublish_15776\10103880_SIUT002417_FGD_Rev 1 _SML-077_2024.07.24.dwg 07/24/2024 8:54pm skadha

FIBER & POWER CABLE MOUNTING

53. THE FIBER OPTIC TRUNK CABLES SHALL BE INSTALLED INTO CONDUITS, CHANNEL CABLE TRAYS, OR CABLE TRAY. WHEN INSTALLING FIBER OPTIC TRUNK CABLES INTO A CABLE TRAY SYSTEM, THEY SHALL BE INSTALLED INTO AN INTER DUCT AND A PARTITION BARRIER SHALL BE INSTALLED BETWEEN THE 600 VOLT CABLES AND THE INTER DUCT IN ORDER TO SEGREGATE CABLE TYPES. OPTIC FIBER TRUNK CABLES SHALL HAVE APPROVED CABLE RESTRAINTS EVERY (60) SIXTY FEET AND SECURELY FASTENED TO THE CABLE TRAY SYSTEM. NFPA 70 (NEC) ARTICLE 770 RULES SHALL APPLY.

54. THE TYPE TC-ER CABLES SHALL BE INSTALLED INTO CONDUITS, CHANNEL CABLE TRAYS, OR CABLE TRAY AND SHALL BE SECURED AT INTERVALS NOT EXCEEDING (6) SIX FEET. AN EXCEPTION; WHERE TYPE TC-ER CABLES ARE NOT SUBJECT TO PHYSICAL DAMAGE, CABLES SHALL BE PERMITTED TO MAKE A TRANSITION BETWEEN CONDUITS, CHANNEL CABLE TRAYS, OR CABLE TRAY WHICH ARE SERVING UTILIZATION EQUIPMENT OR DEVICES, A DISTANCE (6) SIX FEET SHALL NOT BE EXCEEDED WITHOUT CONTINUOUS SUPPORTING. NFPA 70 (NEC) ARTICLES 336 AND 392 RULES SHALL APPLY.

55. WHEN INSTALLING OPTIC FIBER TRUNK CABLES OR TYPE TC-ER CABLES INTO CONDUITS, NFPA 70 (NEC) ARTICLE 300 RULES SHALL APPLY.

56-61 RESERVED FOR ADDITIONAL NOTES.

COAXIAL CABLE NOTES

62. TYPES AND SIZES OF THE ANTENNA CABLE ARE BASED ON ESTIMATED LENGTHS. PRIOR TO ORDERING CABLE, CONTRACTOR SHALL VERIFY ACTUAL LENGTH BASED ON CONSTRUCTION LAYOUT AND NOTIFY THE PROJECT MANAGER IF ACTUAL LENGTHS EXCEED ESTIMATED LENGTHS.

63. CONTRACTOR SHALL VERIFY THE DOWN-TILT OF EACH ANTENNA WITH A DIGITAL LEVEL.

64. CONTRACTOR SHALL CONFIRM COAX COLOR CODING PRIOR TO CONSTRUCTION.

65. ALL JUMPERS TO THE ANTENNAS FROM THE MAIN TRANSMISSION LINE SHALL BE 1/2" DIA. LDF AND SHALL NOT EXCEED 6'-0".

66. ALL COAXIAL CABLE SHALL BE SECURED TO THE DESIGNED SUPPORT STRUCTURE, IN AN APPROVED MANNER, AT DISTANCES NOT TO EXCEED 4'-0" OC.

67. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS REGARDING BOTH THE INSTALLATION AND GROUNDING OF ALL COAXIAL CABLES, CONNECTORS, ANTENNAS, AND ALL OTHER EQUIPMENT.

68. CONTRACTOR SHALL GROUND ALL EQUIPMENT, INCLUDING ANTENNAS, RET MOTORS, TMA'S, COAX CABLES, AND RET CONTROL CABLES AS A COMPLETE SYSTEM. GROUNDING SHALL BE EXECUTED BY QUALIFIED WIREMEN IN COMPLIANCE WITH MANUFACTURER'S SPECIFICATION AND RECOMMENDATION.

69. CONTRACTOR SHALL PROVIDE STRAIN-RELIEF AND CABLE SUPPORTS FOR ALL CABLE ASSEMBLIES, COAX CABLES, AND RET CONTROL CABLES. CABLE STRAIN-RELIEFS AND CABLE SUPPORTS SHALL BE APPROVED FOR THE PURPOSE. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

70. CONTRACTOR TO VERIFY THAT EXISTING COAX HANGERS ARE STACKABLE SNAP IN HANGERS. IF EXISTING HANGERS ARE NOT STACKABLE SNAP IN HANGERS THE CONTRACTOR SHALL REPLACE EXISTING HANGERS WITH NEW SNAP IN HANGERS IF APPLICABLE.

GENERAL CABLE AND EQUIPMENT NOTES

71. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ANTENNA, TMAS, DIPLEXERS, AND COAX CONFIGURATION, MAKE AND MODELS PRIOR TO INSTALLATION.

72. ALL CONNECTIONS FOR HANGERS, SUPPORTS, BRACING, ETC. SHALL BE INSTALLED PER TOWER MANUFACTURER'S RECOMMENDATIONS.

73. CONTRACTOR SHALL REFERENCE THE TOWER STRUCTURAL ANALYSIS/DESIGN DRAWINGS FOR DIRECTIONS ON CABLE DISTRIBUTION/ROUTING.

74. ALL OUTDOOR RF CONNECTORS/CONNECTIONS SHALL BE WEATHERPROOFED, EXCEPT THE RET CONNECTORS, USING BUTYL TAPE AFTER INSTALLATION AND FINAL CONNECTIONS ARE MADE. BUTYL TAPE SHALL HAVE A MINIMUM OF ONE-HALF TAPE WIDTH OVERLAP ON EACH TURN AND EACH LAYER SHALL BE WRAPPED THREE TIMES. WEATHERPROOFING SHALL BE SMOOTH WITHOUT BUCKLING. BUTYL BLEEDING IS NOT ALLOWED.

75. IF REQUIRED TO PAINT ANTENNAS AND/OR COAX:
    A. TEMPERATURE SHALL BE ABOVE 50° F.
    B. PAINT COLOR MUST BE APPROVED BY BUILDING OWNER/LANDLORD.
    C. FOR REGULATED TOWERS, FAA/FCC APPROVED PAINT IS REQUIRED.
    D. DO NOT PAINT OVER COLOR CODING OR ON EQUIPMENT MODEL NUMBERS.

76. ALL CABLES SHALL BE GROUNDED WITH COAXIAL CABLE GROUND KITS. FOLLOW THE MANUFACTURER'S RECOMMENDATIONS.
    A. GROUNDING AT THE ANTENNA LEVEL.
    B. GROUNDING AT MID LEVEL, TOWERS WHICH ARE OVER 200'-0", ADDITIONAL CABLE GROUNDING REQUIRED.
    C. GROUNDING AT BASE OF TOWER PRIOR TO TURNING HORIZONTAL.
    D. GROUNDING OUTSIDE THE EQUIPMENT SHELTER AT ENTRY PORT.
    E. GROUNDING INSIDE THE EQUIPMENT SHELTER AT THE ENTRY PORT.

77. ALL PROPOSED GROUND BAR DOWNLEADS ARE TO BE TERMINATED TO THE EXISTING ADJACENT GROUND BAR DOWNLEADS A MINIMUM DISTANCE OF 4'-0" BELOW GROUND BAR. TERMINATIONS MAY BE EXOTHERMIC OR COMPRESSION.

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

REGISTERED PROFESSIONAL ENGINEER
No. 6297930-2203
GEOFREY LANCE COOKE
STATE OF UTAH

EXP 3/31/25

No.	Date	Action
1	07/24/24	JURISDICTIONAL COMMENTS
0	05/07/24	FOR CONSTRUCTION
A	04/22/24	PRELIMINARY CDS

Plans Prepared For:

smartlink
10 CHURCH CIRCLE
ANNAPOLIS, MD 21401

Applicant:

AT&T
7670 S. CHESTER ST.
ENGLEWOOD, CO 80112

Plans Prepared By:

MORRISON HERSHFIELD
Stantec
1455 LINCOLN PKWY E, #500
ATLANTA, GA 30346
www.morrisonhershfield.com

Project:
SIUT002417
HIGHLAND 2
FA: 10103880
1200 NORTH 550 EAST
AMERICAN FORK, UT 84003
UTAH COUNTY

Drawing Title:
GENERAL NOTES

Project No.: 240198300/SML-077

Designer:	Date:
IO	04/19/24
Drawn By:	Checked By:
KN	MG
PM Review:	Client Approval
GLC	
Issue No.:	Drawing No.
1	N-2

SCALE IS BASED ON 22" X 34" "D" SIZE

C:\Users\skadha\AppData\Local\Temp\AcPublish_15776\10103880_SIUT002417_FCD_Rev 1 _SML-077_2024.07.24.dwg 07/24/2024 8:54pm skadha

1 2 3 4 5 6

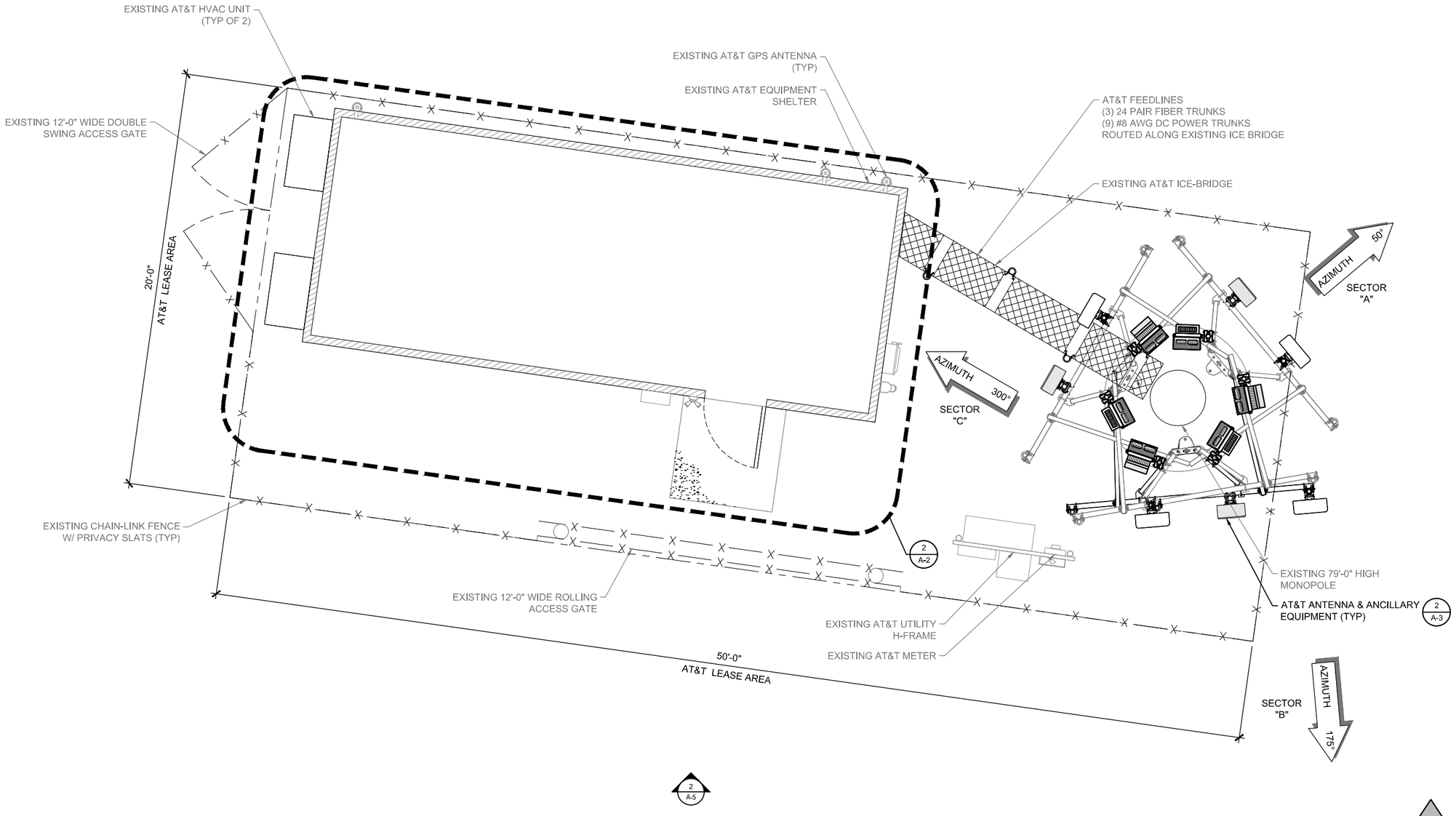
A B C

THIS IS NOT A SURVEY

ALL INFORMATION AND TRUE NORTH HAVE BEEN OBTAINED FROM EXISTING DRAWINGS AND ARE APPROXIMATE.

NOTE:
FOR SIGNAGE DETAILS REFER TO 4/A-8 SHEET

1



COMPOUND PLAN

0 1' 2' 3'

SCALE: 3/8"=1'-0" (22x34)
(OR) 3/16"=1'-0" (11x17)

1

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

REGISTERED PROFESSIONAL ENGINEER
No. 6297930-2203
GEOFREY LANCE COOKE
STATE OF UTAH

EXP 3/31/25

No.	Date	Action
1	07/24/24	JURISDICTIONAL COMMENTS
0	05/07/24	FOR CONSTRUCTION
A	04/22/24	PRELIMINARY CDS

Plans Prepared For:

smartlink

10 CHURCH CIRCLE
ANNAPOLIS, MD 21401

Applicant:

AT&T

7670 S. CHESTER ST.
ENGLEWOOD, CO 80112

Plans Prepared By:

MORRISON HERSHFIELD

Stantec

1455 LINCOLN PKWY E, #500
ATLANTA, GA 30346
www.morrisonhershfield.com

Project:

SIUT002417
HIGHLAND 2
FA: 10103880
1200 NORTH 550 EAST
AMERICAN FORK, UT 84003
UTAH COUNTY

Drawing Title:

COMPOUND PLAN

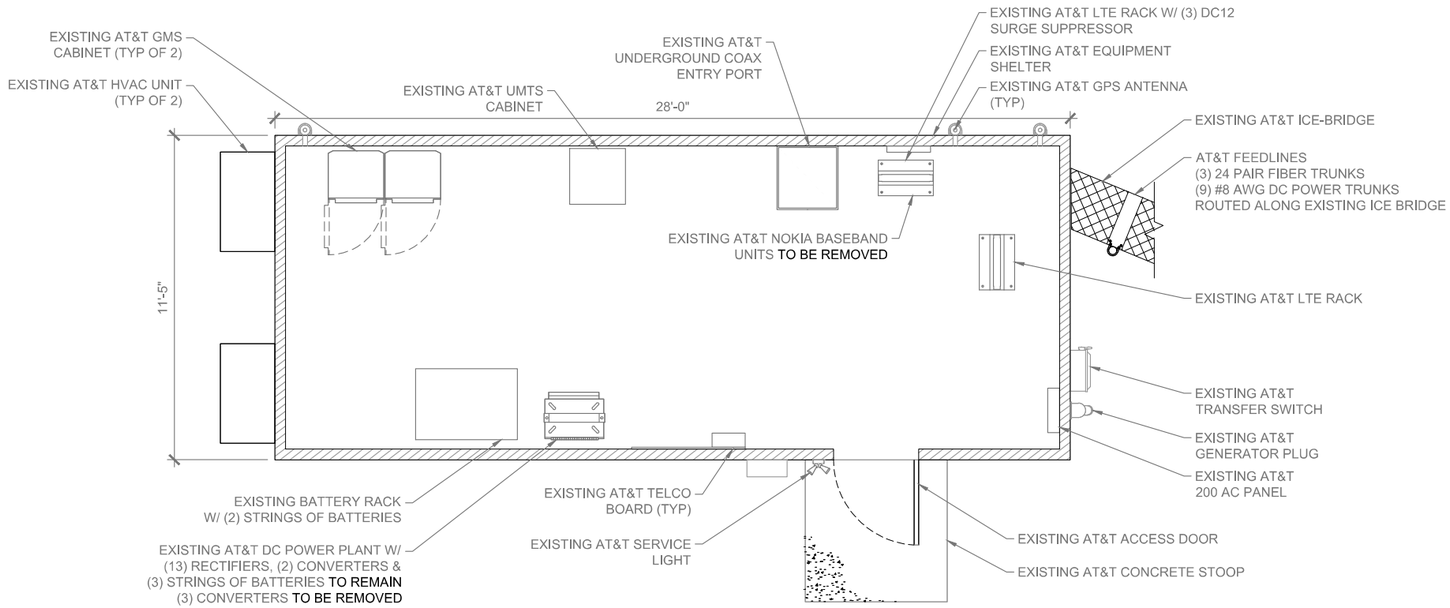
Project No.: 240198300/SML-077	
Designer: IO	Date: 04/19/24
Drawn By: KN	Checked By: MG
PM Review: GLC	Client Approval
Issue No.: 1	Drawing No. A-1

SCALE IS BASED ON 22" X 34" "D" SIZE

C:\Users\skadha\AppData\Local\Temp\AcPublish_15776\10103880_SIUT002417_FCD_Rev 1 _SML-077_2024.07.24.dwg 07/24/2024 8:54pm skadha

1 2 3 4 5 6

A B C



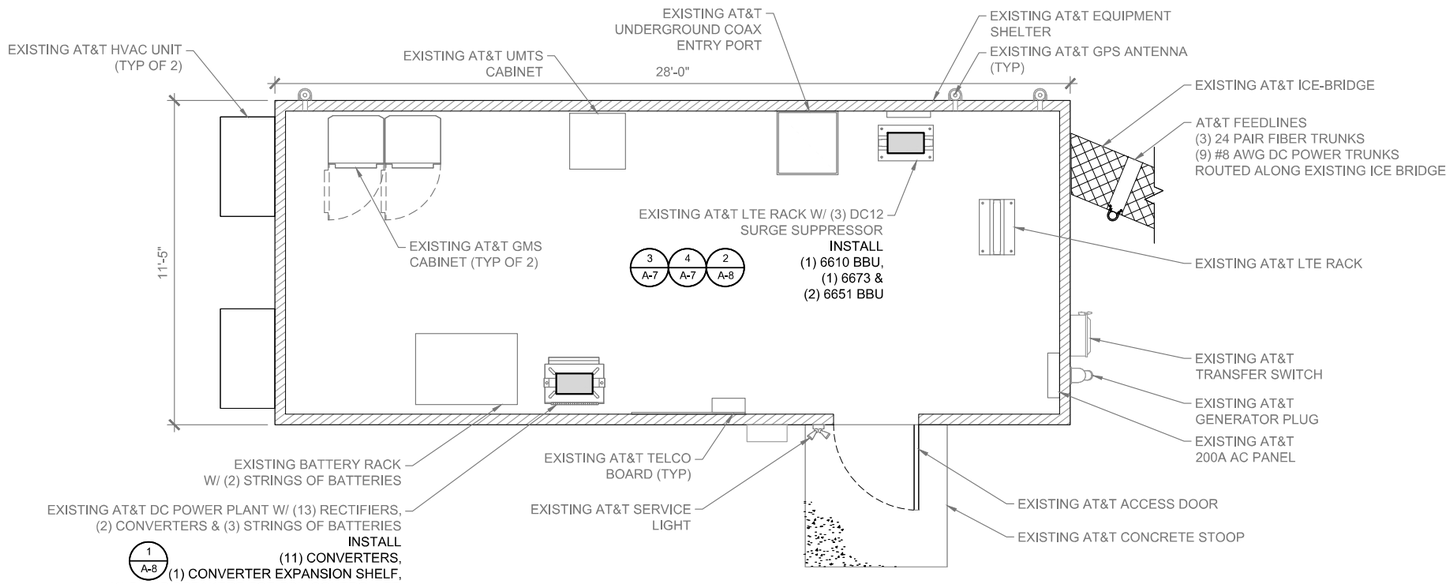
PLAN NORTH

EXISTING EQUIPMENT PLAN

0 1' 2' 3'

SCALE: 3/8"=1'-0" (22x34)
(OR) 3/16"=1'-0" (11x17)

1



PLAN NORTH

PROPOSED EQUIPMENT PLAN

0 1' 2' 3'

SCALE: 3/8"=1'-0" (22x34)
(OR) 3/16"=1'-0" (11x17)

2

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

REGISTERED PROFESSIONAL ENGINEER
No. 6297930-2203
GEOFREY LANCE COOKE
STATE OF UTAH

EXP 3/31/25

No.	Date	Action
1	07/24/24	JURISDICTIONAL COMMENTS
0	05/07/24	FOR CONSTRUCTION
A	04/22/24	PRELIMINARY CDS

Plans Prepared For:

smartlink
10 CHURCH CIRCLE
ANNAPOLIS, MD 21401

Applicant:

AT&T
7670 S. CHESTER ST.
ENGLEWOOD, CO 80112

Plans Prepared By:

MORRISON HERSHFIELD
Stantec
1455 LINCOLN PKWY E, #500
ATLANTA, GA 30346
www.morrisonhershfield.com

Project:
SIUT002417
HIGHLAND 2
FA: 10103880
1200 NORTH 550 EAST
AMERICAN FORK, UT 84003
UTAH COUNTY

Drawing Title:
EQUIPMENT PLANS

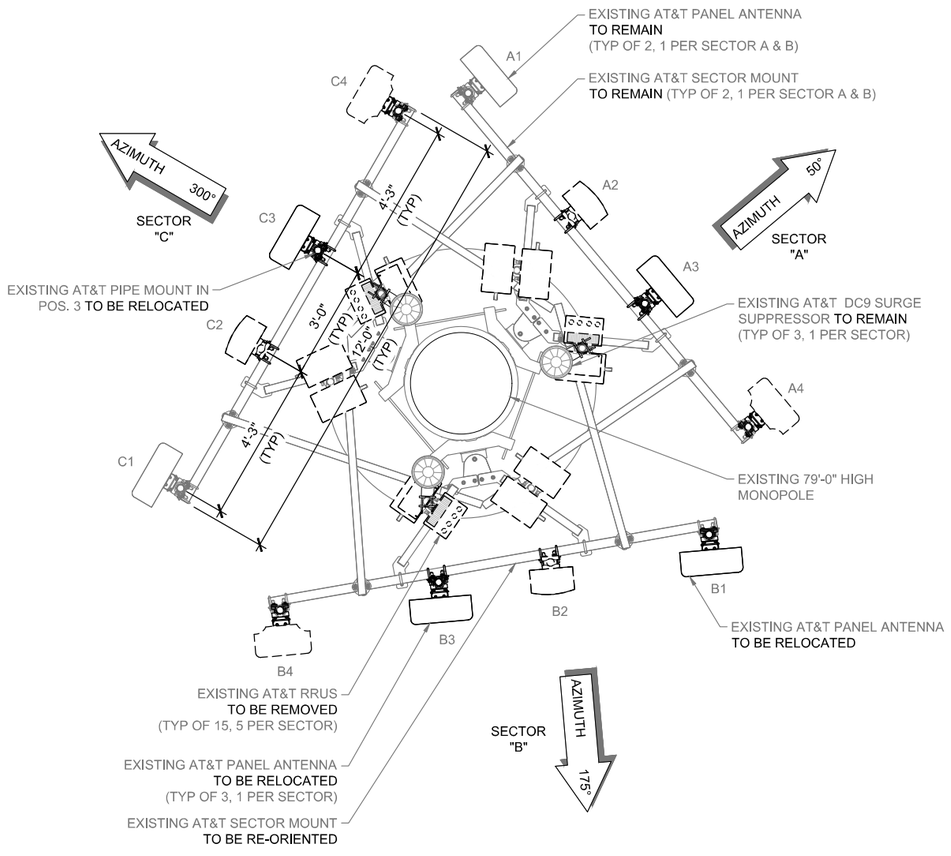
Project No.: 240198300/SML-077	
Designer: IO	Date: 04/19/24
Drawn By: KN	Checked By: MG
PM Review: GLC	Client Approval
Issue No.: 1	Drawing No. A-2

SCALE IS BASED ON 22" X 34" "D" SIZE

C:\Users\skadha\AppData\Local\Temp\AcPublish_15776\10103880_SIUT002417_FCD_Rev 1 _SML-077_2024.07.24.dwg 07/24/2024 8:54pm skadha

1 2 3 4 5 6

A B C



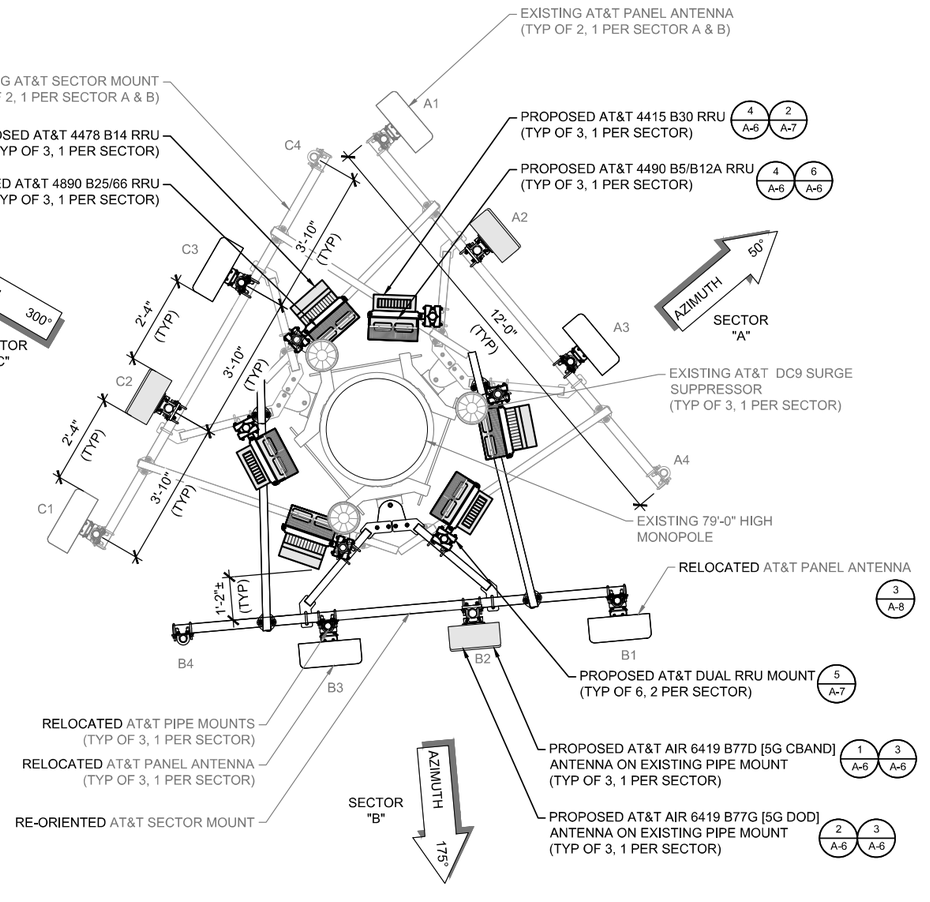
EXISTING ANTENNA PLAN

0 6" 1' 2'

SCALE: 1/2"=1'-0" (22x34)
(OR) 1/4"=1'-0" (11x17)

1

NOTE: EXISTING BETA SECTOR BETA ARM TO BE ROTATED 15 DEGREE CLOCKWISE TO BE PARALLEL WITH BETA ANTENNAS AZIMUTHS



PROPOSED ANTENNA PLAN

0 6" 1' 2'

SCALE: 1/2"=1'-0" (22x34)
(OR) 1/4"=1'-0" (11x17)

2

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

REGISTERED PROFESSIONAL ENGINEER
No. 6297930-2203
GEOFREY LANCE COOKE
STATE OF UTAH

EXP 3/31/25

No.	Date	Action
1	07/24/24	JURISDICTIONAL COMMENTS
0	05/07/24	FOR CONSTRUCTION
A	04/22/24	PRELIMINARY CDS

Plans Prepared For:

smartlink

10 CHURCH CIRCLE
ANNAPOLIS, MD 21401

Applicant:

AT&T

7670 S. CHESTER ST.
ENGLEWOOD, CO 80112

Plans Prepared By:

MORRISON HERSHFIELD

Stantec

1455 LINCOLN PKWY E, #500
ATLANTA, GA 30346
www.morrisonhershfield.com

Project:

SIUT002417
HIGHLAND 2
FA: 10103880
1200 NORTH 550 EAST
AMERICAN FORK, UT 84003
UTAH COUNTY

Drawing Title:

ANTENNA PLANS

Project No.: 240198300/SML-077	
Designer: IO	Date: 04/19/24
Drawn By: KN	Checked By: MG
PM Review: GLC	Client Approval
Issue No.: 1	Drawing No. A-3

SCALE IS BASED ON 22" X 34" "D" SIZE

C:\Users\skadha\AppData\Local\Temp\AcPublish_15776\10103880_SIUT002417_FCD_Rev 1 _SML-077_2024.07.24.dwg 07/24/2024 8:54pm skadha

1 2 3 4 5 6

A B C

EXISTING ANTENNA CONFIGURATION AND SCHEDULE

	CARRIER / SPECTRUM	ANTENNA POSITION	AZIMUTH	RAD CENTER	MODEL	TMA	RRU	OTHER EQUIPMENT	TRANSMISSION LINES
SECTOR A	-	A1	50°	78'-0"	NNH4-65C-R6	-	(1) AHLBA RRH 4T4R B12/14 320W (1) AHFIB RRH 4T4R B25/66 320W	(1) DC9-48-6024-8C-EV	FIBER TRUNKS (3) RFFT -48SM-001-50M DC POWER TRUNKS (9) PWRT- 608 (8 GAUGE)
	-	A2	50°	78'-0"	SBJAH4-1D65C-DL	-	-		
	-	A3	50°	78'-0"	NNH4-65C-R6	-	(1) RRH 4x25 WCS-4R (1) AHCA RRH 4T4R B5 160W (1) AHFIB RRH 4T4R B25/66 320W		
	5G C BAND	A4	50°	80'-0"	AEQU	-	-		
	5G DOD			76'-0"	AEQK				
SECTOR B	CARRIER / SPECTRUM	ANTENNA POSITION	AZIMUTH	RAD CENTER	MODEL	TMA	RRU	OTHER EQUIPMENT	
	-	B1	175°	78'-0"	NNH4-65C-R6	-	(1) AHLBA RRH 4T4R B12/14 320W (1) AHFIB RRH 4T4R B25/66 320W	(1) DC9-48-6024-8C-EV	
	-	B2	175°	78'-0"	SBJAH4-1D65C-DL	-	-		
	-	B3	175°	78'-0"	NNH4-65C-R6	-	(1) RRH 4x25 WCS-4R (1) AHCA RRH 4T4R B5 160W (1) AHFIB RRH 4T4R B25/66 320W		
	5G C BAND	B4	175°	80'-0"	AEQU	-	-		
	5G DOD			76'-0"	AEQK				
SECTOR C	CARRIER / SPECTRUM	ANTENNA POSITION	AZIMUTH	RAD CENTER	MODEL	TMA	RRU	OTHER EQUIPMENT	
	-	C1	300°	78'-0"	NNH4-65C-R6	-	(1) AHLBA RRH 4T4R B12/14 320W (1) AHFIB RRH 4T4R B25/66 320W	(1) DC9-48-6024-8C-EV	
	-	C2	300°	78'-0"	SBJAH4-1D65C-DL	-	-		
	-	C3	300°	78'-0"	NNH4-65C-R6	-	(1) RRH 4x25 WCS-4R (1) AHCA RRH 4T4R B5 160W (1) AHFIB RRH 4T4R B25/66 320W		
	5G C BAND	C4	300°	80'-0"	AEQU	-	-		
	5G DOD			76'-0"	AEQK				

PROPOSED ANTENNA CONFIGURATION AND SCHEDULE

	CARRIER / SPECTRUM	ANTENNA POSITION	AZIMUTH	RAD CENTER	MODEL	TMA	RRU	OTHER EQUIPMENT	TRANSMISSION LINES
SECTOR A	-	A1	50°	78'-0"	NNH4-65C-R6	-	**(1) 4415 B30 (1) 4490 B5/B12A**	(1) DC9-48-6024-8C-EV	FIBER TRUNKS (3) RFFT -48SM-001-50M DC POWER TRUNKS (9) PWRT- 608 (8 GAUGE)
	5G CBAND	**A2**	**50°**	**80'-0"**	**AIR6419 B77D**	-	-		
	5G DOD			**76'-0"**	**AIR6419 B77G**				
	-	A3	50°	78'-0"	NNH4-65C-R6	-	**(1) 4890 B25/B66 (1)4478 B14**		
	-	A4	-	-	-	-	-		
SECTOR B	CARRIER / SPECTRUM	ANTENNA POSITION	AZIMUTH	RAD CENTER	MODEL	TMA	RRU	OTHER EQUIPMENT	
	-	B1	175°	78'-0"	NNH4-65C-R6	-	**(1) 4415 B30 (1) 4490 B5/B12A**	(1) DC9-48-6024-8C-EV	
	5G CBAND	**B2**	**175°**	**80'-0"**	**AIR6419 B77D**	-	-		
	5G DOD			**76'-0"**	**AIR6419 B77G**				
	-	B3	175°	78'-0"	NNH4-65C-R6	-	**(1) 4890 B25/B66 (1)4478 B14**		
	-	B4	-	-	-	-	-		
SECTOR C	CARRIER / SPECTRUM	ANTENNA POSITION	AZIMUTH	RAD CENTER	MODEL	TMA	RRU	OTHER EQUIPMENT	
	-	C1	300°	78'-0"	NNH4-65C-R6	-	**(1) 4415 B30 (1) 4490 B5/B12A**	(1) DC9-48-6024-8C-EV	
	5G CBAND	**C2**	**300°**	**80'-0"**	**AIR6419 B77D**	-	-		
	5G DOD			**76'-0"**	**AIR6419 B77G**				
	-	C3	300°	78'-0"	NNH4-65C-R6	-	**(1) 4890 B25/B66 (1)4478 B14**		
	-	C4	-	-	-	-	-		

NOTE:
REMOVE ALL UNNECESSARY HARDWARE AND TMA's TO MAKE SPACE FOR PROPOSED ANTENNAS & ANCILLARY EQUIPMENT

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

REGISTERED PROFESSIONAL ENGINEER
No. 6297930-2203
GEOFREY LANCE COOKE
STATE OF UTAH
EXP 3/31/25

No.	Date	Action
1	07/24/24	JURISDICTIONAL COMMENTS
0	05/07/24	FOR CONSTRUCTION
A	04/22/24	PRELIMINARY CDS

Plans Prepared For:
smartlink
10 CHURCH CIRCLE
ANNAPOLIS, MD 21401

Applicant:
AT&T
7670 S. CHESTER ST.
ENGLEWOOD, CO 80112

Plans Prepared By:
MORRISON HERSHFIELD
Stantec
1455 LINCOLN PKWY E, #500
ATLANTA, GA 30346
www.morrisonhershfield.com

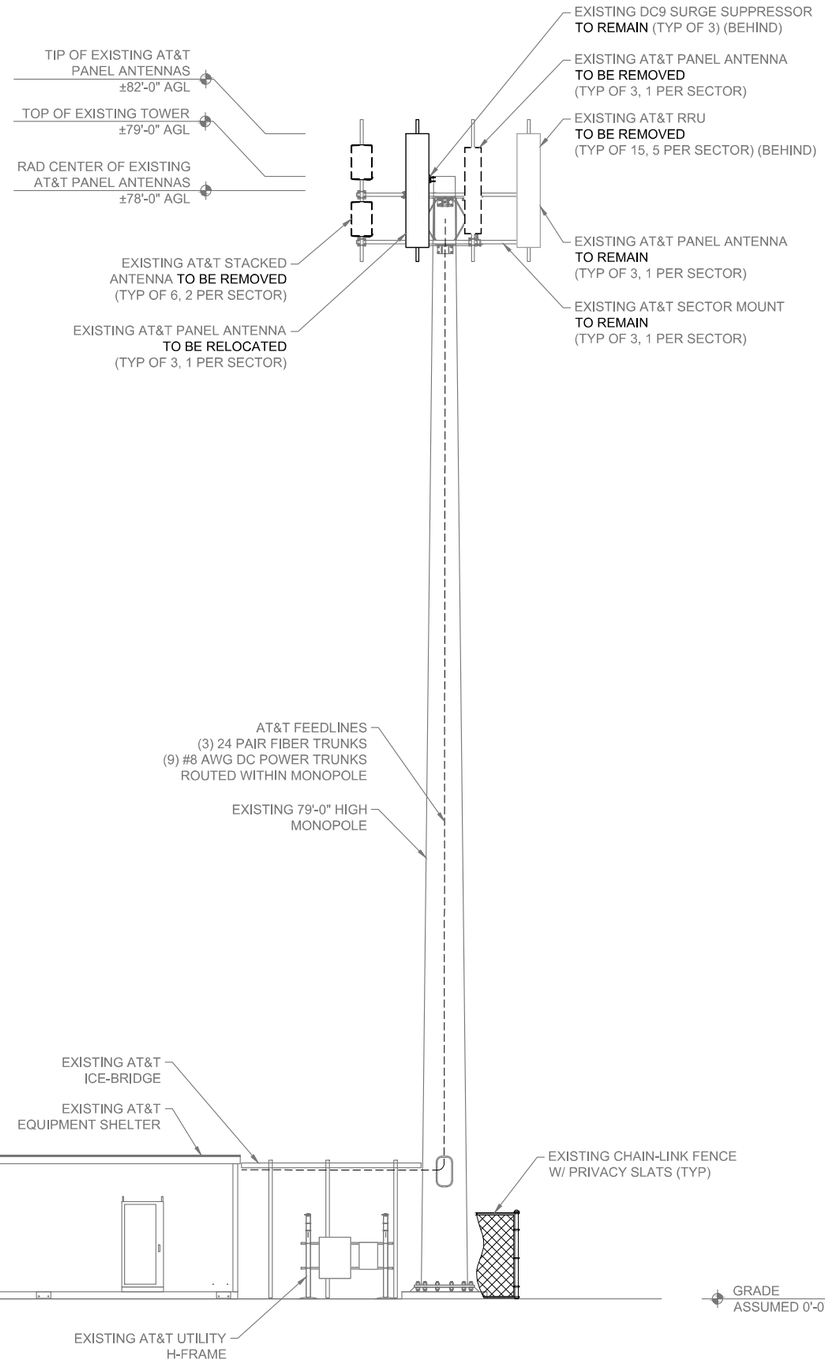
Project:
SIUT002417
HIGHLAND 2
FA: 10103880
1200 NORTH 550 EAST
AMERICAN FORK, UT 84003
UTAH COUNTY

Drawing Title:
ANTENNA SCHEDULES

Project No.: 240198300/SML-077
Designer: IO
Date: 04/19/24
Drawn By: KN
Checked By: MG
PM Review: GLC
Client Approval
Issue No.: 1
Drawing No. A-4

SCALE IS BASED ON 22" X 34" "D" SIZE

C:\Users\skadha\AppData\Local\Temp\AcPublish_15776\10103880_SIUT002417_FCD_Rev 1 _SML-077_2024.07.24.dwg 07/24/2024 8:54pm skadha

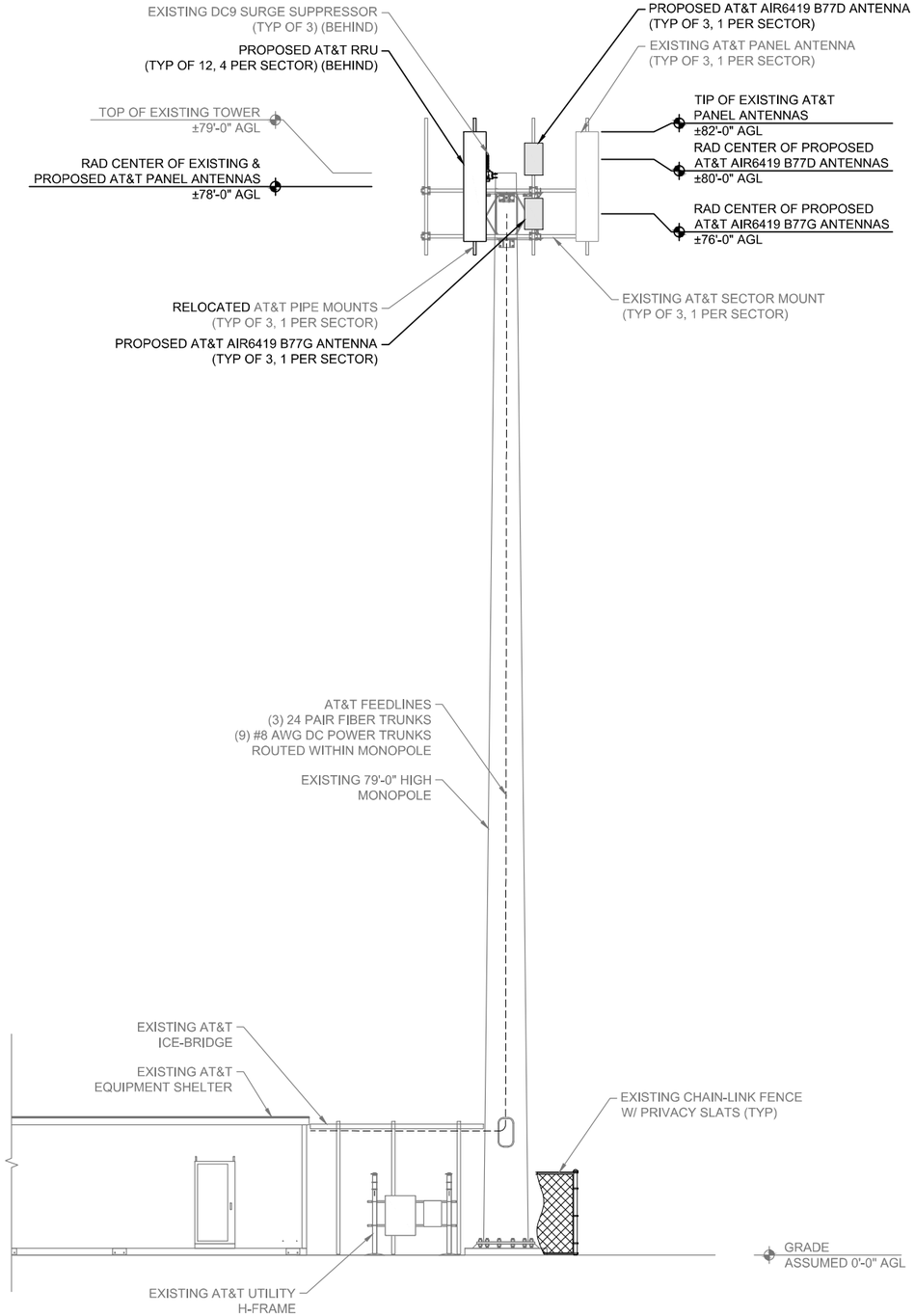


EXISTING SOUTH ELEVATION

0 1.5' 3' 5'

SCALE: 3/16"=1'-0" (22x34)
(OR) 3/32"=1'-0" (11x17)

1



PROPOSED SOUTH ELEVATION

0 1.5' 3' 5'

SCALE: 3/16"=1'-0" (22x34)
(OR) 3/32"=1'-0" (11x17)

2

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

REGISTERED PROFESSIONAL ENGINEER
No. 6297930-2203
GEOFREY LANCE COOKE
STATE OF UTAH

EXP 3/31/25

No.	Date	Action
1	07/24/24	JURISDICTIONAL COMMENTS
0	05/07/24	FOR CONSTRUCTION
A	04/22/24	PRELIMINARY CDS

Plans Prepared For:

smartlink

10 CHURCH CIRCLE
ANNAPOLIS, MD 21401

Applicant:

AT&T

7670 S. CHESTER ST.
ENGLEWOOD, CO 80112

Plans Prepared By:

MORRISON HERSHFIELD

Stantec

1455 LINCOLN PKWY E, #500
ATLANTA, GA 30346
www.morrisonhershfield.com

Project:

SIUT002417
HIGHLAND 2
FA: 10103880
1200 NORTH 550 EAST
AMERICAN FORK, UT 84003
UTAH COUNTY

Drawing Title:

ELEVATIONS

Project No.: 240198300/SML-077

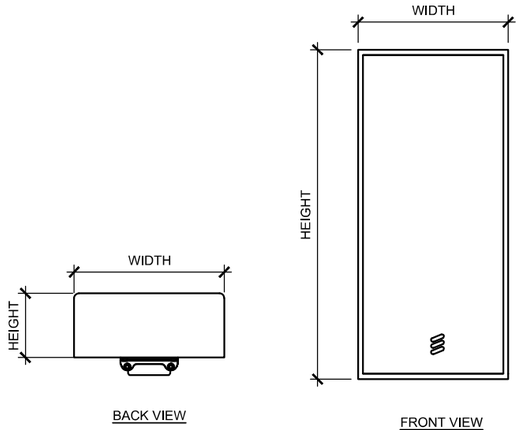
Designer:	Date:
IO	04/19/24
Drawn By: KN	Checked By: MG
PM Review: GLC	Client Approval
Issue No.: 1	Drawing No. A-5

SCALE IS BASED ON 22" X 34" "D" SIZE

C:\Users\skadha\AppData\Local\Temp\AcPublish_15776\10103880_SIUT002417_FCD_Rev 1 _SML-077_2024.07.24.dwg 07/24/2024 8:54pm skadha

1 2 3 4 5 6

B A

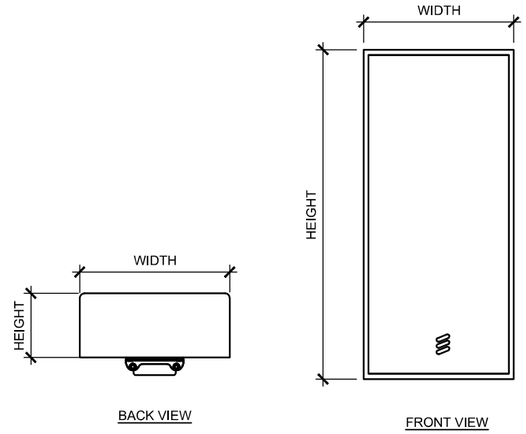


ERICSSON AIR6419 B77D

SIZE AND WEIGHT TABLE

HEIGHT	WIDTH	DEPTH	WEIGHT
28.20"	16.10"	7.3"	66.2 LBS

ANTENNA SPECIFICATIONS — SCALE N.T.S. — 1

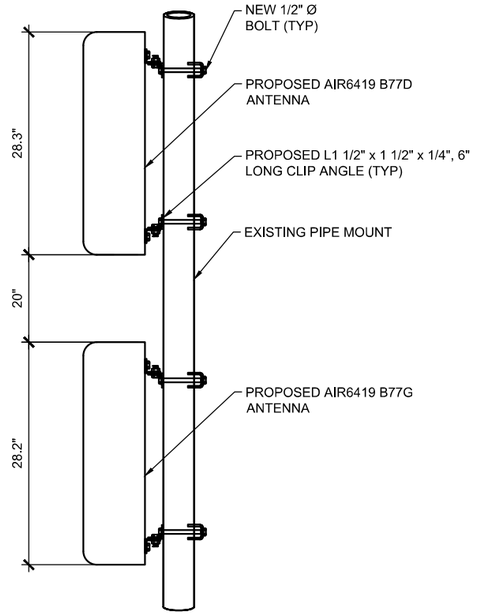


ERICSSON AIR6419 B77G

SIZE AND WEIGHT TABLE

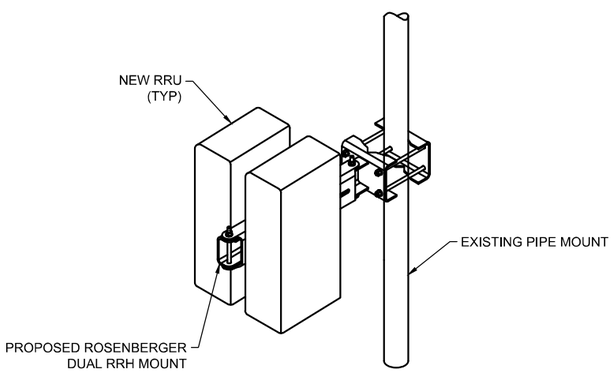
HEIGHT	WIDTH	DEPTH	WEIGHT
28.3"	16.1"	7.9"	66.1 LBS

ANTENNA SPECIFICATIONS — SCALE N.T.S. — 2

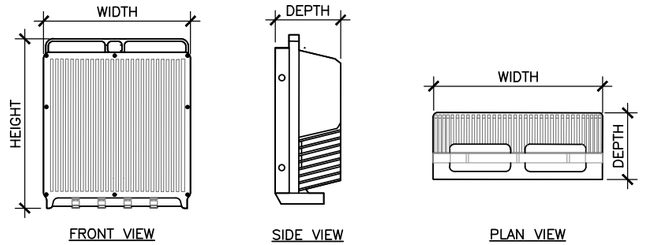


ERICSSON AIR6419 B77D & AIR6419 B77G

ANTENNA MOUNTING DETAIL — SCALE N.T.S. — 3



RRU MOUNTING SPECIFICATIONS — SCALE N.T.S. — 4

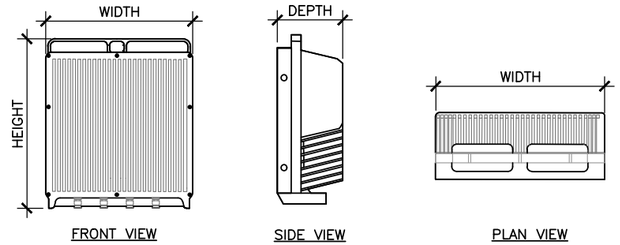


ERICSSON 4890 (B25/B66)

SIZE AND WEIGHT TABLE

WIDTH	DEPTH	HEIGHT W/O CABLE MANAGEMENT COVER	WEIGHT W/O BRACKET
15.67"	7.05"	20.59"	67.2 LBS

RRU SPECIFICATIONS — SCALE N.T.S. — 5



ERICSSON 4490 B5/B12A

SIZE AND WEIGHT TABLE

WIDTH	DEPTH	HEIGHT W/O CABLE MANAGEMENT COVER	WEIGHT W/O BRACKET
15.6"	7.0"	20.6"	65.0 LBS

RRU SPECIFICATIONS — SCALE N.T.S. — 6

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

REGISTERED PROFESSIONAL ENGINEER
No. 6297930-2203
GEOFREY LANCE COOKE
STATE OF UTAH
EXP 3/31/25

No.	Date	Action
1	07/24/24	JURISDICTIONAL COMMENTS
0	05/07/24	FOR CONSTRUCTION
A	04/22/24	PRELIMINARY CDS

Plans Prepared For:

smartlink
10 CHURCH CIRCLE
ANNAPOLIS, MD 21401

Applicant:

AT&T
7670 S. CHESTER ST.
ENGLEWOOD, CO 80112

Plans Prepared By:

MORRISON HERSHFIELD
Stantec
1455 LINCOLN PKWY E, #500
ATLANTA, GA 30346
www.morrisonhershfield.com

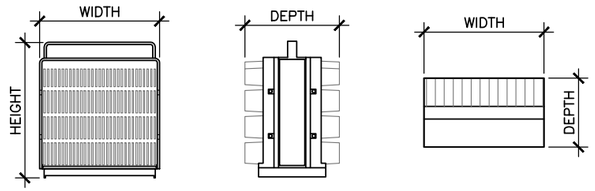
Project:
SIUT002417
HIGHLAND 2
FA: 10103880
1200 NORTH 550 EAST
AMERICAN FORK, UT 84003
UTAH COUNTY

Drawing Title:
DETAILS

Project No.: 240198300/SML-077	
Designer: IO	Date: 04/19/24
Drawn By: KN	Checked By: MG
PM Review: GLC	Client Approval
Issue No.: 1	Drawing No. A-6

SCALE IS BASED ON 22" X 34" "D" SIZE

C:\Users\skadha\AppData\Local\Temp\AcPublish_15776\10103880_SIUT002417_FGD_Rev 1 _SML-077_2024.07.24.dwg 07/24/2024 8:54pm skadha

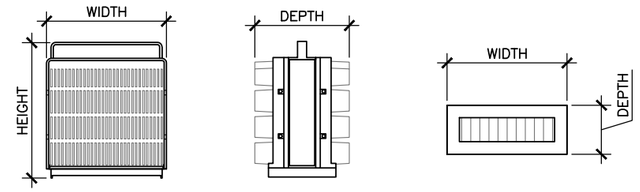


FRONT VIEW SIDE VIEW PLAN VIEW

ERICSSON 4478 (B14)

SIZE AND WEIGHT TABLE

WIDTH	DEPTH	HEIGHT W/O CABLE MANAGEMENT COVER	WEIGHT W/O BRACKET
13.40"	8.26"	18.1"	59.40 LBS



FRONT VIEW SIDE VIEW PLAN VIEW

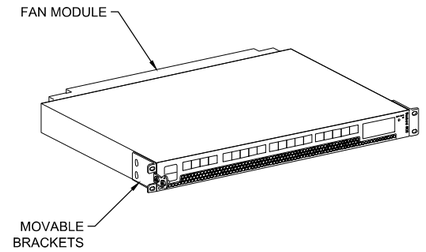
ERICSSON 4415 (B30)

SIZE AND WEIGHT TABLE

WIDTH	DEPTH	HEIGHT W/O CABLE MANAGEMENT COVER	WEIGHT W/O BRACKET
13.4"	5.9"	16.5"	47.4 LBS

ERICSSON BASEBAND 6610:

DIMENSIONS, WxDxH:	19"x14"x2.6"
NOMINAL OPERATING VOLTAGE:	-48 VDC
OPERATING VOLTAGE RANGE:	-48 TO -58.5 VDC
OPERATING TEMPERATURE:	0 TO +55°C
TOTAL WEIGHT:	<10 kg



NOTE:
CONSTRUCTION TO REFER TO AT&T UPGRADE KIT GUIDELINES WHEN INSTALLING THE RBS 6610 IN THE RACK.

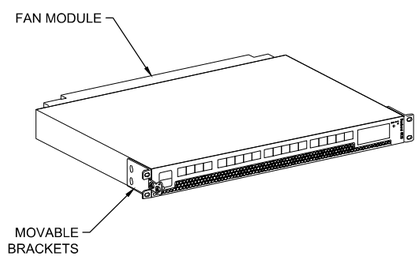
RRU SPECIFICATIONS | SCALE N.T.S. | 1

RRU SPECIFICATIONS | SCALE N.T.S. | 2

BASEBAND 6610 SPECIFICATIONS | SCALE N.T.S. | 3

ERICSSON BASEBAND 6651:

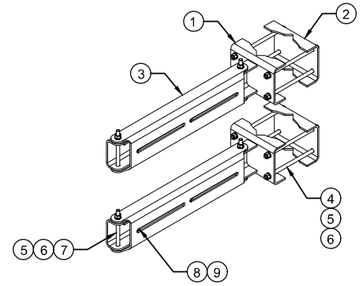
DIMENSIONS, WxDxH:	19"x13.8"x1.75"
NOMINAL OPERATING VOLTAGE:	-48 VDC
OPERATING VOLTAGE RANGE:	-38 TO -58.5 VDC
OPERATING TEMPERATURE:	0 TO +55°C
TOTAL WEIGHT:	6.5 kg | 14.3 lbs
BREAKER SIZE:	30A

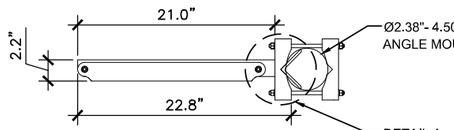


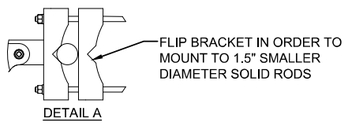
NOTE:
CONSTRUCTION TO REFER TO AT&T UPGRADE KIT GUIDELINES WHEN INSTALLING THE RBS 6651 IN THE RACK.

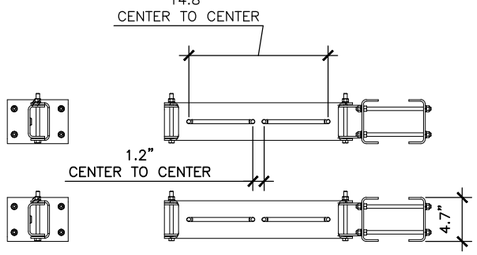
RSS PART # D218RRUDSM

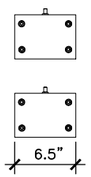
ITEM	PART NO.	DESCRIPTION	QTY.	WEIGHT
1	RRUDSM.01	MOUNTING ARM	2	8.92 LBS
2	RRUDSM.02	CLAMP PLATE	2	2.33 LBS
3	RRUDSM.03	SWIVEL MOUNT	2	6.60 LBS
4	GD03800	3/8"-16 UNCx8" GALV. THREADED BOLT	8	0.25 LBS
5	GWL-03	3/8" GALV LOCK WASHER	20	0.01 LBS
6	GN-03	3/8"-16 UNC GALV HEX NUT	28	0.02 LBS
7	GB-03505	3/8"x5" GALV BOLT	4	0.18 LBS
8	SWF03	3/8" SS FLAT WASHER	8	0.01 LBS
9	SWL-03	3/8" SS LOCK WASHER	8	0.01 LBS











BASEBAND 6651 SPECIFICATIONS | SCALE N.T.S. | 4

ROSENBERGER DUAL RRU MOUNT DETAIL | SCALE N.T.S. | 5

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

REGISTERED PROFESSIONAL ENGINEER
No. 6297930-2203
GEOFREY LANCE COOKE
STATE OF UTAH

EXP 3/31/25

No.	Date	Action
1	07/24/24	JURISDICTIONAL COMMENTS
0	05/07/24	FOR CONSTRUCTION
A	04/22/24	PRELIMINARY CDS

Plans Prepared For:

smartlink
10 CHURCH CIRCLE
ANNAPOLIS, MD 21401

Applicant:

AT&T
7670 S. CHESTER ST.
ENGLEWOOD, CO 80112

Plans Prepared By:

MORRISON HERSHFIELD
Stantec
1455 LINCOLN PKWY E, #500
ATLANTA, GA 30346
www.morrisonhershfield.com

Project:
SIUT002417
HIGHLAND 2
FA: 10103880
1200 NORTH 550 EAST
AMERICAN FORK, UT 84003
UTAH COUNTY

Drawing Title:
DETAILS

Project No.: 240198300/SML-077	
Designer: IO	Date: 04/19/24
Drawn By: KN	Checked By: MG
PM Review: GLC	Client Approval
Issue No.: 1	Drawing No. A-7

SCALE IS BASED ON 22" X 34" "D" SIZE

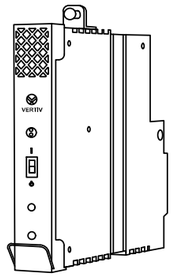
C:\Users\skadha\AppData\Local\Temp\AcPublish_15776\10103880_SIUT002417_FCD_Rev 1 _SML-077_2024.07.24.dwg 07/24/2024 8:54pm skadha

1 2 3 4 5 6

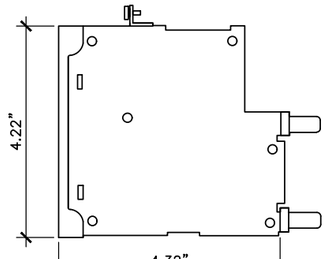
VERTIV eSure™ C48/58-1000 POWER EXTEND CONVERTER:

SPECIFICATIONS:

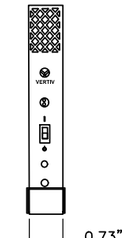
DIMENSIONS, LxWxH:	4.32"x0.73"x4.22"
WEIGHT:	0.45 kg | 1.0 lbs
DC INPUT	
VOLTAGE RANGE:	-42 VDC to -58 VDC
MAXIMUM CURRENT:	24.35 A
DC OUTPUT	
VOLTAGE:	-58 VDC
MAXIMUM POWER:	1000 W
MAXIMUM CURRENT:	17.2 A @ -58 VDC
PEAK EFFICIENCY:	98.6%
OPERATING:	-40°C TO +65°C / -40°F TO +149°F
STORAGE:	-40°C TO +70°C / -40°F TO +158°F
RELATIVE HUMIDITY:	0 TO 93% NON-CONDENSING
ALTITUDE:	-200 TO 10,000 FEET



ISOMETRIC VIEW



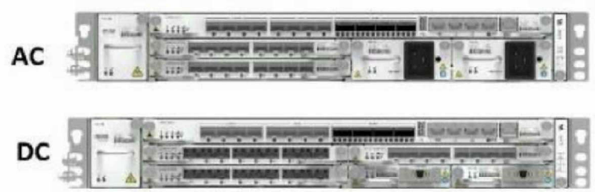
SIDE VIEW



FRONT VIEW

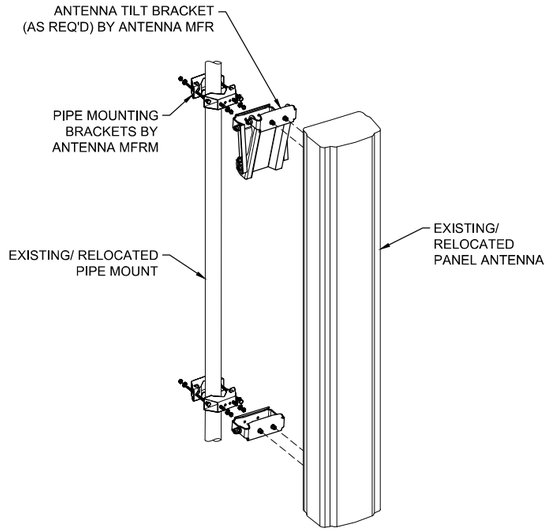
CONVERTER SPECIFICATIONS

SCALE N.T.S. | 1



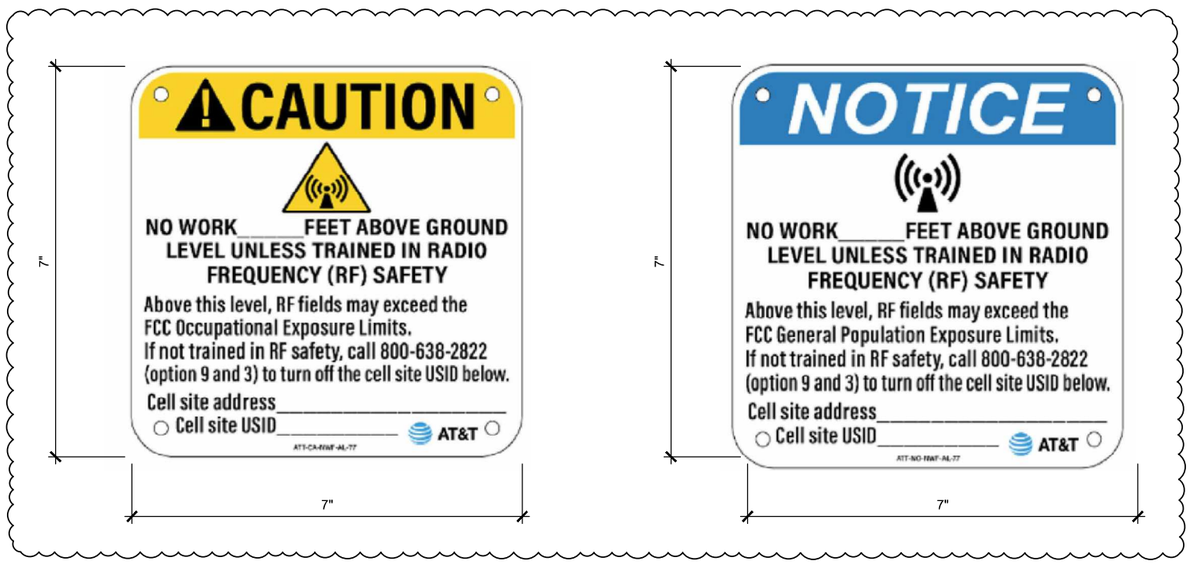
BASEBAND 6673 SPECIFICATIONS

SCALE N.T.S. | 2



ANTENNA MOUNTING DETAIL

SCALE N.T.S. | 3



1

SIGNAGE DETAILS

SCALE N.T.S. | 4

NOT USED

5

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

REGISTERED PROFESSIONAL ENGINEER
No. 6297930-2203
GEOFREY LANCE COOKE
STATE OF UTAH

EXP 3/31/25

No.	Date	Action
1	07/24/24	JURISDICTIONAL COMMENTS
0	05/07/24	FOR CONSTRUCTION
A	04/22/24	PRELIMINARY CDS

Plans Prepared For:

smartlink
10 CHURCH CIRCLE
ANNAPOLIS, MD 21401

Applicant:

AT&T
7670 S. CHESTER ST.
ENGLEWOOD, CO 80112

Plans Prepared By:

MORRISON HERSHFIELD
Stantec
1455 LINCOLN PKWY E, #500
ATLANTA, GA 30346
www.morrisonhershfield.com

Project:
SIUT002417
HIGHLAND 2
FA: 10103880
1200 NORTH 550 EAST
AMERICAN FORK, UT 84003
UTAH COUNTY

Drawing Title:

Project No.: 240198300/SML-077

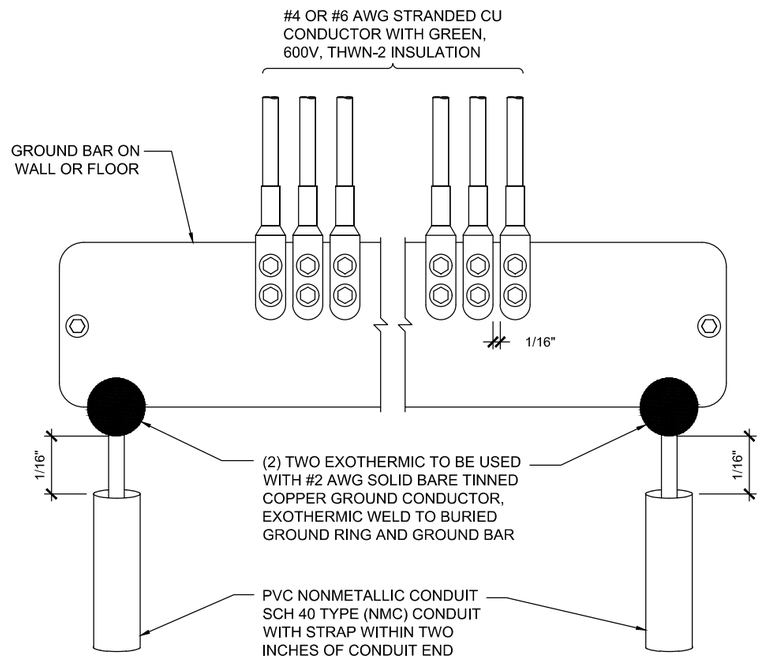
Designer: IO	Date: 04/19/24
Drawn By: KN	Checked By: MG
PM Review: GLC	Client Approval
Issue No.: 1 (1)	Drawing No. A-8

SCALE IS BASED ON 22" X 34" "D" SIZE

C:\Users\skadha\AppData\Local\Temp\AcPublish_15776\10103880_SIUT002417_FCD_Rev 1 _SML-077_2024.07.24.dwg 07/24/2024 8:54pm skadha

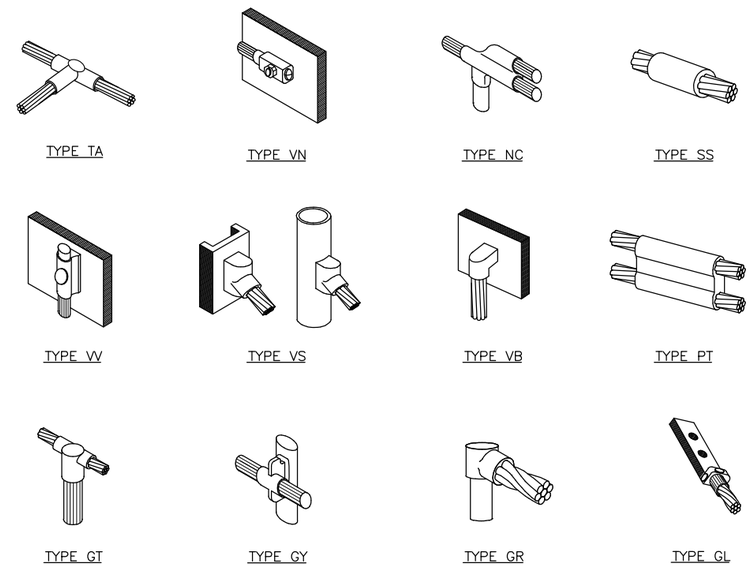
1 2 3 4 5 6

C B A



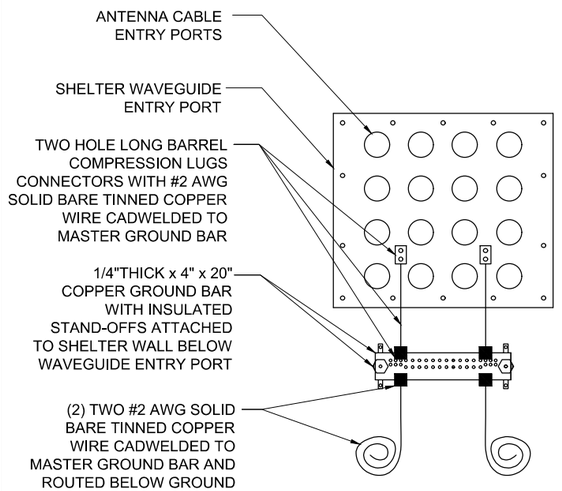
GROUND BAR DETAILS

SCALE N.T.S. 1



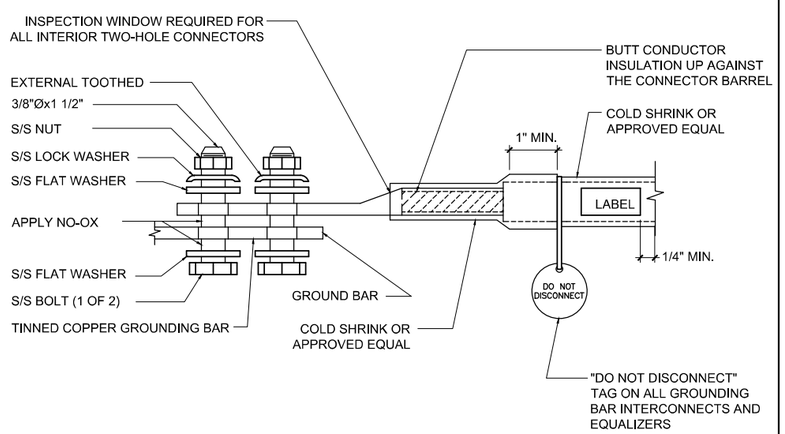
CADWELD DETAILS

SCALE N.T.S. 2



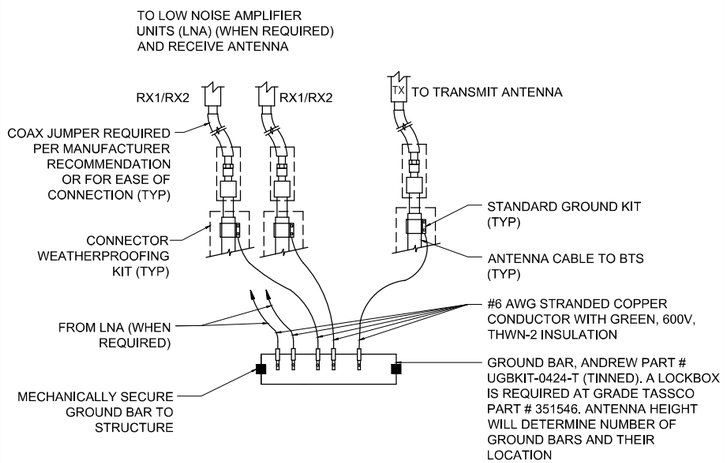
COAX GROUNDING KIT DETAIL

SCALE N.T.S. 3



EXTERIOR TWO HOLE LUG DETAIL

SCALE N.T.S. 4



ANTENNA GROUND BAR DETAIL

SCALE N.T.S. 5

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

REGISTERED PROFESSIONAL ENGINEER
No. 6297930-2203
GEOFREY LANCE COOKE
STATE OF UTAH

EXP 3/31/25

No.	Date	Action
1	07/24/24	JURISDICTIONAL COMMENTS
0	05/07/24	FOR CONSTRUCTION
A	04/22/24	PRELIMINARY CDS

Plans Prepared For:

smartlink
10 CHURCH CIRCLE
ANNAPOLIS, MD 21401

Applicant:

AT&T
7670 S. CHESTER ST.
ENGLEWOOD, CO 80112

Plans Prepared By:

MORRISON HERSHFIELD
Stantec
1455 LINCOLN PKWY E, #500
ATLANTA, GA 30346
www.morrisonhershfield.com

Project:
SIUT002417
HIGHLAND 2
FA: 10103880
1200 NORTH 550 EAST
AMERICAN FORK, UT 84003
UTAH COUNTY

Drawing Title:
GROUNDING DETAILS

Project No.: 240198300/SML-077	
Designer: IO	Date: 04/19/24
Drawn By: KN	Checked By: MG
PM Review: GLC	Client Approval
Issue No.: 1	Drawing No. G-1

SCALE IS BASED ON 22" X 34" "D" SIZE

C:\Users\skadha\AppData\Local\Temp\AcPublish_15776\10103880_SIUT002417_FCD_Rev 1 _SML-077_2024.07.24.dwg 07/24/2024 8:54pm skadha

1 2 3 4 5 6

A B C

Next Step

Approved with Conditions
Proceed to the Development Review Committee
11.11.2024

Re-Submittal Acknowledgment Statement
The Applicant is responsible for reviewing all documents to ensure all comments have been addressed.

_____ [Applicant Initial] I understand that a Review Cycle is not complete unless and until the applicant replies to all of the required modifications and requests for additional information noted on the previous submittal.

_____ [Applicant Initial] I hereby acknowledge that this re-submittal addresses all required modifications and requests for additional information noted on the previous submittal.

_____ [Applicant Initial] This is the _____ [Ex: 1st] complete re-submittal of the subdivision constituting the start of the _____ [Same Number] Review Cycle.

THIS IS NOT A SURVEY

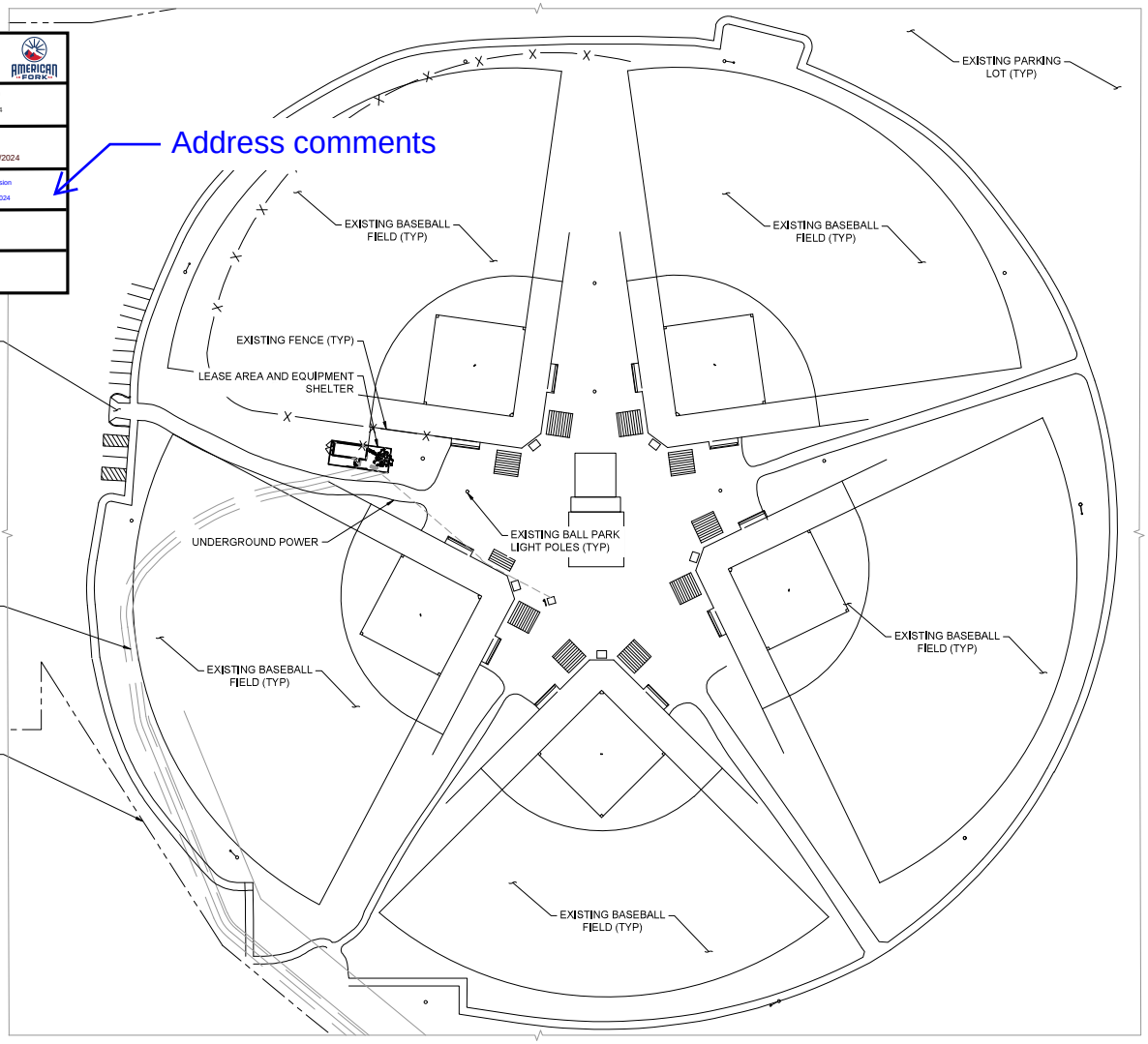
ALL INFORMATION AND TRUE NORTH HAVE BEEN OBTAINED FROM EXISTING DRAWINGS AND ARE APPROXIMATE.

No comments

American Fork City Development Review

Planning and Zoning Reviewed copperman 11/05/2024	Water/PI Division Reviewed jbrems 11/04/2024
Streets Division Reviewed ehyde 11/06/2024	EC/LID Reviewed tmezenen 11/05/2024
Communications Reviewed MHunsaker 11/06/2024	Engineering Division Reviewed rburkhill 11/06/2024

Address comments



PLAN NORTH

50' 0 25' 50'

SCALE: 1"=50'-0" (22x34)
(OR) 1/2"=50'-0" (11x17)

SITE PLAN

Need to provide plans appropriate for given scale. I.e. 11x17 or 22x34 page size, not 11x8.5 as provided

DO NOT SCALE DRAWINGS, CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON HERSHFIELD CORPORATION. NEITHER MORRISON HERSHFIELD NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

REGISTERED PROFESSIONAL ENGINEER
No. 6297930-2203
GEOFREY LANCE COOKE
Digitally signed by G. Lance Cooke
Date: 2024.10.25 14:57:15 -07'00'
STATE OF UTAH
EXP 3/31/25

No.	Date	Action
3	10/25/24	JURISDICTIONAL COMMENTS
2	08/07/24	JURISDICTIONAL COMMENTS
1	07/24/24	JURISDICTIONAL COMMENTS
0	05/07/24	FOR CONSTRUCTION
A	04/22/24	PRELIMINARY CDS

Plans Prepared For:
smartlink
10 CHURCH CIRCLE
ANNAPOLIS, MD 21401

Applicant:
AT&T
7670 S. CHESTER ST.
ENGLEWOOD, CO 80112

Plans Prepared By:
MORRISON HERSHFIELD
Stantec
1455 LINCOLN PKWY E, #500
ATLANTA, GA 30346
www.morrisonhershfield.com

Project:
SIUT002417
HIGHLAND 2
FA: 10103880
1200 NORTH 550 EAST
AMERICAN FORK, UT 84003
UTAH COUNTY

Drawing Title:
COMPOUND PLAN

Project No.: 240198300/SML-077	
Designer: IO	Date: 04/19/24
Drawn By: KN	Checked By: MG
PM Review: GLC	Client Approval
Issue No.: 3	Drawing No. A-1

SCALE IS BASED ON 22" x 34" "D" SIZE

C:\Users\ortiz\AppData\Local\Temp\AcPublish_13784\10103880_SIUT002417_FCD_Rev 3 _SML-077_2024.10.25.dwg 10/25/2024 12:59pm hortiz