



**NOTICE OF MEETING
OF THE
PLEASANT GROVE CITY COUNCIL**

Notice is hereby given that the Pleasant Grove City Council will hold a **Work Session meeting at 4:30 p.m.** prior to the regular meeting on **Tuesday, September 16, 2025**, in the Community Room at 108 S 100 E, Pleasant Grove, Utah at **6:00 p.m.** This is a public meeting and anyone interested is invited to attend. Work Sessions are not designed to hear public comment or take official action.

AGENDA

4:30 P.M. WORK SESSION

- a. Winning Baseball Team Presentation
- b. Staff Business

6:00 P.M. REGULAR CITY COUNCIL

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. OPENING REMARKS

4. APPROVAL OF MEETING AGENDA

5. OPEN SESSION

- 6. CONSENT ITEMS:** (Consent items are only those which have been discussed beforehand, are non-controversial and do not require further discussion)
- a. City Council Minutes for the August 19, 2025 meeting.
 - b. To consider for approval Payment No. 4 to Awolf Construction, LLC for the Windsong Dr; Crestwood BLVD to 100 East Roadway Reconstruction & Culinary Waterline Project.
 - c. To consider for approval Change Order No. 1 for Awolf Construction, LLC for the Windsong Dr; Crestwood BLVD to 100 East Roadway Reconstruction & Culinary Waterline Project.
 - d. To consider for approval Payment No. 5 to Geneva Rock Products, Inc for the 2025 Pavement Preservation Project.
 - e. To consider for approval Payment No. 5 to Bar S Construction, LLC for the 1520 W; 1100 N to 1800 N Roadway Reconstruction & Culinary Waterline Project.
 - f. To consider for approval Payment No. 1 to Hall Engineering & Construction for the Murdock Dr; 1500 East to 1600 East Waterline & Roadway Reconstruction Project.
 - g. To consider for approval Payment No. 17 to HydroVac Excavation for the Pressurized Irrigation Meters Installation Project.

PLEASE NOTE: THE ORDER OF THE FOLLOWING ITEMS MAY BE SUBJECT TO CHANGE.

7. BOARD, COMMISSION, COMMITTEE APPOINTMENTS: None Scheduled

8. PRESENTATIONS: None Scheduled

9. PUBLIC HEARING ITEMS: None Scheduled

10. ACTION ITEMS READY FOR VOTE:

- A.** To consider a Resolution (2025-037) of the governing body of Pleasant Grove City authorizing the Mayor to sign a Ground Lease Agreement with New Cingular Wireless for the lease of real property to construct a wireless communications tower at 1500 North, 100 East (baseball fields at Manila Park) and providing for an effective date.
Presenter: Attorney Petersen

11. ITEMS FOR DISCUSSION:

- A.** Continued Items from the Work Session if needed.

12. REVIEW AND DISCUSSION OF THE OCTOBER 7, 2025, CITY COUNCIL MEETING.

13. MAYOR AND COUNCIL BUSINESS.

14. SIGNING OF PLATS.

15. REVIEW CALENDAR.

16. ADJOURN.

CERTIFICATE OF POSTING:

I certify that the above notice and agenda were posted in three public places within Pleasant Grove City limits and on the State (<http://pmn.utah.gov>) and City (www.plgrove.org) websites. Posted by: /s/ Wendy Thorpe, City Recorder Date: September 12, 2025 Time: 1:00 p.m. Place: City Hall, Library and Community Room 108 S 100 E. *Note: In accordance with the Americans with Disabilities Act, Pleasant Grove City will make reasonable accommodation for participation in the meeting. Request assistance by contacting Pleasant Grove City at (801) 785-5045, at least 48 hours prior to the meeting.

RESOLUTION NO. 2025-037

A RESOLUTION OF THE GOVERNING BODY OF PLEASANT GROVE CITY AUTHORIZING THE MAYOR TO SIGN A GROUND LEASE AGREEMENT WITH NEW CINGULAR WIRELESS FOR THE LEASE OF REAL PROPERTY TO CONSTRUCT A WIRELESS COMMUNICATIONS TOWER AT 1500 NORTH, 100 EAST (BASEBALL FIELDS AT MANILA PARK) AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Pleasant Grove City is a political subdivision of the State of Utah (the "State") and is duly organized and existing pursuant to the Constitution and laws of the State; and

WHEREAS, pursuant to applicable law, the governing body of Pleasant Grove City ("Governing Body") is authorized to acquire, dispose of and encumber real and personal property, including, without limitation, rights and interest in property, leases and easements necessary to the functions or operations of Pleasant Grove City; and

WHEREAS, New Cingular Wireless desires to lease real property for the purpose of constructing a wireless communications tower and accompanying support equipment upon property owned by Pleasant Grove City; and

WHEREAS, New Cingular Wireless and City have entered into negotiations regarding said lease; and

WHEREAS, the parties have reached agreement as to the terms of said lease; and

WHEREAS, the City Council has been advised of the proposed terms of the Lease Agreement and is in agreement with the proposed terms.

NOW, THEREFORE, BE IT RESOLVED by the Pleasant Grove City Council, Pleasant Grove, Utah as follows:

SECTION 1.

The Mayor is authorized to sign a Ground Site Lease Agreement with New Cingular Wireless., for property located at approximately 1500 North 100 East, Pleasant Grove, Utah. A description of said parcel and site plan is more particularly described as Exhibit "A" which is attached hereto and incorporated herein.

SECTION 2.

The provisions of this Resolution shall take effect immediately.

PASSED AND ADOPTED BY THE CITY COUNCIL OF PLEASANT GROVE, UTAH, this
_____ day of September, 2025.

Guy L. Fugal, Mayor

ATTEST:

Wendy Thorpe, City Recorder

(SEAL)

Motion: Council Member _____

Second: Council Member _____

<u>ROLL CALL</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Guy L. Fugal	_____	_____	_____	_____
Dianna Andersen	_____	_____	_____	_____
Eric Jensen	_____	_____	_____	_____
Cyd LeMone	_____	_____	_____	_____
Steve Rogers	_____	_____	_____	_____
Todd Williams	_____	_____	_____	_____

OPTION AND LEASE AGREEMENT

This Option and Lease Agreement ("Agreement") is executed in duplicate this _____ day of _____, 2025 ("Effective Date"), by and between the **Pleasant Grove City Corporation, a municipal corporation and political subdivision of the State of Utah**, with its principal offices located at 70 S 100 East, Pleasant Grove, Utah 84062 (the "City"), and **New Cingular Wireless PCS, LLC, a Delaware limited liability company**, having a mailing address of 1025 Lenox Park Blvd NE, 3rd Floor, Atlanta, GA 30319 (hereinafter referred to as "PROVIDER").

RECITALS

WHEREAS, the City owns real property located at 1550 North 100 East, Pleasant Grove, County of Utah, State of Utah 84062 (the "Property"), the legal description for is attached hereto at **Exhibit "A"**; and

WHEREAS, the City operates a public park on the Property; and

WHEREAS, the City desires to grant to PROVIDER an option for the right to use a portion of the Property in accordance with this Agreement; and

WHEREAS, this Agreement sets forth the parties' respective rights and responsibilities related to the option and if exercised the operation and maintenance of a monopole, antennas and equipment facilities on a portion of the Property.

COVENANTS

NOW, THEREFORE, in consideration of the mutual covenants of the parties as hereinafter set forth, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. Option; Term.

1.1. **Option.** City grants PROVIDER an exclusive option (the "Option") to lease the Premises (as defined below) in accordance with the terms of this Agreement. In consideration of City granting PROVIDER the Option, PROVIDER agrees to pay City the sum of Four Thousand and No/100 Dollars (\$4,000.00) within thirty (30) business days after the full execution of this Agreement by both parties. The Option may be exercised during a term of one (1) year commencing on the Effective Date (the "**Option Term**"). PROVIDER may exercise the Option by notifying City in writing thereof during the Option Term. If PROVIDER exercises the Option, then City leases the Premises to PROVIDER subject to the terms and conditions of this Agreement. If PROVIDER does not exercise the Option during the Option Term, then this Agreement will terminate, and the parties will have no further liability to each other.

1.2. The term of this Agreement is five (5) years (the "Initial Term"), commencing on the

effective date of written notification by PROVIDER to City of PROVIDER's exercise of the Option ("Commencement Date"). This Agreement shall be automatically renewed for four (4) additional terms of five (5) years each (each a "Renewal Term") according to the terms and conditions set forth herein, unless PROVIDER provides the City notice of intention not to renew not less than ninety (90) days prior to the expiration of the Initial Term or of any Renewal Term.

2. **Premises.** The City hereby agrees to lease to PROVIDER a portion of the Property. That portion of the Property to be leased to PROVIDER shall include the area described in the attached **Exhibit "A"** (the "Premises"). **Exhibit "A"** is by reference incorporated herein. This Agreement is subject to the following terms and conditions:

2.1. **Use.** The Premises shall be used only for transmitting and receiving wireless telephone and radio communication signals and for constructing, operating, maintaining, repairing and replacing related facilities, towers, antennas and equipment, and other structures described in the site plan, vicinity map and enlarged site plan submitted to the City by PROVIDER or its predecessors, including but not limited to space for an equipment shelter and antenna structure. PROVIDER's right to use the Premises is exclusive. For a period of ninety (90) days following the start of construction, City grants PROVIDER, its employees, agents and contractors, the right to use such portions of the City's contiguous, adjoining or surrounding property as may reasonably be required during construction and installation of PROVIDER's communication facility. PROVIDER'S use of the City's contiguous, adjoining or surrounding property for construction and installation shall not interfere with the public use of the park and PROVIDER shall restore the condition of the City's contiguous, adjoining or surrounding property to the condition that existed prior to PROVIDER'S use for construction and installation.

2.2. **Construction.** The design of the monopole and associated facilities, antennas and equipment are depicted on the Construction Plans in **Exhibit "B,"** which are attached hereto and by reference is made a part hereof. Any other construction on the Premises must be approved in writing by the City, which approval shall not be unreasonably withheld, delayed or conditioned. Notwithstanding the foregoing, PROVIDER shall have the right, without City's consent, to upgrade its facilities and equipment on the Premises, including but not limited to addition of antennas and equipment to the monopole and equipment within PROVIDER's shelter, and to permit additional Providers' (as defined in Section 3.1.2) to install and upgrade their communication facilities and equipment on the Premises; provided that said upgrades and additions do not materially change the nature of PROVIDER's use of the Premises, PROVIDER is in compliance with Section 3.1.2, and such other Providers comply with all of the terms and conditions of this Agreement.

2.3. **Construction Costs.** PROVIDER shall pay all costs associated with constructing, maintaining and operating any facilities, towers, antennas or equipment on the Premises related to PROVIDER's use of the Premises.

2.4. **Appearance.** PROVIDER shall keep and maintain the Premises, and any monopole, tower, facility, antenna or equipment on the Premises, in a neat, orderly and safe condition.

2.5. Compliance. PROVIDER shall comply with all Federal, State and local laws and regulations in constructing and using the monopole and all related facilities, including applicable zoning, building code and FCC requirements. PROVIDER shall obtain, at its own expense, all licenses, permits and authorizations required for its use of the Premises.

2.6. License to Cross Property. The City grants PROVIDER a non-exclusive license to cross over the Property for access to the Premises to and from a public right-of-way and to bring utilities to the Premises. The City may designate the location(s) where PROVIDER may access the Property and to the appropriate, in PROVIDER's discretion, source of electric, fiber and telephone facilities.

2.7. Quiet Possession. The City grants PROVIDER quiet possession of the Premises during the term of this Agreement (including extensions), subject to any approved co-locator's right to use or lease a portion of the monopole and also subject to the City's use of the Property, provided that PROVIDER is not in default beyond the expiration of any cure period.

2.8. Non-Disturbance. In no event shall PROVIDER's use of the Premises limit or disrupt the City's use of the Property as a park, or in any way interfere with the City's existing or proposed communications systems.

2.9. Safety. PROVIDER acknowledges that the Premises upon which the monopole, equipment building and related facilities are situated, are located in proximity to residential dwellings. PROVIDER shall construct and maintain its facilities in a manner that does not create a hazard or safety problem for the guests of the park or the residents of the surrounding neighborhoods. PROVIDER shall take whatever steps may be necessary to eliminate the risk of injury or accident to any of the residents of the surrounding neighborhoods from PROVIDER facilities or property.

2.10. UAS. If PROVIDER elects to utilize an Unmanned Aircraft System ("UAS") in connection with its installation, construction, monitoring, site audits, inspections, maintenance, repair, modification, or alteration activities at a Premises, City hereby grants PROVIDER, or any UAS operator acting on PROVIDER's behalf, express permission to fly over the applicable Property and Premises, and consents to the use of audio and video navigation and recording in connection with the use of the UAS. Prior to use of the UAS, PROVIDER shall provide City a certificate of insurance evidencing coverage specific to the operation of a UAS.

2.11. Coordination with City. PROVIDER shall coordinate with City staff, including, but not limited to the Parks and Recreation Director, prior to commencing construction to ensure that use of the baseball fields at the park are not disrupted during the construction process.

2.12. City's Lighting Equipment. PROVIDER's permitted use includes PROVIDER's right to replace the City's light pole ("**Pole**") with a new taller light pole ("**monopole**") that has sufficient capacity to support PROVIDER's antennas and tower based facilities in addition to the City's lights. Upon completion of construction of the monopole, PROVIDER shall be responsible for relocation of City's lighting equipment ("**Lighting Equipment**") onto the monopole, and removal and disposal of the Pole from the Property; provided that PROVIDER

shall have no obligation to remove the Pole's foundation. During the Term of this Agreement, City shall be solely responsible for the operation, maintenance, repair, and replacement of the Lighting Equipment. Prior to accessing or performing any work on the monopole, City shall provide PROVIDER forty-eight (48) hours prior written notice in accordance with Section 6 and telephonic notice at PROVIDER's NOC, 800-638-2822, which notice shall include the reason for accessing the monopole and scope of work to be performed thereon. City must obtain PROVIDER's prior written approval before performing any installation, removal, and/or replacement work on the monopole; PROVIDER may have a representative present during any such access and work. PROVIDER shall have the right to object to replacement or modification of the Lighting Equipment or installation of any other equipment on the monopole, if in PROVIDER's reasonable discretion such replacement, modification, or installation will compromise or adversely impact the structural integrity of the monopole, or interfere with PROVIDER's use of the Premises or operation of its communication facility. The repair costs for any damage caused to the monopole and PROVIDER's communication facility resulting from performance of such work by, for, or at the direction of City, shall be borne by City. Notwithstanding anything herein to the contrary, if City is only accessing the monopole in order to change out a burned-out light bulb, then City need only provide PROVIDER forty-eight (48) hours prior telephonic notice at PROVIDER's NOC before accessing the monopole.

3. **Consideration.** PROVIDER shall provide the following consideration to the City in exchange for PROVIDER's lease of the Premises:

3.1. **Annual Rent Payment.** PROVIDER shall make annual rent payments to the City. Rent shall be paid according to the terms and conditions set forth in this Section 3.

3.1.1. **Standard Annual Lease Fee.** If the Commencement Date occurs during the first six months of the Option Term, the amount of Rent paid by Provider for the first year of the Initial Term shall be \$30,000 and increase thereafter as illustrated in the table below. If the Commencement Date occurs between months seven and the end of the Option Term, the amount of Rent paid by Provider for the first year of the Initial Term shall be \$30,900 and increase thereafter as illustrated in the table below. The standard annual lease fee shall increase on each anniversary of the Commencement Date by four percent (4%) each year that this Agreement remains in effect, including during any Renewal Terms exercised (as illustrated in the table below), subject to adjustment at the beginning of Year 10 and Year 20 as provided in Section 3.1.5 below.

RENTAL RATE	
YEAR 1	\$30,000.00
4% INCREASE	\$ 1,200.00
YEAR 2	\$31,200.00
4% INCREASE	\$ 1,248.00
YEAR 3	\$ 32,448.00
4% INCREASE	\$ 1,297.92
YEAR 4	\$ 33,745.92

first annual rent payment within forty-five (45) days after the Commencement Date, such payment shall not be deemed delinquent nor incur any late fees.

3.1.5. Annual Rent Payment Adjustment. The annual rent payment may be adjusted by the City at the beginning of Year 10 and the beginning of Year 20 of this Agreement. The purpose of the adjustment is to ensure that the City receives fair market value for the Premises over the entire term of this Agreement. If, at its sole discretion, the City elects to hire an independent appraiser, the independent appraiser shall be mutually agreed to by the parties. The annual rent payment shall then be adjusted as determined by the independent appraiser's finding of fair market value.

3.2. Intentionally Omitted.

3.3. Co-Location. PROVIDER acknowledges that the City desires to minimize the number of monopoles and antennas in Pleasant Grove, while still allowing fair competition and city-wide coverage for each telecommunications provider. One of the primary purposes of this Agreement is to encourage multiple uses of the Premises and the monopole. The parties intend that at least one other party shall co-locate on the monopole. PROVIDER shall give the City written notice of its intent to add each additional co-locator. It is anticipated that any co-locating party shall negotiate with PROVIDER regarding compensation acceptable to PROVIDER for use of the monopole. PROVIDER shall allow co-location on the monopole, and shall negotiate in good faith with any party desiring to co-locate. Good faith negotiations shall include offering a potential co-locator the opportunity to rent space on the monopole on commercially reasonable terms. Future co-location is also subject to the following conditions:

3.3.1. Technical Report. Each potential co-locator shall provide PROVIDER, the City and all other co-locating parties with detailed specifications for and the weight of the proposed new antennas and the proposed transmission frequencies, together with an engineering report satisfactory to PROVIDER, the City and the other co-locators showing that the monopole will support the load, and that the use of the new antennas at the specified frequencies will not cause any interference to PROVIDER, the City or the other pre-existing co-locators' use of their antenna facilities.

3.3.2. Indemnification. Each co-locator shall indemnify and hold harmless PROVIDER, the City and all other pre-existing co-locating parties from all claims and liabilities with respect to the co-locator's use of the new antennas, and agree to name PROVIDER, the City and the other pre-existing co-locating parties as additional insureds under its commercial general liability insurance policy.

3.3.3. Permits/Approvals. Each co-locator shall be responsible for all government permits and satisfaction of all other regulatory approvals with respect to the installation and use of the new antennas, and shall comply with all federal, state and local laws and regulations in constructing and using its own equipment and facilities on the Premises.

3.3.4. Notification of Additional Co-locators. PROVIDER shall provide written notice to the City of each additional co-locator who locates any facilities on the monopole or any

other part of the Premises.

4. **Ownership of Monopole.** PROVIDER shall own any and all facilities installed on the Premises by PROVIDER including the monopole, equipment building and other facilities. At the expiration of the twenty-five (25) year lease term, if PROVIDER desires to continue to lease the Premises and use the monopole, the City and PROVIDER may agree to extend this Agreement for an additional term or may agree to negotiate a new lease with terms and conditions acceptable to both parties. If this Agreement is terminated by PROVIDER as provided under Section 10, or if the parties do not agree to extend this Agreement or negotiate a new lease at the expiration of the twenty-five (25) year lease term, the City shall have the right to require PROVIDER to remove any and all facilities, structures, fixtures and other property owned by PROVIDER including but not limited to the monopole and equipment building, from the Premises at PROVIDER's sole expense; provided that PROVIDER shall have no obligation to remove any foundations or underground utilities more than three feet (3') below grade. If PROVIDER terminates this Agreement before the expiration of the twenty-five (25) year lease term for any reason other than an uncured default by the City, PROVIDER may sell the monopole to any co-locator, or to any other party if approved in writing by the City. However, any new owner of the monopole must agree in writing to all of the terms, conditions and obligations set forth in this Agreement. In the event that PROVIDER ceases operations at this location and does not sell the monopole to another provider, the monopole and any lighting equipment installed on the pole for the benefit of the ball fields will become the property of the City at no cost to City.

5. **Assignment/Sublease.** PROVIDER will have the right to assign, sell or transfer its interest under this Agreement, in whole or part (including the Option), without City's consent, to: (a) PROVIDER's Affiliate (as defined herein below), (b) any entity that acquires all or substantially all of the PROVIDER's assets in the market as defined by the Federal Communications Commission ("FCC") in which the Property is located, or (c) an entity whose primary business is managing and maintaining wireless communications towers. PROVIDER may not otherwise assign this Agreement without City's consent, City's consent not to be unreasonably withheld, conditioned or delayed. Upon notification to City of such assignment, transfer or sale, the assignor will be relieved of all future performance, liabilities and obligations under this Agreement. PROVIDER shall have the right to sublease the Premises, in whole or in part, without City's consent; provided such subtenant agrees in writing to be bound by all the terms and conditions of this Agreement.

5.1 **Affiliates.** All references to "PROVIDER" shall be deemed to include any Affiliate of New Cingular Wireless PCS, LLC, using the Premises for any permitted use or otherwise exercising the rights of PROVIDER pursuant to this Agreement. "Affiliate" means with respect to a party to this Agreement, any person or entity that (directly or indirectly) controls, is controlled by, or under common control with, that party. "Control" of a person or entity means the power (directly or indirectly) to direct the management or policies of that person or entity, whether through the ownership of voting securities, by contract, by agency or otherwise.

6. **Notices.** All notices must be in writing and are effective when received, refused or returned undelivered after having been emailed (in accordance with the terms below), deposited in the U.S. mail, certified, return receipt requested and postage prepaid, or when sent via overnight delivery,

or as otherwise provided by law.

Notice to the City shall be sent to the following address:

Pleasant Grove City Corporation
70 South 100 East
Pleasant Grove, Utah 84062

Notice to PROVIDER shall be sent as follows:

- (a) To PROVIDER's Lease Administration Department by email at NoticeIntake@att.com with the "FA#15521755; Cell Site UTL94218; NE Pleasant Grove (UT)" in the email subject line; and
- (b) With a required copy of all notice of default to:
New Cingular Wireless PCS, LLC
ATTN: Legal Dept – Network Operations
RE: Cell Site #: UTL94218; Cell Site Name: NE Pleasant Grove (UT)
Fixed Asset #: 15521755
208 S. Akard Street
Dallas, TX 75202-4206

Notices by email to PROVIDER's Lease Administration Department will be effective on the first calendar day after it was sent unless the sender receives an automated message that the email has not been delivered. Electronic mail shall be sent with a read receipt, but a read receipt shall not be required to establish that notice was given and received.

Either party hereto may change the place for the giving of notice to it by thirty (30) days' prior written notice to the other party hereto as provided herein.

7. Compliance with Laws. The City represents that its Property (including the Premises), and all City improvements located thereon, are in substantial compliance with building, life/safety, disability and other laws, codes and regulations of applicable governmental authorities. PROVIDER shall comply with all applicable laws relating to its possession and use of the Premises.

8. Interference.

8.1 The City may have existing microwave and other radio transmission equipment on the Property. Prior to or concurrent with the full execution of this Agreement, City has provided or will provide PROVIDER with a list of radio frequency user(s) and frequencies used on the Property as of the Effective Date. As long as the City operates and continue to operate within their respective frequencies and in accordance with all applicable laws and regulations, PROVIDER shall resolve any interference caused to the City's existing communications systems by PROVIDER's construction and operation of the monopole and related facilities (including activities of all Providers on the Premises). Whenever any Provider changes equipment or installs new equipment on the Premises, PROVIDER shall require that Provider to resolve any interference to the City caused by such changes or installation.

8.2 City will not grant, after the Effective Date, a lease, license or any other right to any third party, if the exercise of such grant may in any way adversely affect or interfere with the PROVIDER's communication facility, the operations of PROVIDER or the rights of PROVIDER under this Agreement. City will notify PROVIDER in writing prior to granting any third party the right to install and operate communications equipment on the Property.

8.3 Except as may be necessary in the case of an emergency, City will not, nor will City permit its employees, tenants, licensees, invitees, agents or independent contractors to interfere in any way with PROVIDER's communication facility, the operations of PROVIDER or the rights of PROVIDER under this Agreement. City will cause such interference to cease within twenty-four (24) hours after receipt of notice of interference from PROVIDER. In the event any such interference does not cease within the aforementioned cure period, City shall cease all operations which are suspected of causing interference (except for intermittent testing to determine the cause of such interference) until the interference has been corrected.

8.4 For the purposes of this Agreement, "interference" may include, but is not limited to, any use on the Property that causes electronic or physical obstruction with, or degradation of, communications signals.

9. **Utilities.** PROVIDER has had an opportunity to inspect utilities present on the Property, and at the Premises, and is satisfied that such utilities are adequate for its needs. The City shall cooperate with PROVIDER in its efforts to provide needed utilities to the Premises, although PROVIDER shall pay any costs associated with bringing utilities to the Premises.

10. **Termination.** PROVIDER may terminate this Agreement at any time without further liability by providing notice to the City if PROVIDER does not obtain all permits or other approvals (collectively, "approval") required from any governmental authority or any easements required from any third party to operate its communications facility at the Premises, or if any such approval is canceled, expires or is withdrawn or terminated, or if the City fails to have proper ownership of the Premises or authority to enter into this Agreement, or if PROVIDER, for any other reason, in its sole discretion, determines that it shall be unable to use the Premises for its intended purpose. Upon termination, any prepaid rent shall be refunded to PROVIDER and the City shall have the right to require PROVIDER to remove any and all facilities, structures, fixtures and other property owned by PROVIDER, including but not limited to the monopole and equipment building, from the Premises at PROVIDER's sole expense and PROVIDER shall restore the Premises and Property to the condition it was in prior to PROVIDER'S construction and installation; ordinary wear and tear and subject to the terms of Section 4 herein above excepted.

11. **Default.** If any party is in default under this Agreement for a period of (a) sixty (60) days following receipt of written notice from the non-defaulting party with respect to a default which may be cured solely by the payment of money, or (b) sixty (60) days following receipt of written notice from the non-defaulting party with respect to a default which may not be cured solely by the payment of money, then, in either event, the non-defaulting party may pursue any remedies available to it against the defaulting party under applicable law, including, but not limited to, the right to terminate this Agreement. If the non-monetary default may not reasonably be cured within a sixty (60) day period, this Agreement may not be terminated if the defaulting party commences

action to cure the default within such sixty (60) day period and proceeds with due diligence to fully cure the default. If the City terminates this Agreement based on an uncured default by PROVIDER, the City shall have the option to require PROVIDER to remove the monopole and all related facilities at PROVIDER's expense.

12. **General Indemnification.** PROVIDER shall indemnify and hold the City and its officers, officials, employees, agents and volunteers harmless from and against all claims, damages, losses and expenses (including attorney's fees), in connection with a third party claim arising out of or resulting from the activities of PROVIDER, or any employee, agent, contractor or representative of PROVIDER under this Agreement, except to the extent attributable to the negligent or intentional act or omission of City, its employees, invitees, agents or independent contractors. The obligation of PROVIDER to indemnify the City pursuant to this section shall include but is not limited to costs relating to environmental clean-up or non-compliance arising from PROVIDER's use of the Premises. The City shall indemnify and hold harmless PROVIDER, and its employees, agent, and contractors from and against all claims, damages, losses and expenses (including attorney's fees), in connection with a third party claim arising out of or resulting from the City's, and its employees and agents negligent and intentional acts, except to the extent attributable to the negligent or intentional act or omission of PROVIDER, its employees, agents or independent contractors.

13. **Property Damages.** PROVIDER shall indemnify the City against any and all loss or damage to the City's Property, except ordinary wear and tear, caused by the negligence or willful misconduct of PROVIDER, or any employee, agent, contractor or representative of PROVIDER. Pursuant hereto PROVIDER shall reimburse the City for any such damage caused. Possible damage includes, but is not limited to, lawn/grass, sprinklers, fences, buildings, parking areas, etc., which may result from the acts or failure to act by PROVIDER's employees, contractors, or agents. The City shall also indemnify PROVIDER against any and all loss or damage to PROVIDER's property, except ordinary wear and tear, caused by the negligence or willful misconduct of the City or its employees, agents, or contractors. Pursuant hereto the City shall reimburse PROVIDER for any such damage caused.

14. **Hazardous Substances.** The City represents that it has no knowledge of any substance, chemical or waste (collectively, "substance") on the Premises that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. PROVIDER shall not introduce or use any such substance on the Premises, except in compliance with all applicable federal, state or local laws and regulations.

15. **Taxes.** PROVIDER shall be responsible for payment of all personal property taxes assessed directly upon the monopole or any other equipment or facilities owned by PROVIDER on the Property. The City's real property is normally exempt from property taxes. If, as a result of this Agreement, real property taxes are assessed against the Premises, PROVIDER shall pay any such taxes attributable to the monopole, the equipment building and any other equipment or facilities maintained on the Premises by PROVIDER.

16. **Insurance.**

16.1. **Types.** PROVIDER shall carry and maintain the following types of insurance for the duration of this Agreement. Any contractor hired by PROVIDER to perform work at the Premises shall also meet these insurance requirements.

16.1.1. **Commercial General Liability.** Commercial General Liability (“CGL”) insurance with coverage that is at least as broad as the Insurance Services Office Commercial General Liability coverage (“occurrence” form) CG 00 01 or equivalent.

16.1.2. **Business Auto.** Business Auto insurance with coverage that is at least as broad as the Insurance Services Office Business Auto Coverage form.

16.1.3. **Workers’ Compensation and Employer’s Liability.** Workers’ Compensation insurance as required by the State of Utah and Employer’s Liability Insurance.

16.2. **Coverage Limits.** PROVIDER’s required insurance shall have the following coverage limits:

16.2.1. **Commercial General Liability.** \$1,000,000.00 combined single limit per occurrence for bodily injury, personal injury and property damage. If the policy contains a general aggregate limit, the general aggregate limit must apply separately to this Agreement or the general aggregate limit shall be \$5,000,000.00.

16.2.2. **Business Auto.** \$1,000,000.00 combined single limit per accident for bodily injury and property damage.

16.2.3. **Workers’ Compensation and Employer’s Liability.** Workers’ Compensation as required by the State of Utah and \$500,000.00 per accident for Employer’s Liability.

16.3. **Deductibles.** Any deductibles or self-insured retentions must be declared to the City. At City’s option, City may require:

16.3.1. PROVIDER procure a bond or letter of credit guaranteeing payment of any deductibles or self-insured retentions.

16.4. **Policy Provisions.** The policies shall contain, or be endorsed to contain, the following provisions:

16.4.1. **Additional Insured.** The City, its officers, officials, employees and volunteers shall be listed as additional insured under the CGL and Business Auto policies by endorsement as respects to this Agreement. The coverage on said policies shall contain no special limitations on the scope of protection afforded to the City, its officers, officials, employees and volunteers.

16.4.2. **Primary Insurance.** PROVIDER’s insurance coverage shall be primary insurance. Any insurance or self-insurance maintained by the City shall be excess of PROVIDER’s insurance and shall not contribute with it.

16.4.3. Reporting. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its officers, employees or volunteers.

16.4.4. Separate Application. PROVIDER's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

16.4.5. Waiver of Subrogation. To the extent permitted by law, the insurers shall waive, in writing, all rights of subrogation against the City, its officers, officials, employees and volunteers for losses arising from PROVIDER's actions in performing (or failing to perform) this Agreement.

16.4.6. Cancellation. Each insurance policy required by this Agreement shall contain an undertaking by the insurer to notify the City in writing not less than thirty (30) days before suspension, cancellation, or if any required coverages are not being replaced. If required insurance lapses, the City shall have the option of:

16.4.6.1. Purchasing the insurance on behalf of PROVIDER and billing PROVIDER for the cost of insurance or consider the lack of insurance as a breach of this Agreement; or

16.4.6.2. Terminating this Agreement.

16.5. Best's Rating. Each insurer shall have a Best's rating of A-:VII or better. Insurers must maintain the A-:VII or better rating for the entire term of this Agreement.

16.6. Certificates of Insurance. PROVIDER shall provide the City with certificates of insurance and with original endorsements effecting coverage required by this Agreement. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. All certificates and endorsements shall be received and approved by the City before work commences.

16.7. Subcontractors. PROVIDER shall include any subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

17. Memorandum of Agreement. If requested by PROVIDER, the City agrees to promptly execute and deliver a recordable memorandum of this Agreement to PROVIDER.

18. General Provisions.

18.1. Lawful Agreement. The parties represent that they have lawfully entered into this Agreement, having complied with all relevant statutes, ordinances, resolutions, by-laws and other legal requirements applicable to their operation.

18.2. Utah Law. This Agreement shall be interpreted pursuant to Utah law. Each party agrees that any legal action or proceeding with respect to this Agreement may only be brought in the district courts of Utah County, in the state of Utah.

18.3. Time of Essence. Time shall be of the essence of this Agreement.

18.4. Interpretation of Agreement. Whenever the context of any provision shall require it, the singular number shall be held to include the plural number, and vice versa, and the use of any gender shall include any other and all genders. The paragraphs and section headings in this Agreement are for convenience only and do not constitute a part of the provisions hereof.

18.5. No Presumption. All parties have participated in preparing this Agreement. Therefore, the parties stipulate that any Court interpreting or construing this Agreement shall not apply the rule of construction that the Agreement should be more strictly construed against the drafting party.

18.6. Amendments. This Agreement may be modified or amended by written Agreement only. No oral modifications or amendments shall be effective.

18.7. Binding Agreement. This Agreement shall be binding on the heirs, successors, administrators and assigns of each of the parties and the terms and conditions contained in this Agreement will run with the Property.

18.8. Complete Agreement. This Agreement, including Exhibits, represents a complete and final Agreement of the parties. This Agreement was entered into at arms length, and the terms hereof represent the will of the parties. Therefore, no usage of trade, course of dealing, course of performance, or longstanding practices, policies, or procedures of any of the parties, or their agents, may be inferred as part of this Agreement, may be incorporated in any way as part of this Agreement, nor may constitute a waiver of rights by any of the parties hereto.

18.9 Waiver of City's Liens. City waives any and all lien rights it may have, statutory or otherwise, concerning PROVIDER's communication facilities or any portion thereof. The PROVIDER's communication facilities shall be deemed personal property for purposes of this Agreement, regardless of whether any portion is deemed real or personal property under applicable law; City consents to PROVIDER's right to remove all or any portion of its communication facilities from time to time in PROVIDER's sole discretion and without City's consent.

18.10 Limitation of Liability. Except for the indemnity obligations set forth in this Agreement, and otherwise notwithstanding anything to the contrary in this Agreement, PROVIDER and City each waives any claims that each may have against the other with respect to consequential, incidental or special damages, however caused, based on any theory of liability.

18.11 Interpretation. Unless otherwise specified, the following rules of construction and interpretation apply: (i) use of the term "including" will be interpreted to mean "including but

not limited to”; (ii) whenever a party’s consent is required under this Agreement, except as otherwise stated in the Agreement or as same may be duplicative, such consent will not be unreasonably withheld, conditioned or delayed; (iii) use of the terms “termination” or “expiration” are interchangeable; (iv) reference to a default will take into consideration any applicable notice, grace and cure periods; and (v) if any provision of this Agreement is held invalid, illegal or unenforceable, the remaining provisions of this Agreement shall remain in full force if the overall purpose of the Agreement is not rendered impossible and the original purpose, intent or consideration is not materially impaired.

18.12 **W-9.** As a condition precedent to payment, City agrees to provide PROVIDER with a completed IRS Form W-9, or its respective equivalent, upon execution of this Agreement and at such other times as may be reasonably requested by PROVIDER, including any change in City’s name or address.

18.13 **Counterparts.** This Agreement will become effective as a binding Agreement only upon the handwritten legal execution, acknowledgment and delivery hereof by City and PROVIDER. This Agreement may be executed in two (2) or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each of the parties. All parties need not sign the same counterpart.

18.14 **WAIVER OF JURY TRIAL.** EACH PARTY, TO THE EXTENT PERMITTED BY LAW, KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES ITS RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING UNDER ANY THEORY OF LIABILITY ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS AGREEMENT OR THE TRANSACTIONS IT CONTEMPLATES.

19. **Relocation.** The City shall have the one-time right during the term of this Agreement, upon no less than eighteen (18) months prior written notice, to require the relocation of the monopole and all related facilities and structures to a suitable mutually acceptable alternate location on the Property in the event that the City determines that in the furtherance of its needs or requirements, such relocation is necessary or desirable and provided that such relocation may be accomplished without causing significant disruption of the wireless services being provided by PROVIDER or its Providers. Any relocation described in this section shall be affected at the City’s expense.

20. **Incorporation of Recitals.** The recitals to this Agreement are incorporated into the Covenants section of this Agreement as if fully set forth herein.

21. **Warranties.**

(a) Each of PROVIDER and City acknowledge and represent that it is duly organized, validly existing and in good standing and has the right, power, and authority or capacity, as applicable, to enter into this Agreement and bind itself hereto through the party or individual set forth as signatory for the party below.

(b) City represents, warrants and agrees that: (i) City solely owns the Property as a legal lot in fee simple; (ii) the Property is not and will not be encumbered by any liens, restrictions, mortgages, covenants, conditions, easements, leases, or any other agreements of record or not of

record, which would adversely affect City's permitted use and enjoyment of the Premises under this Agreement; (iii) City's execution and performance of this Agreement will not violate any laws, ordinances, covenants or the provisions of any mortgage, lease or other agreement binding on City; and (iv) if the Property is or becomes encumbered by a deed to secure a debt, mortgage or other security interest, then City will provide promptly to PROVIDER a mutually agreeable subordination, non-disturbance and attornment agreement executed by City and the holder of such security interest.

[SIGNATURES APPEAR ON NEXT PAGE]

SIGNED and ENTERED INTO on the last date signed by a party's authorized representative herein below.

PLEASANT GROVE CITY CORPORATION

By: _____

Name: _____

Date: _____

ATTEST:

City Recorder

NEW CINGULAR WIRELESS PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT "A"

Legal Description of the "Property":

Commencing West 21.19 chains & North 10.87 chains from southeast corner of section 17, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence West 10 chains; thence North 9.75 chains; thence East 7.5 chains; thence South 2.25 chains; thence East 2.5 chains; thence South 7.5 chains to beginning.

The following is shown for information purposes only: 14-016-0183

Legal Description of the "Premises":

A parcel of land (25' X 60') for the purpose of a telecommunications equipment lease area, situate within the corporate limits of Pleasant Grove, Utah County, Utah. Said lease parcel comprising a portion of the SW¼SE¼ of Section 17, Township 5 South, Range 2 East, Salt Lake Base and Meridian; more particularly described by metes and bounds as follows:

Beginning at a point which lies 1124.50 feet North and S.89°55'58"W. 1847.91 feet along the section line from the Southeast corner of said Section 17, thence S.75°06'45"W. 25.00 feet, thence N.14°53'15"W. 60.00 feet, thence N.75°06'45"E. 25.00 feet, thence S.14°53'15"E. 60.00 feet to the point of beginning.

The above described parcel of land contains 1500 square feet in area or 0.03 acres, more or less (as described).



LEASE AREA LAND DESCRIPTION

A strip of land twenty (20') feet wide for the purpose of serving a telecommunications equipment lease area, situate within the corporate limits of Pleasant Grove, Utah County, Utah. Said strip comprising a portion of the SW¼SE¼ of Section 17, Township 5 South, Range 2 East, Salt Lake Base and Meridian; the centerline of said strip more particularly described by metes and bounds as follows:





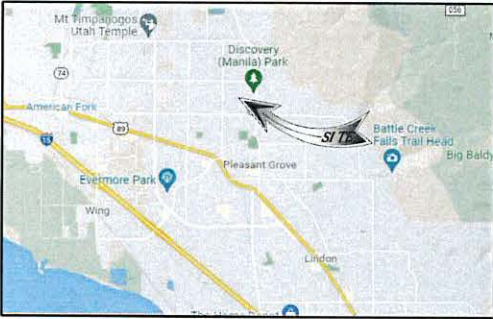



Beginning at a point which lies 1031.18 feet North and S.89°55'58"W. 1401.06 feet along the section line from the Southeast corner of said Section 17, thence West 327.65 feet, thence North 121.47 feet, thence West 126.84 feet to the point of terminus.

The above described strip of land contains 11,519 square feet in area or 0.26 of an acre more or less (as described).



ACCESS/UTILITY EASEMENT LAND DESCRIPTION

EXHIBIT “B”
PROVIDER’S Construction Plans and Specification

<div>CODE COMPLIANCE</div> <div>ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.</div> <div>2017 ICC A117.1 ACCESSIBILITY 2021 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) 2021 INTERNATIONAL MECHANICAL CODE (IMC) 2021 INTERNATIONAL PLUMBING CODE (IPC) 2021 INTERNATIONAL FUEL GAS CODE (IFGC) 2021 INTERNATIONAL FIRE CODE (IFC) 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2020 NATIONAL ELECTRIC CODE (NEC)</div>		<div><div>AT&T</div></div> <div>NEW SITE BUILD</div> <div>1C PACE ID: MRUTH044959 WM ID: WSUTH0043976 USID: 309898 FA CODE: 15521755 RFDS WOID #: RFDS-2885</div> <div>SITE NUMBER: UTL94218 SITE NAME: NE PLEASANT GROVE SITE TYPE: MONOPOLE / WUC ADDRESS: 1550 NORTH 100 EAST PLEASANT GROVE, UT 84062 PARCEL ID: 140160183</div>		<div>PREPARED FOR</div> <div><div>AT&T</div></div> <div>NEW CIRCULAR WIRELESS PCS, LLC (AT&T) 7670 S. CHESTER ST. CENTENNIAL, CO 80112</div> <div>Vendor:</div> <div><div>P. MARSHALL & ASSOCIATES</div><div>A CENTENNIAL COMMUNICATIONS COMPANY</div><div>1000 HOLCOMB WOODS PKWY, STE 210 CENTENNIAL, CO 80112 OFFICE: (303) 260-2537 FAX: (303) 260-2537</div></div> <div>Issued For:</div> <div>UTL94218 NE PLEASANT GROVE 1550 NORTH 100 EAST PLEASANT GROVE, UT 84062</div> <div>PARCEL ID: 140160183</div> <div>THE INFORMATION CONTAINED IN THE SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.</div> <div>DRAWN BY: SLM CHECKED BY: KM</div> <div>REV. DATE BY DESCRIPTION 0 4/14/25 SLM 100% CD 1 4/23/25 SLM 100% CD 2 6/2/25 SLM 100% CD</div> <div>THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SPECS. UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURER'S EQUIPMENT INSTALLATION SPECS SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION.</div> <div>Licensor:</div> <div></div> <div>Sheet Title:</div> <div>TITLE SHEET</div> <div>Sheet Number:</div> <div>T-1</div>																																																																																	
<div>PROJECT TEAM</div> <div>SITE CONSTRUCTION MANAGER: NAME: AT&T ADDRESS: 7670 S. CHESTER ST. CITY, STATE, ZIP: CENTENNIAL, CO 80112 CONTACT: REID POST PHONE: (303) 547-5339</div> <div>SITE APPLICANT: NAME: AT&T ADDRESS: 7670 S. CHESTER ST. CITY, STATE, ZIP: CENTENNIAL, CO 80112 CONTACT: MARCO MENDEZ PHONE: MOBILE: 858-699-9169 EMAIL: marco.mendez@att.com</div> <div>RF ENGINEER: NAME: AT&T ADDRESS: 7670 S. CHESTER ST. CITY, STATE, ZIP: CENTENNIAL, CO 80112 CONTACT: TROY JOHNSON PHONE: (720) 244-1913</div> <div>CIVIL ENGINEER: NAME: PMA ADDRESS: 1000 HOLCOMB WOODS PKWY, STE 210 CITY, STATE, ZIP: ROSWELL, GA 30076 CONTACT: KEVIN MILLER PHONE: (770) 296-6180</div> <div>ELECTRICAL ENGINEER: NAME: PMA ADDRESS: 1000 HOLCOMB WOODS PKWY, STE 210 CITY, STATE, ZIP: ROSWELL, GA 30076</div> <div>PROPERTY OWNER: NAME: PLEASANT GROVE CITY CORP ADDRESS: 70 SOUTH 100 EAST CITY, STATE, ZIP: PLEASANT GROVE, UT 84062 PHONE: 801-785-5045</div>		<div>VICINITY MAP</div> <div></div> <div></div>		<div>LOCAL MAP</div> <div></div>		<div>PROJECT DESCRIPTION</div> <div>PROPOSED SITE BUILD OF AN UNMANNED TELECOMMUNICATIONS FACILITY, CONSISTING OF THE FOLLOWING:</div> <div>TOWER/ANTENNA SOW: ** INSTALLATION OF (1) AT&T 100'-0" HIGH MONOPOLE ** INSTALLATION OF (1) AT&T 5'-0" LIGHTNING ROD ** INSTALLATION OF (9) AT&T PANEL ANTENNAS ** INSTALLATION OF (9) AT&T REMOTE RADIO HEADS (RRH'S) ** INSTALLATION OF (3) AT&T RRH MOUNTS ** INSTALLATION OF (3) AT&T DC-9 SURGE SUPPRESSORS ** INSTALLATION OF (1) AT&T V-FRAME ANTENNA MOUNT</div> <div>EQUIPMENT SOW: ** INSTALLATION OF AN AT&T 25'-0" X 60'-0" (1500 SQ. FT.) TELECOMMUNICATION COMPOUND LEASE AREA ** INSTALLATION OF AN AT&T 25'-0" X 60'-0", 6'-0" HIGH CHAIN LINK FENCING W/ PRIVACY SLATS ** INSTALLATION OF (1) AT&T WALK-UP CABINET (WUC) ON CONCRETE PAD ** INSTALLATION OF (1) AT&T 30KW DIESEL BACK-UP GENERATOR ON CONCRETE PAD ** INSTALLATION OF (1) AT&T 200A AC POWER PANEL ** INSTALLATION OF (1) AT&T VERTIV STD -48DC OUTDOOR NEISURE 5100 SYSTEM S25A POWER PLANT W/ (8) BATTERIES ** INSTALLATION OF (1) METER, DISCONNECT & "FAST" SOLUTION ON (P) V-FRAME ** INSTALLATION OF (1) AT&T CABLE BRIDGE ** INSTALLATION OF (1) AT&T DC-50 SURGE SUPPRESSOR BOX ** INSTALLATION OF (6) AT&T DC POWER (WR-VG6651-BRD) & (3) 24 PAIR (R-LPB-235) FIBER CABLE TRUNKS ** INSTALLATION OF (10) AT&T RECTIFIERS, (5) CONVERTERS ** INSTALLATION OF (2) AT&T GENERIC G3/G4 BBU UNITS ** INSTALLATION OF (1) AT&T GPS ANTENNA ** INSTALLATION OF (4) AT&T TRAFFIC RATED HANDHOLES</div> <div>PROJECT AREA: ** 25'-0" X 60'-0" (1500 SQ. FT.) LEASE AREA</div>																																																																															
<div>SITE INFORMATION</div> <div>JURISDICTION: CITY OF PLEASANT GROVE WIND LOADS: 103 MPH (3-SECOND GUST) EXPOSURE CATEGORY: C SEISMIC ZONE: FLOOD ZONE: PARCEL ID #: 140160183 ZONING: R8 LATITUDE (NAD 83): 40.80542° LONGITUDE (NAD 83): -111.741626° IMPERVIOUS SURFACE SF: ±130 SQ. FT. BASE OF EXISTING STRUCTURE: ±0'-0" TOP OF EXISTING STRUCTURE: ±100'-0" TOP OF EXISTING STRUCTURE WITH HIGHEST APPURTENANCE: ±105'-0"</div> <div>ACCESSIBILITY REQUIREMENTS: FACILITY IS AN UNMANNED EQUIPMENT SPACE NOT INTENDED FOR HUMAN HABITATION AND ONLY FREQUENTLY VISITED BY MAINTENANCE PERSONAL. ACCESSIBILITY IS NOT REQUIRED PER IRC 2021, SECTION 1103.2.9 [EQUIPMENT SPACES]</div>		<div>GENERAL CONTRACTOR NOTES</div> <div>DO NOT SCALE DRAWINGS</div> <div>THESE PLANS ARE FORMATTED TO BE FULL SIZE AT 24" X 36". CONTRACTORS SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.</div> <div>CONSTRUCTION PATH FOR TRANSPORT FIBER/POWER PROVIDER FROM MEET ME POINT (MMP) TO PLANNED AT&T EQUIPMENT MAY BE ALTERED ONLY AT THE DISCRETION OF THE ASSIGNED AT&T CONSTRUCTION PROJECT MANAGEMENT (CPM).</div> <div>HABITATION NOTE</div> <div>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.</div>		<div>DRIVING DIRECTIONS</div> <div>DIRECTIONS FROM NEAREST MAIN AIRPORT:</div> <div>1. HEAD WEST ON N TERMINAL DR (0.5 MI) 2. CONTINUE ONTO W TERMINAL DR (0.7 MI) 3. USE LEFT 2 LANES TO TAKE I-80 E RAMP TO CITY CTR/OGDEN/PROVO (0.7 MI) 4. LEFT AT FORK, FOLLOW SIGNS FOR I-80 AND MERGE (0.4 MI) 5. MERGE ONTO I-80 (2.6 MI) 6. TAKE EXIT ON LEFT ONTO I-15 S/I-80 E AND FOLLOW SOUTH (24.0 MI) 7. TAKE EXIT 278 TO MERGE ONTO W MAIN ST TOWARD AMERICAN FORK (0.3 MI) 8. TURN LEFT ONTO W MAIN/STATE STREET AND FOLLOW (1.4 MI) 9. TURN LEFT ONTO E MAIN ST AND FOLLOW (2.9 MI) 10. TURN LEFT ONTO N 100 E (0.3 MI) 11. TURN LEFT INTO PLEASANT GROVE DISCOVERY PARK (400 FT.) 12. TURN RIGHT IN PARKING LOT 13. SIGHT IS ON THE LEFT</div> <div><div>811 Call 2 Full Working Days in Advance</div></div>		<div>SHEET INDEX</div> <div><table><tr><td>T-1</td><td>TITLE SHEET</td><td>REV.</td></tr><tr><td>GN-1</td><td>GENERAL NOTES</td><td>2</td></tr><tr><td>GN-2</td><td>GENERAL NOTES</td><td>2</td></tr><tr><td>GN-3</td><td>SITE SIGNAGE</td><td>2</td></tr><tr><td>GN-4</td><td>MATERIAL SAFETY DATA SHEET & LEAD ACID BATTERY - 1</td><td>2</td></tr><tr><td>GN-5</td><td>MATERIAL SAFETY DATA SHEET & LEAD ACID BATTERY - 2</td><td>2</td></tr><tr><td>SU1</td><td>SITE SURVEY</td><td>-</td></tr><tr><td>1A</td><td>1A CERTIFICATION</td><td>-</td></tr><tr><td>A-1</td><td>SITE PLAN</td><td>2</td></tr><tr><td>A-2</td><td>ENLARGED SITE PLAN & COMPOUND PLAN</td><td>2</td></tr><tr><td>A-3</td><td>ANTENNA PLAN & SCHEDULE & EQUIPMENT PLAN</td><td>2</td></tr><tr><td>A-4</td><td>ELEVATIONS</td><td>2</td></tr><tr><td>A-5</td><td>ELEVATIONS</td><td>2</td></tr><tr><td>D-1</td><td>DETAILS</td><td>2</td></tr><tr><td>D-2</td><td>DETAILS</td><td>2</td></tr><tr><td>D-3</td><td>DETAILS</td><td>2</td></tr><tr><td>D-3.1</td><td>DETAILS</td><td>2</td></tr><tr><td>D-4</td><td>GENERATOR DETAILS</td><td>2</td></tr><tr><td>D-5</td><td>WALK-UP CABINET (WUC) DETAILS</td><td>2</td></tr><tr><td>D-6</td><td>ANTENNA MOUNT DETAILS</td><td>2</td></tr><tr><td>E-1</td><td>ELECTRICAL SITE PLAN</td><td>2</td></tr><tr><td>E-1.1</td><td>POWER AGENCY MAP</td><td>2</td></tr><tr><td>E-1.2</td><td>ELECTRICAL PANEL SCHEDULE & SLDG</td><td>2</td></tr><tr><td>G-1</td><td>GROUNDING NOTES</td><td>2</td></tr><tr><td>G-2</td><td>GROUNDING PLANS</td><td>2</td></tr><tr><td>G-3</td><td>GROUNDING DETAILS</td><td>2</td></tr></table></div>		T-1	TITLE SHEET	REV.	GN-1	GENERAL NOTES	2	GN-2	GENERAL NOTES	2	GN-3	SITE SIGNAGE	2	GN-4	MATERIAL SAFETY DATA SHEET & LEAD ACID BATTERY - 1	2	GN-5	MATERIAL SAFETY DATA SHEET & LEAD ACID BATTERY - 2	2	SU1	SITE SURVEY	-	1A	1A CERTIFICATION	-	A-1	SITE PLAN	2	A-2	ENLARGED SITE PLAN & COMPOUND PLAN	2	A-3	ANTENNA PLAN & SCHEDULE & EQUIPMENT PLAN	2	A-4	ELEVATIONS	2	A-5	ELEVATIONS	2	D-1	DETAILS	2	D-2	DETAILS	2	D-3	DETAILS	2	D-3.1	DETAILS	2	D-4	GENERATOR DETAILS	2	D-5	WALK-UP CABINET (WUC) DETAILS	2	D-6	ANTENNA MOUNT DETAILS	2	E-1	ELECTRICAL SITE PLAN	2	E-1.1	POWER AGENCY MAP	2	E-1.2	ELECTRICAL PANEL SCHEDULE & SLDG	2	G-1	GROUNDING NOTES	2	G-2	GROUNDING PLANS	2	G-3	GROUNDING DETAILS	2
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<div>TOWER OWNER: AT&T POWER AGENCY: ROCKY MOUNTAIN POWER TELCO PROVIDER: TBD</div> <div>RFDS NAME: UTL94218 ISSUE: 11/16/23 RFDS VERSION: FINAL RFDS ID: RFDS-2885 UPDATED BY: MUG198 DATE/TIME UPDATED: 11/11/24</div>		<div>STATEMENTS</div> <div>STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.</div> <div>ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF MOUNT TO SUPPORT EXISTING AND/OR PROPOSED COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.</div>																																																																																			

GENERAL CONSTRUCTION NOTES:

- PLANS ARE INTENDED TO BE DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IBC / UBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE. FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
- REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.
- THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
- DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
- ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
- ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
- ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.
- ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
- INCLUDE MISC. ITEMS PER AT&T SPECIFICATIONS
- IT IS A VIOLATION OF LAW FOR ANY PERSONS, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT
- ALL (N) CABLING AND EQUIPMENT MUST BE INSTALLED AND USED IN ACCORDANCE WITH THE PRODUCTS INCLUDED INSTRUCTIONS, LISTING AND/OR LABELING REQUIREMENTS, PER NEC SECTION 110.3(B)
- 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.
- PENETRATIONS SHALL BE FIRE-STOPPED AND OPENINGS SHALL BE PROTECTED THROUGH FIRE-RATED WALLS, FLOOR, ROOF AND CEILING ASSEMBLIES AS REQUIRED BY THE 2021 IBC CHAPTER 7.
- STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET, FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED BY PM&A UNDER SEPARATE COVER.
- ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET, FOR ANALYSIS OF MOUNT TO SUPPORT PROPOSED COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED BY PM&A UNDER SEPARATE COVER.
- TOWER ANALYSIS TO BE CONDUCTED AND PROVIDED BY TOWER OWNER, FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO TOWER STRUCTURAL ANALYSIS UNDER SEPARATE COVER.

APPLICABLE CODES, REGULATIONS AND STANDARDS:

- SUBCONTRACTORS WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.
- THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
- SUBCONTRACTORS WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
 - AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
 - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, LRFD, FOURTEENTH EDITION
 - TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA/EIA) 222-H, STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS
 - INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
 - IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")
 - TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS TELCORDIA GR-43 NETWORK
 - EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
 - TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
 - TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
 - TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS
 - ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS
 - FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

A.B.	ANCHOR BOLT
ABV.	ABOVE
ACCA	ANTENNA CABLE COVER ASSEMBLY
ADD'L	ADDITIONAL
A.F.F.	ABOVE FINISHED FLOOR
A.F.G.	ABOVE FINISHED GRADE
ALUMINUM	ALUMINUM
ALT.	ALTERNATE
ANT.	ANTENNA
APPRX.	APPROXIMATE[LY]
ARCHITECT[URAL]	ARCHITECT[URAL]
AWG.	AMERICAN WIRE GAUGE
BLDG.	BUILDING
BLK.	BLOCK
BLKS.	BLOCKING
BM.	BEAM
B.N.	BOUNDARY NAILING
BTOW.	BARE TINNED COPPER WIRE
B.O.F.	BOTTOM OF FOOTING
B/U.	BACK-UP CABINET
CAB.	CABINET
CANT.	CANTILEVER[ED]
C.I.P.	CAST IN PLACE
C.L.G.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION[OR]
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
d	PENNY (NAILS)
DBL	DOUBLE
DEPT.	DEPARTMENT
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DWG.	DRAWING[S]
DWL.	DOWEL[S]
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMT.	ELECTRICAL METALLIC TUBING
EN.	EDGE NAIL
ENG.	ENGINEER
EQ.	EQUAL
EXP.	EXPANSION
EXT.	EXISTING
FAB.	EXTERIOR FABRICATION[OR]
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
FIN.	FINISHED
FLR.	FLOOR

ABBREVIATIONS:

FDN.	FOUNDATION	RGS.	RIGID GALVANIZED STEEL
F.O.C.	FACE OF CONCRETE	SCH.	SCHEDULE
F.O.M.	FACE OF MASONRY	SH.	SHEET
F.O.S.	FACE OF STUD	SIM.	SIMILAR
F.O.W.	FACE OF WALL	SPEC.	SPECIFICATIONS
F.S.	FINISH SURFACE	SG.	SQUARE
FT. (1)	FOOT (FEET)	S.S.	STAINLESS STEEL
FT. (1)	FOOTING	STD.	STANDARD
FIG.	GROWTH (CABINET)	STL.	STEEL
GA.	GAUGE	STRUC.	STRUCTURAL
GL.	GALVANIZE[D]	TEMP.	TEMPORARY
G.F.I.	GROUND FAULT CIRCUIT	THK.	THICK[NESS]
INTERHPTER	GLUE LAMINATED BEAM	T.N.	TOE NAIL
GLB. (GLU-LAM)	GLOBAL POSITIONING SYSTEM	T.O.A.	TOP OF ANTENNA
GPS	GROUND	T.O.C.	TOP OF CURB
GRND.	HEADER	T.O.F.	TOP OF FOUNDATION
HDR.	HANGER	T.O.P.	TOP OF PLATE (PARAPET)
HGR.	HEIGHT	T.O.S.	TOP OF STEEL
HT.	ISOLATED COPPER GROUND BUS	T.O.W.	TOP OF WALL
ICGB.	INCH[ES]	TYP.	TYPICAL
IN. (")	INTERIOR	U.G.	UNDER GROUND
INCH[ES]	INCH[ES]	U.L.	UNDERWRITERS LABORATORY
INT.	POUND[S]	U.N.O.	UNLESS NOTED OTHERWISE
LB. (#)	LAG BOLTS	V.I.F.	VERIFY IN FIELD
LB.	LINEAR FEET [FOOT]	W	WIDE [WIDTH]
LF.	LONG[ITUDINAL]	W/	WITH
L.	MASONRY	WD.	WEATHERPROOF
MAS.	MAXIMUM	W.P.	WEIGHT
M.B.	MACHINE BOLT	WT.	WATER
MECH.	MECHANICAL	¢	CENTERLINE
MFR.	MANUFACTURER	£	PLATE, PROPERTY LINE
MIN.	MINIMUM		
MISC.	MISCELLANEOUS		
MTL.	METAL		
NEW	NEW		
NO. (#)	NUMBER		
N.T.S.	NOT TO SCALE		
O.C.	ON CENTER		
OPNG.	OPENING		
(P)	PROPOSED		
P/C	PRECAST CONCRETE		
PCS	PERSONAL COMMUNICATION		
SERVICES			
PLY.	PLYWOOD		
PPC	POWER PROTECTION CABINET		
PRC	PRIMARY RADIO CABINET		
P.S.F.	POUNDS PER SQUARE FOOT		
P.S.I.	POUNDS PER SQUARE INCH		
P.T.	PRESSURE TREATED		
PWR.	POWER (CABINET)		
QTY.	QUANTITY		
RAD. (R)	RADIUS		
REF.	REFERENCE		
REINF.	REINFORCEMENT[ING]		
REQ'D	REQUIRED		

SYMBOLS LEGEND:

	BLDG. SECTION		GROUT OR PLASTER
	WALL SECTION		(E) BRICK
	DETAIL		(E) MASONRY
	ELEVATION		CONCRETE
	DOOR SYMBOL		EARTH
	WINDOW SYMBOL		GRAVEL
	TILT-UP PANEL MARK		PLYWOOD
	PROPERTY LINE		SAND
	CENTERLINE		SAND
	SETBACK		(E) STEEL
	ELEVATION DATUM		MATCH LINE
	GRID/COLUMN LINE		GROUND CONDUCTOR
	KEYNOTE, DIMENSION ITEM		OVERHEAD SERVICE CONDUCTORS
	KEYNOTE, CONSTRUCTION ITEM		TELEPHONE CONDUIT
	WALL TYPE MARK		POWER CONDUIT
	OFFICE		COAXIAL CABLE
	ROOM		CHAIN LINK FENCE
	ROOM NUMBER		CHAIN LINK FENCE
	ROOM NUMBER		WOOD FENCE
	ROOM NUMBER		(P) ANTENNA
	ROOM NUMBER		(P) RRH
	ROOM NUMBER		(P) DC SURGE SUPPRESSION
	ROOM NUMBER		(F) ANTENNA
	ROOM NUMBER		(F) RRH
	ROOM NUMBER		(E) EQUIPMENT

PREPARED FOR:



Vendor:



Issued For:

UTL94218
NE PLEASANT GROVE
1550 NORTH 100 EAST
PLEASANT GROVE, UT
84062

PARCEL ID: 140160183

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2	6/2/25	SLM	100% CD

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SPECS. UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURER'S EQUIPMENT INSTALLATION SPECS SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION.

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Sheet Title:

GENERAL NOTES

Sheet Number:

GN-1

SITE WORK GENERAL NOTES:

1. THE SUBCONTRACTOR SHALL CONTRACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A.) FALL PROTECTION B.) CONFINED SPACE C.) ELECTRICAL SAFETY D.) TRENCHING AND EXCAVATION.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE STAMPED CONSTRUCTION DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED, OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER, AND/OR LOCAL UTILITIES.
6. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE.
7. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
8. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND, FROZEN MATERIALS, SNOW, OR ICE SHALL BE PLACED IN ANY FILL OR EMBANKMENT.
9. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
10. THE AREAS OF THE OWNERS 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 AS SPECIFIED ON THE PROJECT SPECIFICATIONS.
11. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
12. NOTICE TO PROCEED - NO WORK TO COMMENCE PRIOR TO COMPANY'S WRITTEN NOTICE TO PROCEED AND THE ISSUANCE OF A PURCHASE ORDER.
13. ALL CONSTRUCTION MEANS AND METHODS: INCLUDING BUT NOT LIMITED TO, ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RESCUE PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREIN AND SHALL ADHERE TO ANSI/ITIA-1019 (LATEST EDITION) INCLUDING THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION.

CONCRETE AND REINFORCING STEEL NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185, AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS. UNLESS NOTED OTHERWISE, SLAB FOUNDATION DESIGN ASSUMING ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD. UNO.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS.
 - 4.1. CONCRETE CAST AGAINST EARTH: 3" MIN.
 - 4.2. CONCRETE EXPOSED TO WEATHER:
 - 4.2.1. #6 AND LARGER - 2" MIN.
 - 4.2.2. #5 AND SMALLER & WWF - 1 1/2" MIN.
 - 4.3. CONCRETE NOT EXPOSED TO WEATHER OR NOT CAST AGAINST THE GROUND:
 - 4.3.1. SLAB AND WALLS - 3/4" MIN.
 - 4.3.2. BEAMS AND COLUMNS - 1 1/2" MIN.
5. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4

GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:

CONTRACTOR - PM&A
SUBCONTRACTOR - GENERAL CONTRACTOR (CONSTRUCTION)
CARRIER - AT&T
OEM - ORIGINAL EQUIPMENT MANUFACTURER
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE THEMSELVES, WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR AND AT&T
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED HERE ARE NOT TO SCALE AND ARE INTENDED TO SHOW OUTLINE ONLY.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. 'KITTING LIST' SUPPLIED WITH THE BID PACKAGE IDENTIFIES ITEMS THAT WILL BE SUPPLIED BY CONTRACTOR. ITEMS NOT INCLUDED IN THE BILL OF MATERIALS AND KITTING LIST SHALL BE SUPPLIED BY THE SUBCONTRACTOR.
7. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
8. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR AND AT&T PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
9. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWINGS.
10. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT THE SUBCONTRACTOR'S EXPENSE; TO THE SATISFACTION OF THE OWNER.
11. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
12. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION, TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.

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THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SPECS. UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURER'S EQUIPMENT INSTALLATION SPECS SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION.

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GENERAL NOTES

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GN-2

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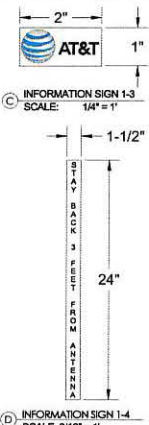
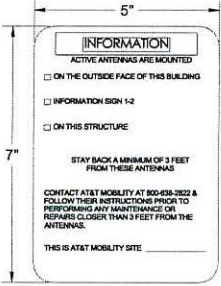
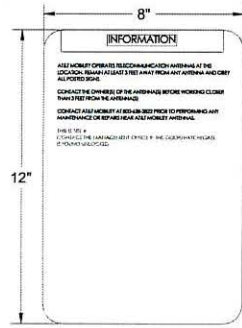
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SIGNAGE AND STRIPING INFORMATION

- THE FOLLOWING INFORMATION IS A GUIDELINE w/ RESPECT TO PREVAILING STANDARDS LIMITING HUMAN EXPOSURE TO RADIO FREQUENCY ENERGY AND SHOULD BE USED AS SUCH, IF THE SITES EMF REPORT OR ANY LOCAL, STATE OR FEDERAL GUIDELINES OR REGULATIONS SHOULD BE IN CONFLICT w/ ANY PART OF THESE NOTES OR PLANS, THE MORE RESTRICTIVE GUIDELINE OR REGULATION SHALL BE FOLLOWED AND OVERRIDE THE LESSER.
- THE PUBLIC LIMIT OF RF EXPOSURE ALLOWED BY AT&T IS 1mW/cm² AND THE OCCUPATIONAL LIMIT OF RF EXPOSURE ALLOWED BY AT&T IS 5mW/cm²
- IF THE BOTTOM OF THE ANTENNA IS MOUNTED (B) EIGHT FEET ABOVE THE GROUND OR WORKING PLATFORM LINE OF THE PERSONAL COMMUNICATION SYSTEM (PCS) AND DOES NOT EXCEED THE PUBLIC LIMIT OF RF EXPOSURE LIMIT THEN NO STRIPING OR BARRICADES SHOULD BE NEEDED.
- IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE EGRESS) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING SHALL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
- IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE EGRESS) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING SHALL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
- ALL TRANSMIT ANTENNAS REQUIRE A THREE LANGUAGE WARNING SIGN WRITTEN IN ENGLISH, SPANISH, AND CHINESE. THIS SIGN SHALL BE PROVIDED TO THE CONTRACTOR BY THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION. THE LARGER SIGN SHALL BE PLACED IN PLAIN SIGHT AT ALL ROOF ACCESS LOCATIONS AND ON ALL BARRICADES. THE SMALLER SIGN SHALL BE PLACED ON THE ANTENNA ENCLOSURES IN A MANNER THAT IS EASILY SEEN BY ANY PERSON ON THE ROOF. WARNING SIGNS SHALL COMPLY w/ ANSI C95.2 COLOR, SYMBOL, AND CONTENT CONVENTIONS. ALL SIGNS SHALL HAVE AT&T'S NAME AND THE COMPANY CONTACT INFORMATION (e.g. TELEPHONE NUMBER) TO ARRANGE FOR ACCESS TO THE RESTRICTED AREAS. THIS TELEPHONE NUMBER SHALL BE PROVIDED TO THE CONTRACTOR BY THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION. PHOTOS OF ALL STRIPING, BARRICADES & SIGNAGE SHALL BE PART OF THE CONTRACTORS CLOSE OUT PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION PROJECT MANAGER AT THE END OF CONSTRUCTION. STRIPING SHALL BE DONE w/ FADE RESISTANT YELLOW SAFETY PAINT IN A CROSS-HATCH PATTERN AS DETAILED BY THE CONSTRUCTION DRAWINGS. ALL BARRICADES SHALL BE MADE OF AN RF FRIENDLY MATERIAL SO AS NOT TO BLOCK OR INTERFERE w/ THE OPERATION OF THE ANTENNAS. BARRICADES SHALL BE PAINTED w/ FADE RESISTANT YELLOW SAFETY PAINT. THE CONTRACTOR SHALL PROVIDE ALL RF FRIENDLY BARRICADES NEEDED, & SHALL PROVIDE THE AT&T CONSTRUCTION PROJECT MANAGER w/ A DETAILED SHOP DRAWING OF EACH BARRICADE. UPON CONSTRUCTION COMPLETION.

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC (PAT&T)
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

PM&A

P. MARSHALL & ASSOCIATES
A CENTENNIAL COMMUNICATIONS COMPANY
3040 E. 10TH AVE. SUITE 200
DENVER, CO 80202
TEL: (303) 755-1100
FAX: (303) 755-1101

Issued For:

UTL94218

NE PLEASANT GROVE
1550 NORTH 100 EAST
PLEASANT GROVE, UT
84062

PARCEL ID: 140160183

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CHECKED BY: KM

REV	DATE	BY	DESCRIPTION
0	4/14/25	SLM	100% CD
1	4/23/25	SLM	100% CD
2	6/2/25	SLM	100% CD

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND SPECS. UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURERS EQUIPMENT INSTALLATION SPECS SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION.

Licensor:

STATE OF UTAH

NO. 8725028-2002
ERIC V. RAWLINS
6/2/25

Sheet Title:

SITE SIGNAGE

Sheet Number:

GN-3

- CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE w/ AT&T WIRELESS DOCUMENT #03-0074, RF EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.
- FABRICATION:
"SIGN 1-1: ENTRANCE DOOR, SEE DETAIL 1A, THIS SHEET
SIGN 1 IS TO BE MADE ON THE 50 MIL ALUMINUM SHEETING (SIZE 8 INCHES BY 12 INCHES) w/ FOUR (4) 1/4 INCH MOUNTING HOLES. ONE EACH CORNER OF THE SIGN FOR MOUNTING w/ HARDWARE w/ THE WRAPS. THE MAIN BACKGROUND COLOR IS TO BE WHITE FRONT & BACK w/ BLACK LETTERING.
THE INFORMATION BAND SHALL BE 1/2 INCH SOLID GREEN BAND w/ 0.5 INCH HIGH BLACK LETTERING. THE BODY TEXT SHALL BE IN BLACK LETTERING w/ 0.2 INCH HIGH LETTERS. THE REF LINE SHALL BE IN 1/4 INCH LETTERS.
THE PLACEMENT OF TEXT SHALL BE DONE IN A MANNER THAT WILL PERMIT EASY READING FROM A DISTANCE OF APPROXIMATELY 6 FEET IN FRONT OF THE SIGN.

- ALL PAINT WILL BE BAKED w/ ENAMEL w/ UV PROTECTIVE COATING OVER THE FACE OF THE SIGN.
- "SIGN 1-2: POLE, SEE DETAIL 1B, THIS SHEET
SIGN 2 MUST BE A NON METALLIC LABEL w/ AN ADHESIVE BACKING. THE LABEL SHALL BE MADE USING VINYL OR SIMILAR WEATHERPROOF MATERIAL. THE LABEL SHALL BE APPROXIMATELY 307 INCHES w/ A WHITE BACKGROUND AND BLACK LETTERING. THE GREEN BAND SHALL BE 1.375 INCH IN HEIGHT & THE LETTERING SHALL BE BLACK w/ 0.75 INCH HIGH LETTERS. THE TEXT LETTERING SHALL BE BLACK w/ 1/4 INCH HIGH LETTERS. UV PROTECTION SHALL BE PLACED OVER THE FRONT OF THE LABEL.
"SIGN 1-3: BACK OF ANTENNAS, SEE DETAIL 1C & 3, THIS SHEET
"SIGN 3 IS A 1 INCH X 2 INCH PANEL THAT CAN BE APPLIED TO THE BACK OR SIDE OF AN ANTENNA TO IDENTIFY IT AS AN AT&T ANTENNA.
"SIGN 1-4: SIDE OF ANTENNAS, SEE DETAIL 1D & 3, THIS SHEET
SIGN 4 IS MADE FROM TRANSPARENT MATERIAL 1-1/2 INCHES WIDE & 24 INCHES LONG. THE LETTERING IS TO BE BLACK w/ 1/4 INCH LETTERING IN A VERTICAL COLUMN. THE SPACING BETWEEN WORDS MUST BE SUCH THAT IT IS EASILY READ & FILLS THE LENGTH OF THE SIGN.

- INFORMATION SIGNAGE
N.T.S.
- NOTE:
- CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE w/ AT&T WIRELESS DOCUMENT #03-0074, RF EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.
 - CONTRACTOR SHALL CONTACT AT&T R-RPSC FOR INFORMATION ON MPE LEVELS AND INSTRUCTIONS ON LEVEL AND LOCATION OF SIGNAGE

CAUTION

On this tower:
Radio Frequency (RF) fields near some antennas may exceed the FCC Occupational Exposure Limits.
Contact AT&T at 800-638-2822, option 9 and 3, and follow their instructions prior to performing maintenance or repairs beyond this point.
Personnel climbing this tower should be trained for working in RF environments and use a personal RF monitor if working near active antennas.
Caution Sign #0407-AL-057: This is AT&T site 75988

CAUTION SIGN
N.T.S.

FENCED COMPOUND SIGNAGE
N.T.S.

DANGER

NO TRESPASSING

FENCED COMPOUND SIGNAGE
N.T.S.

NOTICE

AUTHORIZED PERSONNEL ONLY

DOOR / EQUIPMENT SIGN
N.T.S.

DANGER

DIESEL FUEL
NO SMOKING
NO OPEN FLAMES

DANGER

LEAD ACID BATTERIES
CORROSIVE LIQUIDS (ELECTROLYTE)
ENERGIZED ELECTRICAL CIRCUITS
NO SMOKING

NFPA HAZARD SIGN - TYPICAL
N.T.S.

INFORMATION

Federal Communications Communication
Tower Registration Number

1 2 3 4 5 6 7

Posted in accordance with federal Communications
Commission rules and antenna tower registration
47CFR 17.4(g).

FCC ASR SIGNAGE
N.T.S.

Property of AT&T

Authorized Personnel Only

No Trespassing
Violators will be Prosecuted

In case of emergency, or prior to performing
maintenance on this site, call
and reference cell site number _____

GATE SIGNAGE
N.T.S.

Property of AT&T

Authorized Personnel Only

In case of emergency, or prior to performing
maintenance on this site, call
and reference cell site number _____

SHELTER / CABINET DOORS SIGNAGE
N.T.S.

[illegible]

SAFETY DATA SHEET

Form 9-2015
 Revised: 01/15
 Supplier: AD
 ECCA 100000

HAZARDS: Heat and/or acid electrolyte are the primary components of every battery manufactured by EnerSys Energy Products. These acids are corrosive and sulphuric electrolyte products are potent oxidizers and can cause fire. Corrosive Toxicity Category 2.

P. FIRST AID MEASURES:

General: Remove from the area immediately if breathing effort becomes greater. Give oxygen. Consult a physician.
Acid: Remove from the exposure, irrigate, wash face and hair, flush immediately.

Eye Contact: Give large quantities of water. Do not induce vomiting or expel fluids by the lungs; may irritate and can cause permanent injury or death.
Inhalation: Remove to a safe place.
Swallow: Do not induce vomiting.

First Aid Contact Information:

First Aid Contact: 1-800-333-3333

First Aid Contact:

First Aid Contact: 1-800-333-3333

First Aid Contact:

First Aid Contact: 1-800-333-3333

First Aid Contact:

First Aid Contact: 1-800-333-3333

First Aid Contact:

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First Aid Contact:

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First Aid Contact:

First Aid Contact: 1-800-333-3333

[illegible][illegible][illegible][illegible]

PREPARED FOR		
 AT&T		
NEW CIRCULAR WIRELESS PCS. ILIC (PAT.) 7670 S. CHESTER ST. CENTENNIAL, CO 80112		
Vendor:		
 P. MARSHALL & ASSOCIATES <small>A CENTERLINE COMMUNICATIONS COMPANY</small> 1044 HILLGATE DR SUITE 100 P.O. BOX 250 BURNETT, ILL. 62521 OFFICE (618) 240-2525 FMSA ID# P-054002		
Issued For:		
UTL94218 NE PLEASANT GROVE 1550 NORTH 100 EAST PLEASANT GROVE, UT 84062 PARCEL ID: 140160183		
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THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SPEC'S. UNLESS SPEC'ED OTHERWISE.		
INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION.		
Licensor:		
		
Sheet Title: MATERIAL SAFETY DATA SHEET & LEAD ACID BATTERY - I		
Sheet Number: GN-4		

PREPARED FOR:



1A CERTIFICATION LETTER

FOR
AT&T

FACILITY KNOWN AS:

UTL04218 NE PLEASANT GROVE
UTAH COUNTY, UTAH

ELEVATION REPORT:

NAVD88 - GROUND ELEVATION: 4649 sft
[ELEVATION METERS]: 1417.018 m

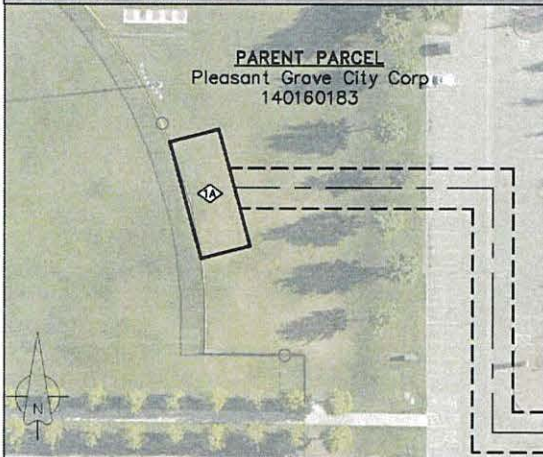
LOCATED WITHIN:

LOCATED WITHIN THE SW1/4SE1/4 OF SECTION
17, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT
LAKE BASE AND MERIDIAN, UTAH COUNTY,
UTAH

APPROX. SITE LOCATION:

1550 NORTH 100 EAST
PLEASANT GROVE CITY,
UTAH COUNTY, UTAH.

PLAN VIEW: SCALE 1" = 60'



PROFILE VIEW



BASIS OF GEODETIC COORDINATES:

(1) HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) [PRIMARY] EXPRESSED IN DEGREES (°) MINUTES (') AND SECONDS (") AND CARRIED TO THE 100TH OF A SECOND, AND ALSO EXPRESSED IN DEGREES AND DECIMAL DEGREES.

(2) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) EXPRESSED IN U.S. SURVEY FEET AND METERS (METER EQUIVALENT TO 39.37 INCHES).

(3) NAD83 GEODETIC DATA SHOWN HEREON WAS DERIVED FROM AND IS TIED TO THE NATIONAL GEODETIC SURVEY, NATIONAL C.D.R.S. VIA THE O.P.U.S. UTILITY AND OR TRIMBLE GEOMATICS SOFTWARE.

GEODETIC COORDINATES:

NAD 83: 40°22'49.95"N
111°44'29.86"W

DECIMAL
DEGREES: 40.380542°N
111.741626°W

SURVEYOR'S CERTIFICATION:

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



DATE OF SURV.:
2/29/22

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SOLE PROPERTY OF JS INFRASTRUCTURE PARTNERS AND PRODUCED FOR
THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE
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THE WRITTEN CONSENT BY JS INFRASTRUCTURE PARTNERS.

PREPARED BY:

CIS
PROFESSIONAL LAND SURVEYING

295 N 200 E
MONA, UT 84645
(435)660-0816
cory@cispla.com

JS INFRASTRUCTURE
P A R T N E R S

PREPARED FOR



NEW CINGULAR WIRELESS PCS.
LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:



P. MARSHALL & ASSOCIATES
A CENTENNIAL COMMUNICATIONS COMPANY
1000 11TH AVENUE NORTH, SUITE 200
BLOOMING, IL 60010
OFFICE: (708) 280-2321
FAX: (708) 280-2321

Issued For:

UTL94218

NE PLEASANT GROVE
1550 NORTH 100 EAST
PLEASANT GROVE, UT
84062

PARCEL ID: 140160183

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2	6/2/25	SLM	100% CD

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UNLESS SPECIFICALLY
STATED OTHERWISE, THE
MANUFACTURERS EQUIPMENT
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BEFORE INSTALLATION.

Licensor:

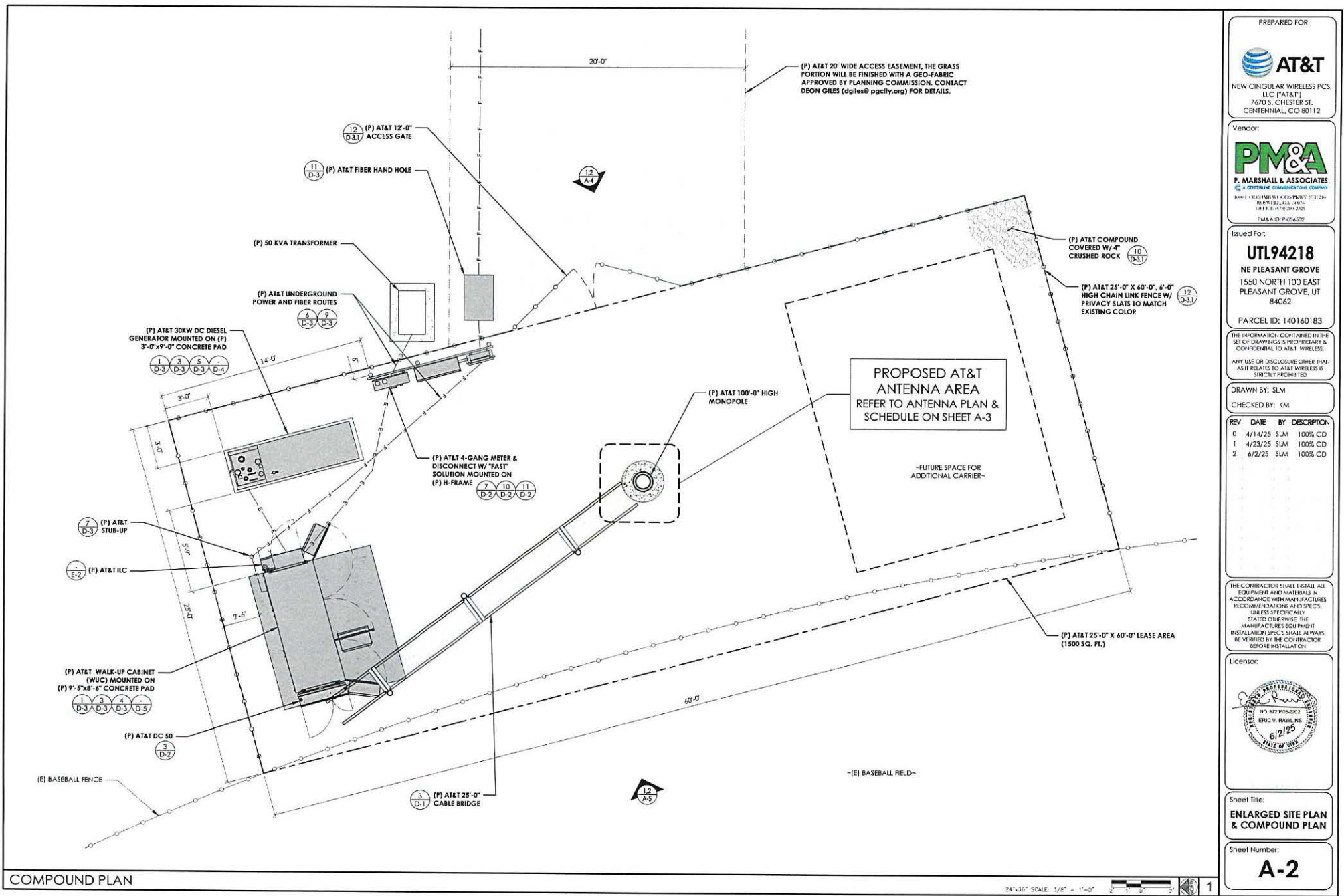


Sheet Title:

**1A
CERTIFICATION**

Sheet Number:

1A



PREPARED FOR:

AT&T
NEW CINGULAR WIRELESS PCS.
LLC ("AT&T")
7470 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

PM&A
P. MARSHALL & ASSOCIATES
A CENTENNIAL COMMUNICATIONS COMPANY
1000 HOLLYHURST WALKER DRIVE, SUITE 200
BUNNELL, IL 61515
OFFICE: (618) 280-2325
FAX: (618) 280-2325
PM&A ID: P-0254572

Issued For:

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NE PLEASANT GROVE
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Licensor:



Sheet Title:

**ENLARGED SITE PLAN
& COMPOUND PLAN**

Sheet Number:

A-2

(P) LOAD CENTER W/ AUTOMATIC TRANSFER SWITCH AND CAMLOCK GENERATOR INTERFACE MOUNTED TO EXTERIOR OF CABINET

(P) GPS ANTENNA MOUNTED TO EXTERIOR OF CABINET

(P) (2) GENERIC G3/G4 BBU UNITS

(P) 'AT&T' PREFABRICATED VERTIV WUC EQUIPMENT CABINET

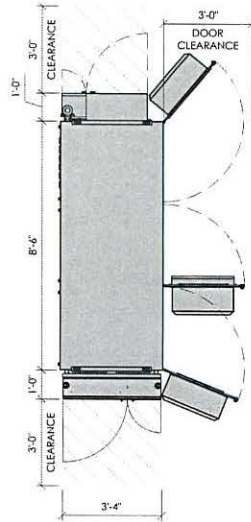
(P) VERTIV STD -48DC OUTDOOR NETSURE 5100 SYSTEM S25A POWER PLANT W/ (10) RECTIFIERS, (6) CONVERTERS, (2) STRINGS OF 190AH BATTERIES (8 TOTAL)

(P) DC50 SURGE SUPPRESSOR BOX MOUNTED TO EXTERIOR OF CABINET, TYP. (TOTAL-1)

EQUIPMENT PLAN (WALK-UP CABINET - WUC)

24"x36" SCALE: 1/2" = 1'-0"

2



DIMENSION PLAN (WALK-UP CABINET - WUC)

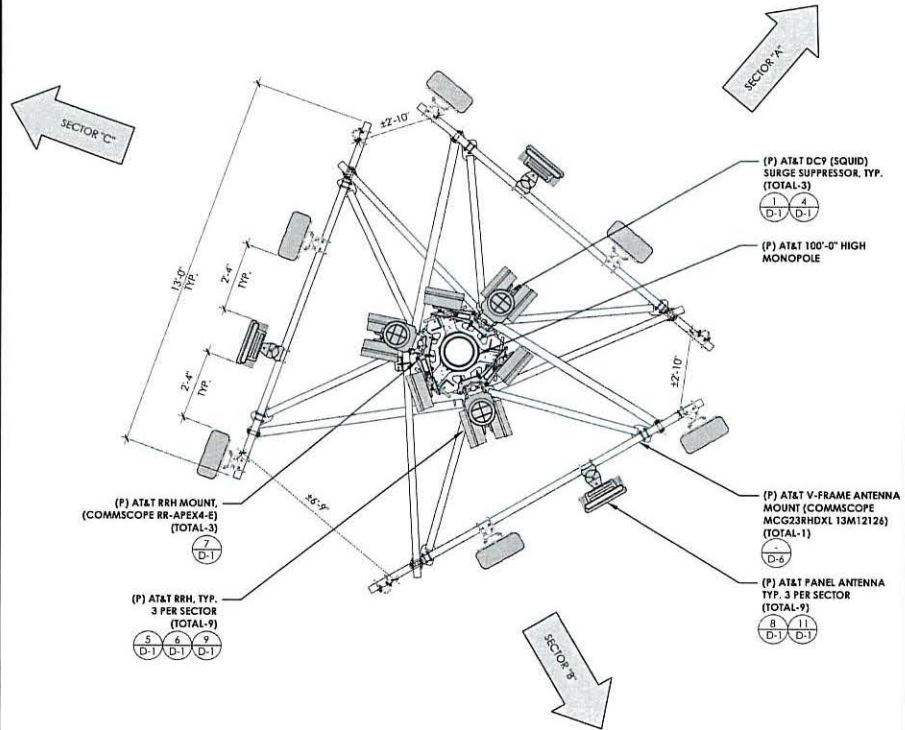
24"x36" SCALE: 1/2" = 1'-0"

3

TOWER DIA. AT FRAME ATTACHMENT:	
HEIGHT	APPROXIMATE DIAMETER
90'	~16"

STRUCTURAL ANALYSIS NOTE:
1. ALL RELEVANT STRUCTURAL ANALYSIS IS UNDER A SEPARATE PERMIT.

- NOTE:
1. ALL (P) CABLING AND EQUIPMENT MUST BE INSTALLED AND USED IN ACCORDANCE WITH THE PRODUCTS INCLUDED INSTRUCTIONS, LISTING AND/OR LABELING REQUIREMENTS, PER NEC SECTION 110.3(B).
 2. ALL (P) CABLING CONFORMS WITH, AND IS TO BE INSTALLED PER NEC 356.10 & 356.12.
 3. RRV'S ARE STACKED AND STAGGERED TO FIT
 4. SUPPORT ARM MUST BE WITHIN 5" OF ANCHOR POINT OF V-BOOM ARM.
 5. UTILIZE MANUFACTURER SUPPLIED HARDWARE WHERE AVAILABLE. WHERE MANUFACTURER HARDWARE IS NOT SUPPLIED CONTRACTOR IS TO UTILIZE GRADE 8 HARDWARE ONLY.



WUC VERSION: FINAL DATE UPDATED: 11/11/24		(P) ANTENNA SCHEDULE					
POS	ANTENNA TYPE HEIGHT	ANTENNA MAKE	ANTENNA MODEL	RRH MODEL	SURGE SUPPRESSOR	FEEDER TYPE	FEEDER LENGTH
A1	100'-0"	COMMSCOPE	RRH4-ASC-R8-V4	ERICSSON 4490 B5/B12A	DC9-48-40-24-BC-EV	(M) DC POWER W/ VCA403-BRD CABLES (3) 24 PAIR FIBER FB-L98-235 CABLES	1140'
A2	100'-0"	ERICSSON	ARR472 B7/G B7/H	INTEGRATED WITHIN ANTENNA			
A3	100'-0"	COMMSCOPE	RRH4-ASC-R8-V4	ERICSSON 4490 B5/B12A			
A4							
B1	100'-0"	COMMSCOPE	RRH4-ASC-R8-V4	ERICSSON 4490 B5/B12A			
B2	100'-0"	ERICSSON	ARR472 B7/G B7/H	INTEGRATED WITHIN ANTENNA			
B3	100'-0"	COMMSCOPE	RRH4-ASC-R8-V4	ERICSSON 4490 B5/B12A			
B4							
C1	100'-0"	COMMSCOPE	RRH4-ASC-R8-V4	ERICSSON 4490 B5/B12A			
C2	100'-0"	ERICSSON	ARR472 B7/G B7/H	INTEGRATED WITHIN ANTENNA			
C3	100'-0"	COMMSCOPE	RRH4-ASC-R8-V4	ERICSSON 4490 B5/B12A			
C4							

ANTENNA PLAN & SCHEDULE

24"x36" SCALE: 1/2" = 1'-0"

1

PREPARED FOR

AT&T
NEW CINCULAR WIRELESS PCS.
LLC (AT&T)
7470 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

PM&A
P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY
10001 E. 11TH AVE. SUITE 200
DENVER, CO 80231
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1550 NORTH 100 EAST
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84062

PARCEL ID: 140160183

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CHECKED BY: KM

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Licensor:



Sheet Title:
ANTENNA PLAN & SCHEDULE & EQUIPMENT PLAN

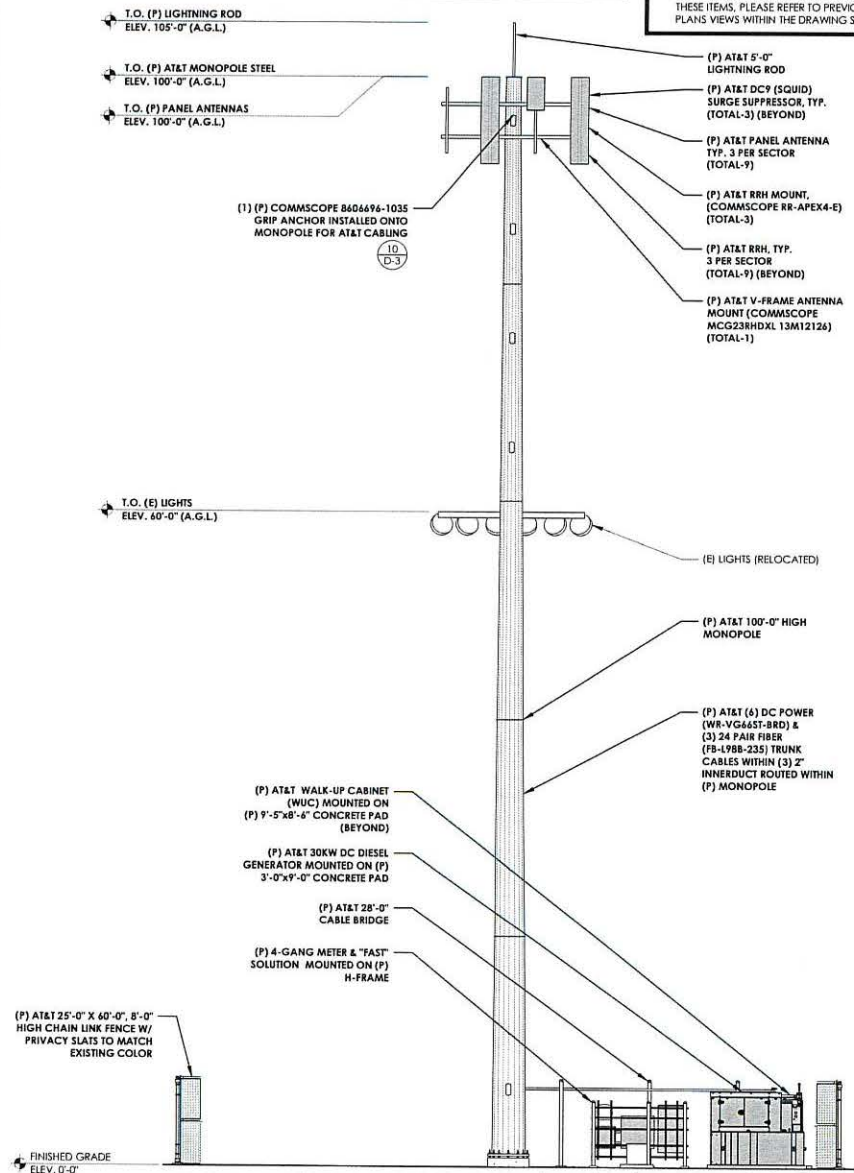
Sheet Number:

A-3

STRUCTURAL ANALYSIS NOTE:
1. ALL RELEVANT STRUCTURAL ANALYSIS IS UNDER A SEPARATE PERMIT BY OTHERS.

NOTE:
1. AT&T RRH'S, TMA'S, AND SURGE SUPPRESSORS NOT DEPICTED IN THIS VIEW FOR CLARITY. FOR LOCATIONS OF THESE ITEMS, PLEASE REFER TO PREVIOUS PLANS VIEWS WITHIN THE DRAWING SET

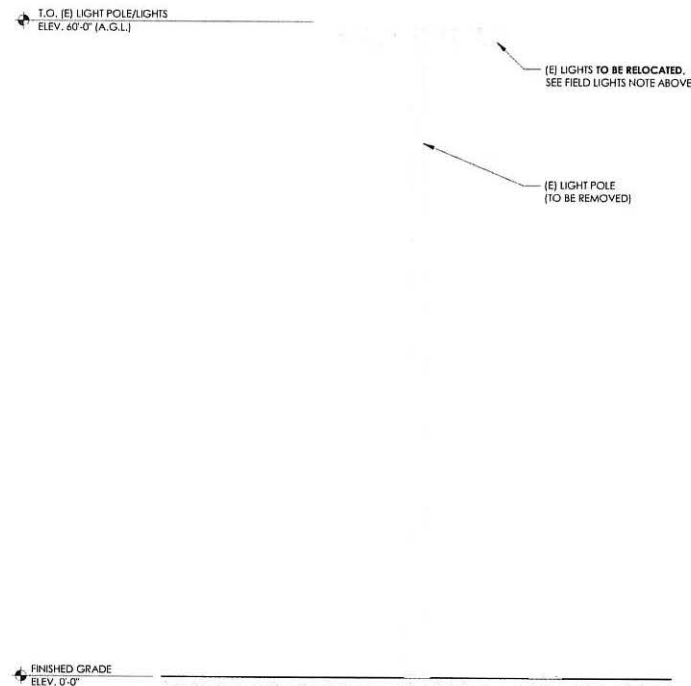
FIELD LIGHTS NOTE:
1. EXISTING FIELD LIGHTS REMOVAL AND RELOCATION TO BE COORDINATED WITH PLEASANT GROVE CITY PARKS DEPARTMENT TO AVOID CONFLICTS WITH PARK SCHEDULING AND TO ENSURE LIGHTS ARE ORIENTED CORRECTLY



(P) EAST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"

2



(E) EAST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"

1

PREPARED FOR
 AT&T
NEW CINGULAR WIRELESS PCS.
LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:
 P. MARSHALL & ASSOCIATES
A CENTENNIAL COMMUNICATIONS COMPANY
1000 HOLCOMB WAY SUITE 200
BLOOMINGTON, IL 61710
TEL: 815/296-2255
FAX: 815/296-2255
PM&A ID: P-056502

Issued For:
UTL94218
NE PLEASANT GROVE
1550 NORTH 100 EAST
PLEASANT GROVE, UT
84062

PARCEL ID: 140160183

THE INFORMATION CONTAINED BY THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS.
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

DRAWN BY: SLM
CHECKED BY: KM

REV	DATE	BY	DESCRIPTION
0	4/14/25	SLM	100% CD
1	4/23/25	SLM	100% CD
2	6/2/25	SLM	100% CD

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Licenser:

Sheet Title:
ELEVATIONS

Sheet Number:
A-4

STRUCTURAL ANALYSIS NOTE:
1. ALL RELEVANT STRUCTURAL ANALYSIS IS UNDER A SEPARATE PERMIT BY OTHERS.

NOTE:
1. AT&T RRH'S, TMA'S, AND SURGE SUPPRESSORS NOT DEPICTED IN THIS VIEW FOR CLARITY. FOR LOCATIONS OF THESE ITEMS, PLEASE REFER TO PREVIOUS PLANS VIEWS WITHIN THE DRAWING SET

FIELD LIGHTS NOTE:
1. EXISTING FIELD LIGHTS REMOVAL AND RELOCATION TO BE COORDINATED WITH PLEASANT GROVE CITY PARKS DEPARTMENT TO AVOID CONFLICTS WITH PARK SCHEDULING AND TO ENSURE LIGHTS ARE ORIENTED CORRECTLY

PREPARED FOR

AT&T
NEW CINCULAR WIRELESS PCS, LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

PM&A
P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY
1000 E. 10TH AVE. SUITE 200
DENVER, CO 80202
PMAA ID: P-024302

Issued For:

UTL94218
NE PLEASANT GROVE
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PLEASANT GROVE, UT
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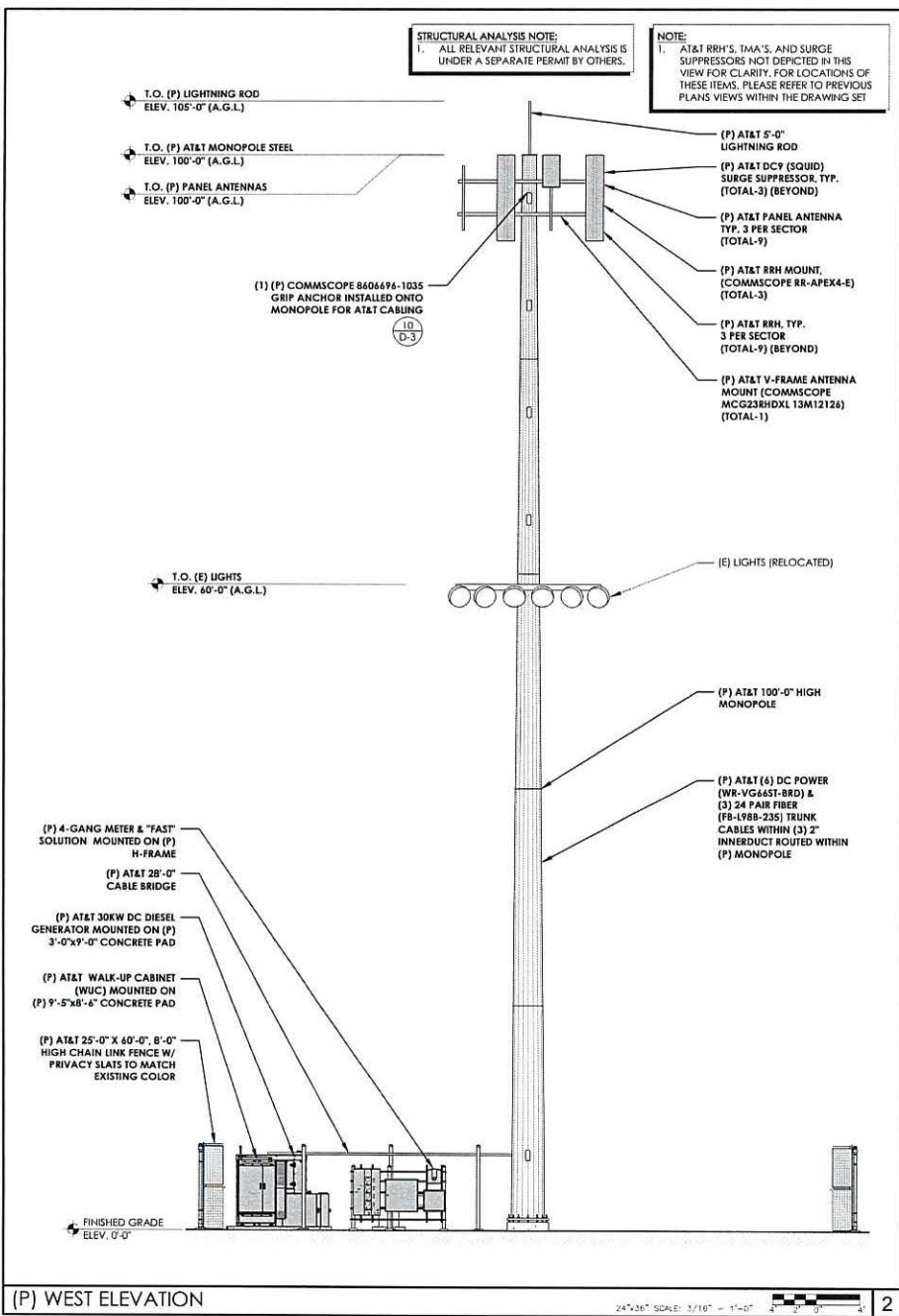
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Sheet Title:

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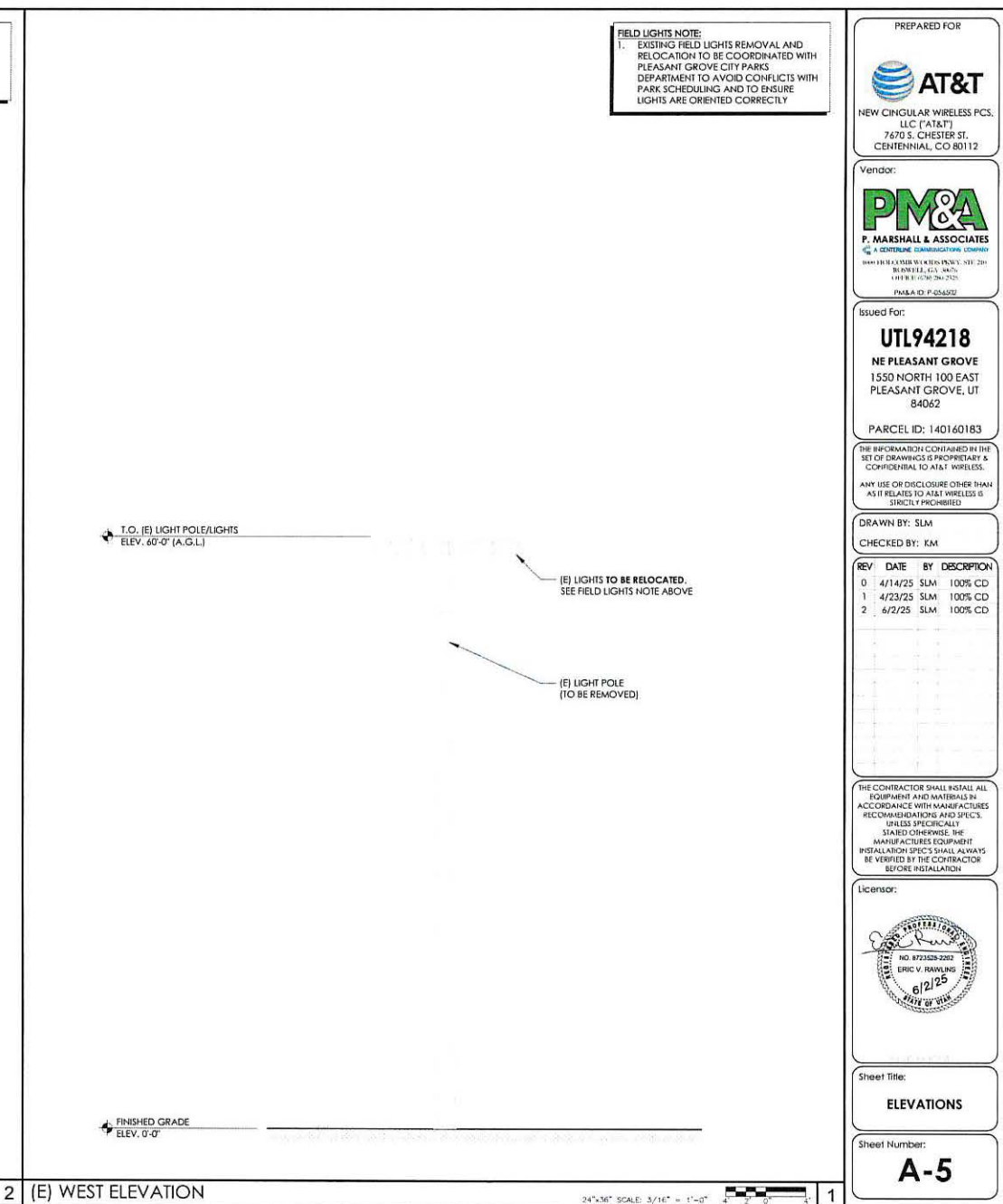
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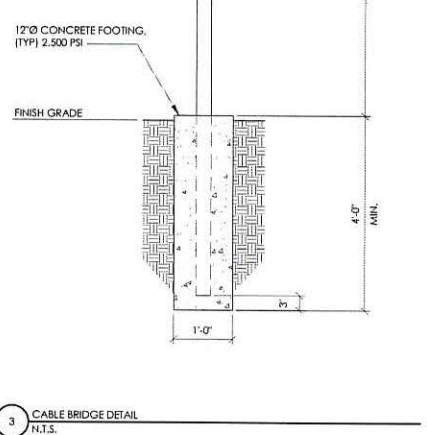
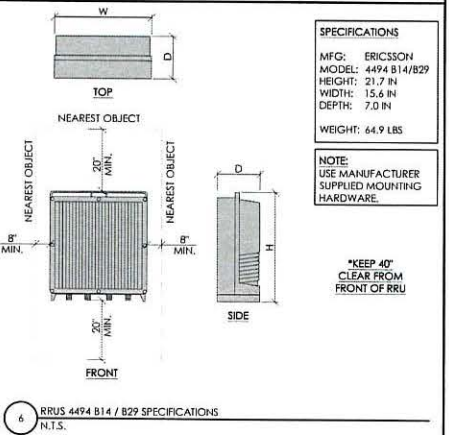
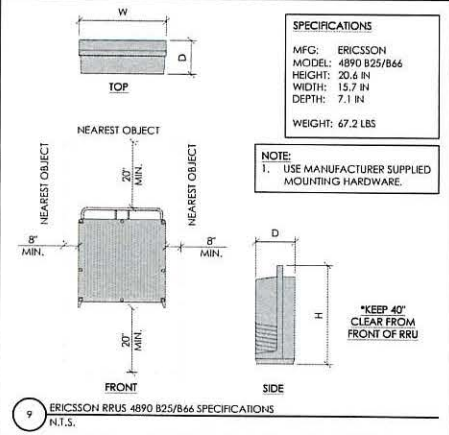
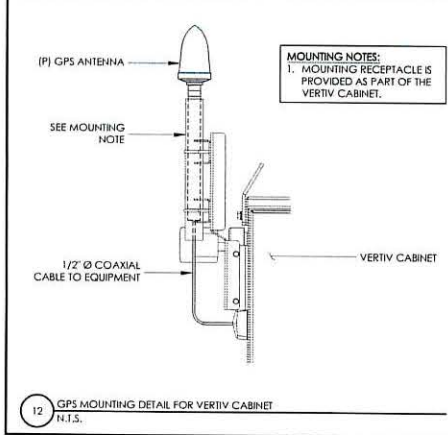
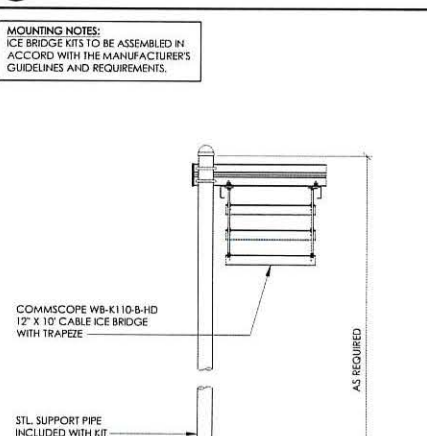
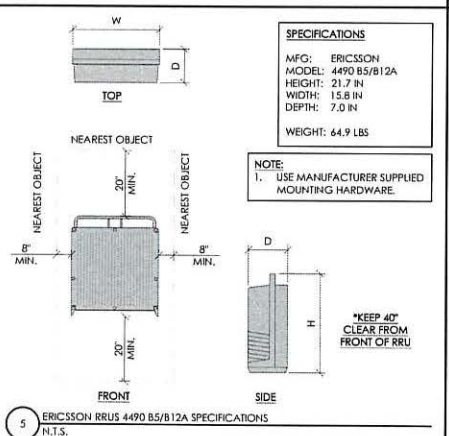
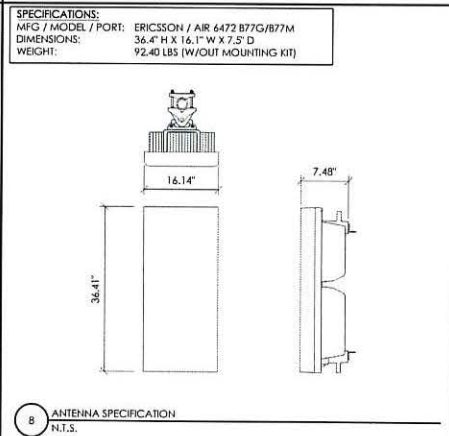
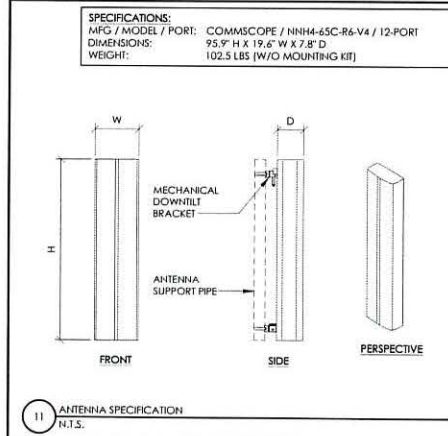
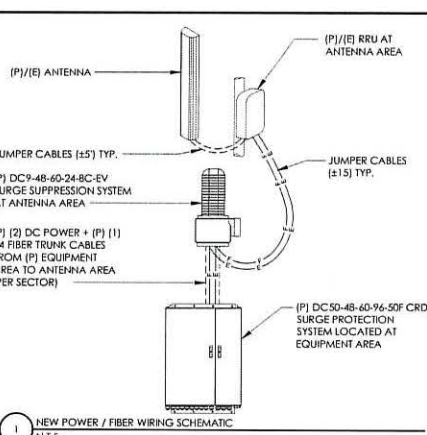
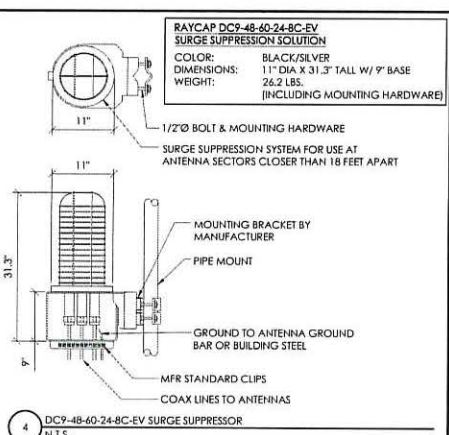
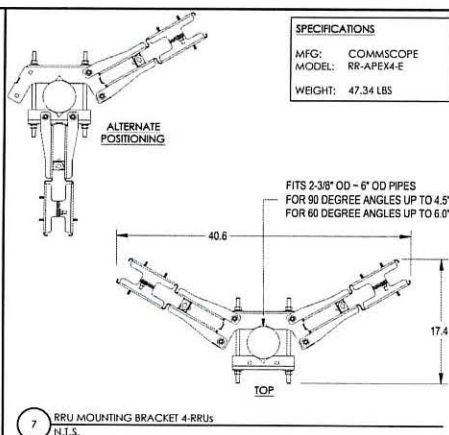
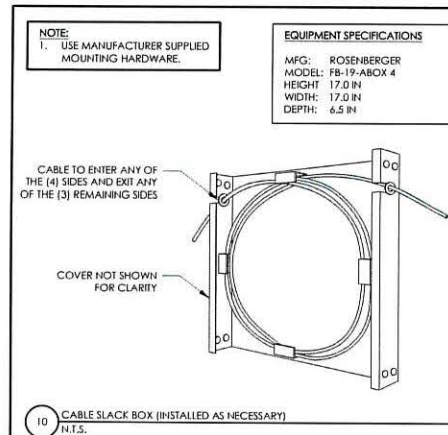
(P) WEST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"



(E) WEST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"



PREPARED FOR

AT&T
NEW CINGULAR WIRELESS PCS, LLC (TATX)
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:
PMA & ASSOCIATES
P. MARSHALL & ASSOCIATES
A CENTERLINE COMMUNICATIONS COMPANY
1000 HILL CREST WALKER DRIVE, SUITE 200
BIRMINGHAM, AL 35203
OFFICE: (205) 264-2325
PMA ID: P-0204502

Issued For:
UTL94218
NE PLEASANT GROVE
1550 NORTH 100 EAST
PLEASANT GROVE, UT 84062

PARCEL ID: 140160183
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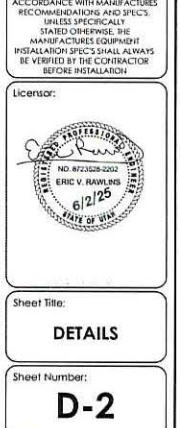
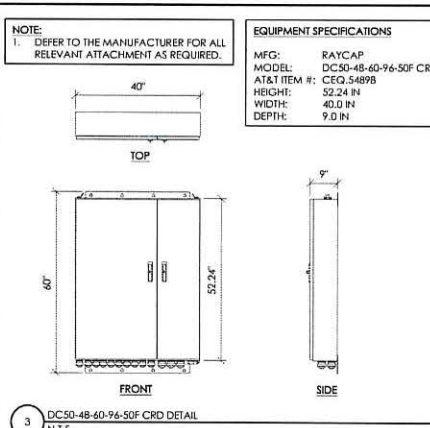
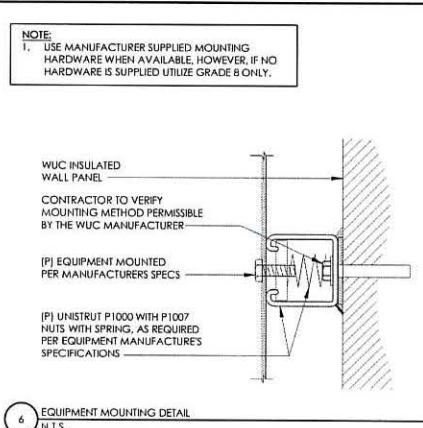
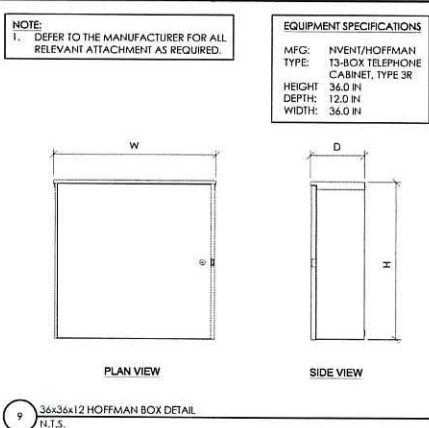
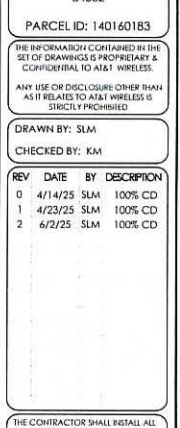
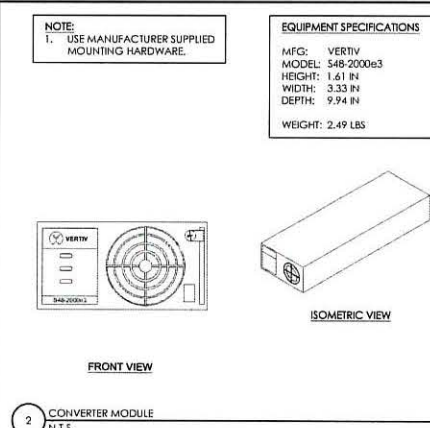
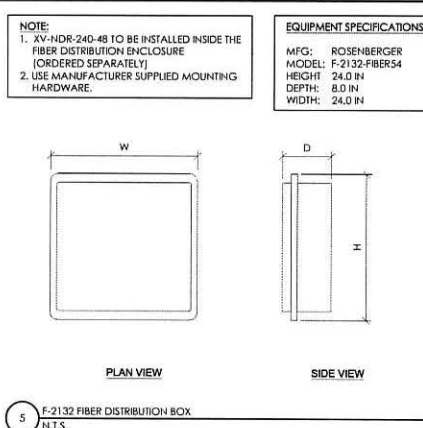
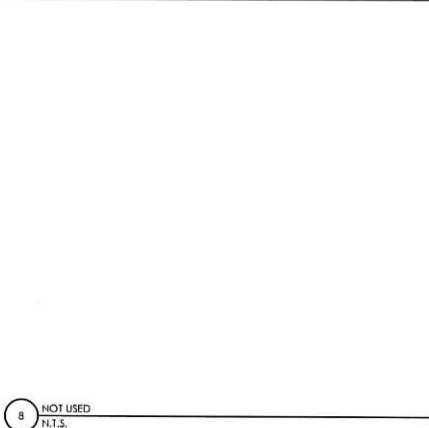
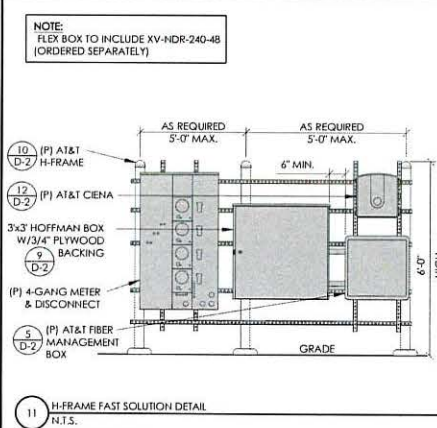
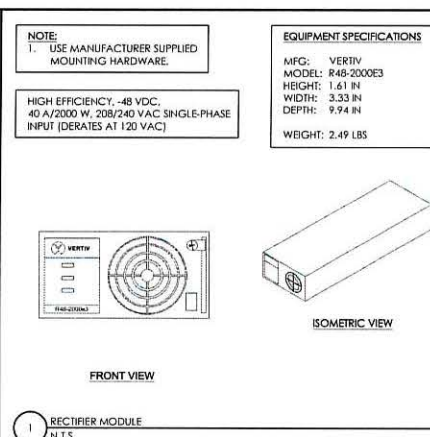
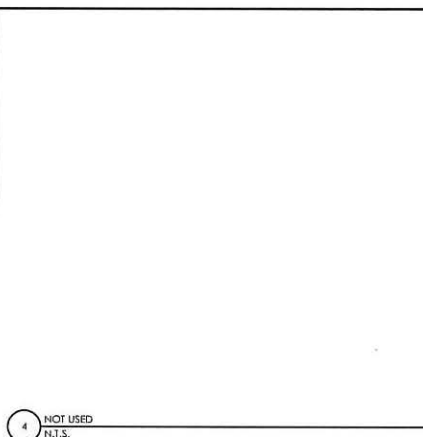
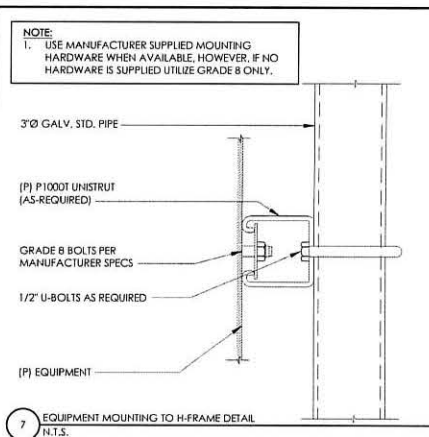
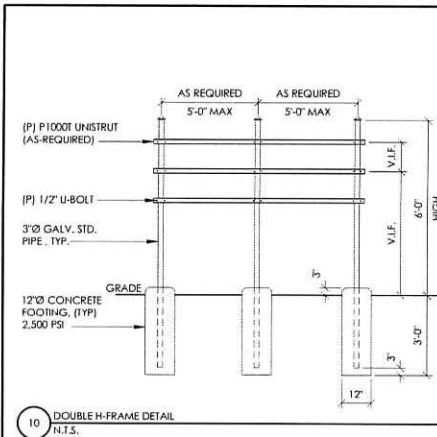
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Licensor:
Eric V. Rawlins
NO. 8723528-2002
ERIC V. RAWLINS
6/2/25
STATE OF UT

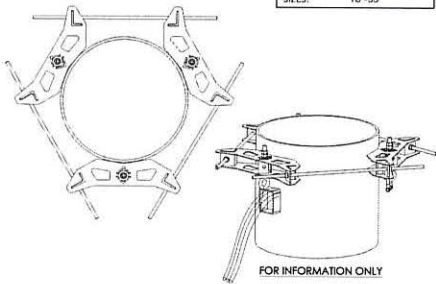
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DETAILS

Sheet Number:
D-1

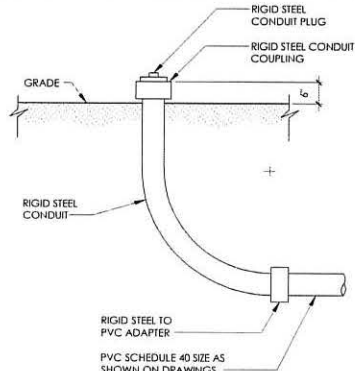


- NOTE:**
1. USE MANUFACTURER SUPPLIED MOUNTING HARDWARE.
2. DEFER TO THE MANUFACTURER FOR THE MAXIMUM ALLOWABLE LOADS AS REQUIRED.

EQUIPMENT SPECIFICATIONS
MFG: COMMSCOPE
MODEL: 860669616-1035
WEIGHT: 16.21 LBS
MONOPOLE SIZES: 10'-35'

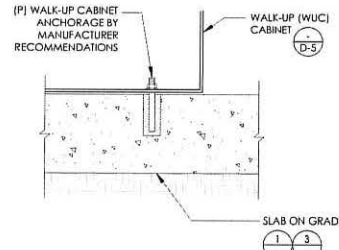


10 GRIP ANCHOR MONOPOLE, 10'-35'
N.T.S.

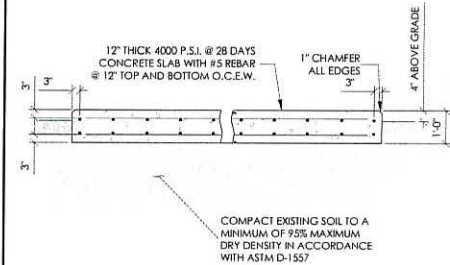


7 CONDUIT STUB-UP DETAIL
N.T.S.

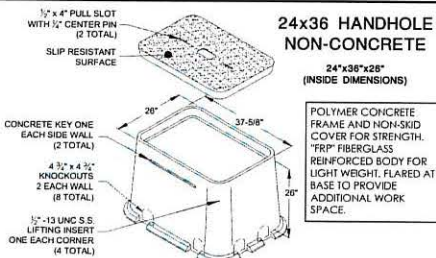
STRUCTURAL ANALYSIS NOTE:
ANCHOR BOLT STRUCTURAL ANALYSIS IS UNDER A SEPARATE PERMIT



4 WALK-UP CABINET ANCHORAGE DETAIL
N.T.S.



1 CONCRETE FOUNDATION SECTION
N.T.S.



NOMINAL DIMENSIONS	DESCRIPTION	APPROX. WT. LBS.
24"x36"	BOX AND COVER ASSEMBLY	300

DESIGN LOAD: STATIC DESIGN LOAD OF 8000 LBS. OVER A 10' x 10' AREA.

FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT JENSEN PRECAST

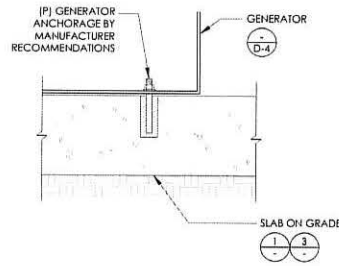
JENSEN PRECAST

11 24"x36" HAND HOLE DETAIL
N.T.S.

NOT USED

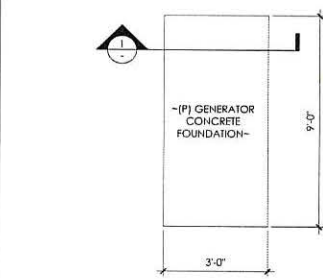
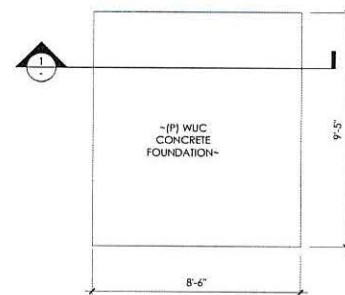
8 NOT USED
N.T.S.

STRUCTURAL ANALYSIS NOTE:
ANCHOR BOLT STRUCTURAL ANALYSIS IS UNDER A SEPARATE PERMIT



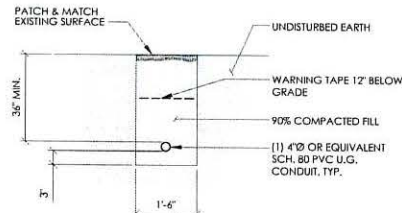
5 GENERATOR ANCHORAGE DETAIL
N.T.S.

- FOUNDATION NOTES:**
1. CONTRACTOR SHALL VERIFY EXTENTS OF CONCRETE AND COORDINATE WITH EQUIPMENT WUC, GENERATOR OR BATTERY CABINET DRAWINGS. (BY OTHERS)
2. FASTEN EQUIPMENT WUC, GENERATOR OR BATTERY CABINET TO CONCRETE PADS ACCORDING TO EQUIPMENT WUC, GENERATOR OR BATTERY CABINET DRAWINGS. (BY OTHERS)
3. COORDINATE CONSTRUCTION OF WUC, GENERATOR OR BATTERY CABINET CONCRETE WITH FOOTING OF ADJACENT STRUCTURES. (IF APPLICABLE)



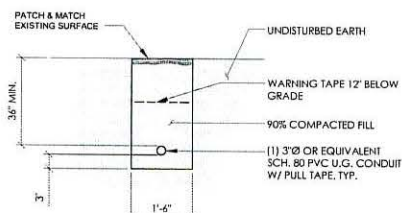
3 CONCRETE FOUNDATION PLAN
N.T.S.

NOTE:
1. VERIFY (E) CONDUIT LOCATION AND CONDITION. DO NOT DAMAGE (E) CONDUIT. (E) CONDUIT TO BE ENCASED IN CONCRETE IF UNDER (P) CONCRETE PAD FOOTING.



9 TELCO TRENCH DETAIL
N.T.S.

NOTE:
1. VERIFY (E) CONDUIT LOCATION AND CONDITION. DO NOT DAMAGE (E) CONDUIT. (E) CONDUIT TO BE ENCASED IN CONCRETE IF UNDER (P) CONCRETE PAD FOOTING.



6 POWER TRENCH DETAIL
N.T.S.

12 NOT USED
N.T.S.

PREPARED FOR



NEW CINGULAR WIRELESS PCS.
LLC ("AT&T")
7470 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:



F. MARSHALL & ASSOCIATES
4 - EXTERIOR COMMERCIAL CONC
100 HOLE AND WOODS PKY. STE. 204
BUNTELL, IL 61812
PH: 815/276-2423
PMAA ID: P-056502

Issued For:

UTL94218
NE PLEASANT GROVE
1550 NORTH 100 EAST
PLEASANT GROVE, UT
84062

PARCEL ID: 140160183

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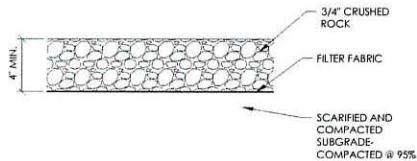


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Sheet Number:

D-3

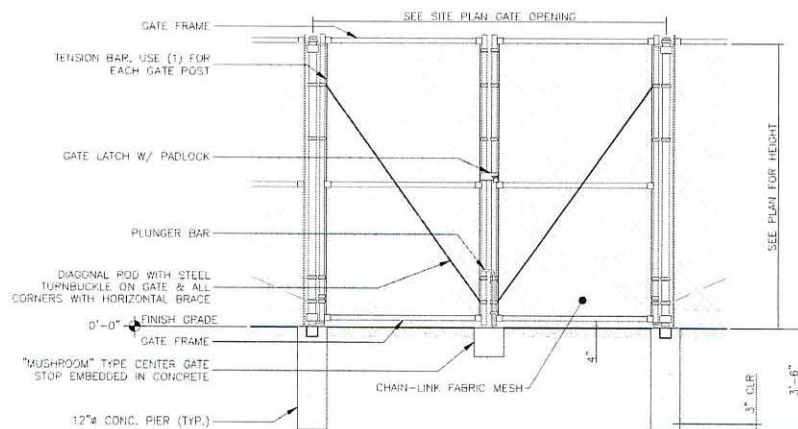


10 COMPOUND SURFACE DETAIL
N.T.S.

7 NOT USED
N.T.S.

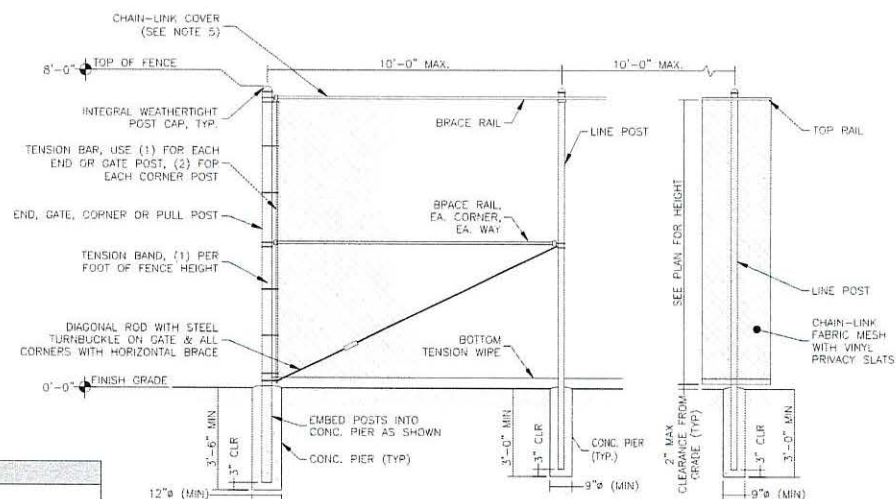
4 NOT USED
N.T.S.

1 NOT USED
N.T.S.



CHAIN-LINK GATE/FENCE SPECIFICATIONS:

		NOTES:
(INSTALL FENCING PER ASTM F567 / SWING GATES PER ASTM F900)		
GATE POST	4.500" O.D. SCHEDULE 40 PIPE FOR GATE WIDTHS UP TO 6 FEET, PER ASTM F1083.	
LINE POST	2.375" O.D. SCHEDULE 40 PIPE PER ASTM F1083. 10'-0" MAX. SPACING BETWEEN POSTS.	POST & FENCE PIPE SIZES ARE FENCE INDUSTRY STANDARD. ALL PIPE TO BE GALV.
CORNER POST	3.500" O.D. SCHEDULE 40 PIPE PER ASTM F1083.	(HOT-DIP, ASTM A120 GRADE "A" STEEL).
TOP RAIL/BRACE RAIL	1.875" O.D. SCHEDULE 40 PIPE, PER ASTM F1083.	CROSS BRACE ALL POSTS EXCEPT INTERMEDIATES.
GATE FRAME	1.875" O.D. SCHEDULE 40 PIPE, PER ASTM F1083.	
GATE LATCH	1.375" O.D. PLUNGER ROD W/ MUSHROOM TYPE CATCH AND LOCK.	CONTRACTOR TO INSTALL (2) GATE HOLDBACKS TO HOLD GATE OPEN DURING USE.
FABRIC	9 GA. CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM A392.	
TIE WIRE	MINIMUM 11 GA. GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE AND 41 TENSION WIRE BY HOG RINGS SPACED MAX. 24" INTERVALS.	
TENSION WIRE	7 GA. GALVANIZED STEEL	



- NOTES:**
1. INSTALL FENCING PER ASTM F-567.
 2. INSTALL SWING GATE PER ASTM F-900.
 3. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE GALV. (HOT DIP, ASTM A120 GRADE "A" STEEL) ALL GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL)
 4. ALL OPEN POSTS SHALL HAVE END CAPS.
 5. COVER TO BE STANDARD INDUSTRY CHAIN-LINK.

12 CHAIN-LINK FENCE, COVER & GATE
N.T.S.

PREPARED FOR



Vendor:



Issued For:

UTL94218
NE PLEASANT GROVE
1550 NORTH 100 EAST
PLEASANT GROVE, UT
84062

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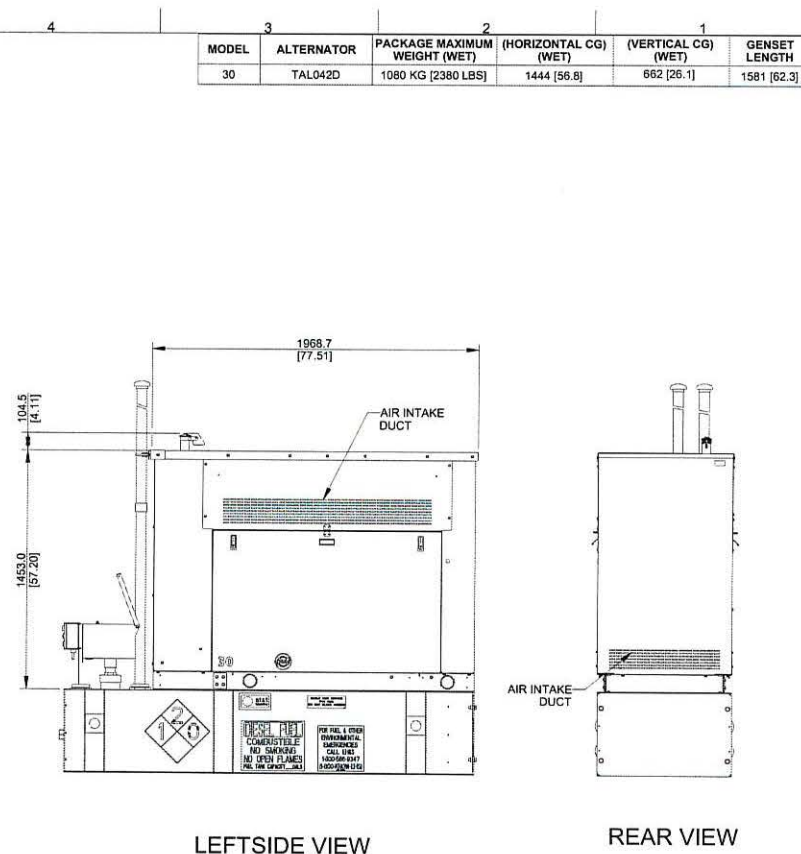
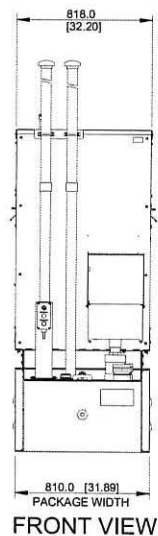
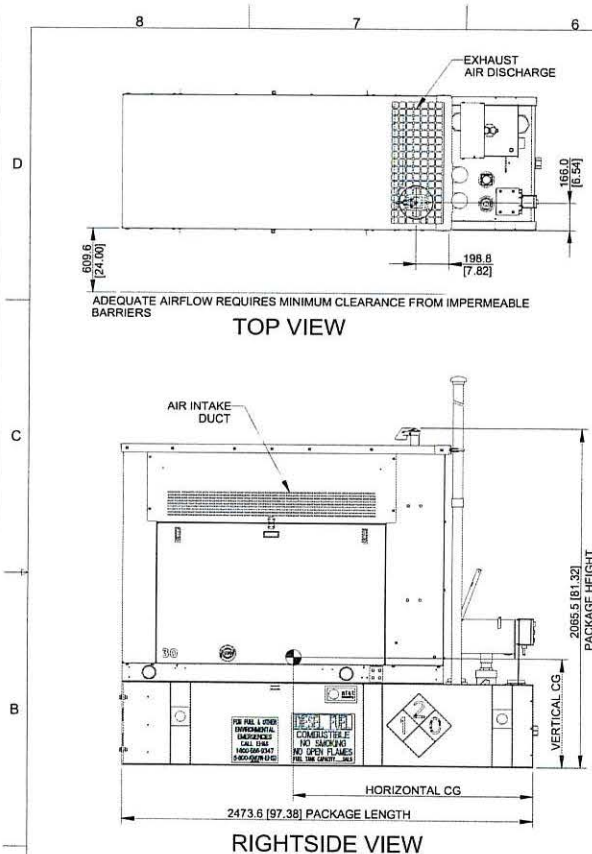


Sheet Title:

DETAILS

Sheet Number:

D-3.1



MODEL	ALTERNATOR	PACKAGE MAXIMUM WEIGHT (WET)	(HORIZONTAL CG) (WET)	(VERTICAL CG) (WET)	GENSET LENGTH
30	TAL042D	1080 KG (2380 LBS)	1444 [56.8]	662 [26.1]	1581 [62.3]

- NOTE:
- 1.) DIMENSIONS IN [] ARE ENGLISH UNIT EQUIVALENTS.
 - 2.) 8 AMP BATTERY CHARGER.
 - 3.) 120VAC ENGINE BLOCK HEATER.
 - 4.) 120VAC BATTERY HEATER.
 - 5.) GENERATOR MUST BE GROUNDED.
 - 6.) MUST ALLOW FREE FLOW OF DISCHARGE AIR AND EXHAUST.
 - 7.) MUST ALLOW FREE FLOW OF INTAKE AIR.
 - 8.) BASE TANK REQUIRES ALL STUB-UPS TO BE IN THE REAR TANK STUB-UP AREA.
 - 9.) SEE TABLE ON SHEET 3 FOR SUBBASE FUEL TANK CAPACITY.
 - 10.) TANK EQUIPPED WITH FIRE SAFETY VALVE ON FUEL SUPPLY LINE.
 - 11.) IT IS THE RESPONSIBILITY OF THE INSTALLATION TECHNICIAN TO ENSURE THAT THE GENERATOR INSTALLATION COMPLIES WITH ALL APPLICABLE CODES, STANDARDS AND REGULATIONS.
 - 12.) GENERATOR IS INSTALLED ON A UL-142 RATED DOUBLE WALL SUBBASE FUEL TANK.
 - 13.) DRAWING SHOWS STATE TANK CONFIGURATION WITH DUAL 12" NORMAL VENTS STANDARD NORMAL VENT HEIGHT IS 2' - 5' ABOVE FUEL FULL HEIGHT.

AT&T
KD30TC
ENCLOSURE WITH
STATE TANK

REV	DATE	ON COMPOSITE DWGS. SEE PART NO. FOR REVISION LEVEL □ INDICATES PART NUMBERS AFFECTED BY LATEST DRAWING REVISION	BY	DO NOT SCALE. THIS ASSEMBLY OR PART MUST COMPLY WITH PEP-RML-001. REFERENCE CAD MODEL FOR UNSPECIFIED DIMENSIONS.	rehlko
-	11MAR2024	RELEASE FOR PRODUCTION	PBG	UNLESS OTHERWISE SPECIFIED: ALL DIMENSIONS IN MILLIMETERS GENERAL TOLERANCES: XXX ± 0.25 X.X ± 0.1 X ± 0.05 BEND RADIUS 10°/30° BEND ANGLES ± 1°	THIRD ANGLE PROJECTION
A	11NOV2024	(D-8) CLEARANCE NOTE UPDATED, (B-3) 1418.6 REMOVED.	JB2	SURFACE FINISH: ✓ MAX.	CHARACTERISTICS COMPLY WITH PPS-80022
				DRAWN: PBG	SCALE: 0.04
				DATE: 11MAR2024	SHEET SIZE: B
				APPROVED: SEE PLM SYSTEM	SHEET: 1 OF 3
					TITLE: DIMENSION PRINT
					DWG NO.: ADV-9915

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PREPARED FOR

AT&T

NEW CINCULAR WIRELESS PCS,
LLC (TA1AT)
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

PM&A

P. MARSHALL & ASSOCIATES
A CENTENNIAL COMMUNICATIONS COMPANY
1000 E. 100th Ave., Suite 200
Denver, CO 80231
P: (303) 751-2121
F: (303) 751-2122
PM&A ID: P-056002

Issued For:

UT194218

NE PLEASANT GROVE
1550 NORTH 100 EAST
PLEASANT GROVE, UT
84062

PARCEL ID: 140160183

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2	6/2/25	SLM	100% CD

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Sheet Title:

**GENERATOR
DETAILS**

Sheet Number:

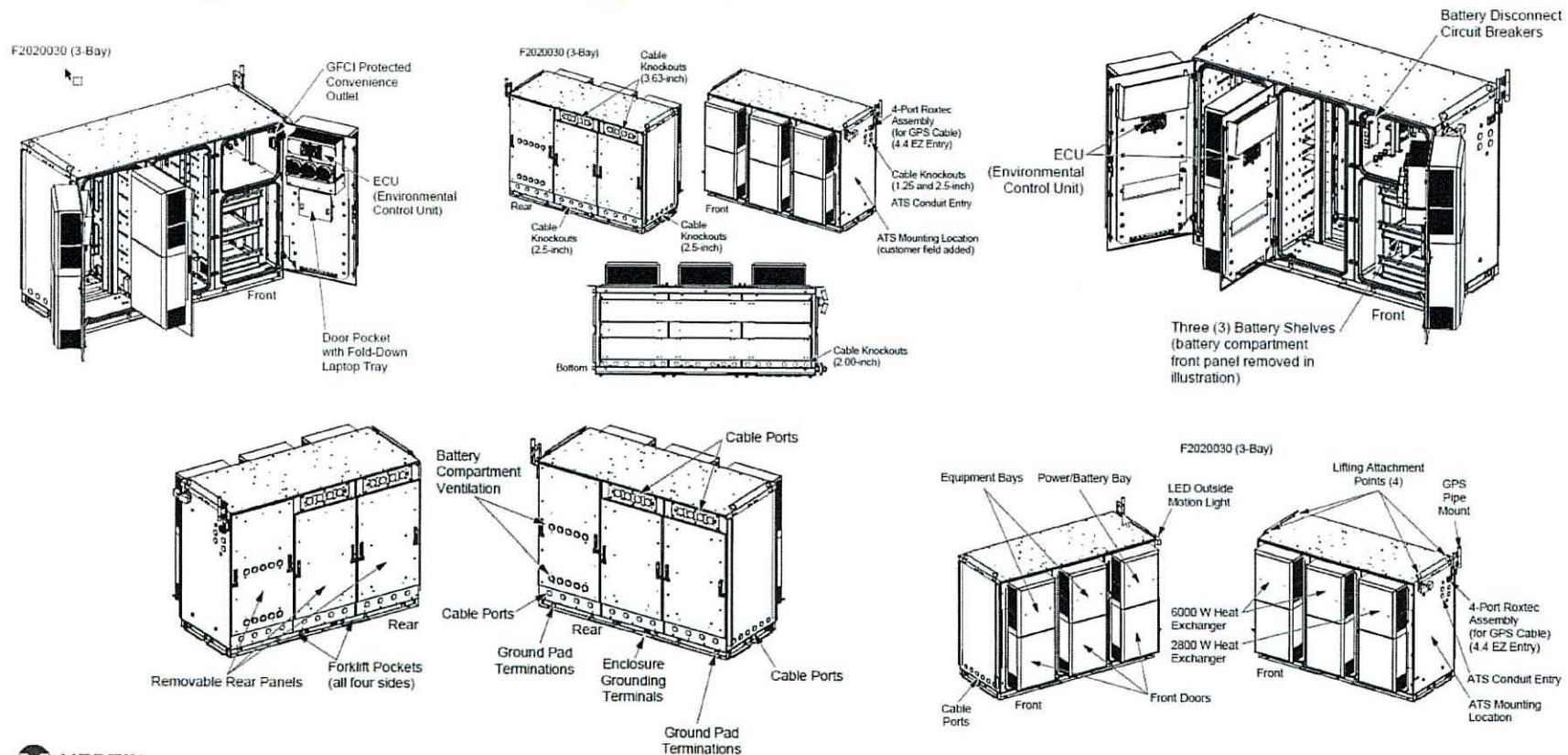
D-4

EQUIPMENT SPECIFICATIONS

MFG: VERTIV
MODEL: NETSURE X 744
HEIGHT: 74.0"
WIDTH: 102.0"
DEPTH: 34.0"

SHIPPING WEIGHT W/O EQUIPMENT/RACKS: 1,645 LBS
SHIPPING WEIGHT W/ EQUIPMENT/RACKS: 4,345 LBS

Three Bay WUC Vertiv NetSure X 744 Walk-Up Enclosure



7

PREPARED FOR

AT&T
NEW CINCULAR WIRELESS PCS,
LLC (AT&T)
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

PM&A
P. MARSHALL & ASSOCIATES
A CENTENNIAL COMMUNICATIONS COMPANY
1000 LITTLE ROCK W. AVE. SUITE 200
MINNEAPOLIS, MN 55425
(612) 338-2500
FAX (612) 338-2501
PM&A ID: P-056302

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NE PLEASANT GROVE
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PLEASANT GROVE, UT
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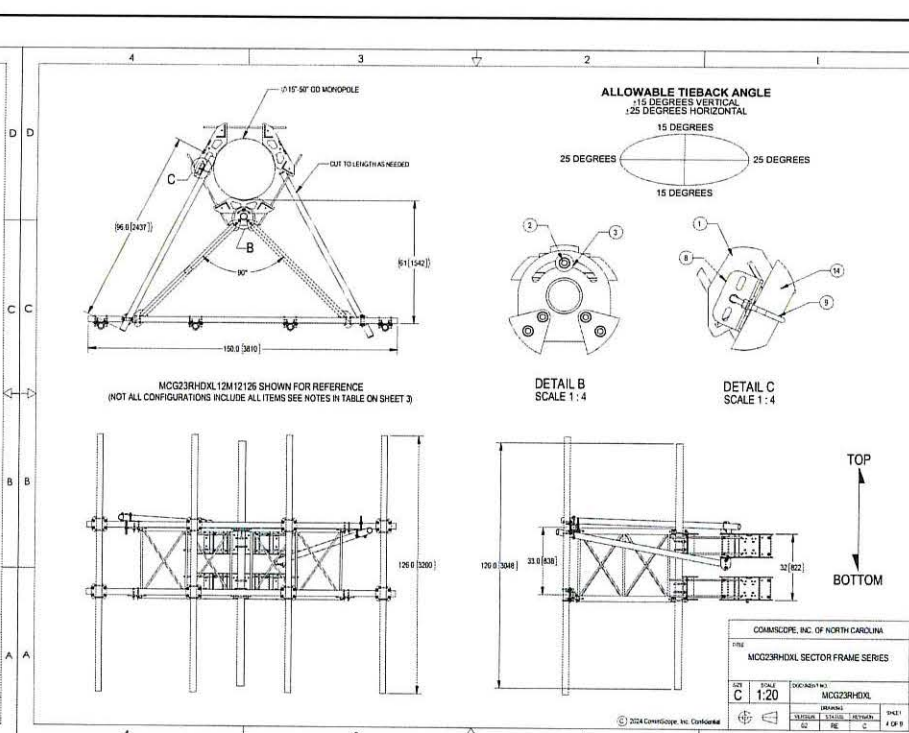
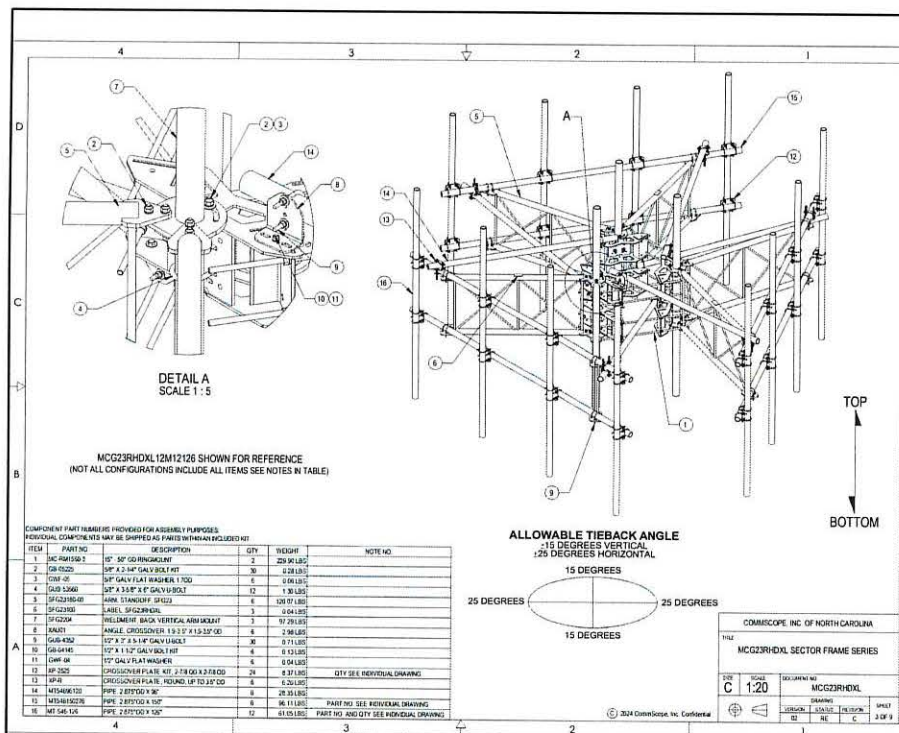
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INFORMATION
ONLY

Sheet Title:

**WALK-UP CABINET
(WUC) DETAILS**

Sheet Number:

D-5



MCG23RHDXL13M12126

C23RHDXL PIM OPTIMIZED SPACING High Capacity Monopole platform with extended 10' Spine for RRU Mounting & extended frame for sites requiring increased sector to sector antenna spacing. 2-7/8" OD x 1.31" wall with 12/12-7/8" OD x 126in Antenna pipes.

- Extended spine for MCG23RHDXL mounts that decrease PIM
- From radio relocation PLE extended frames for increased antenna-to-antenna spacing
- Increased installability and stability
- Upgraded frame provides higher loading
- Major RRU mounting elevation, reducing need for additional mounts
- Better load management
- Lattice structure design
- Designed to be used in combination with APX-PRG mounts

Product Classification

Product Type High capacity monopole sector frame

Product Series 102

General Specifications

Mounting Monopole, 1211-1270 mm (15'-50" x) OD

Pipe, quantity 12

Sectors, quantity 3

Dimensions

Height 3,202.4 mm (105 ft 1.3 in)

Face Width 3,962 mm (13 ft)

Width 3,962.4 mm (13 ft)

Pipe Length 3,202.4 mm (105 ft 1.3 in)

Face Support Pipe Diameter 75.0 mm (3 in)

Mounting Diameter, maximum 127.0 mm (5 in)

Mounting Diameter, minimum 25.4 mm (1 in)

Pipe Outer Diameter 13.0 mm (0.51 in)

Stand-off Distance 1,549.4 mm (51 in)

Material Specifications

Material Type Hot dip galvanized steel

Mechanical Specifications

Page 1 of 1

MCG23RHDXL13M12126

Wind Rating

For Specifications, please contact sales@commscope.com or call 800-255-1479

Wind Rating Test Method

ASTM A222

Packaging and Weights

Included

Mounting hardware | Pipe mounts | Plan end pipes (12) | Ring mounts (2) | Sector frames

Packaging quantity

1

Weight, net

1,482.319 kg (3,270 lb)

* Footnotes

Wind Rating

EWG - Basic Wind Speed, FBC - Florida Building Code

Page 2 of 2

PREPARED FOR

AT&T
NEW CINCULAR WIRELESS PCS,
LLC (AT&T)
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

PM&A
P. MARSHALL & ASSOCIATES
A CENTENNIAL COMMUNICATIONS COMPANY
1000 HILLTOP BLVD. SUITE 100, WEST
CENTENNIAL, CO 80112
(703) 441-1111
(703) 441-1111

Issued For:

UTL94218
NE PLEASANT GROVE
1550 NORTH 100 EAST
PLEASANT GROVE, UT
84062

PARCEL ID: 140160183

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Sheet Title:

ANTENNA MOUNT DETAILS

Sheet Number:

D-6

KOHLER

Model KSSB

Automatic Transfer Switches
Standard Specific Breaker Rated

9001
KOHLER
NATIONALLY REPUTED



Available Controllers
D Decision-Maker MPAC 1200

Ratings

Current	Voltage	Frequency
30- 1200 amps	208- 600 VAC	50/60 Hz

Weights and Dimensions

Note: Always use the transfer switch dimension drawing for planning and installation. Weights and dimensions may vary for different configurations. See your local distributor for dimension drawings.

Weights and dimensions are shown for NEMA Type 1 enclosures, NEMA Type 3R enclosures and open units. See the transfer switch dimension drawings for other enclosure types.

Model	Amps	NEMA Type	Poles	Wires	Dimensions mm (in.)			Weight kg (lb.)			Dimension Drawing
					Height	Width	Depth	2-Pole	3-Pole	4-Pole	
KSS	30- 200	1, 3R	2, 3, 4	3, 4	791 (31)	450 (18)	314 (12.4)	28 (62)	30 (65)	31 (68)	ADV-4566
	230 (208- 480V)		2, 3, 4	3, 4	1223 (48)	560 (22)	362 (14.3)	52 (115)	56 (123)	59 (131)	ADV-4568
	230 (600 V)		2, 3, 4	3, 4	1702 (67)	610 (24)	514 (20.2)	179 (305)	183 (403)	188 (414)	ADV-4570
	260- 600		2, 3, 4	3, 4	1932 (76)	864 (34)	515 (20.3)	220 (485)	231 (510)	236 (525)	ADV-4572
	800		3, 4	4	1932 (76)	864 (34)	515 (20.3)	—	231 (510)	236 (525)	ADV-4572
	1000		3, 4	4	1932 (76)	864 (34)	515 (20.3)	—	356 (785)	379 (835)	ADV-4574
	1200	3R	3, 4	4	2286 (90)	940 (37)	717 (28.2)	—	356 (785)	379 (835)	ADV-4575
	30- 200		2, 3, 4	3, 4	767 (31)	445 (18)	266 (11.6)	8 (17)	9 (20)	11 (23)	ADV-4575
	230 (208- 480V)	Open Unit +	2, 3, 4	3, 4	1219 (48)	457 (18)	330 (13.0)	17 (37)	21 (45)	24 (53)	ADV-7182
	230 (600V)		2, 3, 4	3, 4	1422 (56)	610 (24)	362 (14.3)	31 (68)	34 (74)	35 (80)	
	260- 600		2, 3, 4	3, 4	1829 (72)	864 (34)	508 (20)	68 (150)	78 (170)	90 (196)	
	800		3, 4	4	1829 (72)	864 (34)	508 (20)	—	78 (170)	90 (196)	
	1000		3, 4	4	2210 (87)	965 (38)	584 (23)	—	78 (170)	90 (196)	
	1200		3, 4	4	2210 (87)	965 (38)	584 (23)	—	78 (170)	90 (196)	

* Includes mounting feet
† On 30- 1000 amp models, the NEMA type 3R enclosures have a security cover on the controller that extends 54 mm (2.1 in.) beyond the door.
+ Dimensions shown for open units are the minimum required enclosure size. Open unit weights are shipping weights for the controller only.



Industrial Generator Set Accessories Generator Set Controller



APM402

APM402 Controller

General Description and Function

The APM402 generator set controller provides advanced control, system monitoring, and system diagnostics for optimum performance.

The APM402 controller meets NFPA 110, Level 1 when equipped with the necessary accessories and installed per NFPA standards.

The APM402 controller uses a patented hybrid voltage regulator and unique software logic to manage alternator thermal overload protection features normally requiring additional hardware.

Additional features include:

- A digital display and pushbutton/rotary selector dial provide easy local access to data.
- Measurements selectable in metric or English units.
- The controller can communicate directly with a personal computer via a network or serial configuration using SiteTech™ or Monitor III software.
- The controller supports Modbus® protocol. Use with serial bus or Ethernet networks. (Ethernet requires an external Modbus®/Ethernet converter module.)
- Scrolling display shows critical data at a glance.
- Digital display of power metering (kW and kVA).
- Integrated hybrid voltage regulator providing $\pm 0.5\%$ regulation.
- Built-in alternator thermal overload protection.

Modbus® is a registered trademark of Schneider Electric.

PREPARED FOR

AT&T
NEW CINGULAR WIRELESS PCS,
LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

PM&A
P. MARSHALL & ASSOCIATES
A CENTENNIAL COMMUNICATIONS COMPANY
1000 E. CENTENNIAL BLVD., SUITE 200
CENTENNIAL, CO 80112
OFFICE: (303) 241-2325
FAX: (303) 241-2325
PMAA ID: P-014302

Issued For:

UTL94218
NE PLEASANT GROVE
1550 NORTH 100 EAST
PLEASANT GROVE, UT
84062

PARCEL ID: 140160183

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Sheet Title:
AUTOMATIC
TRANSFER SWITCH
DETAILS

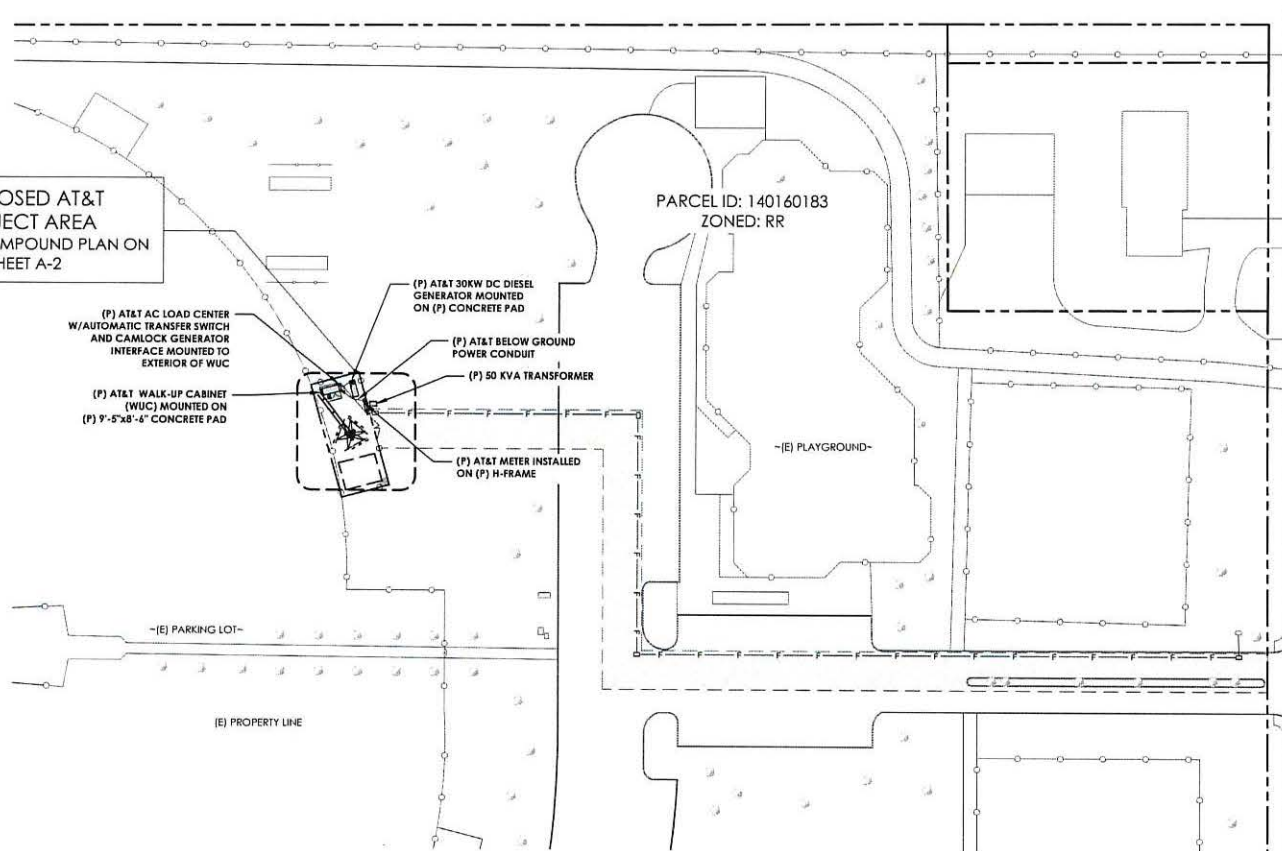
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D-7

GG-181_024e
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Discovery Energy, LLC
200 Twin Oaks Road, Kohler, WI 53044 USA
For the nearest sales and service outlet in the US and
Canada, phone 1-800-344-2444 - power@systems.rehlo.com

PROPOSED AT&T
PROJECT AREA
REFER TO COMPOUND PLAN ON
SHEET A-2



SOUTH LAW AVENUE

ELECTRICAL SITE PLAN

24"x36" SCALE: 1" = 30'-0"



1

PREPARED FOR

AT&T
NEW CINCULAR WIRELESS PCS,
LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

PM&A
P. MARSHALL & ASSOCIATES
A CENTENNIAL COMMUNICATIONS COMPANY
1000 HILLTOP DRIVE SUITE 200
DENVER, CO 80202
OFFICE: (303) 240-2325
PMA ID: P-004502

Issued For:

UTL94218
NE PLEASANT GROVE
1550 NORTH 100 EAST
PLEASANT GROVE, UT
84062

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Licenser:



Sheet Title:

**ELECTRICAL
SITE PLAN**

Sheet Number:

E-1

176280

25 Φ C

EXHIBIT "A"

SIGNED: _____

DATE: _____

CUSTOMER TO INSTALL:

10-20: 3" conduit & sweeps in recorded easement

20-30: 2-3" conduit & sweeps

30: 4-Gang meter base

Contact RMP inspector Shad Hulse 435-302-6263
before installation of trench/conduit.600 amp
4-Gang meter socket
120/240v

176281

50 A

30 20

350-TX 2-3"

PLG13

7.2LG 1#1/0-AL, 3"

PLG13 7.2LG 1#2

200

225 3 Φ

Existing

PLG13 12.5LL 3##2-AL, 4"

176180

PLG13

RMP TO INSTALL:

10-20: 1#1/0-AL pri

20: 50kva 120/240v xfrmr

20-30: 350-TX svc

30: Demand meter

25 Φ B

PACIFICORP A BURNSIDE NATURAL ENERGY COMPANY	1 OF 1		Scale	1" = 50'
	EST ID#	P12389	Print Date	5/23/2025
Job Start Date	Job Complete Date	Circuit	Post Jobs RQI	Posted
Emp #	Map String	11405002.0	PLG13	
CC#	WO# / REQ#	007402704		
Customer:	AT & T MOBILITY			
Address:	1550 N 100 E # AT&T PLEASANT GROVE, UT			

PREPARED FOR:



NEW CINGULAR WIRELESS PCS,
LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:



P. MARSHALL & ASSOCIATES
A CENTENNIAL COMMUNICATIONS COMPANY
1000 E. 1000 S. W. 1000 S. W. 1000 S. W.
1000 E. 1000 S. W. 1000 S. W.
1000 E. 1000 S. W. 1000 S. W.

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Licensor:



Sheet Title:

POWER
AGENCY MAP

Sheet Number:

E-1.1

Template Version 4.130000.0

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1. ALL WORK TO CONFORM TO N.E.C. LATEST STATE ADOPTEED EDITION.
2. LABEL SERVICE DISCONNECT WITH A RED TAG.
3. SWITCH LEG CONDUCTORS SHALL BE THE SAME COLOR AS CIRCUIT CONDUCTORS.
4. PULL ONE GROUND CONDUCTOR PER FLEXIBLE NONMETALLIC CONDUIT. FOR ALL OTHER CIRCUITS PULL A SEPARATE CONDUCTOR.
5. ALL GFCI RECEPTACLES TO HAVE A DEDICATED GROUND WIRE.
6. EQUIPMENT TERMINATION LUGS AND CONDUCTORS ARE RATED AT A MINIMUM OF 75°C.
7. CONDUIT REQUIREMENTS
 - UNDERGROUND PVC [SCH 40 OR 80]
 - INDOOR: EMT [RGS IN TRAFFIC AREAS]
 - OUTDOOR [ABOVE GRADE]: RGS

BCW	BARRE COPPER WIRE
BS	BASE TRANSCEIVER STATION
C	CONDUIT
(E)	EXISTING
EG	EQUIPMENT GROUND
(F)	FUTURE
FACP	FIRE ALARM CONTROL PANEL
GEN	GENERATOR
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
LMFC	LIQUID TIGHT FLEXIBLE METAL CONDUIT
MCIM	METAL CIRCULAR IM C
M	MECHANICAL INTERLOCK
MPAS	SEE MECHANICAL PLANS & SPECIFICATIONS
NEEA	NATIONAL ELECTRICAL MANUFACTURERS' ASSOCIATION
NIL	NIGHT LIGHT - FIXTURE TO BE UNSWITCHED
	PROPOSED
(P)FB	PROVISION FOR FUTURE BREAKER
PVC	POLYVINYL CHLORIDE CONDUIT
R	RELAY
RMC	RIGID METAL MONITOR GENERATOR POWER
RU	RELAY TO MONITOR UTILITY POWER
TYP	UNLESS OTHERWISE NOTED
WVP	WEATHERPROOF
GFCI	GROUND FAULT CIRCUIT INTERRUPTER

INTEGRATED LOAD CENTER										MOUNTING: SURFACE			
VOLTAGE: 120/240V, 1 PHASE, 200A, 22 KAIC										NEMA: 1B			
MAIN CB: 2P/200A										LOCATION: MOUNTED ON			
BRANCH CB: TYPE 60										WUC EXTERIOR WALL			
VOLT AMPS		DESCRIPTION	POLE	BKR	CUT	A	B	CUT	BKR	POLE	DESCRIPTION	VOLT AMPS	
PHASE	PHASE											A	B
2112	2112	SHELVES 1 & 3 RECTIFIERS	2	30	1	-	2	20	1		G.F.I. (INTERNAL)	180	2112
	2112		-	-	3	+	4	30	2		SHELVES 5 & 6 RECTIFIERS		2112
2112	2112	SHELVES 2 & 4 RECTIFIERS	2	30	5	+	6	-	-			2112	
	2112				7	+	8						
		SPACE			9	+	10						
					11	+	12						
					13	+	14						
					15	+	16						
					17	+	18						
					19	+	20						
					21	+	22						
180		G.F.I.	1	20	3	+	24	20	1			360	
1200		HVAC	2	20	25	+	26	20	1			480	
1200			-	-	27	+	28	15	1			100	
720		OUTLETS	1	20	29	+	30	20	1			200	
8256	7716											2972	2572
VA/LINE												PHASE B = 5,544	
PHASE A = 13,340													
CONNECTED LOAD = 18,884 VA													
CONNECTED AMPS = 78.7 A													

- ① [E] 50 KVA 277/480V TRANSFORMER.
- ② [F] METER 120/240 V, 1Ø, 200A, 42 KA.
- ③ [F] DISCONNECT 120/240V, 1Ø, 200A.
- ④ [F] 1" C (PVC) - 1Ø #14 FOR CONTROL AND START-UP. REFER TO GENERATOR AND A.T.S. SPECS. FOR WIRING CONNECTION.
- ⑤ [F] 2" C (PVC) - 3 #3/Ø + 1 #4 GND., APPROX. 6 FT.
- ⑥ [F] 1" C (PVC) - 4 #12 + 2 #12 GND. FOR BATTERY CHARGER & HEATER.
- ⑦ [F] 1" C FOR CUMMINS SHUTOFF WIRING.

(E) 600A, 120/240V 10 4-GANG METER CENTER

TO FUTURE TENANT

TO FUTURE TENANTS

GND

(E)

(P) 2" C. (PVC) - 3 #3/0 + 1 #2 GND. APPROX. 35 FT.

(P) GENERATOR 120/240V, 1Ø, 30KW

2P/150A

AWG 2

(P) EMERGENCY SHUT OFF SWITCH

MECHANICAL INTERLOCK

200 A CAMLOCK GENERATOR CONNECTION

NORMAL SOURCE 2P/200A

2P 200A

T/S

TVSS

LOAD CENTER 120/240V, 1Ø, 3W, 200A, 30 CKTS

LL.C. MOUNTED ON WUC EXTERIOR WALL, REFER TO PANEL SCHEDULE FOR LOAD ARRANGEMENT.

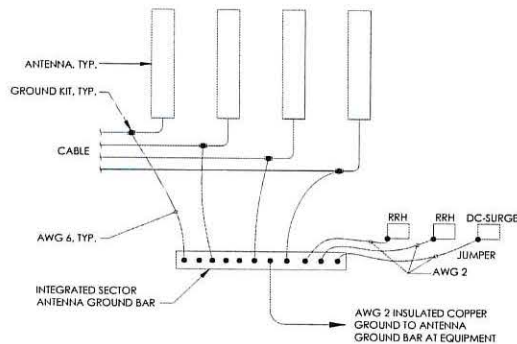
Sheet Number:
E-2

GROUNDING NOTES:

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION ACCORDING TO SITE CONDITIONS.
2. ALL GROUNDING CONDUCTORS: #2 AWG SOLID BARE TINNED COPPER WIRE UNLESS OTHERWISE NOTED.
3. GROUND BAR LOCATED IN BASE OF EQUIPMENT WILL BE PROVIDED, FURNISHED AND INSTALLED BY THE VENDOR.
4. ALL BELOW GRADE CONNECTIONS: EXOTHERMIC WELD TYPE. ABOVE GRADE CONNECTIONS: EXOTHERMIC WELD TYPE.
5. GROUND RING SHALL BE LOCATED A MINIMUM OF 24" BELOW GRADE OR 6" MINIMUM BELOW THE FROST LINE.
6. INSTALL GROUND CONDUCTORS AND GROUND ROD MINIMUM OF 1'-0" FROM EQUIPMENT CONCRETE SLAB, SPREAD FOOTING, OR FENCE.
7. EXOTHERMIC WELD GROUND CONNECTION TO FENCE POST: TREAT WITH A COLD GALVANIZED SPRAY.
8. GROUND BARS:
 - A) EQUIPMENT GROUND BUS BAR (EGB) LOCATED AT THE BOTTOM OF ANTENNA POLE/MAST FOR MAKING GROUNDING JUMPER CONNECTIONS TO COAX FEEDER CABLES SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. JUMPERS (FURNISHED BY OWNERS) SHALL BE INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR.
9. ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.
10. OBSERVE N.E.C. AND LOCAL UTILITY REQUIREMENTS FOR ELECTRICAL SERVICE GROUNDING.
11. GROUNDING ATTACHMENT TO TOWER SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS OR AT GROUNDING POINTS PROVIDED (2 MINIMUM).
12. IF EQUIPMENT IS IN A C.L. FENCE ENCLOSURE, GROUND ONLY CORNER POSTS AND SUPPORT POSTS OF GATE. IF CHAIN LINK LID IS USED, THEN GROUND LID ALSO.
13. GROUNDING AT PPC CABINET SHALL BE VERTICALLY INSTALLED.
14. ALL GROUNDING FOR ANTENNAS SHALL BE CONNECTED SO THAT IT WILL BY-PASS MAIN BUSS BAR.
15. ALL EMT RUNS SHALL BE GROUNDED AND HAVE A BUSHING, NO PVC ABOVE GROUND.
16. USE SEPARATE HOLES FOR GROUNDING AT BUSS BAR, NO "DOUBLE-UP" OF LUGS.
17. POWER AND TELCO CABINETS SHALL BE GROUNDED (BONDED) TOGETHER.
18. NO LBS ALLOWED ON GROUNDING.
19. PROVIDE STAINLESS STEEL CLAMP AND BRASS TAGS ON COAX AT ANTENNAS AND DOGHOUSE.
20. ALL ELECTRICAL AND GROUNDING AT THE CELL SITE SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 780 (LATEST EDITION), AND MANUFACTURER SPECIFICATION.
21. IF THE AC PANEL IN THE POWER CABINET IS WIRED AS SERVICE ENTRANCE, THE AC SERVICE GROUND CONDUCTOR SHALL BE CONNECTED TO GROUND ELECTRODE SYSTEM. WHEN THE AC PANEL IN THE POWER CABINET IS CONSIDERED A SUB-PANEL, THE GROUND WIRE SHALL BE INSTALLED IN THE AC POWER CONDUIT. THE INSTALLATION SHALL BE PER LOCAL AND NATIONAL ELECTRIC CODE (NFPA-70).
22. EXOTHERMIC WELDING IS RECOMMENDED FOR GROUNDING CONNECTION WHERE PRACTICAL. OTHERWISE, THE CONNECTION SHALL BE MADE USING COMPRESSION TYPE-2 HOLES, LONG BARREL LUGS OR DOUBLE CRIMP CLAMP "C" CLAMP. THE COPPER CABLES SHALL BE COATED WITH ANTIOXIDANT (COPPER SHIELD) BEFORE MAKING THE CONNECTIONS. THE MANUFACTURER'S TORQUING RECOMMENDATIONS ON THE BOLT ASSEMBLY TO SECURE CONNECTIONS SHALL BE FOLLOWED.
23. THE ANTENNA CABLES SHALL BE GROUNDED AT THE TOP AND BOTTOM OF THE VERTICAL RUN FOR LIGHTING PROTECTION. THE ANTENNA CABLE SHIELD SHALL BE BONDED TO A COPPER GROUND BUSS AT THE LOWER MOST POINT OF A VERTICAL RUN JUST BEFORE IT BEGINS TO BEND TOWARD THE HORIZONTAL PLANE. WIRE RUNS TO GROUND SHALL BE KEPT AS STRAIGHT AND SHORT AS POSSIBLE. ANTENNA CABLE SHIELD SHALL BE GROUNDED JUST BEFORE ENTERING THE CELL CABINET. ANY ANTENNA CABLES OVER 200 FEET IN LENGTH SHALL ALSO BE EQUIPPED WITH ADDITIONAL GROUNDING AT MID-POINT.

24. ALL GROUNDING CONDUCTORS INSIDE THE BUILDING SHALL BE RUN IN CONDUIT RACEWAY SYSTEM, AND SHALL BE INSTALLED AS STRAIGHT AS PRACTICAL WITH MINOR BENDS TO AVOID OBSTRUCTIONS. THE BENDING RADIUS OF ANY #2 GROUNDING CONDUCTOR IS 8". PVC RACEWAY MAY BE FLEXIBLE OR RIGID PER THE FIELD CONDITIONS. GROUNDING CONDUCTORS SHALL NOT MAKE CONTACT WITH ANY METALLIC CONDUITS, SURFACES OR EQUIPMENT.
25. PROVIDE PVC SLEEVES WHERE GROUNDING CONDUCTORS PASS THROUGH THE BUILDING WALLS AND FOR CEILINGS.
26. INSTALL GROUND BUSHINGS ON ALL METALLIC CONDUITS AND BOND TO THE EQUIPMENT GROUND BUSS IN THE PANEL BOARD.
27. GROUND ANTENNA BASES, FRAMES, CABLE RACKS AND OTHER METALLIC COMPONENTS WITH #2 GROUNDING CONDUCTORS AND CONNECT TO INSULATED SURFACE MOUNTED GROUND BARS. CONNECTION DETAILS SHALL FOLLOW MANUFACTURER'S SPECIFICATIONS FOR GROUNDING.
28. ALL PROPOSED GROUNDING CONDUCTORS SHALL BE ROUTED AND CONNECTED TO THE MAIN GROUND BAR OR EXISTING GROUND RING.

3 GROUNDING NOTES N.T.S.



- NOTES:
1. GROUND BAR LOCATION IS SCHEMATIC AS SHOWN ON THIS SHEET AND ACTUAL LOCATION OF INSTALLATION WILL BE DETERMINED BY THE INSTALLER.
 2. REFER TO ANTENNA PLAN FOR EXACT NUMBER OF ANTENNA, RRH AND DC SURGE SUPPRESSOR

4 TYP. ANTENNA GROUNDING DIAGRAM

1 NOT USED

2 NOT USED

PREPARED FOR



Vendor:



Issued For:

UTL94218
NE PLEASANT GROVE
1550 NORTH 100 EAST
PLEASANT GROVE, UT
84062

PARCEL ID: 140160183

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CHECKED BY: KM

REV	DATE	BY	DESCRIPTION
0	4/14/25	SLM	100% CD
1	4/23/25	SLM	100% CD
2	6/2/25	SLM	100% CD

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SPEC'S. UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURER'S EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION.

Licenser:



Sheet Title:

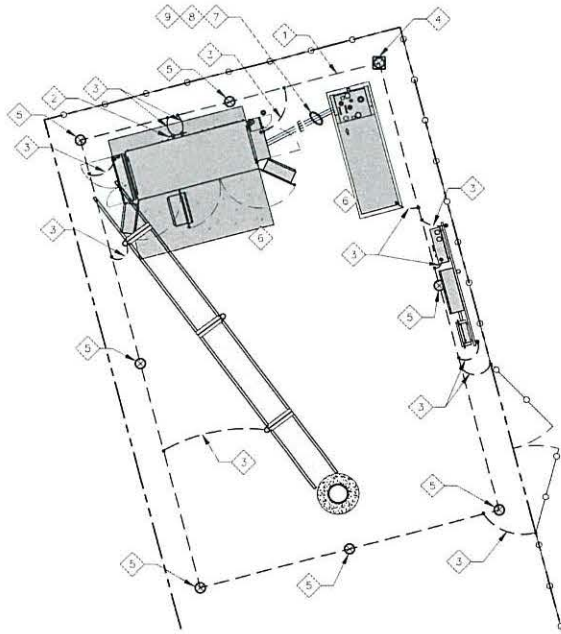
GROUNDING NOTES

Sheet Number:

G-1

KEY NOTES:

- ① (P) AWG 2 BCW GROUND RING BURIED 30" BELOW GRADE.
- ② (P) EQUIP. GROUND BAR.
- ③ (P) AWG 2 BCW.
- ④ (P) GROUND TEST WELL.
- ⑤ (P) GROUND ROD.
- ⑥ (P) BOND REBAR AT (2) LOCATIONS IN EQUIPMENT CONCRETE PAD TO GROUNDING SYSTEM.
- ⑦ (P) 3/4" CONDUIT FROM ATS TO GENERATOR.
- ⑧ (P) 3/4" CONDUIT FOR BLOCK HEATER/BATTERY.
- ⑨ (P) 3/4" CONDUIT FOR ALARM CONDUCTORS TO ALARM PANEL.



GROUNDING LEGEND

- CADWELD CONNECTION (EXOTHERMIC WELD)
- ⊗ GROUND ROD

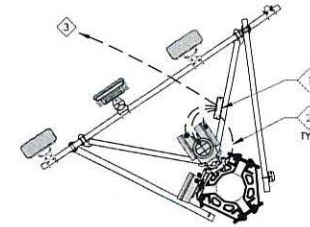
EQUIPMENT GROUNDING PLAN

24"x36" SCALE: 1/4" = 1'-0"



KEY NOTES:

- ① ANTENNA GROUND BAR AT EACH SECTOR.
- ② AWG 2 INSULATED COPPER GROUND FROM (P) RRH AND DC9.
- ③ AWG 2 INSULATED COPPER GROUND TO ANTENNA GROUND BAR AT BOTTOM OF POLE



GROUNDING LEGEND

- CADWELD CONNECTION (EXOTHERMIC WELD)
- ⊗ GROUND ROD

ANTENNA GROUNDING PLAN (TYP. PER SECTOR)

24"x36" SCALE: 3/8" = 1'-0"



1

3 NOT USED

24"x36" SCALE: 1/2" = 1'-0"



2

PREPARED FOR

AT&T
NEW CIRCULAR WIRELESS PCS.
LLC (AT&T)
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

PMA
P. MARSHALL & ASSOCIATES
A CENTENNIAL COMMUNICATIONS COMPANY
3000 HIGHLAND AVE. SUITE 200
DENVER, CO 80202
PMA ID: P-024503

Issued For:

UTL94218
NE PLEASANT GROVE
1550 NORTH 100 EAST
PLEASANT GROVE, UT
84062

PARCEL ID: 140160183

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RECOMMENDATIONS AND SPECS.
UNLESS SPECIFICALLY
STATED OTHERWISE, THE
MANUFACTURER'S EQUIPMENT
INSTALLATION SPECS SHALL ALWAYS
BE VERIFIED BY THE CONTRACTOR
BEFORE INSTALLATION.

Licenser:

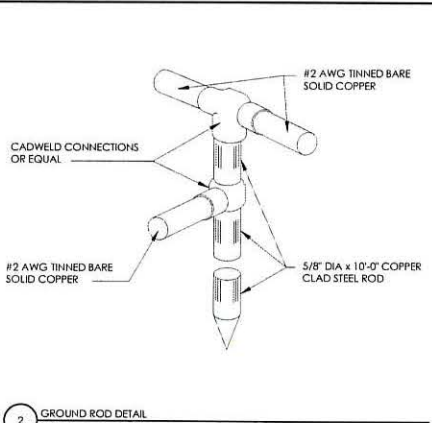
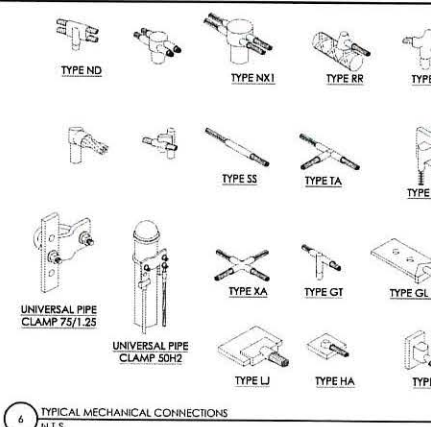
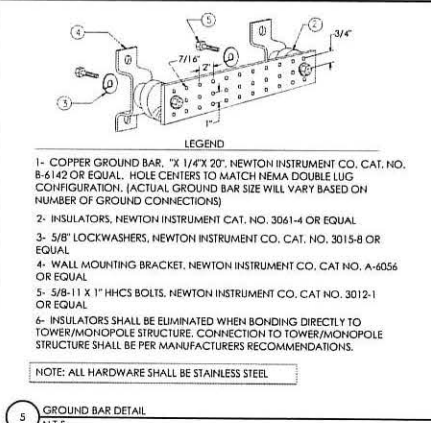
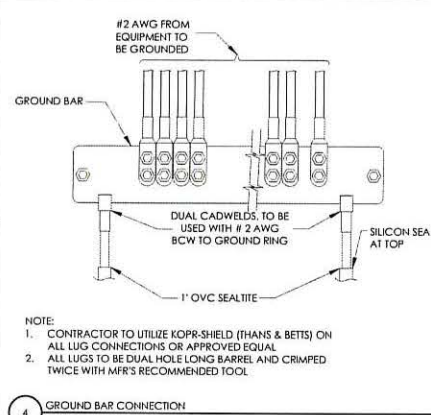
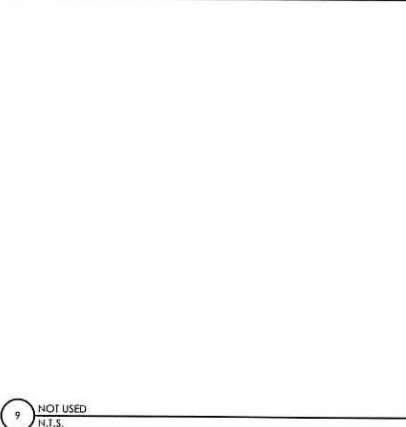
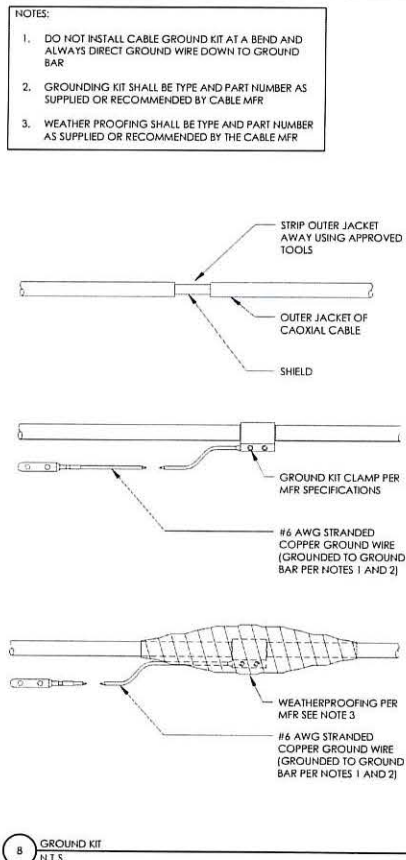
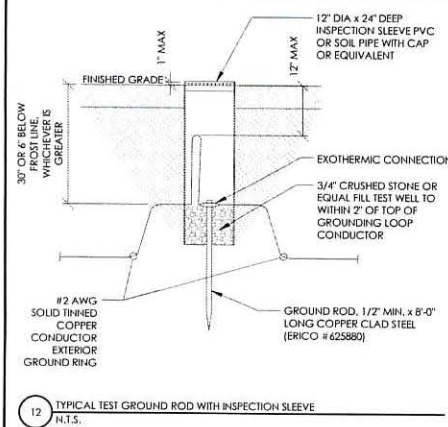
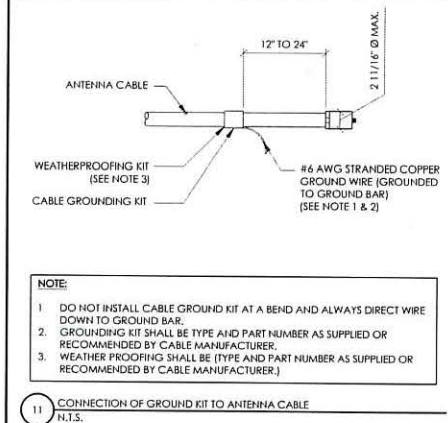
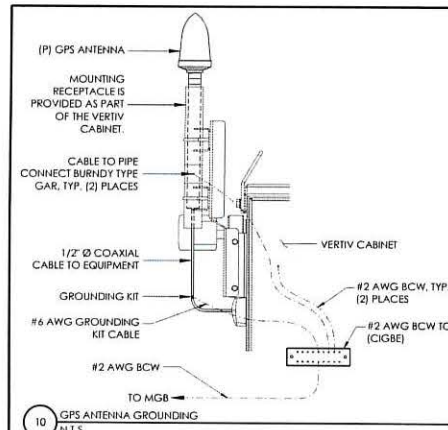


Sheet Title:

GROUNDING PLANS

Sheet Number:

G-2



PREPARED FOR

AT&T
NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

PM&A
P. MARSHALL & ASSOCIATES
A CENTENNIAL COMMUNICATIONS COMPANY
1000 E. 100TH AVE. SUITE 200
DENVER, CO 80231
TEL: 303.750.2500
FAX: 303.750.2501
PMAA ID: P056507

Issued For:

UTL94218
NE PLEASANT GROVE
1550 NORTH 100 EAST
PLEASANT GROVE, UT
84062

PARCEL ID: 140140183

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Licensor:

PROFESSIONAL ENGINEER
No. 13086035
JEFF ERTLEY
STATE OF UTAH
6/10/2025

Sheet Title:

GROUNDING DETAILS

Sheet Number:

G-3

**Pleasant Grove City
City Council Meeting Minutes
Work Session
Tuesday, August 19, 2025
4:30 p.m.**

Mayor: Guy L. Fugal

Council Members: Dianna Andersen
Eric Jensen
Cyd LeMone
Steve Rogers
Todd Williams

Staff Present: Deon Giles, Parks Director
Wendy Thorpe, City Recorder
Christine Petersen, City Attorney
Keldon Brown, Police Chief
Neal Winterton, Public Works Director
Sierra Pierson, Assistant to the City Administrator
Megan Zollinger, Recreation Director
Denise Roy, Finance Director
Drew Engemann, Fire Chief
Sheri Britsch, Library and Arts Director
David Packard, Human Resources Manager

Excused: Scott Darrington, City Administrator
Kacia Watson, Intern
Daniel Cardenas, Community Development Director

The City Council and Staff met in the Community Room, 108 South 100 East, Pleasant Grove, Utah.

4:30 P.M. WORK SESSION

Mayor Guy Fugal called the Work Session to order at 4:30 p.m. and welcomed those present.

a. Introduction of New Employees.

Public Works Director, Neal Winterton, introduced new employees, Jordan Beck and Bodhi Maynard. Mr. Maynard grew up in Pleasant Grove and has worked in various areas of construction since high school. Mr. Beck grew up in Lehi and has been with the City for three months. He previously worked in warehousing.

b. Recognition of Eagle Scout Project.

Parks Director, Deon Giles, introduced Eagle Scout Cameron Bellon, who is the sixth Bellon son to complete an Eagle Scout project for Pleasant Grove City. Mr. Bellon reported that his Eagle Scout project was to build two bicycle repair stations on City trails. The 112-hour project included selecting and marking the exact locations, gathering materials, and then building the stations. He chose this project because he likes cycling.

Mayor Fugal presented Mr. Bellon with a certificate, and photographs were taken with the City Council.

c. UTOPIA Fiber Update by Rachel McMillan.

UTOPIA Fiber Executive Director, Roger Timmerman, reported that their partnership with Pleasant Grove began in 2021. When UTOPIA began in 2004, revenues covered operating costs, but the founding cities paid the project's debt. Since 2010, revenues have also covered debt payments. He then reviewed the company's accomplishments.

UTOPIA Fiber:

- It is the largest and most competitive open-access network in the United States, as well as the largest municipal network with over 260,000 locations and 23 citywide projects.
- Has the fastest speeds in the country, with speeds of up to 10 gigabits per second ("Gbps") for homes and 100 Gbps for businesses. The University of Utah's connection is 400 Gbps.
- They have been the primary awardee for new connections from the Utah Education Network since 2021.
- It is ranked first in providing air quality data, with over 100 active monitoring stations.
- Provides smart solutions like wildfire detection, public Wi-Fi, etc.
- Has the top net promoter score in the state and a Google rating of 4.6 stars.

Mr. Timmerman explained that the open-access network allows competition among many private providers. The network is built to the highest standard with dedicated connections, which differs from systems like Google Fiber that share connections.

Economic benefits to Pleasant Grove:

- The average subscribing household saves \$29 per month with UTOPIA Fiber versus its competitors, for a total savings of approximately \$971,000 per year at no expense to the City.
- Businesses save approximately \$50 per month, for a total yearly savings of \$177,600.
- The estimated 10-year economic benefit to Pleasant Grove is \$243 million.

Council Member Jensen asked if infographics were available to share with Pleasant Grove residents. Mr. Timmerman indicated that those materials were available, and they could also customize them with City-specific information.

UTOPIA Fiber has over 77,000 subscribers across all cities and partnerships, and demand is growing. Pleasant Grove joined in 2021, and customer connections began in 2022. Build-out was completed in 2023. Due to the number of subscribers, revenues have exceeded expenses and fully covered debt service, and that trend is expected to continue.

The subscriber map was displayed, indicating that a large portion of residential and business users in the City have subscribed. In response to a question from Mayor Fugal, Mr. Timmerman stated that Lindon has a take rate of approximately 60%, and Pleasant Grove is at approximately 40%.

Mr. Timmerman provided the following overview of completed and planned changes at UTOPIA Fiber:

- A new 2.5 Gbps tier was introduced.
- The price for the 10 Gbps tier was lowered.
- A customer app is in development, as well as additional smart city applications and ongoing capacity upgrades to support virtual reality, AI, and other future technologies.

Videos of a recent wildfire were displayed. Mr. Timmerman reported that thermal cameras are installed with smart city applications, and live views are available online. The cameras are effective in evaluating areas to find hotspots and identify false positives.

Mayor Fugal asked about the system's reliability. Mr. Timmerman reported that systemwide, they average four minutes of outages per year. Area-specific outages can occur if lines are cut or other issues arise; for example, Comcast cut the fiber lines twice in Woodland Hills, which resulted in longer outages. He was not aware of any major outages in Pleasant Grove. The City has full redundancy, so any outages would likely be provider-specific. Huts rarely go down due to built-in redundancies and backup generators. The system is monitored at all times, and response rates are very good.

Council Member LeMone asked if there was a consistent reason for the lower Google reviews. Mr. Timmerman stated that the reasons vary. Some negative reviews are about door-to-door salespeople, not the service. Others are related to routers or service provider issues. UTOPIA Fiber responds to those reviews and tries to resolve any issues. In response to a follow-up question, he reported that most resistance to signing up is related to inertia or reluctance to change, not the service or its cost.

Council Member Jensen stated that he switched from Comcast and was very happy with the service. His provider helped him get a new mesh system. He asked Director Winterton to speak to the Public Works Department's opinion of the service.

Director Winterton stated that they received a lot of calls when UTOPIA Fiber was installing the cable in the City, and their contractor was and continues to be very good to work with. If an issue arises related to that installation three years ago, he only needs to make one phone call, and they will address it immediately, which is rare when working with utilities. All City water sites are connected with UTOPIA Fiber, as are the security cameras at Cook Family Park. It has been a great benefit to the City and its residents.

Council Member Rogers stated that his service has gone down half a dozen times, but it has been restored quickly. His service provider is SUMOFIBER. Mr. Timmerman stated that they would follow up with the provider to diagnose the issue.

Mayor Fugal reported that other service providers were reluctant to spend money in the City, and he was thrilled with the UTOPIA Fiber service. He thanked Mr. Timmerman for the service they provide to the community, and the City Council for deciding to partner with them.

d. Staff Business.

Police Chief, Keldon Brown, reported on the following:

- Two Tremonton police officers lost their lives on August 19 while responding to a domestic disturbance.
- Positions are open for one full-time and two reserve police officers. He expected to fill the two part-time records positions within one week.

Parks Director, Deon Giles, reported on the following:

- All seasonal employees have left with the exception of one employee who is helping with the baseball diamonds and soccer fields and one who is working at Cook Family Park.
- Daytime traffic at Cook Family Park has slowed, but it picks back up when school lets out.
- He emailed the contractor about resurfacing the Discovery Park playground, and they indicated that it will be resurfaced on September 25. They are still working with the contractor on a resolution for the court surfaces. The product has a 10-year warranty and it is in its seventh year. They have patched the surfaces but not resurfaced. If it is not resolved, the matter will be turned over to the City Attorney.
- Playground surfaces usually need the topcoat replaced every three to four years. Cook Family Park is scheduled for resurfacing in 2026.

Recreation Director, Megan Zollinger, reported on the following:

- They have been very busy. Fall sports have begun at Cook Family Park.
- She showed videos of the foam party that was held in conjunction with Brigham Young University, as well as the Summerbration event. She thanked Chris Fox for creating the videos.
- She thanked the library, Fire, and Parks Departments for the assistance with events.
- Viking Day will be held in October.
- Football will begin in a few weeks.
- A national spike ball tournament was held in Cook Family Park the previous Saturday.
- The pool will be open for two more weeks before closing for the season.

Fire Chief, Drew Engemann reported on the following:

- A recent power outage was caused by a branch falling on a line during a storm, which

damaged two transformers and several more lines. A lot of stoplights went down, and they received a lot of calls during the outage.

- They have been busy. Crews returned on Saturday from the Monroe Fire. There have been a lot of fires in Utah and the surrounding states.
- Some staff members were in Thistle for medic training, and additional fire training will be held soon.

Mayor Fugal reported that the remaining Staff Reports would be presented at the regular City Council meeting.

ADJOURNMENT

ACTION: At 5:30 p.m., Council Member Williams moved to ADJOURN the Work Session. Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Andersen, Rogers, Jensen, LeMone, and Williams voting “Yes.”

The City Council Work Session Minutes of August 19, 2025, were approved by the City Council on September 16, 2025.

Wendy Thorpe, CMC

City Recorder

(Exhibits are in the City Council Minutes binders in the Recorder's office.)

**Pleasant Grove City
City Council Meeting Minutes
Regular Session
Tuesday, August 19, 2025
6:00 p.m.**

Mayor: Guy L. Fugal

Council Members: Dianna Andersen
Eric Jensen
Cyd LeMone
Steve Rogers
Todd Williams

Staff Present: Deon Giles, Parks Director
Wendy Thorpe, City Recorder
Christine Petersen, City Attorney
Keldon Brown, Police Chief
Neal Winterton, Public Works Director
Sierra Pierson, Assistant to the City Administrator
Megan Zollinger, Recreation Director
Denise Roy, Finance Director
Drew Engemann, Fire Chief
Sheri Britsch, Library and Arts Director
David Packard, Human Resources Manager

Excused: Scott Darrington, City Administrator
Kacia Watson, Intern
Daniel Cardenas, Community Development Director

The City Council and Staff met in the Community Room, 108 South 100 East, Pleasant Grove, Utah.

6:00 P.M. REGULAR CITY COUNCIL MEETING

1) CALL TO ORDER

Mayor Guy Fugal called the Regular Session to order at 6:00 p.m. and welcomed those present. All Council Members were present.

2) PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Andersen.

3) **OPENING REMARKS**

The Opening Remarks were offered by Council Member Jensen.

4) **APPROVAL OF MEETING AGENDA**

ACTION: Council Member Williams moved to APPROVE the Meeting Agenda, as amended. Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, LeMone, Rogers, and Williams voting “Yes.”

5) **OPEN SESSION**

Mayor Fugal opened the Open Session. There were no public comments. The Open Session was closed.

6) **CONSENT ITEMS**

- A. City Council Minutes for the July 15, 2025, Meeting.
- B. To Consider for Approval Change Order No. 8 for Acme Construction, Inc. for the Storm Drain Outfall Project.
- C. Payment Approval Report for August 7, 2025.

ACTION: Council Member Jensen moved to APPROVE the Consent Items. Council Member Andersen seconded the motion. The motion carried unanimously with Council Members Jensen, LeMone, Andersen, Rogers, and Williams voting “Aye”.

7) **BOARD, COMMISSION, COMMITTEE APPOINTMENTS**

- A. None.

8) **PRESENTATIONS**

- A. None.

9) **PUBLIC HEARING ITEMS**

- A. None.

10) **ACTION ITEMS READY FOR VOTE**

- A. To Consider a Resolution (2025-030) Amending the Personnel Policies and Procedures Previously Approved by the City Council, Specifically, Amending Section XIV “Benefits” Adding Subsection 8 “401k Contribution Match” to Establish an Employer Match for Employee 401(k) Retirement Plans. Presenter: Attorney Petersen**
(This item was rescheduled from the August 5, 2025, meeting.)

City Attorney, Tina Petersen, reported that the City Council previously approved up to a 2% matching contribution for all employee 401(k) contributions through Utah Retirement Systems (“URS”), John Hancock, or Mission Square. At the August 5, 2025, meeting, questions were posed regarding a vesting period. Staff research indicated that the URS system does not have vesting capabilities. The proposed amendment would specify that new employees are not eligible for the City match until they have completed a probation period of six months for regular employees or one year for public safety employees.

In response to a question raised by Council Member Williams, Attorney Petersen confirmed that departing employees can roll their contributions over into an IRA as allowed by the plan documents.

Council Member Rogers asked if employees were automatically enrolled in the 401(k) program. Attorney Peterson explained that employees must opt in to the program and submit a form applying for the City match.

ACTION: Council Member Jensen moved to APPROVE Resolution (2025-030) Amending the Personnel Policies and Procedures previously approved by the City Council, specifically, amending Section XIV “Benefits”, adding Subsection 8 “401k Contribution Match” to establish an Employer Match for Employee 401(k) Retirement Plans. Council Member Andersen seconded the motion. The motion carried unanimously with Council members Andersen, Jensen, LeMone, Rogers, and Williams voting “Yes”. The motion passed unanimously.

- B. To Consider a Resolution (2025-032) of the Pleasant Grove City Council of Pleasant Grove City, Utah County, Utah Declaring its Intention to Reimburse Itself from the Proceeds of One or More Tax-Exempt Financings for Certain Expenditures Made and/or to be Made in Connection with the Acquisition, Construction, and Equipping of Certain Capital Improvements Such as Police Vehicles, Technology, and Recreation Equipment, and Providing for an Effective Date. Presenter: Director Roy.**

Finance Director, Denise Roy, reported that the Reimbursement Resolution was in relation to Item C. If it takes more than one week to close on a lease, it will allow the City to reimburse itself from lease proceeds.

Council Member Rogers asked for a specific list of equipment included in the \$404,000 master lease. Director Roy reported that the list includes five Ford F-150 and three Chevy Tahoe vehicles,

\$60,000 in computer equipment, including computers and servers, and \$60,000 for three to four new pieces of cardio equipment at the Recreation Center. A breakdown of equipment and associated charges will be provided to the City Council. The amount was included in the approved budget, and the resolution would provide authorization to lease the equipment.

Council Member Rogers stated that he approved of the purchases but expressed concern that members of the public may not understand how the money is spent. As a matter of process, he preferred more specificity to provide accountability to the public and show the investment the City is making in its police force.

ACTION: Council Member Andersen moved to APPROVE Resolution (2025-032) of the Pleasant Grove City Council of Pleasant Grove City, Utah County, Utah declaring its intention to reimburse itself from the proceeds of one or more tax-exempt financings for certain expenditures made and/or to be made in connection with the acquisition, construction, and equipping of certain capital improvements such as police vehicles, technology, and recreation equipment, and providing for an effective date. Council Member Jensen seconded the motion. The motion carried unanimously with Council members Andersen, Jensen, LeMone, Rogers, and Williams voting “Yes”. The motion passed unanimously.

- C. To Consider a Resolution (2025-033) Authorizing the Mayor to Enter into a Lease-Purchase Agreement with U.S. Bancorp Government Leasing and Finance, Inc., for the Purpose of Acquiring Public Safety vehicles, Computers, and Fitness Equipment; and Authorizing the Execution and Delivery Thereof; and Providing an Effective Date. *Presenter: Director Roy.***

Director Roy reported that proposals were requested from four entities, and two were received. U.S. Bancorp offered the lowest bid with an interest rate of 3.995% for a three-year term on the \$404,291 lease. The Zions Bank bid would have resulted in an additional interest expense of \$7,000.

ACTION: Council Member Williams moved to APPROVE Resolution (2025-033) of the Pleasant Grove City Council of Pleasant Grove City, Utah County, Utah declaring its intention to reimburse itself from the proceeds of one or more tax-exempt financings for certain expenditures made and/or to be made in connection with the acquisition, construction, and equipping of certain capital improvements such as police vehicles, technology, and recreation equipment, and providing for an effective date. Council Member Andersen seconded the motion. The motion carried unanimously with Council members Andersen, Jensen, LeMone, Rogers, and Williams voting “Yes”. The motion passed unanimously.

- D. To Consider a Resolution (2025-025) Authorizing the Mayor to Execute a Reimbursement Agreement with Blossom Hill, LLC for Roadway Infrastructure Improvements in the Area of 200 South and 1150 East, Pleasant Grove, Utah; and Providing an Effective Date. *Presenter: Director Winterton. (This item was rescheduled from the June 24, 2025, meeting)***

Public Works Director, Neal Winterton, reported that the Agreement was to perform road work on City property at 1185 East connecting to a future development. Aerial maps of the Blossom Hill area from 2021 to the present were reviewed, indicating the progress of development in the area. In response to a question, Director Winterton reported that the current turnaround will be removed and the roadway will connect to the future development. The developer's contractor will perform the work. Staff believes the agreement reflects a fair compromise between the developer and City to create connectivity for vehicles, bicycles, and pedestrians. The cost to the City will be approximately \$93,000 and will include sidewalk, landscaping, and necessary repairs to the existing road.

Mayor Fugal explained the history of the Blossom Hill Subdivision and indicated that the developer did not want the road to connect, but that it is in the City's interests, and the current turnaround was installed with the expectation that the road would connect. Council Member Andersen added that at the time, concerns were also expressed about displacing wildlife.

In response to a question raised by Commissioner Rogers, Director Winterton confirmed that the City would cover the cost of landscaping in the area.

ACTION: Council Member LeMone moved to APPROVE Resolution (2025-025) Authorizing the Mayor to execute a Reimbursement Agreement with Blossom Hill, LLC for roadway infrastructure improvements in the area of 200 South and 1150 East, Pleasant Grove, Utah; and providing an effective date. Council Member Jensen seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, LeMone, Rogers, and Williams voting "Yes". The motion passed unanimously.

- E. To Consider Authorizing the Mayor to Sign Lunar Gala's Local Consent Request to Apply for a Single Event Liquor License as Required for a State Liquor License for the Winter Court: An Unseelie Fae Ball on December 13, 2025, from 6:00 p.m. to 10:30 p.m. Located at 886 West 2600 North, Pleasant Grove, Utah. Presenter: Attorney Petersen**

Attorney Petersen presented the application from Lunar Galas, a local business, to serve beer, wine, and liquor at an event to be held at the Stone Gate Event Center. No traffic problems or public safety issues were anticipated. The State required local consent for the license.

Mayor Fugal thanked the Applicants for the early application. The Applicants explained that their winter ball requires a lot of planning. It will be a fantasy ball focused on Gaelic and Celtic fae lore. Lunar Galas is an online business that holds many lore-based workshops, and the ball will be open to adults aged 18 and older. They chose the Stone Gate ballroom because it is beautiful and meets their needs. The ball will be their first large event, as they usually hold small women-focused events for 12 to 15 people.

ACTION: Council Member Andersen moved to AUTHORIZE the Mayor to Sign Lunar Gala's Local Consent Request to apply for a Single Event Liquor License as required for a State Liquor License for the Winter Court: An Unseelie Fae Ball on December 13, 2025, from 6:00 p.m. to

10:30 p.m., located at 886 West 2600 North, Pleasant Grove, Utah. Council Member Williams seconded the motion. The motion carried unanimously with Council members Andersen, Jensen, LeMone, Rogers, and Williams voting “Yes”. The motion passed unanimously.

11) ITEMS FOR DISCUSSION

A. Continued Items from the Work Session, if Needed.

Public Works Director, Neal Winterton reported on the following:

- Work on 400 North will not extend any further to the east. Mayor Fugal stated that the road had never looked that good.
- The Utah Division of Drinking Water (“DDW”) proposed a new fee of \$0.0331 per 1,000 gallons, or a yearly flat fee of \$35 for systems under 10 million gallons. Pleasant Grove uses 20 million gallons of culinary and secondary water per day during the summer. Director Winterton suggested publishing the proposed rate increase and encouraging residents to speak up. Attorney Petersen stated that the Utah League of Cities and Towns should also be contacted, as the increase had not been discussed.

In response to a question from Council Member Andersen, Director Winterton stated that he believed the DDW was trying to cover a budget shortfall with the increase instead of requesting additional funds from the State. They oversee all public water systems and sanitary surveys in Utah. Mayor Fugal stated that the increase may have come from the legislature.

- A City-Wide Utility Rate Study is in process. He and Director Roy are gathering data for the consultant and anticipate completing in December or January. The proposed DDW increase would be passed through like past increases from the Timpanogos Special Services District; the City has not increased sewer rates to account for its own increased costs.

Once the study is completed, Staff and the Council will need to discuss secondary water and how to distribute costs across user classes. Users are in different classes for residential versus commercial, and volume charges can equalize the difference in use between small and large lots. Most multifamily homes are on the west side of State Street and do not have access to secondary water, but the ones that do have access are currently charged the same rate as single-family homes because there is currently no mechanism to account for the different use. The study will take that fact into consideration as well.

Relevant sample data was being collected. The summer was hot and dry, but the two previous years were very good, and habits formed in those years carried over into high water use this year. Director Winterton believes that instituting volume rates would encourage conservation. Usage information should be readily available to users via the app, but all necessary data has not been entered into the system due to time and staffing constraints. He did not recommend implementing any increases until the data is available.

In response to a question from Council Member Rogers, Director Winterton stated that the City has access to rates from surrounding cities but not to information on why those rates were set. A rate comparison will be included with the study. A 10-year Capital Plan, as well as historic and anticipated future operational costs, will be used to determine the required revenue. The Council can then discuss considerations like bonding or saving over time for expenditures. Director Winterton believes using debt and bonding appropriately is responsible spending. The Capital Plan will consider culinary and secondary water, sewer, storm drains, and roads. Once it is completed, it will be available on the Public Works website.

Director Winterton complimented the Council on its commitment to infrastructure replacement and City Staff for its efficiency with the process. The Capital Plan will identify and prioritize future projects. Once drafted in early 2026, he will present it to the Council for their consideration and feedback. Council Member LeMone stated that she would prefer to have the discussion prior to the Budget Retreat. Council Member Andersen noted that the data needed to be available first.

Council Member Rogers asked for a rate comparison to be prepared, similar to the one Orem publishes yearly. Council Member Jensen indicated that Orem would not be an apples-to-apples comparison to Pleasant Grove.

Council Member LeMone stated that the City needs to explain why it has higher utility rates because the rates make sense once they are explained. Council Member Williams agreed that residents needed to be better informed as to how their voices can be heard by the appropriate entity. Other entities determine their rates, and the City Council has no say in increases, but residents look to them for an explanation. Council Member Anderson stated that all prices have increased, but citizens want the highest level of service at the lowest cost and agreed that the data needs to be made available to educate the public on what is needed to cover infrastructure needs.

Council Member Jensen agreed with Council Member Rogers that other municipalities publish information freely on social media, and it would be nice to be able to share information on the City's rates and why they differ from other cities. The City Council understands those differences, but they needed to educate citizens on them as well.

Director Winterton stated that comparison charts can be a useful tool, but they should focus on Pleasant Grove's needs because they are different from those of neighboring cities, just as an individual's specific home and family finances are different from their neighbors. Council Member LeMone stated that a breakdown of specifics, like the fact that the City has secondary water, whereas Orem does not, would be helpful. It was suggested that Assistant to the City Administrator, Sierra Pierson, could create an infographic. The City can also hold an Open House to discuss the study with citizens.

Attorney Petersen asked if the City Council was requesting a comparison chart based on current rates. Council Member LeMone stated that it may not need to include specific rates

but rather explain how and why the City's utilities are different from other cities. That would assist the Council in communicating with residents and helping them understand the rates.

Council Member Rogers stated that a public Open House would be helpful to impart information on the Capital Plan, how current and proposed rates affect those projects, bonding, etc. He also requested information on what other cities have done to keep rates low and how Pleasant Grove can prevent rate increases. Director Winterton suggested that people drive through Orem and consider whether they want the City to look similar, because that is what having rates like theirs would mean. Council Member Rogers stated that he understood rates could not be decreased, but there could be options like replacing residential with commercial that would allow the City to maintain an affordable utility rate without becoming like Orem.

Council Member Andersen indicated that in 2014, information was distributed explaining what \$1 of revenue per resident paid for in different cities, and at that time she was shocked by how efficient Pleasant Grove was.

- All current projects were going well and most were on schedule. If paving projects were completed by the end of September, he would be pleased.
- Cook Family Park would be closed the week of September 8 to address routine maintenance and warranty items. The splash pad closes on Labor Day. Council Member Williams appreciated the proactivity.

Over the last three years \$30 million has been spent on roads, and Council Member Williams indicated that people are driving faster on the new roads. Director Winterton added an electronic radar sign in one neighborhood that slowed traffic in the area, and he believed the City Council should buy more of the signs to install in areas like 1300 West and when roads are repaired. Council Member LeMone stated that there should also be a social media campaign. The City Council discussed different types of electronic signs and their effectiveness. Director Winterton indicated that he would discuss the matter with Director Roy and Chief Brown and report back to the City Council.

Council Member Jensen asked about the unfinished northeast corner at 500 North 500 East. Director Winterton will investigate and report back to the Council.

Council Member Rogers asked about irrigation shares and the City's interest in buying them. Director Winterton stated that there is no benefit to the City in purchasing shares outside its service area, but it buys service area shares from willing sellers. The City is a shareholder, but it does not use lateral ditches to convey surface water irrigation. All its shares are in the pressurized irrigation system. Council Member Rogers referred to the Santaquin agreement and stated that they opted to acquire shares in a special deal and provide a discount to the seller because they believed there was a financial benefit to the city in receiving the additional water shares.

Director Winterton reported that the Central Utah Water Conservancy District (“CUWCD”) provides rebate opportunities to its members, but Pleasant Grove is not a member city. If the Council chooses to adopt those ordinances, shareholders will be eligible for their conservation programs. There is no longer a way to get surface water through the North Union Canal to those users. Council Member Rogers asked that Director Winterton provide potential solutions that would be wise for the City to consider and could also solve problems for the approximately 40 affected residents. Director Winterton clarified that 95% of affected residents had been connected to the City system. Attorney Petersen reported that the Council chose not to amend its ordinances due to restrictive requirements of the CUWCD. Council Member Williams suggested that the Council reevaluate the matter.

Council Member Andersen asked who shareholders with questions should speak to. Director Winterton reported that they should speak with Mark Bezzant. The Pleasant Grove Irrigation Company holds monthly public meetings, and shareholders are encouraged to attend. They could also speak directly with Director Winterton. He has an extensive background in the matter and was at the forefront of the adjudication process with the State Division of Water Rights.

Library and Arts Director, Sheri Britsch, reported on the following:

- She thanked the City Council for its continued support of the library. A neighboring city held a contentious two-hour meeting on funding its library, which is funded through a levy tax that has not been raised in a long time and no longer covers expenses. Council Member Williams stated that he is amazed at how many children take advantage of the library services and it is a privilege to fund it. Council Member Andersen added that the library has a profound positive impact on the community.
- Approximately 50 people joined the walking tour.

Human Resources Manager, David Packard, reported on the following:

- Employees have expressed their gratitude to the City Council for the matching 401(k) contribution, and many have increased their own contributions as a result. Council Member Williams stated that the purpose of the match is retention. The City Council appreciates all its employees and does not want to lose them to another city.
- There was a lot of participation in the Steps Challenge Wellness Program, which would end on August 31. Both the number of participants and steps had increased over the first two years. The Fire Department and Library were in a close competition for first place. The winner would be announced on September 18.
- Intern Kacia Watson returned to school and will be leaving the City to pursue another opportunity.

12) REVIEW AND DISCUSSION OF THE SEPTEMBER 2, 2025, CITY COUNCIL MEETING AGENDA.

13) MAYOR AND COUNCIL BUSINESS.

Council Member Jensen reported that the pickleball tournament will begin on August 21, and many City employees would be participating. He attended the ribbon-cutting the previous day.

Council Member Andersen thanked the Pleasant Grove Chamber of Commerce for its support of local businesses and the City. She expressed concern for Pleasant Grove police officers' safety, as she was very affected by the losses in Tremonton and wanted the Council to do everything it could to keep City officers safe.

14) SIGNING OF PLATS.

No Plats were signed.

15) REVIEW CALENDAR.

The next City Council meeting will be held on September 2, 2025.

16) ADJOURN

ACTION: At 7:34 p.m., Council Member Jensen moved to ADJOURN the City Council Meeting. Council Member Rogers seconded the motion. The motion carried unanimously with Council Members Andersen, Jensen, LeMone, Rogers, and Williams voting "Yes."

The City Council Minutes of August 19, 2025, were approved by the City Council on September 16, 2025.

Wendy Thorpe, CMC

City Recorder

(Exhibits are in the City Council Minutes binders in the Recorder's office.)

**PARTIAL PAYMENT ESTIMATE
NO. 4**

Name of Contractor:	<i>Awolf Construction, LLC</i>	
Name of Owner:	<i>Pleasant Grove City</i>	
Date of Completion:	Amount of Contract:	Dates of Estimate:
Original: September 26, 2025	Original: \$587,057.05	From: July 30, 2025
Revised: na	Revised: \$630,944.85	To: September 8, 2025

Description of Job: *Pleasant Grove City – Windsong Dr; Crestwood BLVD to 100 East Roadway Reconstruction & Culinary Waterline*

Amount	This Period	Total To Date
Amount Earned	\$229,910.89	\$520,113.89
Retainage Held	\$11,495.54	\$26,005.69
Retainage Being Released	\$0.00	\$0.00
Previous Payments	-	\$275,692.85
Amount Due	\$218,415.35	\$218,415.35

This project is on schedule

I hereby certify that I have carefully inspected the work and as a result of my inspection and to the best of my knowledge and belief, the quantities shown in this estimate are correct and have not been shown on previous estimates and the work has been performed in accordance with the Contract Documents.

51-70-981 Windsong water \$4,788.00
51-70-885 FH replacement \$12,879.15
20-40-969 Windsong class C \$12,070.70
20-40-968 Murdock Class C \$188,677.50

Recommended by: Pleasant Grove City Engineering

BJT

After the Mayor signs below this can be paid

Date: 9/9/2025

Britta J. Jett

Accepted by: Awolf Construction, LLC

Date: 9/8/2025

[Signature]

Approved by: Pleasant Grove City Mayor

Date: _____

Schedule of Values

PROJECT: Pleasant Grove City – Windsong Dr; Crestwood Blvd to 100 East Roadway Reconstruction & Culinary Waterline

Waterline																
ITEM NO.	NATURE OF WORK	CONTRACT ITEMS			PAY PERIOD:		1 PAY PERIOD:		2 PAY PERIOD:		3 PAY PERIOD:		4		9/8/2025	
		QTY	Units	Unit Price	Bid Amt.	QUANTITY		QUANTITY		QUANTITY		QUANTITY		EARNINGS		
						This Month	To Date	This Month	To Date	This Month	To Date	This Month	To Date	This Month	To Date	
1	BASE BID Schedule A - Windsong Dr															
1	Mobilization	1	Lump	\$38,000.00	\$38,000.00	0.50	0.50	0.25	0.75	0.25	1.00			1.00	50.00	\$38,000.00
2	Traffic Control	1	Lump	\$5,600.00	\$5,600.00	0.50	0.50	0.25	0.75	0.25	1.00			1.00	50.00	\$5,600.00
3	Remove Existing Asphalt (Plan Quantity)	5,427	SF	\$3.50	\$18,994.50		0.00		0.00	5,427.00	5,427.00			5,427.00	50.00	\$18,994.50
4	Soft Spot Repair (Contingency Item)	274	CY	\$46.95	\$12,864.30		0.00		0.00	20.00	20.00			20.00	50.00	\$939.00
5	Untreated Road Base	567	Ton	\$48.00	\$27,216.00		0.00		0.00	400.00	400.00			167.00	\$8,016.00	\$27,216.00
6	Hot Mix Asphalt (APWA Class II)	922	Ton	\$104.00	\$95,888.00		0.00		0.00		0.00			0.00	50.00	\$9,800.00
7	Remove and Install Curb and Gutter	22	LF	\$29.75	\$654.50		0.00		0.00	62.00	62.00			62.00	50.00	\$1,844.50
8	Remove and Install Concrete Sidewalk	88	SF	\$12.00	\$1,056.00		0.00		0.00	320.00	320.00			320.00	50.00	\$3,840.00
9	Adjust Valve Collar to Grade	1	Ea	\$560.00	\$560.00		0.00		0.00		0.00			9.00	55.040.00	\$5,040.00
10	Adjust Manhole Collar to Grade	7	Ea	\$670.00	\$4,690.00		0.00		0.00		0.00			7.00	\$4,690.00	\$4,690.00
11	8" C-900 Water Line	1,100	FT	\$78.00	\$85,800.00		0.00		0.00	1,060.00	1,100.00			1,100.00	50.00	\$85,800.00
12	8"x8"x8" Tee	3	Ea	\$2,410.00	\$7,230.00		0.00		0.00		2.00			2.00	50.00	\$4,820.00
13	8" Gate Valve	4	Ea	\$3,165.00	\$12,660.00		0.00		0.00	1.00	1.00			4.00	50.00	\$12,660.00
14	8" Long Sleeve	1	Ea	\$1,057.00	\$1,057.00		0.00		0.00	2.00	2.00			4.00	50.00	\$4,228.00
15	Culinary Service Connection	17	Ea	\$2,972.00	\$50,524.00		0.00		0.00	18.00	18.00			19.00	50.00	\$56,468.00
16	Remove Fire Hydrant	2	Ea	\$1,915.00	\$3,830.00		0.00		0.00		2.00			2.00	50.00	\$3,830.00
17	Install Fire Hydrant	2	Ea	\$8,942.00	\$17,884.00		0.00		0.00		2.00			2.00	50.00	\$17,884.00
Subtotal					\$384,508.30										\$17,746.00	\$291,854.00

BASE BID Schedule B - Mundock Dr																			
18	Mobilization	1	Lump	\$19,000.00	\$ 19,000.00		0.00		0.00		0.50			0.50		\$9,500.00		\$19,000.00	
19	Traffic Control	1	Lump	\$4,800.00	\$ 4,800.00		0.00		0.00		0.50			0.50		\$2,400.00		\$4,800.00	
20	Roadway Excavation (Plan Quantity)	800	CY	\$38.25	\$ 30,600.00		0.00		0.00		0.00			800.00		\$30,600.00		\$30,600.00	
21	Soft Spot Repair (Contingency Item)	200	CY	\$46.95	\$ 9,390.00		0.00		0.00		0.00			198.00		\$9,296.10		\$9,296.10	
22	Untreated Road Base (Plan Quantity)	700	CY	\$56.00	\$ 39,200.00		0.00		0.00		0.00			700.00		\$39,200.00		\$39,200.00	
23	Hot Mix Asphalt (APWA Class II)	500	Ton	\$104.00	\$ 52,000.00		0.00		0.00		0.00			673.11		\$70,003.44		\$70,003.44	
24	Remove and Install Concrete Curb and Gutter	285	LF	\$28.95	\$ 8,251.75		0.00		0.00	100.00	100.00			189.00		\$5,660.55		\$8,655.55	
25	Remove and Install Concrete Sidewalk	810	SF	\$12.00	\$ 9,720.00		0.00		0.00	100.00	100.00			736.00		\$8,832.00		\$10,032.00	
26	Remove and Install Concrete Drive Approach 6" Thick	325	SF	\$14.00	\$ 4,550.00		0.00		0.00		0.00			200.00		\$2,800.00		\$2,800.00	
27	Remove and Install Concrete Driveway 4" Thick	350	SF	\$12.00	\$ 4,200.00		0.00		0.00		0.00			638.00		\$7,656.00		\$7,656.00	
28	Remove and Install Pedestrian Access Ramp	2	Ea	\$3,388.00	\$ 6,776.00		0.00		0.00		0.00			0.00		\$0.00		\$0.00	
29	Adjust Valve Collar to Grade	3	Ea	\$560.00	\$ 1,680.00		0.00		0.00		0.00			5.00		\$2,800.00		\$2,800.00	
30	Adjust Manhole Collar to Grade	2	Ea	\$670.00	\$ 1,340.00		0.00		0.00		0.00			3.00		\$2,010.00		\$2,010.00	
31	Remove Fire Hydrant	1	Ea	\$1,915.00	\$ 1,915.00		0.00		0.00		0.00			1.00		\$1,915.00		\$1,915.00	
32	Install Fire Hydrant	1	Ea	\$8,942.00	\$ 8,942.00		0.00		0.00		0.00			1.00		\$8,942.00		\$8,942.00	
Subtotal					\$202,548.75											\$201,515.09		\$217,610.09	

Change Order # 2																			
966 N 1020 E end-de-sce																			
23	Overrun line item 23 HMA at 170 ton as base bid price of \$104/ton.	170	Ton	\$104.00	\$17,680.00		-	-	-	-	-	-	-	-	-	-	-	-	-
29	Overrun line item 29 Adjust Valve Collar to Grade at 1 each as base bid price of \$560/each.	1	Ea	\$560.00	\$560.00		-	-	-	-	-	-	-	-	-	-	-	-	-
30	Overrun line item 30 Adjust Manhole Collar to Grade at 1 each as base bid price of \$670/each.	1	Ea	\$670.00	\$670.00		-	-	-	-	-	-	-	-	-	-	-	-	-
101	Mobilization paid for as a lump sum \$2,900	1	Lump	\$2,900.00	\$2,900.00		0.0	0.00	0.00	0.00	0.00			1.00		\$2,900.00		\$2,900.00	
102	Traffic Control paid for as a lump sum \$500	1	Lump	\$500.00	\$500.00		0.0	0.00	0.00	0.00	0.00			1.00		\$500.00		\$500.00	
103	Remove Asphalt Price Knobbase, Regrade, Compact and Seal	1	Lump	\$5,652.33	\$5,652.33		0.0	0.00	0.00	0.00	0.00			1.00		\$5,652.33		\$5,652.33	
104	Small Quantity adjustment for asphalt and collars at lump sum of \$1,597.47	1	Lump	\$1,597.47	\$1,597.47		0.0	0.00	0.00	0.00	0.00			1.00		\$1,597.47		\$1,597.47	
Gibson Well Driveway																			
104	Gibson Mobilization paid for as a lump sum \$1000	1	Lump	\$1,000.00	\$1,000.00		0.0	0.00	0.00	0.00	0.00			0.00		\$0.00		\$0.00	
104	Install 6" thick Concrete Driveway 28 ft x 34 ft at \$14/SF	952	SF	\$14.00	\$13,328.00		0.0	0.00	0.00	0.00	0.00			0.00		\$0.00		\$0.00	
Subtotal					\$43,887.80											\$10,649.80		\$10,649.80	

Total					\$630,944.85														
Subtotal					\$43,887.80											\$10,649.80		\$10,649.80	
Total					\$630,944.85														
TOTAL					\$229,910.89											\$229,910.89		\$229,910.89	
AMOUNT RETAINED					\$11,495.54											\$26,005.69		\$26,005.69	
RETAINAGE RELEASED																\$0.00		\$0.00	
PREVIOUS RETAINAGE																\$14,510.15		\$14,510.15	
PREVIOUS PAYMENTS																\$275,692.85		\$275,692.85	
AMOUNT DUE					\$218,415.35											\$218,415.35		\$218,415.35	



**AWC, AWOLF
CONSTRUCTION**

2158 North 160 East
Pleasant Grove
84062
8015924570
awolfconst@gmail.com

WINDSONG MURDOCK DR. PARTIAL
DRAW #4
INV194

DATE
08/13/2025

DUE
On Receipt

BALANCE DUE
USD \$221,261.09

BILL TO

Britton Tveten

323 West 700 South
Pleasant Grove
84062
8017852941
btveten@pgcity.org

DESCRIPTION	RATE	QTY	AMOUNT
Untreated Road Base (Plan Quantity) * Item #5	\$48.00	167	\$8,016.00
Murdock Mobilization Item #18	\$19,000.00	0.5	\$9,500.00
Murdock Traffic Control Item #19	\$4,800.00	0.5	\$2,400.00
Roadway Excavation (Plan Quantity) Item #20	\$38.25	800	\$30,600.00
Soft Spot Repair (Contingency Item) Item #21	\$46.95	198	\$9,296.10
Untreated Road Base (Plan Quantity) Item #22	\$56.00	700	\$39,200.00

DESCRIPTION	RATE	QTY	AMOUNT
Hot Mix Asphalt (APWA Class II) Item #23	\$104.00	673.11	\$70,003.44
Remove and Install Curb and Gutter Item #24	\$29.95	189	\$5,660.55
Remove and Install Concrete Sidewalk Item #25	\$12.00	856	\$10,272.00
<div>removed 15 ft x 4 ft to account for ped ramps new value 736 SF</div>			
Remove and Install Concrete Driveway Approach 6" thick Item #26	\$14.00	200	\$2,800.00
Remove and Install Concrete Driveway 4" Thick Item #27	\$12.00	638	\$7,656.00
Remove Fire Hydrant Item #31	\$1,915.00	1	\$1,915.00
Install Fire Hydrant Item #32	\$8,842.00	1	\$8,842.00
Adjust Valve Collar to Grade Item #9 Windsong	\$560.00	9	\$5,040.00
Adjust Manhole Collar to Grade Item #10 Windsong	\$670.00	7	\$4,690.00
Adjust Valve Collar to Grade Item #29 Murdock	\$560.00	6	\$3,360.00
<div>Jared Barnett only counted 4 on Murdock and 1 on 966 N</div>			
Adjust Manhole Collar to Grade Item #30 Murdock	\$670.00	3	\$2,010.00

Payment Info

BY CHECK
AWolf CO, LLC

TOTAL	\$221,261.09
<hr/>	
	BALANCE DUE
	USD \$221,261.09
<hr/>	

These items I need to bill for somehow:
Cul-de-sac Mobes (GRP's Price) = \$2900
Cul-de-sac TC (AWC) = \$500
Cul-de-sac Regrade and wet and compact w/ 27 tons of Roadbase (GRP's Price) = \$5652.33
Asphalt we can just overrun oil quantities.
Total +15% = \$10649.80 Not entirely sure how to invoice this!

I will only have Windsong asphalt and Murdock ADA's remaining.

CONTRACT CHANGE ORDER

Date: Monday, September 8, 2025

Project: Windsong Dr; Crestwood BLVD to 100 East Roadway Reconstruction & Culinary V

Location: Pleasant Grove City

Change Order No.: One

Contractor: Awolf Construction, LLC

Item No.	Description of Changes, Quantities, Units, Unit Prices, Change in Completion Schedule, etc.	Decrease In Contract Price	Increase In Contract Price
966 N 1020 E cul-de-sac			
23	Overrun line item 23 HMA at 170 ton as base bid price of \$104/ton.		\$ 17,680.00
30	Overrun line item 29 Adjust Valve Collar to Grade at 1 each as base bid price of \$560/each		\$ 560.00
30	Overrun line item 30 Adjust Manhole Collar to Grade at 1 each as base bid price of \$670/each		\$ 670.00
101	Mobilization paid for as a lump sum \$2,900		\$ 2,900.00
102	Traffic Control paid for as a lump sum \$500		\$ 500.00
103	Remove Asphalt, Place Road base, Regrade, Compact as a lump sum \$5652.33		\$ 5,652.33
104	Small Quantity adjustment for asphalt and collars at lump sum of \$1,597.47		\$ 1,597.47
Gibson Well Driveway			
111	Gibson Mobilization paid for as a lump sum \$1000		\$ 1,000.00
112	Install 6" thick Concrete Driveway 28 ft x 34 ft at \$14/SF		\$ 13,328.00
Change in Contract Price Due To This Change Order			
	Total Increase	-	\$ 43,887.80
	Total Decrease	\$ -	-
	Net	\$	43,887.80

The sum of \$43,887.80 is hereby added to the total contract price and the total adjusted contract price to date thereby is \$ 630,944.85 .

The number of construction days in the contract has not been adjusted.

This Document shall become an amendment to the contract & all provisions of the contract will apply hereto.

Accepted BY: _____

AWOLF CO.

9/8/2025

Contractor

Date

Recommended BY: _____

9/9/2025

Engineer

Date

Approved BY: _____

Owner

Date

**PARTIAL PAYMENT ESTIMATE
NO. 5**

Name of Contractor:	<i>Geneva Rock Products, Inc</i>		
Name of Owner:	<i>Pleasant Grove City</i>		
Date of Completion:	Amount of Contract:	Dates of Estimate:	
Original: September 12, 2025	Original: \$3,433,433.00	From: July 28, 2025	
Revised: n/a	Revised: \$4,041,772.81	To: September 9, 2025	

Description of Job: **2025 Pavement Preservation**

Amount	This Period	Total To Date
Amount Earned	\$216,759.15	\$4,448,354.53
Retainage Held	\$10,837.96	\$222,417.73
Retainage Being Released	\$0.00	\$0.00
Previous Payments	-	\$4,020,015.61
Amount Due	\$205,921.19	\$205,921.19

This project is on on schedule.

I hereby certify that I have carefully inspected the work and as a result of my inspection and to the best of my knowledge and belief, the quantities shown in this estimate are correct and have not been shown on previous estimates and the work has been performed in accordance with the Contract Documents.

Recommended by: Pleasant Grove City Engineering

Date: 9/10/2025

Accepted by: Geneva Rock Products, Inc

Date: 9/10/25



Approved by: Pleasant Grove City Mayor

Date: _____

20-40-825 \$161,056.49
54-70-947 \$8,882.50
52-90-955 \$35,982.20
BJT

This PR may be paid after the Mayor signs

Schedule of Values

PROJECT: 2025 Pavement Preservation

PAY PERIOD: 1 PAY PERIOD: 2 PAY PERIOD: 3 PAY PERIOD: 4 PAY PERIOD: 5

9/9/2025

ITEM NO.		NATURE OF WORK		CONTRACT ITEMS			QUANTITY		QUANTITY		QUANTITY		QUANTITY		QUANTITY		EARNINGS	
		Qty	Units	Unit Price	Bid Amt.	This Month	To Date	This Month	To Date	This Month	To Date	This Month	To Date	This Month	To Date	This Month	To Date	
BASE BID Schedule A																		
1	Material	1	LS	\$310,500.00	\$310,500.00	0.25	0.25	0.25	0.50	0.25	0.75	0.75	0.25	1.00	\$77,625.00	\$310,500.00		
2	Traffic Control	1	LS	\$252,343.00	\$252,343.00	0.25	0.25	0.25	0.50	0.25	0.75	0.75	0.25	1.00	\$63,085.75	\$252,343.00		
3	1/4" White Leveling Course	600	Ton	\$236.00	\$141,600.00	766.66	766.66	766.66		766.66		766.66			766.66		\$173,265.16	
4	Seal Coat	401,000	SY	\$2.32	\$930,320.00	0.00	0.00	417,388.00	417,388.00		417,388.00	417,388.00		417,388.00			\$968,340.16	
5	Micro Surface	459,000	SY	\$3.10	\$1,404,300.00	0.00	0.00	0.00	231,106.00	231,106.00	231,106.00	231,106.00	231,106.00	454,339.00	454,339.00	50.00	\$1,408,450.90	
6	Crack Seal for large cracks and Micro surface areas	35	Yrs	\$3,500.00	\$122,500.00	50.00	50.00	40.22	90.22	90.22	90.22	90.22	90.22	90.22	90.22	50.00	\$315,770.00	
7	White and Yellow Paint Striping	700	Gal	\$49.00	\$34,300.00		0.00	0.00	195.10	195.10	104.90	300.00	111.6	431.60	\$6,448.40	\$21,148.40		
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BILLING INVOICE

To: PLEASANT GROVE CITY
70 S 100 E
PLEASANT GROVE, UT 84062

Invoice #: 51408-04

Date: 9/08/25

From: Geneva Rock Products, Inc.
PO Box 428
Orem, UT 84059
(801) 765-7800

Application #: 4

Customer #: 44100

Invoice Due Date: 10/7/25

Contract: 51408-Pleasant Grove 2025 Preservation

Cont Item	Description	Contract	Contract	Quantity	Quantity	U/M	Unit	Amount	Amount	%
		Amount	Quantity	This Period	JTD		Price	This Period	To-Date	
1	Mobilization	310,500.00	1.00	0.25	1.00	LS	310500.000	77,625.00	310,500.00	100.00%
2	Traffic Control	252,343.00	1.00	0.25	1.00	LS	252343.000	63,085.75	252,343.00	100.00%
3	HMA Level Course	135,600.00	600.00	0.00	766.66	TON	226.000	0.00	173,265.16	127.78%
4	Scrub Seal	930,320.00	401,000.00	0.00	417,388.00	SY	2.320	0.00	968,340.16	104.09%
5	Micro-Surfacing	1,404,300.00	453000.00	0.00	454,339.00	SY	3.100	0.00	1,408,450.90	100.30%
6	Crack Seal for Large Areas	87,500.00	25.00	0.00	90.22	TON	3500.000	0.00	315,770.00	360.88%
7	White and Yellow	14,700.00	300.00	131.60	431.60	GAL	49.000	6,448.40	21,148.40	143.87%
8	12" SWL Paint	8,240.00	2060.00	0.00	1,638.00	LF	4.000	0.00	6,552.00	79.51%
9	Pavement Message Paint	3,450.00	30.00	0.00	46.00	EA	115.000	0.00	5,290.00	153.33%
10	12" SWL Thermo	4,800.00	300.00	254.00	254.00	LF	16.000	4,064.00	4,064.00	84.67%
11	Pavement Message Thermo	16,000.00	50.00	28.00	38.00	EA	320.000	8,960.00	12,160.00	76.00%
12	Adjust Valve Collar	132,000.00	120.00	17.00	75.00	EA	1100.000	18,700.00	82,500.00	62.50%
13	Adjust Manhole Collar	133,680.00	120.00	34.00	105.00	EA	1114.000	37,876.00	116,970.00	87.50%
101	Mobilization Concrete	27,000.00	1.00	0.00	1.00	LS	27000.000	0.00	27,000.00	100.00%
102	Traffic Control Concrete	1,800.00	1.00	0.00	1.00	LS	1800.000	0.00	1,800.00	100.00%
103	Remove/Replace 24" C&G	14,250.00	250.00	0.00	592.00	LF	57.000	0.00	33,744.00	236.80%
104	Remove/Replace 4" Concrete Sidewalk	5,700.00	475.00	0.00	348.00	SF	12.000	0.00	4,176.00	73.26%
105	Remove/Replace Monolithic Sidewalk & C&G	401,940.00	9,570.00	0.00	10,297.00	SF	42.000	0.00	432,474.00	107.60%
106	Remove/Replace Waterway	75,200.00	1,880.00	0.00	2,055.00	SF	40.000	0.00	82,200.00	109.31%
107	Remove/Replace ADA Ramp	26,800.00	8.00	0.00	12.00	EA	3350.000	0.00	40,200.00	150.00%
108	Remove/Replace Concrete Dive Approach	2,200.00	100.00	0.00	0.00	SF	22.000	0.00	0.00	0.00%
109	Road Base Under Concrete	19,000.00	100.00	0.00	502.89	TON	190.000	0.00	95,549.10	502.89%
110	Asphalt Patching Adjacent to C&G	29,200.00	1825.00	0.00	3,038.00	LF	16.000	0.00	48,608.00	166.47%
201	Mastic Seal	5,250.00	1.15	0.00	1.15	TON	4575.000	0.00	5,249.81	100.00%

PLEASE PAY FROM THIS INVOICE

All accounts due 15th of the month following date of billing. In the event payment is not made by due date, a FINANCE CHARGE of 1.5% per month (ANNUAL PERCENTAGE RATE 18%) will be added.

Total Billed To Date: **\$4,448,354.53**

Less Previous Applications: **\$4,231,595.38**

Total Due This Invoice: **\$216,759.15**

PARTIAL PAYMENT ESTIMATE

NO. 4 5

Name of Contractor:	<i>Bar S Constructon Company LLC</i>		
Name of Owner:	<i>Pleasant Grove City</i>		
Date of Completion:	Amount of Contract:	Dates of Estimate:	
Original: September 26, 2025	Original: \$1,215,919.90	From: August 26, 2025	
Revised: na	Revised: \$1,324,404.40	To: September 10, 2025	

Description of Job: *1520 W; 1100 N to 1800 N Roadway Reconstruction & Culinary Waterline*

Amount	This Period	Total To Date
Amount Earned	\$84,863.70	\$546,831.58
Retainage Held	\$4,243.19	\$27,341.58
Retainage Being Released	\$0.00	\$0.00
Previous Payments	-	\$438,869.49
Amount Due	\$80,620.52	\$80,620.52

This project is on schedule

I hereby certify that I have carefully inspected the work and as a result of my inspection and to the best of my knowledge and belief, the quantities shown have been shown on previous estimates and the work has been completed in accordance with the Contract Documents.

75-40-490 transportation fund \$16,794.77
51-70-979 Culinary \$29,792.00
16-70-979 Culinary impact fee (44% increase in area) \$23,408.00
14-40-490 Trans impact fee (1270 N) \$10,625.75
BJT

After the Mayor signs this may be paid

Recommended by: Pleasant Grove City Engineering

Date: 09/10/2025

Shawn Pitts

Digitally signed by Shawn Pitts
DN: cn=Shawn Pitts, o=Pleasant Grove City, ou=Public Works, cn=Shawn Pitts
Date: 2025.09.10 09:08:37-0500

Accepted by: Bar S Constructon Company LLC

Date: 09/10/2025

Jorgen Swenson

Digitally signed by Jorgen Swenson
DN: cn=J.S. Swenson, o=Bar S Constructon Company LLC, cn=Jorgen Swenson
Date: 2025.09.10 07:06:37-0500

Approved by: Pleasant Grove City Mayor

Date: _____

Schedule of Values

PROJECT: 1520 W; 1100 N to 1800 N Roadway Reconstruction & Culinary Waterline

PAY PERIOD: 5

9/10/2025

ITEM NO.	NATURE OF WORK	CONTRACT ITEMS				QUANTITY		EARNINGS	
		Qty	Units	Unit Price	Bid Amt.	This Month	To Date	This Month	To Date
	BASE BID Schedule A - 1520 W								
1	Mobilization	1	Lump	\$47,000.00	\$47,000.00		0.50	\$0.00	\$23,500.00
2	Traffic Control	1	Lump	\$43,975.00	\$43,975.00		0.50	\$0.00	\$21,987.50
3	Survey	1	Lump	\$5,725.00	\$5,725.00		0.33	\$0.00	\$1,860.63
4	Roadway Excavation (Plan Quantity)	3,928	CY	\$35.50	\$139,444.00		0.00	\$0.00	\$0.00
5	Remove Existing Asphalt (Plan Quantity)	3,022	SY	\$5.85	\$17,678.70	3022.00	3022.00	\$17,678.70	\$17,678.70
6	Soft Spot Repair (Contingency Item)	593	CY	\$43.50	\$25,795.50		0.00	\$0.00	\$0.00
7	Untreated Road Base (Plan Quantity)	3,041	CY	\$47.50	\$144,447.50		0.00	\$0.00	\$0.00
8	Hot Mix Asphalt (APWA Class II)	2,771	Ton	\$97.00	\$268,787.00		0.00	\$0.00	\$0.00
9	Remove and Install 5' Cross Gutter	475	SF	\$19.64	\$9,329.00		118.75	\$0.00	\$2,332.25
10	Remove and Install Curb and Gutter	110	LF	\$76.87	\$8,455.70		0.00	\$0.00	\$0.00
11	Remove and Install Pedestrian Access Ramp	2	Ea	\$3,025.00	\$6,050.00		0.50	\$0.00	\$1,512.50
12	Adjust Valve Collar to Grade	16	Ea	\$650.00	\$10,400.00		2.50	\$0.00	\$1,625.00
13	Adjust Manhole Collar to Grade	10	Ea	\$850.00	\$8,500.00		2.00	\$0.00	\$1,700.00
14	8" C-900 Water Line	3,065	LF	\$81.50	\$249,797.50		3065.00	\$0.00	\$249,797.50
15	8" Gate Valve	11	Ea	\$3,500.00	\$38,500.00		9.90	\$0.00	\$34,650.00
16	8" Long Sleeve	1	Ea	\$985.00	\$985.00		1.00	\$0.00	\$985.00
17	8"x8"x8" Tee	4	Ea	\$1,800.00	\$7,200.00		4.00	\$0.00	\$7,200.00
18	8" 45 Degree Bend	4	Ea	\$850.00	\$3,400.00		8.00	\$0.00	\$6,800.00
19	6"x8"x6" Tee	7	Ea	\$1,675.00	\$11,725.00		2.00	\$0.00	\$3,350.00
20	6" Gate Valve	9	Ea	\$2,925.00	\$26,325.00		4.00	\$0.00	\$11,700.00
21	6" Long Sleeve	2	Ea	\$900.00	\$1,800.00		2.00	\$0.00	\$1,800.00
22	Culinary Service Connection	32	Ea	\$2,800.00	\$89,600.00	20.00	32.00	\$56,000.00	\$89,600.00
23	Remove Fire Hydrant	5	Ea	\$850.00	\$4,250.00		1.00	\$0.00	\$850.00
24	Install Fire Hydrant	5	Ea	\$9,350.00	\$46,750.00		5.00	\$0.00	\$46,750.00
Subtotal					\$1,215,919.90			\$73,678.70	\$525,679.08

	Change Order # 1								
101	Mobilization paid for as a lump sum \$7,250	1	Lump	\$7,250.00	\$ 7,250.00		0.25	\$0.00	\$1,812.50
102	Traffic Control paid for as a lump sum \$1,000	1	Lump	\$1,000.00	\$ 1,000.00		0.25	\$0.00	\$250.00
103	Survey paid for as a lump sum \$4,350	1	Lump	\$4,350.00	\$ 4,350.00		0.25	\$0.00	\$1,087.50
104	Roadway Excavation (Plan Quantity) paid for by CY at a rate of \$38/CY and assumed 143 CY	143	CY	\$38.00	\$ 5,434.00		0.00	\$0.00	\$0.00
105	Soft Spot Repair (Contingency Item) paid for by CY at a rate of \$55/CY and assumed 50 CY	50	CY	\$55.00	\$ 2,750.00		0.00	\$0.00	\$0.00
106	Untreated Road Base (Plan Quantity) paid for by CY at a rate of \$70/CY and assumed 183 CY	183	CY	\$70.00	\$ 12,810.00		0.00	\$0.00	\$0.00
107	Borrow (Plan Quantity) paid for by CY at a rate of \$65/CY and assumed 94 CY	94	CY	\$65.00	\$ 6,110.00		0.00	\$0.00	\$0.00
108	Hot Mix Asphalt (APWA Class II) paid for by ton at a rate of \$97/ton and assumed 109 Ton	109	Ton	\$97.00	\$ 10,573.00		0.00	\$0.00	\$0.00
109	Install Concrete Sidewalk paid for by SF at a rate of \$8.55 and assumed 1550 SF	1,550	SF	\$8.55	\$ 13,252.50		0.00	\$0.00	\$0.00
110	Remove and Install Curb and Gutter paid for by LF at a rate of \$55/LF and assumed 310 LF	310	LF	\$55.00	\$ 17,050.00		77.50	\$0.00	\$4,262.50
111	Install Pedestrian Access Ramp paid for by Each at a rate of \$3250/Ea and assumed 2 Each	2	EA	\$3,250.00	\$ 6,500.00		0.00	\$0.00	\$0.00
112	Single Inlet Catch Basin paid for by Each at a rate of \$4000/Ea and assumed 1 Each	1	EA	\$4,000.00	\$ 4,000.00	1.00	1.00	\$4,000.00	\$4,000.00
113	Reconstruct Catch Basin paid for by Each at a rate of \$3000/Ea and assumed 1 Each	1	EA	\$3,000.00	\$ 3,000.00	1.00	1.00	\$3,000.00	\$3,000.00
114	Remove & Replace Drainage Pipe - 18" paid for by LF at a rate of \$135/LF and assumed 31 LF	31	FT	\$135.00	\$ 4,185.00	31.00	31.00	\$4,185.00	\$4,185.00
115	Remove & Replace Fence paid for by LF at a rate of \$36.50/LF and assumed 280 LF	280	FT	\$36.50	\$ 10,220.00		70.00	\$0.00	\$2,555.00
					\$108,484.50			\$11,185.00	\$21,152.50

Total

\$1,324,404.40

TOTAL	\$84,863.70	\$546,831.58
AMOUNT RETAINED	\$4,243.19	\$27,341.58
RETAINAGE RELEASED		\$0.00
PREVIOUS RETAINAGE	-	\$23,098.39
PREVIOUS PAYMENTS	-	\$438,869.49
AMOUNT DUE	\$80,620.52	\$80,620.52

INVOICE

Bar S Construction Company
1409 S Windy Ridge Dr
Spanish Fork, UT 84660

barsconstructioncompany@gmail.co
m
+1 (801) 358-2337



Pleasant Grove City:1520 West Roadway Reconstructive
Bill to
Britton Tveten
70 South 100 East
Pleasant Grove, Utah 84062

Invoice details

Invoice no.: 1399
Terms: Due on receipt
Invoice date: 09/09/2025
Due date: 09/09/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		See attached PDF	See attached PDF	1	\$84,863.70	\$84,863.70

Contact Bar S Construction Company to pay.

Total \$84,863.70

Overdue 09/09/2025

1520 West PR #5

Item Name	Quantity	Unit	Unit Price	Cost	\$\$ Left to Invoice	Original	Billed	Remaining
1 Mobilization	0	Lump	\$ 47,000.00	\$ -	\$ 23,500.00	1	0.5	0.5
2 Traffic Control	0	Lump	\$ 43,975.00	\$ -	\$ 21,987.50	1	0.5	0.5
3 Survey	0	Lump	\$ 5,725.00	\$ -	\$ 3,864.38	1	0.325	0.675
4 Roadway Excavation (Plan Quantity)	0	CY	\$ 35.50	\$ -	\$ 139,444.00	3928	0	3928
5 Remove Existing Asphalt (Plan Quantity)	3022	SY	\$ 5.85	\$ 17,678.70	\$ -	3022	3022	0
6 Soft Spot Repair (Contingency Item)	0	CY	\$ 43.50	\$ -	\$ 25,795.50	593	0	593
7 Untreated Road Base (Plan Quantity)	0	CY	\$ 47.50	\$ -	\$ 144,447.50	3041	0	3041
8 Hot Mix Asphalt (APWA Class II)	0	Ton	\$ 97.00	\$ -	\$ 268,787.00	2771	0	2771
9 Remove and Install 5' Cross Gutter	0	SF	\$ 19.64	\$ -	\$ 6,996.75	475	118.75	356.25
10 Remove and Install Curb and Gutter	0	LF	\$ 76.87	\$ -	\$ 8,455.70	110	0	110
11 Remove and Install Pedestrian Access Ramp	0	EA	\$ 3,025.00	\$ -	\$ 4,537.50	2	0.5	1.5
12 Adjust Valve Collar to Grade	0	EA	\$ 650.00	\$ -	\$ 8,775.00	16	2.5	13.5
13 Adjust Manhole Collar to Grade	0	EA	\$ 850.00	\$ -	\$ 6,900.00	10	2	8
14 8" C-900 Water Line	0	LF	\$ 61.13	\$ -	\$ -	3065	3065	0
14A 8" C-900 Water Line that has been passed off	0	LF	\$ 20.38	\$ -	\$ -	3065	3065	0
15 8" Gate Valve	0	EA	\$ 3,150.00	\$ -	\$ -	11	11	0
15A 8" Gate Valve (remaining after collared)	0	EA	\$ 350.00	\$ -	\$ 3,850.00	11	0	11
16 8" Long Sleeve	0	EA	\$ 985.00	\$ -	\$ -	1	1	0
17 8"x8"x8" Tee	0	EA	\$ 1,800.00	\$ -	\$ -	4	4	0
18 8" 45" Deg Bend	0	EA	\$ 850.00	\$ -	\$ -	4	8	-4
19 6"x8"x6" Tee	0	EA	\$ 1,675.00	\$ -	\$ 8,375.00	7	2	5
20 8" Gate Valve	0	EA	\$ 2,925.00	\$ -	\$ 14,625.00	9	4	5
21 6" Long Sleeve	0	EA	\$ 900.00	\$ -	\$ -	2	2	0
22 Culinary Service Connection	20	EA	\$ 2,800.00	\$ 56,000.00	\$ -	32	32	0
23 Remove Fire Hydrant	0	EA	\$ 850.00	\$ -	\$ 3,400.00	5	1	4
24 Install Fire Hydrant	0	EA	\$ 9,350.00	\$ -	\$ -	5	5	0
25 Flow Fill	0	LS	\$ 7,514.33	\$ -	\$ 7,514.33	1	1	1
TOTAL = \$ 73,678.70					\$ 701,155.16			

1270 No. Change Order PR #3

					Orig Qty	Left To Invoice
1 Mobilization	0	Lump	\$7,250	\$ -	1	0.75
2 Traffic Control	0	Lump	\$1,000	\$ -	1	0.75
3 Survey	0	Lump	\$4,350	\$ -	1	0.75
4 Roadway Excavation (Plan Quantity)	0	CY	\$ 38.00	\$ -	143	143
5 Soft Spot Repair (Contingency Item)	0	CY	\$ 65.00	\$ -	50	50
6 Untreated Road Base (Plan Quantity)	0	CY	\$ 70.00	\$ -	183	183
7 Borrow (Plan Quantity)	0	CY	\$65.00	\$ -	94	94
8 Hot Mix Asphalt (APWA Class II)	0	Ton	\$ 97.00	\$ -	109	109
9 Install Concrete Sidewalk	0	SF	\$8.55	\$ -	1550	1550
10 Remove and Install Curb and Gutter	0	LF	\$ 55.00	\$ -	310	232.5
11 Install Pedestrian Access Ramp	0	EA	\$3,250	\$ -	2	2
12 Single Inlet Catch Basin	1	EA	\$ 4,000.00	\$ 4,000.00	1	0
13 Reconstruct Catch Basin	1	EA	\$ 3,000.00	\$ 3,000.00	1	0
14 Remove & Replace Drainage Pipe - 18"	31	FT	\$ 135.00	\$ 4,185.00	31	0
15 Remove & Replace Fence	0	FT	\$ 36.50	\$ -	280	210
16 Remove & Replace Landscaping	0	EA	\$ -	\$ -	2	2
TOTAL = \$ 11,185.00						
TOTAL = \$ 84,863.70						
Less Retained = \$ 80,520.52						

**PARTIAL PAYMENT ESTIMATE
NO. 1**

Name of Contractor:	<i>Hall Engineering & Construction</i>		
Name of Owner:	<i>Pleasant Grove City</i>		
Date of Completion:	Amount of Contract:	Dates of Estimate:	
Original: September 26, 2025	Original: \$597,320.00	From: April 15, 2025	
Revised: na	Revised: na	To: August 26, 2025	

Description of Job: *Murdock Dr; 1500 East to 1600 East Waterline & Roadway Reconstruction*

Amount	This Period	Total To Date
Amount Earned	\$111,677.00	\$111,677.00
Retainage Held	\$5,583.85	\$5,583.85
Retainage Being Released	\$0.00	\$0.00
Previous Payments	-	\$0.00
Amount Due	\$106,093.15	\$106,093.15

This project is on schedule

I hereby certify that I have carefully inspected the work and as a result of my inspection and to the best of my knowledge and belief, the quantities shown in this estimate are correct and have not been shown on previous estimates and the work has been performed in accordance with the Contract Documents.

Recommended by: Pleasant Grove City Engineering

Date: 9/11/2025 _____

Accepted by: Hall Engineering and Construction

Date: 09/11/2025 Chad Hall

Approved by: Pleasant Grove City Mayor

Date: _____

PROJECT: Murdock Dr; 1500 East to 1600 East Waterline & Roadway Reconstruction

PAY PERIOD: 1

8/26/2025

	Additive 1-1000 S									
31	Mobilization	1.00	Lump	\$11,500.00	\$	11,500.00				
32	Traffic Control	1	Lump	\$4,500.00	\$	4,500.00				
33	Remove Existing Asphalt (Plan Quantity)	2,080	SY	\$8.00	\$	16,640.00				
34	Soft Spot Repair (Contingency Item)	105	CY	\$55.00	\$	5,775.00				
35	Untreated Road Base	215	Ton	\$21.50	\$	4,622.50				
36	Hot Mix Asphalt (APWA Class II)	471	Ton	\$107.50	\$	50,632.50				
37	Adjust Valve Collar to Grade	1	Ea	\$750.00	\$	750.00				
38	Adjust Manhole Collar to Grade	4	Ea	\$950.00	\$	3,800.00				
						\$98,220.00			\$0.00	\$0.00
	Total					\$597,320.00				

Line item 16 is only 412' (380+42) is only aid at 75% until testing passes

TOTAL	\$111,677.00	\$111,677.00
AMOUNT RETAINED	\$5,583.85	\$5,583.85
RETAINAGE RELEASED		\$0.00
PREVIOUS RETAINAGE	-	
PREVIOUS PAYMENTS	-	
AMOUNT DUE	\$106,093.15	\$106,093.15

Hall Engineering & Construction

PO BOX 1585
SPANISH FORK, UT
UT 84660

Invoice

Date	Invoice #
8/21/2025	2225

Bill To

Pleasant Grove City
Attn: Shawn Pitts

as per the M&P only 40 may be
paid

P.O. No.	Terms	Due Date	Account #	Project
	Net 30	9/20/2025		Murdock Dr. 1500 ...
Description	Qty	Rate	Unit	Amount
Pleasant Grove City - Murdock Drive: 1500 East to 1600 East				
Mobilization - Draw	62,580	0.50	%	31,290.00
Traffic Control - Draw	12,500	0.40	%	5,000.00
Culinary Waterline	412	71.00	LF	31,950.00
8" C-900 Waterline	1	2,580.00	Ea.	2,580.00
8"x8"x8" Tee	1	1,380.00	Ea.	1,380.00
8" MJ x FL 90 Degree Bend	1	3,350.00	Ea.	6,700.00
8" Gate Valve	2	1,290.00	Ea.	1,290.00
Remove Fire Hydrant	1	10,250.00	Ea.	10,250.00
Install Fire Hydrant	1			
Storm Drain				
Drainage Pipe - 18", Reinforced Concrete	203	82.00	LF	16,646.00
Single Inlet Catch Basin	2	5,950.00	Ea.	11,900.00

Total \$118,986.00

Payments/Credits \$0.00

Balance Due \$118,986.00

**PARTIAL PAYMENT ESTIMATE
NO. 17**

Name of Contractor: HydroVac Excavation		
Name of Owner: Pleasant Grove City		
Date of Completion:	Amount of Contract:	Dates of Estimate:
Original 29-Aug-25	Original: \$6,993,404.00	From: 1-Jul-25
Revised:	Revised: \$8,044,176.28	To: 31-Jul-25

Description of Job: **Pressurized Irrigation Meters Installation**

Amount	This Period	Total To Date
Amount Earned	\$112,390.00	\$6,648,060.00
Retainage Being Held	\$5,619.50	\$332,403.00
Retainage Being Released	\$0.00	\$0.00
Previous Payments		\$6,208,886.50
Change Orders (16)	\$137,316.00	\$672,772.28
COs Paid to date		\$535,456.28
Amount Due	\$244,086.50	\$244,086.50

I hereby certify that I have carefully inspected the work and as a result of my inspection and to the best of my knowledge and belief, the quantities shown in this estimate are correct and have not been shown on previous estimates and the work has been performed in accordance with the Contract Documents.

Recommended by Horrocks Engineers

Date: 9/12/2025



Kasey Chesnut, PE
Project Manager

Accepted by: **HydroVac Excavation**

Date: _____

Shyloh Muhlestein
Project Manager

Approved By: **Pleasant Grove City**

Date: _____

Guy Fugal
Mayor

Budget Code	Staff Initial
-------------	---------------

PROJECT: Pressurized Irrigation Meters Installation

PAY PERIOD: 17

Mar-25

ITEM NO.	NATURE OF WORK	CONTRACT ITEMS				QUANTITY		EARNINGS	
		Qty	Units	Unit Price	Bid Amt.	This Month	To Date	This Month	To Date
	Bid Schedule A								
1	Mobilization	1.00	LS	\$160,000.00	\$160,000.00	0	0.4		\$64,000.00
2	Category 1-5	6946.00	EA	\$650.00	\$4,514,900.00	28	6798	\$18,200.00	\$4,418,700.00
3	Category 6	50.00	EA	\$2,700.00	\$135,000.00	0	0		\$0.00
4	Category 7	160.00	EA	\$2,700.00	\$432,000.00	0	0		\$0.00
5	Installation of 1.5-inch meter	139.00	EA	\$300.00	\$41,700.00	5	117	\$1,500.00	\$35,100.00
6	Installation of 2-inch meter	95.00	EA	\$1,200.00	\$114,000.00	2	99	\$2,400.00	\$118,800.00
7	Surface Restoration - Lawn, sod	6408.00	EA	\$90.00	\$576,720.00	897	6639	\$80,730.00	\$597,510.00
8	Surface Restoration - paved areas	44.00	EA	\$90.00	\$3,960.00	0	0		\$0.00
9	Surface Restoration - unimproved areas, landscape	704.00	EA	\$90.00	\$63,360.00	0	0		\$0.00
10	Add 1" locking ball valve	600.00	EA	\$260.00	\$156,000.00	16	1621	\$4,160.00	\$421,460.00
11	Concrete Driveway Removal and Replacement	8000.00	SF	\$20.00	\$160,000.00	0	45		\$900.00
12	Contingent Sum Pay	1.00	LS	\$635,764.00	\$635,764.00	0	0.001		\$690.00
13	Black Poly (change order)	140.00	EA	\$2,700.00	\$378,000.00	2	367	\$5,400.00	\$990,900.00
	Subtotal				\$6,993,404.00			\$112,390.00	\$6,648,060.00

Change Orders

No.	Description								
1	1304 - T&M - outside categories bid	paid Feb 2024			\$16,784.00	0	1	\$0.00	\$16,784.00
2	1306 - Meter Jumpers	paid Feb 2024			\$5,000.00	0	1	\$0.00	\$5,000.00
3	1312 - T&M - outside categories bid	paid Feb 2024			\$10,123.00	0	1	\$0.00	\$10,123.00
4	1314 - T&M - outside categories bid	paid Mar 2024			\$10,380.00	0	1	\$0.00	\$10,380.00
5	partial 1313 - Item #102 labor per man/per hour per Jason P	paid Mar 2024			\$350.00	0	1	\$0.00	\$350.00
6	1322 - T&M - outside categories bid	paid Apr 2024			\$27,371.50	0	1	\$0.00	\$27,371.50
7	1329 - T&M - outside categories bid	paid May 2024			\$22,128.50	0	1	\$0.00	\$22,128.50
8	1330 - T&M - outside categories bid	paid Jun 2024			\$4,040.00	0	1	\$0.00	\$4,040.00
9	1338 - T&M - outside categories bid	paid July 2024			\$12,430.00	0	1	\$0.00	\$12,430.00
10	1343 - T&M - outside categories bid	Paid Aug 2024			\$17,360.00	0	1	\$0.00	\$17,360.00
11	1379 - T&M - Black poly larger sizes	Paid Oct 2024			\$126,160.50	0	1	\$0.00	\$126,160.50
12	1389, 1399 T&M - outside categories bid	Paid Dec 2024			\$3,895.00	0	1	\$0.00	\$3,895.00
13	1425, 1436, 1444 - T&M outside categories bid	paid Mar 2025			\$14,355.00	0	1	\$0.00	\$14,355.00
14	1459,1469 - T&M outside categories bid / black poly larger	paid June 2025			\$188,838.00	0	1	\$0.00	\$188,838.00
15	1466, 1480 Large Meters	paid Aug 2025			\$76,240.78	0	1	\$0.00	\$76,240.78
16	1494 - T&M - outside categories bid, various addresses				\$137,316.00	1	1	\$137,316.00	\$137,316.00
	Total Change Orders to Date				\$672,772.28				

Total

\$8,044,176.28

TOTAL	\$112,390.00	\$6,648,060.00
AMOUNT RETAINED	\$5,619.50	\$332,403.00
RETAINAGE RELEASED		
Change Orders	\$137,316.00	\$672,772.28
COs Paid to date		\$535,456.28
PREVIOUS RETAINAGE		
PREVIOUS PAYMENTS		\$6,208,886.50
AMOUNT DUE	\$244,086.50	\$244,086.50



Invoice

Date	Invoice #
7/31/2025	1494

1193 N. 2300 W.
Lehi, Ut. 84043

Bill To
Pleasant Grove City 323 W. 700 S. Pleasant Grove, UT 84062

P.O. No.	Terms	Date of Service
Billing #23	Net 60	

Description	Qty	Rate	Amount
Pressurized Irrigation Meters Installation			
Spring Grass Go Back List			
Surface Restoration	890	90.00	80,100.00
Concrete List (meter charges only)			
Cat. 1-5	18	650.00	11,700.00
Surface Restoration	0	90.00	0.00
Add 1-inch locking ball valve (normal angle)	14	260.00	3,640.00
1.5" Charge (Increase over 1" charge)	1	300.00	300.00
2" Charge (Increase over 1" charge)	0	1,200.00	0.00
1.5" Valve	1	750.00	750.00
2" Valve	0	895.00	0.00
T-charge	1	1,200.00	1,200.00
Concrete Charge per Sq. Ft.	0	20.00	0.00
Meter Only	0	125.00	0.00
1250 N 1707 W (T & M)			
MOVED FILTER TO BACKYARD			
Truck & Driver	4	150.00	600.00
Foreman per hour	2	90.00	180.00
Labor per man per hour (2 men)	8	50.00	400.00
Material	1	45.00	45.00
1025 W 2200 N (T & M)			
PULLED NEW SERVICE MOVED METER TO GRASS			
Pulling Service	1	1,500.00	1,500.00
Vac truck per hour	1	300.00	300.00
Truck & Driver per hour	4	150.00	600.00
Labor per man per hour (2 men)	8	50.00	400.00

Total
Payments/Credits
Balance Due



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7/31/2025	1494

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Pleasant Grove City 323 W. 700 S. Pleasant Grove, UT 84062

P.O. No.	Terms	Date of Service
Billing #23	Net 60	

Description	Qty	Rate	Amount
Foreman per hour	4	150.00	600.00
Material	1	125.00	125.00
2735 N 900 W (T & M)			
MOVED FILTER			
Vac truck per hour	1	300.00	300.00
Labor per man per hour (2 men)	4	50.00	200.00
Truck & Driver	2	150.00	300.00
Foreman per hour	2	150.00	300.00
SMART METER SWAP			
Cat. 1-5	43	140.00	6,020.00
Vac Truck per hour	3.5	300.00	1,050.00
494 W 2600 N (T & M)			
6-30-25			
Vac Truck per hour	1	300.00	300.00
Labor per hour (2 men)	4	50.00	200.00
Truck & Driver	2	150.00	300.00
Foreman per hour	2	150.00	300.00
Material	1	230.00	230.00
632 W 2600 N			
6-30-25			
Meter Only	1	125.00	125.00
91 N 500 E (T & M)			
6-30-25			
Vac Truck per hour	1	300.00	300.00
Labor per hour (2 men)	4	50.00	200.00

Total
Payments/Credits
Balance Due



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Pleasant Grove City 323 W. 700 S. Pleasant Grove, UT 84062

P.O. No.	Terms	Date of Service
Billing #23	Net 60	

Description	Qty	Rate	Amount
Truck & Driver	2	150.00	300.00
Foreman per hour	2	150.00	300.00
Material	1	175.00	175.00
1117 E Grove Cir. (T & M)			
7-1-25			
Cat. 1-5	1	650.00	650.00
2" Charge (Increase over 1" charge)	1	1,200.00	1,200.00
Vac Truck per hour	4	300.00	1,200.00
Labor per hour (2 men)	32	50.00	1,600.00
Truck & Driver	16	150.00	2,400.00
Foreman per hour	8	150.00	1,200.00
91 S 500 E (T & M)			
Vac Truck per hour	1	300.00	300.00
Labor per hour (2 men)	4	50.00	200.00
Truck & Driver	2	150.00	300.00
Foreman per hour	2	150.00	300.00
Material	1	175.00	175.00
888 Murdock 1" Meter			
Cat. 1-5	1	650.00	650.00
Vac Truck per hour	2	300.00	600.00
Truck & Driver	2	150.00	300.00
Labor per man/hour (2 men)	4	50.00	200.00
Foreman per hour	1	150.00	150.00
(2 service lines were capped)			
873 E 200 S 1" Meter			
Cat. 1-5	1	650.00	650.00

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Bill To
Pleasant Grove City 323 W. 700 S. Pleasant Grove, UT 84062

P.O. No.	Terms	Date of Service
Billing #23	Net 60	

Description	Qty	Rate	Amount
Vac Truck per hour	1	300.00	300.00
Labor per man/hour (2 men)	2	50.00	100.00
Truck & Driver	2	150.00	300.00
770 W 1800 N Meter Only	1	125.00	125.00
Brass Clean up per hour (4 men.(2) 2.5 hours (2) 2 hrs.)	9	50.00	450.00
576 W 1800 N Cat. 1-5	1	650.00	650.00
Surface Restoration	1	90.00	90.00
1.5" Ball Valve	1	750.00	750.00
1.5" Charge (Increase over 1" charge)	1	300.00	300.00
1.5" Black Poly	1	5,458.50	5,458.50
319 W 1800 N 1" Black Poly	1	2,700.00	2,700.00
390 W 1800 N Pond Cat. 1-5	1	650.00	650.00
Surface Restoration	1	90.00	90.00
1.5" Charge (Increase over 1" charge)	1	300.00	300.00
Labor per man/per hour	2	50.00	100.00
Forman per hour	1	150.00	150.00
466 W 1800 N Cat. 1-5	1	650.00	650.00
Surface Restoration	1	90.00	90.00
Add 1-inch locking ball valve (normal angle)	1	260.00	260.00

Total
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7/31/2025	1494

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Bill To
Pleasant Grove City 323 W. 700 S. Pleasant Grove, UT 84062

P.O. No.	Terms	Date of Service
Billing #23	Net 60	

Description	Qty	Rate	Amount
1" Black Poly	1	2,700.00	2,700.00
468 W 1800 N			
Cat. 1-5	1	650.00	650.00
Surface Restoration	1	90.00	90.00
Add 1-inch locking ball valve (normal angle)	1	260.00	260.00
502 W 1800 N			
Cat. 1-5	1	650.00	650.00
Surface Restoration	1	90.00	90.00
1.5" Charge (Increase over 1" charge)	1	300.00	300.00
1.5" Ball Valve	1	750.00	750.00
524 W			
Cat. 1-5	1	650.00	650.00
Surface Restoration	1	90.00	90.00
1.5" Charge (Increase over 1" charge)	1	300.00	300.00
1.5" Ball Valve	1	750.00	750.00
1.5" Black Poly	1	5,458.50	5,458.50
Manila Elementary 1726 N 600 W			
Cat. 1-5	1	650.00	650.00
Surface Restoration	1	90.00	90.00
2" Charge (Increase over 1" charge)	1	1,200.00	1,200.00
2" Black Poly	1	7,259.00	7,259.00
2" Ball Valve Charge	1	895.00	895.00
1750 N 100 E			
Includes: 1.5" line, concrete, asphalt, meter, new valve, T charge, 40' poly, surface restoration	1	20,870.00	20,870.00

Total
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Balance Due



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7/31/2025	1494

1193 N. 2300 W.
Lehi, Ut. 84043

Bill To
Pleasant Grove City 323 W. 700 S. Pleasant Grove, UT 84062

P.O. No.	Terms	Date of Service
Billing #23	Net 60	

Description	Qty	Rate	Amount
1730 N 100 E Includes: concrete, meter, valve, 60' poly, surface restoration	1	4,590.00	4,590.00
1690 N 100 E Includes: line, meter, new valve, 50' poly, surface restoration	1	17,610.00	17,610.00
1780 N 100 E Includes: line, meter, valve, asphalt, surface restoration	1	8,350.00	8,350.00
230 E 1800 N Barn Includes: 2"line, 2" meter, valve, 40' poly, asphalt	1	19,595.00	19,595.00
1800 N 100 E Includes: capping 4"line, concrete, asphalt	1	6,580.00	6,580.00
Concrete Vaults Installed Grove Crest (1037 N 300 E) PG Jr High (810 N 100 E) Mahogany Elem (618 N 1300 W) Central Elem (95 N 400 E)	4	2,587.50	10,350.00
We just received pricing from Mtn. Land on these vaults & they were not charged previously			

For all billing questions please contact our office manager Haylie at (801)520-5973 or e-mail her at hydrovacutah@gmail.com
Make all checks payable to Hydro Vac Excavation LLC
Thank you for your business!

Total	\$249,706.00
Payments/Credits	\$0.00
Balance Due	\$249,706.00