Wednesday, July 7, 2021
Planning Commission

Planning Commission Agenda
PUBLIC NOTICE is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a meeting in the Council Chambers, City Hall, at 40 South Main Street, Spanish Fork, Utah, commencing at 6:00 p.m. on July 7, 2021.

Planning Commissioners

Kevin Oyler
John Mendenhall
Todd Mitchell
Shauna Warnick
Joseph Earnest
Jesse Cardon

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1. Minutes

Subject	**A. June 2, 2021**
Meeting	Jul 7, 2021 - Planning Commission
Category	1. Minutes
Access	Public
Type	Action, Minutes

File Attachments
minutes.planningcommission.6-2-2021.pdf (3,497 KB)

2. Conditional Use Permits (Public Hearing)

Subject	**A. 1150 EAST 2021 CELL TOWER MODIFICATION. The proposal involves adding equipment on an existing tower located at 617 South 1150 East.**
Meeting	Jul 7, 2021 - Planning Commission
Category	2. Conditional Use Permits (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
report.pc.1150eastcelltowermodify.7-7-2021.pdf (9,129 KB)

Subject	**B. 500 SOUTH 2021 CELL TOWER MODIFICATION. The proposal involves adding equipment on an existing tower located at 251 West 500 South.**
Meeting	Jul 7, 2021 - Planning Commission
Category	2. Conditional Use Permits (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
report.pc.500southcelltowermodify.7-7-2021.pdf (8,990 KB)

3. Preliminary Plat

Subject	**A. SWIFT CREEK. The proposal involves a preliminary plat of a master planned development including eighty-three residential lots located at approximately 3100 East 950 South.**
Meeting	Jul 7, 2021 - Planning Commission
Category	3. Preliminary Plat
Access	Public
Type	Action, Discussion

File Attachments
report.pc.swiftcreek.7-7-2021.pdf (1,628 KB)
plans.swiftcreek.6-28-2021.pdf (2,104 KB)

4. Title 15 Amendments (Public Hearing)

Subject	**A. TITLE 15 AMENDMENTS.**
Meeting	Jul 7, 2021 - Planning Commission
Category	4. Title 15 Amendments (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
memo.title15.7-7-2021.pdf (1,768 KB)
memo.pc.codeenforcement.7-7-2021.pdf (153 KB)

5. Adjourn

Draft Minutes
Spanish Fork City Planning Commission
40 South Main Street
Spanish Fork, UT 84660
June 2, 2021

Commission Members Present: Chairman Kevin Oyler, John Mendenhall, Todd Mitchell, Shauna Warnick, Joseph Earnest, Jesse Cardon.

Staff Members Present: Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Michael Clark, Staff Engineering; Walter Bird, Assistant City Attorney; Jered Johnson, Engineering Division Manager; Jackson Dillie, Planning Intern.

Citizens Present: Jeff Smith, Michael Smith, BJ Ryan, Seth Townsend, Mike Condie, Maroly Condie, Joseph Simmons, Eldon Neves, Lynn Ahplanalp, Millie Ahplanalp, Tyson Lewis, Cody Winterton, Richard Burk, Whit Hill, Nathan Walter, Jared Haynie, Zayden Haynie, Jason Rasmussen, Joe Warren, Nate Goff, Dwayne Kirkham.

WORK SESSION

Chairman Oyler called the meeting to order at 6:01 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Commissioner Earnest led the pledge.

MINUTES

May 5, 2021

Commissioner Warnick moved to approve the minutes from May 5, 2021.

Commissioner Mitchell seconded and the motion passed all in favor.

ZONE CHANGE AND PRELIMINARY PLAT
Escala

Dave Anderson explained the site and current proposals using the image displayed on screen. He described the history of the development proposal and the changes that have been made to the proposal since the last meeting - including bringing the density beneath 8 per units to the acre and adding more parking stalls.

Commissioner Earnest asked if on-street parking is included in the calculation of total parking spots for the development.

Dave Anderson answered that the development is over the required parking even without calculating on-street parking.

Chairman Warnick asked if on-street parking would be allowed on private roads

Dave Anderson answered that parking would not be allowed on private roads, only the public roads within the development.

Dave Anderson mentioned that the amenities have been upgraded since the last meeting.

Dave Anderson mentioned that residents of the adjacent neighborhood have sent emails about concerns regarding road connectivity, but staff stated that neighborhood connectivity should be included and is considered a good practice.

The applicant has included a draft of the CC&R that staff feels comfortable with.

Staff has gone out of their way to ensure that the concerns raised by the public last month have been addressed.

Chairman Oyler invited BJ Ryan to explain the development's CC&R.

BJ Ryan stated that the renter cap is set at 15%, all units will be owner occupied for 2 years before they can be rented.

Chairman Oyler asked how the 2-year owner occupancy rule works together with 15% renter cap.

BJ Ryan clarified that the owner may not rent until they have lived there for 2 years, and that only a total of 15% of the properties may be rented at any time

There was discussion between BJ Ryan, Commissioners Earnest, Commissioner Warnick, and Chairman Oyler regarding how the CC&R's rental clause will be enforced. Neighbors will report to the HOA if they believe someone is violating the rental clause.

Commissioner Warnick asked if there is a waiting list once the 15% cap is reached.

BJ Ryan answered that he is not sure the exact answer because they are normally not building in the community for longer than two years.

Commissioner Warnick suggested that including something about that in the CC&Rs's could be beneficial.

Chairman Oyler asked BJ Ryan to specify exactly how many units have been cut out since the last meeting.

BJ Ryan answered that it is a total of 8.

Chairman Oyler asked if it is correct that 15 parking stalls were added.

BJ Ryan answered that yes, 15 stalls have been added since the last meeting.

Chairman Oyler asked if the 15% cap also applies to single-family homes in the development.

BJ Ryan answered that yes, the rental cap does apply to single family homes.

Chairman Oyler reviewed the concerns brought up by the residents of the adjacent neighborhood at the last meeting and stated that if there are any new concerns the public could speak.

The concerns raised by the public from the last meeting were as follows:

- Do not permit the road connection to Old Mill Estates
- The density of the townhomes is too high
- Increase the number of single-family lots
- Require all townhomes to have a driveway
- Lot sizes and width should increase

- Loss of rural atmosphere
- Adequate parking
- Require garages to be used for parking and not storage
- Traffic study to review safety, can Del Monte Road handle additional traffic
- Potential of a dedicated free right turn onto Arrowhead Trail at Del Monte Road
- Renter to owner ratio
- Long term durability of building materials.

Chairman Oyler asked if there is anything in the CC&R's about parking in the garage.

BJ Ryan stated that he is not sure of the legality of requiring people to park in their garages.

Chairman Oyler asked staff if other developments have been able to require people to park in their garage.

Commissioner Warnick mentioned she knows of a development that has done that.

Dave Anderson mentioned that DR Horton has included that in their proposed CC&Rs.

Chairman Oyler asked the developers to look into requiring people to park in their garage and use their basements for storage, instead of the garages

Chairman Oyler asked about construction materials and mentioned that there was a concern over the long-term durability of the project.

BJ Ryan stated that the most used material is Hardie Board. He said that it is a product that is not susceptible to rot or water damage and offers a fresher, more textured look than other materials.

Chairman Oyler asked if the Commission would like Michael Clark to address traffic concerns.

Commissioner Warnick said that she believes it would be useful for Michael Clark to speak.

Michael Clark mentioned that previous traffic studies completed with the Del Monte development and a previously proposed Tingey development show that once the road is widened, Del Monte Road will be able to accommodate for 3 times as much traffic as is expected. Road connectivity between neighborhoods is important and should be included.

The median in the road connecting the neighborhoods is not necessary and could be taken out.

Chairman Oyler mentioned that there was a concern over safety of some of the parking stalls backing into a public road as well as a playground adjacent to a public road. He asked if any other developments have had issues with that sort of layout.

Michael Clark answered that other developments have not had issues with a layout like that.

Chairman Oyler asked if it would be safer to have roads connecting the neighborhoods rather than have residents go around using collector roads.

Michael Clark said it would be much safer to have the connector roads from one development to another.

Chairman Oyler asked Michael Clark to expound on why another study was not required.

Michael Clark said that the density was very similar in the area of the previous study and the City felt another study was not needed.

There was concern from the public that the traffic studies were completed with developments of a density lower than the one currently proposed.

Commissioner Warnick mentioned that the traffic studies found that Del Monte Road will be able to accommodate 3 times the traffic it will see with current development as well as the proposed development.

Commissioner Earnest asked Michael Clark to clarify if he is not concerned about the traffic implications

Michael Clark is not concerned.

Michael Clark displayed the results of the traffic study on screen and explained how roads are reviewed and graded on a sliding scale from pass to fail.

Some discussion ensued regarding the grades and which roads they apply to.

Jason Rasmussen asked what the grade 'F' entails and what it means if the improvement will be completed after a project.

Commissioner Warnick asked if the addition of trails and widening of sidewalks and roads are part of the improvements.

Discussion ensued regarding the Del Monte Townhome project that is receiving the F grade and what will bring it to an A.

Chairman Oyler asks how the Escala development affects the Del Monte Townhome intersection with the 'F' grade.

Michael Clark said the Escala development will not affect that intersection.

Commissioner Warnick asked if it will be quicker for residents of the Escala development to drop their kids off at ALA using Academy Drive, which cuts through the existing adjacent neighborhood.

Commissioner Earnest clarified that due to the drop off point for school kids, it will be faster for townhome residents to use Del Monte Road.

Chairman Oyler asked about the feasibility of adding a trail to connect the neighborhood and ALA.

Michael Clark said that the development will have a widened sidewalk and trail.

Discussion ensued regarding crosswalks students could take to get to ALA and Riverside Elementary.

Chairman Oyler asked if there were additional traffic concerns.

Michael Clark does not have any additional traffic concerns.

A resident of the adjacent neighborhood, Tyson Lewis, asked that it be required for a masonry wall to be built between this development and the existing neighborhood.

Dave Anderson clarified the language regarding the masonry wall. He stated that masonry walls will be required where the townhomes abut non-residential uses or single-family homes. That requirement will not be waived.

Chairman Oyler asks if there are other concerns.

Jared Haynie stated the square footage of the single-family homes and the town homes. He asked where the water goes with so much impervious surface. He believes it will go into neighboring homes. Jared Haynie thinks there will be less than 1,000 square feet of pervious surfaces with these lots and that there will be issues with runoff.

Michael Clark said that building plans must include how the buildings will direct runoff. You cannot have runoff go on a neighboring property, if it does it qualifies as trespassing. The front half of the house always goes to the street. You can get the downspout to the front so that it will go to the street. Complaints have only happened when the backyard of the house has dirt, once grass is put in, the issue goes away.

Chairman Oyler asks how difficult it is to have downspouts go to the front of the home..

BJ Ryan answered that it is difficult to do. He mentions that the development is reasonably flat. He doesn't see any reason to not drain out to the front. He believes that the concerns can be addressed.

Commissioner Earnest asked what will happen with the excess dirt dug up for basements.

BJ Ryan answered that excess dirt is taken off-site.

Commissioner Warnick stated that her CC&R's require that grass be installed within a year

BJ Ryan stated that the developer will install the grass for the townhomes prior to a Certificate of Occupancy and that single-family homeowners will be required to install grass within a year, unless there is a hardship, in which a plan of action will be required.

Chairman Oyler asked what the elevation difference between lines is.

Michael Clark said it is 2 feet.

Discussion ensued regarding runoff mitigation techniques used in the neighboring development and possible techniques that could be used in this development, including pipes, berms and tarps.

Chairman Oyler asked if these mitigation techniques would be required in just the bordering homes or in all homes within the development.

Michael Clark stated that it would only be required in the homes that border the adjacent neighborhood.
Commissioner Earnest mentioned that the engineer should have the final say in what mitigation techniques are needed for every property.
BJ Ryan said that they will have a plan for runoff. He is concerned about putting in pipes because they might not get maintained and might get clogged with dirt. He thinks a decision should not be made for just one suggestion and that it should wait until options can be evaluated.

Jared Haynie mentioned a method used to ensure pipes do not get clogged with dirt.

Chairman Oyler asked Jared Haynie if his concerns about runoff would be assuaged if the developer produces a plan showing how runoff will be controlled.

Jared Haynie said that if a plan is produced, he would be comfortable with the issue.

Discussion ensued regarding the City's requirements and what should be required by City code concerning runoff.

Commissioner Mendenhall stated that what is needed on one lot may be different on another lot. The code should be flexible because each lot will be required to have a grading plan and show how runoff will be directed. City engineers will make sure each lot has an acceptable plan. He appreciates that the concern was brought up.

Dave Anderson stated that the concern is valid but now is not the time to hash out every detail of water runoff. He mentioned that maybe the standards need to be changed.

Commissioner Warnick mentioned that it is useful for the neighbors to raise these concerns so the builders can be conscious of the issue.

Chairman Oyler asks if the public has any additional concerns.

Mike Condie mentioned that the purpose of zoning is to protect the rights of all property owners, not just a few. He sees three problems with the Escala development: traffic, parking, and safety. He wants to see the connecting road eliminated. He is concerned about new residents parking large vehicles in his front yard. He thinks the fact that a

development to the north does not have a connecting road means that this development should not be required to have one either. Mike Condie recognizes the right to develop but does not want the property to be developed in a way that adversely affects his neighborhood. He is concerned about whether the fees charged in the proposed CC&Rs will be enough to sustain a functioning HOA. He wants to know who the property manager will be and what their qualifications are. Mike Mike Condi emphasized that his main concern is the road.

BJ Ryan stated that the typical HOA fee for their communities is $95 to $105. That is calculated with a few variables but generally within that range. The CC&Rs address recreational vehicles, in that they are not allowed to be stored on the premises.

The HOA management company has not yet been established but a management company is hired to ensure that everything runs well in the community.

Commissioner Warnick asked if the management company can resolve a dispute between a resident of the Escala Development and a resident of a neighboring community.

BJ Ryan stated that the management company exists to resolve all conflicts. Great efforts are taken to make sure that the community is a desirable place that runs well. He is not aware of any issues in current communities he has overseen.

Chairman Oyler asked if they ensure the HOA has money before they transfer management.

BJ Ryan answered that they do analysis and make sure HOA's have the funds that they need. Their goal is to leave the HOA with a healthy balance sheet and analyses will be run to make sure they will have enough money in the long run to take care of the community.

Chairman Oyler asked if the funds for the HOA can only be used for specific purposes.

BJ Ryan said yes, the funds can only be used for certain purposes. Fees are shown upfront so that homeowners are not surprised and know what to pay to keep the HOA running.

Chairman Oyler asked if there are any other concerns or comments.

Commissioner Warnick says that the City's staff is well trained and professional, and that citizens should not assume that they know better than City staff. She respects the concerns of the residents but thinks that the community created by the Escala Development will be

beneficial for everyone. She thinks it is important that we welcome newcomers to help them better settle into the City.

Commissioner Earnest agrees with the premise that Mike Condie brought up regarding the premise that zoning should serve the interests of all property owners.

He asked Michael Clark to display the plat on screen.

Commissioner Ernest thinks there is a natural separation between the development and the existing community due to the hill they are both on. He mentions that the site has been in the general plan as mixed use and that other uses, such as stores or a hotel, could have gone in but the developer has decided to put in single family homes and townhomes. Commissioner Ernest mentioned that the connecting road belongs to the City and that it was inevitable that it would connect. He thinks that the median in the road is necessary to calm traffic. He thinks that the residents of the Escala Development who own cars should have to park at least 1 car in their garage.

Commissioner Mitchell agrees with Commissioner Earnest points.

Commissioner Cardon mentions that the City's police are very responsive to parking violations, should there be any issues.

Chairman Oyler addressed Mike Condie's comment about the purpose of zoning as respecting the rights of property owners. He thinks there needs to be a balance between the rights of neighboring residents and the owner of the property that will be developed. He mentioned that compromises have been made on both sides.

Commissioner Earnest moved to recommend to approve the Escala Zone Change from R-R to R-3 and the Preliminary Plat to the City Council based on the following findings and conditions:

Findings:

1. That the subject property has a General Plan Land Use Designation of Medium Density Residential.
2. That the Designation has a maximum density of eight units per acre.
3. That the R-3 Zone is consistent with the Medium Density Residential Designation, provided that the density does not exceed eight units per acre.
4. That the proposal is consistent with the General Plan and proposed Zoning, provided that the density does not exceed eight units per acre.

5. That the proposal helps to provide a range of housing types and price levels within the City.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That a six-foot masonry wall be constructed where any multi-family units abut a nother use or an adjacent property.
3. That the applicant addresses any red-lines.
4. That the traffic-calming island be included on Wheatfield Road.
5. That a minimum one car per garage parking requirement by included in the CC&R and enforced by the HOA.
6. That the up to 15% rental cap for the entire property be enforced.

Commissioner Warnick seconded and the motion passed all in favor through a roll call vote.

Chairman Oyler thanked the public for their presence and participation.

CONDITIONAL USE PERMIT (Public Hearing)
3400 East 2021 Cell Tower Modification

Brandon Snyder explained the site and the proposed modifications.

Existing equipment will be replaced on the tower.

Commissioner Mitchel asked if the usage will change or if they are just updating the antennas.

Brandon Snyder answered that they are just updating the antennas.

Commissioner Warnick clarified the location of the cell tower with Brandon Snyder.

Chairman Oyler opened the public hearing at 7:42 p.m.

There was no public comment.

Chairman Oyler closed the public hearing at 7:42 p.m.

Commissioner Mendenhall moved to approve the 3400 East 2021 Cell Tower Modification based on the following finding and conditions.

Finding:

1. That the project conforms to the City's General Plan Designation and Zoning Map.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

Chairman Oyler seconded and the motion passed all in favor.

300 East 2021 Cell Tower Modification

Brandon Snyder explained the site and the proposed modifications using the images on screen.

Chairman Oyler asked if the staff had any concerns.

Brandon Snyder stated that staff has no concerns.

Chairman Oyler opened the public hearing at 7:44 p.m.

There was no public comment.

Chairman Oyler closed the public hearing at 7:44 p.m.

Commissioner Cardon moved to approve the 300 East 2021 Cell Tower Modification based on the following finding and conditions:

Finding:

1. That the project conforms to the City's General Plan Designation and Zoning Map.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

Commissioner Earnest seconded and the motion passed all in favor.

TITLE 15 (Public Hearing)
Title 15 Amendments

Dave Anderson mentioned that his comments apply to the Title 15 text amendment and a Zone Change that is next on the agenda. There is a proposal for a meat packing facility but the City's zoning code currently does not contain anything regarding meat packing facilities. The proposed Title 15 text amendment would allow meat packing as a conditional use in certain areas. The proposed text contains definitions and conditions for any such facilities. The suggestion is that the use be a conditional use in the Industrial 1 Zone which allows for light industrial use.

Dave Anderson mentioned that parameters in the text include minimum acreage of 20 and a maximum of 500 head of livestock that can be processed in a day.

Chairman Oyler asked if Circle V Meats falls into the definition of a meat processing plant.

Dave Anderson said yes, but they are not in the City and if they were to be annexed it would be a legal nonconforming use.

Commissioner Warnick asked about the meaning of agritainment that is also included in proposed amendment

Dave Anderson gave the example of Rex Larson and the corn maze that his family owns just outside of City limits. Agritainment refers to sites of that nature that could be built or incorporated into the City.

Dave Anderson also mentioned the definition of feedlot as contained in the proposed amendment and why it is included.

Dave Anderson asked Michael Clark to show the proposed Zone Change and preliminary plat for 3G Horizons in order to contextualize the proposed text change in title 15.

Chairman Oyler opened the public hearing at 8:00 p.m.

Lynn Ahplanalp stated that this site is not simply processing meats but will also include slaughtering. He is not concerned about processing, he is concerned about slaughtering.

Commissioner Warnick asked him to clarify his concern.

His concern is the killing process and the waste it will generate. How will fencing work on the site.

Eldon Neves stated that he would like the issue to be tabled so that his neighbors can learn about it and voice their concerns. He has cattle and understands the need to slaughter, but he would like more community input on it.

Chairman Oyler asked him to clarify his specific concerns regarding the Title 15 Amendment.

Eldon Neves said he would like to wait a month so the neighbors can give their input.

Chairman Oyler asked Eldon Neves to state again where he lives.

He lives in Palmyra, a few minutes north of Spanish Fork

Commissioner Mendenhall asked staff to clarify how much public notice is required for a Zone Change.

Dave Anderson stated that they follow the state law which states that any property owner within 300 feet receives a letter regarding the public hearing for the matter. There were probably a dozen property owners notified for this project. The law is intended to provide notice to people who are impacted. Anything outside of the 300-foot radius is not impacted to the same extent. Text 15 amendments are handled differently, a notice is set on the State and City websites. A sign is also posted on or near the affected area. The key is that the people impacted get noticed.

Commissioner Mendenhall asked how many property owners are involved with the proposed development.

There is one.

Commissioner Mendenhall raised concerns about property owners not being advised due to the developer also owning some adjoining lots.

Commissioner Earnest asked Dave Anderson to clarify the language regarding meat processing facilities. Are facilities great than 20 acres permitted uses?

Dave Anderson answered that a facility over 20 acres would not be a permitted nor a conditional use. They would not be allowed at all.

Eldon Neves stated that 300 feet is not a lot of space in rural areas

Lynn Ahplanalp said his concern is not the industrial zoning, just the potential permitting of killing in the area.

Commissioner Earnest asked if he is completely against slaughtering as an allowed use, or if he would just like for there to be conditions.

Lynn Ahplanalp said that he just wants conditions on the facility. He just wants open dialogue and communication.

Commissioner Mitchell mentioned that much of the discussion is regarding this specific site, and not the title 15 text amendment. Because it will be a conditional use, the concerns specific to this proposed development can be addressed down the road.

Chairman Oyler asked if there are any more concerns specific to the text change.

Commissioner Warnick asked why feedlots are specifically prohibited.

Dave Anderson stated that feedlots are much more noticeable, and have a bigger impact. A closed meatpacking facility is more controlled and doesn't have as much impact. He doesn't want feedlots to negatively impact surrounding industry, an enclosed meatpacking facility would not negatively affect surrounding areas.

Commissioner Warnick asks if the difference then is that feedlots are much more obnoxious.

Dave Anderson says that yes, enclosed facilities are more controlled. The facilities allowed under this text amendment would be enclosed.

Commissioner Earnest asked Dave Anderson if he is confident an enclosed facility will have no adverse effect on the surrounding areas.

Dave Anderson answered that yes, he is confident that an enclosed facility will mitigate any adverse impact.

Dave Anderson clarifies to the public that what is being discussed tonight is just text change. At a later date, the exact facility will be discussed. More public notice will be given before then.

Commissioner Mitchell mentioned that the approval process and public hearings will be a long process similar to the Tingey development witnessed tonight.

Millie Ahplanalp mentions that more people are affected with Title 15 amendments and so there should be a more robust public outreach.

Whit Hill commented that the area has been turning into an industrial zone. He mentions that the community has pride in Spanish Fork's agricultural roots. He recognizes that things have changed. He is 20 feet away from the proposed development. He recognizes the concerns of the neighbors, but he embraces the fact that the area is now industrial. If it is not the meat processing facility it will be some other facility.

Eldon Neves stated again that he would like the community to be more involved.

Chairman Oyler mentioned that the Planning Commission is not the final say, the City Council will speak to this in 2 weeks.

Eldon Neves recognizes that, but he wants the process to be paused by the Planning Commission. He again states he wants a month to be able to talk to his neighbors about the proposal.

Jeff Smith, an owner of the company that has proposed the meat packing facility, spoke to the idea of pausing the process for a month. He says they have been speaking with the Hill family for several months. He assured the commission that a lot of people know about the proposed development.

He also spoke to how the meatpacking industry has consolidated a lot in the last 20 years. 4 companies harvest 85% of the beef in the country. He represents a local family business trying to relocate. They have zoned in on this area because it suits their needs well.

In their Draper facility they process 70,000 cows a year. If they close, the industry will be more consolidated. It is becoming harder for people working with livestock in Utah to operate due to residential growth.

Chairman Oyler asked his purpose for relocating from Draper.

Jeff Smith said the facility in Draper is old and it cannot compete with large facilities. The property in Draper has already been sold and they are looking to relocate.

Chairman Oyler asked if there are any plans on expanding their facility once they have relocated.

Jeff Smith said the goal is to start with 300 head of cattle a day and eventually get up to 500.

Chairman Oyler asked if they will only process beef.

Jeff Smith said they will start with just beef. Pork would be processed in a separate facility.

Chairman Oyler asked if the livestock they process are sourced locally.

Jeff Smith said that of the 70,000 head of cattle around half are from Utah. Much of the rest come from Idaho and other neighboring areas.

Chairman Oyler asked if anyone else would like to address the Title 15 Amendment.

Chairman Oyler closed the public hearing at 8:43 p.m.

Chairman Oyler asked if the Commissioners have any comments.

Commissioner Mendenhall commented that changes to Title 15 are innocuous and have no direct, immediate effects. He believes the proposal is straightforward.

Commissioner Warnick mentioned that the Commission takes Title 15 amendments seriously. She also believes that this proposal seems straightforward.

Commissioner Mendenhall mentioned that he once worked in agriculture. The livestock auctions are now far away and this meatpacking facility could help preserve the agricultural roots of the area.

Commissioner Earnest stated that he believes the concerns and desires stated in the meeting have been addressed.

Commissioner Earnest moved to recommend to approve the Title 15 Amendments to the City Council as proposed.

Commissioner Mitchell seconded and the motion passed all in favor.

ZONE CHANGE (Public Hearing)
3G Horizons

Chairman Oyler opened the public hearing at 8:48 p.m.

Whit Hill mentioned that everything around the property has changed, he respects the feelings of those who would like to keep it rural but change is inevitable so this development makes sense.

Chairman Oyler closed the public hearing at 8:49 p.m.

Commissioner Cardon agreed that this use makes sense for the area because of the surrounding uses. He also emphasized that concerns can be further addressed in future meetings regarding the development.

Commissioner Mendenhall mentioned the example of Circle V Meat and how similar it is to what is proposed here. The facility is not for the faint of heart but it is the way things are. It is in the community and not a foreign concept. This can be a neighborhood business. it will be state of the art so it will be quieter and more appealing to the public.

Lynn Ahplanalp asked what the hours of operation are for the facility.

Commissioner Earnest clarified that this specific concern would apply more to a conditional use permit application.

Matt Smith stated that the process begins at around 5:00 a.m. and finishes around 4:00 p.m. Cattle arrive in the evening hours to avoid traffic.

Chairman Oyler asked about noise levels.

Matt Smith stated that noise and animal handling are heavily regulated by the FDA to ensure humane treatment and minimize vocalization.

Chairman Oyler stated that like Whit Hill he too loved what Spanish Fork was 30 years ago. He also loves what Spanish Fork is today and what it will become. He likes that this development would preserve the area's agricultural roots more than other industrial uses.

Commissioner Earnest agreed with that and welcomed the Smiths. He hopes the development can move forward in a way that addresses all concerns.

Commissioner Mitchell stated surrounding areas have developed for industrial use so this landowner should have the same opportunity on their land.

Chairman Oyler closed the public hearing at 8:54 p.m.

Commissioner Mitchell moved to recommend to approve the 3G Horizons Zone Change from R-R to I-1 to the City Council based on the following finding:

Finding:

1. That the proposal is consistent with the City's General Plan Land Use Designation.

Commissioner Warnick seconded and the motion passed all in favor.

A break was called at 8:55 p.m.

The meeting resumed at 9:03 p.m.

Joe Warren

Brandon Snyder explained the site involved in the proposed Zone Change and what the proposal entails.

Commissioner Earnest asked what the general plan designation for the site was.

Dave Anderson stated that it is designed as commercial.

Commissioner Earnest asked Michael Clark to pull up the General Plan on screen.

Chairman Oyler stated that he thinks commercial use makes sense for this area.

Commissioner Earnest asked if developers have already expressed interest in the site.

Dave Anderson said yes there has been interest.

Chairman Oyler asks Joe Warren to come up and answer questions regarding the property.

Commissioner Mendenhall asks if the property would be sold all at once or in pieces.

Joe Warren stated that he is not interested in selling in pieces, the entire site would be sold.

Dave Anderson emphasized that Joe Warren has turned down offers for residential development so that the area could stay with the proposed commercial use.

Commissioner Mitchell asked what improvements will be done on Mill Road.

Michal Clark stated that it will be the same as Del Monte Road, 3 lanes including designated turn lanes.

Commissioner Mitchell stated that it would be good to accommodate for the concerns that we have already experienced with Del Monte Road.

Joe Warren stated that fences along the road have already been removed to accommodate for people turning, so it can only get better from its current state.

Chairman Oyler opened the public hearing at 9:11 p.m.

Dwayne Kirkham lives to the north of the site. He stated that a promised improvement to Mill Road did not happen. He says if the road is widened people will go faster.

Commissioner Earnest asked him what the current speed limit is.

Dwayne Kirkham said it is 25 miles per hour.

Dwayne Kirkham stated that Mill Road has deteriorated and nothing has happened to fix it.

Dwayne Kirkham asked what the General Plan is.

Chairman Oyler clarified what the General Plan is and what effect it has.

Dwayne Kirkham wants to know how future development will affect him, what is allowed in the C-2 zone and what will happen to his animal rights.

Chairman Oyler stated that his animal rights will not change. Any commercial site would require a 6-foot masonry wall around their property so as to interfere less with his property.

Joe Warren clarified that Dwayne's property is not under consideration for rezoning.

Dwayne Kirkham stated that he has no opposition to Joe Warren selling his property.

Commissioner Earnest read the uses allowed in a C-2 zone.

Dwayne Kirkham thanked Commissioner Earnest for reading the list. He asked if residents would be able to oppose the construction of certain businesses if the C-2 zone is approved.

Commissioner Earnest answered that if the business falls under a permitted use by the C-2 zone, the landowner would have a property right to develop it accordingly.

Chairman Oyler closed the public hearing at 9:19 p.m.

Commissioner Mendenhall commented that he thinks the use is great for that area.

Dwayne Kirkham asked what may happen to property values for neighboring properties.

Chairman Oyler stated that property value would go up due to neighboring development.

Commissioner Warnick mentioned the Dwayne Kirkham’s property could also be zoned for estate use which would also increase his land value.

Michael Clark mentioned that subsequent developments are cheaper than the first development due to infrastructure installation.

Discussion ensued regarding what would happen regarding road improvements and what the timeline for that would be.

Chairman Oyler asked if new roads are put in by cities or developers.

Dave Anderson answered that 99% of the time it is developers that put in the new roads.

Michael Clark stated that only on big local projects is development done by the City.

Brandon Snyder asked about if the roundabout that will be put on Mill Road would increase traffic.

Michael Clark mentioned that speed limits are 25-55 on rural roads. There are traffic calming techniques that can be imposed. There is not data to support lowering the speed limit.

Commissioner Warnick stated that it is true that the more the road is improved, the faster vehicles will travel.

Dwayne Kirkham stated that he is concerned about safety on the road.

Michael Clark reemphasized the practices that can be done to slow traffic and ensure safety.

Commissioner Mendenhall moved to recommend to approve the Warren Zone Change from R-R to C-2 to the City Council based on the following finding.

Finding:

1. That the proposal is consistent with the City's General Plan Land Use Designation.

Commissioner Earnest seconded and the motion passed all in favor.

Kim Pierce

Brandon Snyder explained the site and proposed changes. The request is consistent with the general plan.

Chairman Oyler asked if there is a road that will come through the development.

Brandon Snyder stated that the lot could further be subdivided and a road could go through the site.

Chairman Oyler asked if there is a new plat for the site.

Brandon Snyder said the plat on screen is the newest. Kim Pierce desires to continue farming the site.

Brandon Snyder asked if the commission has any questions for staff.

Chairman Oyler opened the public hearing at 9:36 p.m.

There was no public comment.

Chairman Oyler closed the public hearing at 9:36 p.m.

Commissioner Warnick wishes to clarify a previous statement. She would like to make it clear that she does not think citizens are stupid, she respects Spanish Fork's citizens and simply wishes for them to respect the professional expertise of City staff.

Commissioner Earnest moved to recommend to approve the Kim Pierce Zone Change from R-R to R-1-12 to the City Council based on the following finding.

Finding:

1. That the proposal is consistent with the City's General Plan Land Use Designation.

Commissioner Cardon seconded and the motion passed all in favor.

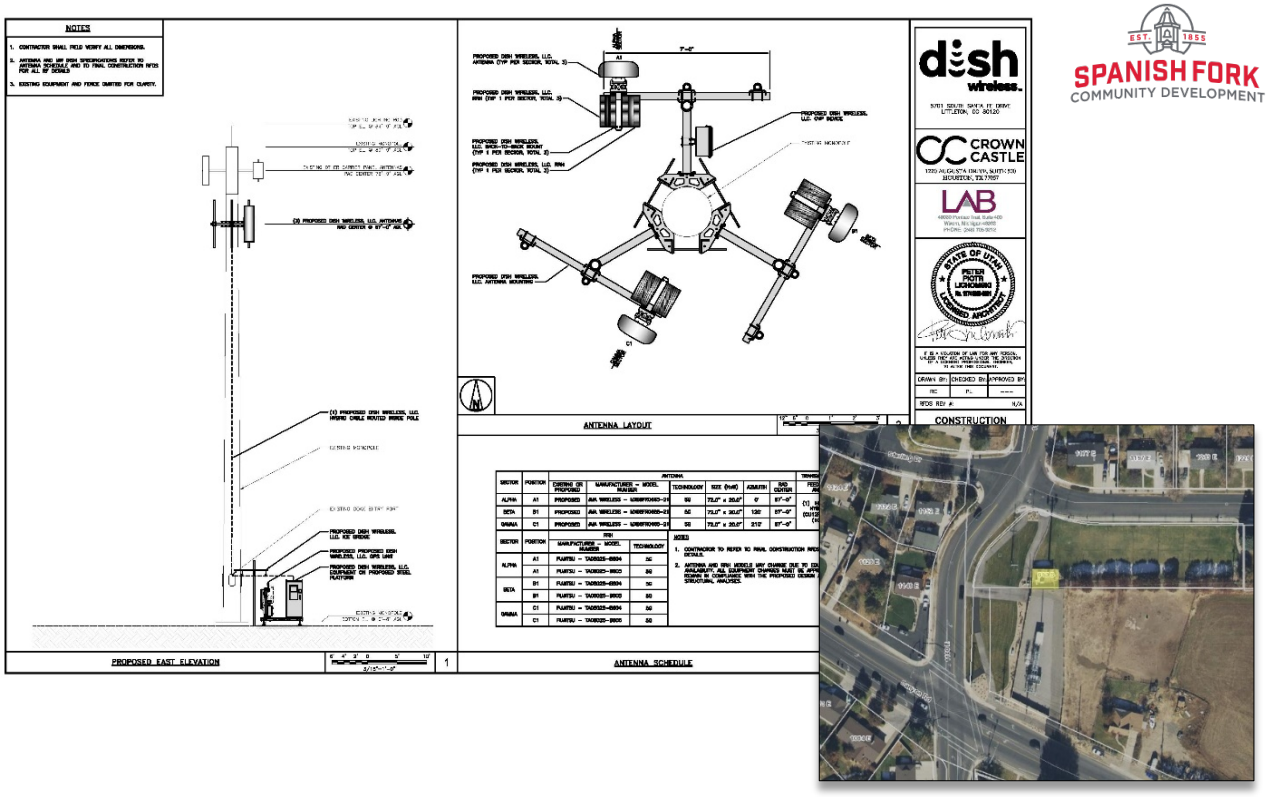
OTHER BUSINESS

Chairman Oyler moved to adjourn the meeting at 9:38 p.m.

Adopted:

_____

Jackson Dillie
Planning Intern



SPANISH FORK
COMMUNITY DEVELOPMENT

1150 East 2021 Cell Tower Modification Conditional Use Permit Request

July 7, 2021, Planning Commission.

Located at 617 South 1150 East.

The subject property is zoned P-F.

The applicant has requested that a conditional use permit be approved to allow for co-location on an existing tower.

Recommendation

That the proposed Conditional Use Permit be approved based on the following findings and subject to the following conditions:

Findings

1. That the proposal conforms to the City's Zoning Map.

Conditions

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

Key Issues

1. No Issues.

Exhibits

1. Plans.
2. Site Photo.

dish wireless.

DISH WIRELESS, LLC. SITE ID:

SLSLC00115A

DISH WIRELESS, LLC. SITE ADDRESS:

617 SOUTH 1150 EAST
SPANISH FORK, UT 84660

SCOPE OF WORK

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

TOWER SCOPE OF WORK:
- INSTALL (3) PROPOSED PANEL ANTENNAS (1 PER SECTOR)
- INSTALL (3) PROPOSED ANTENNA MOUNT (1 PER SECTOR)
- INSTALL PROPOSED JUMPERS
- INSTALL (6) PROPOSED RRUS (2 PER SECTOR)
- INSTALL (1) PROPOSED OVER VOLTAGE PROTECTION DEVICE (OVP)
- INSTALL (1) PROPOSED HYBRID CABLE

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

SITE INFORMATION

PROPERTY OWNER:	SPANISH FORK CITY (1)
ADDRESS:	TBD
TOWER TYPE:	MONOPOLE
TOWER CO SITE ID:	827652
TOWER APP NUMBER:	848042
COUNTY:	UTAH
LATITUDE (NAD 83):	40° 06' 07.7" N 40.102160 N
LONGITUDE (NAD 83):	111° 39' 06.7" W 111.6352056 W
ZONING JURISDICTION:	CITY OF SPANISH FORK, UT
ZONING DISTRICT:	TBD
PARCEL NUMBER:	27-026-0058
OCCUPANCY GROUP:	U
CONSTRUCTION TYPE:	V-B
POWER COMPANY:	SPANISH FORK CITY
TELEPHONE COMPANY:	TBD

PROJECT DIRECTORY

APPLICANT: DISH WIRELESS, LLC.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

TOWER OWNER: CROWN CASTLE
2000 CORPORATE DRIVE,
CANONSBURG, PA 15317

SITE DESIGNER: PETER UCHOMSKI, AIA
43630 PONTIAC TRAIL, SUITE 400
WIXOM, MI 48393
PH: (248) 705-6213

SITE ACQUISITION: HEATHER RHODES
(915) 771-4308

CONSTRUCTION MANAGER: JACOB SELL
Jacob.Sell@dish.com

RF ENGINEER: JOSE PENA
Jose.Pena@dish.com

UTAH CODE COMPLIANCE

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

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

SITE PHOTO



DIRECTIONS

DIRECTIONS FROM PROVO AIRPORT:

DEPART AND HEAD (NORTH). TURN RIGHT. THEN IMMEDIATELY TURN LEFT ONTO MAPLE VERSE PKWY. TURN RIGHT ONTO LAKESHORE PKWY. TAKE THE RAMP ON THE RIGHT FOR I-15 S. AT EXIT 263, KEEP RIGHT ON THE RAMP FOR I-15 S. EXIT TOWARD PROVO. TURN RIGHT ONTO E CENTER ST. TURN LEFT ONTO S 1150 E. TURN LEFT ONTO E 600 S. ARRIVE AT 617 SOUTH 1150 EAST, SPANISH FORK, UT 84660

SHEET INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
A-1.1	OVERALL SITE PLAN
A-1.2	COMPOUND AND EQUIPMENT PLAN
A-2	ELEVATION, ANTENNA LAYOUT AND SCHEDULE
A-3	EQUIPMENT PLATFORM AND H-FRAME DETAILS
A-4	EQUIPMENT DETAILS
A-5	EQUIPMENT DETAILS
A-6	EQUIPMENT DETAILS
E-1	ELECTRICAL/FIBER ROUTE PLAN AND NOTES
E-2	ELECTRICAL DETAILS
E-3	ELECTRICAL ONE-LINE, FAULT CALCS & PANEL SCHEDULE
G-1	GROUNDING PLANS AND NOTES
G-2	GROUNDING DETAILS
G-3	GROUNDING DETAILS
RF-1	RF CABLE COLOR CODE
RF-2	RF PLUMBING DIAGRAM
GN-1	LEGEND AND ABBREVIATIONS
GN-2	GENERAL NOTES
GN-3	GENERAL NOTES
GN-4	GENERAL NOTES

BLUE STAKES OF UTAH 811
UTILITY NOTIFICATION CENTER OF UTAH
(800) 662-4111
WWW.BLUESTAKES.ORG
811
811 IS TENNESSEE ONE CALL'S NOTIFICATION PHONE TO ONE@TENNESSEE

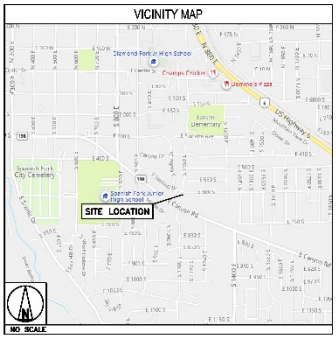
GENERAL NOTES

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

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

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

VICINITY MAP



NO SCALE

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

CROWN CASTLE
1220 AUGUSTA DRIVE, SUITH 500
HOUSTON, TX 77057

LAB
43630 Pontiac Trail, Suite 400
Wixom, Michigan 48393
PHONE: (248) 705-6213

STATE OF UTAH
PETER PHOTI UCHOMSKI
No. 10765-2601
LICENSED ARCHITECT

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

DRAWN BY:	CHECKED BY:	APPROVED BY:
RC	PL	---

RFDS REV #: N/A

CONSTRUCTION DOCUMENTS

SUBMITALS

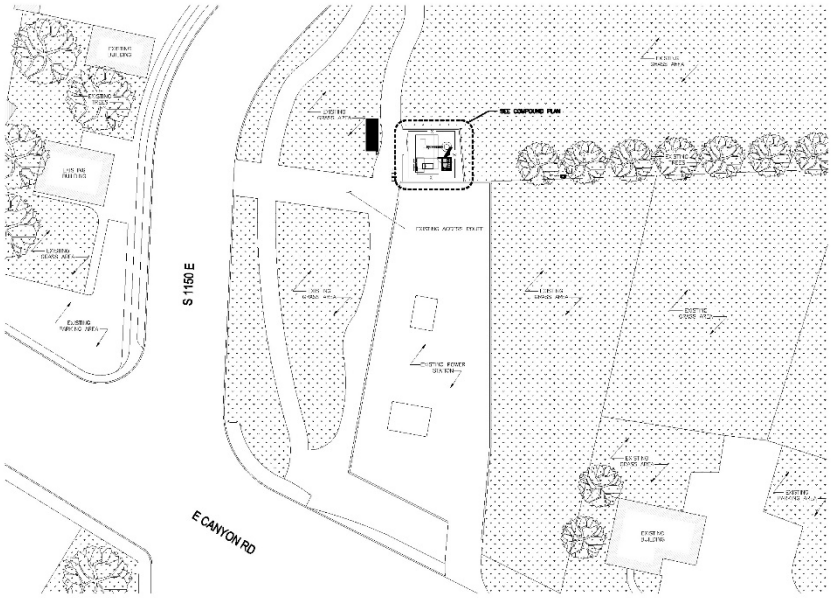
REV	DATE	DESCRIPTION
A	05/06/2021	ISSUED FOR REVIEW
B	05/06/2021	ISSUED FOR FINAL REVIEW

A&E PROJECT NUMBER
827652

DISH WIRELESS, LLC.
PROJECT INFORMATION
SLSLC00115A
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



OVERALL SITE PLAN

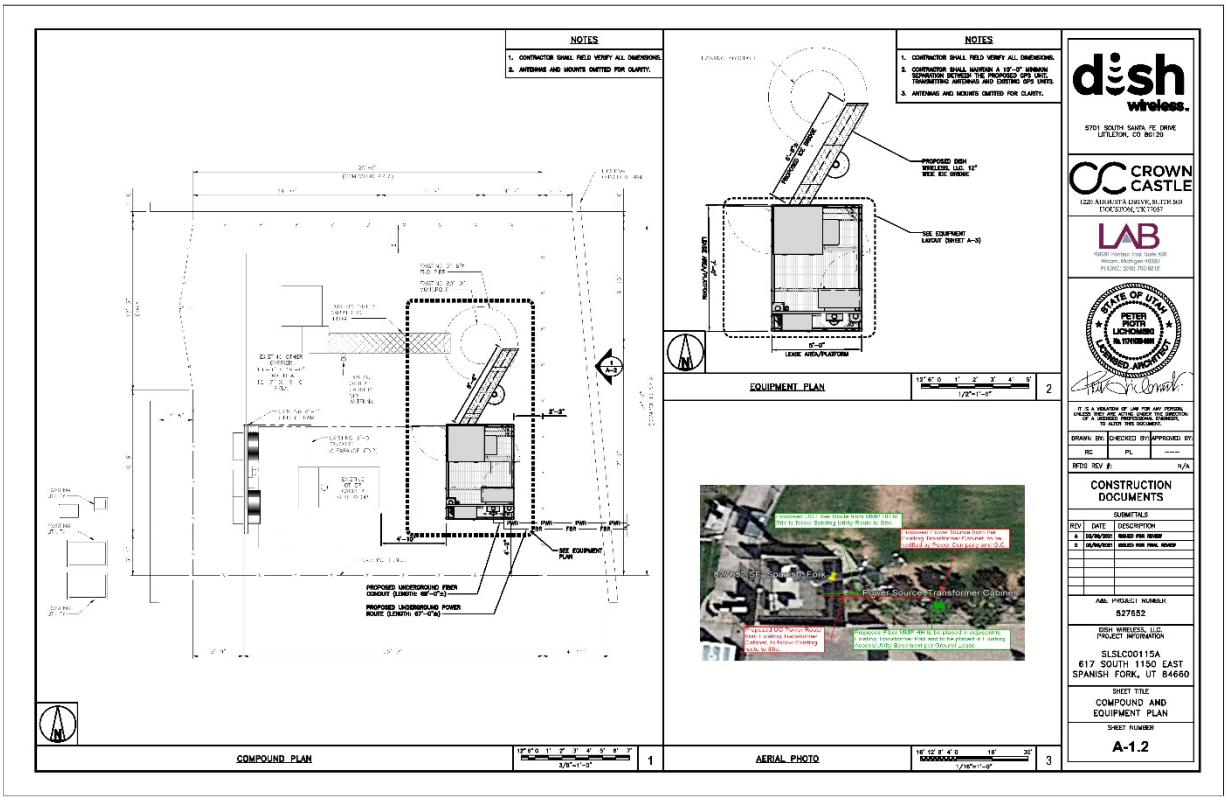
30' 15' 0 30' 60'
1"=30'

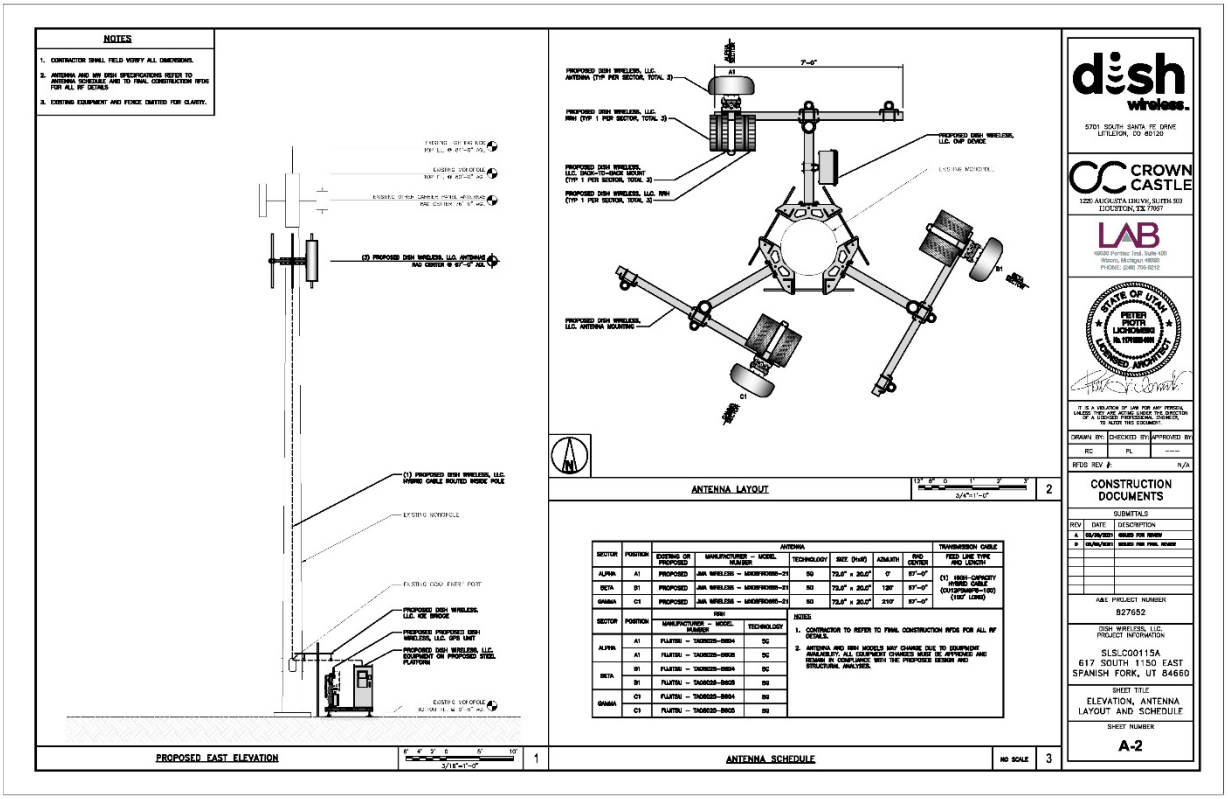
1

dish wireless.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120
CROWN CASTLE
1220 AUGUSTA DRIVE, SUITH 500
HOUSTON, TX 77057
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43630 Pontiac Trail, Suite 400
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DRAWN BY: RC | CHECKED BY: PL | APPROVED BY: ---
RFDS REV #: N/A
CONSTRUCTION DOCUMENTS
SUBMITALS
REV A 05/06/2021 ISSUED FOR REVIEW
REV B 05/06/2021 ISSUED FOR FINAL REVIEW
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827652
DISH WIRELESS, LLC.
PROJECT INFORMATION
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617 SOUTH 1150 EAST
SPANISH FORK, UT 84660

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1.1

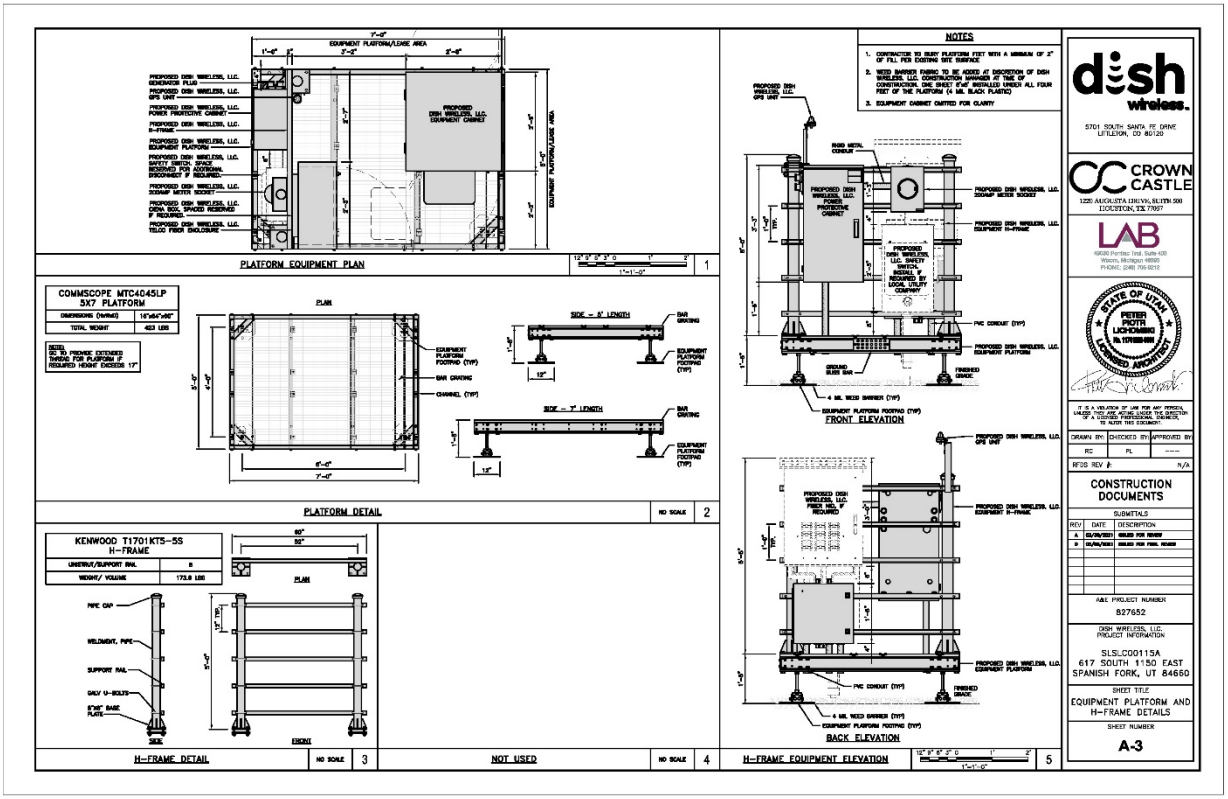


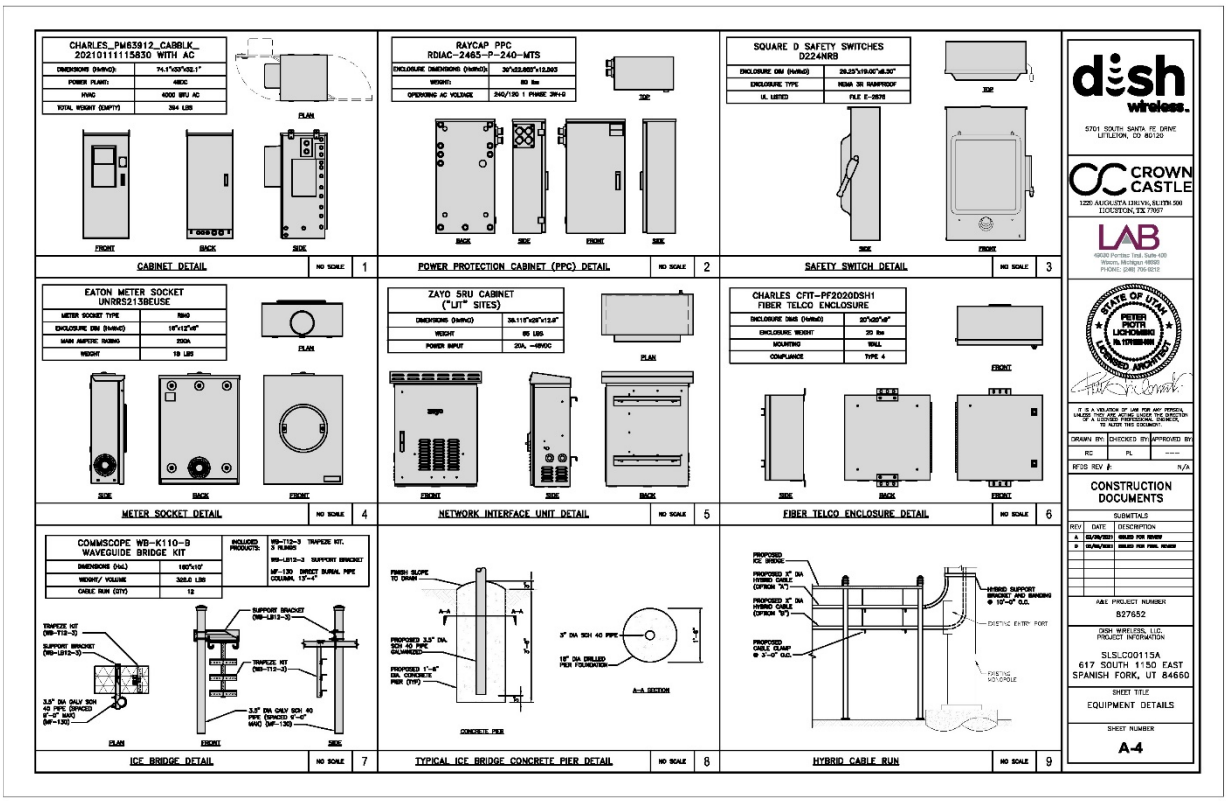


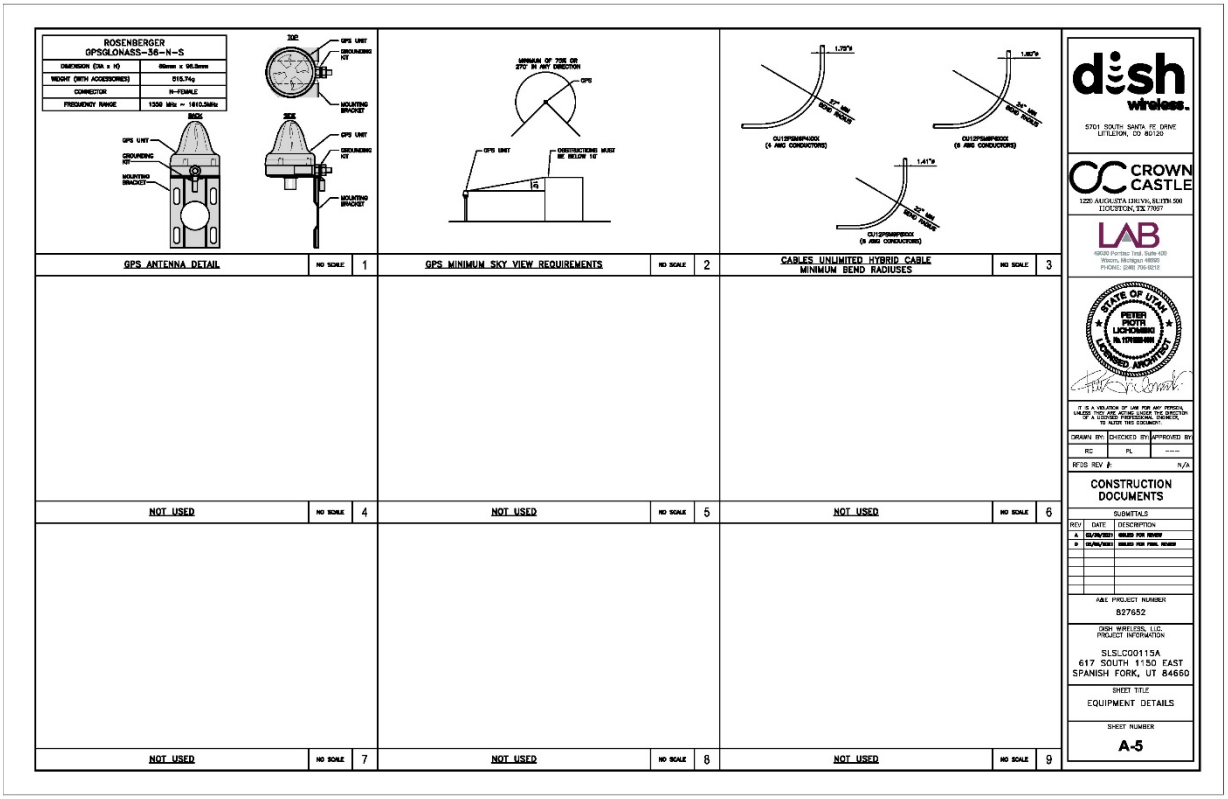
SECTOR	POSITION	ANTENNA: EXISTING OR PROPOSED	ANTENNA: MANUFACTURER – MODEL NUMBER	ANTENNA: TECHNOLOGY	ANTENNA: SIZE (HxW)	ANTENNA: AZIMUTH	ANTENNA: RAD CENTER	TRANSMISSION CABLE: FEED LINE TYPE AND LENGTH
ALPHA	A1	PROPOSED	JMA WIRELESS – MXDFB0609-21	5G	72.0" x 20.0"	0°	97'-0"	(1) 1625-CAPACITY HYBRID CABLE (OVF2P06M0-150) (150' LONG)
BETA	B1	PROPOSED	JMA WIRELESS – MXDFB0609-21	5G	72.0" x 20.0"	120°	97'-0"	
GAMMA	C1	PROPOSED	JMA WIRELESS – MXDFB0609-21	5G	72.0" x 20.0"	240°	97'-0"	

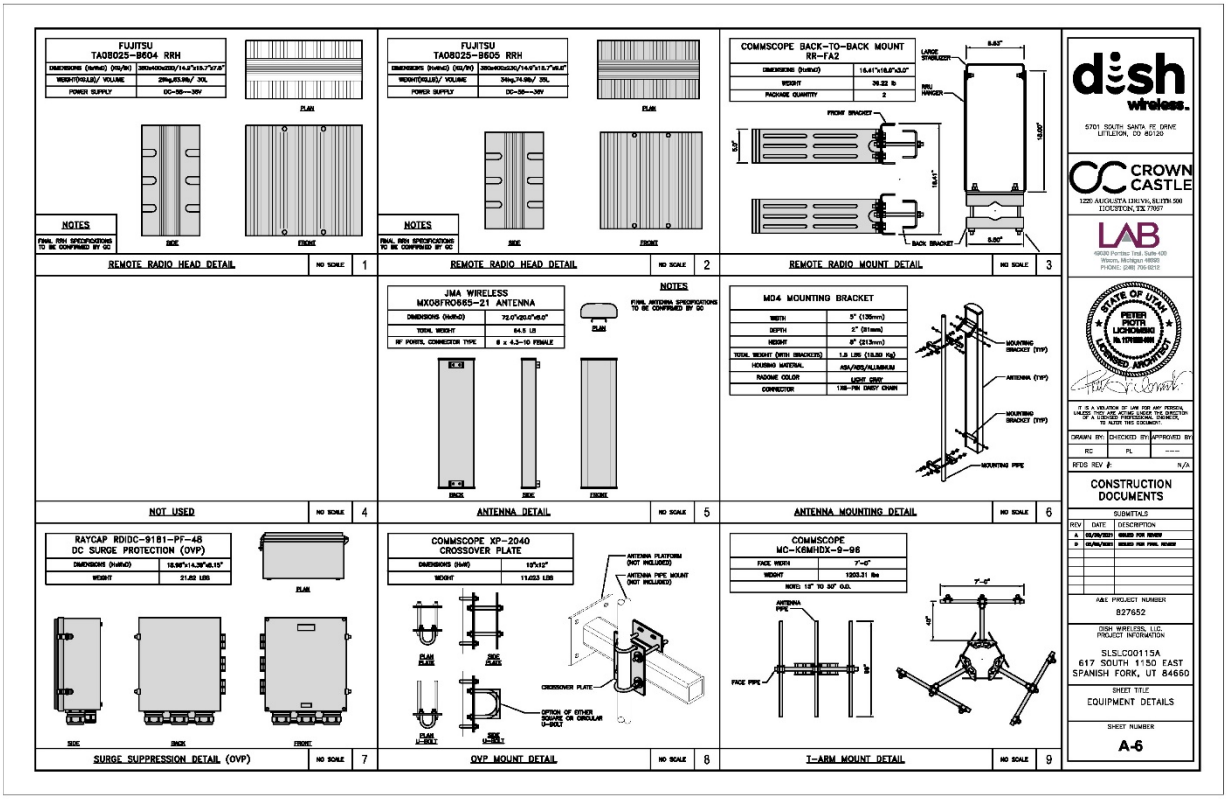
SECTOR	POSITION	RRH: MANUFACTURER – MODEL NUMBER	RRH: TECHNOLOGY
ALPHA	A1	FUJITSU – TA08025-B604	5G
	A1	FUJITSU – TA08025-B605	5G
BETA	B1	FUJITSU – TA08025-B604	5G
	B1	FUJITSU – TA08025-B605	5G
GAMMA	C1	FUJITSU – TA08025-B604	5G
	C1	FUJITSU – TA08025-B605	5G

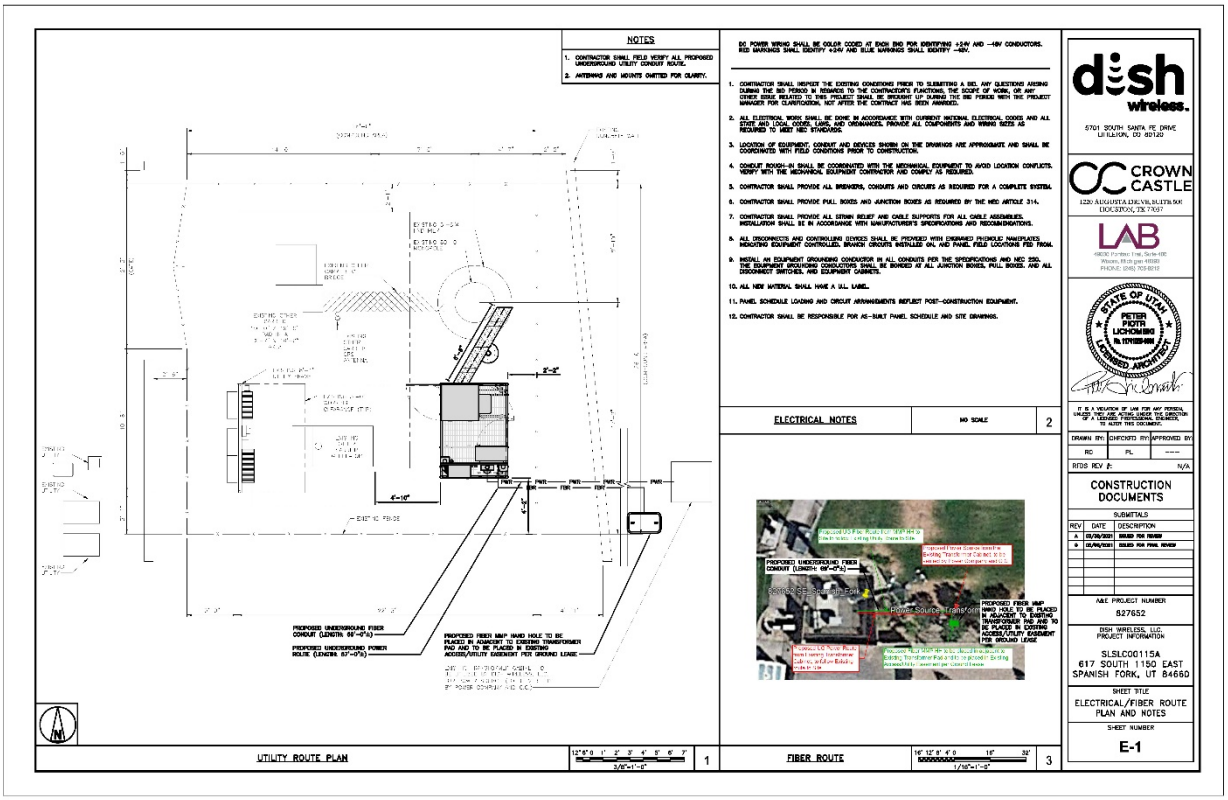
NOTES
1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.
2. ANTENNA AND RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE PROPOSED DESIGN AND STRUCTURAL ANALYSIS.

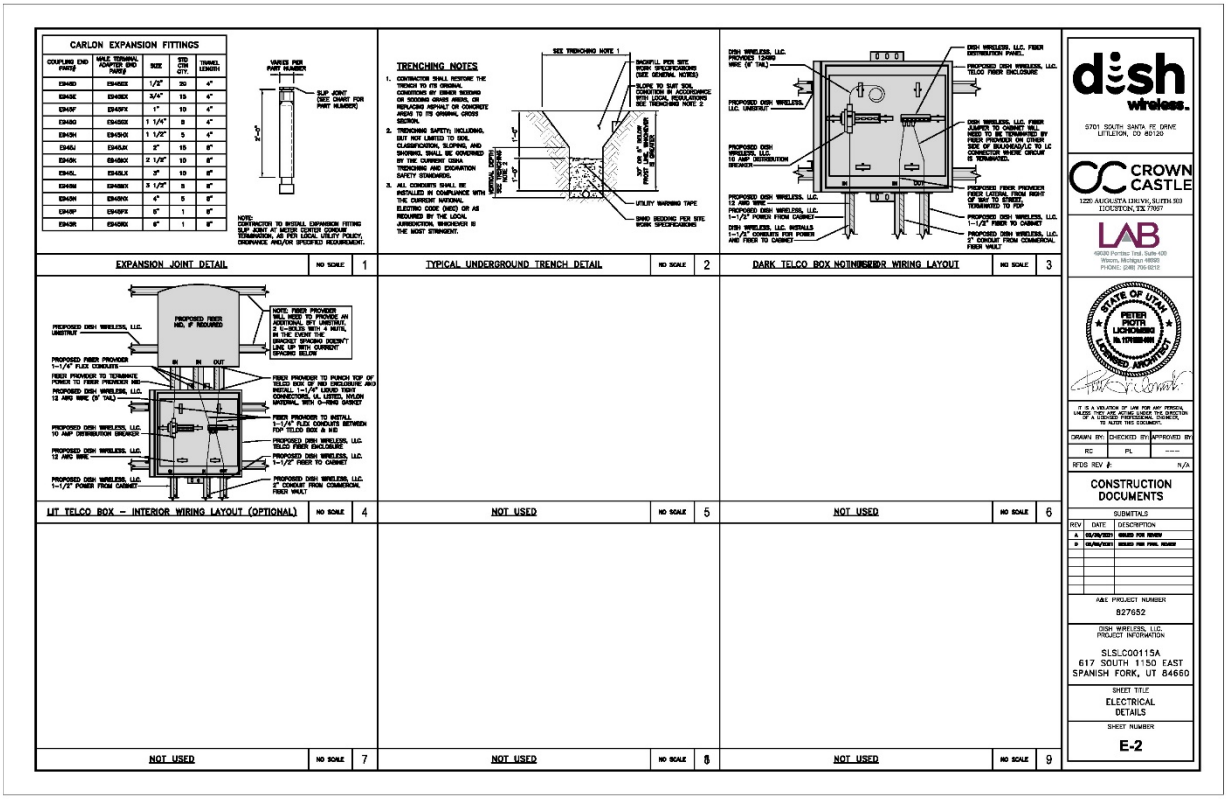

PLATFORM EQUIPMENT PLAN
1
COMMSCOPE MTC4045LP
5X7 PLATFORM
PLATFORM DETAIL
NO SCALE
2
KENWOOD T1701KTS-SS
H-FRAME
H-FRAME DETAIL
NO SCALE
3
NOT USED
NO SCALE
4
NOTES
1. CONTRACTOR TO BURY PLATFORM FEET WITH A MINIMUM OF 3" OF FILL PER EXISTING SITE SURFACE.
2. WEED BARRIER FABRIC TO BE ADDED AT DISCRETION OF DISH WIRELESS, LLC. CONSTRUCTION MANAGER AT TIME OF CONSTRUCTION. ONE SHEET 8'x8' INSTALLED UNDER ALL FOUR FEET OF THE PLATFORM (4 MIL BLACK PLASTIC)
3. EQUIPMENT CABINET OMITTED FOR CLARITY
FRONT ELEVATION
BACK ELEVATION
H-FRAME EQUIPMENT ELEVATION
NO SCALE
5
dish wireless.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120
CROWN CASTLE
1220 AUGUSTA DRIVE, SUITH 500
HOUSTON, TX 77057
LAB
STATE OF UTAH
PETER PROTT LICHOMAN
CONSTRUCTION DOCUMENTS
SUBMITALS
A&E PROJECT NUMBER
827652
DISH WIRELESS, LLC.
PROJECT INFORMATION
SLSLC00115A
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
SHEET TITLE
EQUIPMENT PLATFORM AND H-FRAME DETAILS
SHEET NUMBER
A-3

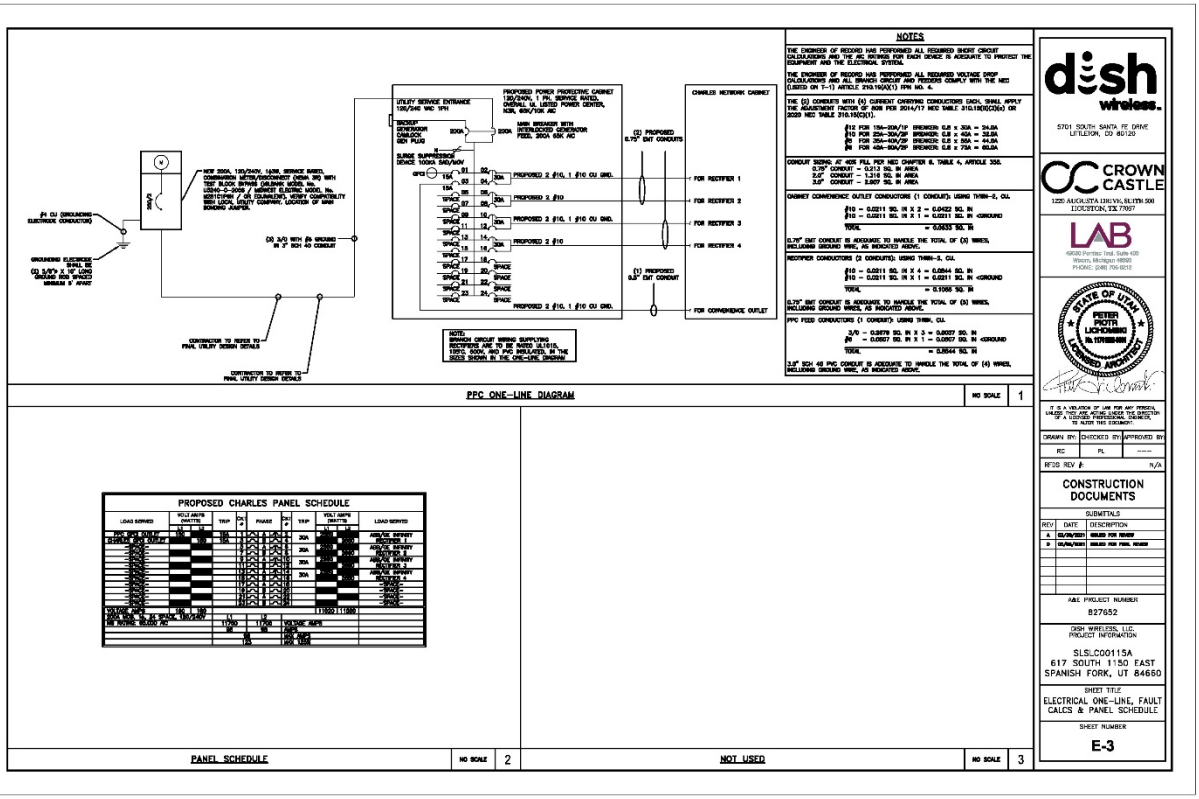

CHARLES_PM63912_CABBLK_20210111115830 WITH AC
CABINET DETAIL
NO SCALE
1
RAYCAP PPC
RDIAC-2465-P-240-MTS
POWER PROTECTION CABINET (PPC) DETAIL
NO SCALE
2
SQUARE D SAFETY SWITCHES
D224NRB
SAFETY SWITCH DETAIL
NO SCALE
3
EATON METER SOCKET
UNRRS213BEUSE
METER SOCKET DETAIL
NO SCALE
4
ZAYO SRU CABINET
("LIT" SITES)
NETWORK INTERFACE UNIT DETAIL
NO SCALE
5
CHARLES CFIT-PF2020DSH1
FIBER TELCO ENCLOSURE
FIBER TELCO ENCLOSURE DETAIL
NO SCALE
6
COMMSCOPE WB-K110-B
WAVEGUIDE BRIDGE KIT
ICE BRIDGE DETAIL
NO SCALE
7
TYPICAL ICE BRIDGE CONCRETE PIER DETAIL
NO SCALE
8
HYBRID CABLE RUN
NO SCALE
9
dish wireless.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120
CROWN CASTLE
1220 AUGUSTA DRIVE, SUITH 500
HOUSTON, TX 77057
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617 SOUTH 1150 EAST
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SHEET TITLE
EQUIPMENT DETAILS
SHEET NUMBER
A-4

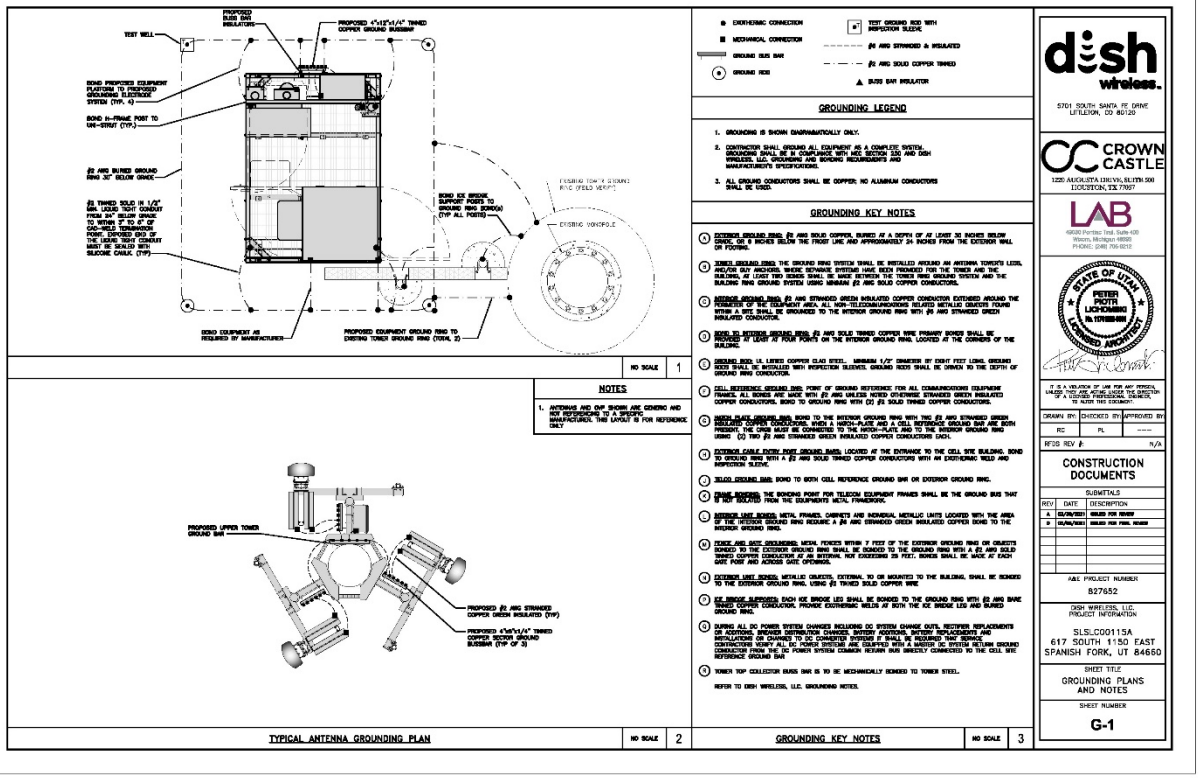

ROSENBERGER
GPSGLONASS-35-N-S
GPS ANTENNA DETAIL
GPS MINIMUM SKY VIEW REQUIREMENTS
CABLES UNLIMITED HYBRID CABLE
MINIMUM BEND RADIUSES
NOT USED
NOT USED
NOT USED
NOT USED
NOT USED
NOT USED
dish wireless.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120
CROWN CASTLE
1220 AUGUSTA DRIVE, SUITH 500
HOUSTON, TX 77057
LAB
STATE OF UTAH
PETER PROTT
LICENSED ARCHITECT
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EQUIPMENT DETAILS
SHEET NUMBER
A-5

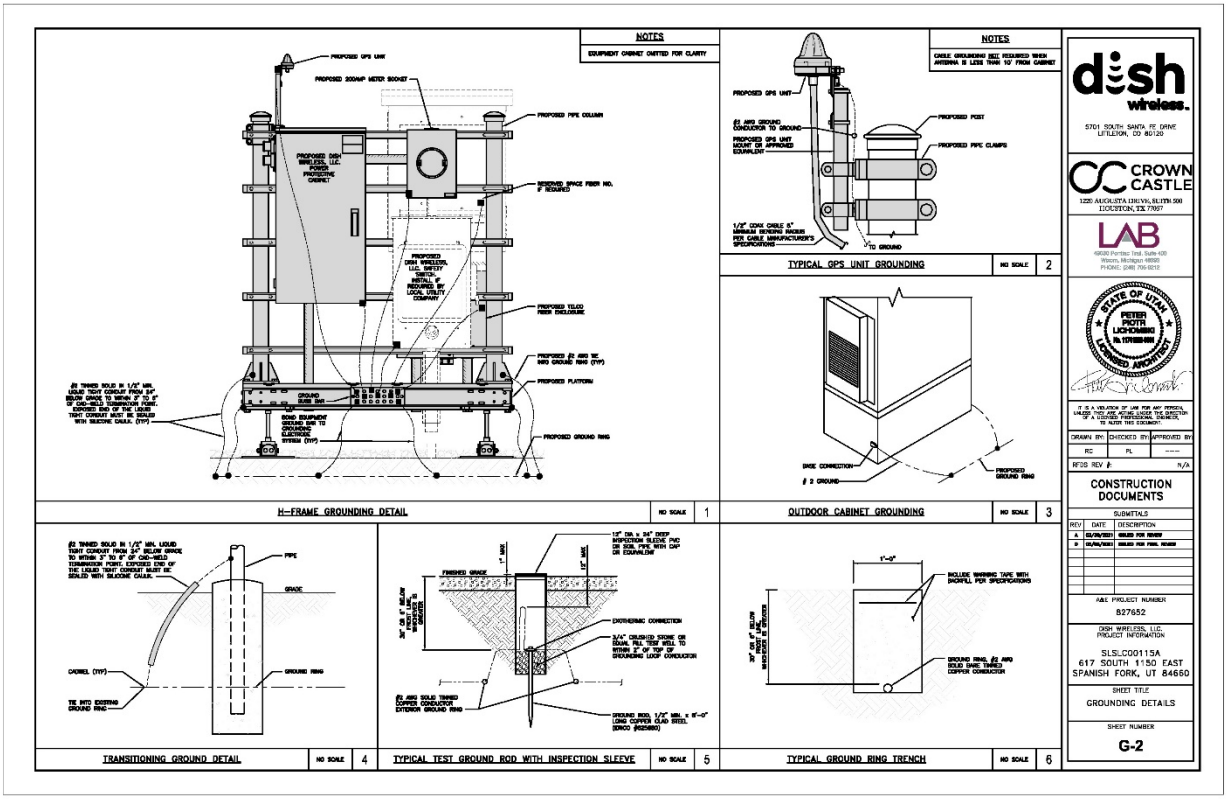

FUJITSU
TA08025-B604 RRH
FUJITSU
TA08025-B605 RRH
COMMSCOPE BACK-TO-BACK MOUNT
RR-FA2
REMOTE RADIO HEAD DETAIL
REMOTE RADIO HEAD DETAIL
REMOTE RADIO MOUNT DETAIL
JMA WIRELESS
MX08FRO665-21 ANTENNA
MO4 MOUNTING BRACKET
NOT USED
ANTENNA DETAIL
ANTENNA MOUNTING DETAIL
RAYCAP RDIDC-9181-PF-48
DC SURGE PROTECTION (OVP)
COMMSCOPE XP-2040
CROSSOVER PLATE
COMMSCOPE
MC-K6MHDX-9-96
SURGE SUPPRESSION DETAIL (OVP)
OVP MOUNT DETAIL
T-ARM MOUNT DETAIL
dish wireless.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120
CROWN CASTLE
1220 AUGUSTA DRIVE, SUITH 500
HOUSTON, TX 77057
LAB
STATE OF UTAH
PETER PROTT
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617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
SHEET TITLE
EQUIPMENT DETAILS
SHEET NUMBER
A-6

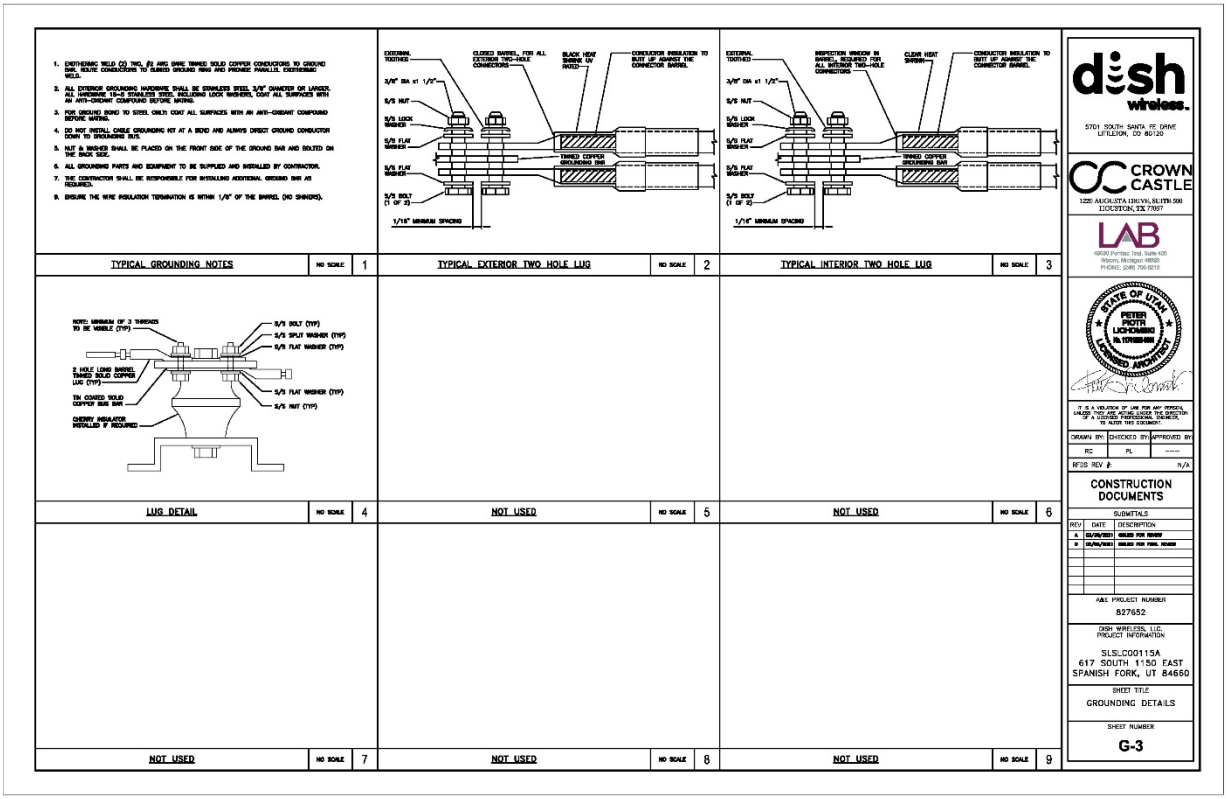

NOTES
1. CONTRACTOR SHALL FIELD VERIFY ALL PROPOSED UNDERGROUND UTILITY CONDUIT ROUTE.
2. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.
UTILITY ROUTE PLAN
1
ELECTRICAL NOTES
NO SCALE
2
FIBER ROUTE
3
dish wireless.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120
CROWN CASTLE
1220 AUGUSTA DRIVE, SUITE 500
HOUSTON, TX 77057
LAB
STATE OF UTAH
PETER PHOTI UCHOMBO
LICENSED ARCHITECT
CONSTRUCTION DOCUMENTS
SUBMITALS
REV DATE DESCRIPTION
A 05/05/2021 ISSUED FOR REVIEW
B 05/19/2021 ISSUED FOR FINAL REVIEW
A&E PROJECT NUMBER
827652
DISH WIRELESS, LLC.
PROJECT INFORMATION
SLSLC00115A
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
SHEET TITLE
ELECTRICAL/FIBER ROUTE PLAN AND NOTES
SHEET NUMBER
E-1

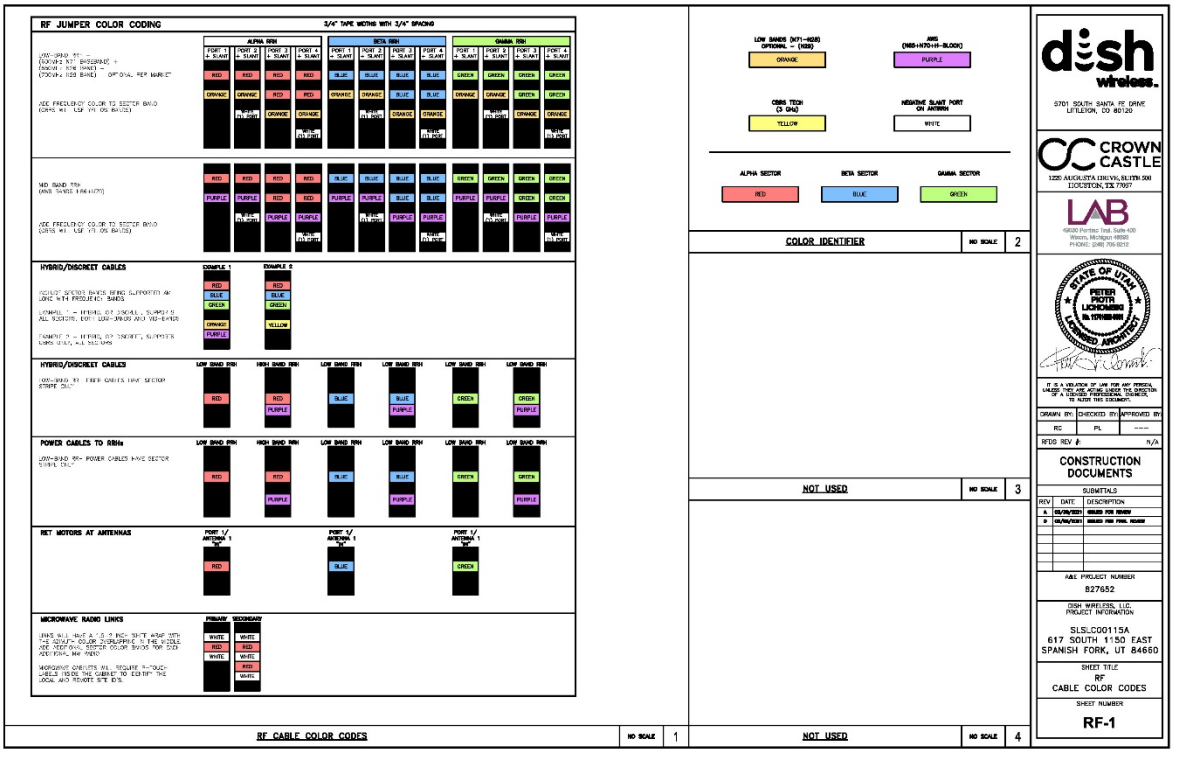

CARLON EXPANSION FITTINGS
EXPANSION JOINT DETAIL
NO SCALE
1
TRENCHING NOTES
TYPICAL UNDERGROUND TRENCH DETAIL
NO SCALE
2
DARK TELCO BOX INTERIOR WIRING LAYOUT
NO SCALE
3
LIT TELCO BOX – INTERIOR WIRING LAYOUT (OPTIONAL)
NO SCALE
4
NOT USED
NO SCALE
5
NOT USED
NO SCALE
6
NOT USED
NO SCALE
7
NOT USED
NO SCALE
8
NOT USED
NO SCALE
9
dish wireless.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120
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ELECTRICAL DETAILS
SHEET NUMBER
E-2

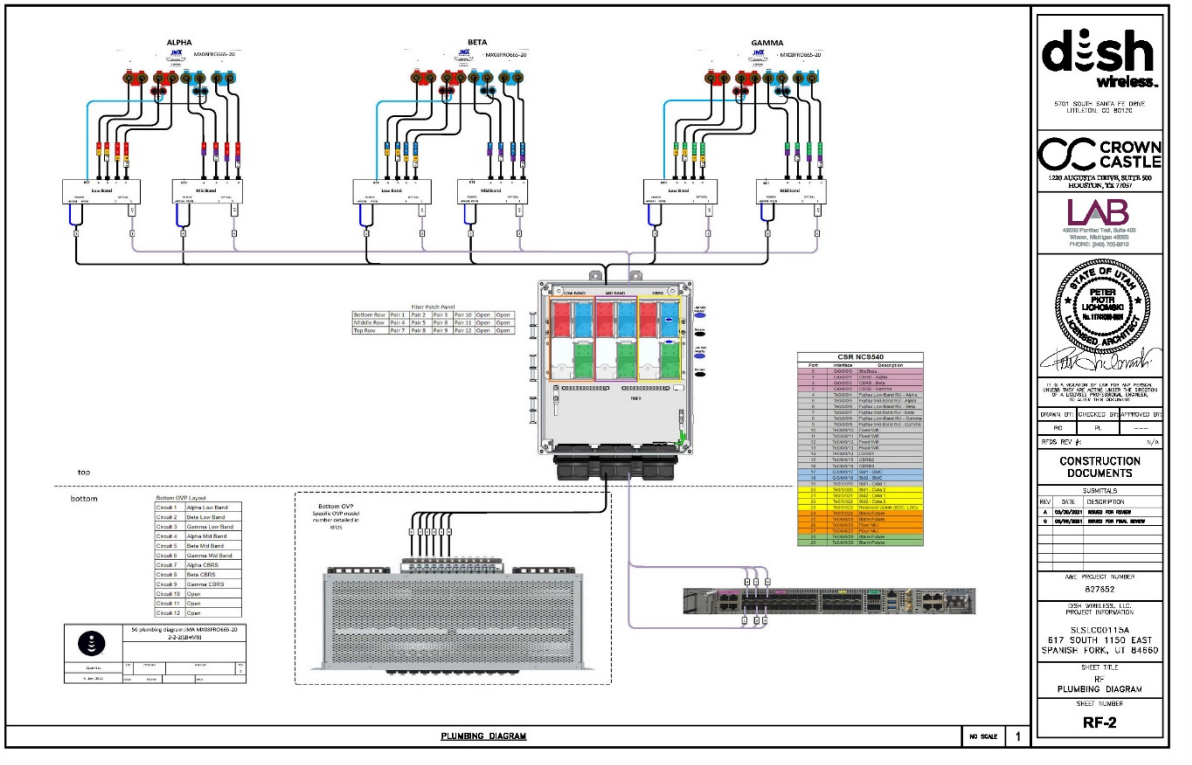

NOTES
PROPOSED CHARLES PANEL SCHEDULE
PPC ONE-LINE DIAGRAM
PANEL SCHEDULE
NOT USED
dish wireless.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120
CROWN CASTLE
1220 AUGUSTA DRIVE, SUITH 500
HOUSTON, TX 77057
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PETER PROTT LICHOWNY
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617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
SHEET TITLE
ELECTRICAL ONE-LINE, FAULT CALCS & PANEL SCHEDULE
SHEET NUMBER
E-3

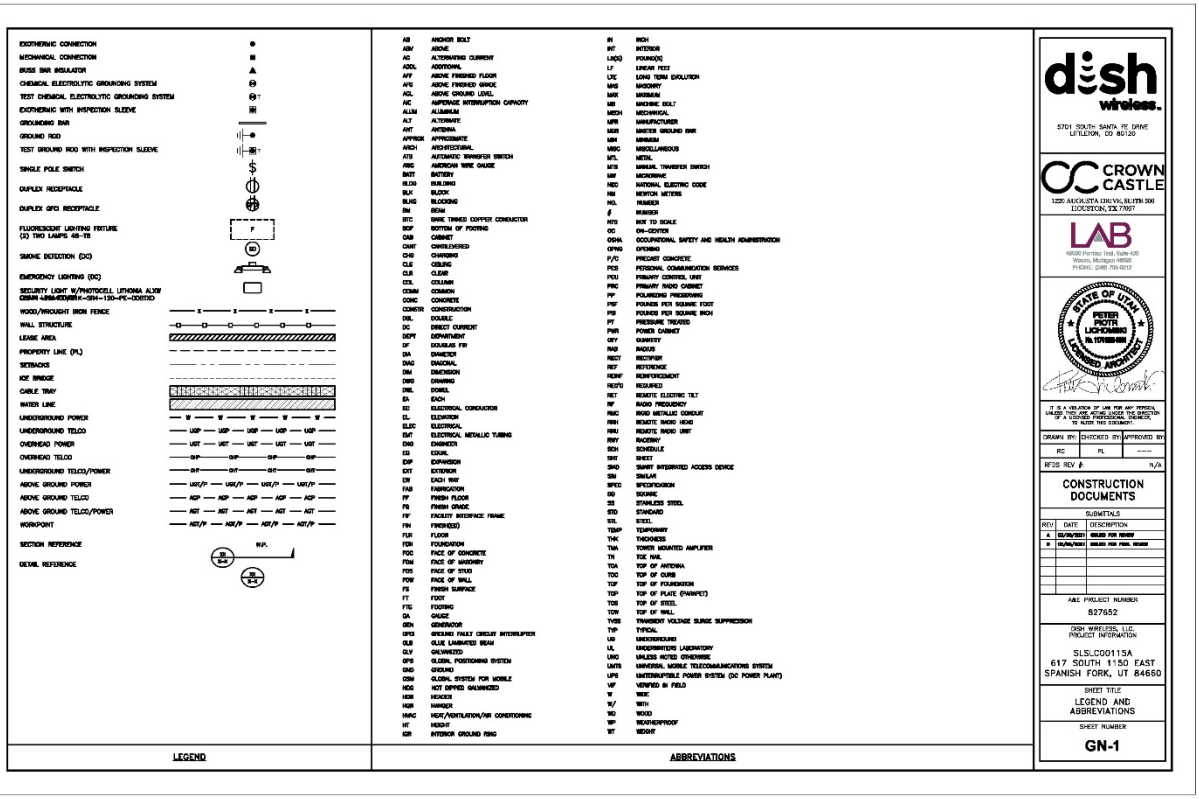

GROUNDING LEGEND
GROUNDING KEY NOTES
NOTES
TYPICAL ANTENNA GROUNDING PLAN
GROUNDING KEY NOTES
dish wireless.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120
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GROUNDING PLANS AND NOTES
SHEET NUMBER
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NOTES
EQUIPMENT CABINET OMITTED FOR CLARITY
PROPOSED GPS UNIT
PROPOSED 200AMP METER SOCKET
PROPOSED PIPE COLLAR
PROPOSED DISH WIRELESS, LLC. EQUIPMENT CABINET
PROPOSED DISH WIRELESS, LLC. SAFETY SWITCH (IF REQUIRED BY LOCAL UTILITY COMPANY)
PROPOSED TELCO FIBER ENCLOSURE
PROPOSED #2 AWG 3/4" HMD GROUND RING (TYP)
PROPOSED PLATFORM
PROPOSED GROUND RING
H-FRAME GROUNDING DETAIL
NO SCALE 1
NOTES
CABLE GROUNDING KIT REQUIRED WHEN ANTENNA IS LESS THAN 10' FROM CABINET
PROPOSED GPS UNIT
#2 AWG GROUND CONDUCTOR TO GROUND
PROPOSED GPS UNIT MOUNT OR APPROVED EQUIVALENT
PROPOSED POST
PROPOSED PIPE CLAMPS
1/2" CONX CABLE 5" MINIMUM BENDING RADIUS PER CABLE MANUFACTURER'S SPECIFICATIONS
TO GROUND
TYPICAL GPS UNIT GROUNDING
NO SCALE 2
BASE CONNECTION
2 GROUND
PROPOSED GROUND RING
OUTDOOR CABINET GROUNDING
NO SCALE 3
#2 TINNED SOLID W 1/2" MIN. LIQUID TIGHT CONDUIT FROM 24" BELOW GRADE TO WITHIN 3" TO 8" OF CAD-WELD TERMINATION POINT. EXPOSED END OF THE LIQUID TIGHT CONDUIT MUST BE SEALED WITH SILICONE CAULK.
PIPE
GRADE
CADWELL (TYP)
GROUND RING
TIE INTO EXISTING GROUND RING
TRANSITIONING GROUND DETAIL
NO SCALE 4
FINISHED GRADE
1" MAX.
12" DIA. x 24" DEEP INSPECTION SLEEVE PVC OR SCH. PIPE WITH CAP OR COUPLING
EXOTHERMIC CONNECTION
3/4" CRUSHED STONE OR EQUAL FILL "TEST WELL TO WITHIN 3" OF TOP OF GROUNDING LOOP CONDUCTOR
#2 AWG SOLID TINNED COPPER CONDUCTOR EXTERIOR GROUND RING
GROUND ROD, 1/2" MIN. x 8'-0" LONG COPPER CLAD STEEL (ERICO #622880)
TYPICAL TEST GROUND ROD WITH INSPECTION SLEEVE
NO SCALE 5
1'-0"
INCLUDE WARNING TAPE WITH PROPER, PER SPECIFICATIONS
GROUND RING, #2 AWG SOLID BARE TINNED COPPER CONDUCTOR
TYPICAL GROUND RING TRENCH
NO SCALE 6
dish wireless.
5701 SOUTH SANTA FE DRIVE
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STATE OF UTAH
PETER PROTT LICHOWSKI
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CHECKED BY: PL
APPROVED BY: ---
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SHEET NUMBER
G-2


1. EXOTHERMIC WELD CO TWO, #2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUND BAR. ISOLATE CONDUCTORS TO BURIED GROUND RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
2. ALL EXTERIOR GROUNDING HARDWARE SHALL BE STAINLESS STEEL 5/8" DIAMETER OR LARGER. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
3. FOR GROUND BOND TO STEEL ONLY: COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
4. DO NOT INSTALL CABLE GROUNDING KIT AT A BEND AND ALWAYS DIRECT GROUND CONDUCTOR DOWN TO GROUNDING BUS.
5. NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUND BAR AND BOLTED ON THE BACK SIDE.
6. ALL GROUNDING PARTS AND EQUIPMENT TO BE SUPPLIED AND INSTALLED BY CONTRACTOR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADDITIONAL GROUND BAR AS REQUIRED.
9. ENSURE THE WIRE INSULATION TERMINATION IS WITHIN 1/8" OF THE BARREL (NO SHINERS).
TYPICAL GROUNDING NOTES
NO SCALE 1
EXTERNAL TOOTHED
CLOSED BARREL, FOR ALL EXTERIOR TWO-HOLE CONNECTORS
BLACK HEAT SHRINK UV RATED
CONDUCTOR INSULATION TO BUTT UP AGAINST THE CONNECTOR BARREL
3/8" DIA x1 1/2"
5/8 NUT
5/8 LOCK WASHER
5/8 FLAT WASHER
5/8 BOLT (1 OF 2)
1/16" MINIMUM SPACING
TYPICAL EXTERIOR TWO HOLE LUG
NO SCALE 2
INSPECTION WINDOW IN BARREL REQUIRED FOR ALL INTERIOR TWO-HOLE CONNECTORS
CLEAR HEAT SHRINK
TINNED COPPER GROUNDING BAR
TYPICAL INTERIOR TWO HOLE LUG
NO SCALE 3
NOTE: MINIMUM OF 3 THREADS TO BE VISIBLE (TYP)
5/8 BOLT (TYP)
5/8 SPLIT WASHER (TYP)
5/8 FLAT WASHER (TYP)
2 HOLE LONG BARREL TINNED SOLID COPPER LUG (TYP)
TIN COATED SOLID COPPER BUS BAR
5/8 FLAT WASHER (TYP)
5/8 NUT (TYP)
CHERRY INSULATOR INSTALLED IF REQUIRED
LUG DETAIL
NO SCALE 4
NOT USED
NO SCALE 5
NOT USED
NO SCALE 6
NOT USED
NO SCALE 7
NOT USED
NO SCALE 8
NOT USED
NO SCALE 9
dish wireless.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120
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RF JUMPER COLOR CODING
3/4" TAPE WIDTHS WITH 3/4" SPACING
ALPHA SEC
BETA SEC
GAMMA SEC
HYBRID/DISCREET CABLES
POWER CABLES TO RRHs
RET MOTORS AT ANTENNAS
MICROWAVE RADIO LINKS
RF CABLE COLOR CODES
NO SCALE 1
LOW BANDS (N71-N28) OPTIONAL - (N38)
ORANGE
MID (N66+N70+B-BLOCK)
PURPLE
CBRS TECH (3 GHz)
YELLOW
MIDBAND SLANT PORT ON ANTENN
WHITE
ALPHA SECTOR
RED
BETA SECTOR
BLUE
GAMMA SECTOR
GREEN
COLOR IDENTIFIER
NO SCALE 2
NOT USED
NO SCALE 3
NOT USED
NO SCALE 4
dish wireless.
5701 SOUTH SANTA FE DRIVE
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PETER PHOTI LICHOMANIS
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RF
CABLE COLOR CODES
SHEET NUMBER
RF-1


ALPHA
BETA
GAMMA
CSR NC5540
too
bottom
PLUMBING DIAGRAM
NO SCALE 1
dish wireless.
5701 SOUTH SANTA FE DRIVE
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RF
PLUMBING DIAGRAM
SHEET NUMBER
RF-2



EXOTHERMIC CONNECTION
MECHANICAL CONNECTION
BUSS BAR INSULATOR
CHEMICAL ELECTROLYTIC GROUNDING SYSTEM
TEST CHEMICAL ELECTROLYTIC GROUNDING SYSTEM
EXOTHERMIC WITH INSPECTION SLEEVE
GROUNDING BAR
GROUND ROD
TEST GROUND ROD WITH INSPECTION SLEEVE
SINGLE POLE SWITCH
DUPLEX RECEPTACLE
DUPLEX GFCI RECEPTACLE
FLUORESCENT LIGHTING FIXTURE (2) TWO LAMPS 48-T8
SMOKE DETECTOR (DC)
EMERGENCY LIGHTING (DC)
SECURITY LIGHT W/PHOTOCELL LITHONIA ALXW
WOOD/WROUGHT IRON FENCE
WALL STRUCTURE
LEASE AREA
PROPERTY LINE (PL)
SETBACKS
ICE BRIDGE
CABLE TRAY
WATER LINE
UNDERGROUND POWER
UNDERGROUND TELCO
OVERHEAD POWER
OVERHEAD TELCO
UNDERGROUND TELCO/POWER
ABOVE GROUND POWER
ABOVE GROUND TELCO
ABOVE GROUND TELCO/POWER
WORKPOINT
SECTION REFERENCE
DETAIL REFERENCE

LEGEND

AB	ANCHOR BOLT
ABV	ABOVE
AC	ALTERNATING CURRENT
ADDL	ADDITIONAL
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AGL	ABOVE GROUND LEVEL
AIC	AMPERAGE INTERRUPTION CAPACITY
ALUM	ALUMINUM
ALT	ALTERNATE
ANT	ANTENNA
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BATT	BATTERY
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BTC	BARE TINNED COPPER CONDUCTOR
BOF	BOTTOM OF FOOTING
CAB	CABINET
CANT	CANTILEVERED
CHG	CHARGING
CLG	CEILING
CLR	CLEAR
COL	COLUMN
COMM	COMMON
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
DBL	DOUBLE
DC	DIRECT CURRENT
DEPT	DEPARTMENT
DF	DOUGLAS FIR
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DWG	DRAWING
DWL	DOWEL
EA	EACH
EC	ELECTRICAL CONDUCTOR
EL	ELEVATION
ELEC	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
ENG	ENGINEER
EQ	EQUAL
EXP	EXPANSION
EXT	EXTERIOR
EW	EACH WAY
FAB	FABRICATION
FF	FINISH FLOOR
FG	FINISH GRADE
FFF	FACILITY INTERFACE FRAME
FIN	FINISH(ED)
FLR	FLOOR
FDN	FOUNDATION
FOC	FACE OF CONCRETE
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FOW	FACE OF WALL
FS	FINISH SURFACE
FT	FOOT
FTG	FOOTING
GA	GAUGE
GEN	GENERATOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GLB	GLUE LAMINATED BEAM
GLV	GALVANIZED
GPS	GLOBAL POSITIONING SYSTEM
GND	GROUND
GSM	GLOBAL SYSTEM FOR MOBILE
HDG	HOT DIPPED GALVANIZED
HDR	HEADER
HGR	HANGER
HVAC	HEAT/VENTILATION/AIR CONDITIONING
HT	HEIGHT
IGR	INTERIOR GROUND RING
IN	INCH
INT	INTERIOR
LB(S)	POUND(S)
LF	LINEAR FEET
LTE	LONG TERM EVOLUTION
MAS	MASONRY
MAX	MAXIMUM
MB	MACHINE BOLT
MECH	MECHANICAL
MFR	MANUFACTURER
MGB	MASTER GROUND BAR
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
MTR	MANUAL TRANSFER SWITCH
MW	MICROWAVE
NEC	NATIONAL ELECTRIC CODE
NM	NEWTON METERS
NO.	NUMBER
#	NUMBER
NTS	NOT TO SCALE
OC	ON-CENTER
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
OPNG	OPENING
P/C	PRECAST CONCRETE
PCS	PERSONAL COMMUNICATION SERVICES
PCU	PRIMARY CONTROL UNIT
PRC	PRIMARY RADIO CABINET
PP	POLARIZING PRESERVING
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PWR	POWER CABINET
QTY	QUANTITY
RAD	RADIUS
RECT	RECTIFIER
REF	REFERENCE
REINF	REINFORCEMENT
REQ'D	REQUIRED
RET	REMOTE ELECTRIC TILT
RF	RADIO FREQUENCY
RMC	RIGID METALLIC CONDUIT
RRH	REMOTE RADIO HEAD
RRU	REMOTE RADIO UNIT
RWY	RACEWAY
SCH	SCHEDULE
SHT	SHEET
SHID	SMART INTEGRATED ACCESS DEVICE
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
TEMP	TEMPORARY
THK	THICKNESS
TMA	TOWER MOUNTED AMPLIFIER
TN	TOE NAIL
TOA	TOP OF ANTENNA
TOC	TOP OF CURB
TOF	TOP OF FOUNDATION
TOP	TOP OF PLATE (PARAPET)
TOS	TOP OF STEEL
TOW	TOP OF WALL
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
TYP	TYPICAL
UG	UNDERGROUND
UL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
UMTS	UNIVERSAL MOBILE TELECOMMUNICATIONS SYSTEM
UPS	UNINTERRUPTIBLE POWER SYSTEM (DC POWER PLANT)
VIF	VERIFIED IN FIELD
W	WIDE
W/	WITH
WD	WOOD
WP	WEATHERPROOF
WT	WEIGHT

ABBREVIATIONS

dish wireless.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

CROWN CASTLE
1220 AUGUSTA DRIVE, SUITH 500
HOUSTON, TX 77057

LAB
45600 Portsic Trail, Suite 400
Wixom, Michigan 48393
PHONE: (248) 705-0212

STATE OF UTAH
PETER PROTT LICHOWSKI
No. 170188-2201
LICENSED ARCHITECT

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

DRAWN BY:	CHECKED BY:	APPROVED BY:
RC	PL	---

RFDS REV #: N/A

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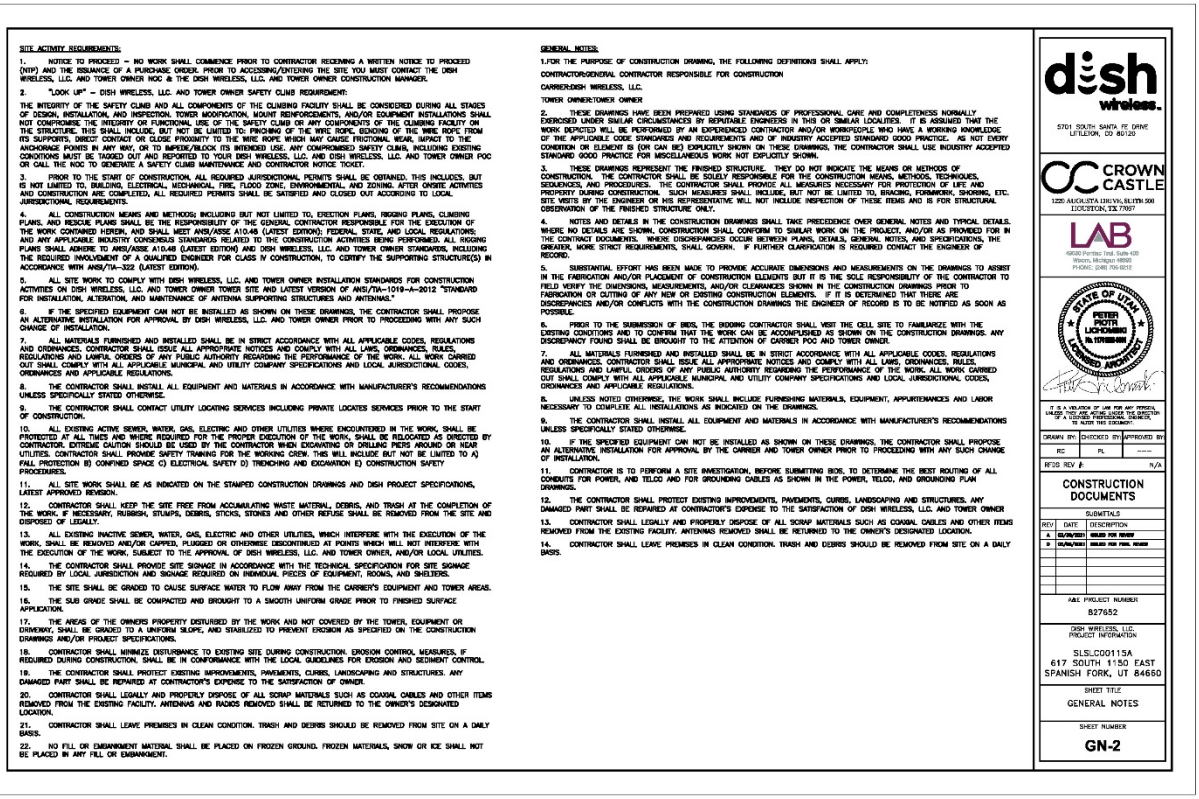
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SLSLC00115A
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660

SHEET TITLE
LEGEND AND ABBREVIATIONS

SHEET NUMBER
GN-1



SITE ACTIVITY REQUIREMENTS:

1. NOTICE TO PROCEED – NO WORK SHALL COMMENCE PRIOR TO CONTRACTOR RECEIVING A WRITTEN NOTICE TO PROCEED (NTP) AND THE ISSUANCE OF A PURCHASE ORDER. PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE DISH WIRELESS, LLC. AND TOWER OWNER NOC & THE DISH WIRELESS, LLC. AND TOWER OWNER CONSTRUCTION MANAGER.

2. "LOOK UP" – DISH WIRELESS, LLC. AND TOWER OWNER SAFETY CLIMB REQUIREMENT:

THE INTEGRITY OF THE SAFETY CLIMB AND ALL COMPONENTS OF THE CLIMBING FACILITY SHALL BE CONSIDERED DURING ALL STAGES OF DESIGN, INSTALLATION, AND INSPECTION. TOWER MODIFICATION, MOUNT REINFORCEMENTS, AND/OR EQUIPMENT INSTALLATIONS SHALL NOT COMPROMISE THE INTEGRITY OR FUNCTIONAL USE OF THE SAFETY CLIMB OR ANY COMPONENTS OF THE CLIMBING FACILITY ON THE STRUCTURE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: PINCHING OF THE WIRE ROPE, BENDING OF THE WIRE ROPE FROM ITS SUPPORTS, DIRECT CONTACT OR CLOSE PROXIMITY TO THE WIRE ROPE WHICH MAY CAUSE FRICTIONAL WEAR, IMPACT TO THE ANCHORAGE POINTS IN ANY WAY, OR TO IMPEDE/BLOCK ITS INTENDED USE. ANY COMPROMISED SAFETY CLIMB, INCLUDING EXISTING CONDITIONS MUST BE TAGGED OUT AND REPORTED TO YOUR DISH WIRELESS, LLC. AND DISH WIRELESS, LLC. AND TOWER OWNER POC OR CALL THE NOC TO GENERATE A SAFETY CLIMB MAINTENANCE AND CONTRACTOR NOTICE TICKET.

3. PRIOR TO THE START OF CONSTRUCTION, ALL REQUIRED JURISDICTIONAL PERMITS SHALL BE OBTAINED. THIS INCLUDES, BUT IS NOT LIMITED TO, BUILDING, ELECTRICAL, MECHANICAL, FIRE, FLOOD ZONE, ENVIRONMENTAL, AND ZONING. AFTER ONSITE ACTIVITIES AND CONSTRUCTION ARE COMPLETED, ALL REQUIRED PERMITS SHALL BE SATISFIED AND CLOSED OUT ACCORDING TO LOCAL JURISDICTIONAL REQUIREMENTS.

4. 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 MEET ANSI/ASSE A10.48 (LATEST EDITION); FEDERAL, STATE, AND LOCAL REGULATIONS; AND ANY APPLICABLE INDUSTRY CONSENSUS STANDARDS RELATED TO THE CONSTRUCTION ACTIVITIES BEING PERFORMED. ALL RIGGING PLANS SHALL ADHERE TO ANSI/ASSE A10.48 (LATEST EDITION) AND DISH WIRELESS, LLC. AND TOWER OWNER STANDARDS, INCLUDING THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION, TO CERTIFY THE SUPPORTING STRUCTURE(S) IN ACCORDANCE WITH ANSI/TIA-322 (LATEST EDITION).

5. ALL SITE WORK TO COMPLY WITH DISH WIRELESS, LLC. AND TOWER OWNER INSTALLATION STANDARDS FOR CONSTRUCTION ACTIVITIES ON DISH WIRELESS, LLC. AND TOWER OWNER TOWER SITE AND LATEST VERSION OF ANSI/TIA-1019-A-2012 "STANDARD FOR INSTALLATION, ALTERATION, AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS."

6. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY DISH WIRELESS, LLC. AND TOWER OWNER PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.

7. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.

8. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.

9. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES INCLUDING PRIVATE LOCATES SERVICES PRIOR TO THE START OF CONSTRUCTION.

10. 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 CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR 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 E) CONSTRUCTION SAFETY PROCEDURES.

11. ALL SITE WORK SHALL BE AS INDICATED ON THE STAMPED CONSTRUCTION DRAWINGS AND DISH PROJECT SPECIFICATIONS, LATEST APPROVED REVISION.

12. CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATING WASTE MATERIAL, DEBRIS, AND TRASH AT THE COMPLETION OF THE WORK. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.

13. 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 DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF DISH WIRELESS, LLC. AND TOWER OWNER, AND/OR LOCAL UTILITIES.

14. THE CONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE REQUIRED BY LOCAL JURISDICTION AND SIGNAGE REQUIRED ON INDIVIDUAL PIECES OF EQUIPMENT, ROOMS, AND SHELTERS.

15. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE CARRIER'S EQUIPMENT AND TOWER AREAS.

16. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.

17. 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 CONSTRUCTION DRAWINGS AND/OR PROJECT SPECIFICATIONS.

18. CONTRACTOR 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.

19. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.

20. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS AND RADIOS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.

21. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.

22. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

GENERAL NOTES:

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

CONTRACTOR/GENERAL CONTRACTOR RESPONSIBLE FOR CONSTRUCTION

CARRIER-DISH WIRELESS, LLC.

TOWER OWNER-TOWER OWNER

2. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY FOR PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, FORMWORK, SHORING, ETC. SITE VISITS BY THE ENGINEER OR HIS REPRESENTATIVE WILL NOT INCLUDE INSPECTION OF THESE ITEMS AND IS FOR STRUCTURAL OBSERVATION OF THE FINISHED STRUCTURE ONLY.

4. NOTES AND DETAILS IN THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT, AND/OR AS PROVIDED FOR IN THE CONTRACT DOCUMENTS. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL NOTES, AND SPECIFICATIONS, THE GREATER, MORE STRICT REQUIREMENTS, SHALL GOVERN. IF FURTHER CLARIFICATION IS REQUIRED CONTACT THE ENGINEER OF RECORD.

5. SUBSTANTIAL EFFORT HAS BEEN MADE TO PROVIDE ACCURATE DIMENSIONS AND MEASUREMENTS ON THE DRAWINGS TO ASSIST IN THE FABRICATION AND/OR PLACEMENT OF CONSTRUCTION ELEMENTS BUT IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE DIMENSIONS, MEASUREMENTS, AND/OR CLEARANCES SHOWN IN THE CONSTRUCTION DRAWINGS PRIOR TO FABRICATION OR CUTTING OF ANY NEW OR EXISTING CONSTRUCTION ELEMENTS. IF IT IS DETERMINED THAT THERE ARE DISCREPANCIES AND/OR CONFLICTS WITH THE CONSTRUCTION DRAWINGS THE ENGINEER OF RECORD IS TO BE NOTIFIED AS SOON AS POSSIBLE.

6. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE 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 CARRIER POC AND TOWER OWNER.

7. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.

8. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

9. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.

10. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CARRIER AND TOWER OWNER PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.

11. CONTRACTOR IS TO PERFORM A SITE INVESTIGATION, BEFORE SUBMITTING BIDS, TO DETERMINE THE BEST ROUTING OF ALL CONDUITS FOR POWER, AND TELCO AND FOR GROUNDING CABLES AS SHOWN IN THE POWER, TELCO, AND GROUNDING PLAN DRAWINGS.

12. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF DISH WIRELESS, LLC. AND TOWER OWNER

13. CONTRACTOR 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.

14. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.

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DRAWN BY:	CHECKED BY:	APPROVED BY:
RC	PL	---

RFDS REV #: N/A

CONSTRUCTION DOCUMENTS

SUBMITALS

REV	DATE	DESCRIPTION
A	05/28/2021	ISSUED FOR REVIEW
B	06/04/2021	ISSUED FOR FINAL REVIEW

A&E PROJECT NUMBER
827652

DISH WIRELESS, LLC.
PROJECT INFORMATION

SLSLC00115A
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-2

CONCRETE, FOUNDATIONS, AND REINFORCING STEEL:

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. UNLESS NOTED OTHERWISE, SOIL BEARING PRESSURE USED FOR DESIGN OF SLABS AND FOUNDATIONS IS ASSUMED TO BE 1000 psf.
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f'c) OF 3000 psi AT 28 DAYS, UNLESS NOTED OTHERWISE. NO MORE THAN 90 MINUTES SHALL ELAPSE FROM BATCH TIME TO TIME OF PLACEMENT UNLESS APPROVED BY THE ENGINEER OF RECORD. TEMPERATURE OF CONCRETE SHALL NOT EXCEED 90°F AT TIME OF PLACEMENT.
4. CONCRETE EXPOSED TO FREEZE-THAW CYCLES SHALL CONTAIN AIR ENTRAINING ADMIXTURES. AMOUNT OF AIR ENTRAINMENT TO BE BASED ON SIZE OF AGGREGATE AND F3 CLASS EXPOSURE (VERY SEVERE). CEMENT USED TO BE TYPE II PORTLAND CEMENT WITH A MAXIMUM WATER-TO-CEMENT RATIO (W/C) OF 0.45.
5. ALL STEEL REINFORCING SHALL CONFORM TO ASTM A615. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185. ALL SPLICES SHALL BE CLASS "B" TENSION SPLICES, UNLESS NOTED OTHERWISE. ALL HOOKS SHALL BE STANDARD 90 DEGREE HOOKS, UNLESS NOTED OTHERWISE. YIELD STRENGTH (fy) OF STANDARD DEFORMED BARS ARE AS FOLLOWS:

#4 BARS AND SMALLER 40 ksi

#5 BARS AND LARGER 60 ksi

6. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
   - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
   - CONCRETE EXPOSED TO EARTH OR WEATHER:
   - #6 BARS AND LARGER 2"
   - #5 BARS AND SMALLER 1-1/2"
   - CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
   - SLAB AND WALLS 3/4"
   - BEAMS AND COLUMNS 1-1/2"
7. A TOOLED EDGE OR 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.

ELECTRICAL INSTALLATION NOTES:

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES/ORDINANCES.
2. CONDUIT ROUTINGS ARE SCHEMATIC. CONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED AND TRIP HAZARDS ARE ELIMINATED.
3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.

4.1. ALL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OF APPROVAL, AND SHALL CONFORM TO REQUIREMENT OF THE NATIONAL ELECTRICAL CODE.

4.2. ALL OVERCURRENT DEVICES SHALL HAVE AN INTERRUPTING CURRENT RATING THAT SHALL BE GREATER THAN THE SHORT CIRCUIT CURRENT TO WHICH THEY ARE SUBJECTED, 22,000 AIC MINIMUM. VERIFY AVAILABLE SHORT CIRCUIT CURRENT DOES NOT EXCEED THE RATING OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH ARTICLE 110.24 NEC OR THE MOST CURRENT ADOPTED CODE PER THE GOVERNING JURISDICTION.

5. EACH END OF EVERY POWER PHASE CONDUCTOR, GROUNDING CONDUCTOR, AND TELCO CONDUCTOR OR CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND CSHA.
6. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH LAMICOID TAGS SHOWING THEIR RATED VOLTAGE, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (i.e. PANEL BOARD AND CIRCUIT NO'S).
7. PANEL BOARDS (ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
8. TIE WRAPS ARE NOT ALLOWED.
9. ALL POWER AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE COPPER CONDUCTOR (#14 OR LARGER) WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
10. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE COPPER CONDUCTOR (#8 OR LARGER) WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
11. POWER AND CONTROL WIRING IN FLEXIBLE CORD SHALL BE MULTI-CONDUCTOR, TYPE SOOW CORD (#14 OR LARGER) UNLESS OTHERWISE SPECIFIED.
12. POWER AND CONTROL WIRING FOR USE IN CABLE TRAY SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 OR LARGER), WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION NOT LESS THAN 75° C (90° C IF AVAILABLE).
14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
15. ELECTRICAL METALLIC TUBING (EMT), INTERMEDIATE METAL CONDUIT (IMC), OR RIGID METAL CONDUIT (RMC) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
16. ELECTRICAL METALLIC TUBING (EMT) OR METAL-CLAD CABLE (MC) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. SCHEDULE 40 PVC UNDERGROUND ON STRAIGHTS AND SCHEDULE 80 PVC FOR ALL ELBOWS/90s AND ALL APPROVED ABOVE GRADE PVC CONDUIT.
18. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
19. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
20. CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND THE NEC.
21. WIREWAYS SHALL BE METAL WITH AN ENAMEL FINISH AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS (WIREMOLD SPECMATE WIREWAY).
22. SLOTTED WIRING DUCT SHALL BE PVC AND INCLUDE COVER (PANDUIT TYPE E OR EQUAL).
23. CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON-PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES (i.e. POWDER-ACTUATED) FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER, PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED FLUSH TO FINISH GRADE TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHING ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE.
24. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL. SHALL MEET OR EXCEED UL 50 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND NEMA 3 (OR BETTER) FOR EXTERIOR LOCATIONS.
25. METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
26. NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2 (NEWEST REVISION) AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
27. THE CONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CARRIER AND/OR DISH WIRELESS, LLC. AND TOWER OWNER BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
28. THE CONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD LIFE AND PROPERTY.
29. INSTALL LAMICOID LABEL ON THE METER CENTER TO SHOW "DISH WIRELESS, LLC.".
30. ALL EMPTY/SPARE CONDUITS THAT ARE INSTALLED ARE TO HAVE A METERED MULE TAPE PULL CORD INSTALLED.

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STATE OF UTAH
PETER PROTT LICHOMANIS
No. 10766849-5501
LICENSED ARCHITECT

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DRAWN BY:	CHECKED BY:	APPROVED BY:
RC	PL	---

RFDS REV #: N/A

CONSTRUCTION DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
A	05/28/2021	ISSUED FOR REVIEW
B	06/04/2021	ISSUED FOR FINAL REVIEW

A&E PROJECT NUMBER
827652

DISH WIRELESS, LLC.
PROJECT INFORMATION

SLSLC00115A
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-3

GROUNDING NOTES:

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

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DRAWN BY: RC | CHECKED BY: PL | APPROVED BY: ---

RFDS REV #: N/A

CONSTRUCTION DOCUMENTS

SUBMITTALS

REV A 05/28/2021 ISSUED FOR REVIEW
REV B 06/04/2021 ISSUED FOR FINAL REVIEW

A&E PROJECT NUMBER
827652

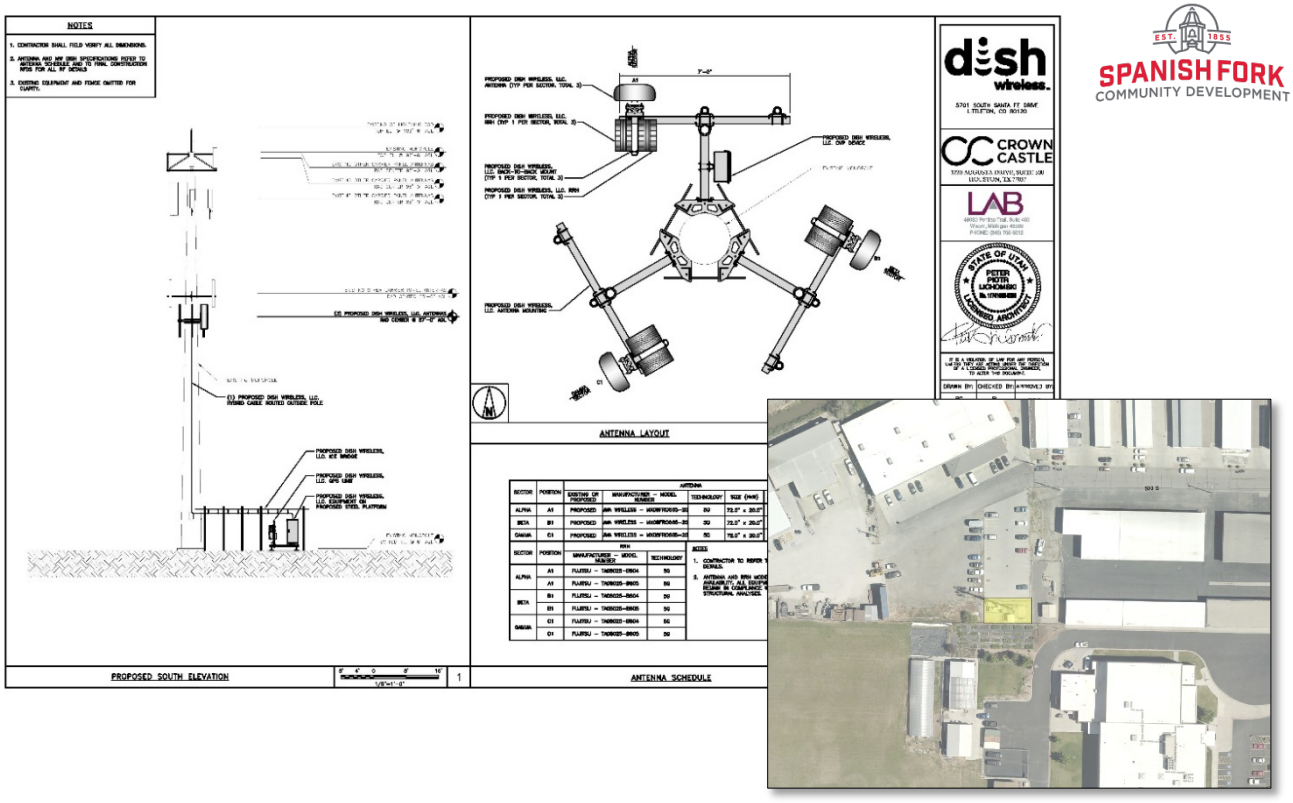
DISH WIRELESS, LLC.
PROJECT INFORMATION

SLSLC00115A
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-4





500 South 2021 Cell Tower Modification
Conditional Use Permit Request

July 7, 2021, Planning Commission.

Located at 251 West 500 South.

The subject property is zoned I-1.

The applicant has requested that a conditional use permit be approved to allow for co-location on an existing tower.

Recommendation

That the proposed Conditional Use Permit be approved based on the following findings and subject to the following conditions:

Findings

1. That the project conforms to the City's Zoning Map.

Conditions

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

Key Issues

1. No Issues.

Exhibits

1. Plans.
2. Site Photo.

dish wireless.

DISH WIRELESS, LLC. SITE ID:

SLSLC00115A

DISH WIRELESS, LLC. SITE ADDRESS:

617 SOUTH 1150 EAST
SPANISH FORK, UT 84660

SCOPE OF WORK

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

TOWER SCOPE OF WORK:
- INSTALL (3) PROPOSED PANEL ANTENNAS (1 PER SECTOR)
- INSTALL (3) PROPOSED ANTENNA MOUNT (1 PER SECTOR)
- INSTALL PROPOSED JUMPERS
- INSTALL (6) PROPOSED RRUS (2 PER SECTOR)
- INSTALL (1) PROPOSED OVER VOLTAGE PROTECTION DEVICE (OVP)
- INSTALL (1) PROPOSED HYBRID CABLE

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

SITE INFORMATION

PROPERTY OWNER:	SPANISH FORK CITY (1)
ADDRESS:	TBD
TOWER TYPE:	MONOPOLE
TOWER CO SITE ID:	827652
TOWER APP NUMBER:	848042
COUNTY:	UTAH
LATITUDE (NAD 83):	40° 06' 07.7" N 40.102160 N
LONGITUDE (NAD 83):	111° 39' 06.7" W 111.6350206 W
ZONING JURISDICTION:	CITY OF SPANISH FORK, UT
ZONING DISTRICT:	TBD
PARCEL NUMBER:	27-026-0058
OCCUPANCY GROUP:	U
CONSTRUCTION TYPE:	V-B
POWER COMPANY:	SPANISH FORK CITY
TELEPHONE COMPANY:	TBD

PROJECT DIRECTORY

APPLICANT: DISH WIRELESS, LLC.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

TOWER OWNER: CROWN CASTLE
2000 CORPORATE DRIVE,
CANONSBURG, PA 15317

SITE DESIGNER: PETER UCHOMSKI, AIA
43630 PONTIAC TRAIL, SUITE 400
WIXOM, MI 48393
PH: (248) 705-6213

SITE ACQUISITION: HEATHER RHODES
(915) 771-4308

CONSTRUCTION MANAGER: JASON BELL
Jason.Bell@dish.com

RF ENGINEER: JOSE PENA
Jose.Pena@dish.com

UTAH CODE COMPLIANCE

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

CODE TYPE:	CODE:
BUILDING	UTAH STATE CONSTRUCTION CODE/2018 IBC
MECHANICAL	UTAH STATE CONSTRUCTION CODE/2015 IMC
ELECTRICAL	UTAH STATE CONSTRUCTION CODE/2017 NEC

SITE PHOTO



DIRECTIONS

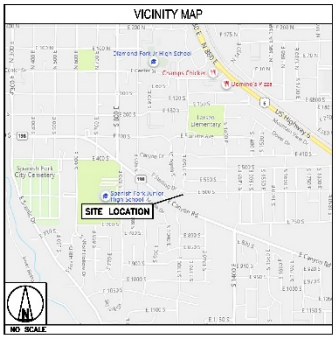
DIRECTIONS FROM PROVO AIRPORT:

DEPART AND HEAD (NORTH). TURN RIGHT. THEN IMMEDIATELY TURN LEFT ONTO MAKE JENSE PKWY. TURN RIGHT ONTO LAKEVIEW PKWY. TAKE THE RAMP ON THE RIGHT FOR I-15 S. AT EXIT 263, HEAD RIGHT ON THE RAMP FOR 1.2 MI. DUE TOWARD PROV. TURN RIGHT ONTO E CENTER ST. TURN LEFT ONTO S 1150 E. TURN LEFT ONTO E 600 S. ARRIVE AT 617 SOUTH 1150 EAST, SPANISH FORK, UT 84660

SHEET INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
A-1.1	OVERALL SITE PLAN
A-1.2	COMPOUND AND EQUIPMENT PLAN
A-2	ELEVATION, ANTENNA LAYOUT AND SCHEDULE
A-3	EQUIPMENT PLATFORM AND H-FRAME DETAILS
A-4	EQUIPMENT DETAILS
A-5	EQUIPMENT DETAILS
A-6	EQUIPMENT DETAILS
E-1	ELECTRICAL/FIBER ROUTE PLAN AND NOTES
E-2	ELECTRICAL DETAILS
E-3	ELECTRICAL ONE-LINE, FAULT CALCS & PANEL SCHEDULE
G-1	GROUNDING PLANS AND NOTES
G-2	GROUNDING DETAILS
G-3	GROUNDING DETAILS
RF-1	RF CABLE COLOR CODE
RF-2	RF PLUMBING DIAGRAM
GN-1	LEGEND AND ABBREVIATIONS
GN-2	GENERAL NOTES
GN-3	GENERAL NOTES
GN-4	GENERAL NOTES

VICINITY MAP



NO SCALE

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

811

GENERAL NOTES

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

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

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

dish wireless.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

CROWN CASTLE
1220 AUGUSTA DRIVE, SUITH 500
HOUSTON, TX 77057

LAB
43630 Pontiac Trail, Suite 400
Wixom, Michigan 48393
PHONE: (248) 705-6213

STATE OF UTAH
PETER PHOTI UCHOMSKI
No. 10765-6604
LICENSED ARCHITECT

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

DRAWN BY:	CHECKED BY:	APPROVED BY:
RC	PL	---

RFDS REV #: N/A

CONSTRUCTION DOCUMENTS

SUBMITALS

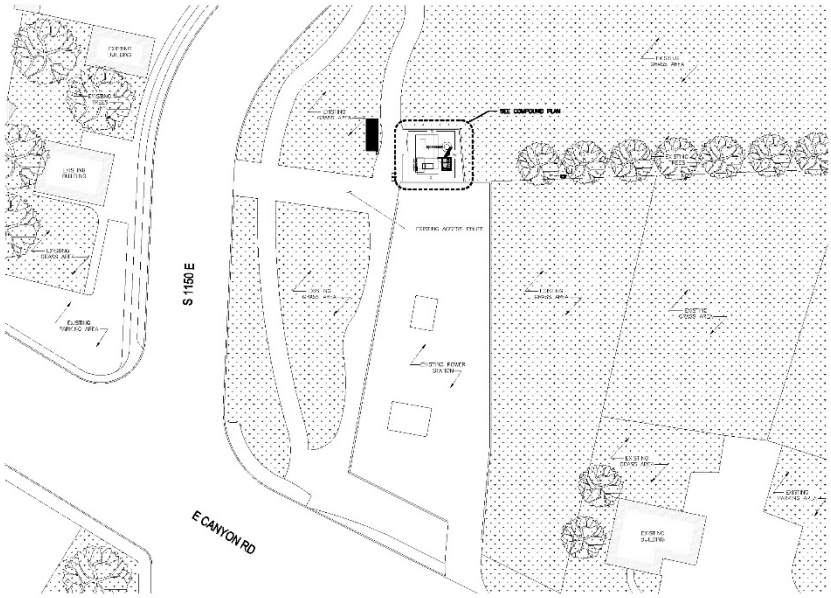
REV	DATE	DESCRIPTION
A	05/06/2021	ISSUED FOR REVIEW
B	05/06/2021	ISSUED FOR FINAL REVIEW

A&E PROJECT NUMBER
827652

DISH WIRELESS, LLC.
PROJECT INFORMATION
SLSLC00115A
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



OVERALL SITE PLAN

1"=20'

dish wireless.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

CROWN CASTLE
1220 AUGUSTA DRIVE, SUITH 500
HOUSTON, TX 77057

LAB
43630 Pontiac Trail, Suite 400
Wixom, Michigan 48393
PHONE: (248) 705-6213

STATE OF UTAH
PETER PHOTI UCHOMSKI
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DRAWN BY: RC | CHECKED BY: PL | APPROVED BY: ---

RFDS REV #: N/A

CONSTRUCTION DOCUMENTS

SUBMITALS

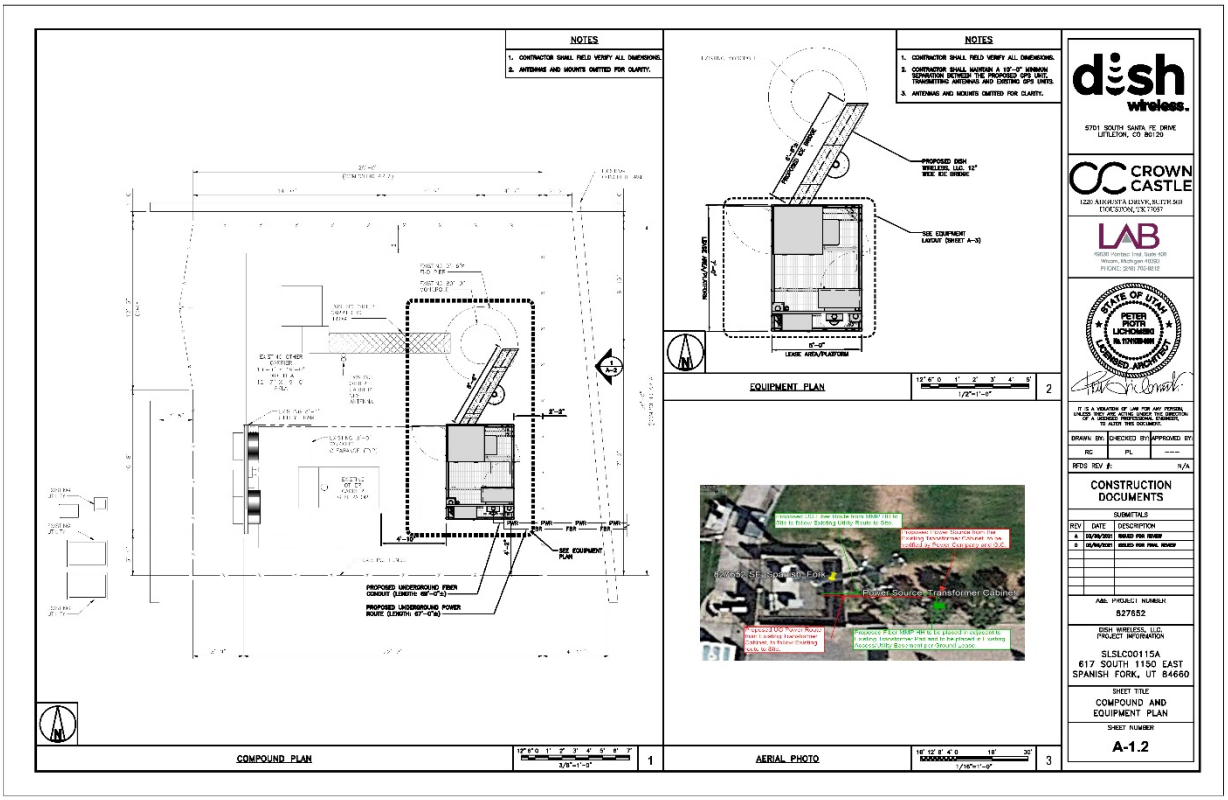
REV A 05/06/2021 ISSUED FOR REVIEW
REV B 05/06/2021 ISSUED FOR FINAL REVIEW

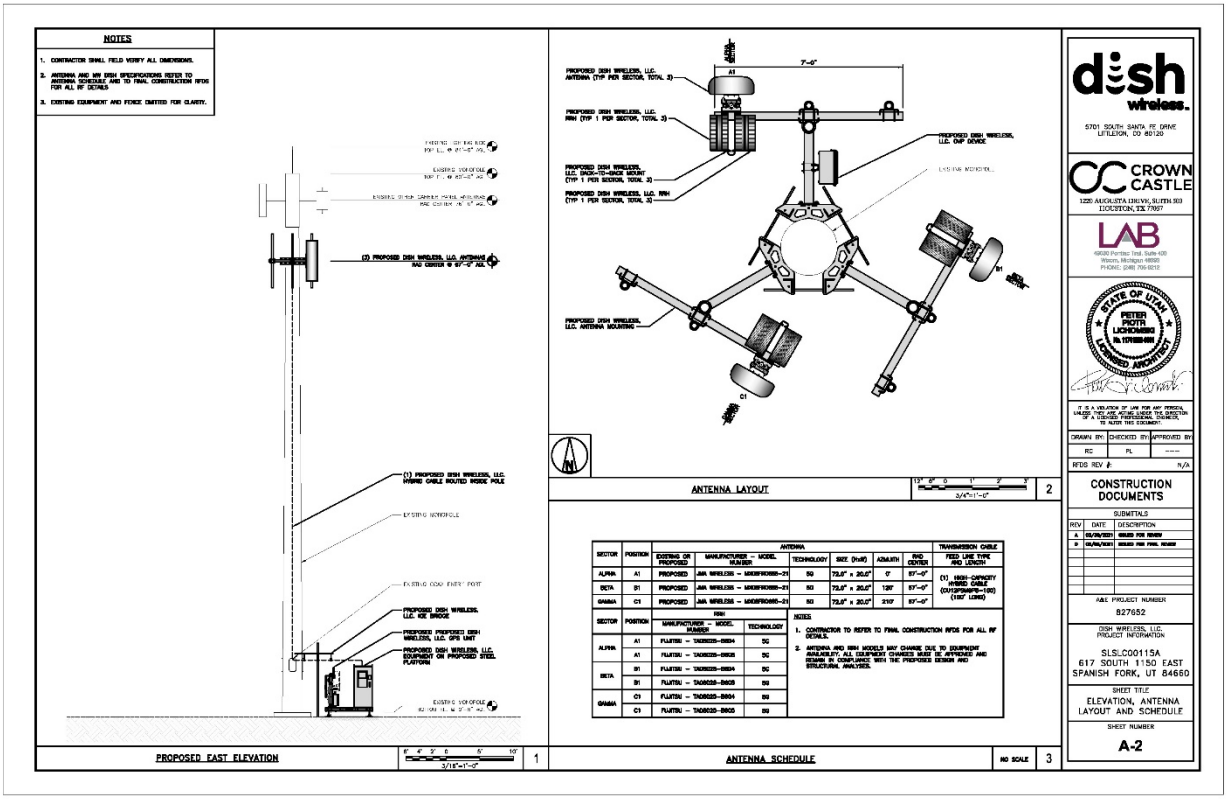
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827652

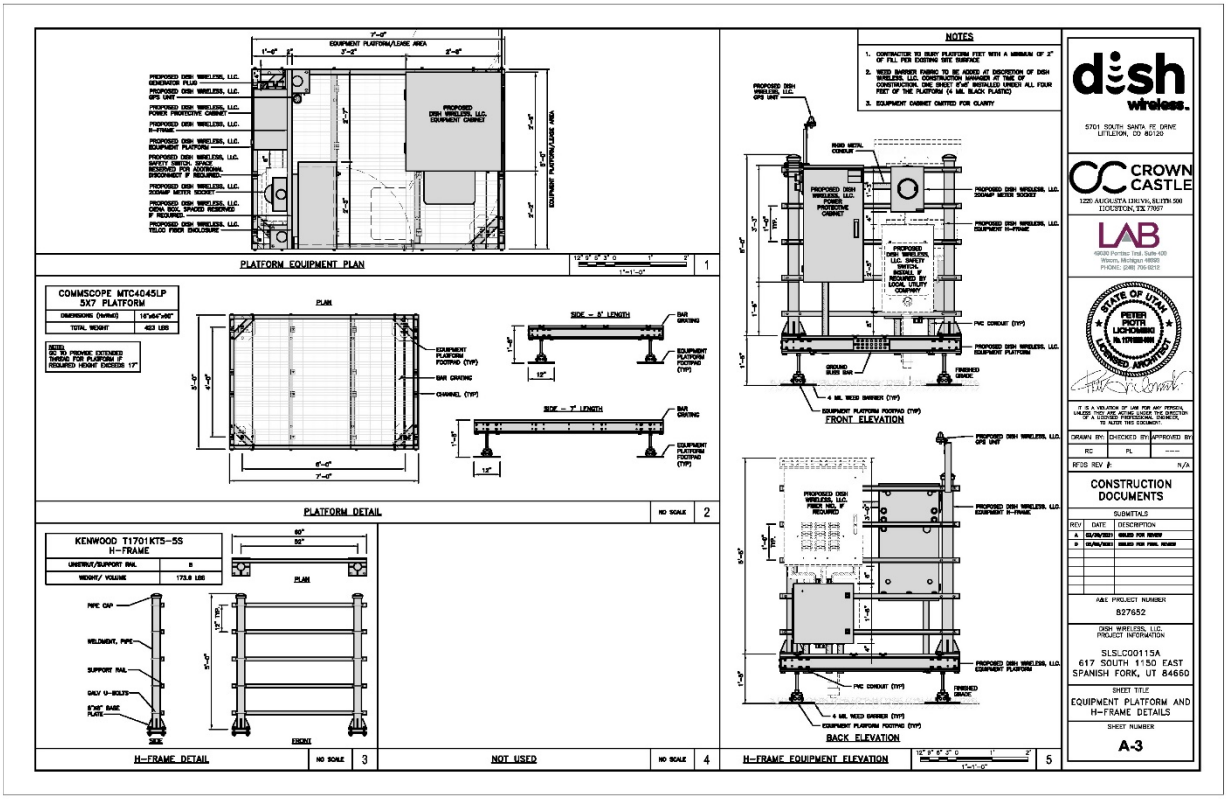
DISH WIRELESS, LLC.
PROJECT INFORMATION
SLSLC00115A
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660

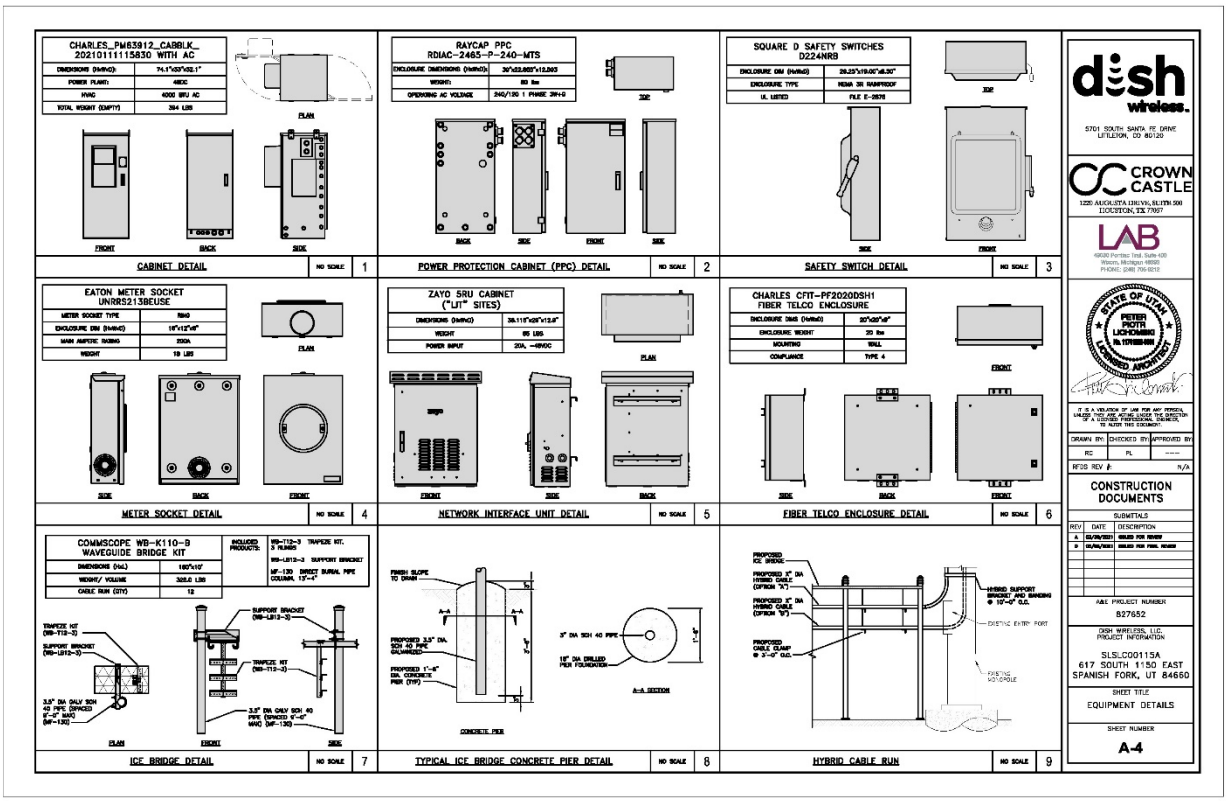
SHEET TITLE
OVERALL SITE PLAN

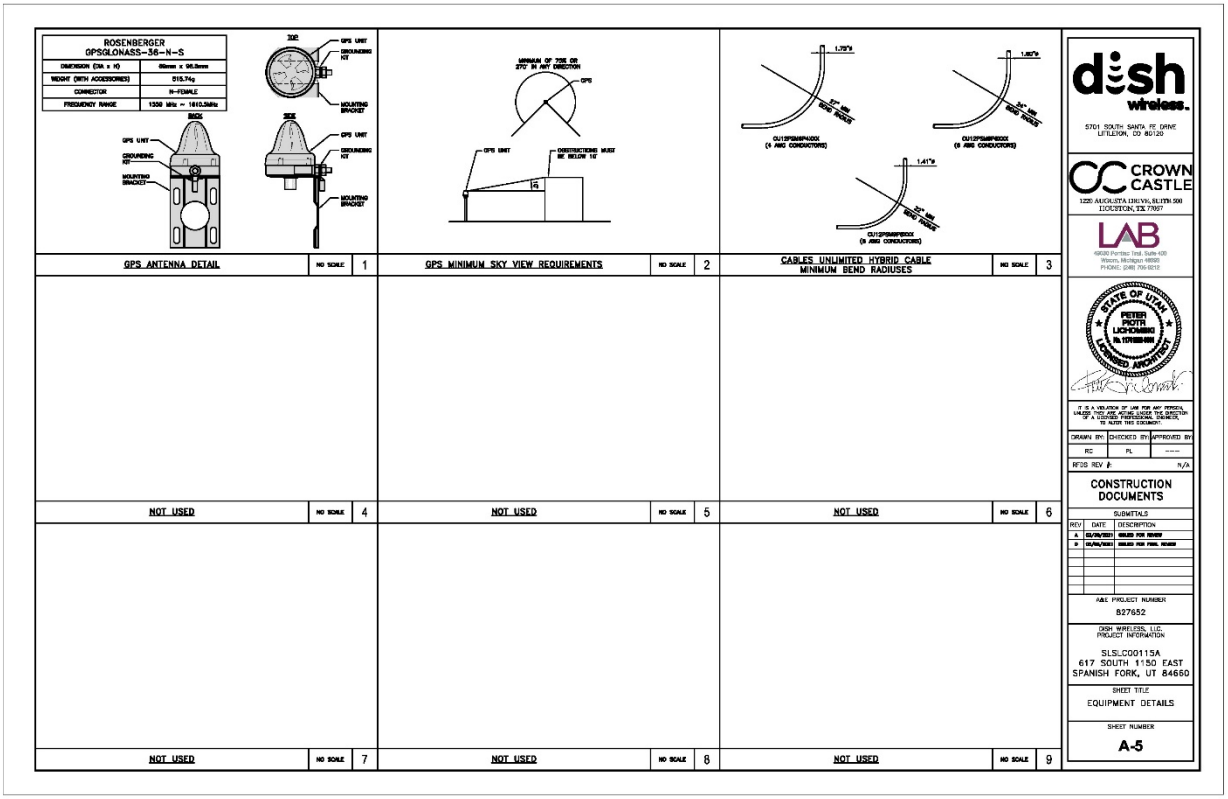
SHEET NUMBER
A-1.1

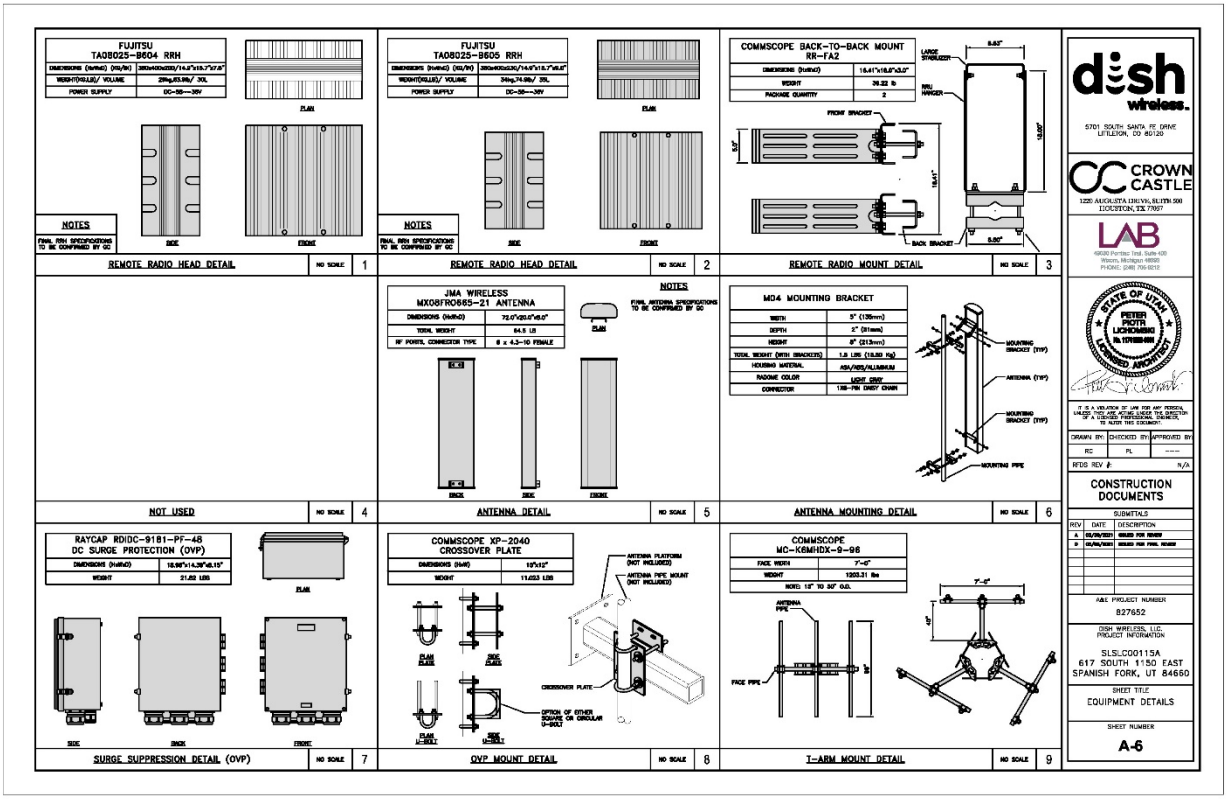

NOTES
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.
COMPOUND PLAN
EQUIPMENT PLAN
AERIAL PHOTO
dish wireless.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120
CROWN CASTLE
1220 AUGUSTA DRIVE, SUITE 500
HOUSTON, TX 77057
LAB
PETER PROTT
LICENSED ARCHITECT
CONSTRUCTION DOCUMENTS
SUBMITTALS
REV DATE DESCRIPTION
A 05/05/2021 ISSUED FOR REVIEW
B 05/06/2021 ISSUED FOR FINAL REVIEW
A&E PROJECT NUMBER
827652
DISH WIRELESS, LLC.
PROJECT INFORMATION
SLSLC00115A
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
SHEET TITLE
COMPOUND AND EQUIPMENT PLAN
SHEET NUMBER
A-1.2

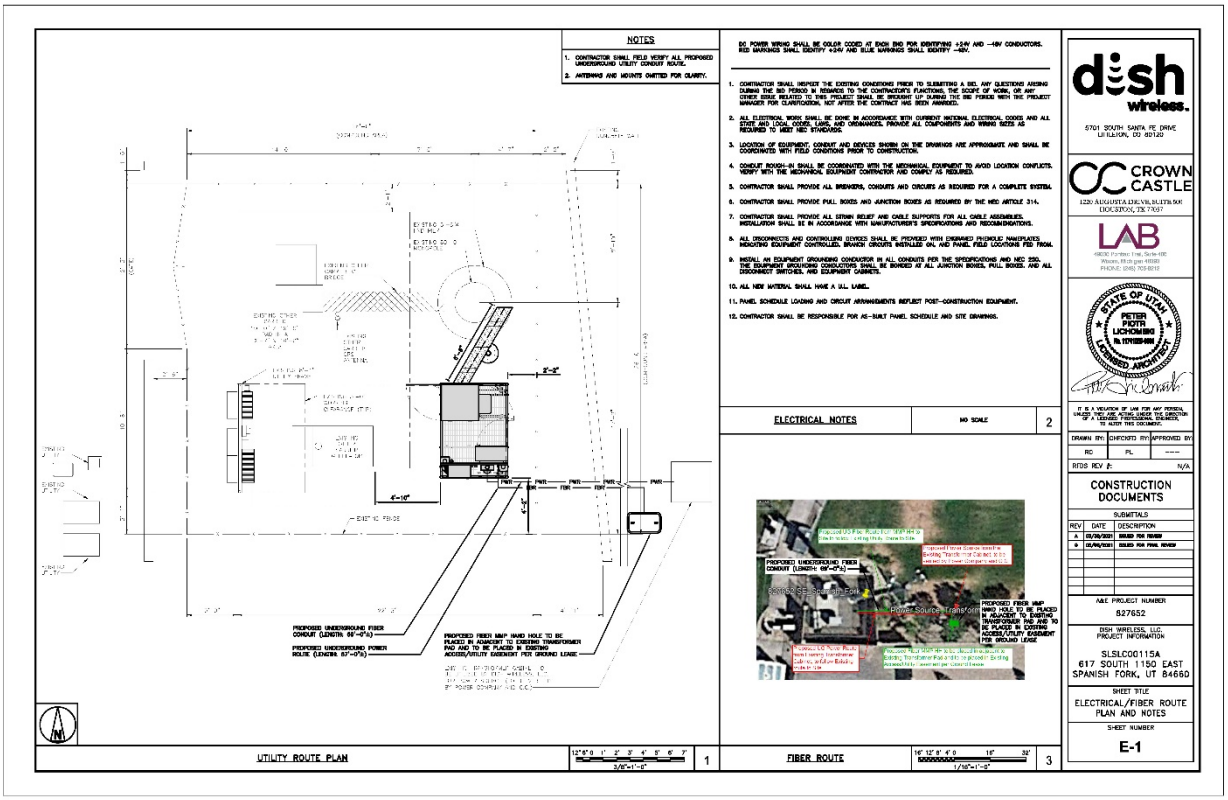

NOTES
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNA AND RRH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS
3. EXISTING EQUIPMENT AND FENCE OMITTED FOR CLARITY.
PROPOSED EAST ELEVATION
ANTENNA LAYOUT
ANTENNA SCHEDULE
dish wireless.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120
CROWN CASTLE
1220 AUGUSTA DRIVE, SUITE 500
HOUSTON, TX 77057
LAB
PETER PROTT
LICENSED ARCHITECT
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827652
DISH WIRELESS, LLC.
PROJECT INFORMATION
SLSLC00115A
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
SHEET TITLE
ELEVATION, ANTENNA LAYOUT AND SCHEDULE
SHEET NUMBER
A-2

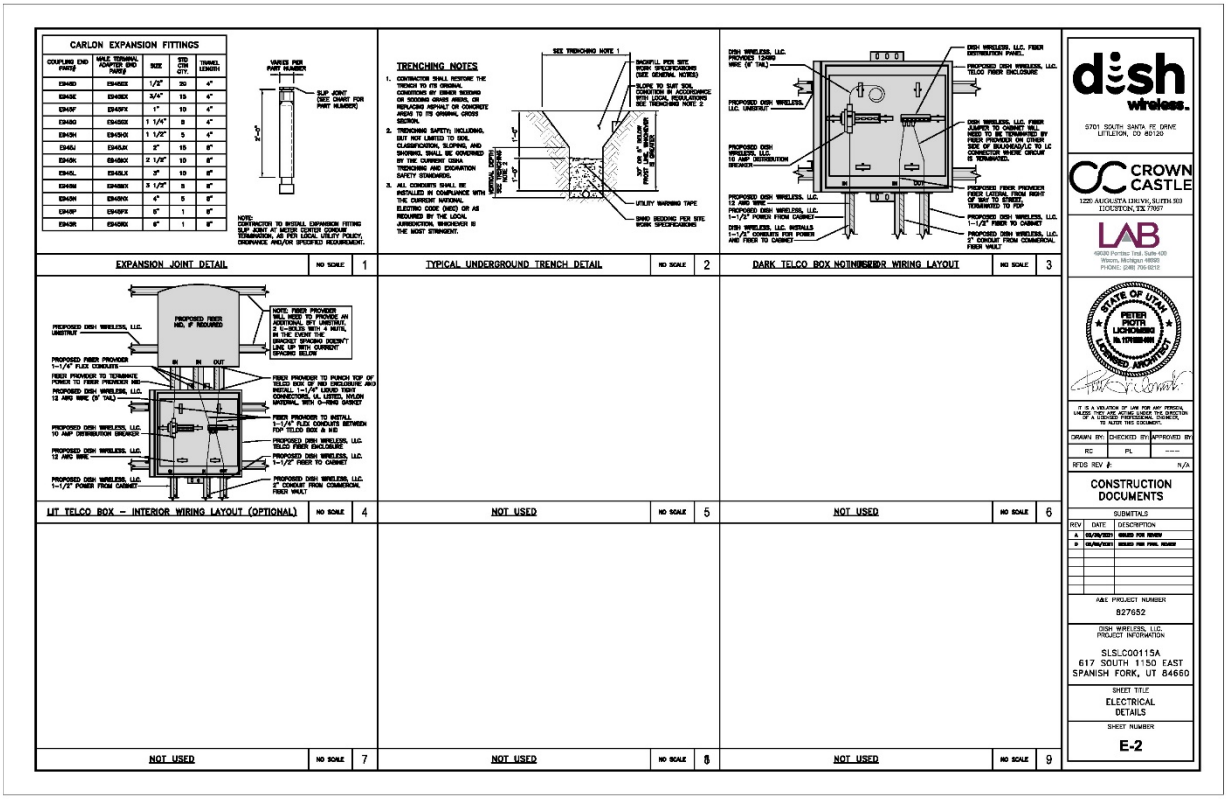

PLATFORM EQUIPMENT PLAN
PLATFORM DETAIL
H-FRAME DETAIL
NOT USED
FRONT ELEVATION
BACK ELEVATION
H-FRAME EQUIPMENT ELEVATION
NOTES
dish wireless.
CROWN CASTLE
CONSTRUCTION DOCUMENTS
SLSLC00115A
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
EQUIPMENT PLATFORM AND H-FRAME DETAILS
A-3

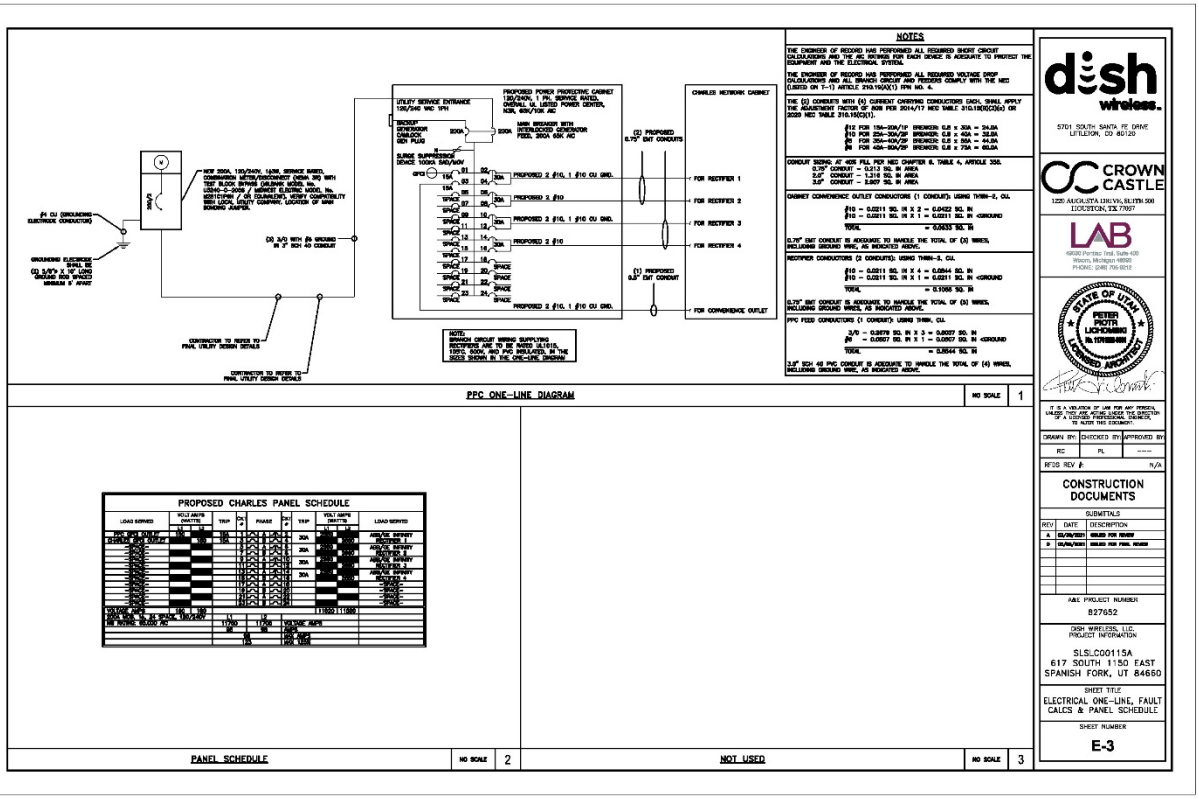

CABINET DETAIL
POWER PROTECTION CABINET (PPC) DETAIL
SAFETY SWITCH DETAIL
METER SOCKET DETAIL
NETWORK INTERFACE UNIT DETAIL
FIBER TELCO ENCLOSURE DETAIL
ICE BRIDGE DETAIL
TYPICAL ICE BRIDGE CONCRETE PIER DETAIL
HYBRID CABLE RUN
dish wireless.
CROWN CASTLE
CONSTRUCTION DOCUMENTS
SLSLC00115A
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
EQUIPMENT DETAILS
A-4

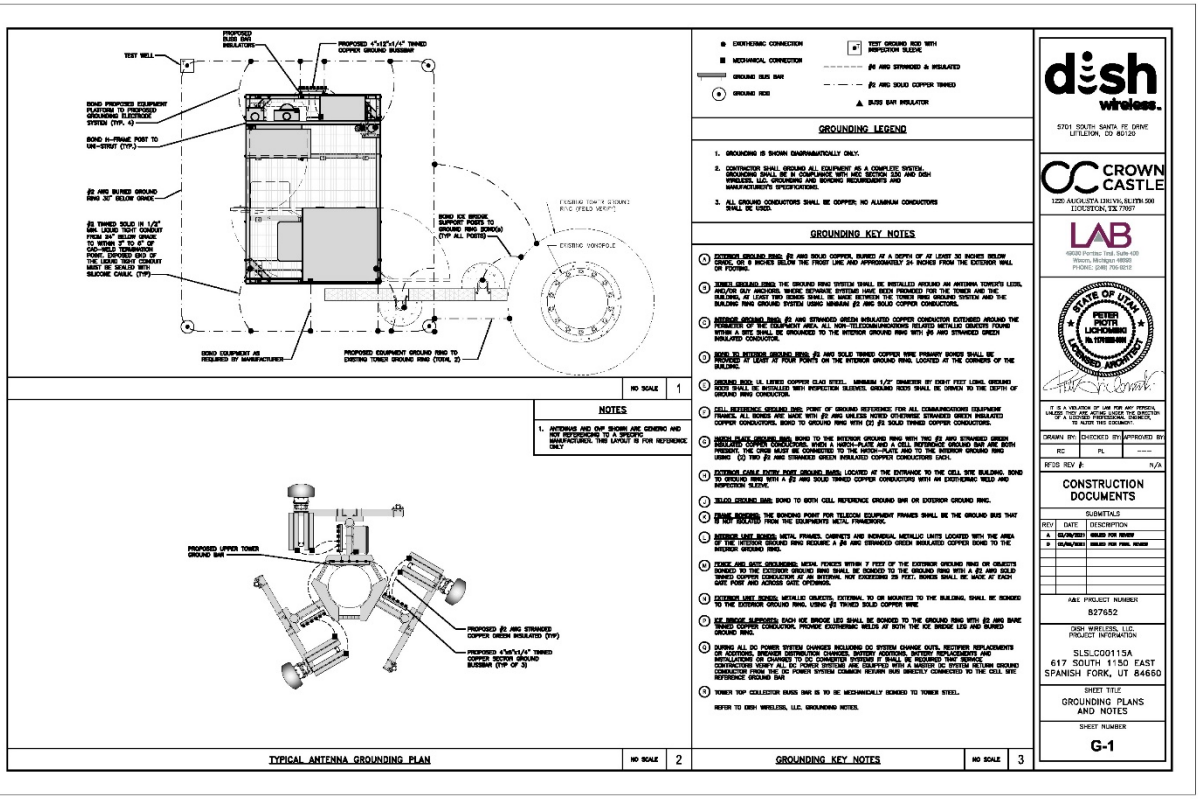

ROSENBERGER
GPSGLONASS-35-N-S
GPS ANTENNA DETAIL
GPS MINIMUM SKY VIEW REQUIREMENTS
CABLES UNLIMITED HYBRID CABLE
MINIMUM BEND RADIUSES
NOT USED
NOT USED
NOT USED
NOT USED
NOT USED
NOT USED
dish wireless.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120
CROWN CASTLE
1220 AUGUSTA DRIVE, SUITH 500
HOUSTON, TX 77057
LAB
STATE OF UTAH
PETER PROTT
LICENSING
LICENSED ARCHITECT
CONSTRUCTION DOCUMENTS
SUBMITALS
A&E PROJECT NUMBER
827652
DISH WIRELESS, LLC.
PROJECT INFORMATION
SLSLC00115A
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
SHEET TITLE
EQUIPMENT DETAILS
SHEET NUMBER
A-5

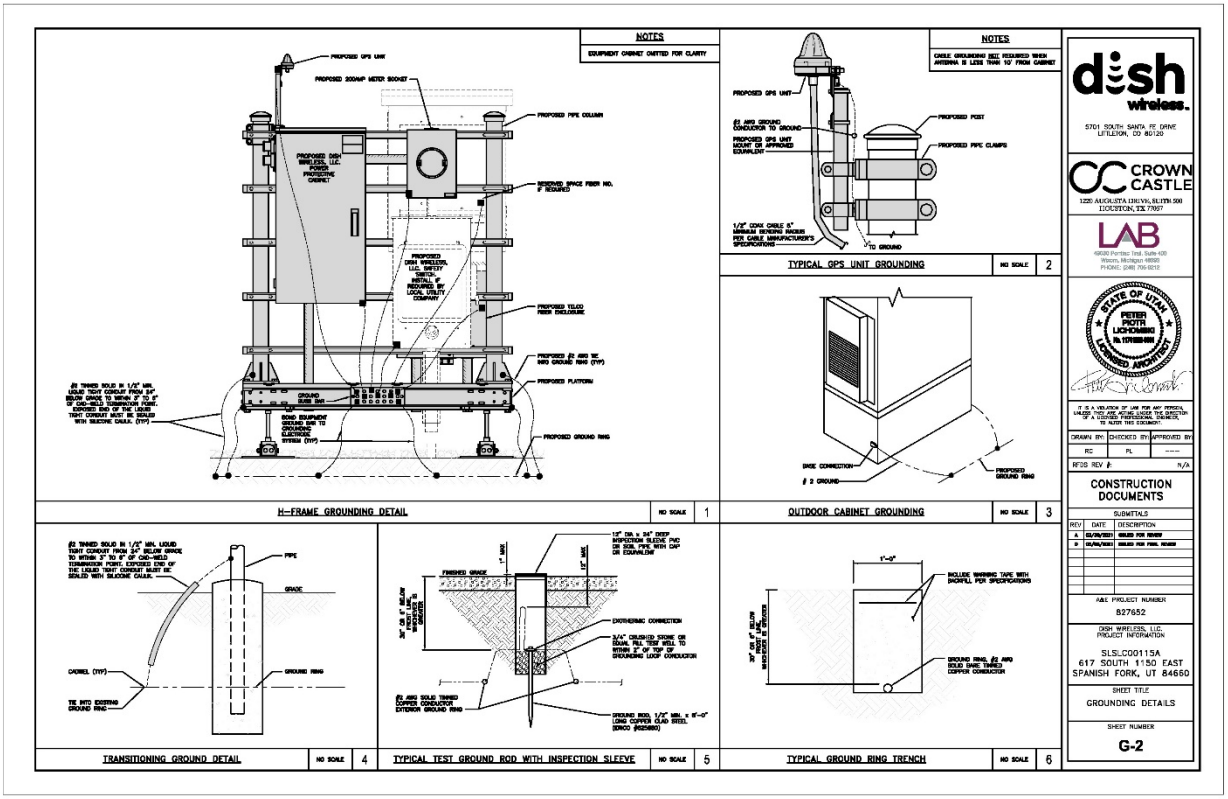

FUJITSU
TA08025-B604 RRH
FUJITSU
TA08025-B605 RRH
COMMSCOPE BACK-TO-BACK MOUNT
RR-FA2
NOTES
REMOTE RADIO HEAD DETAIL
REMOTE RADIO HEAD DETAIL
REMOTE RADIO MOUNT DETAIL
JMA WIRELESS
MX08FRO665-21 ANTENNA
MO4 MOUNTING BRACKET
NOT USED
ANTENNA DETAIL
ANTENNA MOUNTING DETAIL
RAYCAP RDIDC-9181-PF-48
DC SURGE PROTECTION (OVP)
COMMSCOPE XP-2040
CROSSOVER PLATE
COMMSCOPE
MC-K6MHDX-9-96
SURGE SUPPRESSION DETAIL (OVP)
OVP MOUNT DETAIL
T-ARM MOUNT DETAIL
dish wireless.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120
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1220 AUGUSTA DRIVE, SUITH 500
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PROJECT INFORMATION
SLSLC00115A
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
SHEET TITLE
EQUIPMENT DETAILS
SHEET NUMBER
A-6

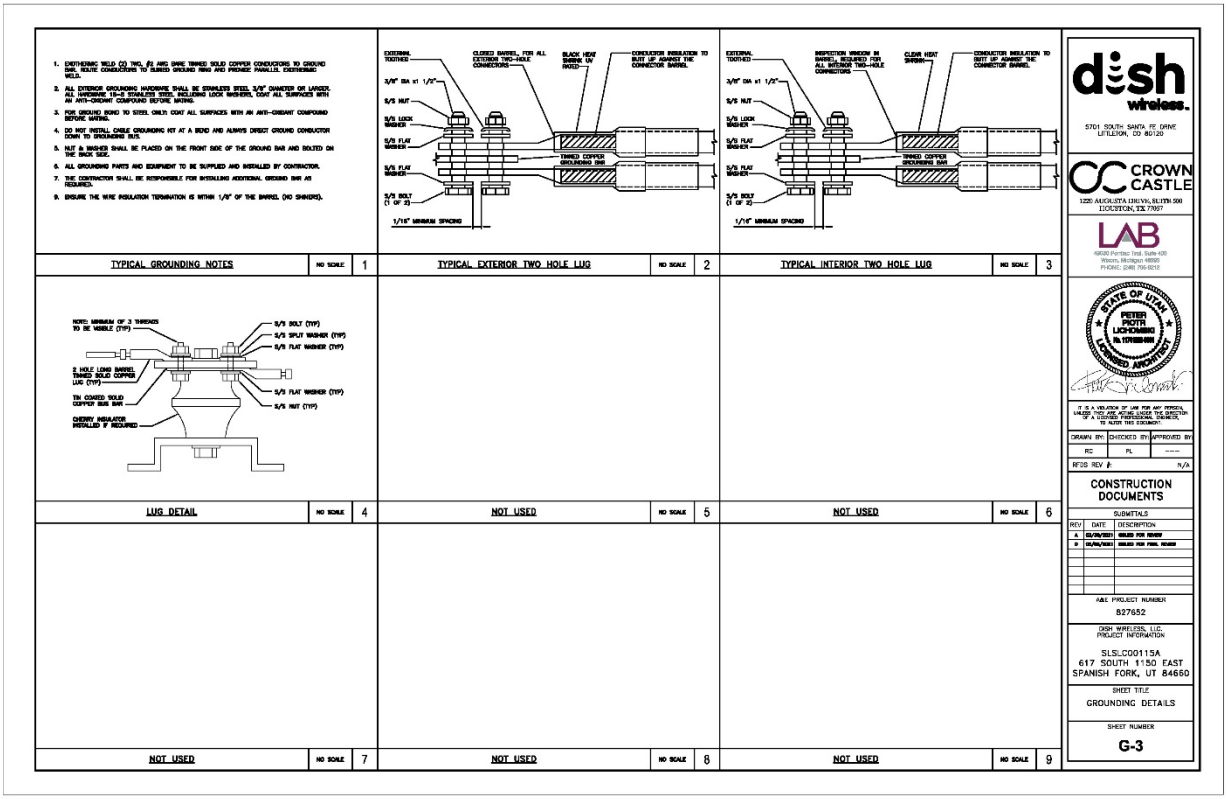

NOTES
1. CONTRACTOR SHALL FIELD VERIFY ALL PROPOSED UNDERGROUND UTILITY CONDUIT ROUTE.
2. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.
PROPOSED UNDERGROUND FIBER CONDUIT (LENGTH: 56'-0"±)
PROPOSED UNDERGROUND POWER ROUTE (LENGTH: 62'-0"±)
PROPOSED FIBER HAND HOLE TO BE PLACED IN ADJACENT TO EXISTING TRANSFORMER PAD AND TO BE PLACED IN EXISTING ACCESS/UTILITY EASEMENT FOR GROUND LEASE
UTILITY ROUTE PLAN
1
ELECTRICAL NOTES
NO SCALE
2
PROPOSED UNDERGROUND FIBER CONDUIT (LENGTH: 56'-0"±)
Power Source - Transformer
FIBER ROUTE
3
dish wireless.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120
CROWN CASTLE
1220 AUGUSTA DRIVE, SUITE 500
HOUSTON, TX 77057
LAB
PETER PHOTI UCHOMBO
LICENSED ARCHITECT
DRAWN BY: RC
CHECKED BY: PL
APPROVED BY: ---
RFDS REV #: N/A
CONSTRUCTION DOCUMENTS
SUBMITALS
REV A 05/05/2021 ISSUED FOR REVIEW
REV B 05/06/2021 ISSUED FOR FINAL REVIEW
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827652
DISH WIRELESS, LLC.
PROJECT INFORMATION
SLSLC00115A
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
SHEET TITLE
ELECTRICAL/FIBER ROUTE PLAN AND NOTES
SHEET NUMBER
E-1

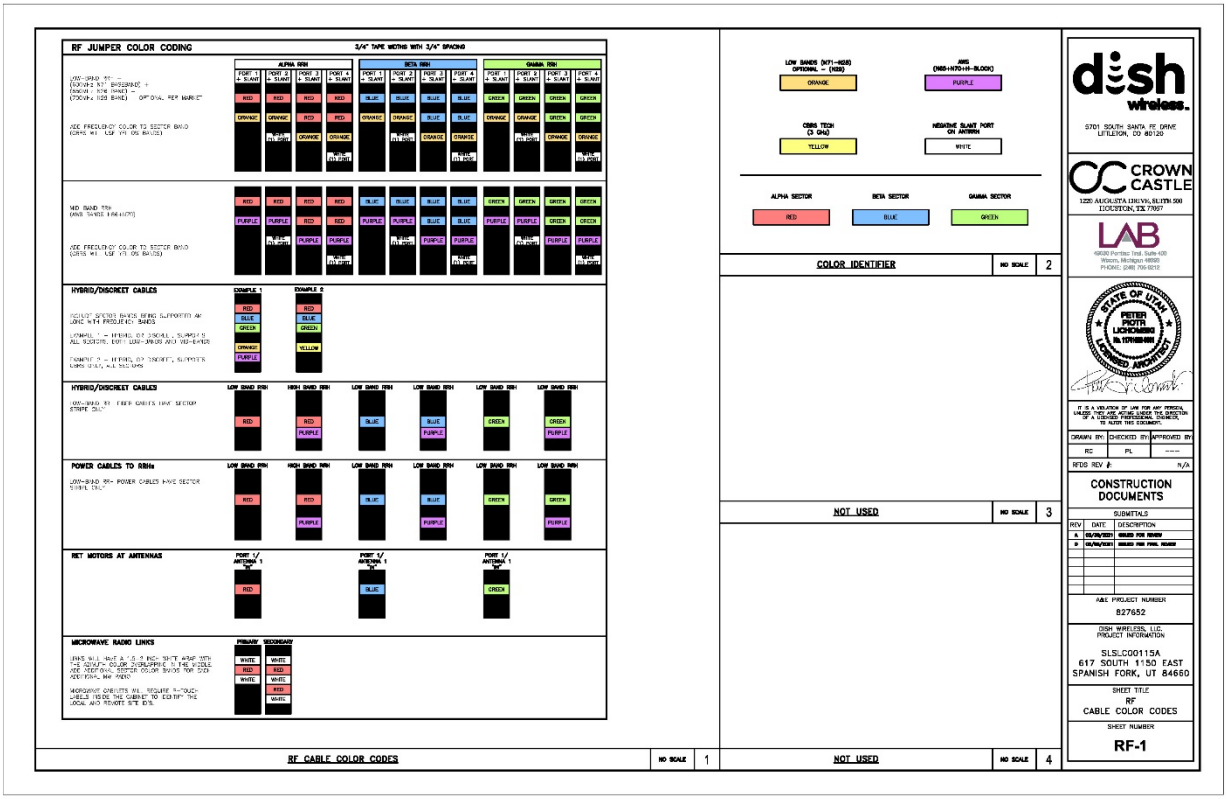

CARLON EXPANSION FITTINGS
EXPANSION JOINT DETAIL
NO SCALE
1
TRENCHING NOTES
TYPICAL UNDERGROUND TRENCH DETAIL
NO SCALE
2
DARK TELCO BOX W/INTERIOR WIRING LAYOUT
NO SCALE
3
LIT TELCO BOX – INTERIOR WIRING LAYOUT (OPTIONAL)
NO SCALE
4
NOT USED
NO SCALE
5
NOT USED
NO SCALE
6
NOT USED
NO SCALE
7
NOT USED
NO SCALE
8
NOT USED
NO SCALE
9
dish wireless.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120
CROWN CASTLE
1220 AUGUSTA DRIVE, SUITE 500
HOUSTON, TX 77057
LAB
PETER PHOTI UCHOMBO
LICENSED ARCHITECT
DRAWN BY: RC
CHECKED BY: PL
APPROVED BY: ---
RFDS REV #: N/A
CONSTRUCTION DOCUMENTS
SUBMITALS
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827652
DISH WIRELESS, LLC.
PROJECT INFORMATION
SLSLC00115A
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
SHEET TITLE
ELECTRICAL DETAILS
SHEET NUMBER
E-2

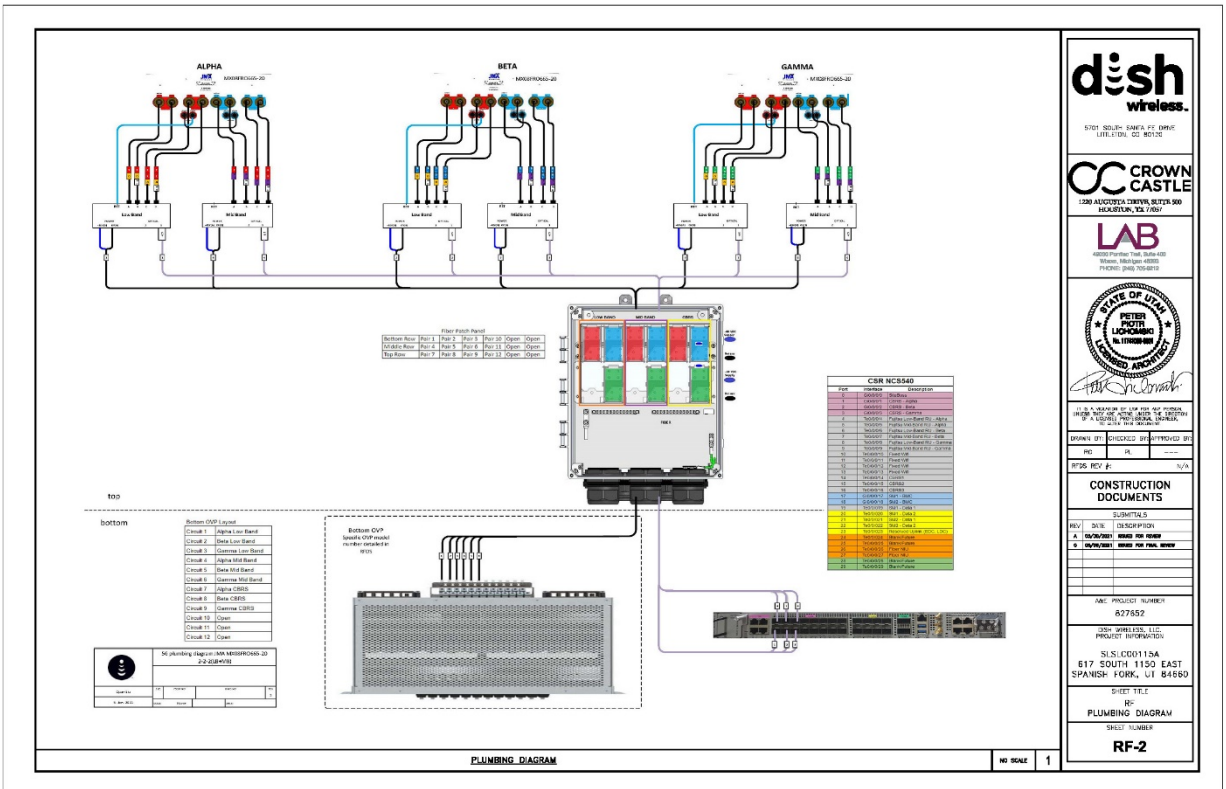

NOTES
PPC ONE-LINE DIAGRAM
NO SCALE 1
PROPOSED CHARLES PANEL SCHEDULE
PANEL SCHEDULE
NO SCALE 2
NOT USED
NO SCALE 3
dish wireless.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120
CROWN CASTLE
1220 AUGUSTA DRIVE, SUITH 500
HOUSTON, TX 77057
LAB
PETER PROTT LICHOWSKI
CONSTRUCTION DOCUMENTS
SUBMITALS
A&E PROJECT NUMBER
827652
DISH WIRELESS, LLC.
PROJECT INFORMATION
SLSLC00115A
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
SHEET TITLE
ELECTRICAL ONE-LINE, FAULT CALCS & PANEL SCHEDULE
SHEET NUMBER
E-3

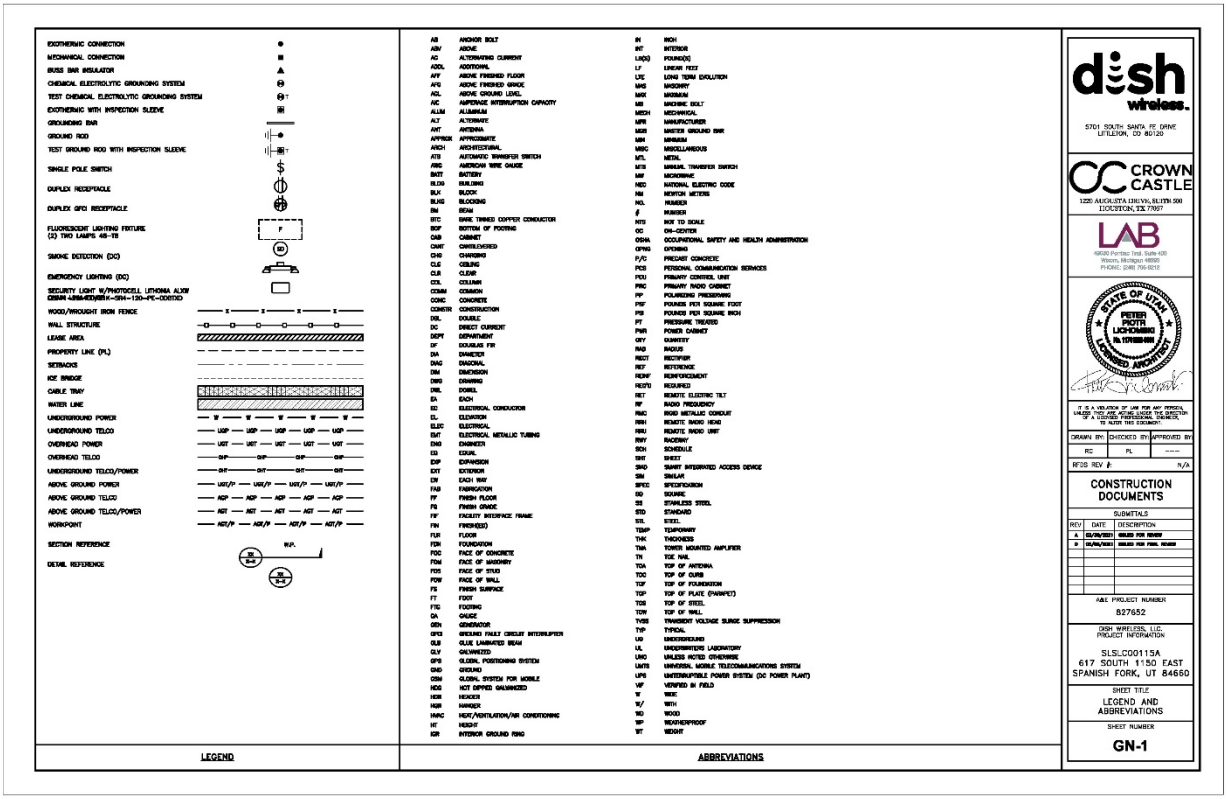

TYPICAL ANTENNA GROUNDING PLAN
NO SCALE 1
NOTES
NO SCALE 2
GROUNDING LEGEND
GROUNDING KEY NOTES
NO SCALE 3
dish wireless.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120
CROWN CASTLE
1220 AUGUSTA DRIVE, SUITH 500
HOUSTON, TX 77057
LAB
PETER PROTT LICHOWSKI
CONSTRUCTION DOCUMENTS
SUBMITALS
A&E PROJECT NUMBER
827652
DISH WIRELESS, LLC.
PROJECT INFORMATION
SLSLC00115A
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
SHEET TITLE
GROUNDING PLANS AND NOTES
SHEET NUMBER
G-1


NOTES
EQUIPMENT CABINET OMITTED FOR CLARITY
PROPOSED GPS UNIT
PROPOSED 200AMP METER SOCKET
PROPOSED PIPE COLLAR
PROPOSED DISH WIRELESS, LLC. EQUIPMENT CABINET
PROPOSED DISH WIRELESS, LLC. SAFETY SWITCH (IF REQUIRED BY LOCAL UTILITY COMPANY)
PROPOSED TELCO FIBER ENCLOSURE
PROPOSED #2 AWG 3/4" HWG GROUND RING (TYP)
PROPOSED PLATFORM
PROPOSED GROUND RING
#2 TINNED SOLID IN 1/2" MIN. LIQUID TIGHT CONDUIT FROM 24" BELOW GRADE TO WITHIN 3" TO 5" OF CAD-WELD TERMINATION POINT. EXPOSED END OF THE LIQUID TIGHT CONDUIT MUST BE SEALED WITH SILICONE CAULK. (TYP)
H-FRAME GROUNDING DETAIL
NO SCALE 1
NOTES
CABLE GROUNDING KIT REQUIRED WHEN ANTENNA IS LESS THAN 10' FROM CABINET
PROPOSED GPS UNIT
#2 AWG GROUND CONDUCTOR TO GROUND
PROPOSED GPS UNIT MOUNT OR APPROVED EQUIVALENT
PROPOSED POST
PROPOSED PIPE CLAMPS
1/2" CDXX CABLE 5" MINIMUM BENDING RADIUS PER CABLE MANUFACTURER'S SPECIFICATIONS
TO GROUND
TYPICAL GPS UNIT GROUNDING
NO SCALE 2
BASE CONNECTION
2 GROUND
PROPOSED GROUND RING
OUTDOOR CABINET GROUNDING
NO SCALE 3
#2 TINNED SOLID IN 1/2" MIN. LIQUID TIGHT CONDUIT FROM 24" BELOW GRADE TO WITHIN 3" TO 5" OF CAD-WELD TERMINATION POINT. EXPOSED END OF THE LIQUID TIGHT CONDUIT MUST BE SEALED WITH SILICONE CAULK. (TYP)
PIPE
GRADE
CADWELL (TYP)
GROUND RING
TIE INTO EXISTING GROUND RING
TRANSITIONING GROUND DETAIL
NO SCALE 4
FINISHED GRADE
1" MAX.
12" DIA. x 24" DEEP INSPECTION SLEEVE PVC OR SCH. PIPE WITH CAP OR COUPLING
EXOTHERMIC CONNECTION
3/4" CRUSHED STONE OR EQUAL FILL "TEST" WELL TO WITHIN 3" OF TOP OF GROUNDING LOOP CONDUCTOR
#6 AWG SOLID TINNED COPPER CONDUCTOR EXTERIOR GROUND RING
GROUND ROD, 1/2" MIN. x 8'-0" LONG COPPER CLAD STEEL (ERICO #GR88)
TYPICAL TEST GROUND ROD WITH INSPECTION SLEEVE
NO SCALE 5
1'-0"
INCLUDE WARNING TAPE WITH PROPER FILL PER SPECIFICATIONS
GROUND RING, #2 AWG SOLID BARE TINNED COPPER CONDUCTOR
TYPICAL GROUND RING TRENCH
NO SCALE 6
dish wireless.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120
CROWN CASTLE
1220 AUGUSTA DRIVE, SUITE 500
HOUSTON, TX 77057
LAB
STATE OF UTAH
PETER PROTT LICHOWSKI
LICENSED ARCHITECT
DRAWN BY: RC
CHECKED BY: PL
APPROVED BY: ---
RFDS REV #: N/A
CONSTRUCTION DOCUMENTS
SUBMITALS
REV A 03/09/2021 ISSUED FOR REVIEW
REV B 03/24/2021 ISSUED FOR FINAL REVIEW
A&E PROJECT NUMBER
827652
DISH WIRELESS, LLC. PROJECT INFORMATION
SLSLC00115A
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
SHEET TITLE
GROUNDING DETAILS
SHEET NUMBER
G-2


1. EXOTHERMIC WELD CO TWO, #2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUND BAR. SPLICE CONDUCTORS TO BURIED GROUND RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
2. ALL EXTERIOR GROUNDING HARDWARE SHALL BE STAINLESS STEEL 5/8" DIAMETER OR LARGER. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
3. FOR GROUND BOND TO STEEL ONLY: COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
4. DO NOT INSTALL CABLE GROUNDING KIT AT A BEND AND ALWAYS DIRECT GROUND CONDUCTOR DOWN TO GROUNDING BUS.
5. NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUND BAR AND BOLTED ON THE BACK SIDE.
6. ALL GROUNDING PARTS AND EQUIPMENT TO BE SUPPLIED AND INSTALLED BY CONTRACTOR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADDITIONAL GROUND BAR AS REQUIRED.
9. ENSURE THE WIRE INSULATION TERMINATION IS WITHIN 1/8" OF THE BARREL (NO SHINERS).
TYPICAL GROUNDING NOTES
NO SCALE 1
EXTERNAL TOOTHED
CLOSED BARREL, FOR ALL EXTERIOR TWO-HOLE CONNECTORS
BLACK HEAT SHRINK (IF REQD)
CONDUCTOR INSULATION TO BUTT UP AGAINST THE CONNECTOR BARREL
3/8" DIA x1 1/2"
5/8 NUT
5/8 LOCK WASHER
5/8 FLAT WASHER
TINNED COPPER GROUNDING BAR
5/8 BOLT (1 OF 2)
1/16" MINIMUM SPACING
TYPICAL EXTERIOR TWO HOLE LUG
NO SCALE 2
INSPECTION WINDOW IN BARREL REQUIRED FOR ALL INTERIOR TWO-HOLE CONNECTORS
CLEAR HEAT SHRINK
TYPICAL INTERIOR TWO HOLE LUG
NO SCALE 3
NOTE: MINIMUM OF 3 THREADS TO BE VISIBLE (TYP)
5/8 BOLT (TYP)
5/8 SPLIT WASHER (TYP)
5/8 FLAT WASHER (TYP)
2 HOLE LONG BARREL TINNED SOLID COPPER LUG (TYP)
TIN COATED SOLID COPPER BUS BAR
CHERRY INSULATOR INSTALLED IF REQUIRED
LUG DETAIL
NO SCALE 4
NOT USED
NO SCALE 5
NOT USED
NO SCALE 6
NOT USED
NO SCALE 7
NOT USED
NO SCALE 8
NOT USED
NO SCALE 9
dish wireless.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120
CROWN CASTLE
1220 AUGUSTA DRIVE, SUITE 500
HOUSTON, TX 77057
LAB
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G-3


RF JUMPER COLOR CODING
3/4" TAPE WIDTHS WITH 3/4" SPACING
ALPHA RRH
BETA RRH
GAMMA RRH
PORT 1 = SLANT
PORT 2 = SLANT
PORT 3 = SLANT
PORT 4 = SLANT
RED
BLUE
GREEN
ORANGE
PURPLE
YELLOW
WHITE
HYBRID/DISCREET CABLES
EXAMPLE 1
EXAMPLE 2
HYBRID/DISCREET CABLES
LOW BAND RRH
HIGH BAND RRH
POWER CABLES TO RRHs
RET MOTORS AT ANTENNAS
PORT 1/ ANTENNA 1
MICROWAVE RADIO LINKS
PRIMARY
SECONDARY
RF CABLE COLOR CODES
NO SCALE
1
LOW BANDS (N71-N28) OPTIONAL - (N5)
ORANGE
AWS (N66+N70+H-BLOCK)
PURPLE
CBRS TECH (3 GHz)
YELLOW
MIDWINE SLANT PORT ON ANTENN
WHITE
ALPHA SECTOR
RED
BETA SECTOR
BLUE
GAMMA SECTOR
GREEN
COLOR IDENTIFIER
NO SCALE
2
NOT USED
NO SCALE
3
NOT USED
NO SCALE
4
dish wireless.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120
CROWN CASTLE
1220 AUGUSTA DRIVE, SUITE 500
HOUSTON, TX 77057
LAB
PETER PHOTI LICHOMANIS
LICENSED ARCHITECT
DRAWN BY:
CHECKED BY:
APPROVED BY:
RFDS REV #:
N/A
CONSTRUCTION DOCUMENTS
SUBMITALS
REV
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DESCRIPTION
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06/04/2021
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PROJECT INFORMATION
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617 SOUTH 1150 EAST
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SHEET TITLE
RF
CABLE COLOR CODES
SHEET NUMBER
RF-1


ALPHA
BETA
GAMMA
Fiber Patch Panel
CSR NC5540
too
bottom
Bottom OVP Layout
Circuit 1 Alpha Low Band
Circuit 2 Beta Low Band
Circuit 3 Gamma Low Band
Circuit 4 Alpha Mid Band
Circuit 5 Beta Mid Band
Circuit 6 Gamma Mid Band
Circuit 7 Alpha CBRS
Circuit 8 Beta CBRS
Circuit 9 Gamma CBRS
Circuit 10 Open
Circuit 11 Open
Circuit 12 Open
Bottom OVP
PLUMBING DIAGRAM
NO SCALE
1
dish wireless.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120
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1220 AUGUSTA DRIVE, SUITE 500
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RF
PLUMBING DIAGRAM
SHEET NUMBER
RF-2



EXOTHERMIC CONNECTION
MECHANICAL CONNECTION
BUSS BAR INSULATOR
CHEMICAL ELECTROLYTIC GROUNDING SYSTEM
TEST CHEMICAL ELECTROLYTIC GROUNDING SYSTEM
EXOTHERMIC WITH INSPECTION SLEEVE
GROUNDING BAR
GROUND ROD
TEST GROUND ROD WITH INSPECTION SLEEVE
SINGLE POLE SWITCH
DUPLEX RECEPTACLE
DUPLEX GFCI RECEPTACLE
FLUORESCENT LIGHTING FIXTURE (2) TWO LAMPS 48-T8
SMOKE DETECTION (DC)
EMERGENCY LIGHTING (DC)
SECURITY LIGHT W/PHOTOCELL LITHONIA ALXW
WOOD/WROUGHT IRON FENCE
WALL STRUCTURE
LEASE AREA
PROPERTY LINE (PL)
SETBACKS
ICE BRIDGE
CABLE TRAY
WATER LINE
UNDERGROUND POWER
UNDERGROUND TELCO
OVERHEAD POWER
OVERHEAD TELCO
UNDERGROUND TELCO/POWER
ABOVE GROUND POWER
ABOVE GROUND TELCO
ABOVE GROUND TELCO/POWER
WORKPOINT
SECTION REFERENCE
DETAIL REFERENCE

LEGEND

AB	ANCHOR BOLT
ABV	ABOVE
AC	ALTERNATING CURRENT
ADDL	ADDITIONAL
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AGL	ABOVE GROUND LEVEL
AIC	AMPERAGE INTERRUPTION CAPACITY
ALUM	ALUMINUM
ALT	ALTERNATE
ANT	ANTENNA
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BATT	BATTERY
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BTC	BARE TINNED COPPER CONDUCTOR
BOF	BOTTOM OF FOOTING
CAB	CABINET
CANT	CANTILEVERED
CHG	CHARGING
CLG	CEILING
CLR	CLEAR
COL	COLUMN
COMM	COMMON
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUE
DBL	DOUBLE
DC	DIRECT CURRENT
DEPT	DEPARTMENT
DF	DOUGLAS FIR
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DWG	DRAWING
DWL	DOWEL
EA	EACH
EC	ELECTRICAL CONDUCTOR
EL	ELEVATION
ELEC	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
ENG	ENGINEER
EQ	EQUAL
EXP	EXPANSION
EXT	EXTERIOR
EW	EACH WAY
FAB	FABRICATION
FF	FINISH FLOOR
FG	FINISH GRADE
FIF	FACILITY INTERFACE FRAME
FIN	FINISH(ED)
FLR	FLOOR
FDN	FOUNDATION
FOC	FACE OF CONCRETE
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FOW	FACE OF WALL
FS	FINISH SURFACE
FT	FOOT
FTG	FOOTING
GA	GAUGE
GEN	GENERATOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GLB	GLUE LAMINATED BEAM
GLV	GALVANIZED
GPS	GLOBAL POSITIONING SYSTEM
GND	GROUND
GSM	GLOBAL SYSTEM FOR MOBILE
HDG	HOT DIPPED GALVANIZED
HDR	HEADER
HGR	HANGER
HVAC	HEAT/VENTILATION/AIR CONDITIONING
HT	HEIGHT
IGR	INTERIOR GROUND RING
IN	INCH
INT	INTERIOR
LB(S)	POUND(S)
LF	LINEAR FEET
LTE	LONG TERM EVOLUTION
MAS	MASONRY
MAX	MAXIMUM
MB	MACHINE BOLT
MECH	MECHANICAL
MFR	MANUFACTURER
MGB	MASTER GROUND BAR
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
MTS	MANUAL TRANSFER SWITCH
MW	MICROWAVE
NEC	NATIONAL ELECTRIC CODE
NM	NEWTON METERS
NO.	NUMBER
#	NUMBER
NTS	NOT TO SCALE
OC	ON-CENTER
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
OPNG	OPENING
P/C	PRECAST CONCRETE
PCS	PERSONAL COMMUNICATION SERVICES
PCU	PRIMARY CONTROL UNIT
PRC	PRIMARY RADIO CABINET
PP	POLARIZING PRESERVING
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PWR	POWER CABINET
QTY	QUANTITY
RAD	RADIUS
RECT	RECTIFIER
REF	REFERENCE
REINF	REINFORCEMENT
REQ'D	REQUIRED
RET	REMOTE ELECTRIC TILT
RF	RADIO FREQUENCY
RMC	RIGID METALLIC CONDUIT
RRH	REMOTE RADIO HEAD
RRU	REMOTE RADIO UNIT
RWY	RACEWAY
SCH	SCHEDULE
SHT	SHEET
SHID	SMART INTEGRATED ACCESS DEVICE
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
TEMP	TEMPORARY
THK	THICKNESS
TMA	TOWER MOUNTED AMPLIFIER
TN	TOE NAIL
TOA	TOP OF ANTENNA
TOC	TOP OF CURB
TOF	TOP OF FOUNDATION
TOP	TOP OF PLATE (PARAPET)
TOS	TOP OF STEEL
TOW	TOP OF WALL
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
TYP	TYPICAL
UG	UNDERGROUND
UL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
UMTS	UNIVERSAL MOBILE TELECOMMUNICATIONS SYSTEM
UPS	UNINTERRUPTIBLE POWER SYSTEM (DC POWER PLANT)
VIF	VERIFIED IN FIELD
W	WIDE
W/	WITH
WD	WOOD
WP	WEATHERPROOF
WT	WEIGHT

ABBREVIATIONS

dish wireless.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

CROWN CASTLE
1220 AUGUSTA DRIVE, SUITH 500
HOUSTON, TX 77057

LAB
48000 Portico Trail, Suite 400
Wixom, Michigan 48393
PHONE: (248) 705-5212

STATE OF UTAH
PETER PROTT LICHOWNIK
6179388-6301
LICENSED ARCHITECT

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

DRAWN BY:	CHECKED BY:	APPROVED BY:
RC	PL	---

RFDS REV #: N/A

CONSTRUCTION DOCUMENTS

SUBMITALS

REV	DATE	DESCRIPTION
A	05/28/2021	ISSUED FOR REVIEW
B	06/04/2021	ISSUED FOR FINAL REVIEW

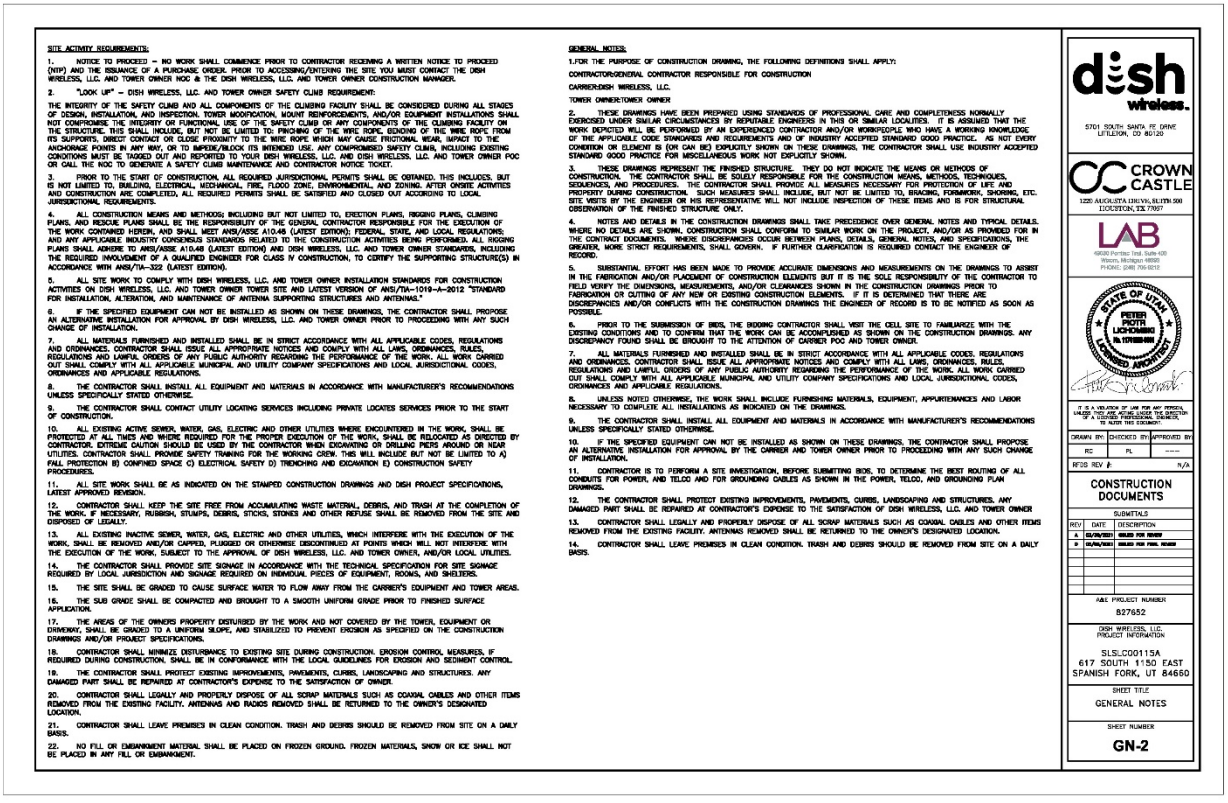
A&E PROJECT NUMBER
B27652

DISH WIRELESS, LLC.
PROJECT INFORMATION

SLSLC00115A
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660

SHEET TITLE
LEGEND AND ABBREVIATIONS

SHEET NUMBER
GN-1



SITE ACTIVITY REQUIREMENTS:

1. NOTICE TO PROCEED – NO WORK SHALL COMMENCE PRIOR TO CONTRACTOR RECEIVING A WRITTEN NOTICE TO PROCEED (NTP) AND THE ISSUANCE OF A PURCHASE ORDER. PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE DISH WIRELESS, LLC. AND TOWER OWNER NOC & THE DISH WIRELESS, LLC. AND TOWER OWNER CONSTRUCTION MANAGER.

2. "LOOK UP" – DISH WIRELESS, LLC. AND TOWER OWNER SAFETY CLIMB REQUIREMENT:

THE INTEGRITY OF THE SAFETY CLIMB AND ALL COMPONENTS OF THE CLIMBING FACILITY SHALL BE CONSIDERED DURING ALL STAGES OF DESIGN, INSTALLATION, AND INSPECTION. TOWER MODIFICATION, MOUNT REINFORCEMENTS, AND/OR EQUIPMENT INSTALLATIONS SHALL NOT COMPROMISE THE INTEGRITY OR FUNCTIONAL USE OF THE SAFETY CLIMB OR ANY COMPONENTS OF THE CLIMBING FACILITY ON THE STRUCTURE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: PINCHING OF THE WIRE ROPE, BENDING OF THE WIRE ROPE FROM ITS SUPPORTS, DIRECT CONTACT OR CLOSE PROXIMITY TO THE WIRE ROPE WHICH MAY CAUSE FRICTIONAL WEAR, IMPACT TO THE ANCHORAGE POINTS IN ANY WAY, OR TO IMPEDE/BLOCK ITS INTENDED USE. ANY COMPROMISED SAFETY CLIMB, INCLUDING EXISTING CONDITIONS MUST BE TAGGED OUT AND REPORTED TO YOUR DISH WIRELESS, LLC. AND DISH WIRELESS, LLC. AND TOWER OWNER POC OR CALL THE NOC TO GENERATE A SAFETY CLIMB MAINTENANCE AND CONTRACTOR NOTICE TICKET.

3. PRIOR TO THE START OF CONSTRUCTION, ALL REQUIRED JURISDICTIONAL PERMITS SHALL BE OBTAINED. THIS INCLUDES, BUT IS NOT LIMITED TO, BUILDING, ELECTRICAL, MECHANICAL, FIRE, FLOOD ZONE, ENVIRONMENTAL, AND ZONING. AFTER ONSITE ACTIVITIES AND CONSTRUCTION ARE COMPLETED, ALL REQUIRED PERMITS SHALL BE SATISFIED AND CLOSED OUT ACCORDING TO LOCAL JURISDICTIONAL REQUIREMENTS.

4. 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 MEET ANSI/ASSE A10.48 (LATEST EDITION); FEDERAL, STATE, AND LOCAL REGULATIONS; AND ANY APPLICABLE INDUSTRY CONSENSUS STANDARDS RELATED TO THE CONSTRUCTION ACTIVITIES BEING PERFORMED. ALL RIGGING PLANS SHALL ADHERE TO ANSI/ASSE A10.48 (LATEST EDITION) AND DISH WIRELESS, LLC. AND TOWER OWNER STANDARDS, INCLUDING THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION, TO CERTIFY THE SUPPORTING STRUCTURE(S) IN ACCORDANCE WITH ANSI/TIA-322 (LATEST EDITION).

5. ALL SITE WORK TO COMPLY WITH DISH WIRELESS, LLC. AND TOWER OWNER INSTALLATION STANDARDS FOR CONSTRUCTION ACTIVITIES ON DISH WIRELESS, LLC. AND TOWER OWNER TOWER SITE AND LATEST VERSION OF ANSI/TIA-1019-A-2012 "STANDARD FOR INSTALLATION, ALTERATION, AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS."

6. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY DISH WIRELESS, LLC. AND TOWER OWNER PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.

7. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.

8. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.

9. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES INCLUDING PRIVATE LOCATES SERVICES PRIOR TO THE START OF CONSTRUCTION.

10. 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 CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR 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 E) CONSTRUCTION SAFETY PROCEDURES.

11. ALL SITE WORK SHALL BE AS INDICATED ON THE STAMPED CONSTRUCTION DRAWINGS AND DISH PROJECT SPECIFICATIONS, LATEST APPROVED REVISION.

12. CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATING WASTE MATERIAL, DEBRIS, AND TRASH AT THE COMPLETION OF THE WORK. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.

13. 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 DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF DISH WIRELESS, LLC. AND TOWER OWNER, AND/OR LOCAL UTILITIES.

14. THE CONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE REQUIRED BY LOCAL JURISDICTION AND SIGNAGE REQUIRED ON INDIVIDUAL PIECES OF EQUIPMENT, ROOMS, AND SHELTERS.

15. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE CARRIER'S EQUIPMENT AND TOWER AREAS.

16. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.

17. 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 CONSTRUCTION DRAWINGS AND/OR PROJECT SPECIFICATIONS.

18. CONTRACTOR 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.

19. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.

20. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS AND RADIOS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.

21. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.

22. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

GENERAL NOTES:

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

CONTRACTOR/GENERAL CONTRACTOR RESPONSIBLE FOR CONSTRUCTION

CARRIER: DISH WIRELESS, LLC.

TOWER OWNER: TOWER OWNER

2. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY FOR PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, FORMWORK, SHORING, ETC. SITE VISITS BY THE ENGINEER OR HIS REPRESENTATIVE WILL NOT INCLUDE INSPECTION OF THESE ITEMS AND IS FOR STRUCTURAL OBSERVATION OF THE FINISHED STRUCTURE ONLY.

3. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY FOR PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, FORMWORK, SHORING, ETC. SITE VISITS BY THE ENGINEER OR HIS REPRESENTATIVE WILL NOT INCLUDE INSPECTION OF THESE ITEMS AND IS FOR STRUCTURAL OBSERVATION OF THE FINISHED STRUCTURE ONLY.

4. NOTES AND DETAILS IN THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT, AND/OR AS PROVIDED FOR IN THE CONTRACT DOCUMENTS. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL NOTES, AND SPECIFICATIONS, THE GREATER, MORE STRICT REQUIREMENTS, SHALL GOVERN. IF FURTHER CLARIFICATION IS REQUIRED CONTACT THE ENGINEER OF RECORD.

5. SUBSTANTIAL EFFORT HAS BEEN MADE TO PROVIDE ACCURATE DIMENSIONS AND MEASUREMENTS ON THE DRAWINGS TO ASSIST IN THE FABRICATION AND/OR PLACEMENT OF CONSTRUCTION ELEMENTS BUT IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE DIMENSIONS, MEASUREMENTS, AND/OR CLEARANCES SHOWN IN THE CONSTRUCTION DRAWINGS PRIOR TO FABRICATION OR CUTTING OF ANY NEW OR EXISTING CONSTRUCTION ELEMENTS. IF IT IS DETERMINED THAT THERE ARE DISCREPANCIES AND/OR CONFLICTS WITH THE CONSTRUCTION DRAWINGS THE ENGINEER OF RECORD IS TO BE NOTIFIED AS SOON AS POSSIBLE.

6. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE 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 CARRIER POC AND TOWER OWNER.

7. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.

8. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

9. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.

10. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CARRIER AND TOWER OWNER PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.

11. CONTRACTOR IS TO PERFORM A SITE INVESTIGATION, BEFORE SUBMITTING BIDS, TO DETERMINE THE BEST ROUTING OF ALL CONDUITS FOR POWER, AND TELCO AND FOR GROUNDING CABLES AS SHOWN IN THE POWER, TELCO, AND GROUNDING PLAN DRAWINGS.

12. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF DISH WIRELESS, LLC. AND TOWER OWNER

13. CONTRACTOR 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.

14. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.

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DRAWN BY:	CHECKED BY:	APPROVED BY:
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RFDS REV #: N/A

CONSTRUCTION DOCUMENTS

SUBMITALS

REV	DATE	DESCRIPTION
A	05/28/2021	ISSUED FOR REVIEW
B	06/04/2021	ISSUED FOR FINAL REVIEW

A&E PROJECT NUMBER
B27652

DISH WIRELESS, LLC.
PROJECT INFORMATION

SLSLC00115A
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-2

CONCRETE, FOUNDATIONS, AND REINFORCING STEEL:

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. UNLESS NOTED OTHERWISE, SOIL BEARING PRESSURE USED FOR DESIGN OF SLABS AND FOUNDATIONS IS ASSUMED TO BE 1000 psf.
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f'c) OF 3000 psi AT 28 DAYS, UNLESS NOTED OTHERWISE. NO MORE THAN 90 MINUTES SHALL ELAPSE FROM BATCH TIME TO TIME OF PLACEMENT UNLESS APPROVED BY THE ENGINEER OF RECORD. TEMPERATURE OF CONCRETE SHALL NOT EXCEED 90°F AT TIME OF PLACEMENT.
4. CONCRETE EXPOSED TO FREEZE-THAW CYCLES SHALL CONTAIN AIR ENTRAINING ADMIXTURES. AMOUNT OF AIR ENTRAINMENT TO BE BASED ON SIZE OF AGGREGATE AND F3 CLASS EXPOSURE (VERY SEVERE). CEMENT USED TO BE TYPE II PORTLAND CEMENT WITH A MAXIMUM WATER-TO-CEMENT RATIO (W/C) OF 0.45.
5. ALL STEEL REINFORCING SHALL CONFORM TO ASTM A615. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185. ALL SPLICES SHALL BE CLASS "B" TENSION SPLICES, UNLESS NOTED OTHERWISE. ALL HOOKS SHALL BE STANDARD 90 DEGREE HOOKS, UNLESS NOTED OTHERWISE. YIELD STRENGTH (fy) OF STANDARD DEFORMED BARS ARE AS FOLLOWS:

#4 BARS AND SMALLER 40 ksi

#5 BARS AND LARGER 60 ksi

6. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
   - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
   - CONCRETE EXPOSED TO EARTH OR WEATHER:
   - #6 BARS AND LARGER 2"
   - #5 BARS AND SMALLER 1-1/2"
   - CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
   - SLAB AND WALLS 3/4"
   - BEAMS AND COLUMNS 1-1/2"
7. A TOOLED EDGE OR 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.

ELECTRICAL INSTALLATION NOTES:

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES/ORDINANCES.
2. CONDUIT ROUTINGS ARE SCHEMATIC. CONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED AND TRIP HAZARDS ARE ELIMINATED.
3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.

4.1. ALL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OF APPROVAL, AND SHALL CONFORM TO REQUIREMENT OF THE NATIONAL ELECTRICAL CODE.

4.2. ALL OVERCURRENT DEVICES SHALL HAVE AN INTERRUPTING CURRENT RATING THAT SHALL BE GREATER THAN THE SHORT CIRCUIT CURRENT TO WHICH THEY ARE SUBJECTED, 22,000 AIC MINIMUM. VERIFY AVAILABLE SHORT CIRCUIT CURRENT DOES NOT EXCEED THE RATING OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH ARTICLE 110.24 NEC OR THE MOST CURRENT ADOPTED CODE PER THE GOVERNING JURISDICTION.

5. EACH END OF EVERY POWER PHASE CONDUCTOR, GROUNDING CONDUCTOR, AND TELCO CONDUCTOR OR CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND CSHA.
6. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH LAMICOID TAGS SHOWING THEIR RATED VOLTAGE, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (i.e. PANEL BOARD AND CIRCUIT ID'S).
7. PANEL BOARDS (ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
8. TIE WRAPS ARE NOT ALLOWED.
9. ALL POWER AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE COPPER CONDUCTOR (#14 OR LARGER) WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
10. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE COPPER CONDUCTOR (#8 OR LARGER) WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
11. POWER AND CONTROL WIRING IN FLEXIBLE CORD SHALL BE MULTI-CONDUCTOR, TYPE SOOW CORD (#14 OR LARGER) UNLESS OTHERWISE SPECIFIED.
12. POWER AND CONTROL WIRING FOR USE IN CABLE TRAY SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 OR LARGER), WITH TYPE THHW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION NOT LESS THAN 75° C (90° C IF AVAILABLE).
14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
15. ELECTRICAL METALLIC TUBING (EMT), INTERMEDIATE METAL CONDUIT (IMC), OR RIGID METAL CONDUIT (RMC) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
16. ELECTRICAL METALLIC TUBING (EMT) OR METAL-CLAD CABLE (MC) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. SCHEDULE 40 PVC UNDERGROUND ON STRAIGHTS AND SCHEDULE 80 PVC FOR ALL ELBOWS/90s AND ALL APPROVED ABOVE GRADE PVC CONDUIT.
18. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
19. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
20. CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND THE NEC.
21. WIREWAYS SHALL BE METAL WITH AN ENAMEL FINISH AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS (WIREMOLD SPECMATE WIREWAY).
22. SLOTTED WIRING DUCT SHALL BE PVC AND INCLUDE COVER (PANDUIT TYPE E OR EQUAL).
23. CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON-PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES (i.e. POWDER-ACTUATED) FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER, PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED FLUSH TO FINISH GRADE TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHING ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE.
24. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL. SHALL MEET OR EXCEED UL 50 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND NEMA 3 (OR BETTER) FOR EXTERIOR LOCATIONS.
25. METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
26. NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2 (NEWEST REVISION) AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
27. THE CONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CARRIER AND/OR DISH WIRELESS, LLC. AND TOWER OWNER BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
28. THE CONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD LIFE AND PROPERTY.
29. INSTALL LAMICOID LABEL ON THE METER CENTER TO SHOW "DISH WIRELESS, LLC.".
30. ALL EMPTY/SPARE CONDUITS THAT ARE INSTALLED ARE TO HAVE A METERED MULE TAPE PULL CORD INSTALLED.

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STATE OF UTAH
PETER PROTT LICHOMANIS
No. 1079888-5501
LICENSED ARCHITECT

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DRAWN BY:	CHECKED BY:	APPROVED BY:
RC	PL	---

RFDS REV #: N/A

CONSTRUCTION DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
A	05/28/2021	ISSUED FOR REVIEW
B	06/04/2021	ISSUED FOR FINAL REVIEW

A&E PROJECT NUMBER
827652

DISH WIRELESS, LLC.
PROJECT INFORMATION

SLSLC00115A
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-3

GROUNDING NOTES:

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

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DRAWN BY: RC | CHECKED BY: PL | APPROVED BY: ---

RFDS REV #: N/A

CONSTRUCTION DOCUMENTS

SUBMITTALS

REV A 05/28/2021 ISSUED FOR REVIEW
REV B 06/04/2021 ISSUED FOR FINAL REVIEW

A&E PROJECT NUMBER
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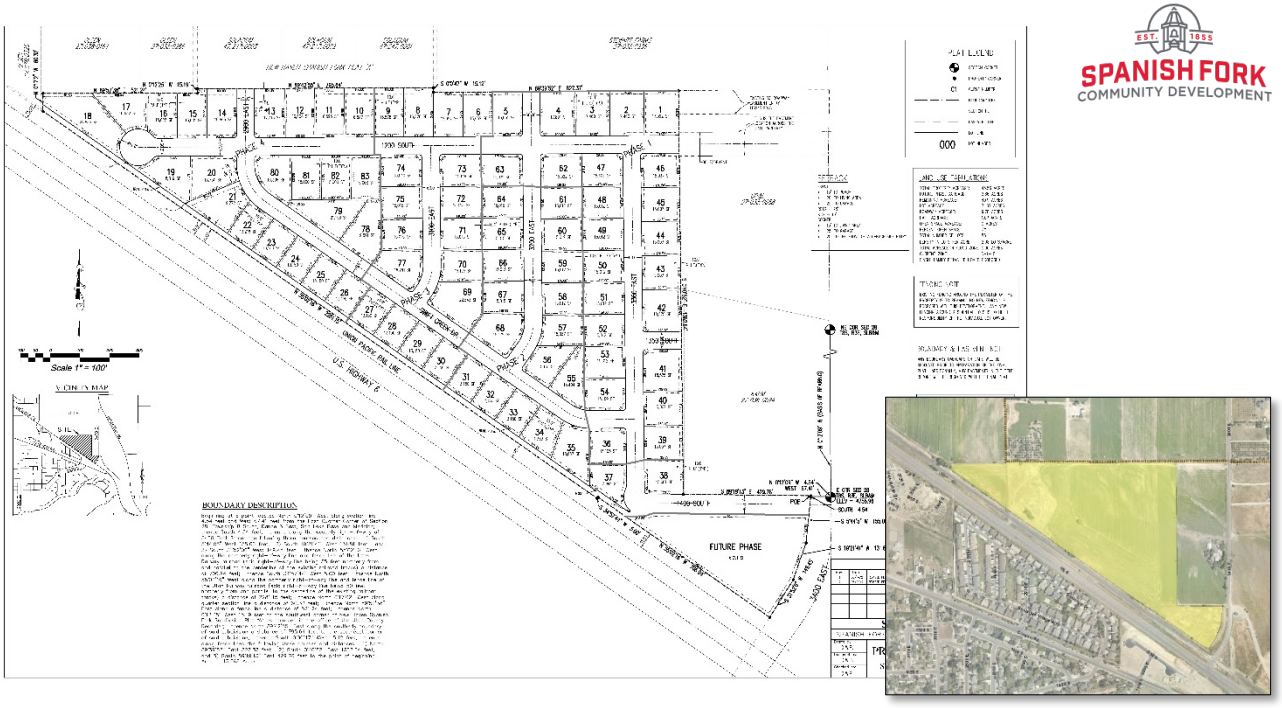
DISH WIRELESS, LLC.
PROJECT INFORMATION

SLSLC00115A
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-4





Swift Creek Preliminary Plat Approval Request

July 7, 2021, Planning Commission.

Located at approximately 3100 East 950 South, including 43.56 acres.

The subject property is zoned R-1-15.

The applicant has requested Preliminary Plat approval for a Master Planned Development that includes eighty-three (83) residential lots.

Key Issues

1. Master Planned Development.
2. Irrigation ditches.
3. Fencing and Walls.
4. Improvements.
5. Future phase.
6. Utilities.
7. Trails.

Exhibits

1. Preliminary Plat.

Recommendation

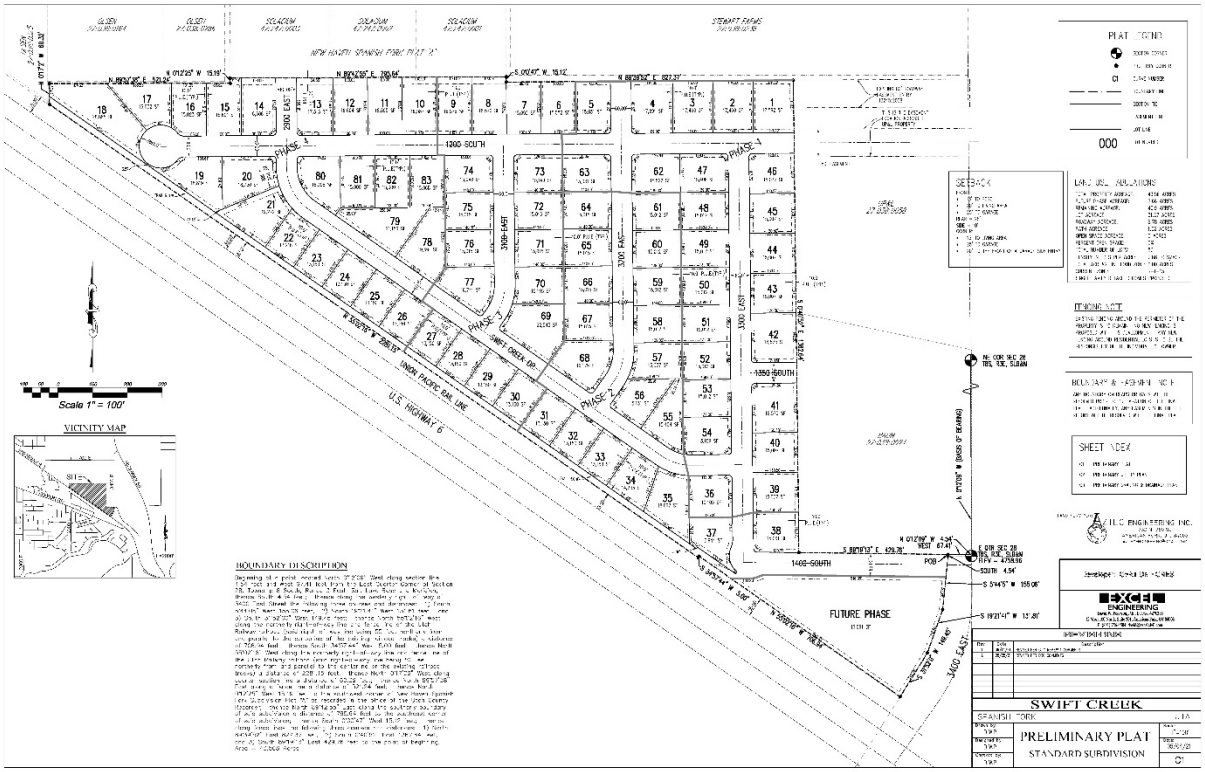
That the proposed Preliminary Plat be recommended for approval based on the following findings and subject to the following conditions:

Finding

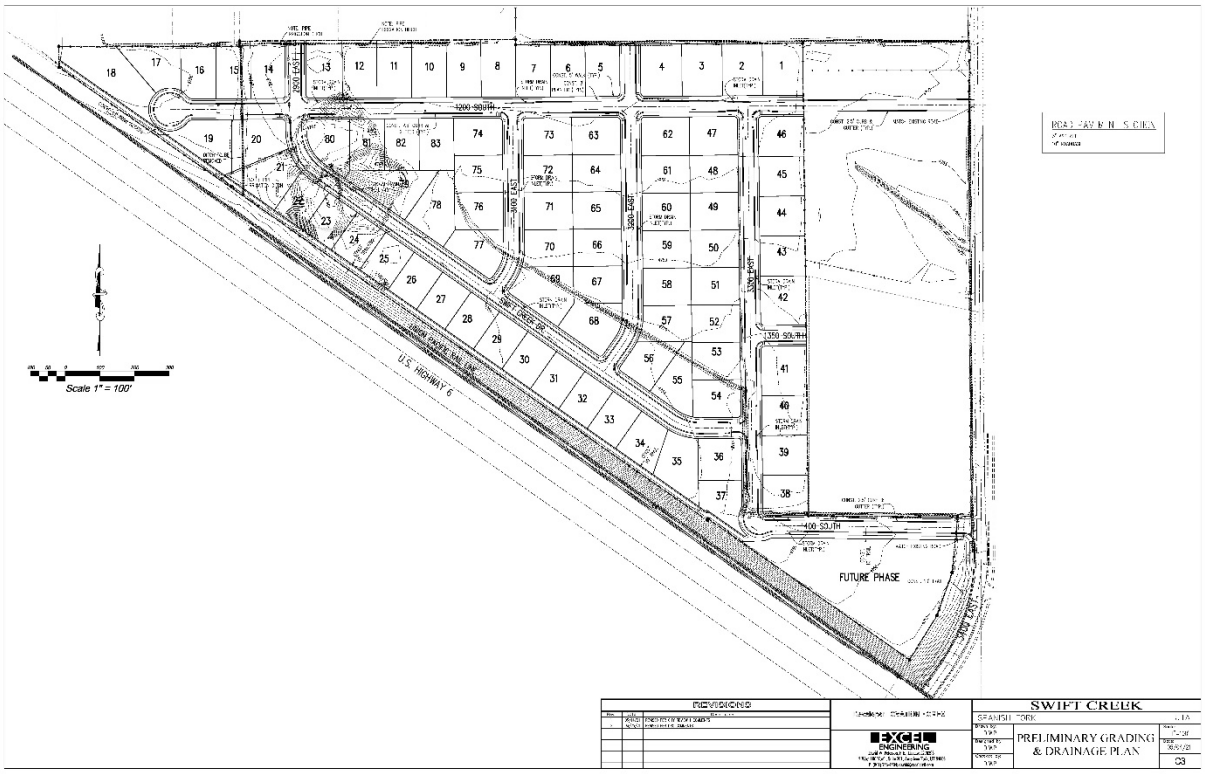
1. That the application conforms to the City's General Plan Designation and Zoning Map.
2. That the proposal conforms with the Master Planned Development requirements of the R-1-15 zone.

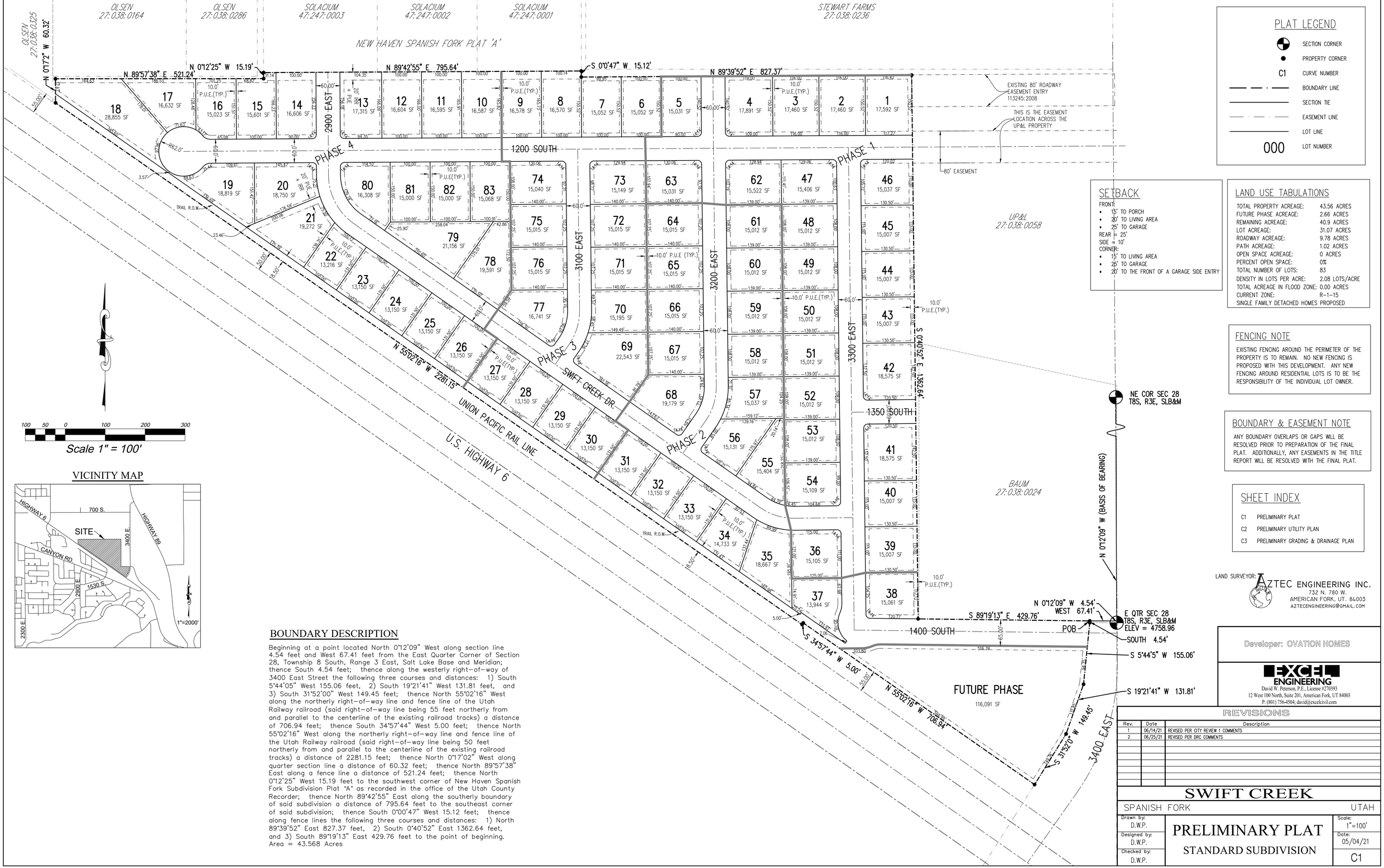
Conditions

1. That the applicant meets the City's Zoning requirements and Construction Standards,
2. That the applicant addresses any red-lines.
3. That the applicant widens both trail access drive aisles on the south side of the project from 10 feet to 25 feet per the criteria of the Parks Department.
4. That the applicant addresses any concerns raised by the City's Power and Engineering Departments.
5. That the applicant realigns the irrigation ditches as discussed.
6. That the applicant designs a low maintenance landscaping plan for the park strips on the north and south access roads.
7. That the applicant includes sidewalks on the access roads.


PLAT LEGEND
SETBACK
LAND USE REGULATIONS
SHEET INDEX
VICINITY MAP
BOUNDARY DESCRIPTION
Scale 1" = 100'
1400 SOUTH
2300 EAST
3300 EAST
PHASE 1
PHASE 2
PHASE 3
SWIFT CREEK DR.
UNION PACIFIC RAIL LINE
U.S. HIGHWAY 6
FUTURE PHASE
1350 SOUTH
POB
EXCEL ENGINEERING
SWIFT CREEK
SPANISH FORK
PRELIMINARY PLAT
STANDARD SUBDIVISION
C1


Scale 1" = 100'
UTILITY LEGEND
UTILITY SERVICE NOTE
UNION PACIFIC RAIL LINE
U.S. HIGHWAY 6
FUTURE PHASE
1400 SOUTH
2300 EAST
3300 EAST
REVISIONS
EXCEL ENGINEERING
SWIFT CREEK
SPANISH FORK
PRELIMINARY UTILITY
C2


1200 SOUTH
400 SOUTH
350 SOUTH
1200 EAST
1000 EAST
800 EAST
600 EAST
400 EAST
350 EAST
U.S. HIGHWAY 6
FUTURE PHASE
Scale 1" = 100'
REVISIONS
EXCEL ENGINEERING
SWIFT CREEK
PRELIMINARY GRADING & DRAINAGE PLAN
C3



PLAT LEGEND

- SECTION CORNER
- PROPERTY CORNER
- C1 — CURVE NUMBER
- BOUNDARY LINE
- SECTION TIE
- EASEMENT LINE
- LOT LINE
- 000 — LOT NUMBER

SETBACK

FRONT:
- 15' TO PORCH
- 20' TO LIVING AREA
- 25' TO GARAGE

REAR = 25'
SIDE = 10'
CORNER:
- 15' TO LIVING AREA
- 25' TO GARAGE
- 20' TO THE FRONT OF A GARAGE SIDE ENTRY

LAND USE TABULATIONS

TOTAL PROPERTY ACREAGE:	43.56 ACRES
FUTURE PHASE ACREAGE:	2.66 ACRES
REMAINING ACREAGE:	40.9 ACRES
LOT ACREAGE:	31.07 ACRES
ROADWAY ACREAGE:	9.78 ACRES
PATH ACREAGE:	1.02 ACRES
OPEN SPACE ACREAGE:	0 ACRES
PERCENT OPEN SPACE:	0%
TOTAL NUMBER OF LOTS:	83
DENSITY IN LOTS PER ACRE:	2.08 LOTS/ACRE
TOTAL ACREAGE IN FLOOD ZONE:	0.00 ACRES
CURRENT ZONE:	R-1-15

SINGLE FAMILY DETACHED HOMES PROPOSED

FENCING NOTE

EXISTING FENCING AROUND THE PERIMETER OF THE PROPERTY IS TO REMAIN. NO NEW FENCING IS PROPOSED WITH THIS DEVELOPMENT. ANY NEW FENCING AROUND RESIDENTIAL LOTS IS TO BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.

BOUNDARY & EASEMENT NOTE

ANY BOUNDARY OVERLAPS OR GAPS WILL BE RESOLVED PRIOR TO PREPARATION OF THE FINAL PLAT. ADDITIONALLY, ANY EASEMENTS IN THE TITLE REPORT WILL BE RESOLVED WITH THE FINAL PLAT.

SHEET INDEX

C1 PRELIMINARY PLAT
C2 PRELIMINARY UTILITY PLAN
C3 PRELIMINARY GRADING & DRAINAGE PLAN

100 50 0 100 200 300

Scale 1" = 100'

VICINITY MAP

BOUNDARY DESCRIPTION

Beginning at a point located North 0°12'09" West along section line 4.54 feet and West 67.41 feet from the East Quarter Corner of Section 28, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 4.54 feet; thence along the westerly right-of-way of 3400 East Street the following three courses and distances: 1) South 5°44'05" West 155.06 feet, 2) South 19°21'41" West 131.81 feet, and 3) South 31°52'00" West 149.45 feet; thence North 55°02'16" West along the northerly right-of-way line and fence line of the Utah Railway railroad (said right-of-way line being 55 feet northerly from and parallel to the centerline of the existing railroad tracks) a distance of 706.94 feet; thence South 34°57'44" West 5.00 feet; thence North 55°02'16" West along the northerly right-of-way line and fence line of the Utah Railway railroad (said right-of-way line being 50 feet northerly from and parallel to the centerline of the existing railroad tracks) a distance of 2281.15 feet; thence North 0°17'02" West along quarter section line a distance of 60.32 feet; thence North 89°57'38" East along a fence line a distance of 521.24 feet; thence North 0°12'25" West 15.19 feet to the southwest corner of New Haven Spanish Fork Subdivision Plat "A" as recorded in the office of the Utah County Recorder; thence North 89°42'55" East along the southerly boundary of said subdivision a distance of 795.64 feet to the southeast corner of said subdivision; thence South 0°00'47" West 15.12 feet; thence along fence lines the following three courses and distances: 1) North 89°39'52" East 827.37 feet, 2) South 0°40'52" East 1362.64 feet, and 3) South 89°19'13" East 429.76 feet to the point of beginning. Area = 43.568 Acres

LAND SURVEYOR:
AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

Developer: OVATION HOMES

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

REVISIONS

Rev.	Date	Description
1	06/14/21	REVISED PER CITY REVIEW 1 COMMENTS
2	06/25/21	REVISED PER DRC COMMENTS

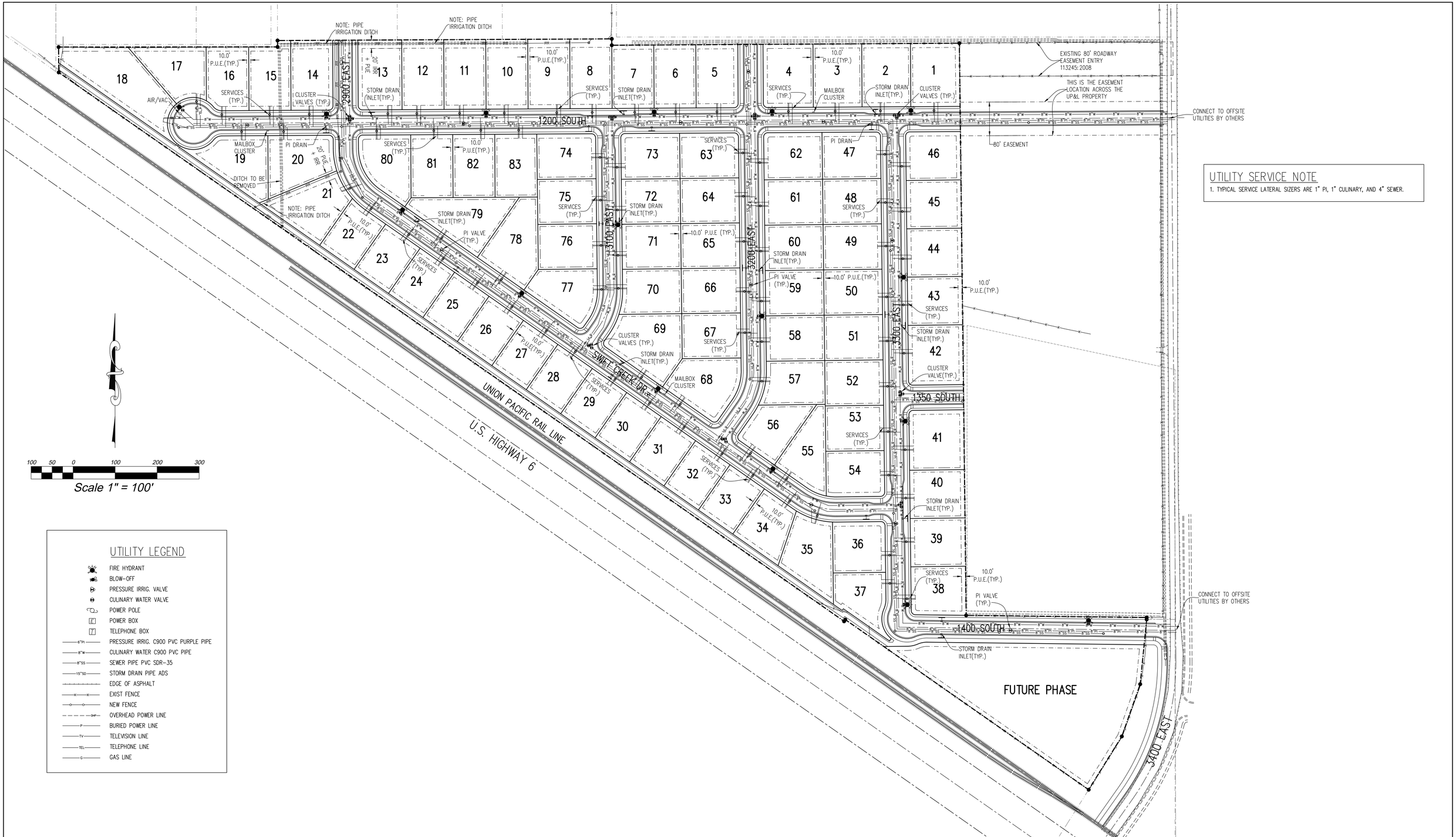
SWIFT CREEK

SPANISH FORK UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

PRELIMINARY PLAT
STANDARD SUBDIVISION

Scale: 1"=100'
Date: 05/04/21
C1



UTILITY SERVICE NOTE

1. TYPICAL SERVICE LATERAL SIZERS ARE 1" PI, 1" CULINARY, AND 4" SEWER.

UTILITY LEGEND

- FIRE HYDRANT
- BLOW-OFF
- PRESSURE IRRIG. VALVE
- CULINARY WATER VALVE
- POWER POLE
- POWER BOX
- TELEPHONE BOX
- 6"PI — PRESSURE IRRIG. C900 PVC PURPLE PIPE
- 8"W — CULINARY WATER C900 PVC PIPE
- 8"SS — SEWER PIPE PVC SDR-35
- 15"SD — STORM DRAIN PIPE ADS
- EDGE OF ASPHALT
- X — X — EXIST FENCE
- O — O — NEW FENCE
- OHP — OVERHEAD POWER LINE
- P — BURIED POWER LINE
- TV — TELEVISION LINE
- TEL — TELEPHONE LINE
- G — GAS LINE

REVISIONS

Rev.	Date	Description
1	06/14/21	REVISED PER CITY REVIEW 1 COMMENTS
2	06/25/21	REVISED PER DRC COMMENTS

Developer: OVATION HOMES

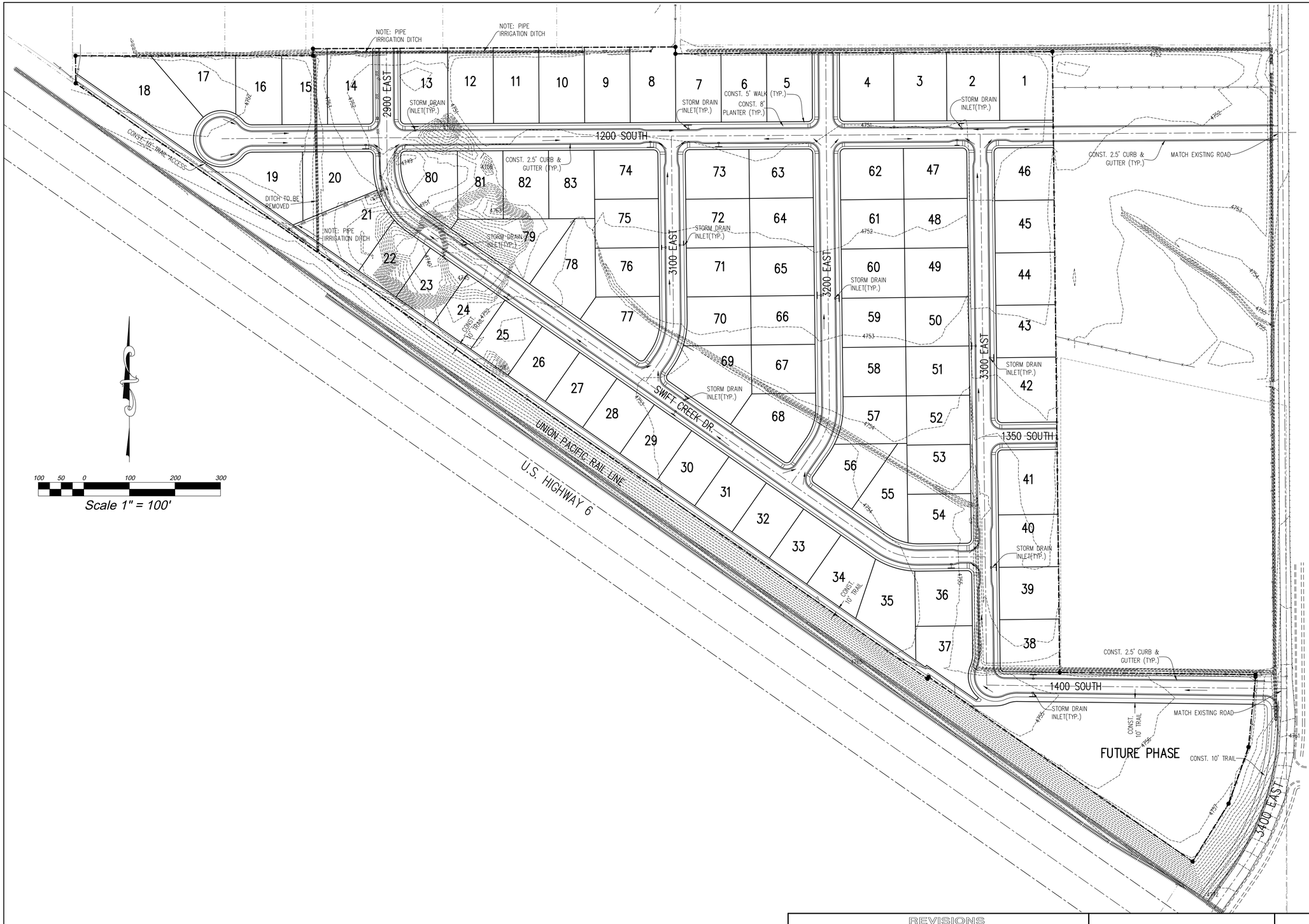
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

SWIFT CREEK

SPANISH FORK UTAH

PRELIMINARY UTILITY

Drawn by:	D.W.P.
Designed by:	D.W.P.
Checked by:	D.W.P.
Scale:	1"=100'
Date:	05/04/21
	C2



ROAD PAVEMENT SECTION

3" ASPHALT
10" ROADBASE

REVISIONS

Rev.	Date	Description
1	06/14/21	REVISED PER CITY REVIEW 1 COMMENTS
2	06/25/21	REVISED PER DRC COMMENTS

Developer: OVATION HOMES

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

SWIFT CREEK

SPANISH FORK UTAH

PRELIMINARY GRADING & DRAINAGE PLAN

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.
Scale: 1"=100'
Date: 05/04/21
C3

SPANISH FORK
PRIDE & PROGRESS

TO: Planning Commission

FROM: Dave Anderson, AICP

DATE: July 7, 2021

RE: Proposed Changes to Title 15

This correspondence includes a variety of proposed changes to Title 15. Some of the changes, those pertaining to certain agricultural uses and a what would be defined as a Meat Processing Facility where previously presented to the Planning Commission. Those are included with this proposal as staff failed to satisfy one of the requirements for public notice for the previous public hearing. The other changes may be considered housekeeping as staff works to keep zoning language clear and consistent.

The proposed changes are provided in red boldface text.

15.1.04.020 Definitions

"**Affected Entity**": A government entity, school district, public utility, interlocal cooperative entity, or a service or similar district, whose facilities are likely to require expansion or significant modification because of an intended use of land, or the entity's facilities or boundaries are within one mile of land which is the subject of the land use ordinance change.

"Agritainment": Agriculturally-based recreation, entertainment and tourism activities held in conjunction with on-going agricultural uses on a property. Activities may include corn mazes, hay rides, petting zoos, farm stands, and farmer's markets.

"**Existing Construction**": means for the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "Existing Construction" may also be referred to as "existing structures".

“Feedlot”: Any dairy, stockyard, feedyard, or similar livestock operation for cattle, sheep, swine, goats, horses, poultry, or game animals, where the animals are corralled, penned, tethered, or otherwise caused to remain in a restricted area for any purpose, and in which the surface of such restricted area is or will become bare of any feed growth in the normal growing season. Normal grazing activities for pastured livestock are excluded from this definition.

"General Plan": The Comprehensive General Plan of Spanish Fork City.

“Grain Mill”: Facilities that provide the storage and elevating of agricultural commodities; the milling of agricultural grains, including grinding, rolling, cracking, flaking and pelletizing; the processing and storage of fertilizers; and the packaging of commodities and fertilizers.

“Mean Sea Level”: means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

“Meat Processing Facility”: An enclosed facility, with no Feedlot, used for the killing or dressing of animals, including cattle, sheep, swine, goats, horses, poultry, or game animals; and the storage, freezing, and curing of meat and preparation of meat products.

15.3.16.010 Agricultural and Rural Residential Districts

A-E. Exclusive Agriculture. The purpose of this district is to promote agricultural production on lands with high quality soil types. The lands will usually not be suited for other urban uses because of location within a floodplain, or distance to other urban services. All agricultural uses are allowed in this zone. A cannabis cultivation facility is permitted with conditions (see SFMC §5.48.030(A) and (B))

R-R. Rural Residential. This district is similar in character with the A-E District, but parcel sizes are generally somewhat smaller and the soil types may be lower quality. Many of these areas within the Growth Management boundary will likely be rezoned and developed with higher density uses as utilities are extended and adequate streets are developed and/or widened. Other lands outside the Growth Management Boundary may eventually be converted to urban uses when a need is shown to expand that boundary.

A. Permitted Uses:
    1. Agriculture, including the production of food and fiber crops, and tree farms, grazing and animal husbandry of livestock.
    2. Agritainment.
    3. Commercial horse riding, training, and boarding stables. (A-E District only).
    4. Living quarters for agricultural employees employed on the premises. (A-E District only).
    5. Grain Mill.
    6. Wholesale plant nurseries.
    7. One (1) single residence dwelling per lot.
    8. Veterinary offices including outdoor boarding of animals if animals are kept at least 200 feet from any neighboring house.
    9. Churches.
    10. Veterinary offices for large animals and/or outside boarding of any animals.
    11. Municipal facilities required for local service.

15.3.16.080 C-2 General Commercial

This district is intended to provide for a wide range of commercial uses designed to serve neighborhood, community, and regional needs. Uses may be freestanding or integrated in a center.

A. Permitted Uses: The following uses are permitted if operated from a permanent, enclosed building with no outside storage of merchandise:
    1. Art Galleries and Studios.
    2. Car Wash (full service).
    3. Child Care Centers.
    4. Convenience Stores.
    5. Entertainment Uses.
    6. Event Center.
    7. Financial Institutions.
    8. Hotels and Motels.
    9. Instructional Studios.
    10. Lube Centers.
    11. Medical and Dental Laboratories.
    12. Municipal Facilities required for local service.
    13. Office Supply, Copying, Printing businesses.
    14. Offices.
    15. Outdoor display area.
    16. Personal Service businesses.
    17. Private Clubs.
    18. Public Utility Facilities required for local service.

19. Repair Services for small appliances, bicycles, jewelry, and similar items.
20. Restaurants.
21. Retail uses.
22. Tire Centers.

The following uses are permitted if operated from a permanent, enclosed building and may have outside storage or display of merchandise which is customarily part of such:

1. New and Used Automobile, Motorcycle, Boat, Truck, Recreational Vehicle Sales and Rental Facilities, and Repair Services associated with such facilities.

B. Uses Subject to Conditions:
   1. Seasonal Sales and Special Events (as described in §15.3.24.050 et seq.).
C. Uses Subject to Conditional Use Permit (see §15.3.08.060):
   1. Outdoor display or storage of materials or merchandise in conjunction with any permitted use.
   2. Wireless Communication Facilities on existing structures, with the intent to make them "stealth" facilities, which are not noticeable to a degree greater than the structure to which it is attached; or new stealth facilities which are camouflaged into its surroundings.
D. Accessory Buildings and Uses (see §15.3.24.090):
E. Development Standards (see Table 2).
F. Site Plan/Design Review (see §15.4.08.010 et seq.).
G. Landscaping, Buffering, Walls (see §15.4.16.130).
H. Signs (see §5.36.010 et seq.).
I. Parking (see §15.4.16.120).

15.3.16.090 S-C Shopping Center

This district is intended to provide retail uses, service-oriented businesses, offices, and restaurants in an integrated center. Each center shares common architecture, access, parking, signage, and landscape design. Centers will typically be five (5) acres in size and provide neighborhood or community level destination shopping while incorporating a design which enhances pedestrian orientation within the center.

A. Permitted Uses: The following uses are permitted if operated from a permanent, enclosed building with no outside storage of merchandise:
   1. Art Galleries and Studios.
   2. Car Wash (full service).
   3. Child Care Centers.
   4. Convenience Store.
   5. Entertainment Uses.
   6. Financial Institutions.
   7. Instructional Studios.
   8. Lube Center.

9. Municipal Facilities required for local service.
10. Office Supply, Copying, and Printing businesses.
11. Personal Service businesses.
12. Restaurants.
13. Retail Uses.
14. Tire Center.

The following uses are permitted if operated from a permanent, enclosed building and may have outside storage or display of merchandise which is customarily part of such business:

B. Uses Subject to Conditions:
    1. Seasonal sales and special events (as described in §15.3.24.050 et seq.).
    2. Offices. Buildings or portions of buildings occupied by office uses cannot exceed 3,000 square feet. No more than five (5) percent of any development's gross building square footage can be dedicated to office uses.
    3. Outdoor display area. Areas are only allowed for the storage of materials and merchandise in conjunction with a permitted use that has a permanent facility in the center. Areas should be sufficiently screened and/or organized so as to maintain an attractive and inviting atmosphere in the center. Areas shall not impede pedestrian or vehicular traffic to, from, or within a center.
C. Uses Subject to Conditional Use Permit (see §15.3.08.060):
    1. Hotels and Motels.
    2. New Automobile, Motorcycle, Boat, Truck, Recreational Vehicle Sales and Rental Facilities, and Repair Services associated with such facilities.
    3. Outdoor display or storage of materials or merchandise in conjunction with any permitted use.
    4. Wireless Communication Facilities on existing structures, with the intent to make them "stealth" facilities, which are not noticeable to a degree greater than the structure to which they are attached; or new stealth facilities which are camouflaged into its surroundings.
D. Accessory Buildings and Temporary Uses (see §15.3.24.090).
    1. Self-storage Warehouses and/or Recreational Vehicle Storage.
    2. Warehousing.
E. Development Standards (see Table 2).
F. Development Standards (see Table 2).
G. Site Plan/Design Review (see §15.4.08.010 et seq.).
H. Site Plan/Design Review (see §15.4.08.010 et seq.).
I. Landscaping, Buffering, Walls (see §15.4.16.130).
J. Signs (see §5.36.010 et seq.).
K. Parking (see §15.4.16.120).

15.3.16.120 I-1 Light Industrial

This district is intended to provide for employment related uses including light manufacturing, assembling, warehousing, and wholesale activities. Associated office and support commercial uses are allowed. Uses that emit significant amount of air, water, or noise pollution will not be allowed. Residential uses are not allowed.

A. Permitted Uses:
    1. Agriculture, including the Production of Food and Fiber Crops, Tree Farms, Grazing, and Animal Husbandry of Livestock, not including Feedlots.
    2. Automotive Repair.
    3. Automotive Service, Paint and Body Work, other consumer goods repair.
    4. Caretaker's Residence.
    5. Car Wash (self or full service).
    6. Contractor Warehouse and Storage Yards.
    7. Financial Institutions.
    8. Funeral Homes.
    9. Indoor Manufacturing, Assembly and Storage of finished products.
    10. Instructional Studios.
    11. Lube Centers.
    12. Lumber and Building Material Yards.
    13. Municipal Facilities required for local service.
    14. New and Used Automobile, Motorcycle, Boat, Truck, Recreational Vehicle Sales and Rental Facilities, and Repair Services associated with such facilities.
    15. Office Supply, Copying, Printing businesses.
    16. Offices.
    17. Outdoor display areas.
    18. Research, Development, and Testing services.
    19. Restaurants.
    20. Retail businesses.
    21. Telecommunication Towers not taller than 60 feet.
    22. Tire Care Centers.
    23. Trade or Business schools.
    24. Trucking and Warehousing.
    25. Veterinary Offices for large animals and/or outside boarding of animals.
    26. Wholesale Trade Businesses except explosives or automobile wrecking or salvage yards.
B. Uses Subject to Conditions:
    1. Outdoor storage areas (see §15.3.24.090(I)).
    2. Seasonal Sales and Special Events (as described in §15.3.24.050 et seq.).
    3. Sexually Oriented businesses as defined in Chapter 5.28 of the Spanish Fork Municipal Code.
C. Uses Subject to Conditional Use Permit (see §15.3.08.060):

1. Commercial Kennels, Animal Shelters, and Veterinary Hospitals with outdoor boarding or exercise facilities.
2. Drive-in Theaters.
3. Jails, for County and/or City.
4. Meat Processing Facilities on sites of less than 20 acres that process 500 or fewer animals in any 24-hour period of time.
5. Outdoor Commercial Recreation Facilities.
6. Publicly owned and operated compost facilities.
7. Publicly owned and operated recycling centers.
8. Rehabilitation Treatment Facilities.
9. Residential Treatment Centers (not owner occupied).
10. Shelter Care Facilities.
11. Telecommunication Towers taller than 60 feet.

D. Accessory Buildings and Uses (see §15.3.24.090).
E. Development Standards (see Table 2).
F. Site Plan/Design Review (see §15.4.08.010 et seq.).
G. Landscaping, Buffering, Walls (see §15.4.16.130).
H. Signs (see §5.36.010 et seq.).
I. Parking (see §15.4.16.120).

15.3.20.060 Development Enhancement Overlay

This district is intended to provide an ability to develop properties within R-O Residential Office Zone, the C-O Commercial Office Zone, the C-2 General Commercial Zone, the SC Shopping Center Zone, the C-UV Urban Village Commercial Zone, Industrial 1 Zone, and the B-P Business Park Zone which otherwise have a difficult time meeting the standards for those zones for any number of reasons, including, but not limited to, parking standards, landscaping standards, etc.

1. Permitted Uses: Uses permitted in the underlying zone are allowed with the Development Enhancement Overlay Zone.
2. Limitations: The Development Enhancement Overlay Zone is limited to the specific use approved. When the specific use ceases to operate at the approved location, the property reverts to the underlying zone.
3. Performance Standards: In those situations, when it has been found that a development cannot meet the requirements of development in the allowed zones, the Development Enhancement Overlay Zone may be requested and approved. The application will be analyzed on a case-by-case basis, paying particular attention to the provisions of the underlying zone which the Developer cannot meet.
   The City Council has the discretion to impose conditions with the Development Enhancement Overlay Zone to mitigate negative impacts incurred by not meeting the standard requirements, which may include architectural requirements, color

requirements, more intense landscaping, shared parking with adjacent uses, height requirements, signage requirements, lighting requirements, or others deemed appropriate in the specific circumstances to compensate for any deficiencies in the standard requirements. If the City Community Development Director deems it helpful, an appropriate study may be required of the Developer addressing the deficiency in the standards, why a more lenient standard works for the specific intended use, and how to compensate for the deficiency.

4. Application: In order to have the Development Enhancement Overlay Zone approved, a developer must submit an application, on a form provided by the City, spelling out the requirements which cannot be met in the particular zone, why the requirements cannot be met, why the developer believes the requirements do not need to be met in this specific instance, how the deficiency will not adversely impact neighboring properties, and proposing conditions which will provide a solution.
5. City Findings: The City Council may approve an application for the Development Enhancement Overlay Zone, with conditions as outlined in subparagraph B, upon making the following findings:
    1. That the proposed use is an appropriate use on the specific parcel as compared with other possible uses;
    2. That granting the Development Enhancement Overlay Zone with modified restrictions will not cause a detriment to prospective patrons, to adjacent property owners, nor to traffic flows on the adjacent public streets;
    3. That adequate conditions have been incorporated into the Zone which will offset the easing of usual requirements;
    4. If a study has been submitted by the Developer, the Council accepts the study as accurate as far as addressing the more lenient standards and the impact it will have on adjacent property owners and the City.

SPANISH FORK
PRIDE & PROGRESS

TO: Planning Commission

FROM: Walter Bird, Assistant City Attorney

DATE: July 7, 2021

RE: Proposed Changes to City Code regarding Code Enforcement

The proposed changes are identified with the following additions (***underlined boldface italicized red)*** and deletions (~~strikethrough~~) text:

5.04 Business Licenses

5.04.010 Unlawful To Transact Business Without License
5.04.020 Definitions
5.04.030 License Assessor And Collector
5.04.040 Payment Dates
5.04.050 Applications
5.04.060 Penalty For Late Payment
5.04.070 Certificate
5.04.080 Display
5.04.090 Transferability
5.04.100 Revocation
5.04.110 Fee Schedule
5.04.120 Multiple Business Locations
5.04.130 Multiple Licenses
5.04.140 Site Improvements
5.04.150 Inspections
5.04.160 Violations

...

5.04.080 Display

A. Every certificate of license issued under this section shall be posted by the licensee in a conspicuous place upon the wall of the building, room, or office of said place of business so that the same may be easily seen. When such certificate of license has expired, it shall be removed by the licensee from such place in which it has been posted and no certificate of license which is not in force and effect shall be permitted to remain posted upon the wall or

any part of any room within the place of business. If the licensee's business is such that a license cannot be displayed due to the transient or mobile nature of said business, then the licensee shall carry the license on his person ready to be displayed upon request by an authorized officer during all such time or times while the licensee is engaged in or pursuing the business for which a license is granted.

~~B. A violation of any provision of this section is punishable as a Class C misdemeanor.~~

...

5.04.160 Violations

Violations of this Chapter may be dealt with administratively with the service of a notice of administrative violation and subject to a fine or charged criminally as a Class C misdemeanor. Any violation of any section of Chapter may result in the owner of the property receiving a notice of administrative violation with fines being assessed as follows:

1. $500.00 for the first offense which may be reduced to $100.00 if the violation is cured to the City's satisfaction within ten (10) days after the date of notice;

2. $500.00 for the second offense which may be reduced to $300.00 if the violation is cured to the City's satisfaction within ten (10) days after the date of notice; and

3. $500.00 for the third offense and every offense thereafter.

If an alleged violator wants to challenge the violation or otherwise does not want to resolve the matter administratively, they shall receive a citation to court. Violations referred to court are infractions.

5.08 Auctioneers

...

5.08.010 Defined - License Required

An auctioneer as contemplated in this chapter is a person who conducts a public competitive sale of property by outcry to the highest bona fide bidder. An auctioneer's license administrative fee shall be $50.00 per day. It is ~~an infraction~~ *a violation* for any person to engage in the business of an auctioneer within the City without first procuring a business license to do so as provided in Chapter 5.04 of this title. Such auctioneer shall execute a bond to the City, with corporate surety in the sum of $1,000.00, conditional for the faithful observance of all laws and ordinances of the City and the honest performance of all duties required by ordinance, and the protection of all persons dealing with such auctioneer against all fraud, deception, and imposition, said bond to be approved by the City Council and filed with the Community Development Director, or designee.

. . .

5.08.060 Violation

~~Every person who violates any provision of this chapter is guilty of an infraction.~~

Violations of this Chapter may be dealt with administratively with the service of a notice of administrative violation and subject to a fine or charged criminally as an infraction. Any violation of any section of Chapter may result in the owner of the property receiving a notice of administrative violation with fines being assessed as follows:

1. $500.00 for the first offense which may be reduced to $100.00 if the violation is cured to the City's satisfaction within ten (10) days after the date of notice;

2. $500.00 for the second offense which may be reduced to $300.00 if the violation is cured to the City's satisfaction within ten (10) days after the date of notice; and

3. $500.00 for the third offense and every offense thereafter.

If an alleged violator wants to challenge the violation or otherwise does not want to resolve the matter administratively, they shall receive a citation to court.

5.20 Pawnbrokers

...

5.20.160 Violation

~~Any person violating any of the provisions of this Chapter is guilty of a Class B misdemeanor.~~

Violations of this Chapter may be dealt with administratively with the service of a notice of administrative violation and subject to a fine or charged criminally as a Class B misdemeanor. Any violation of any section of Chapter may result in the owner of the property receiving a notice of administrative violation with fines being assessed as follows:

1. $500.00 for the first offense which may be reduced to $100.00 if the violation is cured to the City's satisfaction within ten (10) days after the date of notice;

2. $500.00 for the second offense which may be reduced to $300.00 if the violation is cured to the City's satisfaction within ten (10) days after the date of notice; and

3. $500.00 for the third offense and every offense thereafter.

If an alleged violator wants to challenge the violation or otherwise does not want to resolve the matter administratively, they shall receive a citation to court.

5.36 Signs

...

5.36.100 Remedies And Violations

A. Signs placed on public property or in public rights-of-ways may be removed without notice.

B. Violations of this Chapter ~~are Class C Misdemeanors.~~ *may be dealt with administratively with the service of a notice of administrative violation and subject to a fine or charged criminally as a Class C Misdemeanor. Any violation of any section of Chapter may result in the owner of the property receiving a notice of administrative violation with fines being assessed as follows:*

1. *$500.00 for the first offense which may be reduced to $100.00 if the violation is cured to the City's satisfaction within ten (10) days after the date of notice;*
2. *$500.00 for the second offense which may be reduced to $300.00 if the violation is cured to the City's satisfaction within ten (10) days after the date of notice; and*
3. *$500.00 for the third offense and every offense thereafter.*

If an alleged violator wants to challenge the violation or otherwise does not want to resolve the matter administratively, they shall receive a citation to court.

C. If any provision of this Chapter on signs is held by a court of lawful jurisdiction to be illegal or unconstitutional, the remaining provisions shall remain in full force and effect. In the event that the entire Chapter is held to be illegal or unconstitutional, all signs are prohibited, except for government signs. In such event, existing signs shall be removed within 60 days.

(Ord. No. 06-05, Enacted 06/07/2005)
(Ord. No. 07-06, Amended 07/18/2006)
(Ord. No. 06-13, Amended 05/07/2013)
(Ord. No. 17-14, Amended 11/18/2014)
(Ord. No. 07-16, Chapter 36 repealed and re-enacted 05/17/2016)

8 Nuisances

...

8.20 Abatement of Weeds, Garbage, And Refuse

8.20.010 Purpose, Inspection, And Notice

8.20.020 Penalties

8.20.02~~3~~*3*0 Abatement By City

8.20.03~~4~~*4*0 Right To Hearing And Appeal

8.20.04~~5~~*5*0 Inspector

8.20.05~~6~~*6*0 Governmental Immunity

...

8.20.020 Penalties

Any violation of any section of this Chapter may result in the owner of the property receiving a notice of administrative violation with fines being assessed as follows:

A. *$500.00 for the first offense which may be reduced to $100.00 if the weeds, garbage, refuse, unsightly and deleterious objects are abated to the City's satisfaction within ten (10) days after the date of notice;*
B. *$500.00 for the second offense which may be reduced to $300.00 if the weeds, garbage, refuse, unsightly and deleterious objects are abated to the City's satisfaction within ten (10) days after the date of notice; and*
C. *$500.00 for the third offense and every offense thereafter.*

If an alleged violator wants to challenge the violation or otherwise does not want to resolve the matter administratively, they shall receive a citation to court. Violations referred to court are infractions.

8.20.02~~3~~*3*0 Abatement By City

If any owner and/or occupant of land described in the notice issued pursuant to Section 8.20.010 shall fail or neglect to eradicate or destroy and remove weeds, garbage, refuse, or unsightly and deleterious objects, in accordance with such notice, the City may, instead of issuing a citation and levy a fine cause such weeds, garbage, refuse, or unsightly and deleterious objects to be removed or destroyed. The City shall comply with the provisions of Utah Code Annotated Title 10, Chapter 11 in recovering abatement costs. Both the owner and occupant shall be responsible and liable for the costs incurred by the City in cleaning up the property.

8.20.03~~4~~*4*0 Right To Hearing And Appeal

A. A property owner or property occupant shall have the right to request a hearing to contest the amount owed to the City for the abatement conducted by the City to remove any weeds, garbage, refuse or unsightly and deleterious objects. A written request for a hearing must be filed by the property owner or the property occupant with the Department of Public Safety within twenty (20) business days of the postmark date of mailing of the bill for the abatement payment. The bill for abatement shall be considered satisfied if sent by regular mail to the last known address according to the records of the county recorder of the property owner or the property occupant. The request for a hearing shall include the property owner or the property occupant's name, address, telephone number, and a statement of the reasons for disputing the amount of the bill. A timely request for hearing shall stay the collection ~~fo~~ *of* the bill until the hearing is decided. The City's bill for the required abatement shall be considered final if the property owner or the property occupant fails to request a hearing within the time period set forth above.
B. The public safety director or a designee shall conduct hearings requested by property owners or property occupants and shall affirm, modify, or vacate the bill for the City's abatement after considering all of the evidence presented. Hearings shall be conducted informally. Formal rules of evidence and court procedure shall not apply. Because the hearings are administrative in

nature, hearsay is admissible, but evidence must have some probative weight and reliability to be admitted.

C. A property owner or a property occupant may appeal the decision of the hearing officer to the City Council by filing a written request for a hearing with the City Recorder within ten (10) business days of the decision rendered in the initial hearing. If no request for an appeal hearing is made within the ten-day period, the decision rendered in the initial hearing shall be considered final. The appeal hearing shall be in a public meeting. The City Council shall affirm, reserve, or modify the decision rendered in the initial hearing and the action taken in the appeal hearing shall be final.

8.20.04~~5~~0 Inspector

The City may appoint a weed abatement inspector for the purpose of administering the provisions of this chapter and the powers delegated to the City by state statutes subject to such control and review as the city council may from time to time direct. The City weed abatement inspector shall be appointed by and act under the direction of the public safety director. The City weed abatement inspector shall be granted the discretion to determine whether weeds are unsightly, create a fire hazard, source of contamination, a danger to health, a breeding place or habitation for insects or rodents or other forms of life deleterious to human habitation. Any public safety officer or code enforcement officer may also enforce the provisions of this Chapter or of state law.

8.20.05~~6~~0 Governmental Immunity

Spanish Fork City, the department of public safety, the weed abatement inspector, or any city employee working under the direction of either the city weed abatement inspector or the public safety department, shall be immune from any liability by reason of the city's removal of any nuisances identified herein, after following the procedures set forth in Utah Code Annotated Title 10 Chapter 11.

(Ord 10-05 Amended 8.20 10/04/05)

HISTORY
Amended by Ord. 16-20 on 9/15/2020

8.24 Nuisances

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8.24.050 Notice And Violation

~~A person who violates any section of this Chapter is subject to receiving an administrative notice of violation and handling the matter administratively, if they so desire. If an alleged violator wants to challenge the violation or otherwise does not want to resolve the matter administratively, they shall receive a citation to court. Violations referred to court are infractions.~~

Any violation of any section of Chapter may result in the owner of the property receiving a notice of administrative violation with fines being assessed as follows:

A. *$500.00 for the first offense which may be reduced to $100.00 if the nuisance is abated to the City's satisfaction within ten (10) days after the date of notice;*
B. *$500.00 for the second offense which may be reduced to $300.00 if the nuisance is abated to the City's satisfaction within ten (10) days after the date of notice; and*
C. *$500.00 for the third offense and every offense thereafter.*

If an alleged violator wants to challenge the violation or otherwise does not want to resolve the matter administratively, they shall receive a citation to court. Violations referred to court are infractions.

Prior to bringing any criminal action for violating any of the sections under this Chapter, the City shall first cause a notice to be sent to the person owning, occupying, or having charge of the premises directing the clean-up to be completed and allowing thirty (30) days for the same to be accomplished. An Administrative Notice of Violation causes the thirty (30) days to start to run.

(Ord. No. 05-15, Amended 02/03/2015)
(Ord No. 12-15, Renamed 06/16/2015)
(Ord. No. 13-16, Amended 08/16/2016)
(Ord. No. 12-16, Amended 08/16/2016)

14.04 Building Regulations

...

14.04.040 Violation*s*

A. It shall be a ~~Class C Misdemeanor~~ *violation* to erect, construct, enlarge, alter, repair, move, demolish, occupy, or use any building or structure in the City in violation of or without complying with the provisions of the building code adopted under this title. It shall also be a ~~Class C Misdemeanor~~ *violation* for any person to remove a stop work order properly posted upon a project or a building within a project by the Building Official. It shall also be a ~~Class C Misdemeanor~~ *violation* for any person to ignore a stop work order and continue working on any project or any building within a project.
B. The City Building Official is hereby granted authority to issue citations for any violation of the building code adopted under this title.
C. *Any violation of any section of Title 14 may result in the owner of the property receiving a notice of administrative violation with fines being assessed as follows:*

    1. *$500.00 for the first offense which may be reduced to $100.00 if the violation is abated to the City's satisfaction within ten (10) days after the date of notice;*

2. *$500.00 for the second offense which may be reduced to $300.00 if the violation is abated to the City's satisfaction within ten (10) days after the date of notice; and*
3. *$500.00 for the third offense and every offense thereafter.*

If an alleged violator wants to challenge the violation or otherwise does not want to resolve the matter administratively, they shall receive a citation to court. Violations referred to court are Class C misdemeanors.

(Ord. No. 10-95, Amended/Renumbered (14.04.030), 06/21/1995)
(Ord. No. 04-99, Amended 03/02/1999)
(Ord. No. 06-04, Amended 04/20/2004)

15.1.04 Purpose And Applicability

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15.1.04.030 Compliance And Enforcement

A. **Designation**. The Community Development Director is hereby designated and authorized as the land use authority and the officer charged with the administration and enforcement of Parts 2 and 3 of this Title, unless specifically indicated otherwise.

The City Engineer is hereby designated and authorized as the land use authority and the officer charged with the administration and enforcement of Part 4 of this Title, unless specifically indicated otherwise.

B. **Permits**. The Building Official shall not grant a building permit or certificate of occupancy permit nor shall any City Officer grant or authorize the issuance of any license or permit for the use of any land or the construction or alteration of any building or structure on a lot which would be in violation of any land use law, rule, or regulation of the State of Utah or of this Title. Any license or permit issued in conflict with such provisions shall be null and void.

C. **Violation**. *Violations of this Chapter may be dealt with administratively with the service of a notice of administrative violation and subject to a fine or charged criminally as a Class C Misdemeanor. Any violation of any section of Chapter may result in the owner of the property receiving a notice of administrative violation with fines being assessed as follows:*

1. *$500.00 for the first offense which may be reduced to $100.00 if the violation is cured to the City's satisfaction within ten (10) days after the date of notice;*
2. *$500.00 for the second offense which may be reduced to $300.00 if the violation is cured to the City's satisfaction within ten (10) days after the date of notice; and*
3. *$500.00 for the third offense and every offense thereafter.*

If an alleged violator wants to challenge the violation or otherwise does not want to resolve the matter administratively, they shall receive a citation to court. Violations referred to court are Class C misdemeanors.

A person, Firm, Partnership, Limited Liability Company, Corporation, or other legal entity violating any of the stipulations, conditions of approval, or any other provision of this Title ~~shall~~ *may receive a notice of administrative violation and be subject to a fine* ~~be guilty of a~~ *or may be charged criminally with a* Class C misdemeanor, punishable by a fine or imprisonment, or by both. Any such person, Firm, Partnership, Limited Liability Company, Corporation, or legal entity shall be deemed guilty of a separate offense for each and every day during which any violation occurs. In addition to, or independent of the criminal penalties provided above, the City may bring a civil proceeding in a court of competent jurisdiction to enforce compliance with the terms of this ordinance, or to prevent, restrain, or abate any violation of the terms of this ordinance. Any violation of this ordinance is declared to be a public nuisance, and instead of, or in addition to, any criminal or civil enforcement measure authorized by this ordinance, may be enjoined or restrained by the City as other nuisances are abated under authority of the Spanish Fork Municipal Code.

D. Inspections. The City Engineer or his or her designee shall inspect all required improvements at appropriate stages of construction as designated in the Construction Standards and the Design and Development section of this Title.

(Ord. No. 14-16, Amended 09/20/2016)