Wednesday, October 6, 2021
Amended Planning Commission

Amended 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, with a Planning Commission work session commencing at 5:00 p.m. and a Planning Commission meeting commencing at 6:00 p.m. on October 6, 2021.

Planning Commissioners

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

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1. Work Session (5:00 p.m.) No formal actions are taken in a work session.

2. Minutes

Subject	**A. September 1, 2021**
Meeting	Oct 6, 2021 - Amended Planning Commission
Category	2. Minutes
Access	Public
Type	Action, Minutes

File Attachments
minutes.planningcommission.9-1-2021.pdf (99 KB)

3. Annexation

Subject	**A. J-6 ANNEXATION. This proposal involves annexing some 90 acres located at approximately 1500 West 3700 North.**
Meeting	Oct 6, 2021 - Amended Planning Commission
Category	3. Annexation

Access Public

Type Action, Discussion

File Attachments
report.pc.J-6annex.10-6-2021.pdf (715 KB)
feasibilityreport.J-6.10-6-2021.pdf (1,059 KB)

4. Conditional Use Permit (Public Hearing)

Subject **A. HIGHWAY 6 2021 CELL TOWER MODIFICATION. The proposal involves upgrading equipment and adding additional equipment on an existing tower located at approximately 3815 East Highway 6.**

Meeting Oct 6, 2021 - Amended Planning Commission

Category 4. Conditional Use Permit (Public Hearing)

Access Public

Type Action, Discussion

File Attachments
report.pc.3815eastcelltowermodify.10-6-2021.pdf (8,059 KB)

5. Preliminary Plat

Subject **A. NORTH POINT PROPERTIES PLAT A. The proposal involves creating three (3) lots for an industrial subdivision located at 63 East 3450 North.**

Meeting Oct 6, 2021 - Amended Planning Commission

Category 5. Preliminary Plat

Access Public

Type Action, Discussion

File Attachments
report.pc.northpointproperties.10-6-2021.pdf (918 KB)

Subject **B. SWIFT CREEK AMENDED. The proposal involves amending the preliminary plat approval of a master planned development including ninety-one residential lots located at approximately 3100 East 950 South.**

Meeting Oct 6, 2021 - Amended Planning Commission

Category 5. Preliminary Plat

Access Public

Type Action, Discussion

File Attachments
report.pc.swiftcreekamended.10-6-2021.pdf (1,717 KB)

6. Zone Change and Preliminary Plat (Public Hearing)

Subject	**A. CEDAR HEIGHTS. The proposal involves changing the current zone from R-1-6 to R-1-6 with the Infill Overlay in conjunction with the subdivision of a single residential parcel into two residential lots located at 311 South 500 East.**
Meeting	Oct 6, 2021 - Amended Planning Commission
Category	6. Zone Change and Preliminary Plat (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
report.pc.cedarheights.10-6-2021.pdf (10,285 KB)

7. Other Business

8. Adjourn

Draft Minutes
Spanish Fork City Planning Commission
40 South Main Street
Spanish Fork, UT 84660
September 1, 2021

Commission Members Present: Chairman Kevin Oyler, John Mendenhall, Todd Mitchell, Shauna Warnick, Joseph Earnest, Jesse Cardon. Absent: none.

Staff Members Present: Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Michael Clark, Staff Engineering; Walter Bird, Assistant City Attorney; Kimberly Brenneman, Community Development Department Secretary.

Citizens Present: Larry M. Mattinson, Andre Garner, Lisa Garner, Robin Cordner, Ken Cordner, Stephen Isaacson, Tom Worthen, Chris Bennett, John Smiley, Kevin Olson, John Jensen, Tyler Dow, Roger Olsen, Lynn Abplanalp, Millie Abplanalp, Kaden Cole, David Simpson.

WORK SESSION

Chairman Oyler called the meeting to order at 6:00 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Commissioner Mitchell led the Pledge of Allegiance.

MINUTES

July 7, 2021

Commissioner Warnick moved to approve the minutes from July 7, 2021.

Commissioner Cardon seconded and the motion passed all in favor.

August 4, 2021

Commissioner Cardon moved to approve the minutes from August 4, 2021.

Commissioner Mitchell seconded and the motion passed all in favor.

ZONE CHANGE (Public Hearing)

590 East Center

Brandon Snyder addressed the Commission stating the applicant is wishing to apply to change the zone from R-1-6 to R-3 with the Infill Overlay. The general plan designation for the property is Mixed Use. Brandon Snyder explained that the Mixed Use designation does not necessarily mean the uses need to be mixed in a vertical or horizontal manner but rather it would support commercial or higher density residential. One suggestion the DRC made, and the applicant has made the adjustment, was to add 4 guest parking spaces instead of the 3 required by the code. Brandon Snyder stated the presence on the corner will be strong, but at the same time, looking at the long term vision of Center Street and how it will develop as the Center Street Interchange is constructed; this will be a nice addition. There will be a masonry wall on the west and the south sides of the property.

Brandon Snyder showed the various elevations of the proposed fourplex that would be constructed on the site.

John Smiley addressed the Commission explaining the elevations of the structure. He explained the design of the door locations and the addition of balconies in an effort to dress up the appearance and presence on Center Street. He stated that when the property was purchased he did consider building 2 single-family homes on 2 lots, but felt this design was better. John Smiley stated that no stucco will be used on the exterior and he plans to have only hardie board and stone. The property will have an HOA to maintain the open space. John Smiley stated he will be selling the units. The market will dictate the selling point, but he anticipates they will be about $380,00 to $400,000. The units are 4 bedrooms with three levels.

Chairman Oyler asked if the parking will be designated for each unit.

John Smiley stated that he will not be a part of the HOA and it will ultimately be up to the HOA to decide if there should be any signage designating the guest parking spaces as guest parking only.

Commissioner Mendenhall and Commissioner Earnest like the design and the orientation of the structure and use of the corner.

Kevin Olson stated the units will be between 2,200 and 2,400 square feet completely finished. The units will have the basements completed.

Chairman Oyler opened the public hearing at 6:20 p.m.

Larry Mattinson stated he has lived next to the lot for 40 years and does not like the idea of townhomes and rental units on the corner. The corner is a busy corner and with the school he does not feel it is a good fit.

Andre Garnder lives across the street and said that although the proposal is an improvement, he is just concerned about the fact that the zone will have to change to allow the development.

Commission Earnest spoke to the General Plan designation of Mixed Use and what the intent of the General Plan for the area would allow.

Chairman Oyler stated that in the General Plan the City does try to locate higher density along larger roads; as there is a larger road to accommodate for additional traffic that comes with density.

Lisa Garnder stated that there is not enough parking and with the kids walking to and from the elementary school there needs to be less traffic. There are already speeding issues on 600 East, and she feels this will add to that. She asked rhetorically if the Commission would like to have this across the street from their house.

Chairman Oyler closed the public hearing at 6:27 p.m.

Brandon Snyder stated that a single-family home could be built on the property with an accessory apartment. If the property owner wants to do anything more than a single-family home then they would need to apply for the R-3 Infill Overlay.

Commissioner Earnest commented that the area within the walls will be owned by an individual person. With that the exterior area is a common area that would be maintained by the HOA.

Commissioner Mendenhall stated that having one drive way instead of 2 driveways is a better design for 600 East. This particular driveway is even safer for children in the neighborhood as they have the opportunity to pull out onto 600 East and not be backing up onto the road.

Michael Clark stated that there might be a slight parking issue in the winter when there is snow and there is no on street parking allowed.

Commissioner Warner likes the design as it is erminicance of the Chillon up the street, but is concerned about parking in the winter.

Kevin Olson stated that if they are not able to build a fourplex as proposed, the other option would be to build 2 single-family homes with each lot having an accessory apartment (ADU). With the single-family lots and ADU option he pointed out that there are less parking requirements, there are no landscape requirements, no fencing requirement, and no HOA to maintain the landscaped area. This is truly the better option for the neighbors with regards to aesthetics.

Chairman Oyler stated that it sounds like with there being an HOA the longevity of the product will be better for the area.

Commissioner Mendenhall moved to recommend to approve the 590 East Center Zone Change from R-1-6 to R-3 Infill Overlay to the City Council based on the following findings and conditions.

Findings:

1. That the proposal is consistent with the City's General Plan Land Use Designation.
2. That the proposal meets the intent of the Infill Overlay Zone.

Conditions:

1. That any Site Plan or Subdivision approval is contingent upon approval of the Zone Change with the Infill Overlay Zone.
2. That the applicant addresses any red-lines.
3. That the applicant construct a 6-foot masonry wall around the property to the south and the west.

Commissioner Earnest seconded and the motion passed all in favor.

Wasatch Pallet

Dave Anderson addressed the Commission with regard to the proposed location of 1000 North. This item was on the Planning Commission agenda last month and was continued. Since that meeting the applicant offered up a tour of the facility to the Planning Commission to understand the scope of the operations.

Commissioner Earnest asked if the zone is not changed to I-2, what is the likelihood of the applicant backing out.

Dave Anderson stated the Wasatch Pallet Site Plan was approved with the condition of the zone change being approved. Should the zone change not be approved, the applicant would still be able to operate on the site with a few adjustments to the operations. Wasatch Pallet does not propose to utilize the whole property at this time, but the zone change proposal shows the change for the full parcel. The new site will accommodate for more operations indoors, but with that, the applicant also wishes to do more outdoor operations then what would be permitted in the I-1 zone.

Commissioner Earnest asked if Dave Anderson was comfortable stating that the designation of I-2 would not create more of a nuisance than the property being zoned I-1 for neighboring properties.

Dave Anderson stated that he would feel comfortable with that statement.

Tom Worthen owns Wasatch Pallet, he has been working with the City for many years, by contributing and being a part of the community. When he first started operating from the current site, there were no neighbors and over time they have become surrounded by homes. He stated that he has been working to find a better location further away from the residential neighbors. In working to move his operations to the proposed site, it will allow for a cleaner operation. The site allows for an updated dust collection with the mode of operations being more efficiently laid out on the site. Tom Worthen stated he has been working with the City to relocate and with that he is asking to just be made whole as they change sites. The current property is zoned I-2 and they are proposing to have the new site zoned I-2 as well.

Commissioner Mendenhall asked about landscaping of the site.

Tom Worthen stated the site will be completely fenced, which is an improvement for their current site. There is a landscape plan that has been submitted with their application. The only part of the operation that will be done outside is the chipper and grinding of the wood. The current site splits the operations under 2 buildings and the new site will allow for all the operations to be one structure.

Chairman Oyler opened the public hearing at 6:56 p.m.

Lynn Abplanalp, stated that going to the site helped alleviate the concerns that he and his wife had. He had a constructive conversation with Tom Worthen and agreed it was important to have open communications between him and Tom Worthen.

Chairman Oyler closed the public hearing at 6:57 p.m.

Commissioner Warnick appreciated the hospitality shown by Tom Worthen and the opportunity to see the site and the community minded mentality of Tom Worthen.

Commissioner Earnest moved to recommend to approve the Wasatch Pallet Zone Change from I-1 to I-2 to the City Council based on the following findings.

Findings:

1. That the proposal is consistent with the City's General Plan Land Use Designation.
2. That the proposal is needed to accomplish the relocation of Wasatch Pallet.

Commissioner Mitchell seconded and the motion passed all in favor.

TITLE 15 (Public Hearing)
Title 15 Amendments

Dave Anderson stated that the applicant for Wasatch Pallet has requested a style of masonry wall for screening that does not have mortar adjoining the masonry stacking blocks. This item was on the DRC agenda earlier today and the DRC recommended that the stackable type of block be used to screen outdoor storage areas unless they are along the frontage of a road. With the caveat of only being allowed in the I-2 or I-3 zones. The last consideration would be that the stackable blocks will be covered in the same manner as the current masonry wall standard; being painted, stained and capped. Dave Anderson stated the applicant has also requested that the masonry wall be constructed to 8 feet, instead of the standard 6-foot wall.

Michael Clark stated the benefit of the stackable blocks is, should the applicant wish to expand their site through an amended Site Plan application, they would be able to easily disassemble, move and reassemble the wall to the new expanded site limits.

Chairman Oyler opened the public hearing at 7:09 p.m.

Craig Bennett is a representative with Wasatch Pallet and stated there are a lot of improvements being made along Depot Road. There will be nice gates going in and out of

the facility. To stabilize the blocks they put the first block into the ground about 6 inches, meaning the wall height will only be about 7'6". The blocks are sturdy and assemble and disassemble like lego blocks.

Ken Cordner stated that stackable blocks are better for application in industrial zones as they are moveable and if heavy equipment bumps them, the blocks are easy to straighten up instead of having to replace a heavy panel.

Chairman Oyler closed the public hearing at 7:12 p.m.

Commissioner Warnick moved to recommend approval of the Title 15 Amendments and Policy 39 Construction standards as proposed to the City Council.

Commissioner Cardon seconded and the motion passed all in favor.

Annexation
Morrell Annexation

Brandon Snyder stated this proposed annexation was before the Planning Commission a few years ago. There was lengthy discussion with Utah County and Salem City as a result, there are some very specific recommendations by the DRC. The first is that the property located on the westside of Main Street and Woodland Hills Drive be zoned R-R and the property on the east side of Main Street and Woodland Hills Drive be zoned C-2. There would be some utility issues that will need to be worked out with development of the properties. Utah County has strongly expressed the desire to maintain maintenance of Woodland Hills Drive and requests the road be annexed in its entirety into Spanish Fork City or Salem City. In discussions with Salem City Public Safety and Spanish Fork City Public Safety it was determined that the road would be entirely within Spanish Fork City.

There was discussion of the zoning designations at the time of annexation.

Commissioner Mendenhall raised the concern of the East Bench Irrigation canal that would be under the proposed property in the annexation on the east side of Woodland Hills Drive.

Commissioner Warnick asked for clarification of the General Plan designations around the proposed annexation.

Chairman Oyler asked for clarification of what would happen should Woodland Hills Drive need to be widened.

Brandon Snyder stated that Utah County has provided the cross section that Woodland Hills Drive would expand to and has asked that right-of-way be preserved and annexed into the City.

Commissioner Cardon moved to recommend approval of the Morrell Annexation to the City Council based on the following findings and conditions.

Findings:

1. That the subject property is located within the City's Annexation Policy Boundary.
2. That the General Plan Land Use Designation is Commercial.
3. That a large portion of the property is within the City's Growth Boundary.

Conditions:

1. Upon annexation, the properties be zoned C-2 on the east side of Main Street and Woodland Hills Drive and R-R on the west side of Main Street and Woodland Hills Drive.
2. That the annexation boundary be modified as needed to include all of Woodland Hills Drive in the annexation plat specifically along the southern boundary of the annexation on both sides of Main Street.

Commissioner Mitchell seconded and the motion passed all in favor.

Utah West

Dave Anderson stated this proposed annexation was on the Planning Commission agenda from the last meeting. The City desires an annexation agreement be created and executed with the approval of the annexation. Dave Anderson had anticipated this property would be annexed, but this is a bit sooner then he would have initially projected. The sewer trunk line has most likely contributed to the annexation timing.

Commissioner Earnest stated his biggest concern was designating the property I-1 at time of annexation, as there is infrastructure that would need to be put in place before an I-1 use would be able to operate from the property. He explained the purpose of an annexation agreement or a development agreement is to advise everyone of the requirements associated with developing a particular property.

Dave Anderson echoed that is correct, but it is also to help ensure that certain benchmarks are met and infrastructure is installed as the property develops.

Commissioner Earnest asked if there are any property owners not in favor of the annexation.

Kimberly Brenneman explained that the property owners within the proposed annexation all executed a request to be part of the proposed annexation.

Lynn Abplanalp asked if the annexation creates an issue with the county being able to still service their property. In speaking with an attorney there can be a public safety issue if there is a confusion if public safety is ever dispatched.

Dave Anderson stated there is a mutual aid agreement with Utah County and there are times that Spanish Fork City responds, when the responding jurisdiction would naturally be Utah County.

Chairman Oyler asked what the concern with annexation is for Lynn Abplanalp.

Lynn Abplanalp stated that his desire is to be rural residential and does not want his property zone to change to I-1 should he ever sell his property. He spoke with an attorney who told him that upon the sale of the property the zoning would change.

Dave Anderson stated it would be very unusual for the City Council to zone a property in conflict of the desire of a property owner.

Commissioner Mendenhall stated when living in an area where there was confusion of jurisdiction; the City and County worked well together and he did not ever have a time when no response was provided when needed.

Commissioner Mitchell asked about designating the property as R-R upon annexation.

Dave Anderson stated that should an annexation and development agreement be in place, then the designation of I-1 is not as concerning; however, if there is no annexation and development agreement it would be best to have the property zoned R-R. Ultimately, having the property zoned as R-R is a plan B should the annexation and development agreement not be drafted and ready for execution at the time the City Council moves to approve the annexation and assign zoning..

Commissioner Earnest stated he does not feel that the annexation should be presented to the City Council until the annexation and development agreement is drafted and ready for execution.

Chairman Oyler is not opposed to the annexation, but does not feel comfortable with the I-1 zone designation without knowing what development is planned.

Commissioner Cardon echoed Chairman Oylers sentiments and that it would be irresponsible to annex the property and zone it as I-1 without knowing what development would occur.

There was discussion if the annexation is truly ready to move forward to the City Council.

Commissioner Earnest stated he feels comfortable making a recommendation to approve this to City Council with the third condition on the staff report, and that it does not go before the City Council until there are draft development agreements ready for execution.

Jon Jensen stated he understands the condition that the agreements need to be in draft form and presented to the City Council for approval.

Commissioner Earnest moved to recommend to approve the Utah West Annexation to the City Council based on the following findings and conditions.

Findings:

1. That the subject property is located within the City's Annexation Policy Boundary.
2. That the General Plan Land Use Designation is Industrial and Agricultural.
3. That a large portion of the property is within the City's Growth Boundary.

Conditions:

1. That the applicants follow through on the peninsula issue with Utah County, and get the approval needed.
2. That the property be zoned I-1.
3. That the applicants enter into an annexation agreement with Spanish Fork City to specify infrastructure requirements and any SESD related buyouts from the annexation.
4. That prior to the City Council voting on the issue the draft infrastructure agreements are ready for review and approval.

Commissioner Mendenhall seconded and the motion was a split decision. Roll call vote:
Commissioner Earnest - aye
Commissioner Warnick - aye
Commissioner Mendenhall - aye
Commissioner Mitchell - nay
Commissioner Cardon - nay
Chairman Kevin Oyler - nay

Commissioner Mitchell and Cardon voted nay to the zoning designation of I-1 and felt it should be zoned R-R. The desire is to have the applicant come back before the Planning Commission once there is an end user in mind.

Jon Jensen stated that the zoning designation of R-R and county zoning is almost the same. It would be inappropriate for the annexation proposal to move forward and wait until there is a user, when the intent of the property is always to be industrial. They have industrial users that are wishing to be here in Spanish Fork and when they see the property as R-R, the end user is asking how they are able to operate their business. To tell an end user that the developer needs a commitment from them before applying to change the zone to I-1 is just not reasonable.

David Simpson stated for the Commissioners who say they want to know the end users before assigning zone designation, is putting the cart before the horse, and that is not how development operates.

Commissioner Warnick, Commissioner Mitchell and Chairman Oyler engaged in discussion with the applicant regarding obligations to property owners adjacent to and within the proposed annexation.

Commissioner Mendnhall stated there is a General Plan and in this community the staff, Planning Commission and City Council take a lot of weight in following the General Plan. The applicant is not asking to be zoned outside of the General Plan. The applicant is under no obligation to disclose which end users they may have or have not talked to and that's not fair to require them to provide that information.

Dave Anderson stated the concern he has with working with the applicant is in the past when developers are anxious to get annexed and start development, the City has usually had conversations with the developers engineers and this point; and that has not happened.

Commissioner Earnest clarified that all six commissioners are in agreement that before this goes to the City Council the agreements must be drafted. All commissioners confirmed that an agreement needs to be drafted and ready for the City Council to review before a City Council meeting.

ZONE CHANGE (Public Hearing)
430 North Duplex Amendment

Brandon Snyder addressed the Commission with regard to the proposal. He showed the current state of construction of the duplex. The applicant is requesting to amend the exterior material to be used from a hardie board material to stucco and brick be replaced with stacked stone.

Roger Olsen stated he would like to make some changes to the exterior and feel the stucco would be easier to maintain with the nature of the use being a duplex.

Chairman Oyler stated that in discussion among the Commission, it was determined that stucco will stick out from the existing homes in the area. Over time the hardie board material lasts longer, where the stucco has a tendency to crack.

Commissioner Mitchell stated with his history from work, he gets more maintenance call backs to fix stucco problems than issues with the hardie board.

Chairman Oyler stated in his opinion there is not much more maintenance to hardie board over stucco. His opinion is based on living in a home that is clad in hardie board all the way around.

Commissioner Mendenhall stated that stucco can crack when a baseball hits it or the lawn mower. He feels that for a rental unit, the hardie board will wear better as renters may not take as much care of the exterior as someone who owns the property.

Commissioner Warnick stated that the sides are prominent, and that the hardie board should be seen. She also stated she prefers the brick over the stacked stone but could be persuaded differently.

Roger Olsen stated he prefers the look of the stone over brick.

Chairman Oyler opened the public hearing at 8:36 p.m.

There was no public comment.

Chairman Oyler closed the public hearing at 8:36 p.m.

Commissioner Warnick moved to approve the 430 North Duplex Amendment to the elevations based on the following findings and conditions.

Findings:

1. That the proposal is consistent with the City's General Plan Land Use Designation.
2. That the proposal meets the intent of the Infill Overlay Zone.

Conditions:

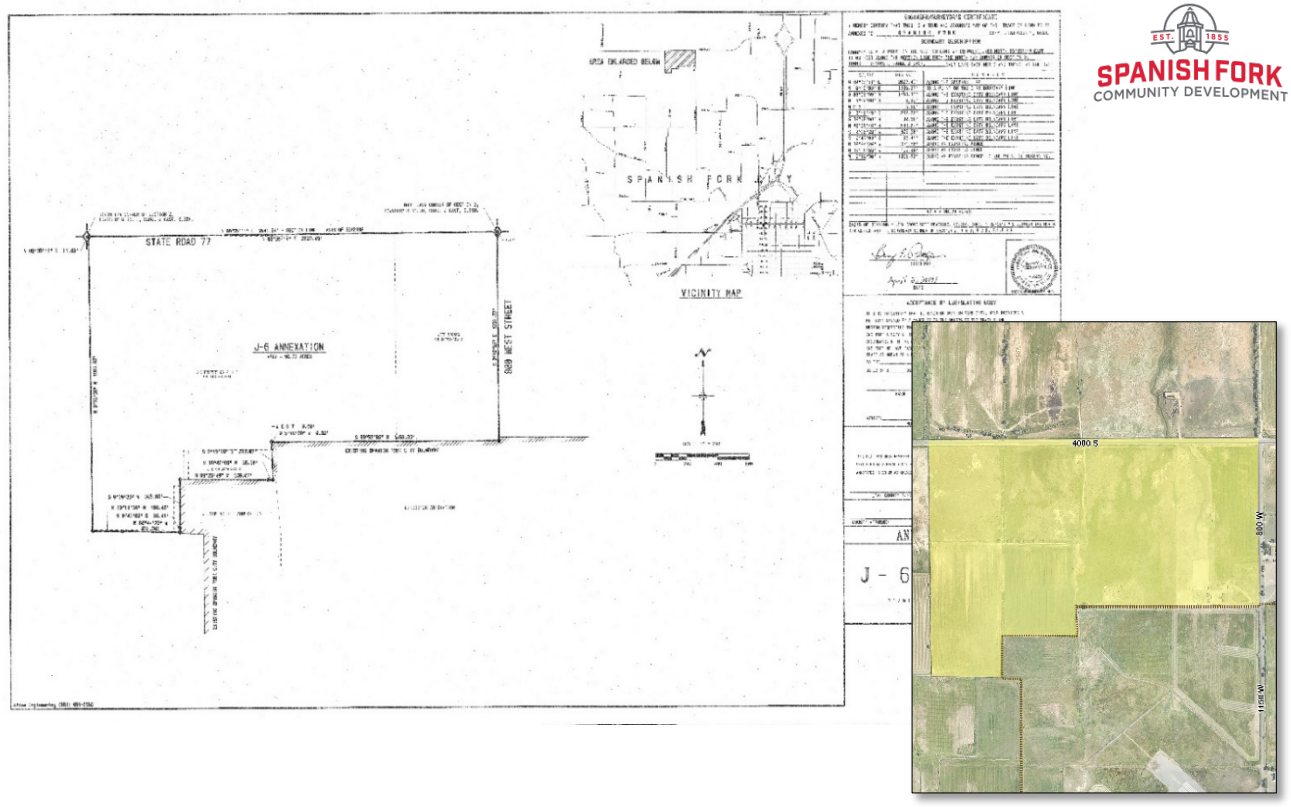
1. That the applicant addresses any red-lines.
2. That the applicant can choose between the use of rock instead of brick.
3. That the applicant is able to use hardie board in a board and batten or lap siding application around the side and rear elevation.

Commissioner Mendenhall seconded and the motion passed all in favor.

Chairman Cardon moved to adjourn meeting at 9:00 p.m.

Adopted:

Kimberly Brenneman
Community Development
Department Secretary



J-6 Annexation Approval Request

October 6, 2021, Planning Commission.

Located at approximately 1500 West and 3700 North, including approximately 90.76 acres.

The subject property is currently outside City boundaries but is located within the City's Annexation Policy Boundary and Growth Boundary.

Key Issues

1. Improvements.
2. Airport.
3. Utilities.
4. Power.

Recommendation

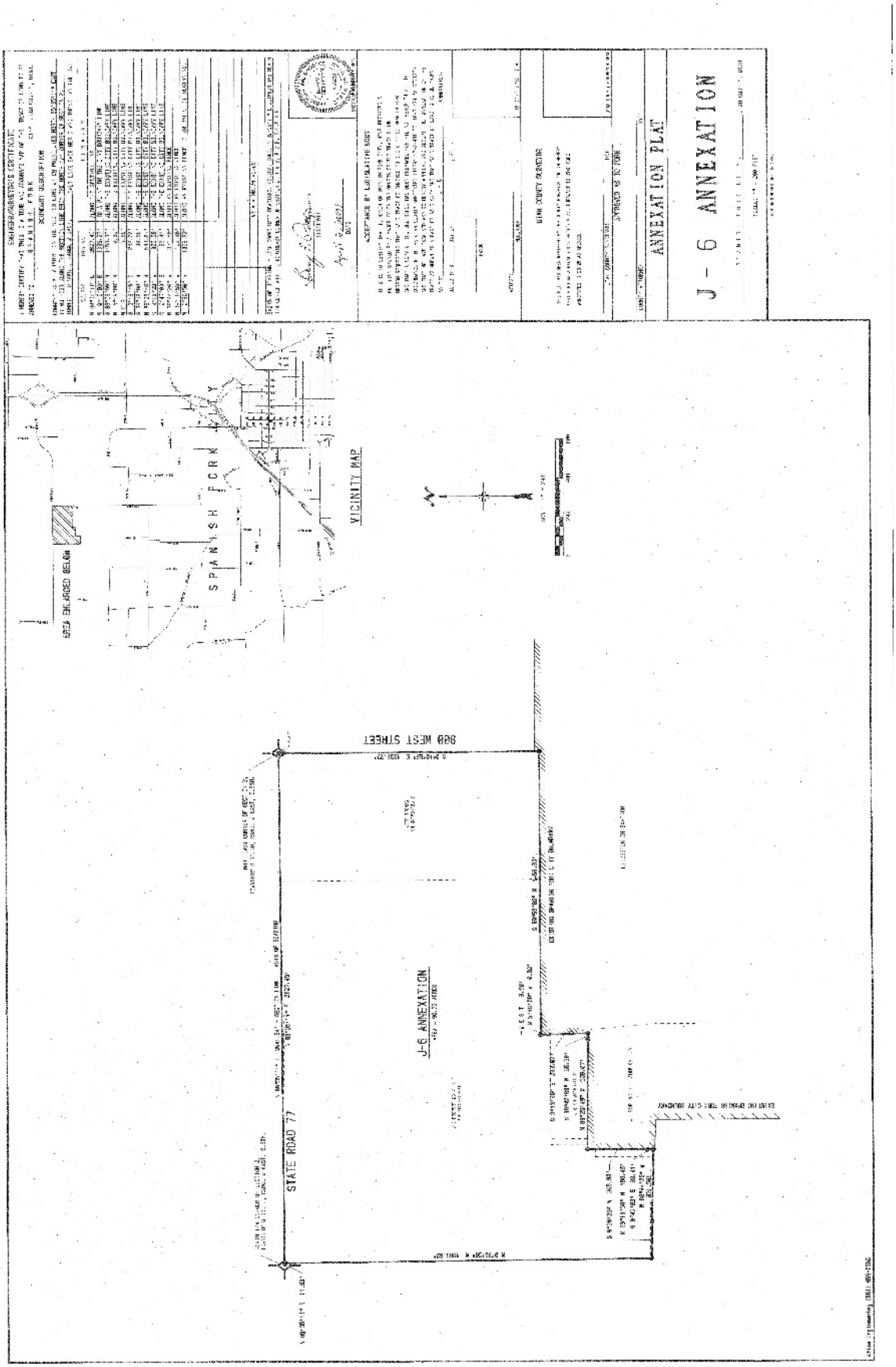
That the proposed Annexation be recommended for approval with I-1 zoning based on the following findings:

Findings

1. That the subject property is located within the City's Annexation Policy Boundary.
2. That the General Plan Land Use Designation is Industrial.
3. That the property is within the City's Growth Boundary.

Exhibits

1. Annexation Plat.
2. Annexation Feasibility Report.


J - 6 ANNEXATION
ANNEXATION PLAT
VICINITY MAP
AREA ENLARGED BELOW
SPANISH FORK
800 WEST STREET
STATE ROAD 77
J-6 ANNEXATION

Spanish Fork City

Annexation Feasibility Report

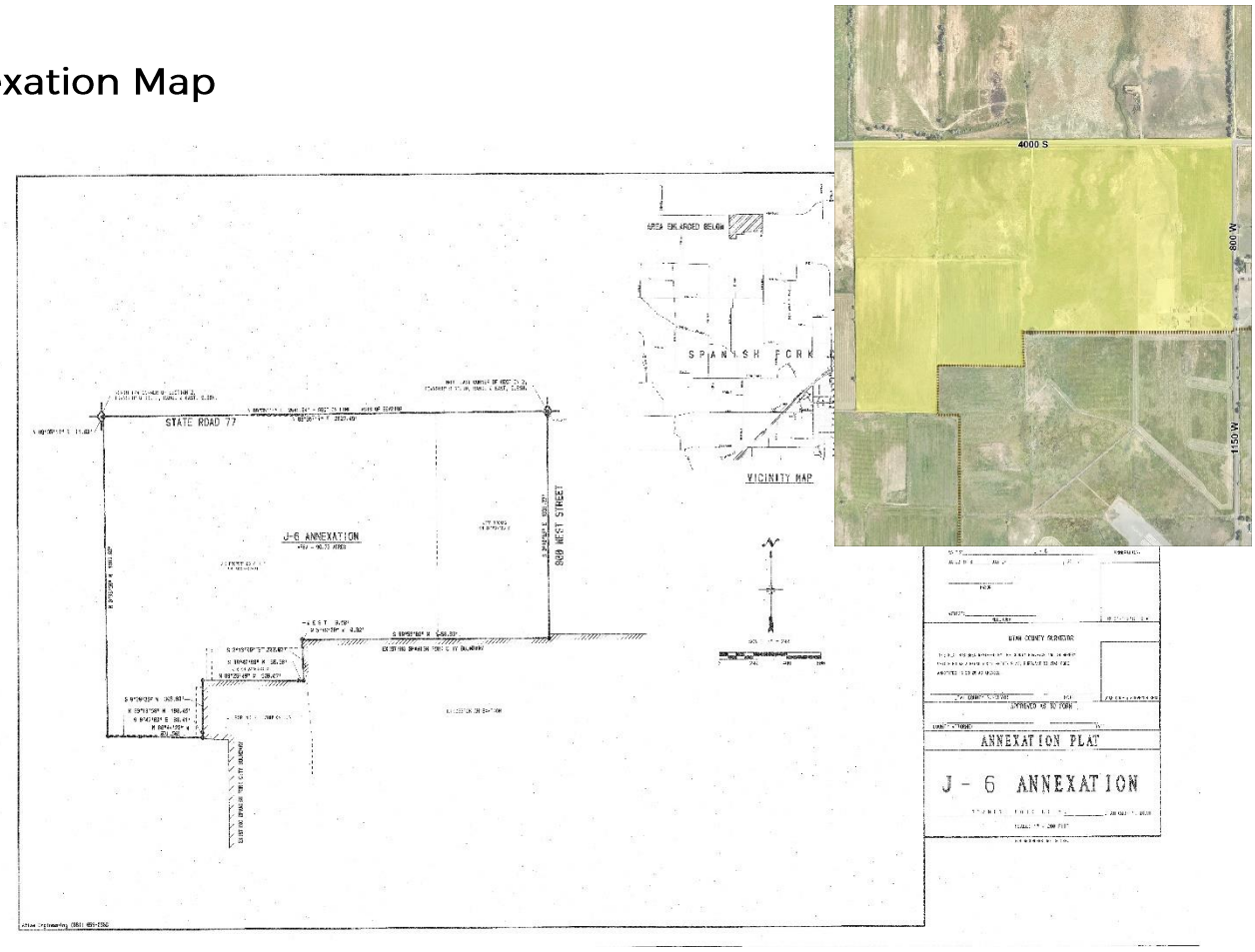
Agenda Date: October 19, 2021, City Council Meeting

Staff Contacts: Dave Anderson, Community and Economic Development Director

Reviewed By: Development Review Committee and Planning Commission

Subject: Proposed J-6 Annexation

Annexation Map



Development Review Committee recommendation date: October 6, 2021

Planning Commission recommendation date: October 6, 2021

City Council meeting date: October 19, 2021

Section 1

In accordance with 15.3.08.030 (B) of the Municipal Code, the following items are addressed in Section 1 of the Annexation Report:

1. **Whether the proposed annexation is within the Growth Management Boundary of the General Plan.**

   The proposed annexation is entirely within the Growth Management Boundary.

2. **Present and proposed land use and zoning.**

   The property is currently zoned Residential Agriculture 5 in Utah County. It is proposed that the property be incorporated into the Light Industrial (I-1) zone. The property was most recently used for agricultural activities. The property contains existing structures.

3. **Present and potential demand for various municipal services.**

   The area in question is outside the reach of Spanish Fork's current water and power infrastructure. However, capacity is available in the City's systems to serve the annexation property and there are no substantial obstacles that would prevent the delivery of those services to the area.

4. **Distances from existing utility lines, public schools, parks, and shopping areas.**

   Power, Communication, Sewage, Culinary Water, and Irrigation services are currently located 3,500 feet southeast of the annexation property on N 600 W. It is estimated that by early spring of 2022 these utilities will be brought to 1150 West upon the completion of 3300 North.
   A 4" and a 6" gas pipeline have been proposed along 3800 N can easily be connected to upon construction.

   Section 2 below provides additional information regarding proximity to existing utilities.

   The annexation area is located approximately 2.7 miles northwest of Brockbank Elementary. The closest park to the annexation property is North Park, located approximately 2.4 miles southeast of the property. The nearest shopping area to the site is the Canyon Creek Commercial Center, approximately southeast 2.4 miles.

5. **Specific time tables for extension of service to the area and how these services would be financed.**

   Utilities such as power and communication will be connected to the site through the completion 3300 North. As of September 13, 2021, it was estimated that the road would be completed within 6 months. From there the time table for the extension of services to the area would be dependent on the intention of the developer.

Culinary Water and Irrigation can be brought in from 3800 N (SR-77). Culinary Water will need to be looped in around the southwest side of the airport to provide sufficient service to the site.
Sewage can be mostly serviced by a lift station located at the intersection of 3800 N and 600 W. The western half of the proposed annexation plot is on the other side of an elevation change and will need to be serviced privately.
The western half of the property will also need to build ditches or pipes to drain storm water out to Utah Lake.
Dominion Energy already has plans to extend 4" and 6" IHP to the area through 3800 N (SR-77).
The time table for the extension of service to the area would be dependent on the intention of the developer. The construction of any new utility services will be the responsibility of the property owner(s) or the developer(s) to fund.

6. Potential Impact on existing and proposed streets.

   Any lot with frontage along 1150 W will be required to make improvements on half the street plus 13 feet. It is anticipated that traffic generated from the development of the annexation area will not have a substantial impact on the surrounding streets. Any additional roads constructed in the area will need to add extra road base due to environmental conditions.

7. The effect that the annexation will have upon the City boundaries and whether the annexation will create potential for islands or difficult service areas.

   The annexation will not create an island or peninsula that would make the provision of services difficult for the City.

8. Estimate of potential revenue verses potential service costs.

   In most cases, annexations do not bring revenue to cities. Specifically, if the proposed annexation results in a residential use, such as 100 apartments, the residential use would not generate revenue for the City. However, if the annexation properties were developed industrially, there would be potential to bring in revenue for the City. If the annexation properties were to be revenue positive, it still most likely would not have a significant impact on the City's finances.

9. Requirements imposed by State Law.

   Staff is aware of no requirements imposed by State Law, aside from following the requisite procedure for the annexation, which would impact the annexation area.

Section 2

In order to evaluate the City's ability to provide municipal services to the proposed annexation, this section of the report outlines major utility issues but does not represent all of the utility issues that may arise during the development process.

Conformity to Master Plans for public utilities and facilities:

The City's various plans to provide utility services to the subject property all contemplate the property being served and plans are in place to define what facilities would be required to serve the property.

Culinary Water:

Culinary water should be brought over from the existing line on 3800 N. Water will need to be looped around the southwest side of the airport in order to provide adequate service to the site. In 2021, the Spanish Fork Public Works Department estimated this could be completed at an approximate cost of $100 per foot.

Pressurized Irrigation:

Pressurized irrigation can be provided from a connection to existing utilities on 3800 N (SR-77) in Springville. Interior looping should be done as needed. In 2021, the Spanish Fork Public Works Department estimated this could take around one month to complete at an approximate cost of $100 per foot.

Sanitary Sewer:

Sewage can be partially provided by connecting to existing utilities located at a lift station on 3800 N. Portions of the annexation property west of the elevation change would need to serviced privately by the developer. In 2021, the Spanish Fork Public Works Department estimated this could be completed at an approximate cost of $120 per foot.

Storm Water:

The eastern half should drain east towards Dry Creek. The western half of the property will need to drain west to Utah Lake. This can be accomplished through ditches or pipes.

Power and Communications:

This site can easily be connected to existing utilities upon completion of 3300 N. The road should take no longer than six months from September 2021 to complete. If the proposed annexation property is to contain multiple small buildings rather than one large building, SFCN will need to construct a new node on the other side of 1150 W which could extend the timeline.

Gas:

Dominion Energy has plans to extend both a 4" and 6" IHP along 3800 N that could provide sufficient service this area.

Streets:

Street frontage will need to be improved as the property develops. Any new street construction in the area will need to include extra road base due to environmental conditions. There are currently no obstacles with streets or access.

Presence of utility/facility needs or requirements:

Nothing other than what has otherwise been noted in this report.

Presence of irrigation or other ditches and related facilities:

To our knowledge, there are no ditches or related facilities that need to be addressed with the annexation.

Public Safety evaluation:

This annexation is not expected to have any adverse impact on public safety.

Presence of Sensitive Lands or Watershed Protected issues:

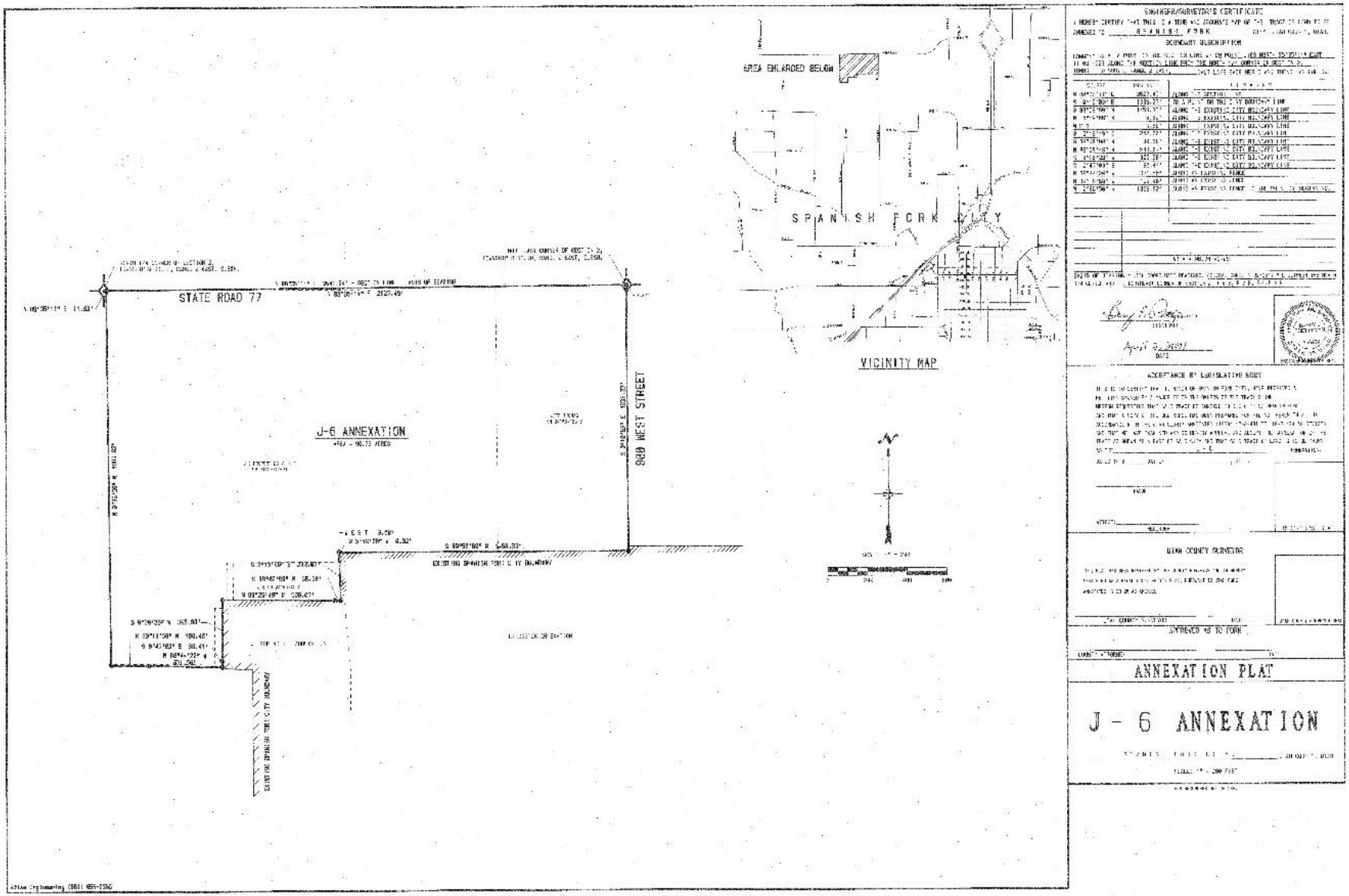
To our knowledge, there are no sensitive lands or watershed issues with the annexation area.

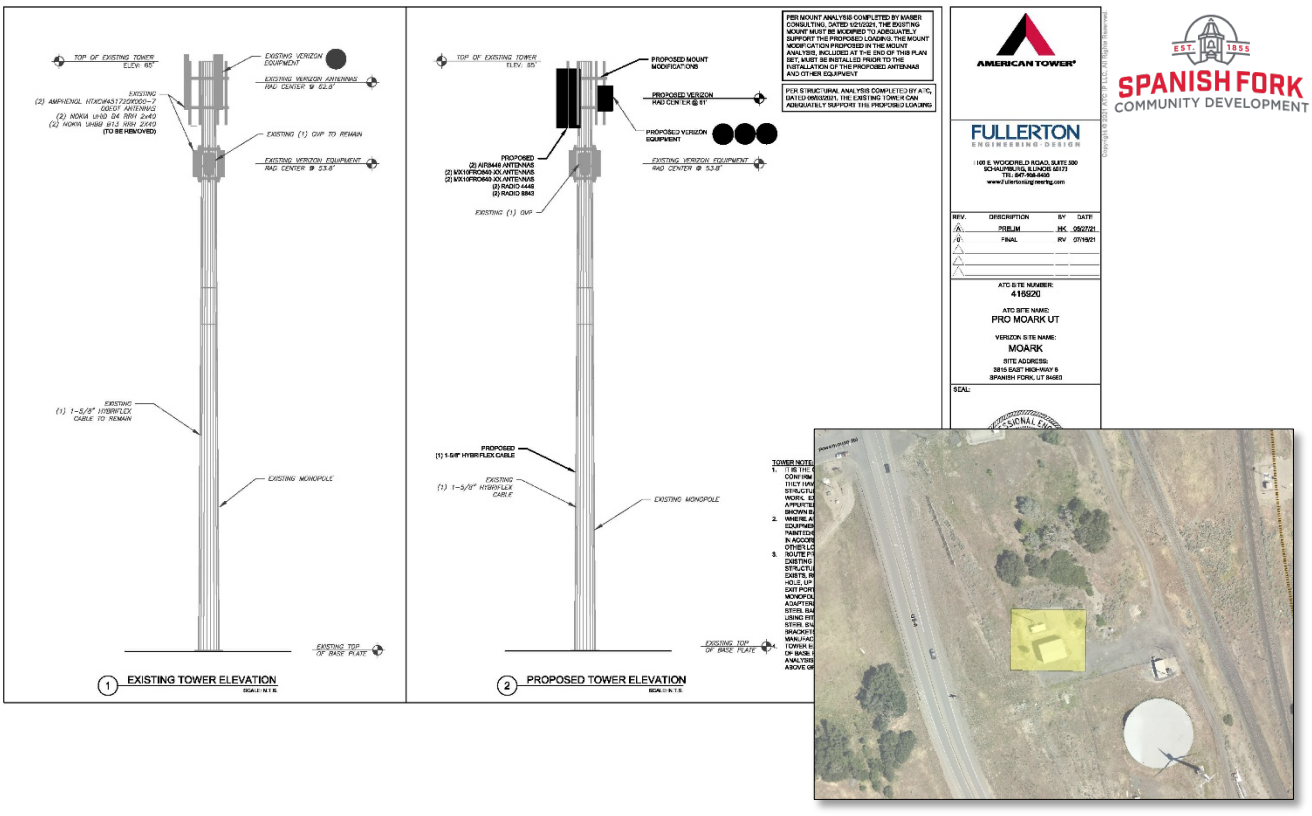
Concept Plan's conformity with proposed zoning:

No concept plan has been submitted for review.

Annexation Agreement:

It is not anticipated that there will be an annexation agreement with this annexation.


STATE ROAD 77
800 WEST STREET
J-6 ANNEXATION
AREA ENLARGED BELOW
SPANISH FORK CITY
VICINITY MAP
ENGINEER/SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
ACCEPTANCE BY LEGISLATIVE BODY
UTAH COUNTY SURVEYOR
APPROVED AS TO FORM
ANNEXATION PLAT
J - 6 ANNEXATION



Highway 6 2021 Cell Tower Modification Conditional Use Permit Request

October 6, 2021, Planning Commission Meeting.

Located at 3815 East Highway 6.

The subject property is zoned P-F.

The applicant has requested that a conditional use permit be approved to allow for additional equipment on an existing tower.

Recommendation

That the proposed Conditional Use Permit be recommended for approval based on the following finding and subject to the following conditions:

Findings

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

Conditions

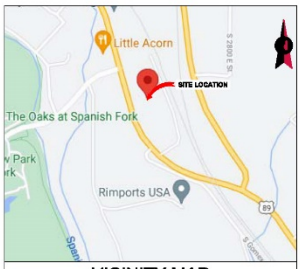
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

Key Issues

1. None.

Exhibits

1. Plans.
2. Site Photo.



VICINITY MAP

AMERICAN TOWER®

ATC SITE NAME: PRO MOARK UT
ATC SITE NUMBER: 416920
VERIZON SITE NAME: MOARK
VERIZON SITE NUMBER:193015
SITE ADDRESS: 3815 EAST HIGHWAY 6
SPANISH FORK, UT 84660



LOCATION MAP

VERIZON
ANTENNA AMENDMENT DRAWINGS

COMPLIANCE CODE

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

1. 2018 INTERNATIONAL BUILDING CODE (IBC)
2. 2017 NATIONAL ELECTRIC CODE (NEC)
3. LOCAL BUILDING CODE
4. CITY/COUNTY ORDINANCES

UTILITY COMPANIES

POWER COMPANY: TBD
PHONE: TBD

TELEPHONE COMPANY: UNKNOWN
PHONE: ()-

811
Know what's below.
Call before you dig.

PROJECT SUMMARY

SITE ADDRESS:
3815 EAST HIGHWAY 6
SPANISH FORK, UT 84660
COUNTY: UTAH
GEOGRAPHIC COORDINATES:
LATITUDE: 40.085172
LONGITUDE: -111.691589
GROUND ELEVATION: 4803' AMSL

PROJECT TEAM

TOWER OWNER:
AMERICAN TOWER
10 PRESIDENTIAL WAY
WOBURN, MA 01801

APPLICANT:
VERIZON WIRELESS

ENGINEER:
FULLERTON ENGINEERING CONSULTANTS, LLC
1100 E. WOODFIELD ROAD, SUITE 600
SCHAUMBURG, IL 60173

PROPERTY OWNER:
-

PROJECT DESCRIPTION

THE PROPOSED PROJECT INCLUDES MODIFYING GROUND BASED AND TOWER MOUNTED EQUIPMENT AS INDICATED PER BELOW:

REMOVE (2) ANTENNA(s) AND (4) RRH(s)

INSTALL (6) ANTENNA(s), (4) RRH(s), MOUNT MODIFICATIONS AND (1) 1-5/8" HYBRID CABLE

EXISTING (1) OVP AND (1) 1-5/8" HYBRID CABLE TO REMAIN

PROJECT NOTES

1. THE FACILITY IS UNMANNED.
2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE.
3. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE.
4. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED.
5. HANDICAP ACCESS IS NOT REQUIRED.

PROJECT LOCATION DIRECTIONS

SPANISH FORK AIRPORT
HEAD SOUTH ON W 2000 N ST TOWARD S 200 WIN 300 W
TURN RIGHT ONTO N MAIN ST
TURN LEFT ONTO E 1900 E
TURN RIGHT ONTO US-6 E
PASS BY CULVER'S (ON THE RIGHT)
TURN LEFT DESTINATION WILL BE ON THE LEFT

SHEET INDEX

SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
G-001	TITLE SHEET	0	07/16/21	RV
G-002	GENERAL NOTES	0	07/16/21	RV
C-101	DETAILED SITE PLAN	0	07/16/21	RV
C-201	TOWER ELEVATION	0	07/16/21	RV
C-401	ANTENNA INFORMATION & SCHEDULE	0	07/16/21	RV
C-601	CONSTRUCTION DETAILS	0	07/16/21	RV
E-601	GROUNDING DETAILS	0	07/16/21	RV
	RFDS			
	MOUNT MODIFICATION DRAWINGS			

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SCHAUMBURG, ILLINOIS 60173
TEL: 847-908-8400
www.FullertonEngineering.com

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REV.	DESCRIPTION	BY	DATE
A	PRELIM	HK	05/27/21
0	FINAL	RV	07/16/21

ATC SITE NUMBER:
416920

ATC SITE NAME:
PRO MOARK UT

VERIZON SITE NAME:
MOARK

SITE ADDRESS:
3815 EAST HIGHWAY 6
SPANISH FORK, UT 84660

SEAL:

PROFESSIONAL ENGINEER
No. 10593217
MICHAEL LEEPER
STATE OF UTAH

verizon

DATE DRAWN:	05/27/2021
ATC JOB NO:	13657562
CUSTOMER ID:	MOARK
CUSTOMER #:	193015

TITLE SHEET

SHEET NUMBER:	REVISION:
G-001	0

GENERAL CONSTRUCTION NOTES:

1. OWNER FURNISHED MATERIALS. VERIZON "THE COMPANY" WILL PROVIDE AND THE CONTRACTOR WILL INSTALL:
   - A. BTS EQUIPMENT FRAME (PLATFORM) AND ICEBRIDGE SHELTER (GROUND BUILDING-LOCATE ONLY)
   - B. ACETELCO INTERFACE BOX (FIC)
   - C. ICE BRIDGE (CABLE TRAY WITH COVER) (GROUND BUILDING-LOCATE ONLY, GO TO J-BRIDGE AND INSTALL FOR ROOFTOP INSTALLATION)
   - D. TOWERS, MONOPOLES
   - E. TOWER LIGHTING
   - F. GENERATORS & LIQUID PROPANE TANK
   - G. ANTENNA STANDARD BRACKETS, FRAMES AND PIPES FOR MOUNTING
   - H. ANTENNAS (INSTALLED BY OTHERS)
   - I. TRANSMISSION LINE
   - J. TRANSMISSION LINE JUMPERS
   - K. TRANSMISSION LINE CONNECTORS WITH WEAT-PROOFING KITS
   - L. TRANSMISSION LINE GROUND KITS
   - M. HANGERS
   - N. HOISTING GRIPS
   - O. BTS EQUIPMENT
2. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL OTHER MATERIALS FOR THE COMPLETE INSTALLATION OF THE SITE INCLUDING, BUT NOT LIMITED TO, SUCH MATERIALS AS FENCING, STRUCTURAL STEEL, SUPPORTING SUB-FRAME FOR PLATFORM, ROOFING LABOR AND MATERIALS, GROUNDING RINGS, GROUNDING WIRES, COPPER-CLAD OR HOT DIP GALVANIZED GROUND RODS, BUSS BARS, TRANSFORMERS AND DISCONNECT SWITCHES WHERE APPLICABLE, TEMPORARY ELECTRICAL POWER, CONDUIT, LANDSCAPING COMPOUND STONE, CRANES, CORE DRILLING, SLEEPERS AND RUBBER MATTING, REBAR, CONCRETE CAISSONS, PADS AND/OR LADDER MOUNTS AND ANY OTHER MATERIALS, EQUIPMENT, AND SERVICES NOT SPECIFICALLY NOTED AS BEING FURNISHED AND/OR INSTALLED BY OTHERS AND LABOR REQUIRED TO COMPLETE THE JOB ACCORDING TO THE DRAWINGS AND SPECIFICATIONS. IT IS THE POSITION OF VERIZON TO APPLY FOR PERMITTING AND CONTRACTOR RESPONSIBLE FOR PICKUP AND PAYMENT OF REQUIRED PERMITS.
3. ALL WORK SHALL CONFORM TO ALL CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING ANSI/EIA/TIA-222, AND COMPLY WITH ATC CONSTRUCTION SPECIFICATIONS.
4. CONTRACTOR SHALL CONTACT "LOCAL 811" FOR IDENTIFICATION OF UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED INSPECTIONS.
6. ALL DIMENSIONS TO, OF, AND ON EXISTING BUILDINGS, DRAINAGE STRUCTURES, AND SITE IMPROVEMENTS SHALL BE VERIFIED IN FIELD BY CONTRACTOR WITH ALL DISCREPANCIES REPORTED TO THE ENGINEER.
7. DO NOT CHANGE SIZE OR SPACING OF STRUCTURAL ELEMENTS.
8. DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
9. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. CONTRACTOR SHALL BRACE STRUCTURES UNTIL ALL STRUCTURAL ELEMENTS NEEDED FOR STABILITY ARE INSTALLED. THESE ELEMENTS ARE AS FOLLOWS: LATERAL BRACING, ANCHOR BOLTS, ETC.
11. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EXISTING UTILITIES, GROUNDS DRAINS, DRAIN PIPES, VENTS, ETC. BEFORE COMMENCING WORK.
12. INCORRECTLY FABRICATED, DAMAGED, OR OTHERWISE REJECTING OR NONCONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE VERIZON REP PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH REMEDIAL ACTION SHALL REQUIRE WRITTEN APPROVAL BY THE VERIZON REP PRIOR TO PROCEEDING.
13. EACH CONTRACTOR SHALL COORDINATE WITH THE VERIZON REP, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.
14. CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION OF THIS PROJECT TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE VERIZON CONSTRUCTION MANAGER.
15. ALL CAISSON/CONCRETE ENTRYWAY POINTS SHALL BE WEATHERPROOFED DURING INSTALLATION USING A SILICONE SEALANT.
16. WHERE EXISTING CONDITIONS DO NOT MATCH THOSE SHOWN IN THIS PLAN SET, CONTRACTOR SHALL NOTIFY THE VERIZON REP AND ENGINEER OF RECORD IMMEDIATELY.
17. CONTRACTOR SHALL ENSURE ALL SUBCONTRACTORS ARE PROVIDED WITH A COMPLETE AND CURRENT SET OF DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
18. CONTRACTOR SHALL REMOVE ALL RUBBISH AND DEBRIS FROM THE SITE AT THE END OF EACH DAY.
19. CONTRACTOR SHALL COORDINATE WORK SCHEDULE WITH AMERICAN TOWER CORPORATION (ATC) AND TAKE PRECAUTIONS TO MINIMIZE IMPACT AND DISRUPTION OF OTHER OCCUPANTS OF THE FACILITY.
20. CONTRACTOR SHALL FURNISH VERIZON AND AMERICAN TOWER CORPORATION (ATC) WITH A PDF MARKED UP AS BUILT SET OF DRAWINGS UPON COMPLETION OF WORK.
21. PRIOR TO SUBMISSION OF BID, CONTRACTOR SHALL COORDINATE WITH VERIZON REP TO DETERMINE WHAT, IF ANY, ITEMS WILL BE PROVIDED. ALL ITEMS NOT PROVIDED SHALL BE PURCHASED AND INSTALLED BY THE CONTRACTOR. CONTRACTOR WILL INSTALL ALL ITEMS PROVIDED.
22. PRIOR TO SUBMISSION OF BID, CONTRACTOR SHALL COORDINATE WITH VERIZON REP TO DETERMINE IF ANY PERMITS WILL BE OBTAINED BY CONTRACTOR. ALL REQUIRED PERMITS NOT OBTAINED BY VERIZON MUST BE OBTAINED, AND PAID FOR, BY THE CONTRACTOR.
23. CONTRACTOR SHALL INSTALL ALL SITE SIGNAGE IN ACCORDANCE WITH VERIZON SPECIFICATIONS AND REQUIREMENTS.
24. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO VERIZON FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
25. ALL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND LOCATED ACCORDING TO VERIZON SPECIFICATIONS, AND AS SHOWN IN THESE PLANS.
26. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
27. CONTRACTOR SHALL NOTIFY VERIZON REP A MINIMUM OF 48 HOURS IN ADVANCE OF POURING CONCRETE OR BACKFILLING ANY UNDERGROUND UTILITIES, FOUNDATIONS OR SEALING ANY WALL, FLOOR OR ROOF PENETRATIONS FOR ENGINEERING REVIEW AND APPROVAL.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY INCLUDING COMPLIANCE WITH ALL APPLICABLE OSHA STANDARDS AND RECOMMENDATIONS AND SHALL PROVIDE ALL NECESSARY SAFETY DEVICES INCLUDING PPE AND PPM AND CONSTRUCTION DEVICES SUCH AS WELDING AND FIRE PREVENTION, TEMPORARY SHORING, SCAFFOLDING, TRENCH BOXES/SLOPING, BARRIERS, ETC.
29. THE CONTRACTOR SHALL PROTECT AT HIS OWN EXPENSE, ALL EXISTING FACILITIES AND SUCH OF HIS NEW WORK LIABLE TO INJURY DURING THE CONSTRUCTION PERIOD. ANY DAMAGE CAUSED BY NEGLECT ON THE PART OF THIS CONTRACTOR OR HIS REPRESENTATIVES, OR BY THE ELEMENTS DUE TO NEGLECT ON THIS PART OF THIS CONTRACTOR OR HIS REPRESENTATIVES, EITHER TO THE EXISTING WORK, OR TO HIS WORK OR TO THE WORK OF ANY OTHER CONTRACTOR, SHALL BE REPAIRED AT HIS EXPENSE TO THE OWNER'S SATISFACTION.
30. ALL WORK SHALL BE INSTALLED IN A FIRST CLASS, NEAT AND WORKMANLIKE MANNER BY MECHANICS SKILLED IN THIS TRADE INVOLVED. THE QUALITY OF WORKMANSHIP SHALL BE SUBJECT TO THE APPROVAL OF THE VERIZON REP. ANY WORK FOUND BY THE VERIZON REP TO BE OF INFERIOR QUALITY AND/OR WORKMANSHIP SHALL BE REPLACED AND/OR REWORKED AT CONTRACTOR EXPENSE UNTIL APPROVAL IS OBTAINED.
31. IN ORDER TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE, ALL TYPES OF MATERIALS LISTED HEREINAFTER BY MANUFACTURER'S NAMES AND/OR MANUFACTURER'S CATALOG NUMBER SHALL BE PROVIDED BY THESE MANUFACTURERS AS SPECIFIED.
32. VERIZON FURNISHED EQUIPMENT SHALL BE PICKED UP AT THE VERIZON WAREHOUSE, NO LATER THAN 48HR AFTER BEING NOTIFIED INSURED, STORED, UNCRATE, PROTECTED AND INSTALLED BY THE CONTRACTOR WITH ALL APPURTENANCES REQUIRED TO PLACE THE EQUIPMENT IN OPERATION, READY FOR USE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EQUIPMENT AFTER PICKING IT UP.
33. VERIZON OR HIS ARCHITECT/ENGINEER RESERVES THE RIGHT TO REJECT ANY EQUIPMENT OR MATERIALS WHICH, IN HIS OWN OPINION ARE NOT IN COMPLIANCE WITH THE CONTRACT DOCUMENTS, EITHER BEFORE OR AFTER INSTALLATION AND THE EQUIPMENT SHALL BE REPLACED WITH EQUIPMENT CONFORMING TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE CONTRACTOR AT NO COST TO VERIZON OR THEIR ARCHITECT/ENGINEER.

SPECIAL CONSTRUCTION
ANTENNA INSTALLATION NOTES:

1. WORK INCLUDES:
   - A. ANTENNA AND COAXIAL CABLES ARE FURNISHED BY VERIZON UNDER A SEPARATE CONTRACT. THE CONTRACTOR SHALL ASSIST ANTENNA INSTALLATION CONTRACTOR IN TESTING CO-DOCUMENTATION AND SITE ACCESS. ERECTION SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PERSONNEL AND
   - B. INSTALL ANTENNA AS INDICATE ON DRAWINGS AND VERIZON SPECIFICATIONS.
   - C. INSTALL GALVANIZED STEEL ANTENNA MOUNTS AS INDICATED ON DRAWINGS
   - D. INSTALL FURNISHED GALVANIZED STEEL OR ALUMINUM WAVEGUIDE.
   - E. CONTRACTOR SHALL PROVIDE FOUR (4) SETS OF SWEEP TESTS USING AGILENT/HEWLETT-PACKARD 8753ES RF SCALAR NETWORK ANALYZER. SUBMIT FREQUENCY DOMAIN REFLECTOMETER (FDR) TESTS RESULTS TO THE PROJECT MANAGER. SWEEP TEST SHALL BE AS PER ATTACHED RFS "ANRAXIS" FIELD TESTING RECOMMENDED FOR ANTENNA AND HELIAX COAXIAL CABLE SYSTEMS" DATED 1/99/03. TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING SERVICE AND BE BOUND AND SUBMITTED WITHIN ONE WEEK OF WORK COMPLETION.
   - F. INSTALL COAXIAL CABLES AND TERMINATIONS BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. WEATHERPROOF ALL CONNECTIONS BETWEEN THE ANTENNA AND EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. TERMINATE ALL COAXIAL CABLE THREE (3) FEET IN EXCESS OF ENTRY POINT LOCATION UNLESS OTHERWISE STATED.
   - G. ANTENNA AND COAXIAL CABLE GROUNDING:
2. ALL EXTERIOR #6 STRAND GROUND WIRE "DAISY CHAIN" CONNECTIONS ARE TO BE WEATHER SEALED WITH RFS CONNECTORS/BRUSH WEATHERPROOFING KIT #2212-10 OR EQUAL.
3. ALL COAXIAL CABLE GROUNDING KITS ARE TO BE INSTALLED ON STRAIGHT RUNS OF COAXIAL CABLE (NOT WITH BENDS)

ALL DISCREPANCIES FROM WHAT IS SHOWN ON THESE CONSTRUCTION DRAWINGS SHALL BE COMMUNICATED TO ATC ENGINEERING IMMEDIATELY FOR CORRECTION OR RE-DESIGN. FAILURE TO COMMUNICATE DIRECTLY WITH ATC ENGINEERING OR ANY CHANGES FROM THIS DESIGN CONDUCTED WITHOUT PRIOR APPROVAL FROM ATC ENGINEERING SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

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SCHAUMBURG, ILLINOIS 60173
TEL: 847-908-8400
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REV.	DESCRIPTION	BY	DATE
A	PRELIM	HK	05/27/21
0	FINAL	RV	07/16/21

ATC SITE NUMBER:
416920

ATC SITE NAME:
PRO MOARK UT

VERIZON SITE NAME:
MOARK

SITE ADDRESS:
3815 EAST HIGHWAY 6
SPANISH FORK, UT 84660

SEAL:

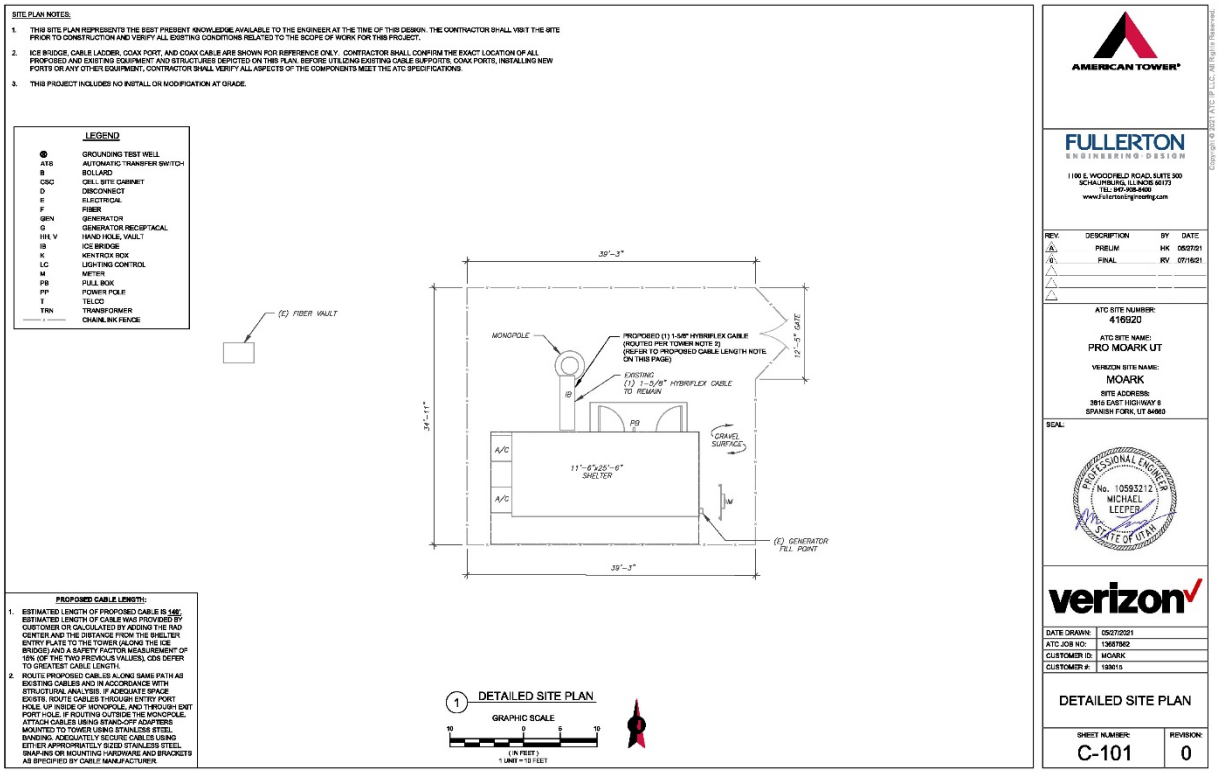
PROFESSIONAL ENGINEER
No. 10593217
MICHAEL LEEPER
STATE OF UTAH

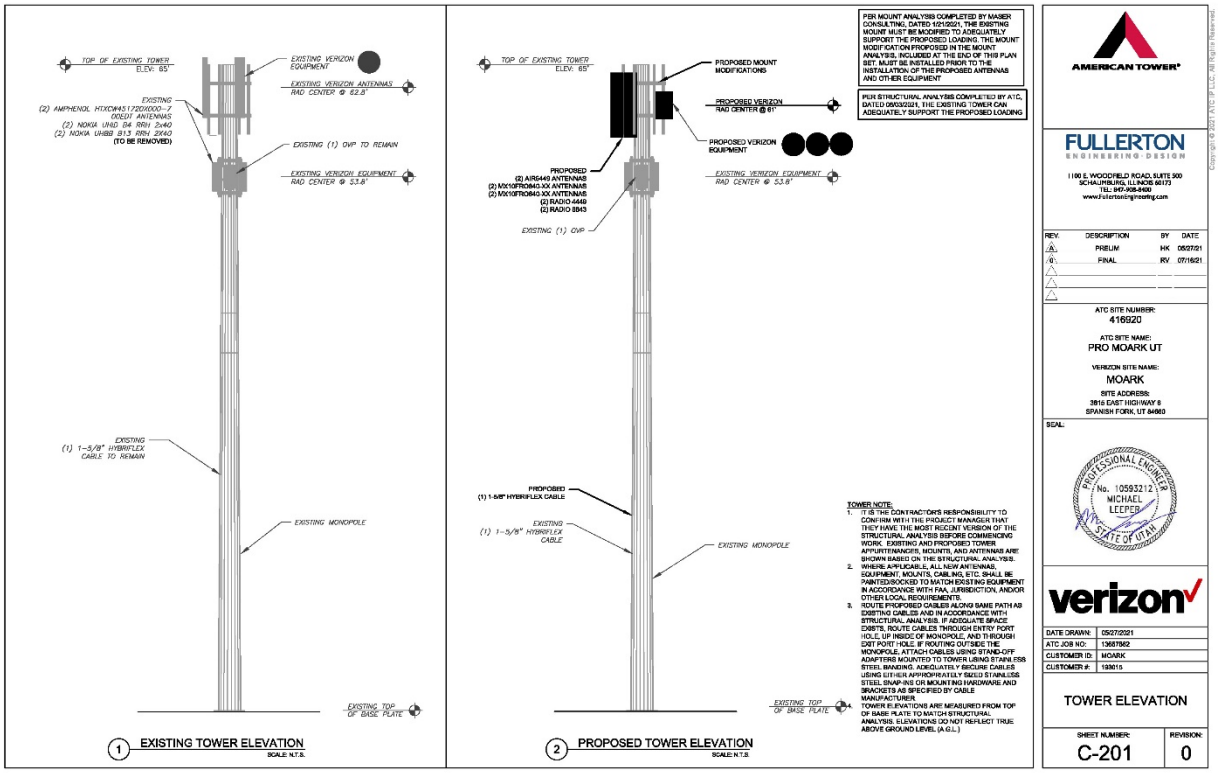
verizon

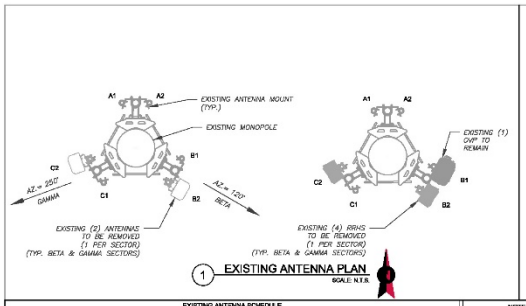
DATE DRAWN:	05/27/2021
ATC JOB NO:	13657562
CUSTOMER ID:	MOARK
CUSTOMER #:	193015

GENERAL NOTES

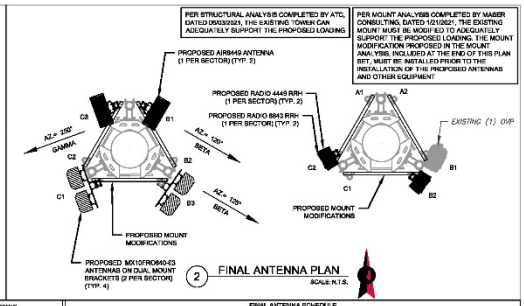
SHEET NUMBER:	REVISION:
G-002	0


SITE PLAN NOTES:
1. THIS SITE PLAN REPRESENTS THE BEST PRESENT KNOWLEDGE AVAILABLE TO THE ENGINEER AT THE TIME OF THIS DESIGN. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION AND VERIFY ALL EXISTING CONDITIONS RELATED TO THE SCOPE OF WORK FOR THIS PROJECT.
2. ICE BRIDGE, CABLE LADDER, COAX PORT, AND COAX CABLE ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM THE EXACT LOCATION OF ALL PROPOSED AND EXISTING EQUIPMENT AND STRUCTURES DEPICTED ON THIS PLAN. BEFORE UTILIZING EXISTING CABLE SUPPORTS, COAX PORTS, INSTALLING NEW PORTS OR ANY OTHER EQUIPMENT, CONTRACTOR SHALL VERIFY ALL ASPECTS OF THE COMPONENTS MEET THE ATC SPECIFICATIONS.
3. THIS PROJECT INCLUDES NO INSTALL OR MODIFICATION AT GRADE.
LEGEND
GROUNDING TEST WELL
ATS AUTOMATIC TRANSFER SWITCH
B BOLLARD
CBC CELL SITE CABINET
D DISCONNECT
E ELECTRICAL
F FIBER
GEN GENERATOR
G GENERATOR RECEPTACAL
H/H, V HAND HOLE, VAULT
IB ICE BRIDGE
K KENTROX BOX
LC LIGHTING CONTROL
M METER
PB PULL BOX
PP POWER POLE
T TELCO
TRN TRANSFORMER
CHAIN LINK FENCE
(E) FIBER VAULT
39'-3"
MONOPOLE
PROPOSED (1) 1-5/8" HYBRIFLEX CABLE (ROUTED PER TOWER NOTE 2) (REFER TO PROPOSED CABLE LENGTH NOTE ON THIS PAGE)
EXISTING (1) 1-5/8" HYBRIFLEX CABLE TO REMAIN
12'-5" GATE
34'-11"
IB
PB
A/C
A/C
GRAVEL SURFACE
11'-6"x25'-6" SHELTER
W
(E) GENERATOR FILL POINT
39'-3"
PROPOSED CABLE LENGTH:
1. ESTIMATED LENGTH OF PROPOSED CABLE IS 140'. ESTIMATED LENGTH OF CABLE WAS PROVIDED BY CUSTOMER OR CALCULATED BY ADDING THE RAD CENTER AND THE DISTANCE FROM THE SHELTER ENTRY PLATE TO THE TOWER (ALONG THE ICE BRIDGE) AND A SAFETY FACTOR MEASUREMENT OF 15% (OF THE TWO PREVIOUS VALUES). CDS DEFER TO GREATEST CABLE LENGTH.
2. ROUTE PROPOSED CABLES ALONG SAME PATH AS EXISTING CABLES AND IN ACCORDANCE WITH STRUCTURAL ANALYSIS. IF ADEQUATE SPACE EXISTS, ROUTE CABLES THROUGH ENTRY PORT HOLE, UP INSIDE OF MONOPOLE, AND THROUGH EXIT PORT HOLE. IF ROUTING OUTSIDE THE MONOPOLE, ATTACH CABLES USING STAND-OFF ADAPTERS MOUNTED TO TOWER USING STAINLESS STEEL BANDING. ADEQUATELY SECURE CABLES USING EITHER APPROPRIATELY SIZED STAINLESS STEEL SNAP-INS OR MOUNTING HARDWARE AND BRACKETS AS SPECIFIED BY CABLE MANUFACTURER.
1 DETAILED SITE PLAN
GRAPHIC SCALE
10 0 5 10
(IN FEET)
1 UNIT = 10 FEET
AMERICAN TOWER
FULLERTON ENGINEERING · DESIGN
1100 E. WOODFIELD ROAD, SUITE 500
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TEL: 847-908-6400
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SEAL:
PROFESSIONAL ENGINEER No. 10593212 MICHAEL LEEPER STATE OF UTAH
verizon
DATE DRAWN: 05/27/2021
ATC JOB NO: 13687362
CUSTOMER ID: MOARK
CUSTOMER #: 139015
DETAILED SITE PLAN
SHEET NUMBER: C-101
REVISION: 0
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TOP OF EXISTING TOWER ELEV: 65'
EXISTING VERIZON EQUIPMENT
EXISTING VERIZON ANTENNAS RAD CENTER @ 62.8'
EXISTING (2) AMPHENOL HTXCW45172DX000-7 OMEGA ANTENNAS (2) NOKIA UHD D4 RRH 2x40 (2) NOKIA UHBB B13 RRH 2X40 (TO BE REMOVED)
EXISTING (1) OVP TO REMAIN
EXISTING VERIZON EQUIPMENT RAD CENTER @ 53.8'
EXISTING (1) 1-5/8" HYBRIFLEX CABLE TO REMAIN
EXISTING MONOPOLE
EXISTING TOP OF BASE PLATE
1 EXISTING TOWER ELEVATION
SCALE: N.T.S.
TOP OF EXISTING TOWER ELEV: 65'
PROPOSED MOUNT MODIFICATIONS
PROPOSED VERIZON RAD CENTER @ 61'
PROPOSED VERIZON EQUIPMENT
EXISTING VERIZON EQUIPMENT RAD CENTER @ 53.8'
PROPOSED (2) AIR6449 ANTENNAS (2) MX10FRO640-XX ANTENNAS (2) MX10FRO640-XX ANTENNAS (2) RADIO 4449 (2) RADIO 8843
EXISTING (1) OVP
PROPOSED (1) 1-5/8" HYBRIFLEX CABLE
EXISTING (1) 1-5/8" HYBRIFLEX CABLE
EXISTING MONOPOLE
EXISTING TOP OF BASE PLATE
2 PROPOSED TOWER ELEVATION
SCALE: N.T.S.
PER MOUNT ANALYSIS COMPLETED BY MASER CONSULTING, DATED 10/1/2021, THE EXISTING MOUNT MUST BE MODIFIED TO ADEQUATELY SUPPORT THE PROPOSED LOADING. THE MOUNT MODIFICATION PROPOSED IN THE MOUNT ANALYSIS, INCLUDED AT THE END OF THIS PLAN SET, MUST BE INSTALLED PRIOR TO THE INSTALLATION OF THE PROPOSED ANTENNAS AND OTHER EQUIPMENT
PER STRUCTURAL ANALYSIS COMPLETED BY ATC, DATED 09/03/2021, THE EXISTING TOWER CAN ADEQUATELY SUPPORT THE PROPOSED LOADING
TOWER NOTE:
1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM WITH THE PROJECT MANAGER THAT THEY HAVE THE MOST RECENT VERSION OF THE STRUCTURAL ANALYSIS BEFORE COMMENCING WORK. EXISTING AND PROPOSED TOWER APPURTENANCES, MOUNTS, AND ANTENNAS ARE SHOWN BASED ON THE STRUCTURAL ANALYSIS.
2. WHERE APPLICABLE, ALL NEW ANTENNAS, EQUIPMENT, MOUNTS, CABLING, ETC. SHALL BE PAINTED/BOCKED TO MATCH EXISTING EQUIPMENT IN ACCORDANCE WITH FAA, JURISDICTION, AND/OR OTHER LOCAL REQUIREMENTS.
3. ROUTE PROPOSED CABLES ALONG SAME PATH AS EXISTING CABLES AND IN ACCORDANCE WITH STRUCTURAL ANALYSIS. IF ADEQUATE SPACE EXISTS, ROUTE CABLES THROUGH ENTRY PORT HOLE, UP INSIDE OF MONOPOLE, AND THROUGH EXIT PORT HOLE. IF ROUTING OUTSIDE THE MONOPOLE, ATTACH CABLES USING STAND-OFF ADAPTERS MOUNTED TO TOWER USING STAINLESS STEEL BANDING. ADEQUATELY SECURE CABLES USING EITHER APPROPRIATELY SIZED STAINLESS STEEL SNAP-INS OR MOUNTING HARDWARE AND BRACKETS AS SPECIFIED BY CABLE MANUFACTURER.
4. TOWER ELEVATIONS ARE MEASURED FROM TOP OF BASE PLATE TO MATCH STRUCTURAL ANALYSIS. ELEVATIONS DO NOT REFLECT TRUE ABOVE GROUND LEVEL (A.G.L.)
AMERICAN TOWER
FULLERTON ENGINEERING · DESIGN
1100 E. WOODFIELD ROAD, SUITE 500
SCHAUMBURG, ILLINOIS 60173
TEL: 847-908-6400
www.fullertoneng.com
REV. DESCRIPTION BY DATE
A PRELIM HK 05/27/21
0 FINAL RV 07/16/21
ATC SITE NUMBER: 416920
ATC SITE NAME: PRO MOARK UT
VERIZON SITE NAME: MOARK
SITE ADDRESS: 3815 EAST HIGHWAY 8 SPANISH FORK, UT 84660
SEAL:
PROFESSIONAL ENGINEER No. 10593212 MICHAEL LEEPER STATE OF UTAH
verizon
DATE DRAWN: 05/27/2021
ATC JOB NO: 13687362
CUSTOMER ID: MOARK
CUSTOMER #: 139015
TOWER ELEVATION
SHEET NUMBER: C-201
REVISION: 0
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1 EXISTING ANTENNA PLAN
SCALE: N.T.S.



2 FINAL ANTENNA PLAN
SCALE: N.T.S.

EXISTING ANTENNA SCHEDULE

LOCATION			ANTENNA SUMMARY					NON ANTENNA SUMMARY	
SECTOR	RAD	AZ	POS	ANTENNA	BAND	ELEC D-TILT	STATUS	ADDITIONAL TOWER MOUNTED EQUIPMENT	STATUS
ALPHA	62.8'	0°	A1	–	–	–	–	–	–
			A2	–	–	–	–	–	–
BETA	62.8'	120°	B1	–	–	–	–	–	–
			B2	AMPHENOL HTXDW451720X000	LAWS/L700	0/8	–	–	–
	53.8'		–	–	–	–	–	UHBB 913 RRH 2X40 UHD 84 RRH 2X40	RMV RMV
GAMMA	62.8'	252°	C1	–	–	–	–	–	–
			C2	AMPHENOL HTXDW451720X000	LAWS/L700	0/8	–	–	–
	53.8'		–	–	–	–	–	UHBB 913 RRH 2X40 UHD 84 RRH 2X40	RMV RMV

NOTES

1. CONFIRM WITH VERIZON REP FOR APPLICABLE UPDATES/REVISIONS AND MOST RECENT RFDS FOR MIN CONFIGURATION (CONFIG). DO TO CAP ALL UNUSED PORTS.
2. CONFIRM SPACING OF PROPOSED EQUIP DOES NOT CAUSE TOWER CONFLICTS NOR IMPEDE TOWER CLIMBING PEGS.

STATUS ABBREVIATIONS

RMV: TO BE REMOVED
RMN: TO REMAIN
RELL: TO BE RELOCATED
ADD: TO BE ADDED

CABLE LENGTHS FOR JUMPERS
JUNCTION BOX TO RRU: 15'
RRU TO ANTENNA: 10'

FINAL ANTENNA SCHEDULE

LOCATION			ANTENNA SUMMARY					NON ANTENNA SUMMARY	
SECTOR	RAD	AZ	POS	ANTENNA	BAND	ELEC D-TILT	STATUS	ADDITIONAL TOWER MOUNTED EQUIPMENT	STATUS
BETA	61'	120°	B1	ERICSSON AIR 6449 B77D	L 700I, 850I, AWSI, AWS 3	0/2	ADD	-	-
			B2	-	-	-	-	-	-
		128°	B3	JMA MX10FRO840-XX	L 700I, 850I, AWSI, AWS 3	0/4	ADD	-	-
				JMA MX10FRO840-XX	L 700I, 850I, AWSI, AWS 3	0/4	ADD	-	-
	53.8'	-	-	-	-	-	-	RADIO 4449 RADIO 8843	ADD ADD
GAMMA	61'	256°	C1	JMA MX10FRO840-XX	L 700I, 850I, AWSI, AWS 3	0/4	ADD	RADIO 8843	ADD
				JMA MX10FRO840-XX	L 700I, 850I, AWSI, AWS 3	0/4	ADD	RADIO 8843	ADD
			C2	-	-	-	-	-	-
			C3	ERICSSON AIR 6449 B77D	L 700I, 850I, AWSI, AWS 3	0/2	ADD	-	-
	53.8'	-	-	-	-	-	-	RADIO 4449 RADIO 8843	ADD ADD

EXISTING FIBER DISTRIBUTION/OVP BOX

MODEL NUMBER	STATUS
(1) RCMDC-6627-PF-48 OVP	RMN

EXISTING CABLING SUMMARY

COAX	HYBRID	STATUS
–	(1) 1-5/8" HYBRIFLEX	RMN

FINAL FIBER DISTRIBUTION / OVP BOX

MODEL NUMBER	STATUS
-	-
(1) RCMDC-6627-PF-48 OVP	RMN

FINAL CABLING SUMMARY

COAX	HYBRID	STATUS
-	(1) 1-5/8" HYBRIFLEX	ADD
–	(1) 1-5/8" HYBRIFLEX	RMN

AMERICAN TOWER®

FULLERTON ENGINEERING DESIGN
1100 E. WOODFIELD ROAD, SUITE 500
SCHAUMBURG, ILLINOIS 60173
TEL: 847-908-6400
www.fullertonengineering.com

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REV.	DESCRIPTION	BY	DATE
A	PRELIM	HK	05/27/21
0	FINAL	RV	07/16/21

ATC SITE NUMBER:
416020

ATC SITE NAME:
PRO MOARK UT

VERIZON SITE NAME:
MOARK

SITE ADDRESS:
3816 EAST HIGHWAY 8
SPANISH FORK, UT 84660

SEAL:

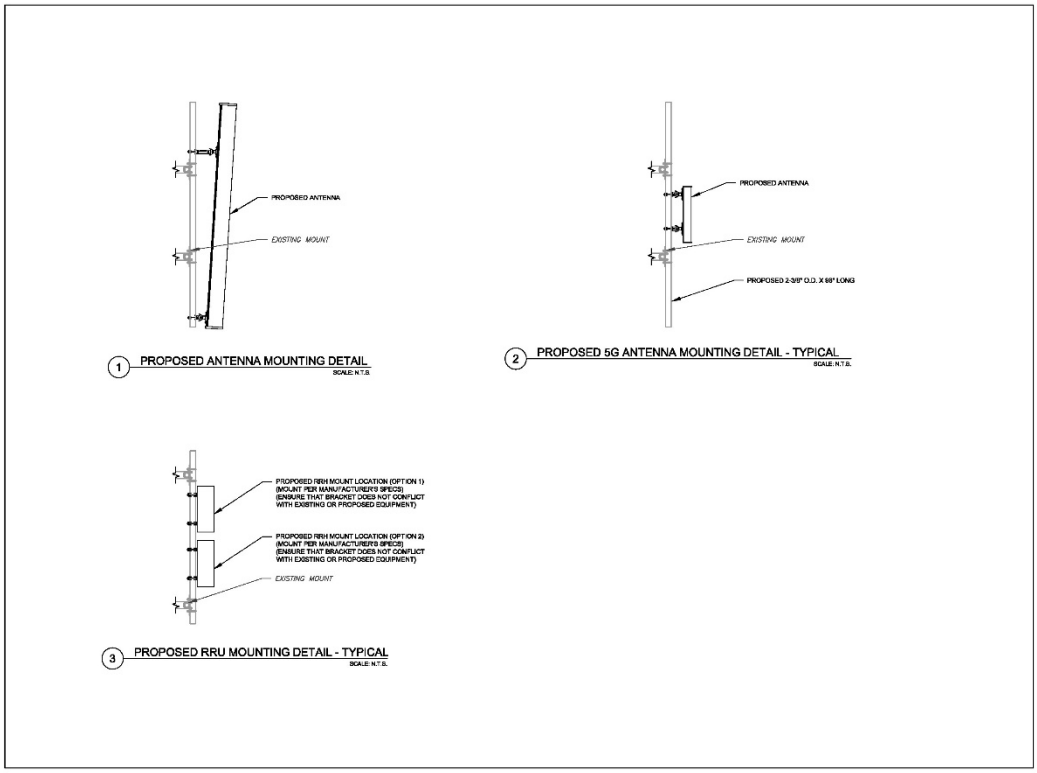
PROFESSIONAL ENGINEER — No. 10593212 — MICHAEL LEEPER — STATE OF UTAH

verizon

DATE DRAWN:	05/27/2021
ATC JOB NO:	13687562
CUSTOMER ID:	MOARK
CUSTOMER #:	13801b

ANTENNA INFORMATION & SCHEDULE

SHEET NUMBER:	REVISION:
C-401	0



1 PROPOSED ANTENNA MOUNTING DETAIL
SCALE: N.T.S.

2 PROPOSED 5G ANTENNA MOUNTING DETAIL - TYPICAL
SCALE: N.T.S.

3 PROPOSED RRU MOUNTING DETAIL - TYPICAL
SCALE: N.T.S.

AMERICAN TOWER®

FULLERTON ENGINEERING DESIGN
1100 E. WOODFIELD ROAD, SUITE 500
SCHAUMBURG, ILLINOIS 60173
TEL: 847-908-6400
www.fullertonengineering.com

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REV. DESCRIPTION BY DATE
A PRELIM HK 05/27/21
0 FINAL RV 07/16/21

ATC SITE NUMBER:
416020

ATC SITE NAME:
PRO MOARK UT

VERIZON SITE NAME:
MOARK

SITE ADDRESS:
3816 EAST HIGHWAY 8
SPANISH FORK, UT 84660

SEAL:

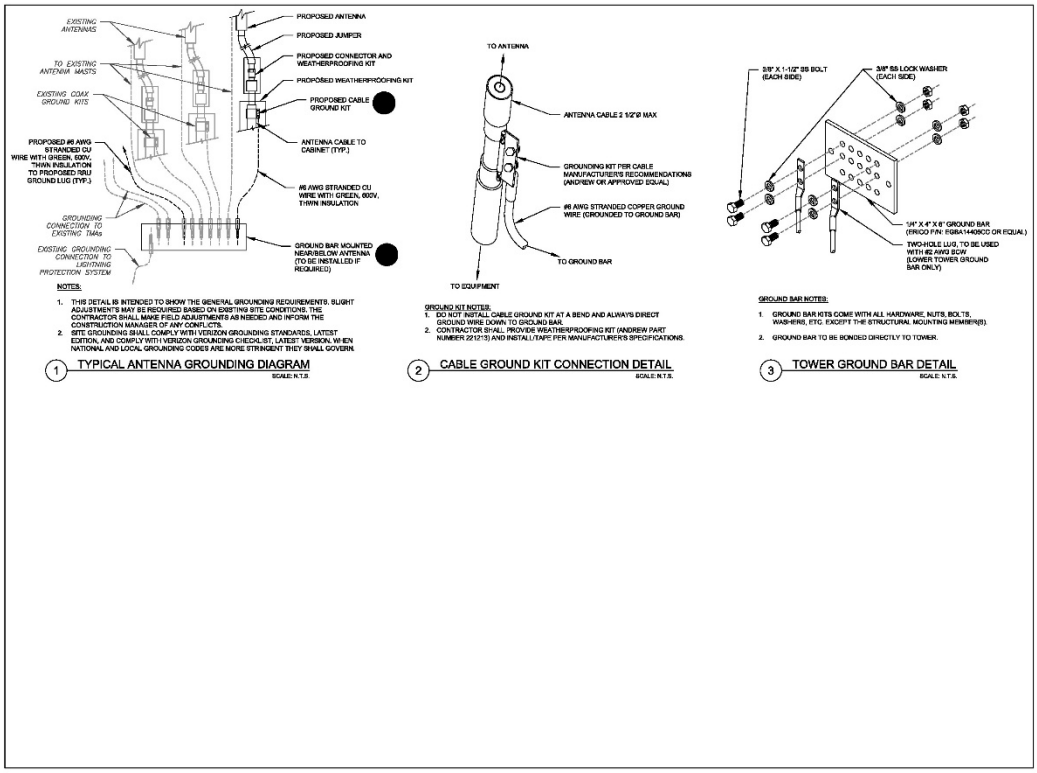
PROFESSIONAL ENGINEER — No. 10593212 — MICHAEL LEEPER — STATE OF UTAH

verizon

DATE DRAWN: 05/27/2021
ATC JOB NO: 13687562
CUSTOMER ID: MOARK
CUSTOMER #: 13801b

CONSTRUCTION DETAILS

SHEET NUMBER:	REVISION:
C-501	0



Antenna Summary

Added

700	850	1900	AWS	AWS3	28 GHz	31 GHz	39 GHz	CBRS	LAA	L-Sub	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	Quantity
LTE	LTE	LTE	LTE	LTE							JMA	MX10FRO640	61	63.9854166666	125(02)	true	true	PHYSICAL	2
LTE	LTE	LTE	LTE	LTE							JMA	MX10FRO840-xx	61	64.995833333	250(03)	true	true	PHYSICAL	2
											Ericsson	AIR6419	61	63.083333333	120(0002) 250(0003)	false	false	PHYSICAL	2

Removed

700	850	1900	AWS	AWS3	28 GHz	31 GHz	39 GHz	CBRS	LAA	L-Sub	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	Quantity
LTE											AMPHENOL	HTXCW451720X000-700EDT (141053)	62	65.5	120(02)	false	false	PHYSICAL	1
LTE											AMPHENOL	HTXCW451720X000-708EDT (197445)	62	65.5	250(03)	false	false	PHYSICAL	1
			LTE								AMPHENOL	HTXCW451720X000-AP0EDT (141062)	58	61.5	120(02)	false	false	PHYSICAL	1
			LTE								AMPHENOL	HTXCW451720X000-A5EDT (163330)	58	61.5	250(03)	false	false	PHYSICAL	1

Retained

700	850	1900	AWS	AWS3	28 GHz	31 GHz	39 GHz	CBRS	LAA	L-Sub	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	Quantity

No data available.

Added: 6 Removed: 4 Retained: 0

Equipment Summary

Added

Equipment Type	Location	700	850	1900	AWS	AWS3	28 GH	31 GHz	39 GH	CBRS	LAA	L-Sub	Make	Model	Cable Length	Cable Size	Install Type	Quantity
RRU	Tower	LTE	LTE										Ericsson	4449			PHYSICAL	2
RRU	Tower			LTE	LTE	LTE							Ericsson	8843			PHYSICAL	2
RRU	Tower												Ericsson	VZE01			PHYSICAL	2

Removed

Equipment Type	Location	700	850	1900	AWS	AWS3	28 GH	31 GHz	39 GH	CBRS	LAA	L-Sub	Make	Model	Cable Length	Cable Size	Install Type	Quantity
RRU	Tower	LTE											Nokia	UHBB B13 RRH 2x40			PHYSICAL	2
RRU	Tower				LTE								Nokia	UHID B4 RRH 2x40			PHYSICAL	2

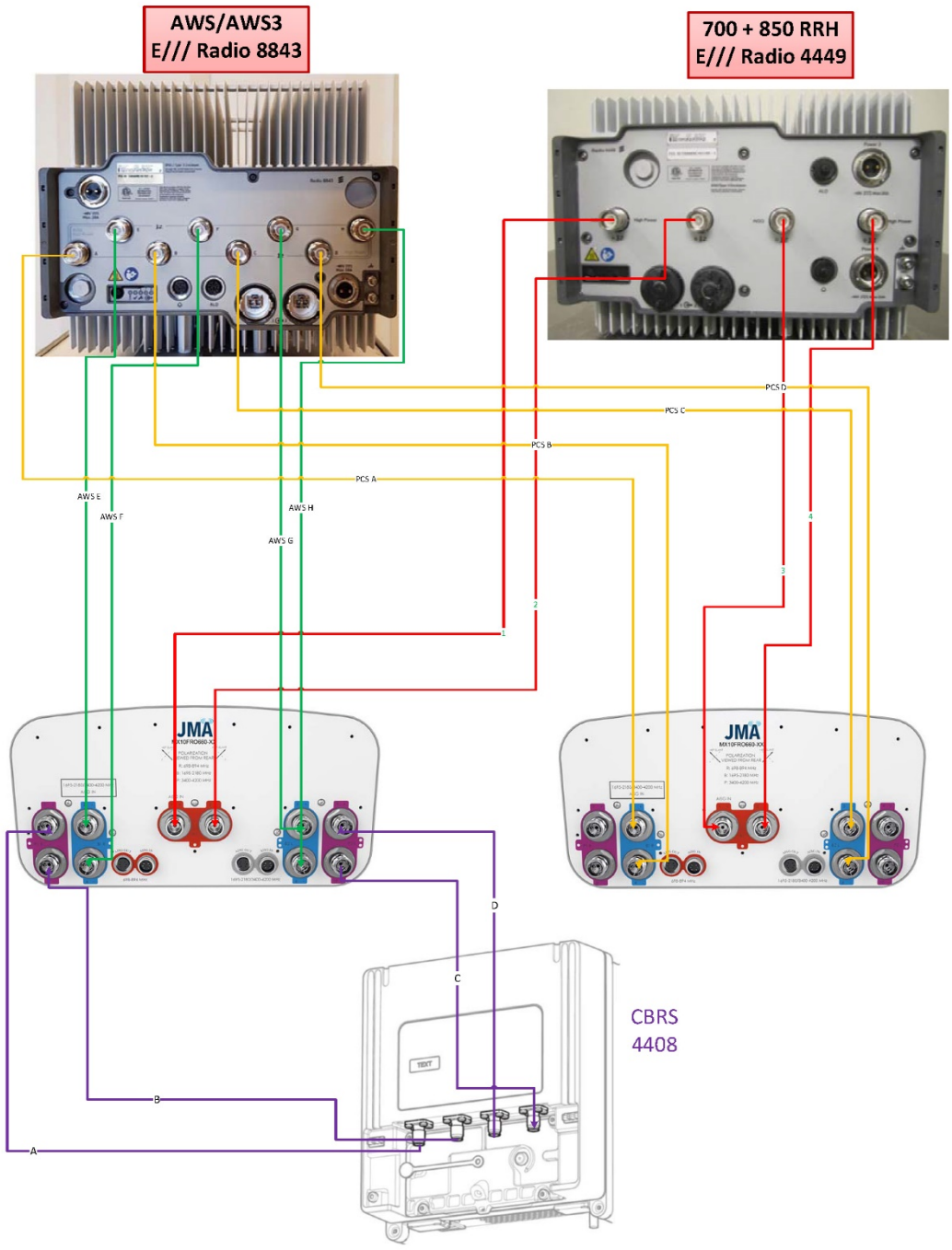
Retained

Equipment Type	Location	700	850	1900	AWS	AWS3	28 GH	31 GHz	39 GH	CBRS	LAA	L-Sub	Make	Model	Cable Length	Cable Size	Install Type	Quantity

No data available.

Proprietary and Confidential. Not for disclosure outside of Verizon.

JMA MX 10 FRO 4/6/8 60-XX
2x 10-Port Antennas + 2x RRHs per sector



PROJECT NOTES

1. SEE MODIFICATION NOTES
2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITY COMPANIES OR OTHER PUBLIC GOVERNING AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
4. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE AS A RESULT OF CONSTRUCTION OF THIS FACILITY AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
6. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
7. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING THE BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND CONSTRUCTION DRAWINGS.
8. THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THESE DRAWINGS MUST BE VERIFIED. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
9. SINCE THE CELL SITE MAY BE ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE REQUIRED TO BE WORN TO ALERT OF ANY POTENTIALLY DANGEROUS EXPOSURE LEVELS.
10. NO NOISE, SMOKE, DUST OR ODOR WILL RESULT FROM THIS FACILITY AS TO CAUSE A NUISANCE.
11. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION (NO HANDICAP ACCESS IS REQUIRED).

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verizon

MOUNT MODIFICATION DRAWINGS
EXISTING 1' SIDE ARM MOUNT

SITE NAME: MOARK
SITE NUMBER: 193015

3815 EAST HIGHWAY 6
SPANISH FORK, UT 84660
UTAH COUNTY

PROJECT INFORMATION

SITE INFORMATION	
LATITUDE:	40°05'52.1" N
LONGITUDE:	111°36'39.9" W
JURISDICTION	UTAH COUNTY
APPLICANT/LESSEE	
COMPANY	VERIZON WIRELESS
CLIENT REPRESENTATIVE	
COMPANY	VERIZON WIRELESS
ADDRESS	1091 W. SOUTH JORDAN PKWY
CITY, STATE, ZIP	TEMPE, AZ 85283
CONTACT	SABRINA LANCASTER
E-MAIL	SABRINA.LANCASTER@VERIZONWIRELESS.COM
PROJECT MANAGER	
COMPANY	MASER CONSULTING
CONTACT	KRISTIN ROSS
PHONE	(614) 686-1575
E-MAIL	KROSS@MASERCONSULTING.COM

SHEET INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
S-1	BILL OF MATERIALS
S-2	MODIFICATION NOTES
S-3	MODIFICATION NOTES
S-4	MODIFICATION DETAILS
S-5	MODIFICATION DETAILS
S-6	MODIFICATION DETAILS
S-7	MODIFICATION DETAILS
S-8	MOUNT PHOTOS
	SPECIFICATION SHEETS

CONTRACTOR PMI REQUIREMENTS

PMI LOCATION:	HTTPS://PMI.VZWSMART.COM
SMART TOOL PROJECT #:	10035003 & 10035018
VZW LOCATION CODE (PSLC):	193015
FUZE ID:	1627-2324

PMI REQUIREMENTS EMBEDDED WITHIN MOUNT MODIFICATION REPORT

REFERENCED DOCUMENTS

FAILING MOUNT ANALYSIS REPORT

SMART TOOL PROJECT #:	10023733 & 10031427
MASER CONSULTING PROJECT #:	2877916A
ANALYSIS DATE:	8/27/2021

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

MASER CONSULTING
verizon
REGISTERED PROFESSIONAL ENGINEER
No. 11182129
DEJIAN XU
STATE OF UTAH
10/21/2021
SITE NAME:
MOARK
193015
3815 EAST HIGHWAY 6
SPANISH FORK, UT 84660
UTAH COUNTY
TITLE SHEET
T-1

BILL OF MATERIALS

VZWSMART KITS

QUANTITY	MANUFACTURER	PART NUMBER	DESCRIPTION	NOTES
18	VZWSMART	VZWSMART-MSK1	CROSSOVER PLATE	

OTHER REQUIRED PARTS

QUANTITY	MANUFACTURER	PART NUMBER	DESCRIPTION	NOTES
9	-	-	48" LONG, P2.5 STD PIPE	GALVANIZED
2	-	-	102" LONG, P2.5 STD PIPE	GALVANIZED

NOTE: ALL MATERIALS REQUIRED FOR THE DESIGNED MODIFICATIONS BUT NOT LISTED IN THIS SHEET ARE ASSUMED TO BE PROVIDED BY THE CONTRACTOR

VZWSMART KITS - APPROVED VENDORS

COMMSCOPE	
CONTACT	SALVADOR ANGLIANO
PHONE	(817) 304-7492
EMAIL	SALVADOR.ANGLIANO@COMMSCOPE.COM
WEBSITE	WWW.COMMSCOPE.COM
METROSITE FABRICATORS, LLC	
CONTACT	KENT RAMEY
PHONE	(786) 235-7965 (O), (786) 982-9788 (P)
EMAIL	KENT@METROSITELLC.COM
WEBSITE	METROSITEFABRICATORS.COM
PERFECTVISION	
CONTACT	WIRELESS SALES
PHONE	(844) 897-6733
EMAIL	WWW.PERFECT-VISION.COM
WEBSITE	WIRELESSSALES@PERFECT-VISION.COM
SABRE INDUSTRIES, INC.	
CONTACT	ANGIE WELCH
PHONE	(866) 438-6937
EMAIL	AWELCH@SABREINDUSTRIES.COM
WEBSITE	WWW.SABRESITESOLUTIONS.COM
SITE PRO 1	
CONTACT	PAULA BOSWELL
PHONE	(972) 336-9860
EMAIL	PAULA.BOSWELL@VALMONT.COM
WEBSITE	WWW.SITEPRO1.COM

NOTE: WHEN SPECIFIED, VZWSMART KITS SHALL BE REQUIRED AND WILL BE VERIFIED DURING THE DESKTOP PMI

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.
MASER CONSULTING
verizon
REGISTERED PROFESSIONAL ENGINEER
No. 11182129
DEJIAN XU
STATE OF UTAH
10/21/2021
SITE NAME:
MOARK
193015
3815 EAST HIGHWAY 6
SPANISH FORK, UT 84660
UTAH COUNTY
BILL OF MATERIALS
S-1

GENERAL NOTES

1. THESE MODIFICATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE GOVERNING PROVISIONS OF THE TELECOMMUNICATIONS INDUSTRY STANDARD TIA-222-H. MATERIALS AND WORKMANSHIP PROVIDED BY THE CONTRACTOR SHALL CONFORM TO THE ABOVE MENTIONED CODES.
2. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT DAMAGE TO EXISTING STRUCTURES. ANY DAMAGE TO EXISTING STRUCTURES AS A RESULT OF THE CONTRACTOR'S WORK OR FROM DAMAGE DUE TO OTHER CAUSES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE BEGINNING WORK, ORDERING MATERIAL AND PREPARING OF SHOP DRAWINGS. ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER. IF THE CONTRACTOR DISCOVERS ANY EXISTING CONDITIONS THAT ARE NOT REPRESENTED ON THESE DRAWINGS, OR ANY CONDITIONS THAT WOULD INTERFERE WITH THE INSTALLATION OF THE MODIFICATIONS, NOTIFY THE ENGINEER IMMEDIATELY.
4. IT IS ASSUMED THAT ANY STRUCTURAL MODIFICATION WORK SPECIFIED ON THESE PLANS WILL BE ACCOMPLISHED BY KNOWLEDGEABLE WORKMEN WITH TOWER CONSTRUCTION EXPERIENCE.
5. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS, MEANS, TECHNIQUES, SEQUENCES, AND PROCEDURES.
6. 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/TIA-333 (LATEST EDITION), OSHA, AND GENERAL INDUSTRY STANDARDS. ALL RIGGING PLANS SHALL ADHERE TO ANSI/TIA-322 (LATEST EDITION), INCLUDING THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION.
7. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PROGRAMS IN ACCORDANCE WITH APPLICABLE SAFETY CODES.
8. WORK SHALL ONLY BE PERFORMED DURING CALM DRY DAYS (WINDS LESS THAN 30 MPH). THE STRUCTURE SHOWN ON THE DRAWINGS IS STRUCTURALLY SOUND ONLY IN THE COMPLETED FORM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE STRUCTURE DURING ERECTION. CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORT, SHORING, BRACING AND ANY OTHER STRUCTURAL SYSTEMS AS REQUIRED TO RESIST ALL FORCES THAT MAY OCCUR DURING HANDLING AND ERECTION UNTIL THE STRUCTURE IS FULLY COMPLETED. TEMPORARY SUPPORTS, BRACING AND OTHER STRUCTURAL SYSTEMS REQUIRED DURING CONSTRUCTION SHALL REMAIN THE CONTRACTOR'S PROPERTY AFTER THEIR USE.
9. ALL INSTALLATIONS PERFORMED ON THIS STRUCTURE SHALL BE COMPLETED IN ACCORDANCE WITH THE GOVERNING PROVISIONS OF THE STANDARD FOR INSTALLATION, ALTERATION AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS, ANSI/TIA-322.
10. CONTRACTOR SHALL SECURE SITE BACK TO EXISTING CONDITION UNDER SUPERVISION OF OWNER. ALL FENCE, STONE, GEOFABRIC, GROUNDING, AND SURROUNDING GRADE SHALL BE REPLACED AND REPAIRED AS REQUIRED TO ACHIEVE OWNER APPROVAL. POSITIVE DRAINAGE AWAY FROM TOWER SITE SHALL BE MAINTAINED.
11. CONNECTIONS BETWEEN ITEMS SUPPORTED BY THE STRUCTURE AND THE STRUCTURE NOT SPECIFICALLY DETAILED IN THE CONTRACT DOCUMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR. SUCH CONNECTIONS SHALL BE DESIGNED, COORDINATED AND INSPECTED BY A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE OF THE PROJECT. SUBMIT SIGNED AND SEALED CALCULATIONS DURING SHOP DRAWING REVIEW.
12. DO NOT SCALE DRAWINGS.
13. DO NOT USE THESE DRAWINGS FOR ANY OTHER SITE.
14. ALL MATERIAL UTILIZED FOR THIS PROJECT MUST BE NEW AND FREE OF ANY DEFECTS. ANY MATERIAL SUBSTITUTIONS, INCLUDING BUT NOT LIMITED TO ALTERED SIZE AND/OR STRENGTHS, MUST BE APPROVED BY THE OWNER AND ENGINEER IN WRITING.
15. THE MOUNT UNDER NO CIRCUMSTANCES SHOULD BE USED AS A TIE OFF POINT.

DESIGN LOADS

WIND LOADS

a. BASIC WIND SPEED (3 SECOND GUST), V = 103 MPH

b. EXPOSURE CATEGORY C

c. TOPOGRAPHIC CATEGORY 1

d. MEAN BASE ELEVATION (AMSL) = 4791.96'

ICE LOADS

a. ICE WIND SPEED (3 SECOND GUST), V = 40 MPH

b. ICE THICKNESS = 0.25 IN

SEISMIC LOADS

a. SHORT TERM MCER GROUND MOTION, S_s = 1.338

b. LONG TERM MCER GROUND MOTION, S_1 = 0.496

STRUCTURAL STEEL

1. DESIGN, DETAILING, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING PUBLICATIONS EXCEPT AS SPECIFICALLY INDICATED IN THE CONTRACT DOCUMENTS.
   a. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) MANUAL OF STEEL CONSTRUCTION (15TH EDITION)
   b. SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS
   c. AISC CODE OF STANDARD PRACTICE
2. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING UNLESS OTHERWISE SHOWN:

CHANNELS, ANGLES, PLATES, ETC.	ASTM A36 (GR 36)
STEEL PIPE	ASTM A53 (GR 35)
BOLTS	ASTM A325
NUTS	ASTM A563
LOCK WASHERS	LOCKING STRUCTURAL GRADE

3. ALL SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE APPROVED IN WRITING BY THE ENGINEER. CONTRACTOR SHALL PROVIDE DOCUMENTATION TO ENGINEER FOR VERIFYING THE SUBSTITUTE IS SUITABLE FOR USE AND MEETS ORIGINAL DESIGN CRITERIA. DIFFERENCES FROM THE ORIGINAL DESIGN, INCLUDING MAINTENANCE, REPAIR AND REPLACEMENT, SHALL BE NOTED. ESTIMATES OF COSTS/CREDITS ASSOCIATED WITH THE SUBSTITUTION (INCLUDING RE-DESIGN COSTS AND COSTS TO SUB-CONTRACTORS) SHALL BE PROVIDED TO THE ENGINEER. CONTRACTOR SHALL PROVIDE ADDITIONAL DOCUMENTATION AND/OR SPECIFICATIONS TO THE ENGINEER AS REQUESTED.
4. PROVIDE STRUCTURAL STEEL SHOP DRAWINGS TO ENGINEER FOR APPROVAL PRIOR TO FABRICATION.
   a. SUBMIT SHOP DRAWINGS TO KROSS@MASERCONSULTING.COM
   b. PROVIDE MASER CONSULTING PROJECT # AND MASER CONSULTING PROJECT ENGINEER CONTACT IN THE BODY OF THE EMAIL
5. DRILL NO HOLES IN ANY NEW OR EXISTING STRUCTURAL STEEL MEMBERS OTHER THAN THOSE SHOWN ON STRUCTURAL DRAWINGS WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD.
6. GALVANIZED ASTM A325 BOLTS SHALL NOT BE REUSED.
7. ALL NEW STEEL SHALL BE HOT BE DIPPED GALVANIZED FOR FULL WEATHER PROTECTION. IN ADDITION ALL NEW STEEL SHALL BE PAINTED TO MATCH EXISTING STEEL. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION TO PROTECT STEEL BY ANY OTHER MEANS.
8. ALL BOLT ASSEMBLIES FOR STRUCTURAL MEMBERS REPRESENTED IN THIS DRAWING REQUIRE LOCKING DEVICES TO BE INSTALLED IN ACCORDANCE WITH TIA-222-H SECTION 4.9.3 REQUIREMENTS.
9. WHERE CONNECTIONS ARE NOT FULLY DETAILED ON THESE DRAWINGS, FABRICATOR SHALL DESIGN CONNECTIONS TO RESIST LOADS AND FORCES WHERE SHOWN ON DRAWINGS AND AS OUTLINED IN SPECIFICATIONS.
10. FOR MEMBERS BEING REPLACED, PROVIDE NEW BOLTS AND MATCH EXISTING SIZE AND GRADE. MAINTAIN AISC REQUIREMENTS FOR MINIMUM BOLT DISTANCE AND SPACING.
11. ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH SUCH THAT THE END OF THE BOLT IS AT LEAST FLUSH WITH THE FACE OF THE NUT. IT IS NOT PERMITTED FOR THE BOLT END TO BE BELOW THE FACE OF THE NUT AFTER TIGHTENING IS COMPLETED.
12. GALVANIZED ASTM A325 BOLTS SHALL NOT BE REUSED.
13. ALL NEW STEEL SHALL BE HOT BE DIPPED GALVANIZED FOR FULL WEATHER PROTECTION. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION TO PROTECT STEEL BY ANY OTHER MEANS.
14. ALL EXISTING PAINTED/GALVANIZED SURFACES DAMAGED DURING REHAB INCLUDING AREAS UNDER STIFFENER PLATES SHALL BE WIRE BRUSHED CLEAN, REPAIRED BY COLD GALVANIZING (ZINGA OR ZINC COTE), AND REPAINTED TO MATCH THE EXISTING FINISH (IF APPLICABLE).
15. ALL HOLES IN STEEL MEMBERS SHALL BE SIZED 1/16" LARGER THAN THE BOLT DIAMETER. STANDARD HOLES SHALL BE USED UNLESS NOTED OTHERWISE.

MASER CONSULTING — NEW JERSEY, PENNSYLVANIA, VIRGINIA, FLORIDA, NORTH CAROLINA, SOUTH CAROLINA, NEW HYDCO, OHIO, GEORGIA, TEXAS, TENNESSEE, COLORADO

verizon

REGISTERED PROFESSIONAL ENGINEER — No. 11182129 — DEJIAN XU — STATE OF UTAH — 10/21/2021

SITE NAME: MOARK DEPOT
881 S EARTHKHWAY 6
SPANISH FORK, UT 84660
UTAH COUNTY

MODIFICATION NOTES

S-2

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

MODIFICATION INSPECTION NOTES

MI CHECKLIST

CONSTRUCTION/ INSTALLATION INSPECTIONS AND TESTING REQUIRED (COMPLETED BY EOR)	REPORT ITEM
	PRE-CONSTRUCTION
X	MI CHECKLIST DRAWING
X	EOR APPROVED SHOP DRAWINGS
NA	FABRICATION INSPECTION
NA	FABRICATOR CERTIFIED WELD INSPECTION
X	MATERIAL TEST REPORT (MTR)
NA	FABRICATOR NDE INSPECTION
X	PACKING SLIPS
ADDITIONAL TESTING AND INSPECTIONS:	
	CONSTRUCTION
X	CONSTRUCTION INSPECTIONS
NA	CONTRACTOR'S CERTIFIED WELD INSPECTION AND NDE REPORTS
X	ON SITE COLD GALVANIZING VERIFICATION
X	GC AS-BUILT DOCUMENTS
ADDITIONAL TESTING AND INSPECTIONS:	
	POST-CONSTRUCTION
X	MI INSPECTOR REDLINE OR RECORD DRAWING(S)
X	VIEW MI DOCUMENTS
X	PHOTOGRAPHS
ADDITIONAL TESTING AND INSPECTIONS:	

NOTE: X DENOTES A DOCUMENT REQUIRED FOR THE MI REPORT
NA DENOTES A DOCUMENT THAT IS NOT REQUIRED FOR THE MI REPORT

THE MODIFICATION INSPECTION (MI) IS A VISUAL INSPECTION OF MODIFICATIONS AND A REVIEW OF CONSTRUCTION INSPECTIONS AND OTHER REPORTS TO ENSURE THE INSTALLATION WAS CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, NAMELY THE MODIFICATION DRAWINGS, AS DESIGNED BY THE ENGINEER OF RECORD (EOR).

THE MI IS TO CONFIRM INSTALLATION CONFIGURATION AND WORKMANSHIP ONLY AND IS NOT A REVIEW OF THE MODIFICATION DESIGN ITSELF, NOR DOES THE MI INSPECTOR TAKE OWNERSHIP OF THE MODIFICATION DESIGN. OWNERSHIP OF THE STRUCTURAL MODIFICATION DESIGN EFFECTIVENESS AND INTEGRITY RESIDES WITH THE EOR AT ALL TIMES.

TO ENSURE THAT THE REQUIREMENTS OF THE MI ARE MET, IT IS VITAL THAT THE GENERAL CONTRACTOR (GC) AND THE MI INSPECTOR BEGIN COMMUNICATING AND COORDINATING AS SOON AS A PURCHASE ORDER (PO) IS RECEIVED. IT IS EXPECTED THAT EACH PARTY WILL BE PROACTIVE IN REACHING OUT TO THE OTHER PARTY.

MI INSPECTOR

THE MI INSPECTOR IS REQUIRED TO CONTACT THE GC AS SOON AS RECEIVING A PO FOR THE MI TO, AT A MINIMUM:

- REVIEW THE REQUIREMENTS OF THE MI CHECKLIST.
- WORK WITH THE GC TO DEVELOP A SCHEDULE TO CONDUCT ON-SITE INSPECTIONS

THE MI INSPECTOR IS RESPONSIBLE FOR COLLECTING ALL GC INSPECTION AND TEST REPORTS, REVIEWING THE DOCUMENTS FOR ADHERENCE TO THE CONTRACT DOCUMENTS, CONDUCTING THE IN-FIELD INSPECTIONS, AND SUBMITTING THE MI REPORT TO EOR.

GENERAL CONTRACTOR

THE GC IS REQUIRED TO CONTACT THE MI INSPECTOR AS SOON AS RECEIVING A PO FOR THE MODIFICATION INSTALLATION OR TURNKEY PROJECT TO, AT A MINIMUM:

- REVIEW THE REQUIREMENTS OF THE MI CHECKLIST
- WORK WITH THE MI INSPECTOR TO DEVELOP A SCHEDULE TO CONDUCT ON-SITE MI INSPECTIONS, INCLUDING FOUNDATION INSPECTIONS
- BETTER UNDERSTAND ALL INSPECTION AND TESTING REQUIREMENTS

THE GC SHALL PERFORM AND RECORD THE TEST AND INSPECTION RESULTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MI CHECKLIST.

RECOMMENDATIONS

THE FOLLOWING RECOMMENDATIONS AND SUGGESTIONS ARE OFFERED TO ENHANCE THE EFFICIENCY AND EFFECTIVENESS OF DELIVERING AN MI REPORT:

- IT IS SUGGESTED THAT THE GC PROVIDE A MINIMUM OF 5 BUSINESS DAYS NOTICE, PREFERABLY 10, TO THE MI INSPECTOR AS TO WHEN THE SITE WILL BE READY FOR THE MI TO BE CONDUCTED.
- THE GC AND MI INSPECTOR COORDINATE CLOSELY THROUGHOUT THE ENTIRE PROJECT.
- WHEN POSSIBLE, IT IS PREFERRED TO HAVE THE GC AND MI INSPECTOR ON SITE SIMULTANEOUSLY FOR ANY GUY WIRE TENSIONING OR RE-TENSIONING OPERATIONS.
- IT MAY BE BENEFICIAL TO INSTALL ALL MODIFICATIONS PRIOR TO CONDUCTING THE FOUNDATION INSPECTIONS TO ALLOW THE FOUNDATION AND MI INSPECTION(S) TO COMMENCE WITH ONE SITE VISIT.
- WHEN POSSIBLE, IT IS PREFERRED TO HAVE THE GC AND MI INSPECTOR ON SITE DURING THE MI TO HAVE ANY DEFICIENCIES CORRECTED DURING THE INITIAL MI. THEREFORE, THE GC MAY CHOOSE TO COORDINATE THE MI CAREFULLY TO ENSURE ALL CONSTRUCTION FACILITIES ARE AT THEIR DISPOSAL WHEN THE MI INSPECTOR IS ON SITE.

CORRECTION OF FAILING MI'S

IF THE MODIFICATION INSTALLATION WOULD FAIL THE MI (FAILED MI'), THE GC SHALL WORK WITH THE OWNER TO COORDINATE A REMEDIATION PLAN.

- CORRECT FAILING ISSUES TO COMPLY WITH THE SPECIFICATIONS CONTAINED IN THE ORIGINAL CONTRACT DOCUMENTS AND COORDINATE A SUPPLEMENT MI.

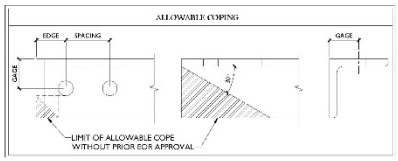
REQUIRED PHOTOS

BETWEEN THE GC AND THE MI INSPECTOR, THE FOLLOWING PHOTOGRAPHS, AT A MINIMUM, ARE TO BE TAKEN AND INCLUDED IN THE MI REPORT:

- PRE-CONSTRUCTION GENERAL SITE CONDITION
- PHOTOGRAPHS DURING THE REINFORCEMENT MODIFICATION CONSTRUCTION/ERECTION AND INSPECTION
  - RAW MATERIALS
  - PHOTOS OF ALL CRITICAL DETAILS
  - FOUNDATION MODIFICATIONS
  - WELD PREPARATION
  - BOLT INSTALLATION
  - FINAL INSTALLED CONDITION
  - SURFACE COATING REPAIR
- POST CONSTRUCTION PHOTOGRAPHS
  - FINAL INFIELD CONDITION

PHOTOS OF ELEVATED MODIFICATIONS TAKEN ONLY FROM THE GROUND SHALL BE CONSIDERED INADEQUATE.

ALLOWABLE COPING

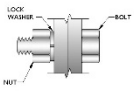


BOLT SCHEDULE (IN.)

BOLT DIAMETER	STANDARD HOLE	SHORT SLOT	MIN. EDGE DISTANCE	SPACING
1/2	9/16	9/16 x 1 1/16	7/8	1 1/2
5/8	11/16	11/16 x 7/8	1 1/8	1 7/8
3/4	13/16	13/16 x 1	1 1/4	2 1/4
7/8	15/16	15/16 x 1 1/8	1 1/2	2 5/8
1	1 1/16	1 1/16 x 1 5/16	1 3/4	3

WORKABLE GAGES (IN.)

LEG	GAGE
4	2 1/2
3 1/2	2
3	1 3/4
2 1/2	1 3/8
2	1 1/8



TYP. BOLT ASSEMBLY

NOTES:

1. ALL DIMENSIONS REPRESENTED IN THE ABOVE TABLES ARE AISC MINIMUM REQUIREMENTS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS IN FIELD AND NOTIFY ENGINEER IF DISTANCES ARE LESS THAN THOSE PROVIDED.
2. THE DIMENSIONS PROVIDED ARE MINIMUM REQUIREMENTS. ACTUAL DIMENSIONS OF PROPOSED MEMBERS WITHIN THESE DRAWINGS MAY VARY FROM THE AISC MINIMUM REQUIREMENTS.
3. SHORT SLOT HOLES SHALL ONLY BE USED WHEN DEPICTED IN THE DRAWINGS.
4. MATCH EXISTING GAGES WHEN APPLICABLE, UNLESS MINIMUM EDGE DISTANCES ARE COMPROMISED.

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verizon

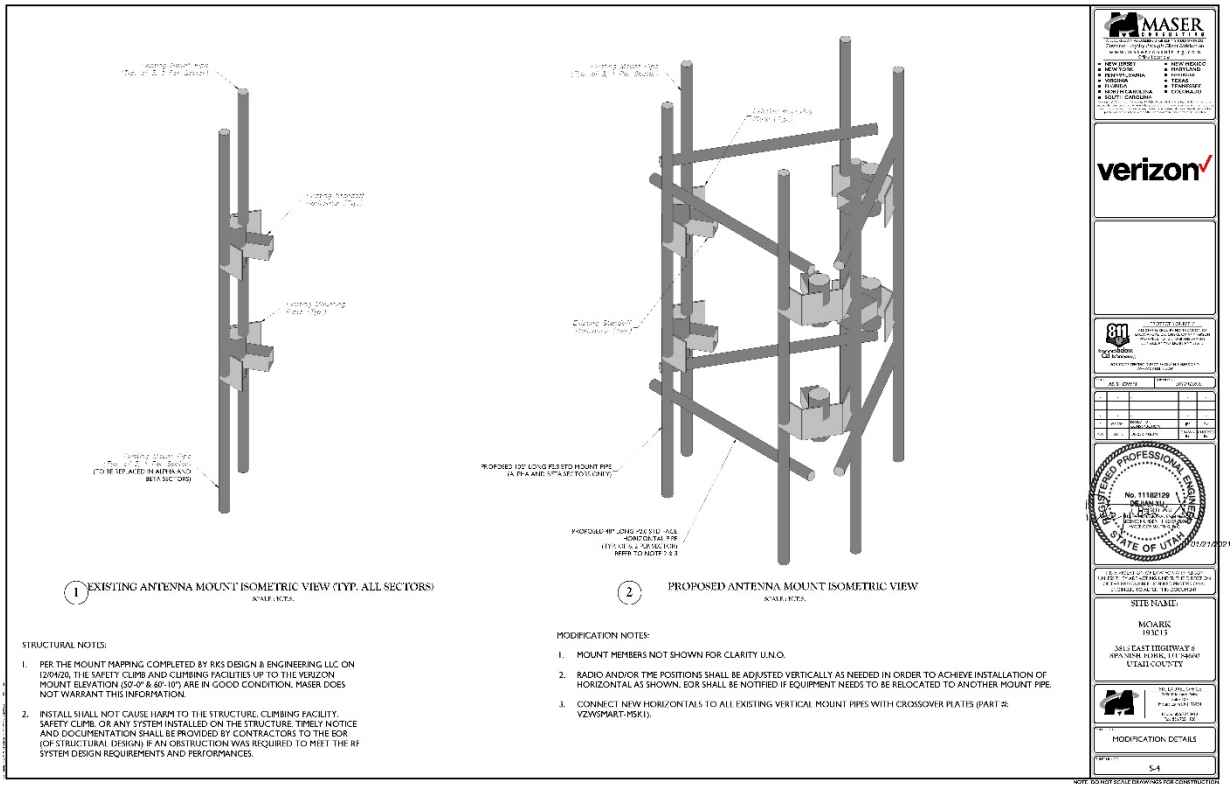
REGISTERED PROFESSIONAL ENGINEER — No. 11182129 — DEJIAN XU — STATE OF UTAH — 10/21/2021

SITE NAME: MOARK DEPOT
881 S EARTHKHWAY 6
SPANISH FORK, UT 84660
UTAH COUNTY

MODIFICATION NOTES

S-3

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



1 EXISTING ANTENNA MOUNT ISOMETRIC VIEW (TYP. ALL SECTORS)

2 PROPOSED ANTENNA MOUNT ISOMETRIC VIEW

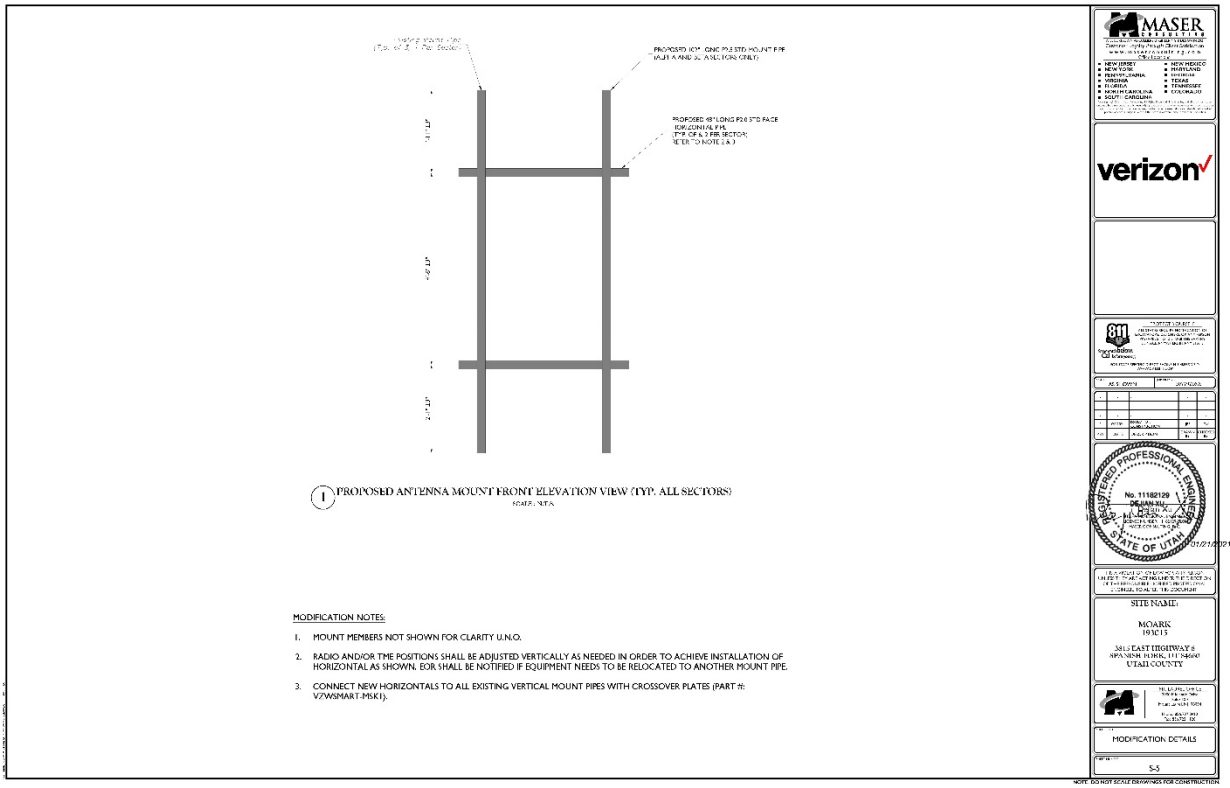
STRUCTURAL NOTES:

1. PER THE MOUNT MAPPING COMPLETED BY RKS DESIGN & ENGINEERING LLC ON 12/04/20, THE SAFETY CLIMB AND CLIMBING FACILITIES UP TO THE VERIZON MOUNT ELEVATION (50'-0" & 60'-10") ARE IN GOOD CONDITION. MASER DOES NOT WARRANT THIS INFORMATION.
2. INSTALL SHALL NOT CAUSE HARM TO THE STRUCTURE, CLIMBING FACILITY, SAFETY CLIMB, OR ANY SYSTEM INSTALLED ON THE STRUCTURE. TIMELY NOTICE AND DOCUMENTATION SHALL BE PROVIDED BY CONTRACTORS TO THE EOR (OF STRUCTURAL DESIGN) IF AN OBSTRUCTION WAS REQUIRED TO MEET THE RF SYSTEM DESIGN REQUIREMENTS AND PERFORMANCES.

MODIFICATION NOTES:

1. MOUNT MEMBERS NOT SHOWN FOR CLARITY U.N.O.
2. RADIO AND/OR TME POSITIONS SHALL BE ADJUSTED VERTICALLY AS NEEDED IN ORDER TO ACHIEVE INSTALLATION OF HORIZONTAL AS SHOWN. EOR SHALL BE NOTIFIED IF EQUIPMENT NEEDS TO BE RELOCATED TO ANOTHER MOUNT PIPE.
3. CONNECT NEW HORIZONTALS TO ALL EXISTING VERTICAL MOUNT PIPES WITH CROSSOVER PLATES (PART #: VZWSMART-MSK1).

MASER CONSULTING
verizon
REGISTERED PROFESSIONAL ENGINEER No. 11182129 DE-HAN XU STATE OF UTAH
SITE NAME:
MOARK
10 UT 15
3615 EAST HIGHWAY 6
SPANISH FORK, UT 84660
UTAH COUNTY
MODIFICATION DETAILS
S-4
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

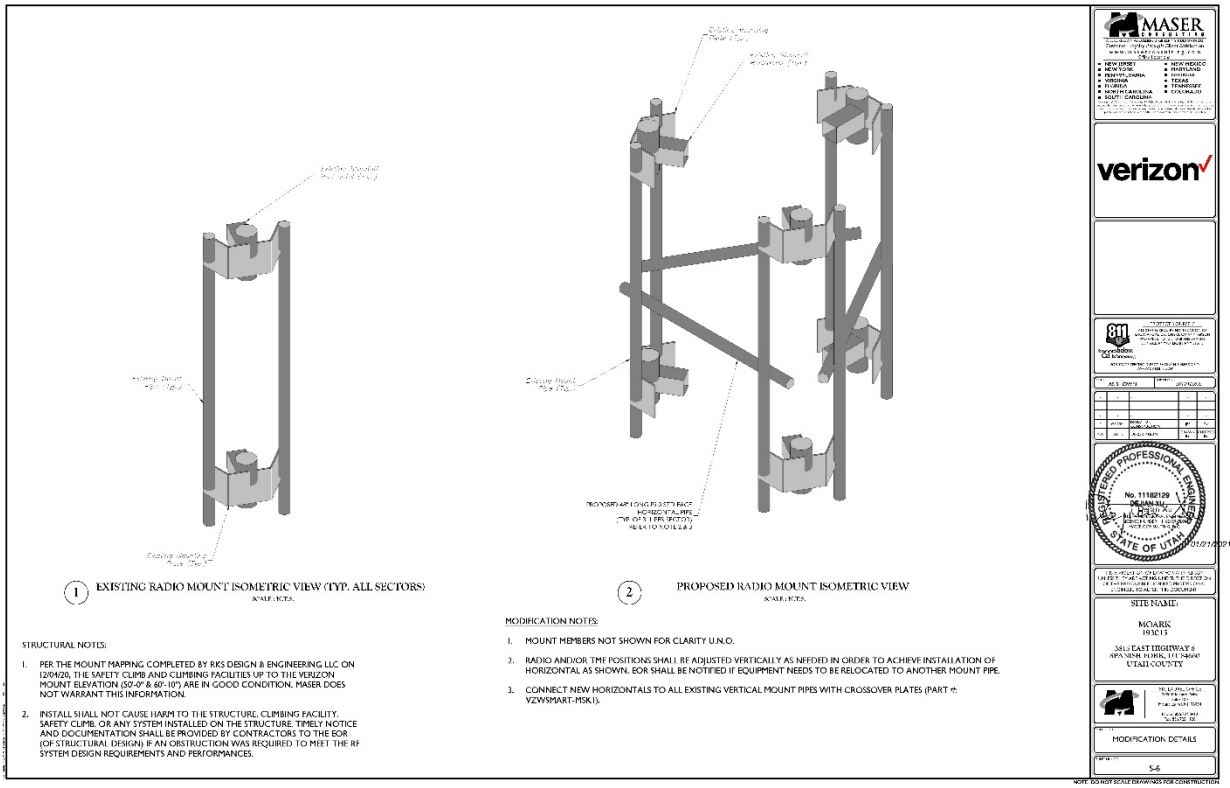


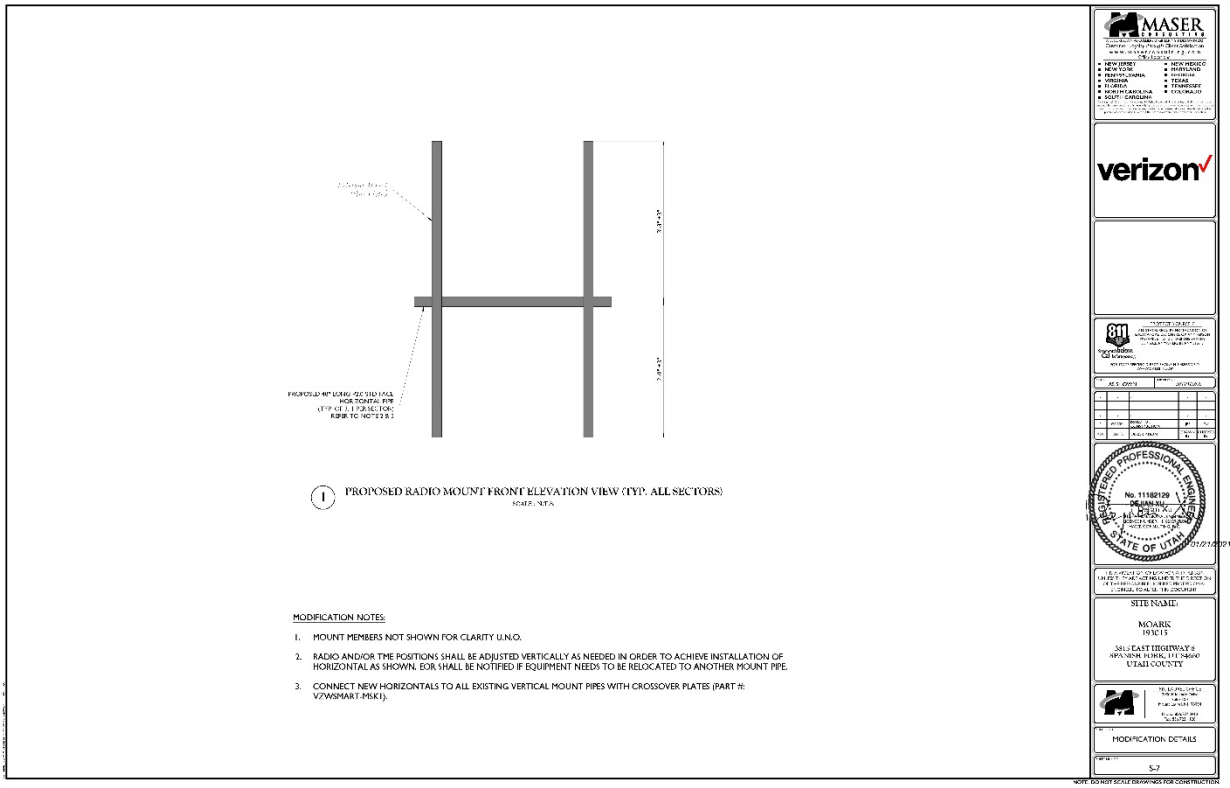
1 PROPOSED ANTENNA MOUNT FRONT ELEVATION VIEW (TYP. ALL SECTORS)

MODIFICATION NOTES:

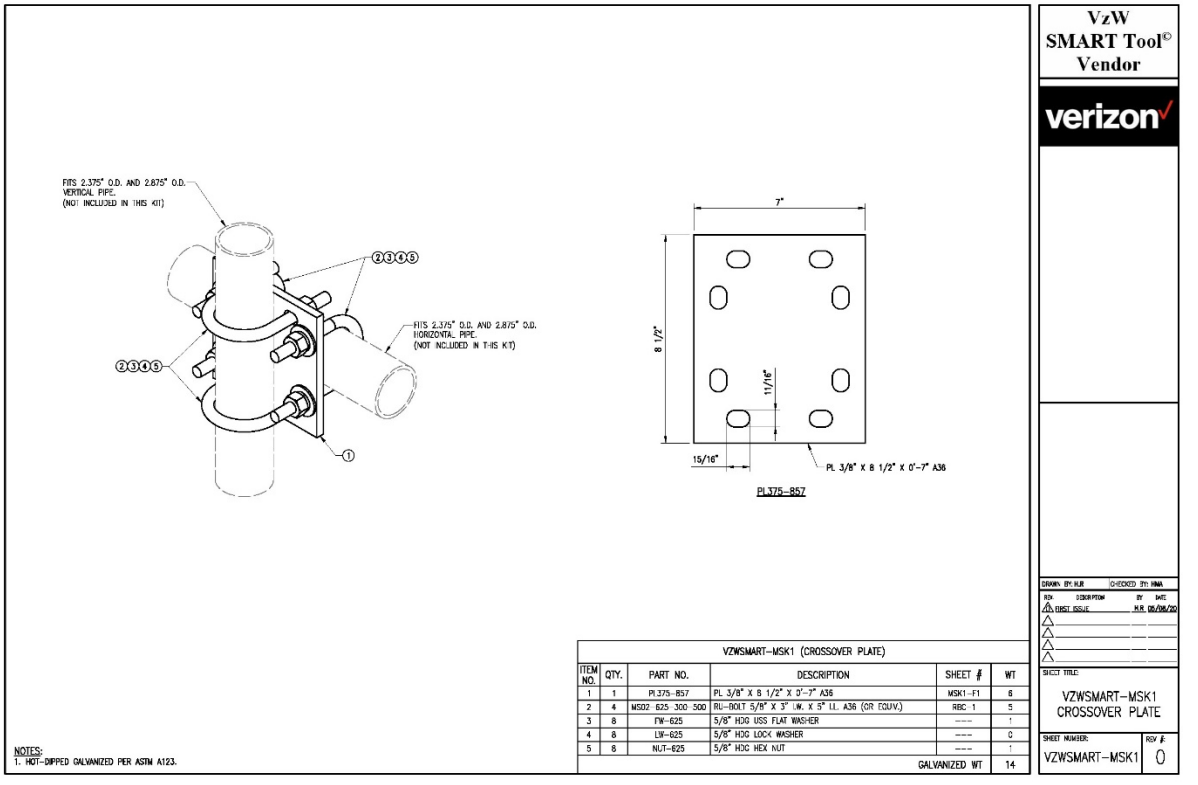
1. MOUNT MEMBERS NOT SHOWN FOR CLARITY U.N.O.
2. RADIO AND/OR TME POSITIONS SHALL BE ADJUSTED VERTICALLY AS NEEDED IN ORDER TO ACHIEVE INSTALLATION OF HORIZONTAL AS SHOWN. EOR SHALL BE NOTIFIED IF EQUIPMENT NEEDS TO BE RELOCATED TO ANOTHER MOUNT PIPE.
3. CONNECT NEW HORIZONTALS TO ALL EXISTING VERTICAL MOUNT PIPES WITH CROSSOVER PLATES (PART #: VZWSMART-MSK1).

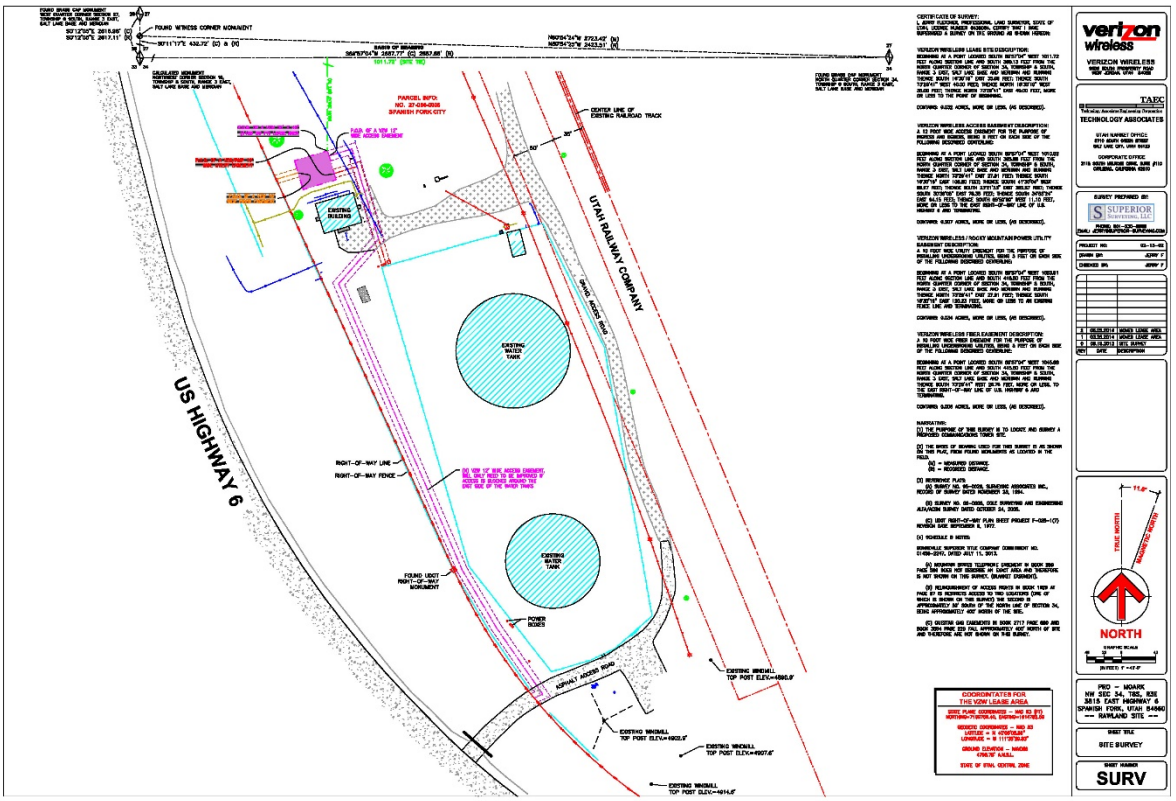
MASER CONSULTING
verizon
REGISTERED PROFESSIONAL ENGINEER No. 11182129 DE-HAN XU STATE OF UTAH
SITE NAME:
MOARK
10 UT 15
3615 EAST HIGHWAY 6
SPANISH FORK, UT 84660
UTAH COUNTY
MODIFICATION DETAILS
S-5
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

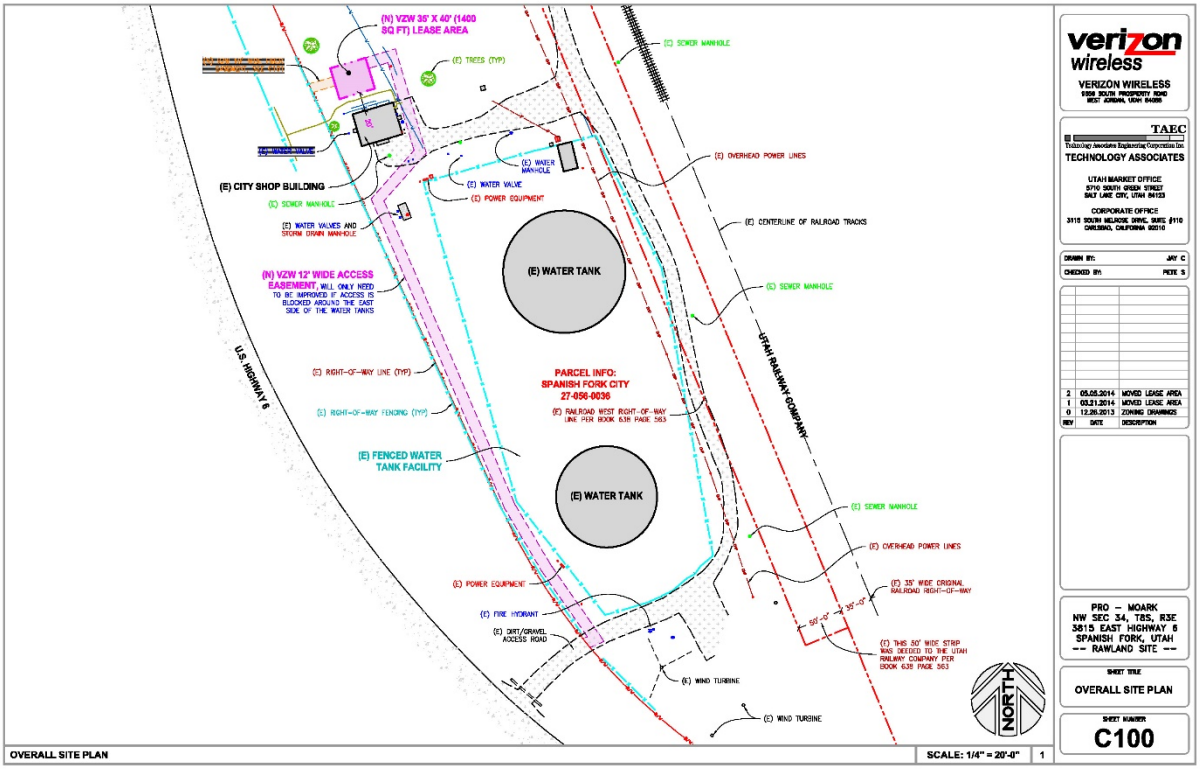

1 EXISTING RADIO MOUNT ISOMETRIC VIEW (TYP. ALL SECTORS)
2 PROPOSED RADIO MOUNT ISOMETRIC VIEW
STRUCTURAL NOTES:
1. PER THE MOUNT MAPPING COMPLETED BY RKS DESIGN & ENGINEERING LLC ON 12/04/20, THE SAFETY CLIMB AND CLIMBING FACILITIES UP TO THE VERIZON MOUNT ELEVATION (50'-0" & 60'-10") ARE IN GOOD CONDITION. MASER DOES NOT WARRANT THIS INFORMATION.
2. INSTALL SHALL NOT CAUSE HARM TO THE STRUCTURE, CLIMBING FACILITY, SAFETY CLIMB, OR ANY SYSTEM INSTALLED ON THE STRUCTURE. TIMELY NOTICE AND DOCUMENTATION SHALL BE PROVIDED BY CONTRACTORS TO THE EOR (OF STRUCTURAL DESIGN) IF AN OBSTRUCTION WAS REQUIRED TO MEET THE RF SYSTEM DESIGN REQUIREMENTS AND PERFORMANCES.
MODIFICATION NOTES:
1. MOUNT MEMBERS NOT SHOWN FOR CLARITY U.N.O.
2. RADIO AND/OR TME POSITIONS SHALL BE ADJUSTED VERTICALLY AS NEEDED IN ORDER TO ACHIEVE INSTALLATION OF HORIZONTAL AS SHOWN. EOR SHALL BE NOTIFIED IF EQUIPMENT NEEDS TO BE RELOCATED TO ANOTHER MOUNT PIPE.
3. CONNECT NEW HORIZONTALS TO ALL EXISTING VERTICAL MOUNT PIPES WITH CROSSOVER PLATES (PART #: VZWSMART-MSK1).
MASER
verizon
REGISTERED PROFESSIONAL ENGINEER
No. 11182129
STATE OF UTAH
SITE NAME:
MOARK
10315
3615 EAST HIGHWAY 6
SPANISH FORK, UT 84660
UTAH COUNTY
MODIFICATION DETAILS
S-6
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

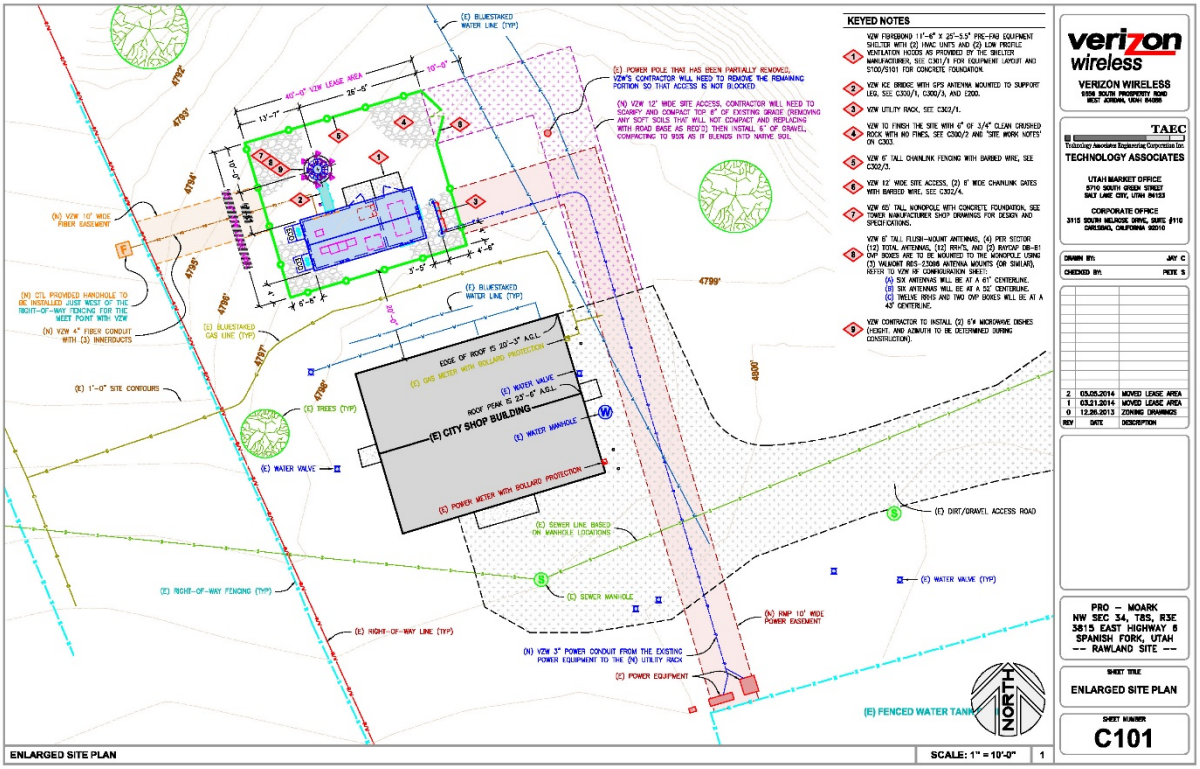

1 PROPOSED RADIO MOUNT FRONT ELEVATION VIEW (TYP. ALL SECTORS)
MODIFICATION NOTES:
1. MOUNT MEMBERS NOT SHOWN FOR CLARITY U.N.O.
2. RADIO AND/OR TME POSITIONS SHALL BE ADJUSTED VERTICALLY AS NEEDED IN ORDER TO ACHIEVE INSTALLATION OF HORIZONTAL AS SHOWN. EOR SHALL BE NOTIFIED IF EQUIPMENT NEEDS TO BE RELOCATED TO ANOTHER MOUNT PIPE.
3. CONNECT NEW HORIZONTALS TO ALL EXISTING VERTICAL MOUNT PIPES WITH CROSSOVER PLATES (PART #: VZWSMART-MSK1).
MASER
verizon
REGISTERED PROFESSIONAL ENGINEER
No. 11182129
STATE OF UTAH
SITE NAME:
MOARK
10315
3615 EAST HIGHWAY 6
SPANISH FORK, UT 84660
UTAH COUNTY
MODIFICATION DETAILS
S-7
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION


MOUNT PHOTO 1
MOUNT PHOTO 2
MOUNT PHOTO 3
MOUNT PHOTO 4
MASER CONSULTING
verizon
811
REGISTERED PROFESSIONAL ENGINEER
No. 11182129
DEJIAN JU
LICENSED
STATE OF UTAH
01/21/2021
SITE NAME:
MOARK
DEMUS
181 EAST HIGHWAY 6
SPANISH FORK, UT 84660
UTAH COUNTY
MOUNT PHOTOS
S-8


FITS 2.375" O.D. AND 2.875" O.D. VERTICAL PIPE. (NOT INCLUDED IN THIS KIT)
FITS 2.375" O.D. AND 2.875" O.D. HORIZONTAL PIPE. (NOT INCLUDED IN THIS KIT)
7"
8 1/2"
11/16"
15/16"
PL 3/8" X 8 1/2" X 0'-7" A36
PL375-857
VzW SMART Tool© Vendor
verizon
VZWSMART-MSK1 (CROSSOVER PLATE)
ITEM NO. | QTY. | PART NO. | DESCRIPTION | SHEET # | WT
1 | 1 | PL375-857 | PL 3/8" X 8 1/2" X 0'-7" A36 | MSK1-F1 | 6
2 | 4 | MS02 625 300 500 | RU-BOLT 5/8" X 3" I.W. X 5" I.L. A36 (OR EQUV.) | REC 1 | 5
3 | 8 | FW-625 | 5/8" HDG USS FLAT WASHER | ---- | "
4 | 8 | LW-625 | 5/8" HDG LOCK WASHER | ---- | 0
5 | 8 | NUT-625 | 5/8" HDG HEX NUT | ---- | "
GALVANIZED WT 14
NOTES:
1. HOT-DIPPED GALVANIZED PER ASTM A123.
DRAWN BY: MJR CHECKED BY: MMA
REV DESCRIPTION BY DATE
1 FIRST ISSUE M.R. 09/08/20
SHEET TITLE:
VZWSMART-MSK1
CROSSOVER PLATE
SHEET NUMBER: VZWSMART-MSK1
REV #: 0


US HIGHWAY 6
UTAH RAILWAY COMPANY
EXISTING WATER TANK
EXISTING BUILDING
RIGHT-OF-WAY LINE
RIGHT-OF-WAY FENCE
ASPHALT ACCESS ROAD
POWER BOXES
EXISTING WINDMILL TOP POST ELEV=4902.8'
EXISTING WINDMILL TOP POST ELEV=4907.6'
EXISTING WINDMILL TOP POST ELEV=4914.8'
EXISTING WINDMILL TOP POST ELEV=4890.9'
verizon wireless
VERIZON WIRELESS
TAEC
TECHNOLOGY ASSOCIATES
UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123
CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010
SUPERIOR Surveying, LLC
PRO – MOARK
NW SEC 34, T8S, R3E
3815 EAST HIGHWAY 6
SPANISH FORK, UTAH 84660
-- RAWLAND SITE --
SITE SURVEY
SURV
NORTH


(N) VZW 35' X 40' (1400 SQ FT) LEASE AREA
(E) TREES (TYP)
(E) CITY SHOP BUILDING
(E) SEWER MANHOLE
(E) WATER VALVES AND STORM DRAIN MANHOLE
(E) WATER MANHOLE
(E) WATER VALVE
(E) POWER EQUIPMENT
(N) VZW 12' WIDE ACCESS EASEMENT, WILL ONLY NEED TO BE IMPROVED IF ACCESS IS BLOCKED AROUND THE EAST SIDE OF THE WATER TANKS
(E) WATER TANK
(E) RIGHT-OF-WAY LINE (TYP)
(E) RIGHT-OF-WAY FENCING (TYP)
PARCEL INFO:
SPANISH FORK CITY
27-056-0036
(E) RAILROAD WEST RIGHT-OF-WAY LINE PER BOOK 638 PAGE 563
(E) FENCED WATER TANK FACILITY
(E) WATER TANK
(E) POWER EQUIPMENT
(E) FIRE HYDRANT
(E) DIRT/GRAVEL ACCESS ROAD
(E) WIND TURBINE
(E) WIND TURBINE
(E) OVERHEAD POWER LINES
(E) CENTERLINE OF RAILROAD TRACKS
(E) SEWER MANHOLE
(E) SEWER MANHOLE
(E) OVERHEAD POWER LINES
(E) 35' WIDE ORIGINAL RAILROAD RIGHT-OF-WAY
(E) THIS 50' WIDE STRIP WAS DEEDED TO THE UTAH RAILWAY COMPANY PER BOOK 638 PAGE 563
U.S. HIGHWAY 6
UTAH RAILWAY COMPANY
verizon wireless
VERIZON WIRELESS
TAEC
TECHNOLOGY ASSOCIATES
UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123
CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010
PRO – MOARK
NW SEC 34, T8S, R3E
3815 EAST HIGHWAY 6
SPANISH FORK, UTAH
-- RAWLAND SITE --
OVERALL SITE PLAN
C100
NORTH
OVERALL SITE PLAN
SCALE: 1/4" = 20'-0"


KEYED NOTES
1 VZW FIBERBOND 11'-6" X 25'-5.5" PRE-FAB EQUIPMENT SHELTER WITH (3) HVAC UNITS AND (2) LOW PROFILE VENTILATION HOODS AS PROVIDED BY THE SHELTER MANUFACTURER, SEE C101/1 FOR EQUIPMENT LAYOUT AND S100/S101 FOR CONCRETE FOUNDATION
2 VZW ICE BRIDGE WITH GPS ANTENNA MOUNTED TO SUPPORT LEG, SEE C300/1, C300/3, AND C200.
3 VZW UTILITY RACK, SEE C302/1.
4 VZW TO FINISH THE SITE WITH 6" OF 3/4" CLEAN CRUSHED ROCK WITH NO FINES, SEE C200/2 AND "SITE WORK NOTES" ON C303.
5 VZW 6' TALL CHAINLINK FENCING WITH BARBED WIRE, SEE C302/3.
6 VZW 12' WIDE SITE ACCESS, (2) 6' WIDE CHAINLINK GATES WITH BARBED WIRE, SEE C302/4.
7 VZW 65' TALL MONOPOLE WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER SHOP DRAWINGS FOR DESIGN AND SPECIFICATIONS.
8 VZW 6' TALL FLUSH-MOUNT ANTENNAS, (4) PER SECTOR (12) TOTAL ANTENNAS, (12) RRH'S, AND (2) RAYCAP DB-B1 OVP BOXES ARE TO BE MOUNTED TO THE MONOPOLE USING (2) VALMONT RES-27066 ANTENNA MOUNTS (OR SIMILAR). REFER TO VZW RF CONFIGURATION SHEET:
(A) SIX ANTENNAS WILL BE AT A 61° CENTERLINE.
(B) SIX ANTENNAS WILL BE AT A 301° CENTERLINE.
(C) TWELVE RRHS AND TWO OVP BOXES WILL BE AT A 43° CENTERLINE.
9 VZW CONTRACTOR TO INSTALL (2) 6'Ø MICROWAVE DISHES (HEIGHT, AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION).
(E) BLUESTAKED WATER LINE (TYP)
(E) POWER POLE THAT HAS BEEN PARTIALLY REMOVED. VZW'S CONTRACTOR WILL NEED TO REMOVE THE REMAINING PORTION SO THAT ACCESS IS NOT BLOCKED
(N) VZW 12' WIDE SITE ACCESS. CONTRACTOR WILL NEED TO SCARIFY AND COMPACT TOP 8" OF EXISTING GRADE (REMOVING ANY SOFT SOILS THAT WILL NOT COMPACT AND REPLACING WITH ROAD BASE AS REQ'D) THEN INSTALL 6" OF GRAVEL, COMPACTING TO 95% AS IT BLENDS INTO NATIVE SOIL.
(N) VZW 10' WIDE FIBER EASEMENT
(N) CTL PROVIDED HANDHOLE TO BE INSTALLED JUST WEST OF THE RIGHT-OF-WAY FENCING FOR THE MEET POINT WITH VZW
(N) VZW 4" FIBER CONDUIT WITH (3) INNERDUCTS
(E) BLUESTAKED GAS LINE (TYP)
(E) BLUESTAKED WATER LINE (TYP)
EDGE OF ROOF IS 20'-3" A.G.L.
(E) GAS METER WITH BOLLARD PROTECTION
(E) WATER VALVE
ROOF PEAK IS 23'-6" A.G.L.
(E) CITY SHOP BUILDING
(E) WATER MANHOLE
(E) POWER METER WITH BOLLARD PROTECTION
(E) 1'-0" SITE CONTOURS
(E) TREES (TYP)
(E) WATER VALVE
(E) SEWER LINE BASED ON MANHOLE LOCATIONS
(E) SEWER MANHOLE
(E) DIRT/GRAVEL ACCESS ROAD
(E) WATER VALVE (TYP)
(E) RIGHT-OF-WAY FENCING (TYP)
(E) RIGHT-OF-WAY LINE (TYP)
(N) RWP 10' WIDE POWER EASEMENT
(N) VZW 3" POWER CONDUIT FROM THE EXISTING POWER EQUIPMENT TO THE (N) UTILITY RACK
(E) POWER EQUIPMENT
(E) FENCED WATER TANK
NORTH
ENLARGED SITE PLAN
SCALE: 1" = 10'-0"
verizon wireless
VERIZON WIRELESS
9026 SOUTH PROPERTY ROAD
WEST JORDAN, UTAH 84088
TAEC
Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES
UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123
CORPORATE OFFICE
3115 SOUTH NELSON ST., SUITE #110
CARLSBAD, CALIFORNIA 92010
DRAWN BY: JAY C
CHECKED BY: PETE S
2 03.05.2014 MOVED LEASE AREA
1 03.21.2014 MOVED LEASE AREA
0 12.26.2013 ZONING DRAWINGS
REV DATE DESCRIPTION
PRO – MOARK
NW SEC 34, T8S, R3E
3815 EAST HIGHWAY 6
SPANISH FORK, UTAH
-- RAWLAND SITE --
SHEET TITLE
ENLARGED SITE PLAN
SHEET NUMBER
C101





North Point Properties Plat A Preliminary Plat Approval Request

October 6, 2021, Planning Commission Meeting.

Located at approximately 63 East 3450 North, including 7 acres.

The subject property is zoned I-1.

The applicant has requested Preliminary Plat approval for a development that includes three (3) industrial lots.

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.

Conditions

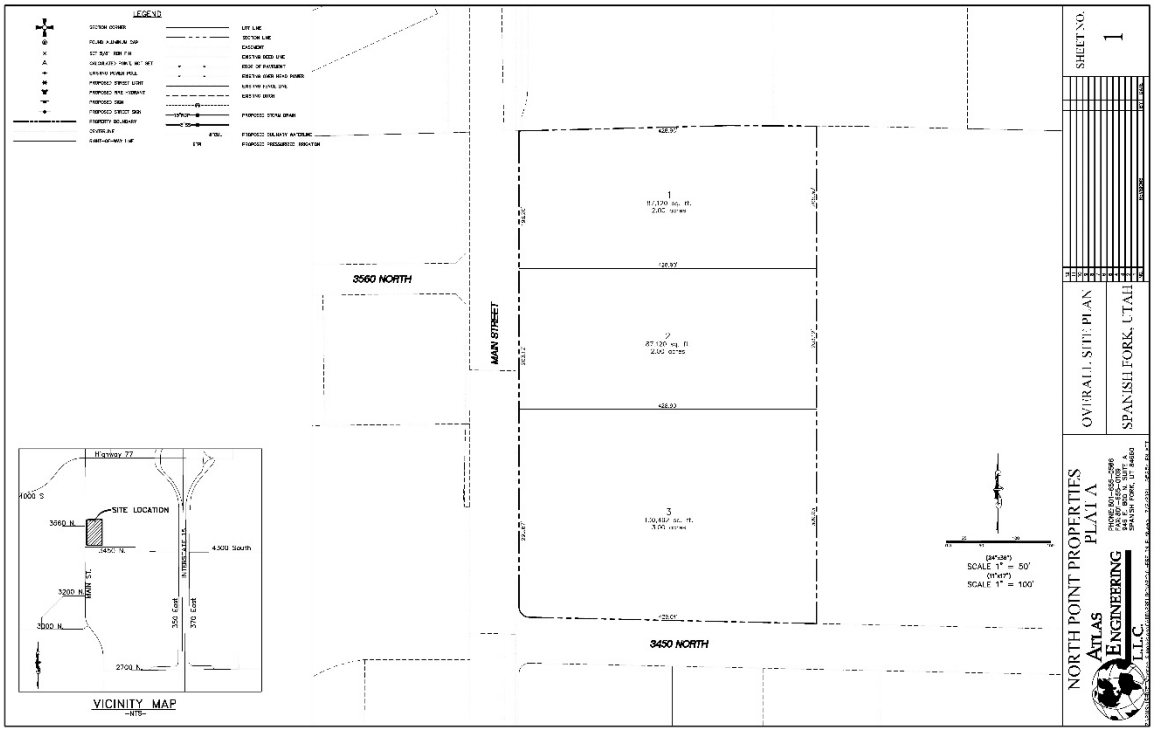
1. That the applicant meets the City's Zoning requirements and Construction Standards,
2. That the applicant addresses any red-lines.

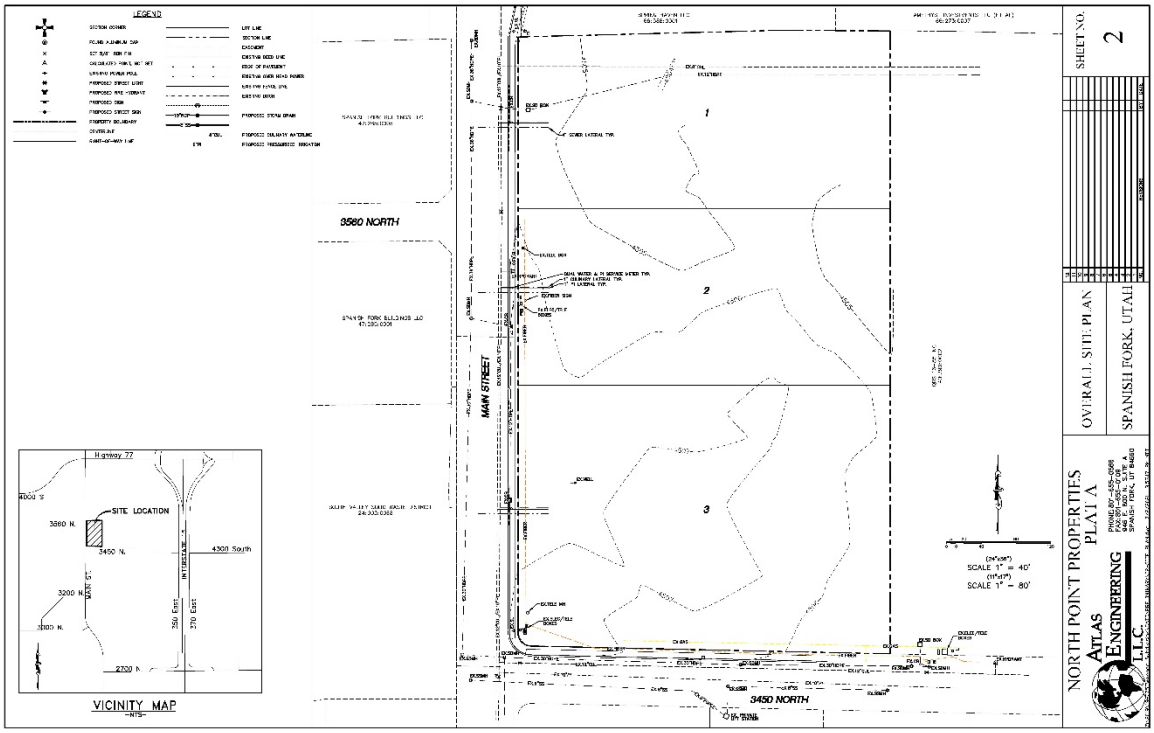
Key Issues

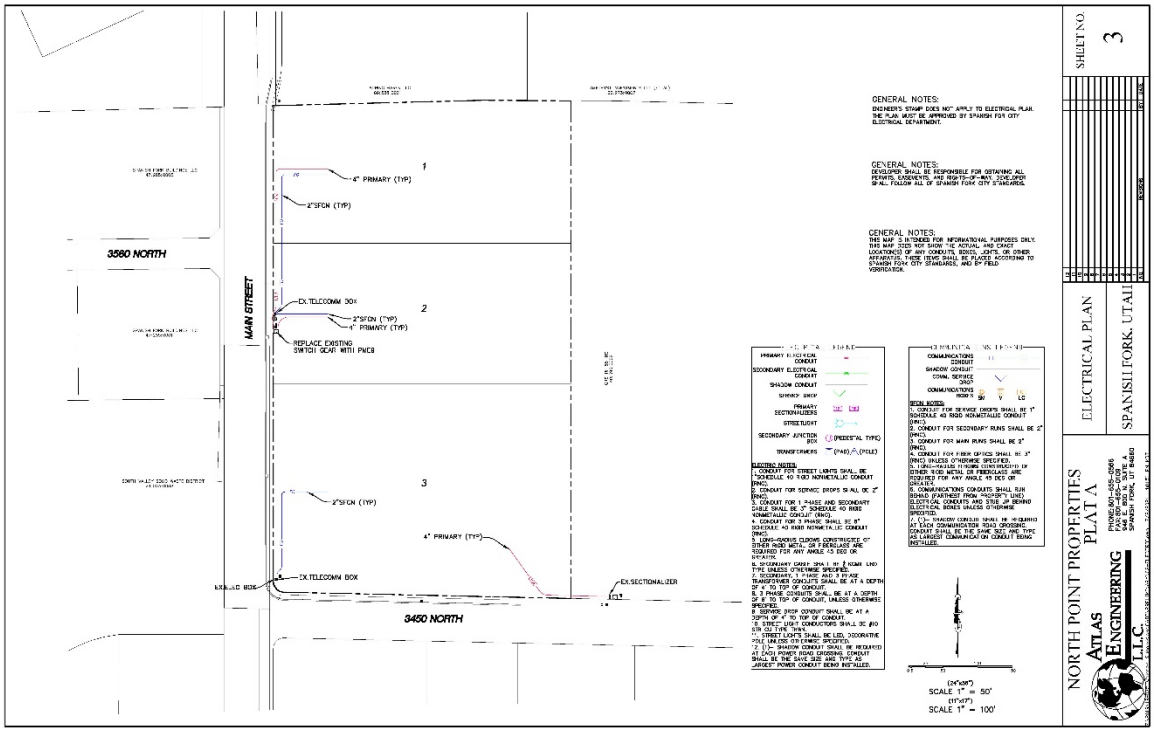
1. Utilities.

Exhibits

1. Plans.


LEGEND
3560 NORTH
MAIN STREET
3450 NORTH
Highway 77
SITE LOCATION
4300 South
VICINITY MAP
-NTS-
SHEET NO. 1
OVERALL SITE PLAN
SPANISH FORK, UTAH
NORTH POINT PROPERTIES PLAT A
ATLAS ENGINEERING L.L.C.


LEGEND
3560 NORTH
MAIN STREET
3450 NORTH
Highway 77
SITE LOCATION
4300 South
VICINITY MAP
-NTS-
SHEET NO. 2
OVERALL SITE PLAN
SPANISH FORK, UTAH
NORTH POINT PROPERTIES PLAT A
ATLAS ENGINEERING L.L.C.


3580 NORTH
MAIN STREET
3450 NORTH
4" PRIMARY (TYP)
2"SFCN (TYP)
EX.TELECOMM BOX
2"SFCN (TYP)
1" PRIMARY (TYP)
REPLACE EXISTING SWITCH GEAR WITH PMC8
2"SFCN (TYP)
4" PRIMARY (TYP)
EX.TELECOMM BOX
EX.SECTIONALIZER
GENERAL NOTES:
ENGINEER'S STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THE PLAN MUST BE APPROVED BY SPANISH FORK CITY ELECTRICAL DEPARTMENT.
GENERAL NOTES:
DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, EASEMENTS, AND RIGHTS-OF-WAY. SCHEDULING SHALL FOLLOW ALL OF SPANISH FORK CITY STANDARDS.
GENERAL NOTES:
THIS MAP IS INTENDED FOR INFORMATIONAL PURPOSES ONLY. THIS MAP DOES NOT SHOW THE EXACT ACTUAL AND EXACT LOCATIONS OF ANY CONDUITS, BOXES, LIGHTS, OR OTHER EQUIPMENT. ALL WORK SHOWN SHALL BE INSTALLED ACCORDING TO SPANISH FORK CITY STANDARDS, AND BY FIELD VERIFICATION.
PRIMARY ELECTRICAL CONDUIT
SECONDARY ELECTRICAL CONDUIT
SHADOW CONDUIT
STREETLIGHT
PRIMARY SECTIONALIZERS
SECONDARY JUNCTION BOX (PEDESTAL TYPE)
TRANSFORMERS (PAD), (POLE)
ELECTRIC NOTES:
1. CONDUIT FOR STREET LIGHTS SHALL BE SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SERVICE DROPS SHALL BE 2" (RNC).
3. CONDUIT FOR 1 PHASE AND SECONDARY CABLE SHALL BE 3" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
4. CONDUIT FOR 3 PHASE SHALL BE 6" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
5. LONG-RADIUS SWEEPS CONSTRUCTED OF FACTORY ELBOWS OR FIELD BENDS ARE REQUIRED FOR ANY ANGLE 45 DEG OR GREATER.
6. SECONDARY GRID SHALL BE 3 NEMA LND TYPE UNLESS OTHERWISE SPECIFIED.
7. SECONDARY, 1 PHASE AND 3 PHASE TRANSFORMER CONDUITS SHALL BE AT A DEPTH OF 36" TO TOP OF CONDUIT.
8. 3 PHASE SERVICE DROPS SHALL BE AT A DEPTH OF 8' TO TOP OF CONDUIT, UNLESS OTHERWISE SPECIFIED.
9. SERVICE DROP CONDUIT SHALL BE AT A DEPTH OF 4' TO TOP OF CONDUIT.
10. STREETLIGHT CONDUCTORS SHALL BE #10 THWN-2 COPPER.
11. STREET LIGHTS SHALL BE LED, DECORATIVE POLE UNLESS OTHERWISE SPECIFIED.
12. SHADOW CONDUIT SHALL BE REQUIRED AT EACH POWER ROAD CROSSING. CONDUIT SHALL BE THE SAME SIZE AND TYPE AS LARGEST POWER CONDUIT BEING INSTALLED.
COMMUNICATIONS CONDUIT
SHADOW CONDUIT
COAXIAL SERVICE DROP
COMMUNICATIONS BOX
BOX NOTES:
1. CONDUIT FOR SERVICE DROPS SHALL BE 1" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SECONDARY RUNS SHALL BE 2" (RNC).
3. CONDUIT FOR MAIN RUNS SHALL BE 3" (RNC).
4. CONDUIT FOR FIBER OPTICS SHALL BE 2" (RNC) UNLESS OTHERWISE SPECIFIED.
5. LONG-RADIUS SWEEPS CONSTRUCTED OF EITHER RIGID METAL OR FIBERGLASS ARE REQUIRED FOR ANY ANGLE 45 DEG OR GREATER.
6. COMMUNICATIONS CONDUITS SHALL RUN SHADE (EASTWEST FROM "HOUSE") LINE.
7. ELECTRICAL CONDUITS AND STUB UP BEHIND ELECTRICAL BOXES UNLESS OTHERWISE SPECIFIED.
8. SHADOW CONDUIT SHALL BE REQUIRED AT EACH COMMUNICATION ROAD CROSSING. CONDUIT SHALL BE THE SAME SIZE AND TYPE AS LARGEST COMMUNICATION CONDUIT BEING INSTALLED.
(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'
SHEET NO. 3
ELECTRICAL PLAN
SPANISH FORK, UTAH
NORTH POINT PROPERTIES PLAT A
ATLAS ENGINEERING L.L.C.
PHONE:801-655-0866
FAX:801-655-0867
540 E. 800 N., SUITE A
SPANISH FORK, UT 84660



Swift Creek Amended Preliminary Plat Approval Request

October 6, 2021, Planning Commission Meeting.

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

The subject property is zoned R-1-15.

The applicant has requested amended Preliminary Plat approval for a Master Planned Development that includes ninety-one (91) residential lots.

Key Issues

1. Master Planned Development requirements.
2. Traffic management.
3. Storm Drainage.
4. Power.
5. Utilities.

Exhibits

1. Preliminary Plat.

Recommendation

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

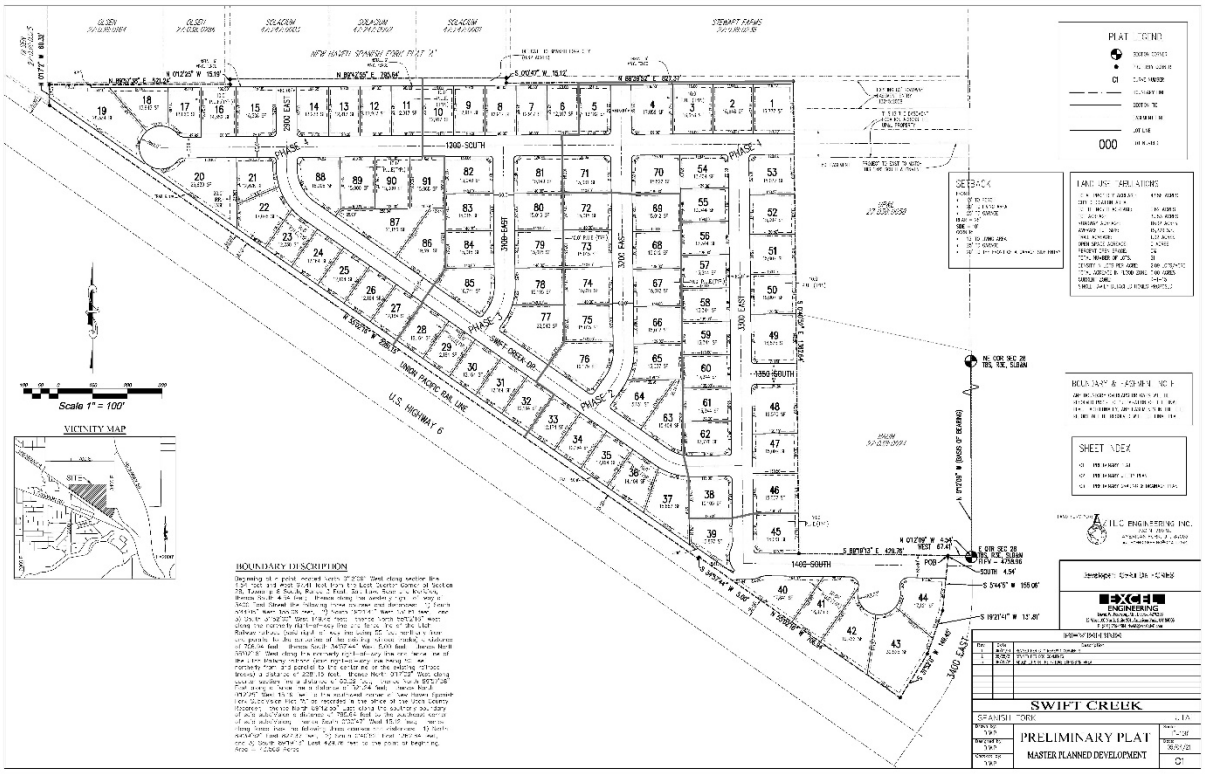
Finding

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 in Citizenserve prior to submitting for Final Plat approval.
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 as discussed in the DRC meeting.
5. That the applicant realigns the irrigation ditches as discussed in the DRC meeting.
6. That the applicant designs a low maintenance landscaping plan consisting of weed barrier and rock mulch for the park strips on the north and south access roads and submits that plan for review with the Final Plat application for the first phase.
7. That the applicant includes sidewalks on the access roads.
8. That the applicant provides two 2-inch caliper street trees for each lot in the development and submits a plan showing what trees will be used on each street with the Final Plat application for the first phase.

Exhibit 1


PLAT LEGEND
SETBACK
LAND USE REGULATIONS
SHEET INDEX
VICINITY MAP
BOUNDARY DESCRIPTION
Scale 1" = 100'
1400 SOUTH
1350 SOUTH
3300 EAST
3400 EAST
PHASE 1
PHASE 2
PHASE 3
SWIFT CREEK DR.
U.S. HIGHWAY 6
UNION PACIFIC RAIL LINE
POB
EXCEL ENGINEERING
SWIFT CREEK
SPANISH FORK
PRELIMINARY PLAT
MASTER PLANNED DEVELOPMENT
C1


Scale 1" = 100'
U.S. HIGHWAY 6
UNION PACIFIC RAIL LINE
SILICY SERVICE NOTE
REVISIONS
EXCEL ENGINEERING
SWIFT CREEK
SPANISH FORK
PRELIMINARY UTILITY
C2


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



SPANISH FORK
COMMUNITY DEVELOPMENT

Cedar Heights Zone Change and Preliminary Plat Approval Request

October 6, Planning Commission Meeting.

Located at 311 South 500 East, including 0.25 acres.

The subject property is zoned R-1-6.

The General Plan designation is Mixed Use.

The applicant has requested a Zone Change to the R-1-6 with the Infill Overlay zone and Preliminary Plat approval of a two-lot subdivision.

Recommendation

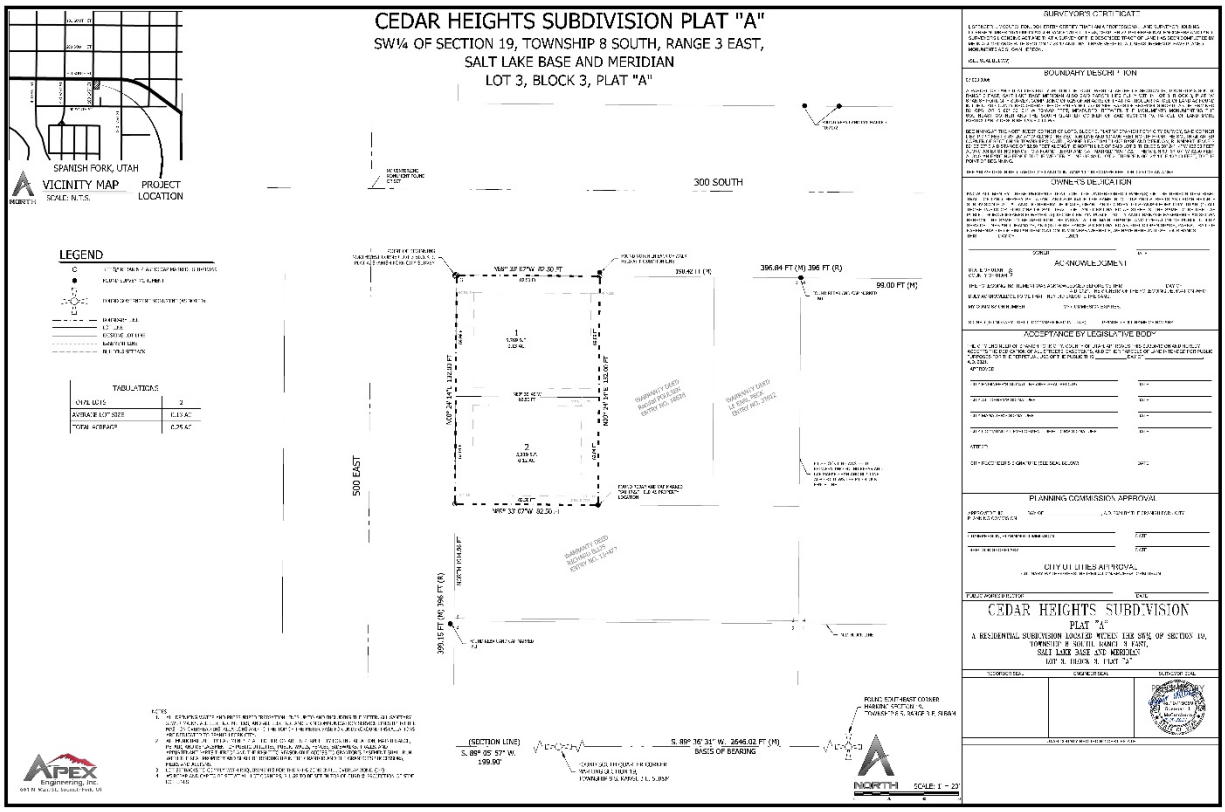
Staff seeks direction from the Planning Commission on this proposal. In staff's view, should the project proceed improvements would be made that would certainly improve the property and make it more attractive. However, in several aspects the proposal would fail to live up to expectations that have been prescribed for other Infill Overlay developments. Staff is specifically looking to understand the Planning Commission's position on a project like this where the site would be improved but not to a degree that has been customary for other Infill Overlay projects.

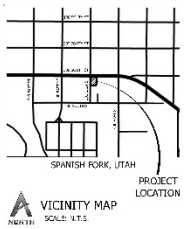
Key Issues

1. Have the provisions of the Infill Overlay zone been met?
2. Existing Structure.
3. Building Materials.
4. Landscaping.
5. Park Strips.
6. Setbacks.
7. Fencing.

Exhibits

1. Preliminary Plat.
2. Proposed Elevations.
3. Photographs.





CEDAR HEIGHTS SUBDIVISION
SAM KEELE
SPANISH FORK, UTAH

SHEET INDEX

C-1	COVER SHEET
C-2	DEMOLITION PLAN
C-3	UTILITY PLAN
C-4	GRADING AND DRAINAGE PLAN
D-1	DETAIL SHEET



COVER SHEET
NORTH
SCALE: 1" = 15'

APEX Engineering, Inc.
663 W. Main St., Spanish Fork, UT

Select & Follow

CEDAR HEIGHTS SUBDIVISION
COVER SHEET
SPANISH FORK, UTAH
SAM KEELE
C-1

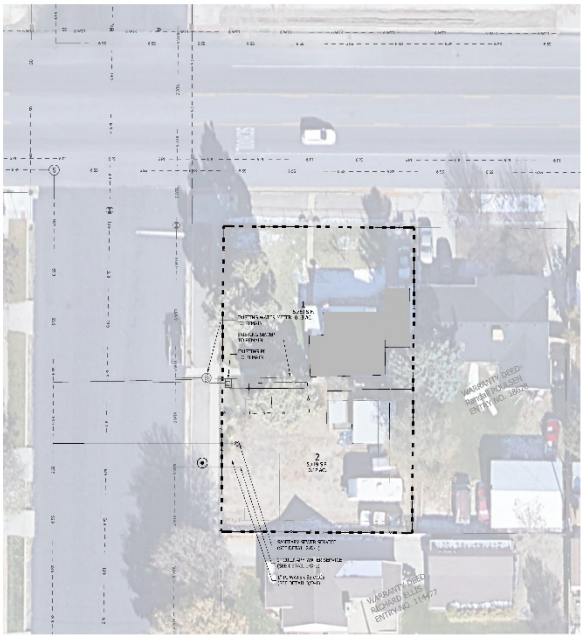


DEMOLITION PLAN
SCALE: 1" = 15'

APEX Engineering Inc.

CEDAR HEIGHTS SUBDIVISION
DEMOLITION PLAN
SPANISH FORK, UTAH
SAM REELE

C-2



UTILITY PLAN
SCALE: 1" = 15'

APEX Engineering Inc.

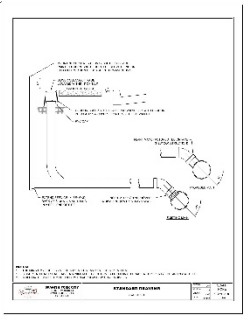
CEDAR HEIGHTS SUBDIVISION
UTILITY PLAN
SPANISH FORK, UTAH
SAM REELE

C-3

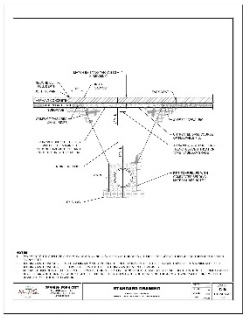


GRADING & DRAINAGE PLAN

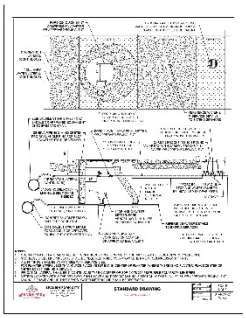
CEDAR HEIGHTS SUBDIVISION
GRADING & DRAINAGE PLAN
SPANISH FORK, UTAH
SAM REELE
C-1



1 SEWER SERVICE



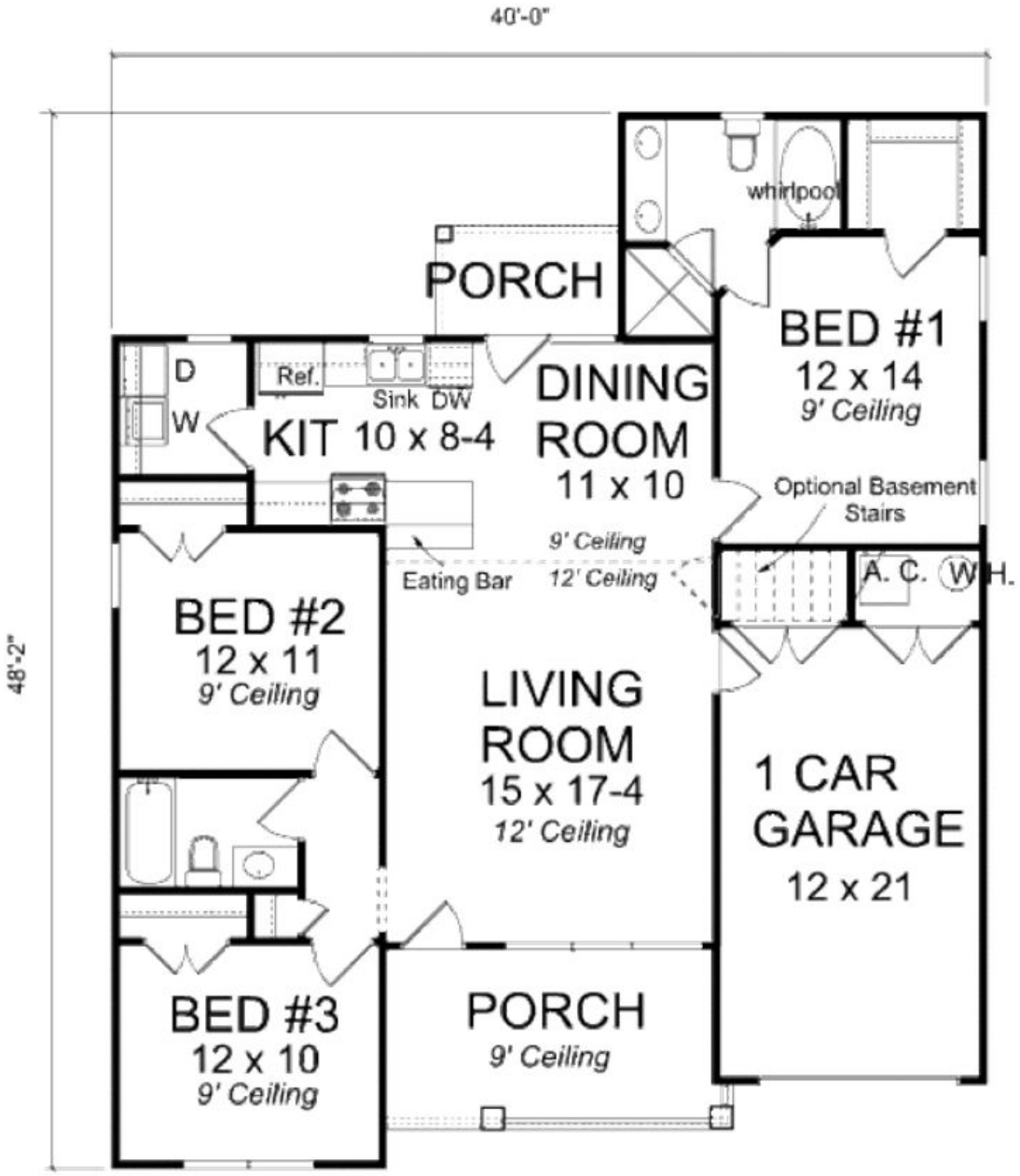
2 ASPHALT RESTORATION



3 DUAL WATER & PI SERVICE

CEDAR HEIGHTS SUBDIVISION
DETAIL SHEET
SPANISH FORK, UTAH
SAM REELE
D- 1




40'-0"
48'-2"
PORCH
whirlpool
BED #1
12 x 14
9' Ceiling
D
W
Ref.
Sink DW
KIT 10 x 8-4
DINING
ROOM
11 x 10
9' Ceiling
12' Ceiling
Eating Bar
Optional Basement
Stairs
A. C.
W.H.
BED #2
12 x 11
9' Ceiling
LIVING
ROOM
15 x 17-4
12' Ceiling
1 CAR
GARAGE
12 x 21
BED #3
12 x 10
9' Ceiling
PORCH
9' Ceiling








AHEAD


STOP











