



**AMERICAN FORK CITY
NOTICE OF PUBLIC HEARING
PLANNING COMMISSION REGULAR SESSION
January 18th, 2023
7:00 p.m.**

Notice is hereby given that the American Fork City Planning Commission will meet in regular session on January 18th at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m. The agenda shall be as follows:

REGULAR SESSION

Pledge of Allegiance

Roll call

COMMON CONSENT AGENDA

(Common Consent is that class of Commission action that requires no further discussion or which is routine in nature. All items on the Common Consent Agenda are adopted by a single motion unless removed from the Common Consent Agenda).

1. Approval of the January 4th 2023, Planning Commission minutes.

PUBLIC HEARINGS

1. Public hearing and recommendation on an ordinance creating section 17.5.136 of the American Fork City Municipal Code relating to rock crushing and providing an effective date for the ordinance

ACTION ITEMS

1. Review and action on a Site Plan application for wall mounted antennas for Dish Wireless, located at 95 N 200 E, in the Central Commercial (CC-1) Zone.
2. Review and action on a Site Plan application for upgrading antennas for AT&T Upgrade, located in the area of 1584 S 500 E, in the Industrial (I-1) Zone.
3. Review and action on a Final Plat application for an extension on the approved final plat for 43 North Apartments, located in the area 43 N 100 E, in the Central Commercial (CC-1) Zone.
4. Review and action on a Site Plan application for the DBN Tax Project, located at 34 West 100 North, in the Central Commercial (CC-1) Zone.

OTHER BUSINESS

1. Upcoming Projects

ADJOURNMENT

Dated this 5th day of January, 2023.

Patrick O'Brien

Development Services Director

*The order of agenda items may change at the discretion of the Planning Commission Chairman

AMERICAN FORK CITY
PLANNING COMMISSION REGULAR SESSION

January 04, 2023

The American Fork City Planning Commission met in a regular session on January 4th, 2023 at the American Fork City Hall, 31 North Church Street, commencing at 7:00 p.m.

Present: Chairman John Woffinden, Christine Anderson, Chris Christiansen,
Bruce Frandsen, David Bird, Rodney Martin

Absent: Jenny Peay

Staff Present:

Patrick O'Brien Development Services Director

Travis Van Ekelenburg Senior Planner

Cody Opperman Planner 1

Ben Hunter Engineer

Jeff Mortimer Engineer

JJ Hsu Engineer

George Schade IT Director

Melissa White Admin Assistant

Others Present: Andy Evans, Doug Page, Jack Young, Bonnie Lewis, Greg Cronin,
Jeff Krantz

REGULAR SESSION

Chairman John Woffinden led the “Pledge of Allegiance”

Chairman Woffinden noted that David Bird will be a voting member in the absence of Harold Dudley and Jenny Peay.

Roll Call

COMMON CONSENT AGENDA

- 1. Minutes of the December 07, 2022 Planning Commission Regular Session.**

Bruce Frandsen motioned to approve the minutes. Rodney Martin seconded the motion.

John Woffinden	AYE
Christine Anderson	AYE
Chris Christiansen	AYE
Bruce Frandsen	AYE
David Bird	AYE
Rodney Martin	AYE

PUBLIC HEARINGS

Chairman Woffinden noted that public hearing items numbers 1 and 2 would be heard together and voted on separately.

- 1. Public hearing and recommendation on a proposed land use map amendment for approximately 2.23 acres of land located at approximately 285 North County Road, from the Residential Low-Density designation to the Professional Office designation.**

Travis Van Ekelenburg reviewed the background information regarding public hearing item number 1: The applicant is applying for a land use map amendment for the property located at approximately 285 N County Blvd from the Residential Low-Density designation to the Professional Office designation. There are several parcels with this request that consist of 2.23 acres in total.

The proposed Professional Office Land Use Designation is being requested prior to one of the proposed properties annexation into American Fork City (parcel I.D. 14:017:0128).

- 2. Public hearing and recommendation on a proposed zone change for approximately 1.31 acres of land located at approximately 285 North**

County Road, from the Utah County Territory, R1-12000 and R1-9000 Residential Zones to the Professional Office (PO-1) Zone.

Travis Van Ekelenburg reviewed the background information for public hearing item number 2: The applicant is applying for a Zone Change for several properties located at approximately 285 N County Blvd from the Utah County Territory, R1-12000 and R1-9000 Residential Zones to the Professional Office (PO-1) Zone. There are several parcels with this request that consist of 1.31 acres in total: 14:017:0128, 14:017:0265, 14:017:0246, and 14:017:0278.

As a condition of this Zone Map Amendment, the necessary right-of-way for 300 North and North County Boulevard shall be dedicated to American Fork City and UDOT, respectively, as generally shown in the exhibit, at no cost to the City or UDOT. Right-of-way dedication shall be shown on a subdivision plat or roadway dedication plat that is submitted to the city for review within 60 days of the approved zone change or shall be deeded to the city by deed within 60 days of the approved zone change.

Public Hearing Opened for the Land Use Map Amendment

No public comment

Public Hearing Closed

David Bird motioned to recommend approval of the Land Use Map Amendment to Professional Office, for the property located in the area of 285 N County Blvd, subject to any findings, conditions, and modifications found in the Staff Report, or recommended by the Fire Marshal.

Chris Christiansen seconded the motion. Voting was as follows:

John Woffinden	AYE
Christine Anderson	AYE
Chris Christiansen	AYE
Bruce Frandsen	AYE
David Bird	AYE
Rodney Martin	AYE

The motion passed

Public Hearing Opened for the Proposed Zone Change

No public comment

Public Hearing Closed

Chris Christiansen motioned to recommend approval of the Zone Change to PO-1, for the property located in the area of 285 N County Blvd, subject to any findings, conditions, and modifications found in the Staff Report, or recommended by the Fire Marshal.

Rodney Martin seconded the motion. Voting was as follows:

John Woffinden	AYE
Christine Anderson	AYE
Chris Christiansen	AYE
Bruce Frandsen	AYE
David Bird	AYE
Rodney Martin	AYE

The motion passed

3. Public hearing and recommendation on an Amendment to the American Fork General Plan, amending the Moderate-Income Housing Plan to conform to the requirements of the Utah State Code.

Patrick O'Brien reviewed the background information for public hearing item number 3: The Utah State Legislature requires all cities above a certain size to include a moderate-income housing element within their general plan. The inclusion of this element demonstrates that the jurisdiction desires to create an opportunity for a variety of housing in order "to meet the needs of people of various income levels living, working, or desiring to live or work in the community" while also allowing "people of various incomes to benefit from and fully participate in all aspects of neighborhood and community life."

A plan was prepared and adopted in September 2022 and submitted to the State of Utah. In November, American Fork City was notified of a number of deficiencies

with the adopted plan, such as the language of the strategies not matching those from the State Code, as well as not being specific enough in terms of outlining the implementation strategy of the different strategies.

Staff has prepared an update to the moderate-income plan which addresses the deficiencies of the previously adopted plan. A draft of the new plan was circulated to the State staff member responsible for reviewing the plans, and we have been notified that our changes are acceptable as they have addressed the previous deficiencies. Because these are changes to the General Plan, it must seek another recommendation from the Planning Commission and the City Council. This must be done by February 16, 2023 to get the approvals. The State representative has approved all changes and stated it meets all State requirements. The only major change was from Commissioner Frandsen, who asked that one of the items be brought forward a year and the change was approved.

Mr. Bird asked if any content was changed or if it was only the terminology. Mr. O'Brien clarified that the staff matched the language exactly from the State code instead of the training packet and included more detail in the implementation plan and how the city plans to implement each of the State's required strategies.

Public Hearing Opened

No public comment

Public Hearing Closed

Chris Christiansen motioned to recommend approval of the amendment to the American Fork General Plan, and to adopt the American Fork Moderate Income Housing Plan as a component of the General Plan.

Christine Anderson seconded the motion. Voting was as follows:

John Woffinden	AYE
Christine Anderson	AYE
Chris Christiansen	AYE
Bruce Frandsen	AYE
David Bird	AYE
Rodney Martin	AYE

The motion passed

Chairman Woffinden asked when the staff expected the item to go to City Council. Mr. O'Brien stated it would either be at the upcoming January 10th, 2023 meeting or after the standard two-week time period typically required for all projects. He noted that it will be ready on January 5th, 2023 for Council action.

ACTION ITEMS

- 1. Review and action on a resolution indicating the intent of the City Council of American Fork, UT, to adjust the common boundary with Pleasant Grove City, Utah, located at approximately 1485 East 300 North, American Fork, for parcel number 14:018:0067 consisting of .0729 acres**

Patrick O'Brien reviewed the background information for action item number 1: This item was initiated through the City Recorder's office in Pleasant Grove. This is a landlocked parcel that, in the staff's opinion, is undevelopable without needing access through Pleasant Grove property. Due to the lack of accessibility to the parcel, staff does not see an issue with changing the boundary to give it to Pleasant Grove.

David Bird motioned to recommend approval of the resolution indicating the intent of the City Council of American Fork, UT, to adjust the common boundary with Pleasant Grove City, Utah, located at approximately 1485 East 300 North, American Fork, for parcel number 14:018:0067 consisting of .0729 acres

Rodney Martin seconded the motion. Voting was as follows:

John Woffinden	AYE
Christine Anderson	AYE
Chris Christiansen	AYE
Bruce Frandsen	AYE
David Bird	AYE
Rodney Martin	AYE

The motion passed

2. Review and action on the Site Plan for Cost-U-Less Carpet, located in the area of 64 North 900 West, in the General Commercial (GC-2) Zone.

Chairman John Woffinden noted that action item number 2 was removed at the request of the applicant.

3. Review and action on a Site Plan application for a pylon sign for Doug Smith Autoplex, located at 523 W Main St, in the Planned Shopping Center (SC-1) Zone

Travis Van Ekelburg reviewed the background information for action item number 3: The applicant is applying for a Site Plan approval for Doug Smith Autoplex, for a pylon sign in the SC-1 Zone, located in the area 523 W Main Street. The proposal consists of 1 lot intended for the pylon sign placement near I-15. The entire development parcel consists of approximately 6.99 acres. The new pylon sign is looking to add an electronic portion.

Jeff Krantz: I'm with Young Electric Sign Company and I represent Mike Smith and Doug Smith. We have been trying to dial in this sign upgrade for quite a while and have made concessions to make it work within your code.

John Woffinden: When do you expect to put the sign in use if it gets approved?

Jeff Krantz: Approximately 4 months.

David Bird: Are the parameters for the new sign larger or smaller?

Jeff Krantz: It is similar square footage and about six feet less in height. It is a little more of the LED screen and has less logos of the dealership.

John Woffinden: This is for visibility on I-15?

Jeff Krantz: Yes. Additionally, the other sign that is currently there is past it's lifespan and needs to be updated.

Rodney Martin motioned to recommend approval for the Site Plan for Doug Smith Autoplex, for a pylon sign in the SC-1 Zone, located in the area 523 W Main Street, subject to any conditions found in the Staff Report, or recommended by the Fire Marshal.

Chris Christiansen seconded the motion. Voting was as follows:

John Woffinden	AYE
Christine Anderson	AYE
Chris Christiansen	AYE
Bruce Frandsen	AYE
David Bird	AYE
Rodney Martin	AYE

The motion passed

4. Review and action on a Site Plan application for the DBN Tax Project, located at 34 West 100 North, in the Central Commercial (CC-1) Zone

Travis Van Ekelenburg reviewed the background information for action item number 4: The applicant is applying for a Site Plan approval for DBN Tax Project, for a new commercial development in the CC-1 Zone, located in the area 34 W 100 N. The proposal consists of 1 lot intended for commercial development. The entire development parcel consists of approximately 0.47 acres.

Due to the development being in the CC-1 zone, the Planning Commission is the approval body for the Site Plan.

Action was previously taken on this and the project was recommended to be tabled. The issues previously raised have not been addressed.

PROJECT CONDITIONS OF APPROVAL:

1. Outstanding DRC comments still need to be addressed.

Mr. Mortimer stated that no new plans have been received from the applicant.

Greg Cronin: I am with UBA (Utah Business Alliance) and this project has not had any further communications from the city due to our explanation of the outcomes from the last meeting and the efforts of the client. The client has said that they are done and finished with the process as it has become too costly. They have asked us to cease operations as they wish to dispose of the property and do something else in another location. I wanted to show up tonight out of respect for the Commission's willingness to have us back on the agenda tonight. The issues that were brought to you last month have been addressed as sufficiently as we were willing to address them. The things that are being asked are beyond what we're willing to accommodate. Our opinions based on the code conflict with the city. It is an agree to disagree situation. To make those changes would be extremely costly.

Therefore, we are where we are today. I just wanted to report on that and thank you for your willingness to have us back today. I come without a client, and that is where I am today.

John Woffinden: Is it your understanding that the property is going up for sale?

Greg Cronin: I held [the property owner] out for over two months because we were going to be able to fulfill it. But after the last round with the city they decided they had an interested party and now it's listed. You will have a new person to deal with at that location. I felt it would be a courtesy to come back to the Commission and allow you to ask me any questions you may have.

John Woffinden: I appreciate you coming back and updating us on what is going on.

A brief discussion was held about which action should be taken: Withdraw, table, or deny.

Chris Christiansen motioned to table action on the Site Plan application for the DBN Tax Project, located at 34 W 100 N, in the Central Commercial (CC-1) Zone.

David Bird seconded the motion. Voting was as follows:

John Woffinden	AYE
Christine Anderson	AYE
Chris Christiansen	AYE
Bruce Frandsen	AYE
David Bird	AYE
Rodney Martin	AYE

The motion was tabled

Mr. Van Ekelenburg requested that Mr. Cronin update him as soon as possible if the client requests to be put back on the agenda in the future.

5. Review and action on a Site Plan application for RCKM Medical Office, located at 118 South 1100 East, in the Professional Office (PO-1) Zone.

Cody Opperman reviewed the background information for action item number 5: The applicant is applying for a Site Plan approval for RCKM Medical Office, for a

medical office in the PO-1 zone, located in the area of 118 South 1100 East. The proposal consists of 1 lot and the entire development area consists of approximately 0.38 acres. The medical office is 2796 square feet and requires 12 parking spaces for the development. The project provides 17 parking spaces, which is 5 over of what is required. The proposal consists of 53 percent of impervious area and 47 percent of landscaping area. The staff recommends approving the application with conditions.

PROJECT CONDITIONS OF APPROVAL:

1. Dumpster enclosure needs to be minimum of 6 feet in height.

Cody Opperman: We did receive new plans today for this approved as conditioned staff recommendation so we will be looking at those to ensure the conditions have been met.

Jeff Mortimer: We have minor comments for RCKM on this last round. We had a discussion directly with the engineer today and resolved those comments. We are comfortable with them moving forward with no difficulty as all remaining comments were minor.

Christine Anderson motioned to recommend approval for the Site Plan application for RCKM Medical Office, located at 118 South 1100 East, in the Professional Office (PO-1) Zone, subject to any conditions found in the Staff Report, or recommended by the Fire Marshal.

Chris Christiansen seconded the motion. Voting was as follows:

John Woffinden	AYE
Christine Anderson	AYE
Chris Christiansen	AYE
Bruce Frandsen	AYE
David Bird	AYE
Rodney Martin	AYE

The motion passed

- 6. Review and action on an Accessory Structure for Greenwood Creek Lot 4, located at 997 North 680 West, in the R1-9000 Residential Zone.**

Cody Opperman reviewed the action item number 6: The applicant is applying for a Site Plan approval for an accessory structure for Greenwood Creek Lot 4, located in the area of 997 North 680 West in the R1-9000 Residential Zone. The proposal consists of 1 lot for a pickle ball court. The entire development parcel consists of 0.57 acres.

This proposal is before the Commission as Section 17.5.105 requires that: an accessory building containing a building footprint of one thousand square feet or larger shall require approval of the planning commission. This proposal triggers this requirement. The staff recommends approving this application with conditions. The Planning Commission is the approving body for this item.

PROJECT CONDITIONS OF APPROVAL:

1. Retaining wall comments and grading slopes need to be addressed as well as any remaining DRC comments and the engineering development checklist items completed prior to building permit issuance.
2. Fire comments must be addressed before any permits are issued. Access or fire sprinklers issues must be corrected to meet code compliance. Fire code references are provided in the comments.

Jeff Mortimer: Some of the comments that were left were regarding the retaining walls on the property. We told them the retaining walls needed a separate permit and that they would need to be permitted through the building department. Their proposed location on the site was in the public utility easement which is why we told them they wouldn't be allowed to be in the easement. As long as their structure is not contingent on that retaining wall being in the easement, then we are fine with the site with the understanding that the wall cannot be in the easement.

David Bird motioned to recommend approval for the Accessory Structure located at 997 North 680 West, in the R1-9000 Residential Zone, subject to any conditions found in the Engineering Staff Report, or recommended by the Fire Marshal.

Bruce Frandsen seconded the motion. Voting was as follows:

John Woffinden	AYE
Christine Anderson	AYE
Chris Christiansen	AYE
Bruce Frandsen	AYE

David Bird

AYE

Rodney Martin

AYE

The motion passed

OTHER BUSINESS

Development Services and Planning Commission 2022 Annual Review

Mr. O'Brien handed out the Development Services 2022 Annual Report Summary and made a brief presentation on its contents (See Attachment #1).

Upcoming Projects

Patrick O'Brien: We are noticing a bit of a slow down on permitting on the Building Division side of things. However, we have not slowed down on the entitlement side. There is nothing major, we still have a lot of plans that are coming in. We have about 8 that are due at the end of this week. We still have a good workload ahead of us, and if anything starts to slow down, we will let you know. The TOD will keep us busy.

Chairman Woffinden announced his resignation and stated that this meeting would be his last as he wished to spend more time with family after 21 years of service.

Christine Anderson: I have to say you have put in so much time and attention to detail and the amount of care on every single item has always been inspiring. The amount of time you have given to American Fork City has been exemplary and amazing, thank you.

The Commission stated their agreement and thanks to Chairman Woffinden.

Adjournment

Rodney Martin motioned to adjourn the meeting. Chris Christiansen seconded the motion.

Meeting adjourned at 7:40 p.m.

UNAPPROVED MINUTES

01.04.2023

Melissa White

Administrative Assistant II

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

Attachment #1



AMERICAN FORK
DEVELOPMENT
SERVICES

ANNUAL REPORT SUMMARY
2022

2022 PROJECT REVIEW & ACCOMPLISHMENTS

MODERATE-INCOME HOUSING PLAN

The State of Utah required each city above a certain size to prepare a Moderate-Income Housing Plan. American Fork is one of the cities required to do so. In September 2022, staff finalized a draft and presented it to Planning Commission and City Council for a recommendation and approval.

FUNDING APPLICATIONS

There are a number of new projects that American Fork must engage in. Some of these qualify for technical assistance grants. In 2022, American Fork applied for TAG funding for the Station Area Plan, and was approved for \$75,000 in funding to support the plan preparation of this required action.

FILL STAFFING VACANCIES

At the beginning of 2022, there were 4 vacancies within the Development Services Department. With a third of the FTE positions vacant, this posed a significant challenge in being able to offer the best service possible. An immediate goal in 2022 was to fill each vacancy with the right individual.

IMPROVE PERMITTING & REVIEW PROCESS

The Development Services Department is constantly looking for ways to enhance the service we offer. In March of 2022, we implemented a new Development Review Process. This process has been well received by many applicants, and has decreased the length of time many projects are spending in the review process. In 2023, we will continue to look for ways to improve this process.

Building Division Report

30686

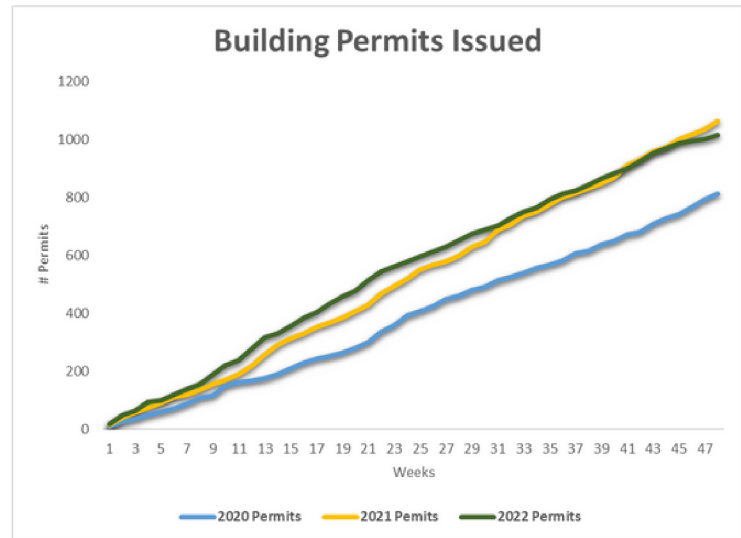
2022 total
building
inspections
conducted

1011

Total permits
issued in
2022

5114

Average annual
inspections per
inspector 2022



Building Division 2022 Accomplishments

- All vacancies have been filled
- Newest staff members have been certified to Inspector Level II
- Division has engaged in significant cross-division cooperation to improve processes and enhance services offered
- Continuing training and certification opportunities for inspectors
- Division has helped the Infrastructure Inspection Team to add site inspections to My City Inspector to help streamline site inspections as a part of their duties

Building Division Statistical Breakdown

\$11,919,424

2022 Total fees
collected

280

Permits issued
for single-
family homes

Building Division 2023 Goals

- Improve statistics tracking - this helps with monitoring progress & performance
- Promote Inspector Certifications - have all inspectors qualified as Inspector III by year end
- Update My City Inspector Portal - Make software more user-friendly
- Create an Inspector Training Checklist
- Update City website - Provide better information to customers for online permit applications
- Have in-house Residential and Commercial Plan Reviewers - promote more in-house services
- Promote better cross division and departmental cooperation - improve overall process delivery and customer service
- Develop team mission statement
- Promote Inspector training and customer service development

Planning & Zoning Report

In March of 2022, the Planning and Zoning Division, in cooperation with the Fire Marshal and Engineering Division implemented a new development application review process. The process is still being reviewed on a regular basis to implement further updates whenever needed.

124

Actions taken
by Planning
Commission in
2022

13

Commercial
Site Plans
Approved by
City Council

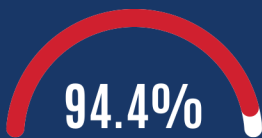
The following is a breakdown of items were brought before Planning Commission in 2022:

- Preliminary Plats = 13
- Final Plat 47
- Amended Final Plat = 12
- Code Text Amendments = 25
- Zone Changes = 7
- Land Use Amendments = 6
- Accessory Building Requests = 3

206*

Number of Plans and Development Applications
reviewed by Planning staff (March 2022-Dec 2022)

*This includes resubmissions.



Percentage of Initial Development Applications with
Reviews Conducted Within 3 Weeks or less



Percentage of Initial Development Applications
Requiring a Maximum of 1 Week Extra to Review

2023 Priority Projects

01

Municipal Code Rewrite

Staff and Administration has prepared an RFP for soliciting proposal to rewrite Chapters 15 & 17 of the American Fork Municipal Code

02

Station Area Plan

As American Fork has a Fixed-Transit Station, the State of Utah requires that we prepare a Station Area Plan for an area within a 1/2 mile radius of the American Fork FrontRunner Station.

03

Online Development Application Submissions

To better serve our customers, Development Services is working on implementing an online planning and development application system for submissions through the Cityworks software it utilizes for tracking projects

2023 Department Goals



Customer Service

- Provide customer service training to all staff
- Improve customer experience



Station Area Plan

- Engage consultant
- Prepare Draft Plan
- Consult with required stakeholders
- Adopt Plan and Certify with MAG



Municipal Code Rewrite

- Release RFP
- Select proposal for contracting
- Prepare draft text of new code
- Present codes for review
- Adopt new code



Parks and Trails Update

- Identify updates to trails plan
- Engage with stakeholders
- Present update to PC & CC
- Adopt updated plan



City Works - Implement

- Implement Cityworks for Plan/Development Application submissions



Process Enhancement

- Adapt process as needed
- Conduct semi-annual meetings with developers to understand pro's and cons of review system

AGENDA TOPIC:

Public hearing and recommendation on an ordinance creating section 17.5.136 of the American Fork City Municipal Code relating to rock crushing and providing an effective date for the ordinance

BACKGROUND:

Rock crushing provides basic road and building material by reducing the size and changing the classification of the material. This process while important has the potential to emit small dust particles which degrade air quality and can pose risk to those who are in the affected area.

Potential Motions – Code Text Amendment

APPROVAL

Move to recommend approval of the proposed code text amendment of the American Fork Municipal Code, creating Section 17.5.136, relating to the rock crushing, and providing an effective date for the ordinance.

DENIAL

Move to recommend denial of the proposed code text amendment of the American Fork Municipal Code, creating Section 17.5.136, relating to the rock crushing, and providing an effective date for the ordinance.

TABLE

Move to table action on the proposed code text amendment of the American Fork Municipal Code, creating Section 17.5.136, relating to the rock crushing, and providing an effective date for the ordinance, and instruct staff/developer to.....

ORDINANCE NO. 2023 - ____ - ____

AN ORDINANCE CREATING SECTION ____ - ____ - ____ OF THE AMERICAN FORK CITY MUNICIPAL CODE RELATING TO ROCK CRUSHING AND PROVIDING AN EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, American Fork City seeks to promote the health, safety, morals, convenience, order, prosperity, and general welfare of American Fork City;

WHEREAS, the American Fork City Council finds it in the best interest of the City to regulate rock crushing within the City;

WHEREAS, the American Fork City Council finds that the adoption of this ordinance would promote the health, safety and welfare of the City and its residents.

NOW THEREFORE, be it ordained by the city council of American Fork, Utah, that:

**PART I
TEXT OF ORDINANCE**

SECTION 1. Chapter ____ - ____ - ____ of the Municipal Code of American Fork City, relating to Temporary Rock Crushing, shall read as follows:

____ - ____ - ____ Permanent Rock Crushing Prohibited.

Permanent rock crushing shall be prohibited within the municipal boundaries of American Fork City.

____ - ____ - ____ Temporary Rock Crushing.

A. Temporary rock crushing is permitted only if the following standards are met:

1. A temporary rock crushing permit, as outlined in this chapter, is obtained.
 - i. A separate Land Disturbance Permit may be required by the City's Public Works director based upon the characteristics of the operation.
2. Rock crushing is a temporary, ancillary use of the subject property.

3. The subject property is in the industrial zone or the public facilities zone
 4. The subject property has received site plan, tentative plat or final plat approval for construction or is an approved public facility.
 5. Rock crushing equipment has a valid Utah Department of Environmental Quality air contaminant discharge permit or meets the Utah Division of Air Quality small source exemption requirements.
 6. Operation at any given location may not exceed 100 hours in any given calendar year.
 7. The duration of the temporary rock crushing activity is for no more than 21 consecutive days from the date of issuance of the permit.
 8. Rock crushing occurs Monday through Friday, between 8:00 a.m. and 5:00 p.m., and not on legal holidays.
 9. Rock crushing equipment is removed from the site within 14 calendar days of completing the crushing activity.
 10. The rock crushing equipment is set up at least 100 feet from any property line and at least 200 feet from any occupied building.
 11. Water is available and utilized to provide dust control.
 12. Only one permit may be issued toward the same effort in any given calendar year.
- B. Application Requirements. An application for a temporary permit for on-site rock crushing shall contain at least the following:
1. A detailed explanation of the proposed purpose of rock crushing activities, including:
 - i. An approved grading/clearing plan and restoration/development plan.
 - ii. An estimate of the amount of material to be processed.
 - iii. An estimate of the amount of material to be used on site and the amount to be removed if any.
 - iv. The duration and operating characteristics of the rock crushing activity.
 - v. Operating hours
 - vi. Type of equipment to be used for crushing activities.
 2. A map drawn to scale showing:

- i. The location of property boundaries.
- ii. Setbacks to the rock crushing activity.

C. Revocation of a Temporary Permit.

- 1. Any permit for temporary permit for rock crushing granted in accordance with the terms of this section may be revoked if any of the conditions or terms of such permit are violated.

PART II
CONFLICTING ORDINANCES, SEVERABILITY, AND ADOPTION

SECTION 1. Conflicting Provisions. Whenever the provisions of this Ordinance conflict with the provisions of any other ordinance, resolution, or part thereof, the more stringent shall prevail.

SECTION 2. Provisions Severable. This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause, or phrase is adjudged to be unconstitutional or invalid, it is hereby declared that the remainder of the ordinance shall not be affected thereby.
This amended ordinance shall take effect immediately upon its passage and publication as prescribed by law.

Passed by the American Fork City Council this ____ day of _____, 2023.

Bradley J. Frost
American Fork City Mayor

ATTEST:

Terilyn Lurker
City Recorder

AGENDA TOPIC:

Review and action on a Site Plan application for wall mounted antennas for Dish Wireless, located at 95 N 200 E, in the Central Commercial (CC-1) Zone.

BACKGROUND INFORMATION		
Location:		95 N 200 E
Applicants:		Dish Wireless
Existing Land Use:		General Commercial
Proposed Land Use:		N/A
Surrounding Land Use:	North	General Commercial, Institutional Lands, Schools, and Public Facilities
	South	General Commercial
	East	General Commercial
	West	General Commercial
Existing Zoning:		CC-1
Proposed Zoning:		N/A
Surrounding Zoning:	North	CC-1, PF
	South	CC-1
	East	CC-1
	West	CC-1

BACKGROUND:

The applicant is applying for a Site Plan approval for Dish Wireless, for new wall mounted antennas and new equipment located in the CC-1 Zone, located in the area 95 N 200 E. The proposal consists of 4 new antennas located on the walls of the old grain silo and new equipment located on the rooftop of the building. The entire development parcel consists of approximately 0.27 acres. The antennas will include three (3) panels and one (1) microwave.

Due to the Site Plan being located in the CC-1 zone, Planning Commission will be the approval body for this application.

Sec 17.6.101 Administrative Site Plan Review

Wherever the terms of this code require submission and approval of a site plan, such review shall be conducted in accordance with the following provisions.

1. Planning commission to approve. The planning commission, acting in an administrative capacity, shall have the function, duty and power to approve or disapprove a project plan and to attach such modifications or conditions as may be deemed appropriate to improve the layout, to ensure that the project will not pose any detrimental effect to persons or property, or to protect the health, safety, and general welfare of the citizens of the city.
2. Application required. Application for site plan approval shall be submitted on forms provided by the city and shall be accompanied by maps and drawings showing the following:
 1. The location of all existing and proposed buildings and structures on the site, with full dimensions showing the distance between buildings and distances from buildings to adjacent property lines.
 2. The location of all parking spaces, driveways, and points of vehicular ingress and egress.
 3. A landscaping plan showing the location, types, and initial sizes of all planting materials to be used together with the location of fences, walls, hedges, and decorative materials.
 4. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used.
 5. The locations of solid waste receptacles and trash pick-up areas.
3. Appeals permitted. Any person aggrieved by a determination of the planning commission may request a hearing before the city council who shall have the authority to reverse, affirm or modify any decision of said commission. Any such appeal shall be filed within ten days of the determination of the planning commission.
4. Issuance of a permit. A building permit shall not be issued for any building or structure or external alterations thereto until the provisions of this section have been complied with. Any construction not in conformance with an approved site plan shall be considered a violation of this code. Any building permit issued shall ensure that development is undertaken and completed in conformity with the plans as approved.

PROJECT MAP:

FINDINGS OF FACT:

- The Site Plan application is in conformance with Section 17.6.112 Low Power Radio Service Antenna Facilities
- The procedure of approval for Low Power Radio Service Antenna Facilities is in conformance with Section 17.6.101
- The Planning Commission will be the approval body for this Site Plan for it being in the CC-1 zone, as mentioned in Section 17.6.112.
- The Site Plan is approved as conditioned based off the condition mentioned in this staff report by the Fire Marshall.

PROJECT CONDITIONS OF APPROVAL:

1. Provide appropriate labeling for power disconnect switches/breaker, shown on page A-2 of the plans.

STANDARD CONDITIONS OF APPROVAL:

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

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.

7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

STAFF RECOMMENDATION:

The Site Plan application meets the requirements of Section 17.6.101 and 17.6.112. Staff recommends APPROVING the application WITH CONDITIONS.

POTENTIAL MOTIONS – Site Plan

APPROVAL

Move to approve the Site Plan for Dish Wireless, for the wall mounted antennas and equipment, located in the area 95 N 200 E, subject to any conditions found in the Staff Report, or recommended by the Fire Marshal.

DENIAL

Move to deny the Site Plan for Dish Wireless, for the wall mounted antennas and equipment, located in the area 95 N 200 E.

TABLE

Move to table action on the Site Plan for Dish Wireless, for the wall mounted antennas and equipment, located in the area 95 N 200 E, and instruct the developer/staff to

_____.



DISH WIRELESS L.L.C. SITE ID:

SLSLC00021A

DISH WIRELESS L.L.C. SITE ADDRESS:

**95 N 200 E
AMERICAN FORK, UT 84003**

UTAH CODE COMPLIANCE

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

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

SHEET INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
A-1	OVERALL SITE PLAN
A-2	ENLARGED BUILDING PLAN
A-3	ANTENNA PLAN, ELEVATION AND SCHEDULE
A-4	NORTH AND SOUTH ELEVATIONS
A-5	EAST AND WEST ELEVATIONS
A-6	EQUIPMENT PLATFORM AND H-FRAME DETAILS
A-7	EQUIPMENT DETAILS
A-8	EQUIPMENT DETAILS
A-9	EQUIPMENT DETAILS
E-1	ELECTRICAL/FIBER ROUTE PLAN AND NOTES
E-2	ELECTRICAL DETAILS
E-3	ELECTRICAL ONE-LINE, FAULT CALCS & PANEL SCHEDULE
G-1	GROUNDING PLANS AND NOTES
G-2	GROUNDING DETAILS
G-3	GROUNDING DETAILS
RF-1	RF CABLE COLOR CODE
GN-1	LEGEND AND ABBREVIATIONS
GN-2	RF SIGNAGE
GN-3	GENERAL NOTES
GN-4	GENERAL NOTES
S-1	GENERAL NOTES
S-2	PLATFORM MODIFICATIONS

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.
6. THE PROJECT DEPICTED IN THESE PLANS QUALIFIES AS AN ELIGIBLE FACILITIES REQUEST ENTITLED TO EXPEDITED REVIEW UNDER 47 U.S.C. 1455(A) AS A MODIFICATION OF AN EXISTING WIRELESS TOWER THAT INVOLVES THE COLLOCATION REMOVAL AND/OR REPLACEMENT OF TRANSMISSION EQUIPMENT THAT IS NOT A SUBSTANTIAL CHANGE UNDER CFR 1.61000 (B)(7).

SCOPE OF WORK

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

- SECTOR SCOPE OF WORK:
- INSTALL (4) PROPOSED ANTENNA MOUNTS (1 PER SECTOR)
 - INSTALL (3) PROPOSED PANEL ANTENNAS (1 PER SECTOR) & (1) PROPOSED MICROWAVE ANTENNA
 - INSTALL PROPOSED JUMPERS
 - INSTALL (6) PROPOSED RRUS (2 PER SECTOR) & (1) PROPOSED ODU
 - INSTALL (3) PROPOSED OVER VOLTAGE PROTECTION DEVICE (OVP) (1 PER SECTOR)
 - INSTALL (3) PROPOSED HYBRID CABLES & (1) PROPOSED MICROWAVE CABLE

- ROOFTOP SCOPE OF WORK:
- INSTALL (1) PROPOSED H-FRAME & PLATFORM GRATING
 - INSTALL (1) PROPOSED CABLE LADDER TRAY OR CABLE TRAY
 - INSTALL (1) PROPOSED PPC
 - INSTALL (1) PROPOSED EQUIPMENT CABINET
 - INSTALL (1) PROPOSED BBU IN CABINET
 - INSTALL (1) PROPOSED POWER CONDUIT
 - INSTALL (1) PROPOSED TELCO CONDUIT
 - INSTALL (1) PROPOSED NEMA 3 TELCO-FIBER BOX
 - INSTALL (1) PROPOSED GPS UNIT
 - INSTALL (1) PROPOSED SAFETY SWITCH (IF REQUIRED)
 - INSTALL (1) PROPOSED CIENA BOX (IF REQUIRED)
 - EXISTING EMPTY METER SOCKET AVAILABLE

SITE PHOTO



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

CALL 2 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION



GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED. THE PROJECT DEPICTED IN THESE PLANS QUALIFIES AS AN ELIGIBLE FACILITIES REQUEST ENTITLED TO EXPEDITED REVIEW UNDER 47 U.S.C. 1455(A) AS A MODIFICATION OF AN EXISTING WIRELESS TOWER THAT INVOLVES THE COLLOCATION REMOVAL AND/OR REPLACEMENT OF TRANSMISSION EQUIPMENT THAT IS NOT A SUBSTANTIAL CHANGE UNDER CFR 1.61000 (B)(7).

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

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

SITE INFORMATION

PROPERTY OWNER: JIG INVESTMENTS LC
ADDRESS: PO BOX 974
AMERICAN FORK, UT 84003

TOWER TYPE: GRAIN SILO/ROOFTOP

TOWER CO SITE ID: 374995

TOWER APP NUMBER: 13682491

COUNTY: UTAH

LATITUDE (NAD 83): 40° 22' 43.12" N
40.378644°

LONGITUDE (NAD 83): 111° 47' 36.67" W
-111.793519°

ZONING JURISDICTION: CITY OF AMERICAN FORK

ZONING DISTRICT: CC-1 (General Commercial)

PARCEL NUMBER: 811-0011

OCCUPANCY GROUP: U

CONSTRUCTION TYPE: V-B

POWER COMPANY: TBD

TELEPHONE COMPANY: TBD

PROJECT DIRECTORY

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

TOWER OWNER: AMERICAN TOWER CORPORATION
10 PRESIDENTIAL WAY
WOBURN, MA 01801
JANELLE RENNER
(360) 600-6799

SITE DESIGNER: INFINIGY ENGINEERING, PLLC
PAUL DANNEBERG
(206) 375-3798

SITE ACQUISITION: DOUG KOFFORD
TBD

CONSTRUCTION MANAGER: ROBERT LUCKER
TBD

RF ENGINEER: JOSE PENA
jose1.pena@dish.com

DIRECTIONS

DIRECTIONS FROM SALT LAKE CITY INTERNATIONAL AIRPORT:

Get on I-80 E from Crossbar and Terminal Dr. Take I-15 S to W Main St in Utah County. Take exit 278 from I-15 S. Merge onto I-15 S. Use the right lane to stay on I-15 S. Use the right lane to continue on W Main St. Drive to N 200 E. Pass by Mattress Firm American Fork. Turn right onto N 200 E, D. ARRIVE: 95 N 200 E, American Fork, UT 84003

Next Step
Approved with Conditions
Proceed to Planning
Commission on January 18th,
2023.



American Fork City
Development Review
Committee

Planning and Zoning
Reviewed
Copperman 01/04/2023

Fire Department
Reviewed
M. Sacco 01/04/2023

Engineering Division
Reviewed
jmortimer 01/03/2023



NO SCALE



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DRAWN BY: DB
CHECKED BY: TBD
APPROVED BY: TBD

RFDS REV #: 2

CONSTRUCTION DOCUMENTS

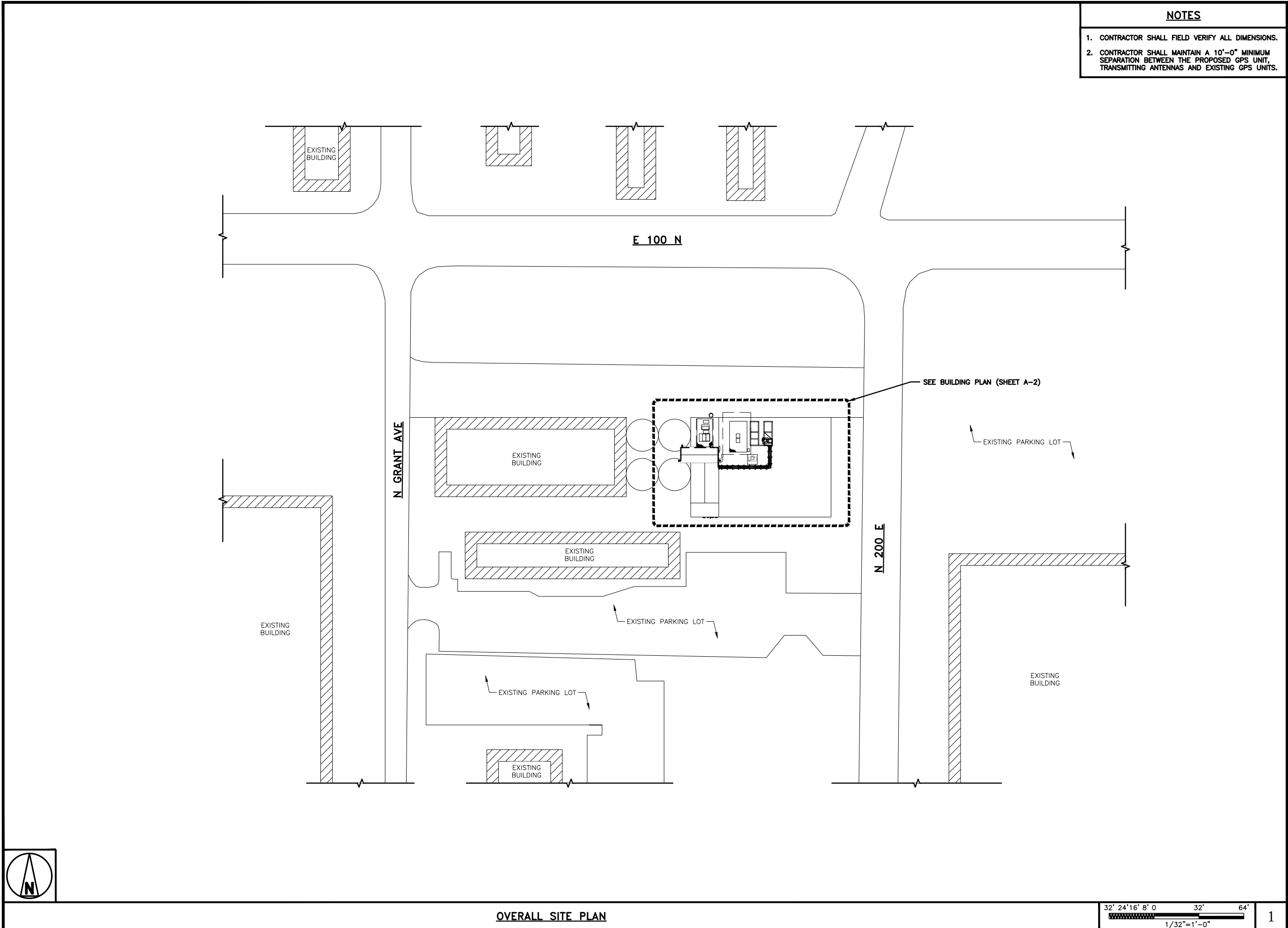
SUBMITTALS		
REV	DATE	DESCRIPTION
0	08/10/21	ISSUED FOR CONSTRUCTION
1	10/21/21	REVISED CONSTRUCTION
2	01/25/22	REVISED CONSTRUCTION
3	03/28/22	REVISED CONSTRUCTION

A&E PROJECT NUMBER
4009-25555-C

DISH WIRELESS L.L.C.
PROJECT INFORMATION
SLSLC00021A
AMERICAN FORK
95 N 200 E
AMERICAN FORK, UT 84003

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



- NOTES**
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
 2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



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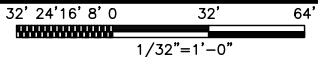
DISH WIRELESS L.L.C.
PROJECT INFORMATION
SLSLC00021A
AMERICAN FORK
95 N 200 E
AMERICAN FORK, UT 84003

SHEET TITLE
OVERALL
SITE PLAN

SHEET NUMBER
A-1

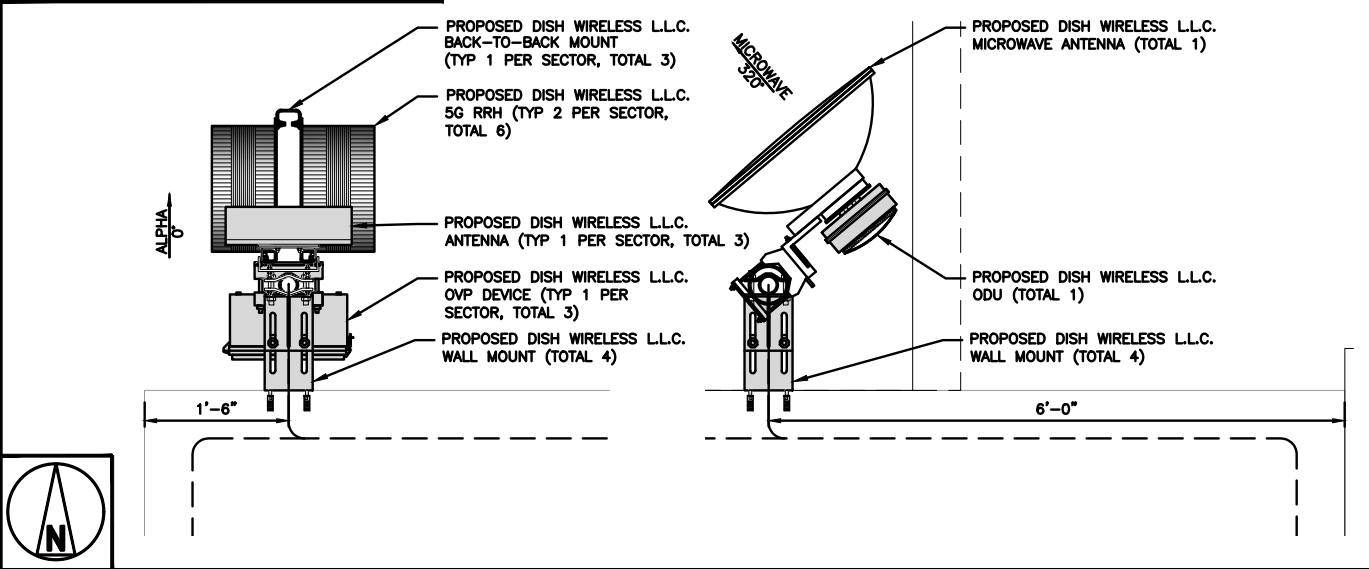


OVERALL SITE PLAN



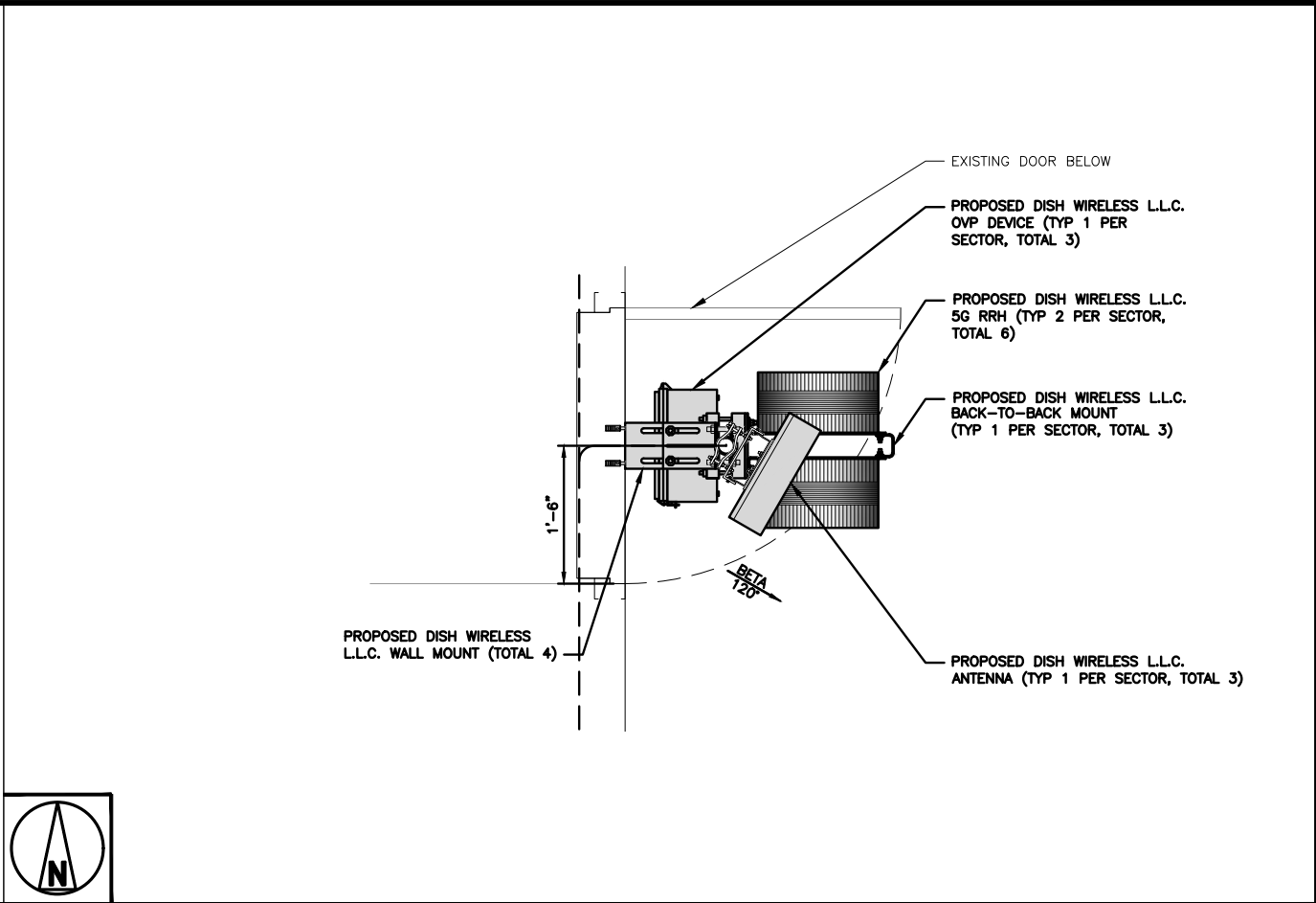


- NOTES
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
 - THESE DRAWINGS ARE NOT INTENDED TO BE A VERIFICATION THAT THE STRUCTURE OR MOUNTS ARE ADEQUATE TO SUPPORT THE PROPOSED LOADING. VERIFICATION THAT THE EXISTING STRUCTURE AND MOUNTS CAN SUPPORT THE PROPOSED LOADING SHALL BE PERFORMED BY A REGISTERED PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO REFER TO THE STRUCTURAL ANALYSIS AND MOUNT ASSESSMENT AND VERIFY LOADING WITH THE MOST RECENT RFDS PRIOR TO CONSTRUCTION.



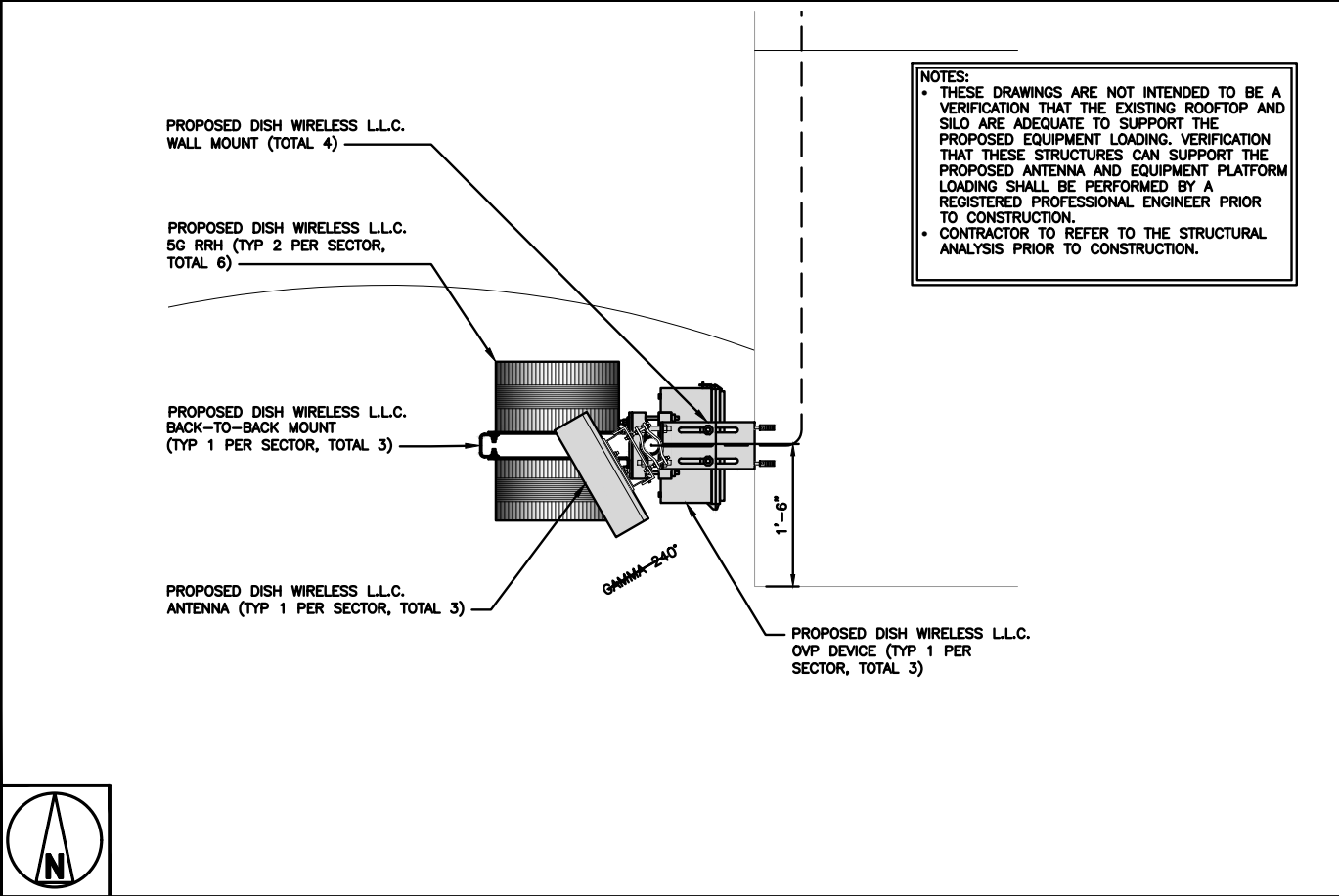
ANTENNA PLAN – ALPHA SECTOR

1



ANTENNA PLAN – BETA SECTOR

2



ANTENNA PLAN – GAMMA SECTOR

3

SECTOR	POSITION	ANTENNA						TRANSMISSION CABLE
		EXISTING OR PROPOSED	MANUFACTURER – MODEL NUMBER	TECHNOLOGY	SIZE (HxW)	AZIMUTH	RAD CENTER	FEED LINE TYPE AND LENGTH
ALPHA	A1	PROPOSED	COMMSCOPE – FFV-65B-R2	5G	72.0" x 19.6"	0°	90°-0"	(1) HIGH-CAPACITY HYBRID CABLE (±170' LONG)
	MW	PROPOSED	COMMSCOPE – VHL2-80/A	MW	26"ø	320°	90°-0"	(1) MICROWAVE CABLE (±150' LONG)
BETA	B1	PROPOSED	COMMSCOPE – FFV-65B-R2	5G	72.0" x 19.6"	120°	90°-0"	(1) HIGH-CAPACITY HYBRID CABLE (±130' LONG)
GAMMA	C1	PROPOSED	COMMSCOPE – FFV-65B-R2	5G	72.0" x 19.6"	240°	90°-0"	(1) HIGH-CAPACITY HYBRID CABLE (±180' LONG)

SECTOR	POSITION	RRH / ODU		NOTES
		MANUFACTURER – MODEL NUMBER	TECHNOLOGY	
ALPHA	A1	FUJITSU – TA08025-B605	5G	1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS. 2. ANTENNA AND RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE PROPOSED DESIGN AND STRUCTURAL ANALYSES.
	A1	FUJITSU – TA08025-B604	5G	
	MW	AVIAT – WTM 4200	MW	
BETA	B1	FUJITSU – TA08025-B605	5G	
	B1	FUJITSU – TA08025-B604	5G	
GAMMA	C1	FUJITSU – TA08025-B605	5G	
	C1	FUJITSU – TA08025-B604	5G	

ANTENNA SCHEDULE

NO SCALE

4



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



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CHECKED BY: TBD
APPROVED BY: TBD

RFDS REV #: 2

CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
0	08/10/21	ISSUED FOR CONSTRUCTION
1	10/21/21	REVISED CONSTRUCTION
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A&E PROJECT NUMBER
4009-Z5555-C

DISH WIRELESS L.L.C.
PROJECT INFORMATION
SLSLC00021A
AMERICAN FORK
95 N 200 E
AMERICAN FORK, UT 84003

SHEET TITLE
ANTENNA PLAN,
ELEVATION AND SCHEDULE

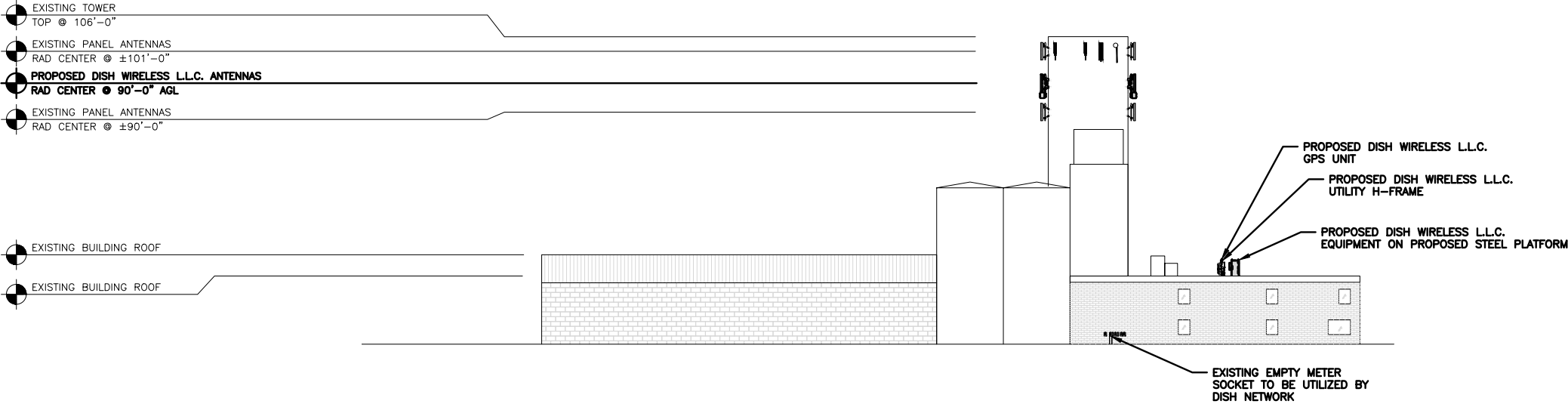
SHEET NUMBER
A-3

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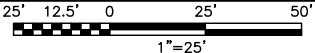
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- CONTRACTOR TO REFER TO THE STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.

NOTES

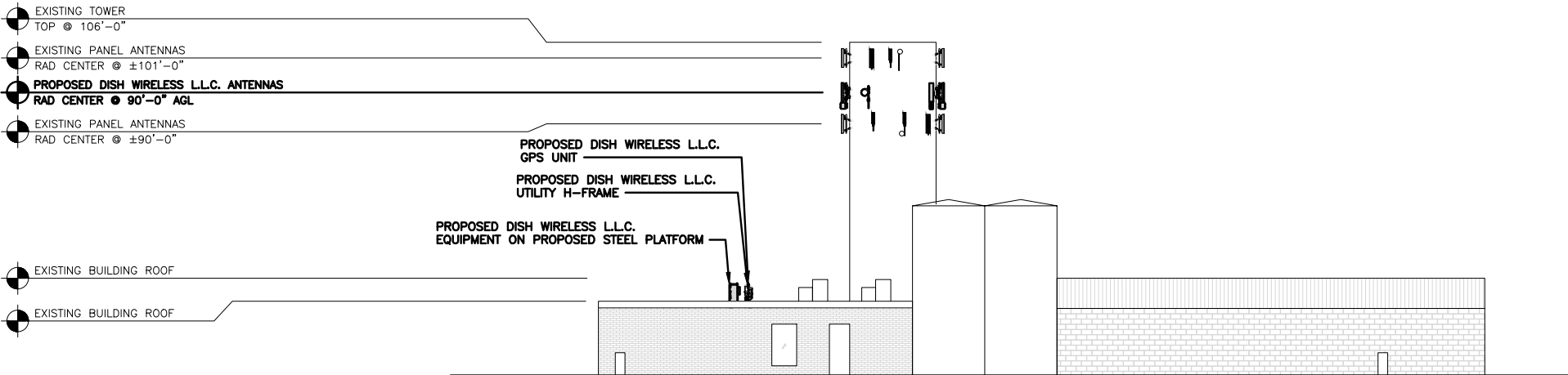
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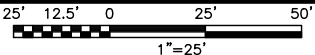
BUILDING SOUTH ELEVATION



1



BUILDING NORTH ELEVATION



2



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LITTLETON, CO 80120



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DISH WIRELESS L.L.C.
PROJECT INFORMATION
SLSLC00021A
AMERICAN FORK
95 N 200 E
AMERICAN FORK, UT 84003

SHEET TITLE
NORTH AND SOUTH
ELEVATIONS

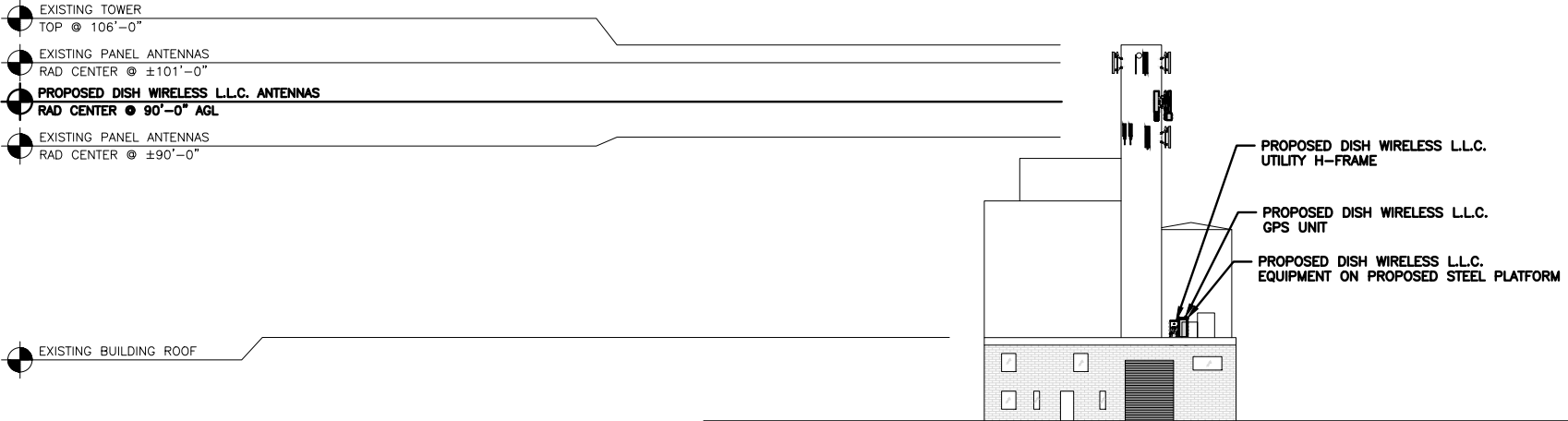
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A-4

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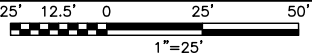
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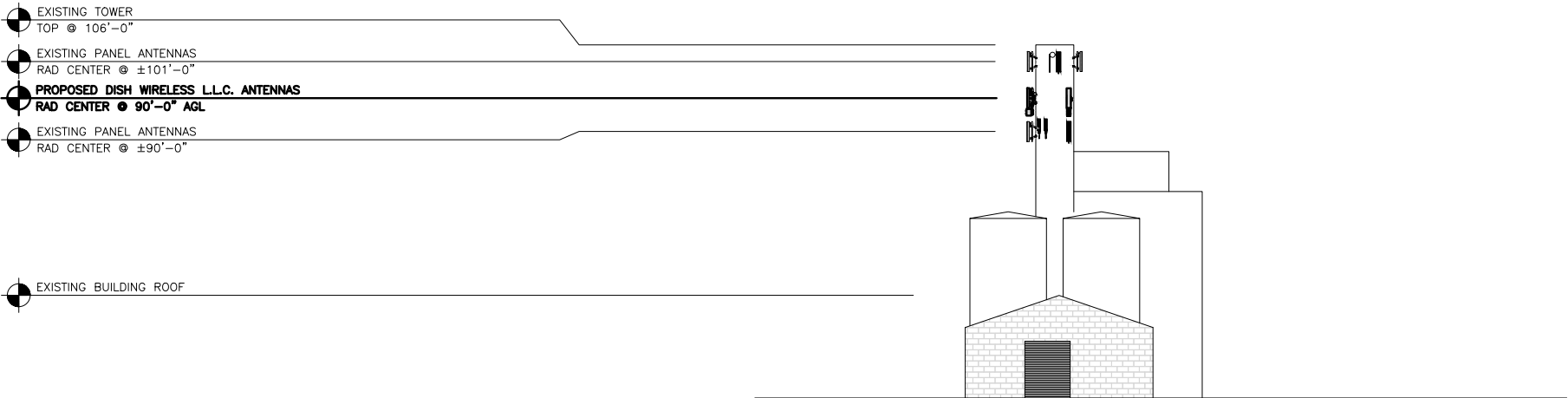
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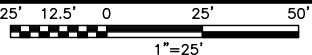
BUILDING EAST ELEVATION



1



BUILDING WEST ELEVATION



2



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



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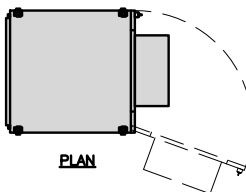
DISH WIRELESS L.L.C.
PROJECT INFORMATION
SLSLC00021A
AMERICAN FORK
95 N 200 E
AMERICAN FORK, UT 84003

SHEET TITLE
EAST AND WEST
ELEVATIONS

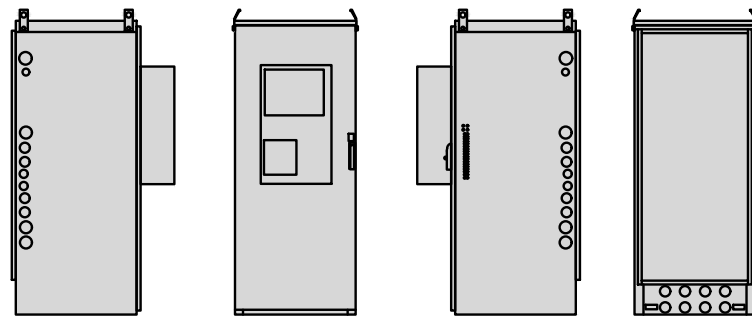
SHEET NUMBER
A-5

ENERSYS HVAC CABINET
2000005995

DIMENSIONS (HxWxD):	73"x30"x32"
WEIGHT EMPTY:	371 lbs
HVAC	600W
POWER SYSTEM	-48V ALPHA/600A



PLAN



SIDE FRONT SIDE BACK

CABINET DETAIL

NO SCALE

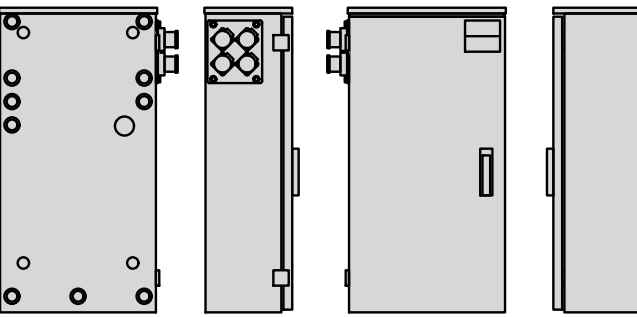
1

RAYCAP PPC
RDIAC-2465-P-240-MTS

ENCLOSURE DIMENSIONS (HxWxD):	39"x22.855"x12.593
WEIGHT:	80 lbs
OPERATING AC VOLTAGE	240/120 1 PHASE 3W+G



TOP



BACK SIDE FRONT SIDE

POWER PROTECTION CABINET (PPC) DETAIL

NO SCALE

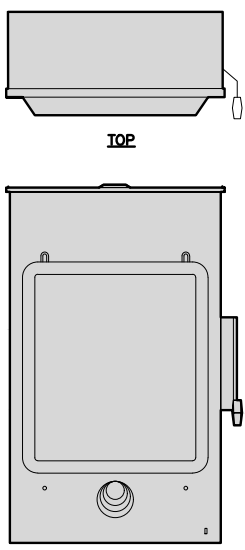
2

SQUARE D SAFETY SWITCHES
D224NRB

ENCLOSURE DIM (HxWxD)	29.25"x19.00"x8.50"
ENCLOSURE TYPE	NEMA 3R RAINPROOF
UL LISTED	FILE E-2875



SIDE



TOP FRONT

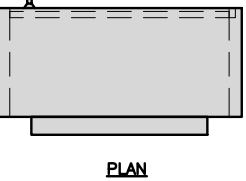
SAFETY SWITCH DETAIL

NO SCALE

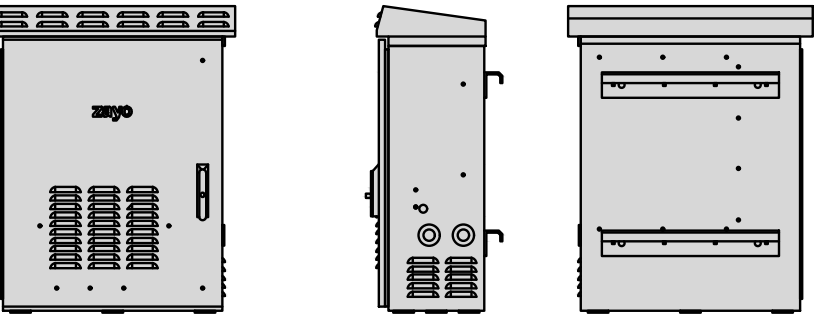
3

ZAYO 5RU CABINET
LEFT SWING DOOR ("LIT" SITES)

DIMENSIONS (HxWxD)	36.115"x29"x12.9"
WEIGHT	85 LBS
POWER INPUT	20A, -48VDC



PLAN



FRONT SIDE BACK

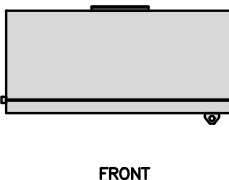
NETWORK INTERFACE UNIT DETAIL

NO SCALE

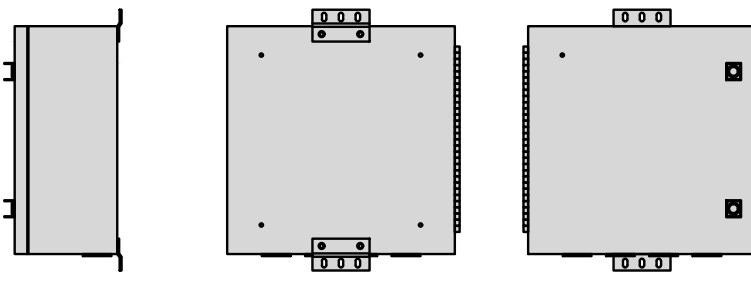
4

CHARLES CFIT-PF2020DSH1
FIBER TELCO ENCLOSURE

ENCLOSURE DIMS (HxWxD)	20"x20"x9"
ENCLOSURE WEIGHT	20 lbs
MOUNTING	WALL
COMPLIANCE	TYPE 4



FRONT



SIDE BACK FRONT

FIBER TELCO ENCLOSURE DETAIL

NO SCALE

5

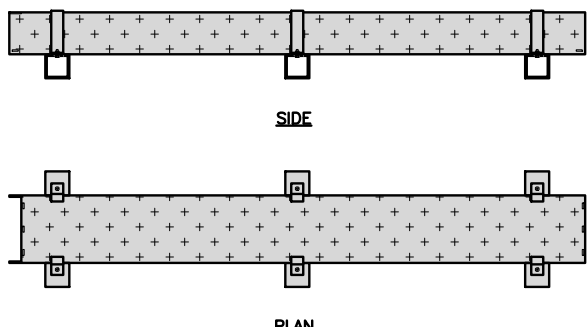
COMMSCOPE RT-CB4D
ROOFTOP COVER KIT

DIMENSIONS (HxWxL)	7"x 11.25"x 96"
WEIGHT/ VOLUME	85.98 LBS
CABLE RUN (QTY)	4

MOUNTING	NON-PENETRATING
INCLUDED PRODUCTS:	RTCB4D.01 CHANNEL (1) MT-F1598 SLEEPERS (3) RTCUH HARDWARE RTHC.01 HOLD-DOWN CLAMPS (6)



END



SIDE PLAN

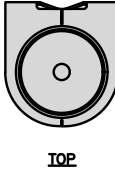
ROOFTOP CABLE TRAY DETAIL

NO SCALE

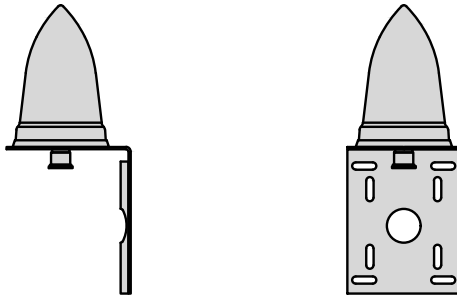
6

PCTEL
GPSGL-TMG-SPI-40NCB

DIMENSIONS (DIAxH) MM/INCH	81x184mm 3.2"x7.25"
WEIGHT W/ACCESSORIES	075 lbs
CONNECTOR	N-FEMALE
FREQUENCY RANGE	1590 ± 30MHz



TOP

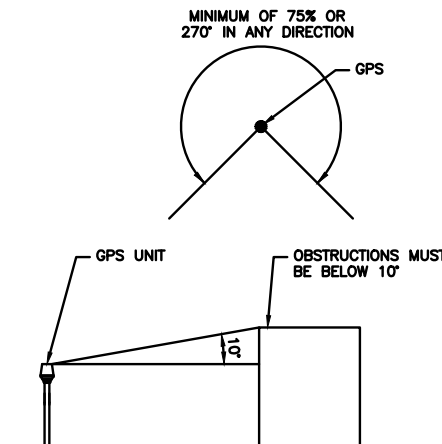


BACK SIDE

GPS DETAIL

NO SCALE

7



MINIMUM OF 75% OR 270° IN ANY DIRECTION

GPS

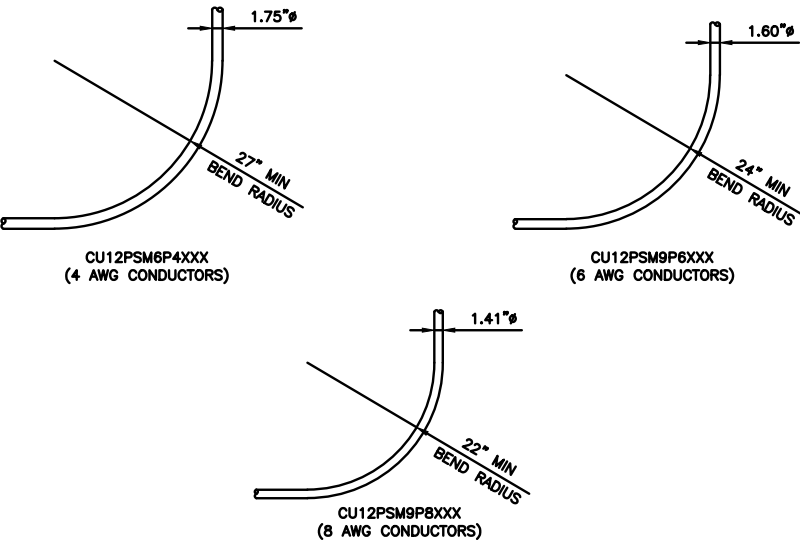
GPS UNIT

OBSTRUCTIONS MUST BE BELOW 10°

GPS MINIMUM SKY VIEW REQUIREMENTS

NO SCALE

8



1.75"φ

27" MIN BEND RADIUS

CU12PSM6P4XXX (4 AWG CONDUCTORS)

1.60"φ

24" MIN BEND RADIUS

CU12PSM9P8XXX (6 AWG CONDUCTORS)

1.41"φ

22" MIN BEND RADIUS

CU12PSM9P8XXX (8 AWG CONDUCTORS)

CABLES UNLIMITED HYBRID CABLE
MINIMUM BEND RADIUS

NO SCALE

9

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REGISTERED PROFESSIONAL ENGINEER
No. 8391625-2202
CHRISTOPHER J. WARREN
3/30/22
STATE OF UTAH

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A&E PROJECT NUMBER
4009-Z5555-C

DISH WIRELESS L.L.C.
PROJECT INFORMATION
SLSLC00021A
AMERICAN FORK
95 N 200 E
AMERICAN FORK, UT 84003

SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER
A-7

FUJITSU DUAL BAND
TA08025-B604

DIMENSIONS (HxWxD)	14.9"x15.7"x7.8"
WEIGHT	63.9 lbs
CONNECTOR TYPE	4.3-10 RF CONNECTOR
POWER SUPPLY	DC -58~-36V

PLAN

RRH DETAIL

NO SCALE

1

FUJITSU TRIPLE BAND
TA08025-B605

DIMENSIONS (HxWxD)	14.9"x15.7"x9"
WEIGHT	74.95 lbs
CONNECTOR TYPE	4.3-10 RF CONNECTOR
POWER SUPPLY	DC -58~-36V

PLAN

RRH DETAIL

NO SCALE

2

COMMSCOPE BACK-TO-BACK MOUNT
RR-FA2

DIMENSIONS (HxWxD)	16.41"x18.0"x3.0"
WEIGHT	39.22 lb
PACKAGE QUANTITY	2

FRONT BRACKET

BACK BRACKET

LARGE STABILIZER

RRU HANGER

REMOTE RADIO MOUNT DETAIL

NO SCALE

3

RAYCAP RDIDC-4045-PF-48
SURGE PROTECTION DEVICE (OVP)

DIMENSIONS (HxWxD)	14" x 16" x 8"
WEIGHT	21.85 LBS

PLAN

SURGE PROTECTION DEVICE DETAIL (OVP)

NO SCALE

4

COMMSCOPE
FFV-65B-R2

DIMENSIONS (HxWxD)(MM/IN)	1828.8x498x197/ 72.0"x19.6"x7.8"
TOTAL WEIGHT (kg/lb)	32.2Kg/70.8lb
RF CONNECTOR INTERFACE	4.3-10 FEMALE

PLAN

ANTENNA DETAIL

NO SCALE

5

JMA 91900318 MOUNTING BRACKET

WIDTH	8.3" (211mm)
DEPTH	7.5" (191mm)
HEIGHT	11.2" (284mm)
TOTAL WEIGHT (WITH BRACKETS)	18.5 LBS (8.4 Kg)
HOUSING MATERIAL	GALV. HIGH STRENGTH STEEL

MOUNTING PIPE

TOP MOUNTING BRACKET (TYP)

CENTER MOUNTING BRACKET (TYP)

ANTENNA BRACKET, TYP. (NOT A PART)

ANTENNA MOUNTING DETAIL

NO SCALE

6

CABLE WALL MOUNT SUPPORT

UNISTRUT TYPE	GRAINGER P1000T
UNISTRUT DIMENSIONS (HxWxD)	1 5/8"x 1 5/8"x 12"
WEIGHT/ VOLUME	1.85 LB PER FOOT
ULTIMATE LOAD CAPACITY	718.5 LB

NOTES:
1. ALL HARDWARE AND PARTS SHALL BE HOT DIPPED GALVANIZED WITH LOCK WASHERS AND HEAVY HEX NUTS.
2. VERTICAL CABLE MOUNT: 4'-0" MAX. UNISTRUT SEPARATION
3. HORIZONTAL CABLE MOUNT: 3'-0" MAX UNISTRUT SEPARATION

PLAN

SIDE

CABLE CLAMP OR APPROVED EQUAL

EMT/PVC OR APPROVED EQUAL

CABLE

CABLE SUPPORT STEEL CHANNEL OR APPROVED EQUAL

EXPANSION ANCHOR OR APPROVED EQUAL

EXISTING WALL

CABLE WALL MOUNT SUPPORT DETAIL

NO SCALE

7

SITEPRO1 WMU-12S
UNIVERSAL ADJUSTABLE WALL MOUNT

STANDOFF	7" - 12"
DIMENSIONS (HxWxD)	14"x 6"x 7"-12"
WEIGHT	16.09 LBS

PLAN

SIDE

FRONT

GALV LAG SCREW

(2) CLAMP HALF

(2) WALL MOUNT BRACKET

PIPE MOUNT

(2) WALL MOUNT BRACKET

GALV LAG SCREW

ANTENNA WALL MOUNT DETAIL

NO SCALE

8

NOT USED

NOT USED

NO SCALE

9

DISH WIRELESS L.L.C. TEMPLATE VERSION 35 - 06/25/2021

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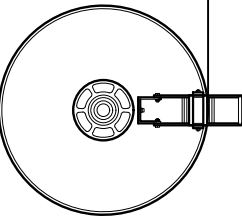
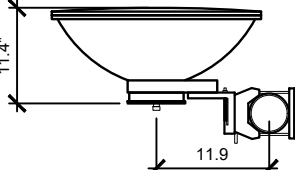
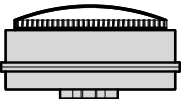
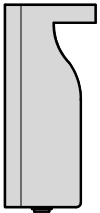
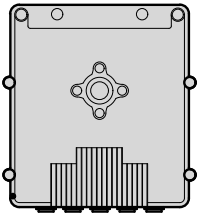
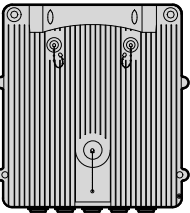
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A&E PROJECT NUMBER
4009-25555-C

DISH WIRELESS L.L.C.
PROJECT INFORMATION
SLSLC00021A
AMERICAN FORK
95 N 200 E
AMERICAN FORK, UT 84003

SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER
A-8

<table><tr><td colspan="2">COMMSCOPE VHLP2-80/A MICROWAVE ANTENNA</td></tr><tr><td>DIAMETER</td><td>26.0"</td></tr><tr><td>DEPTH</td><td>11.4"</td></tr><tr><td>OFFSET</td><td>12.1"</td></tr><tr><td>WEIGHT</td><td>17.6 LBS</td></tr></table> 26.0"  BACK 11.4"  PLAN			COMMSCOPE VHLP2-80/A MICROWAVE ANTENNA		DIAMETER	26.0"	DEPTH	11.4"	OFFSET	12.1"	WEIGHT	17.6 LBS	<table><tr><td colspan="2">AVIAT WTM4 4000 MICROWAVE RADIO</td></tr><tr><td>DIMENSION (HxWxD)</td><td>11.6"x10.6"x3.75"</td></tr><tr><td>WEIGHT</td><td>24 LBS</td></tr><tr><td>INPUT VOLTAGE</td><td>-20 TO -57V</td></tr><tr><td>POWER CONSUMPTION</td><td>50W NOMINAL, 65W MAX</td></tr></table>  PLAN  SIDE  BACK  FRONT			AVIAT WTM4 4000 MICROWAVE RADIO		DIMENSION (HxWxD)	11.6"x10.6"x3.75"	WEIGHT	24 LBS	INPUT VOLTAGE	-20 TO -57V	POWER CONSUMPTION	50W NOMINAL, 65W MAX			
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MICROWAVE ANTENNA DETAIL			NO SCALE	1	MICROWAVE RADIO DETAIL			NO SCALE	2	NOT USED			NO SCALE	3														
NOT USED			NO SCALE	4	NOT USED			NO SCALE	5	NOT USED			NO SCALE	6														
NOT USED			NO SCALE	7				NO SCALE	8	NOT USED			NO SCALE	9														



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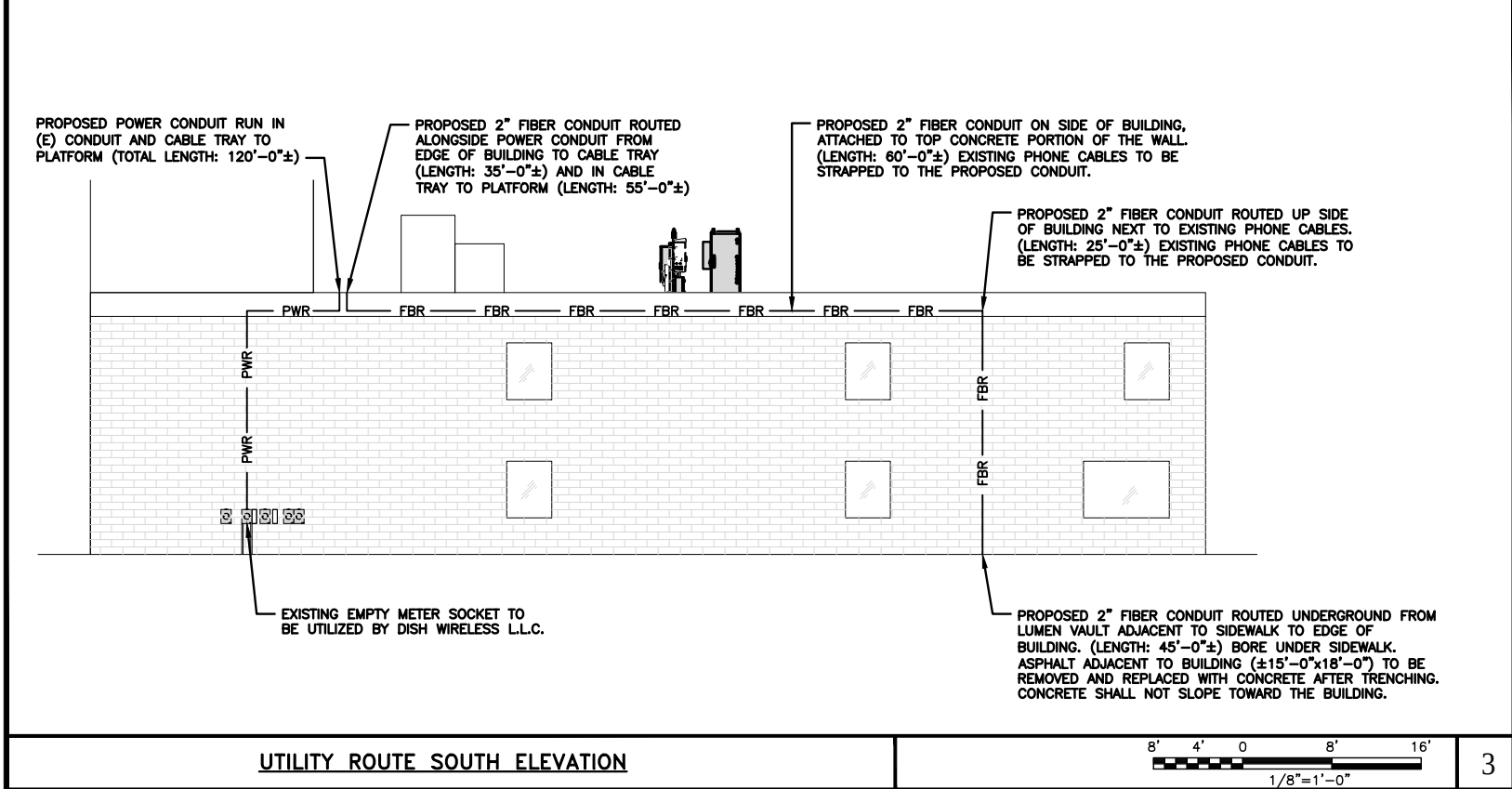
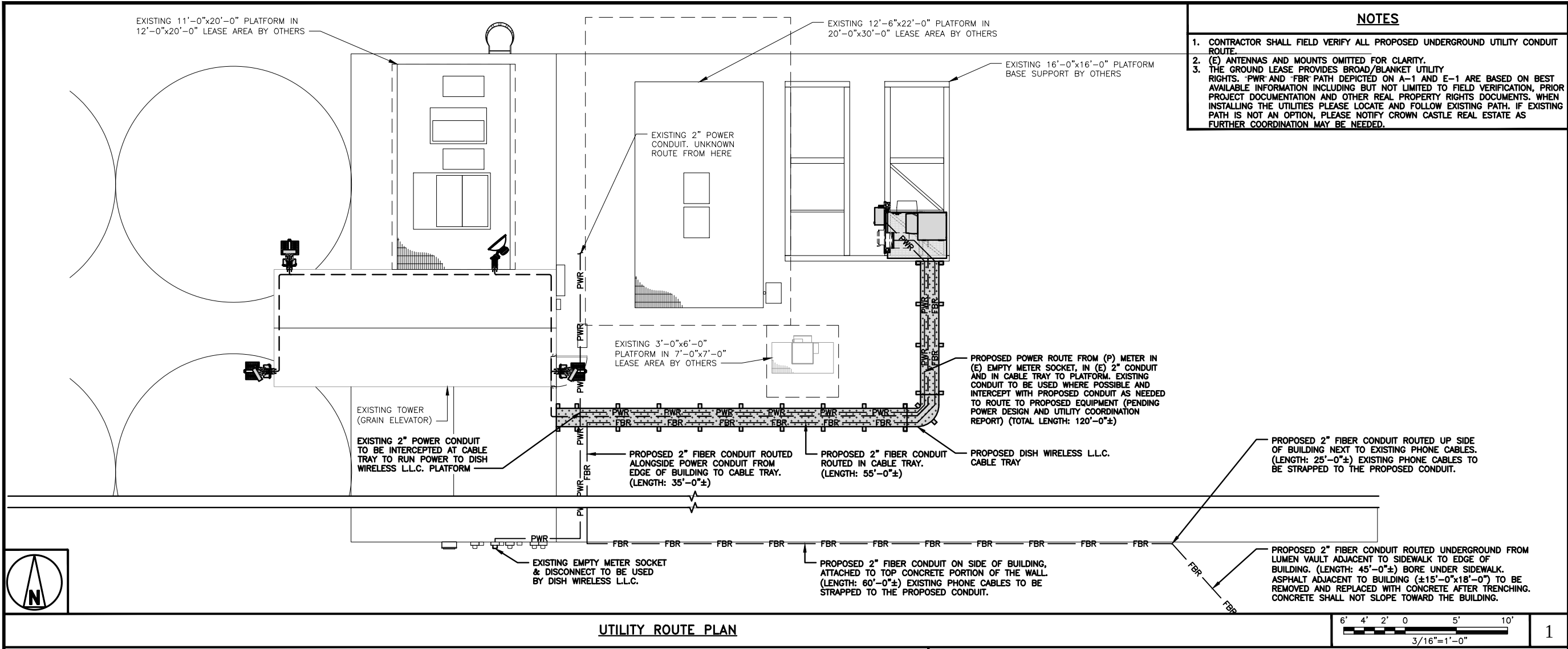
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AMERICAN FORK, UT 84003

SHEET TITLE

EQUIPMENT DETAILS

SHEET NUMBER

A-9



- DC POWER WIRING SHALL BE COLOR CODED AT EACH END FOR IDENTIFYING +24V AND -48V CONDUCTORS. RED MARKINGS SHALL IDENTIFY +24V AND BLUE MARKINGS SHALL IDENTIFY -48V.
- CONTRACTOR SHALL INSPECT THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID. ANY QUESTIONS ARISING DURING THE BID PERIOD IN REGARDS TO THE CONTRACTOR'S FUNCTIONS, THE SCOPE OF WORK, OR ANY OTHER ISSUE RELATED TO THIS PROJECT SHALL BE BROUGHT UP DURING THE BID PERIOD WITH THE PROJECT MANAGER FOR CLARIFICATION, NOT AFTER THE CONTRACT HAS BEEN AWARDED.
 - ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT NATIONAL ELECTRICAL CODES AND ALL STATE AND LOCAL CODES, LAWS, AND ORDINANCES. PROVIDE ALL COMPONENTS AND WIRING SIZES AS REQUIRED TO MEET NEC STANDARDS.
 - LOCATION OF EQUIPMENT, CONDUIT AND DEVICES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE COORDINATED WITH FIELD CONDITIONS PRIOR TO CONSTRUCTION.
 - CONDUIT ROUGH-IN SHALL BE COORDINATED WITH THE MECHANICAL EQUIPMENT TO AVOID LOCATION CONFLICTS. VERIFY WITH THE MECHANICAL EQUIPMENT CONTRACTOR AND COMPLY AS REQUIRED.
 - CONTRACTOR SHALL PROVIDE ALL BREAKERS, CONDUITS AND CIRCUITS AS REQUIRED FOR A COMPLETE SYSTEM.
 - CONTRACTOR SHALL PROVIDE PULL BOXES AND JUNCTION BOXES AS REQUIRED BY THE NEC ARTICLE 314.
 - CONTRACTOR SHALL PROVIDE ALL STRAIN RELIEF AND CABLE SUPPORTS FOR ALL CABLE ASSEMBLIES. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
 - ALL DISCONNECTS AND CONTROLLING DEVICES SHALL BE PROVIDED WITH ENGRAVED PHENOLIC NAMEPLATES INDICATING EQUIPMENT CONTROLLED, BRANCH CIRCUITS INSTALLED ON, AND PANEL FIELD LOCATIONS FED FROM.
 - INSTALL AN EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS PER THE SPECIFICATIONS AND NEC 250. THE EQUIPMENT GROUNDING CONDUCTORS SHALL BE BONDED AT ALL JUNCTION BOXES, PULL BOXES, AND ALL DISCONNECT SWITCHES, AND EQUIPMENT CABINETS.
 - ALL NEW MATERIAL SHALL HAVE A U.L. LABEL.
 - PANEL SCHEDULE LOADING AND CIRCUIT ARRANGEMENTS REFLECT POST-CONSTRUCTION EQUIPMENT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR AS-BUILT PANEL SCHEDULE AND SITE DRAWINGS.
- ELECTRICAL NOTES
- 3

NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL PROPOSED UNDERGROUND UTILITY CONDUIT ROUTE.
- (E) ANTENNAS AND MOUNTS OMITTED FOR CLARITY.
- THE GROUND LEASE PROVIDES BROAD/BLANKET UTILITY RIGHTS. PWR AND FBR PATH DEPICTED ON A-1 AND E-1 ARE BASED ON BEST AVAILABLE INFORMATION INCLUDING BUT NOT LIMITED TO FIELD VERIFICATION, PRIOR PROJECT DOCUMENTATION AND OTHER REAL PROPERTY RIGHTS DOCUMENTS. WHEN INSTALLING THE UTILITIES PLEASE LOCATE AND FOLLOW EXISTING PATH. IF EXISTING PATH IS NOT AN OPTION, PLEASE NOTIFY CROWN CASTLE REAL ESTATE AS FURTHER COORDINATION MAY BE NEEDED.

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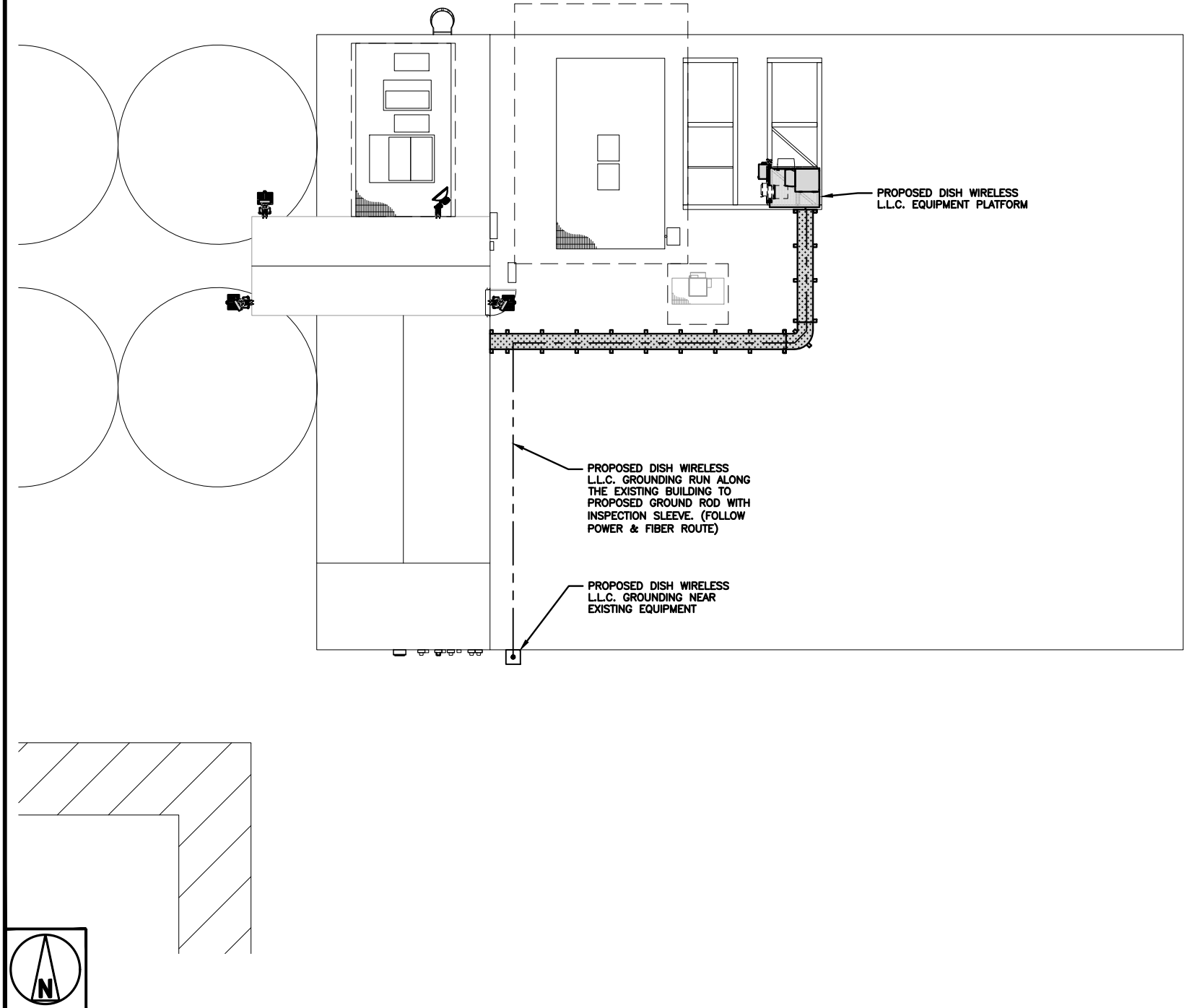
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PROJECT INFORMATION
SLSLC00021A
AMERICAN FORK
95 N 200 E
AMERICAN FORK, UT 84003

SHEET TITLE
ELECTRICAL/FIBER ROUTE
PLAN AND NOTES

SHEET NUMBER

E-1

F4 (SINGLE PHASE)		
LOCATION: 200A PPC		
TYPE OF CONDUIT:	PVC	
CONDUCTOR SIZE AND TYPE:	3/0	COPPER
SETS OF CONDUCTORS =	1	
LENGTH OF CONDUCTORS =	30	FEET
"c" VALUE =	13923	
f(L-L) =	0.2277	
M(L-L) =	0.8146	
f(L-N) =	0.2887	
M(L-N) =	0.7760	
ISC (L-L) =	10,328	A
ISC (L-N) =	6,238	A



GROUNDING PLAN

- EXOTHERMIC CONNECTION
- MECHANICAL CONNECTION
- GROUND BUS BAR
- GROUND ROD
- TEST GROUND ROD WITH INSPECTION SLEEVE
- #6 AWG STRANDED & INSULATED
- · - · - #2 AWG SOLID COPPER TINNED
- ▲ BUSS BAR INSULATOR

GROUNDING LEGEND

- GROUNDING IS SHOWN DIAGRAMMATICALLY ONLY.
- CONTRACTOR SHALL GROUND ALL EQUIPMENT AS A COMPLETE SYSTEM. GROUNDING SHALL BE IN COMPLIANCE WITH NEC SECTION 250 AND DISH WIRELESS L.L.C. GROUNDING AND BONDING REQUIREMENTS AND MANUFACTURER'S SPECIFICATIONS.
- ALL GROUND CONDUCTORS SHALL BE COPPER; NO ALUMINUM CONDUCTORS SHALL BE USED.
- NO EXOTHERMIC WELDING ON ROOFTOP

GROUNDING ROOFTOP KEY NOTES

- A EXTERIOR GROUND RING:** #2 AWG SOLID COPPER, BURIED AT A DEPTH OF AT LEAST 30 INCHES BELOW GRADE, OR 6 INCHES BELOW THE FROST LINE AND APPROXIMATELY 24 INCHES FROM THE EXTERIOR WALL OR FOOTING.
 - B ROOFTOP GROUND SYSTEM:** THE GROUND SYSTEM USING MINIMUM #2 AWG SOLID COPPER CONDUCTORS.
 - C INTERIOR GROUND RING:** #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTOR EXTENDED AROUND THE PERIMETER OF THE EQUIPMENT AREA. ALL NON-TELECOMMUNICATIONS RELATED METALLIC OBJECTS FOUND WITHIN A SITE SHALL BE GROUNDED TO THE INTERIOR GROUND RING WITH #6 AWG STRANDED GREEN INSULATED CONDUCTOR.
 - D BOND TO INTERIOR GROUND RING:** #2 AWG SOLID TINNED COPPER WIRE PRIMARY BONDS SHALL BE PROVIDED AT LEAST AT FOUR POINTS ON THE INTERIOR GROUND RING, LOCATED AT THE CORNERS OF THE BUILDING OR ROOM.
 - E GROUND ROD:** UL LISTED COPPER CLAD STEEL. MINIMUM 1/2" DIAMETER BY EIGHT FEET LONG. GROUND RODS SHALL BE INSTALLED WITH INSPECTION SLEEVES. GROUND RODS SHALL BE DRIVEN TO THE DEPTH OF GROUND RING CONDUCTOR.
 - F CELL REFERENCE GROUND BAR (CRGB):** POINT OF GROUND REFERENCE FOR ALL COMMUNICATIONS EQUIPMENT FRAMES. ALL BONDS ARE MADE WITH #2 AWG UNLESS NOTED OTHERWISE STRANDED GREEN INSULATED COPPER CONDUCTORS. BOND TO COMMON BUILDING GROUND SYSTEM WITH (2) #2 SOLID TINNED COPPER CONDUCTORS.
 - G HATCH PLATE GROUND BAR:** BOND TO THE COMMON BUILDING GROUND SYSTEM WITH TWO #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTORS. WHEN A HATCH-PLATE AND A CELL REFERENCE GROUND BAR ARE BOTH PRESENT, THE CRGB MUST BE CONNECTED TO THE HATCH-PLATE AND TO THE INTERIOR GROUND RING USING (2) TWO #2 AWG STRANDED GREEN INSULATED COPPER CONDUCTORS EACH.
 - H EXTERIOR CABLE ENTRY PORT GROUND BARS:** LOCATED AT THE ENTRANCE TO THE CELL SITE ROOM. BOND TO GROUND RING WITH A #2 AWG SOLID TINNED COPPER CONDUCTORS WITH MECHANICAL CONNECTIONS.
 - I TELCO GROUND BAR:** BOND TO BOTH CELL REFERENCE GROUND BAR OR EXTERIOR GROUND RING.
 - J FRAME BONDING:** THE BONDING POINT FOR TELECOM EQUIPMENT FRAMES SHALL BE THE GROUND BUS THAT IS NOT ISOLATED FROM THE EQUIPMENTS METAL FRAMEWORK.
 - K INTERIOR UNIT BONDS:** METAL FRAMES, CABINETS AND INDIVIDUAL METALLIC UNITS LOCATED WITH THE AREA OF THE INTERIOR GROUND RING REQUIRE A #6 AWG STRANDED GREEN INSULATED COPPER BOND TO THE INTERIOR GROUND RING.
 - L FENCE AND GATE GROUNDING:** METAL FENCES SHALL BE BONDED TO THE COMMON BUILDING GROUND SYSTEM WITH A #2 AWG SOLID TINNED COPPER CONDUCTOR AT AN INTERVAL NOT EXCEEDING 25 FEET. BONDS SHALL BE MADE AT EACH GATE POST AND ACROSS GATE OPENINGS.
 - M EXTERIOR UNIT BONDS:** METALLIC OBJECTS, EXTERNAL TO OR MOUNTED TO THE BUILDING, SHALL BE BONDED TO THE COMMON BUILDING GROUND SYSTEM. USING #2 TINNED SOLID COPPER WIRE
 - N ICE BRIDGE SUPPORTS:** EACH ICE BRIDGE LEG SHALL BE BONDED TO THE GROUND RING WITH #2 AWG BARE TINNED COPPER CONDUCTOR. PROVIDE EXOTHERMIC WELDS AT BOTH THE ICE BRIDGE LEG AND BURIED GROUND RING.
 - O DURING ALL DC POWER SYSTEM CHANGES INCLUDING DC SYSTEM CHANGE OUTS, RECTIFIER REPLACEMENTS OR ADDITIONS, BREAKER DISTRIBUTION CHANGES, BATTERY ADDITIONS, BATTERY REPLACEMENTS AND INSTALLATIONS OR CHANGES TO DC CONVERTER SYSTEMS IT SHALL BE REQUIRED THAT SERVICE CONTRACTORS VERIFY ALL DC POWER SYSTEMS ARE EQUIPPED WITH A MASTER DC SYSTEM RETURN GROUND CONDUCTOR FROM THE DC POWER SYSTEM COMMON RETURN BUS DIRECTLY CONNECTED TO THE CELL SITE REFERENCE GROUND BAR**
 - P ROOFTOP COLLECTOR BUSS BAR IS TO BE MECHANICALLY BONDED TO COMMON BUILDING GROUND SYSTEM.**
- REFER TO DISH WIRELESS L.L.C. GROUNDING NOTES.

GROUNDING KEY NOTES

NO SCALE



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



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DRAWN BY:	CHECKED BY:	APPROVED BY:
DB	TBD	TBD

RFDS REV #: 2

CONSTRUCTION DOCUMENTS

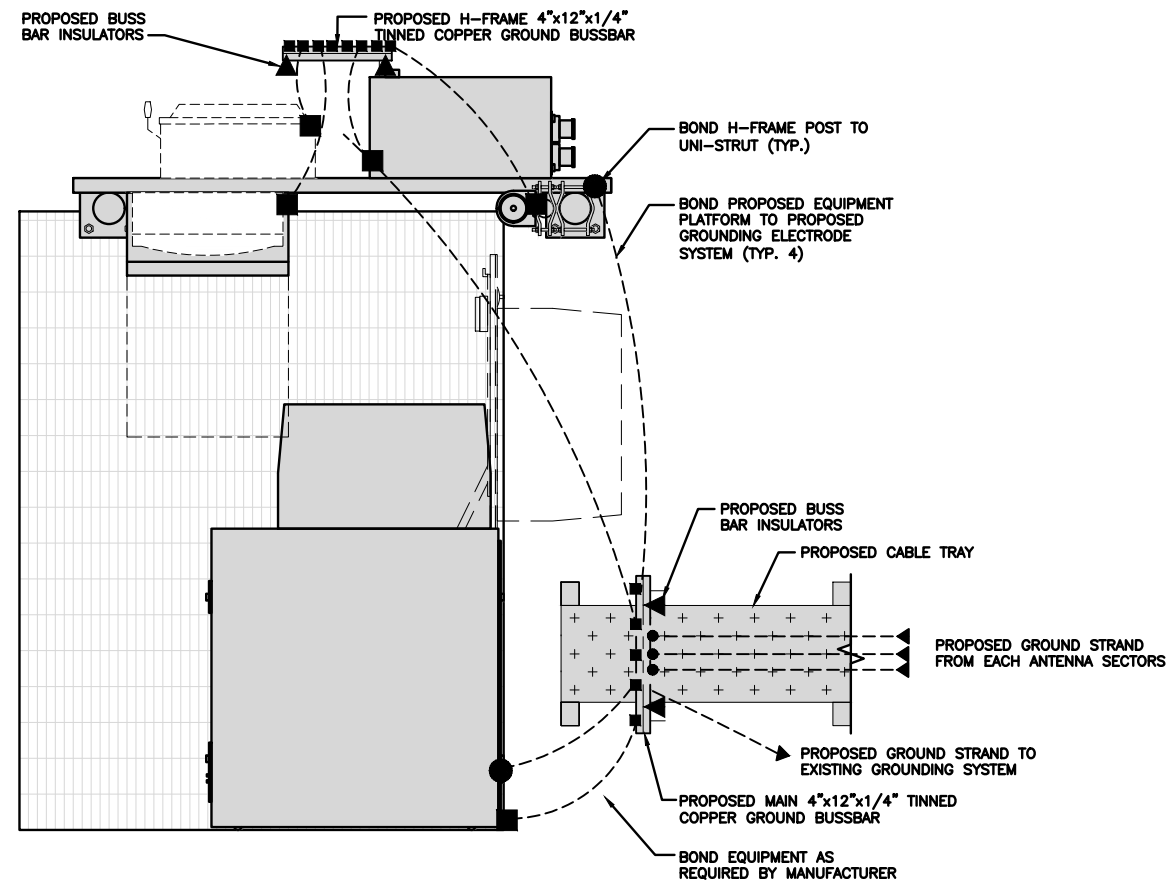
SUBMITTALS		
REV	DATE	DESCRIPTION
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A&E PROJECT NUMBER
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DISH WIRELESS L.L.C.
PROJECT INFORMATION
SLSLC00021A
AMERICAN FORK
95 N 200 E
AMERICAN FORK, UT 84003

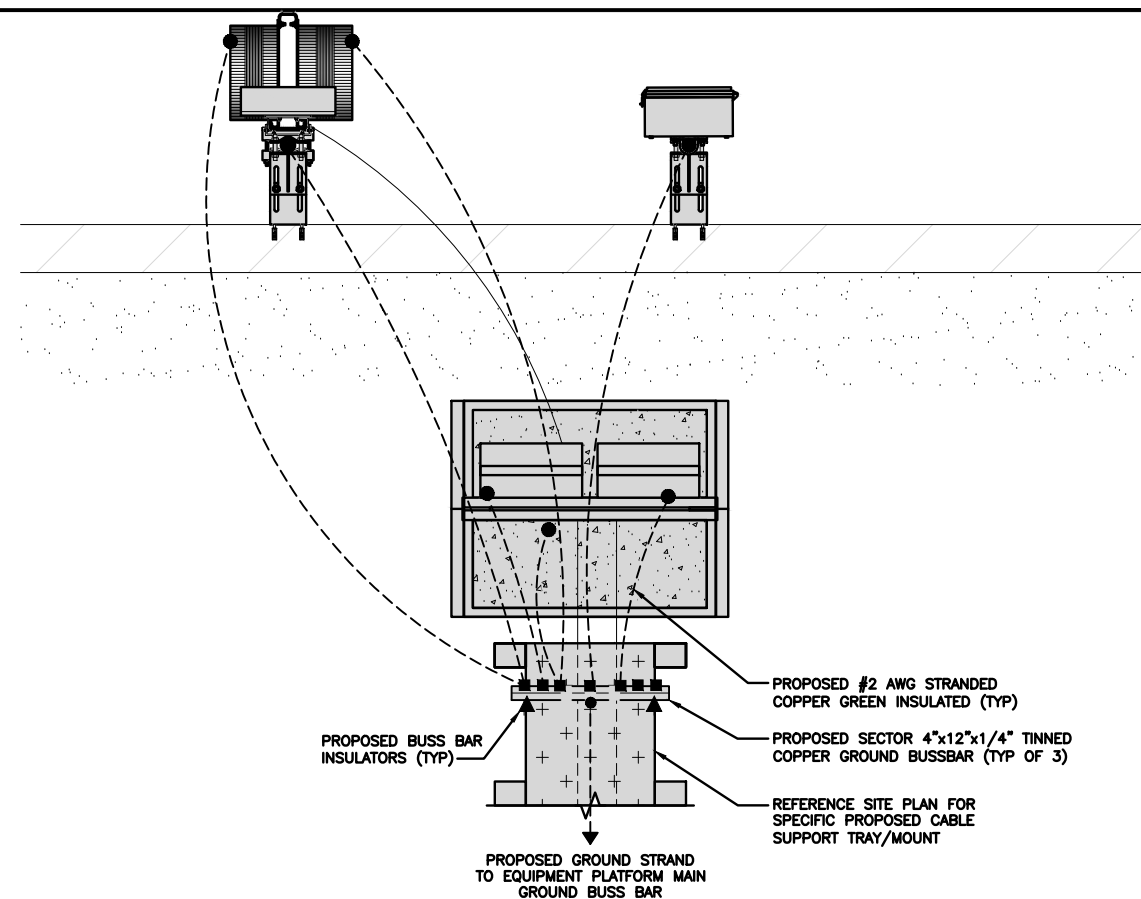
SHEET TITLE
GROUNDING PLANS
AND NOTES

SHEET NUMBER
G-1



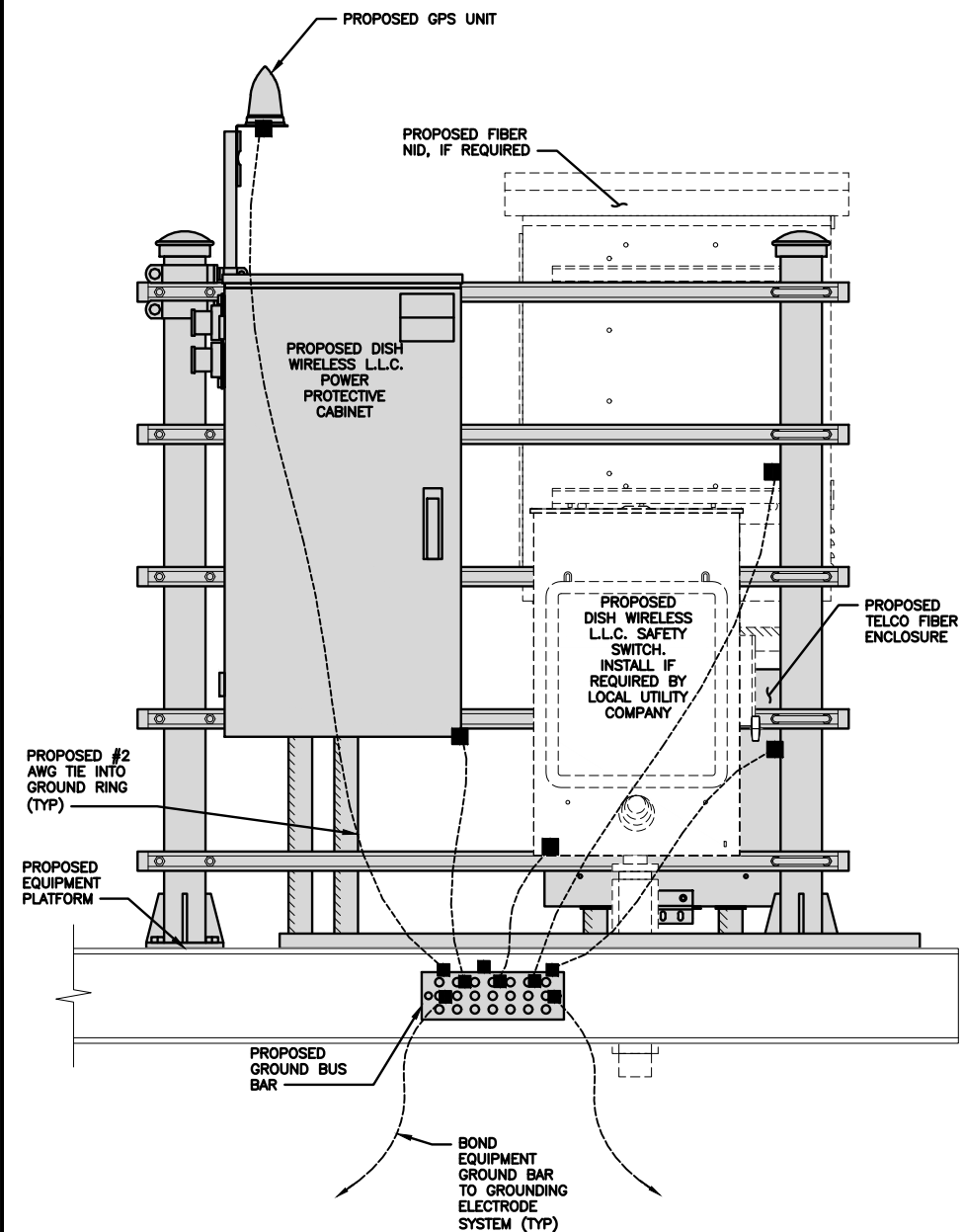
TYPICAL ROOFTOP EQUIPMENT GROUNDING PLAN

NO SCALE 1



TYPICAL ROOFTOP ANTENNA GROUNDING PLAN

NO SCALE 2



H-FRAME GROUNDING DETAIL

NO SCALE 3

NOTE
EQUIPMENT CABINET OMITTED FOR CLARITY



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PROJECT INFORMATION
SLSLC00021A
AMERICAN FORK
95 N 200 E
AMERICAN FORK, UT 84003

SHEET TITLE
GROUNDING DETAILS

SHEET NUMBER
G-2

1. EXOTHERMIC WELD (2) TWO, #2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUND BAR. ROUTE CONDUCTORS TO BURIED GROUND RING AND PROVIDE PARALLEL EXOTHERMIC WELD.

2. ALL EXTERIOR GROUNDING HARDWARE SHALL BE STAINLESS STEEL 3/8" DIAMETER OR LARGER. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.

3. FOR GROUND BOND TO STEEL ONLY: COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.

4. DO NOT INSTALL CABLE GROUNDING KIT AT A BEND AND ALWAYS DIRECT GROUND CONDUCTOR DOWN TO GROUNDING BUS.

5. NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUND BAR AND BOLTED ON THE BACK SIDE.

6. ALL GROUNDING PARTS AND EQUIPMENT TO BE SUPPLIED AND INSTALLED BY CONTRACTOR.

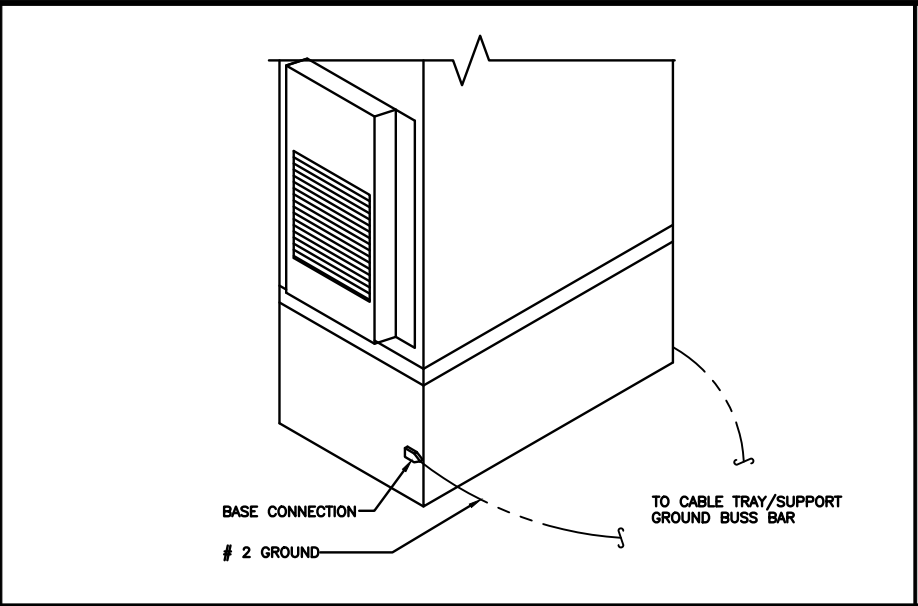
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADDITIONAL GROUND BAR AS REQUIRED.

8. ENSURE THE WIRE INSULATION TERMINATION IS WITHIN 1/8" OF THE BARREL (NO SHINERS).

TYPICAL GROUNDING NOTES

NO SCALE

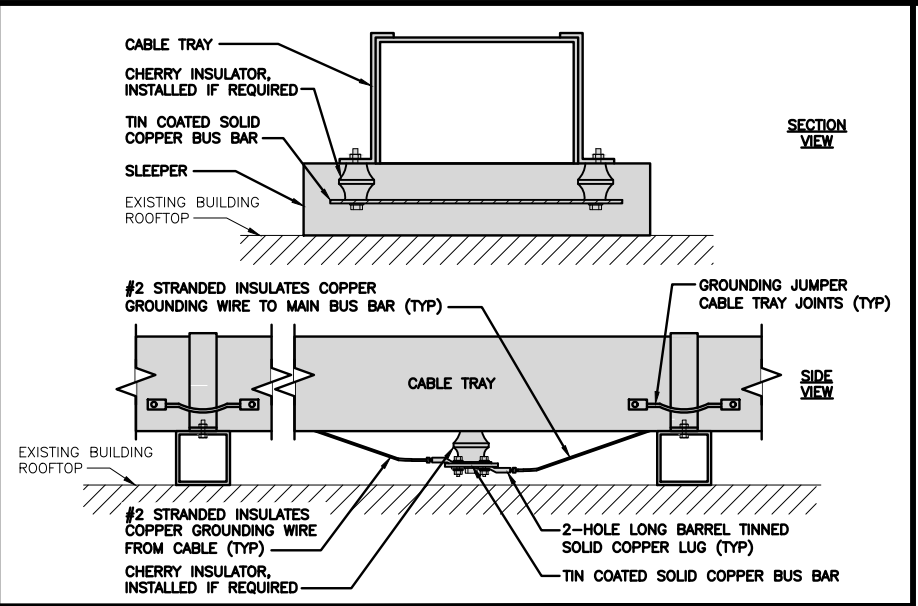
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OUTDOOR CABINET GROUNDING

NO SCALE

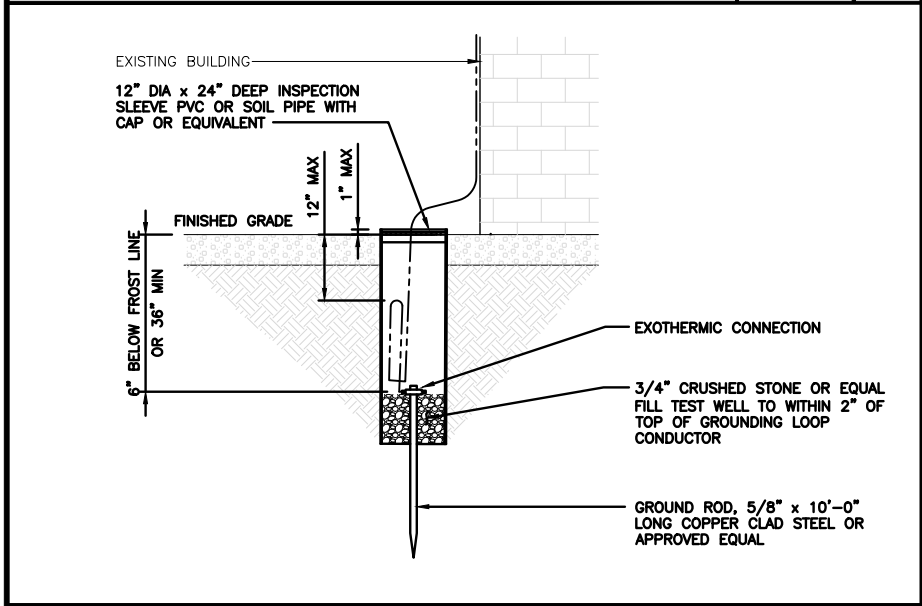
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TYPICAL CABLE TRAY GROUND BUSS BAR

NO SCALE

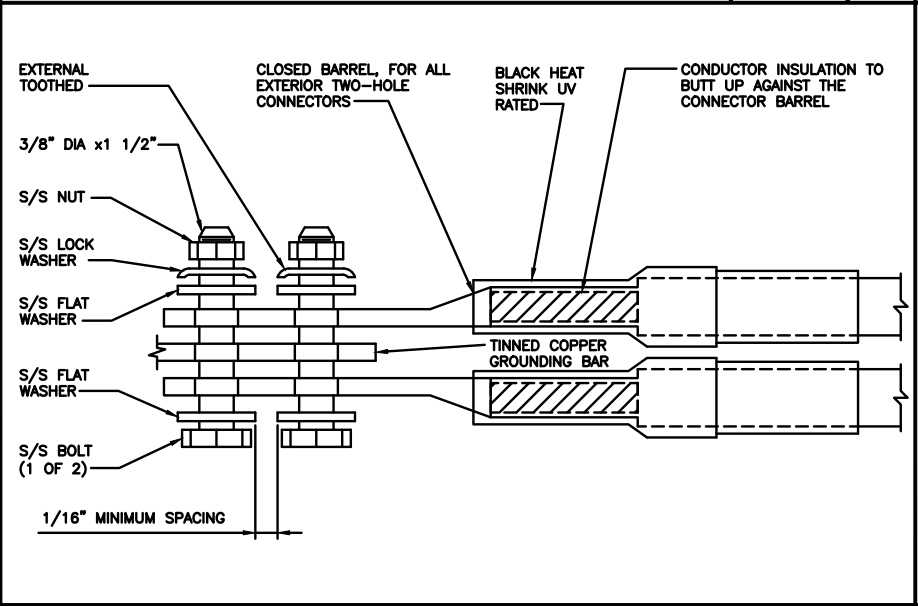
3



TYPICAL GROUND ROD WITH INSPECTION SLEEVE DETAIL

NO SCALE

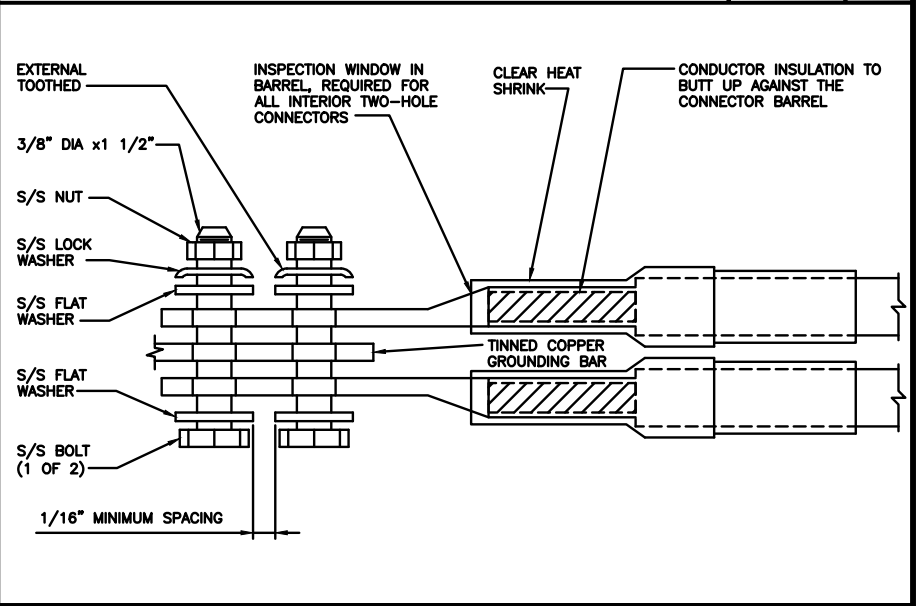
4



TYPICAL EXTERIOR TWO HOLE LUG

NO SCALE

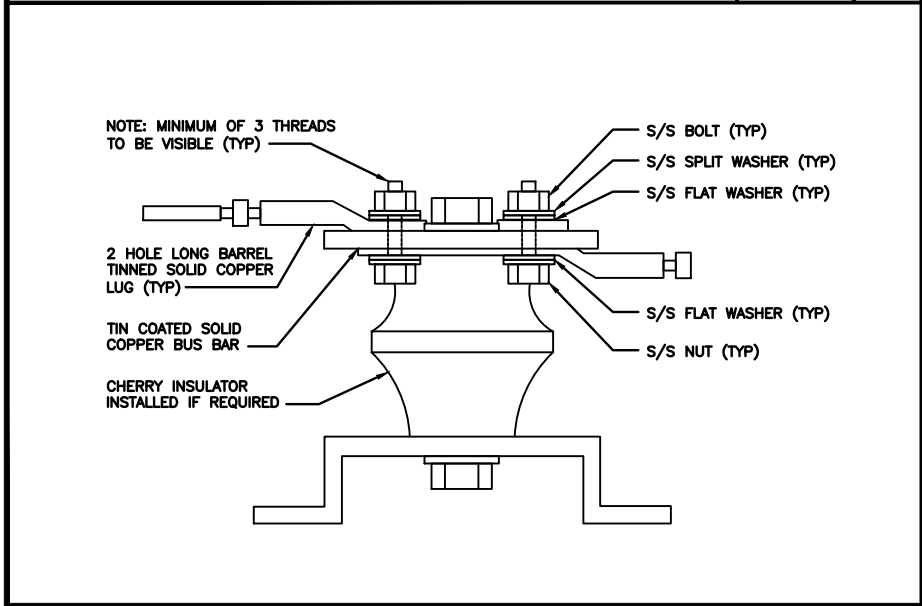
5



TYPICAL INTERIOR TWO HOLE LUG

NO SCALE

6



LUG DETAIL

NO SCALE

7

PANDUIT GUBC500-6
UNIVERSAL BEAM GROUNDING, CLAMP

COPPER CONDUCTOR SIZE RANGE AWG	#6-500
FLANGE THICKNESS INCHES	0.250-0.675
STUD SIZE INCHES	1/2"
THREAD SIZE	1/2"-13
DIMENSIONS (LxWxH)	3.15"x 2.13"x 2.50"

NOTE:

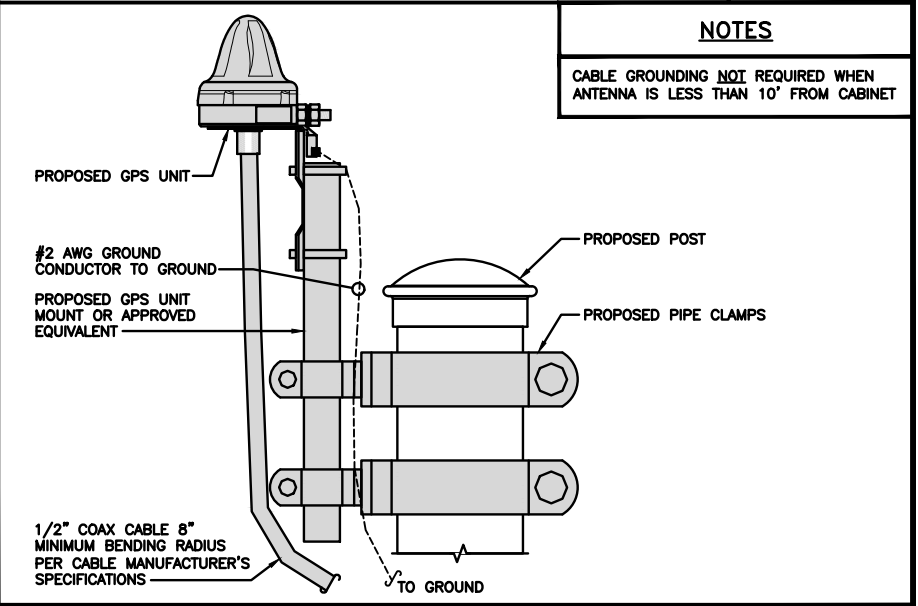
1. UNIVERSAL, FITS ON A WIDE RANGE OF STANDARD (ANGLED) AND WIDE FLANGE (PARALLEL) STRUCTURAL STEEL BEAMS.

2. UL 467 LISTED FOR GROUNDING AND BONDING ONLY

BUILDING STEEL GROUNDING DETAIL

NO SCALE

8



TYPICAL GPS UNIT GROUNDING

NO SCALE

9



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DISH WIRELESS L.L.C.
PROJECT INFORMATION
SLSLC00021A
AMERICAN FORK
95 N 200 E
AMERICAN FORK, UT 84003

SHEET TITLE
GROUNDING DETAILS

SHEET NUMBER
G-3

EXOTHERMIC CONNECTION MECHANICAL CONNECTION BUSS BAR INSULATOR CHEMICAL ELECTROLYTIC GROUNDING SYSTEM TEST CHEMICAL ELECTROLYTIC GROUNDING SYSTEM EXOTHERMIC WITH INSPECTION SLEEVE GROUNDING BAR GROUND ROD TEST GROUND ROD WITH INSPECTION SLEEVE SINGLE POLE SWITCH DUPLEX RECEPTACLE DUPLEX GFCI RECEPTACLE FLUORESCENT LIGHTING FIXTURE (2) TWO LAMPS 48-T8 SMOKE DETECTION (DC) EMERGENCY LIGHTING (DC) SECURITY LIGHT W/PHOTOCELL LITHONIA ALXW LED-1-25A400/51K-SR4-120-PE-DDBTXD CHAIN LINK FENCE WOOD/WROUGHT IRON FENCE WALL STRUCTURE LEASE AREA PROPERTY LINE (PL) SETBACKS ICE BRIDGE CABLE TRAY WATER LINE UNDERGROUND POWER UNDERGROUND TELCO OVERHEAD POWER OVERHEAD TELCO UNDERGROUND TELCO/POWER ABOVE GROUND POWER ABOVE GROUND TELCO ABOVE GROUND TELCO/POWER WORKPOINT SECTION REFERENCE DETAIL REFERENCE ● ■ ▲ — X — X — X — X — W W W W W UGP UGP UGP UGP UGP UGT UGT UGT UGT UGT OHP OHP OHP OHP OHT OHT OHT OHT UGT/P UGT/P UGT/P UGT/P AGP AGP AGP AGP AGP AGT AGT AGT AGT AGT AGT/P AGT/P AGT/P AGT/P W.P. AB ABV AC ADDL AFF AFG AGL AIC ALUM ALT ANT APPROX ARCH ATS AWG BATT BLDG BLK BLKG BM BTC BOF CAB CANT CHG CLG CLR COL COMM CONC CONSTR DBL DC DEPT DF DIA DIAG DIM DWG DWL EA EC EL ELEC EMT ENG EQ EXP EXT EW FAB FF FG FIF FIN FLR FDN FOC FOM FOS FOW FS FT FTG GA GEN GFCI GLB GLV GPS GND GSM HDG HDR HGR HVAC HT IGR ANCHOR BOLT ABOVE ALTERNATING CURRENT ADDITIONAL ABOVE FINISHED FLOOR ABOVE FINISHED GRADE ABOVE GROUND LEVEL AMPERAGE INTERRUPTION CAPACITY ALUMINUM ALTERNATE ANTENNA APPROXIMATE ARCHITECTURAL AUTOMATIC TRANSFER SWITCH AMERICAN WIRE GAUGE BATTERY BUILDING BLOCK BLOCKING BEAM BARE TINNED COPPER CONDUCTOR BOTTOM OF FOOTING CABINET CANTILEVERED CHARGING CEILING CLEAR COLUMN COMMON CONCRETE CONSTRUCTION DOUBLE DIRECT CURRENT DEPARTMENT DOUGLAS FIR DIAMETER DIAGONAL DIMENSION DRAWING DOWEL EACH ELECTRICAL CONDUCTOR ELEVATION ELECTRICAL ELECTRICAL METALLIC TUBING ENGINEER EQUAL EXPANSION EXTERIOR EACH WAY FABRICATION FINISH FLOOR FINISH GRADE FACILITY INTERFACE FRAME FINISH(ED) FLOOR FOUNDATION FACE OF CONCRETE FACE OF MASONRY FACE OF STUD FACE OF WALL FINISH SURFACE FOOT FOOTING GAUGE GENERATOR GROUND FAULT CIRCUIT INTERRUPTER GLUE LAMINATED BEAM GALVANIZED GLOBAL POSITIONING SYSTEM GROUND GLOBAL SYSTEM FOR MOBILE HOT DIPPED GALVANIZED HEADER HANGER HEAT/VENTILATION/AIR CONDITIONING HEIGHT INTERIOR GROUND RING IN INT LB(S) LF LTE MAS MAX MB MECH MFR MGB MIN MISC MTL MTS MW NEC NM NO. # NTS OC OSHA OPNG P/C PCS PCU PRC PP PSF PSI PT PWR QTY RAD RECT REF REINF REQ'D RET RF RMC RRH RRU RWY SCH SHT SIAD SIM SPEC SQ SS STD STL TEMP THK TMA TN TOA TOC TOF TOP TOS TOW TVSS TYP UG UL UNO UMTS UPS VIF W W/ WD WP WT INCH INTERIOR POUND(S) LINEAR FEET LONG TERM EVOLUTION MASONRY MAXIMUM MACHINE BOLT MECHANICAL MANUFACTURER MASTER GROUND BAR MINIMUM MISCELLANEOUS METAL MANUAL TRANSFER SWITCH MICROWAVE NATIONAL ELECTRIC CODE NEWTON METERS NUMBER NUMBER NOT TO SCALE ON-CENTER OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION OPENING PRECAST CONCRETE PERSONAL COMMUNICATION SERVICES PRIMARY CONTROL UNIT PRIMARY RADIO CABINET POLARIZING PRESERVING POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PRESSURE TREATED POWER CABINET QUANTITY RADIUS RECTIFIER REFERENCE REINFORCEMENT REQUIRED REMOTE ELECTRIC TILT RADIO FREQUENCY RIGID METALLIC CONDUIT REMOTE RADIO HEAD REMOTE RADIO UNIT RACEWAY SCHEDULE SHEET SMART INTEGRATED ACCESS DEVICE SIMILAR SPECIFICATION SQUARE STAINLESS STEEL STANDARD STEEL TEMPORARY THICKNESS TOWER MOUNTED AMPLIFIER TOE NAIL TOP OF ANTENNA TOP OF CURB TOP OF FOUNDATION TOP OF PLATE (PARAPET) TOP OF STEEL TOP OF WALL TRANSIENT VOLTAGE SURGE SUPPRESSION TYPICAL UNDERGROUND UNDERWRITERS LABORATORY UNLESS NOTED OTHERWISE UNIVERSAL MOBILE TELECOMMUNICATIONS SYSTEM UNINTERRUPTIBLE POWER SYSTEM (DC POWER PLANT) VERIFIED IN FIELD WIDE WITH WOOD WEATHERPROOF WEIGHT

LEGEND

ABBREVIATIONS

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LITTLETON, CO 80120

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A&E PROJECT NUMBER
4009-Z5555-C

DISH WIRELESS L.L.C.
PROJECT INFORMATION
SLSLC00021A
AMERICAN FORK
95 N 200 E
AMERICAN FORK, UT 84003

SHEET TITLE
LEGEND AND ABBREVIATIONS

SHEET NUMBER
GN-1

DISH WIRELESS L.L.C. TEMPLATE VERSION 35 - 06/25/2021

SIGN TYPES		
TYPE	COLOR	COLOR CODE PURPOSE
INFORMATION	GREEN	"INFORMATIONAL SIGN" TO NOTIFY OTHERS OF SITE OWNERSHIP & CONTACT NUMBER AND POTENTIAL RF EXPOSURE.
NOTICE	BLUE	"NOTICE BEYOND THIS POINT" RF FIELDS BEYOND THIS POINT MAY EXCEED THE FCC GENERAL PUBLIC EXPOSURE LIMIT. OBEY ALL POSTED SIGNS AND SITE GUIDELINES FOR WORKING IN RF ENVIRONMENTS. IN ACCORDANCE WITH FEDERAL COMMUNICATIONS COMMISSION RULES ON RADIO FREQUENCY EMISSIONS 47 CFR-1.1307(b)
CAUTION	YELLOW	"CAUTION BEYOND THIS POINT" RF FIELDS BEYOND THIS POINT MAY EXCEED THE FCC GENERAL PUBLIC EXPOSURE LIMIT. OBEY ALL POSTED SIGNS AND SITE GUIDELINES FOR WORKING IN RF ENVIRONMENTS. IN ACCORDANCE WITH FEDERAL COMMUNICATIONS COMMISSION RULES ON RADIO FREQUENCY EMISSIONS 47 CFR-1.1307(b)
WARNING	ORANGE/RED	"WARNING BEYOND THIS POINT" RF FIELDS AT THIS SITE EXCEED FCC RULES FOR HUMAN EXPOSURE. FAILURE TO OBEY ALL POSTED SIGNS AND SITE GUIDELINES FOR WORKING IN RF ENVIRONMENTS COULD RESULT IN SERIOUS INJURY. IN ACCORDANCE WITH FEDERAL COMMUNICATIONS COMMISSION RULES ON RADIO FREQUENCY EMISSIONS 47 CFR-1.1307(b)

SIGN PLACEMENT:

- RF SIGNAGE PLACEMENT SHALL FOLLOW THE RECOMMENDATIONS OF AN EXISTING EME REPORT, CREATED BY A THIRD PARTY PREVIOUSLY AUTHORIZED BY DISH Wireless L.L.C.
- INFORMATION SIGN (GREEN) SHALL BE LOCATED ON EXISTING DISH Wireless L.L.C. EQUIPMENT.
A) IF THE INFORMATION SIGN IS A STICKER, IT SHALL BE PLACED ON EXISTING DISH Wireless L.L.C. EQUIPMENT CABINET.
B) IF THE INFORMATION SIGN IS A METAL SIGN IT SHALL BE PLACED ON EXISTING DISH Wireless L.L.C. H-FRAME WITH A SECURE ATTACH METHOD.
- IF EME REPORT IS NOT AVAILABLE AT THE TIME OF CREATION OF CONSTRUCTION DOCUMENTS; PLEASE CONTACT DISH Wireless L.L.C. CONSTRUCTION MANAGER FOR FURTHER INSTRUCTION ON HOW TO PROCEED.

NOTES:

1. FOR DISH Wireless L.L.C. LOGO, SEE DISH Wireless L.L.C. DESIGN SPECIFICATIONS (PROVIDED BY DISH Wireless L.L.C.)
2. SITE ID SHALL BE APPLIED TO SIGNS USING "LASER ENGRAVING" OR ANY OTHER WEATHER RESISTANT METHOD (DISH Wireless L.L.C. APPROVAL REQUIRED)
3. TEXT FOR SIGNAGE SHALL INDICATE CORRECT SITE NAME AND NUMBER AS PER DISH Wireless L.L.C. CONSTRUCTION MANAGER RECOMMENDATIONS.
4. CABINET/SHELTER MOUNTING APPLICATION REQUIRES ANOTHER PLATE APPLIED TO THE FACE OF THE CABINET WITH WATER PROOF POLYURETHANE ADHESIVE
5. ALL SIGNS WILL BE SECURED WITH EITHER STAINLESS STEEL ZIP TIES OR STAINLESS STEEL TECH SCREWS
6. ALL SIGNS TO BE 8.5"x11" AND MADE WITH 0.04" OF ALUMINUM MATERIAL

INFORMATION

This is an access point to an area with transmitting antennas.

Obey all signs and barriers beyond this point.
Call the DISH Wireless L.L.C. NOC at 1-866-624-6874

Site ID: _____



THIS SIGN IS FOR REFERENCE PURPOSES ONLY

NOTICE



Transmitting Antenna(s)

Radio frequency fields beyond this point **MAY EXCEED** the FCC Occupational exposure limit.

Obey all posted signs and site guidelines for working in radio frequency environments.

Call the DISH Wireless L.L.C. NOC at 1-866-624-6874 prior to working beyond this point.

Site ID: _____

dish

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CAUTION



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dish

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wireless.

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AMERICAN FORK
95 N 200 E
AMERICAN FORK, UT 84003

SHEET TITLE
RF
SIGNAGE

SHEET NUMBER
GN-2

RF SIGNAGE

SITE ACTIVITY REQUIREMENTS:

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

2. "LOOK UP" – DISH WIRELESS L.L.C. AND TOWER OWNER SAFETY CLIMB REQUIREMENT:

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

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

4. ALL CONSTRUCTION MEANS AND METHODS; INCLUDING BUT NOT LIMITED TO, ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RESCUE PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREIN, AND SHALL MEET ANSI/ASSE A10.48 (LATEST EDITION); FEDERAL, STATE, AND LOCAL REGULATIONS; AND ANY APPLICABLE INDUSTRY CONSENSUS STANDARDS RELATED TO THE CONSTRUCTION ACTIVITIES BEING PERFORMED. ALL RIGGING PLANS SHALL ADHERE TO ANSI/ASSE A10.48 (LATEST EDITION) AND DISH WIRELESS L.L.C. AND TOWER OWNER STANDARDS, INCLUDING THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION, TO CERTIFY THE SUPPORTING STRUCTURE(S) IN ACCORDANCE WITH ANSI/TIA–322 (LATEST EDITION).

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

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

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

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

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

10. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING AND EXCAVATION E) CONSTRUCTION SAFETY PROCEDURES.

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

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

13. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF DISH WIRELESS L.L.C. AND TOWER OWNER, AND/OR LOCAL UTILITIES.

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

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

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

17. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE CONSTRUCTION DRAWINGS AND/OR PROJECT SPECIFICATIONS.

18. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

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

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

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

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

GENERAL NOTES:

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

CONTRACTOR:GENERAL CONTRACTOR RESPONSIBLE FOR CONSTRUCTION

CARRIER:DISH WIRELESS L.L.C.

TOWER OWNER:TOWER OWNER

2. THESE DRAWINGS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE ENGINEERS IN THIS OR SIMILAR LOCALITIES. IT IS ASSUMED THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKPEOPLE WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.

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

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

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

6. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CARRIER POC AND TOWER OWNER.

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

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

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

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

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

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

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

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



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DRAWN BY: CHECKED BY: APPROVED BY:

DB TBD TBD

RFDS REV #: 2

CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
0	08/10/21	ISSUED FOR CONSTRUCTION
1	10/21/21	REVISED CONSTRUCTION
2	01/25/22	REVISED CONSTRUCTION
3	03/28/22	REVISED CONSTRUCTION

A&E PROJECT NUMBER
4009–Z5555–C

DISH WIRELESS L.L.C.
PROJECT INFORMATION
SLSLC00021A
AMERICAN FORK
95 N 200 E
AMERICAN FORK, UT 84003

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-3

CONCRETE, FOUNDATIONS, AND REINFORCING STEEL:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. UNLESS NOTED OTHERWISE, SOIL BEARING PRESSURE USED FOR DESIGN OF SLABS AND FOUNDATIONS IS ASSUMED TO BE 1000 psf.
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f'c) OF 3000 psi AT 28 DAYS, UNLESS NOTED OTHERWISE. NO MORE THAN 90 MINUTES SHALL ELAPSE FROM BATCH TIME TO TIME OF PLACEMENT UNLESS APPROVED BY THE ENGINEER OF RECORD. TEMPERATURE OF CONCRETE SHALL NOT EXCEED 90°F AT TIME OF PLACEMENT.
4. CONCRETE EXPOSED TO FREEZE–THAW CYCLES SHALL CONTAIN AIR ENTRAINING ADMIXTURES. AMOUNT OF AIR ENTRAINMENT TO BE BASED ON SIZE OF AGGREGATE AND F3 CLASS EXPOSURE (VERY SEVERE). CEMENT USED TO BE TYPE II PORTLAND CEMENT WITH A MAXIMUM WATER–TO–CEMENT RATIO (W/C) OF 0.45.
5. ALL STEEL REINFORCING SHALL CONFORM TO ASTM A615. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185. ALL SPLICES SHALL BE CLASS "B" TENSION SPLICES, UNLESS NOTED OTHERWISE. ALL HOOKS SHALL BE STANDARD 90 DEGREE HOOKS, UNLESS NOTED OTHERWISE. YIELD STRENGTH (Fy) OF STANDARD DEFORMED BARS ARE AS FOLLOWS:

#4 BARS AND SMALLER 40 ksi

#5 BARS AND LARGER 60 ksi
6. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

• CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"

• CONCRETE EXPOSED TO EARTH OR WEATHER:

#6 BARS AND LARGER 2"

#5 BARS AND SMALLER 1–1/2"

• CONCRETE NOT EXPOSED TO EARTH OR WEATHER:

• SLAB AND WALLS 3/4"

• BEAMS AND COLUMNS 1–1/2"
7. A TOOLED EDGE OR A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

ELECTRICAL INSTALLATION NOTES:

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

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

4.2. ALL OVERCURRENT DEVICES SHALL HAVE AN INTERRUPTING CURRENT RATING THAT SHALL BE GREATER THAN THE SHORT CIRCUIT CURRENT TO WHICH THEY ARE SUBJECTED, 22,000 AIC MINIMUM. VERIFY AVAILABLE SHORT CIRCUIT CURRENT DOES NOT EXCEED THE RATING OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH ARTICLE 110.24 NEC OR THE MOST CURRENT ADOPTED CODE PRE THE GOVERNING JURISDICTION.
5. EACH END OF EVERY POWER PHASE CONDUCTOR, GROUNDING CONDUCTOR, AND TELCO CONDUCTOR OR CABLE SHALL BE LABELED WITH COLOR–CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.
6. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH LAMICOID TAGS SHOWING THEIR RATED VOLTAGE, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (i.e. PANEL BOARD AND CIRCUIT ID'S).
7. PANEL BOARDS (ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
8. TIE WRAPS ARE NOT ALLOWED.
9. ALL POWER AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE COPPER CONDUCTOR (#14 OR LARGER) WITH TYPE THHW, THWN, THWN–2, XHHW, XHHW–2, THW, THW–2, RHW, OR RHW–2 INSULATION UNLESS OTHERWISE SPECIFIED.
10. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE COPPER CONDUCTOR (#6 OR LARGER) WITH TYPE THHW, THWN, THWN–2, XHHW, XHHW–2, THW, THW–2, RHW, OR RHW–2 INSULATION UNLESS OTHERWISE SPECIFIED.
11. POWER AND CONTROL WIRING IN FLEXIBLE CORD SHALL BE MULTI–CONDUCTOR, TYPE SOOW CORD (#14 OR LARGER) UNLESS OTHERWISE SPECIFIED.
12. POWER AND CONTROL WIRING FOR USE IN CABLE TRAY SHALL BE MULTI–CONDUCTOR, TYPE TC CABLE (#14 OR LARGER), WITH TYPE THHW, THWN, THWN–2, XHHW, XHHW–2, THW, THW–2, RHW, OR RHW–2 INSULATION UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP–STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION NOT LESS THAN 75° C (90° C IF AVAILABLE).
14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
15. ELECTRICAL METALLIC TUBING (EMT), INTERMEDIATE METAL CONDUIT (IMC), OR RIGID METAL CONDUIT (RMC) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
16. ELECTRICAL METALLIC TUBING (EMT) OR METAL–CLAD CABLE (MC) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. SCHEDULE 40 PVC UNDERGROUND ON STRAIGHTS AND SCHEDULE 80 PVC FOR ALL ELBOWS/90s AND ALL APPROVED ABOVE GRADE PVC CONDUIT.
18. LIQUID–TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID–TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
19. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION–TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
20. CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND THE NEC.
21. WIREWAYS SHALL BE METAL WITH AN ENAMEL FINISH AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS (WIREMOLD SPECMATE WIREWAY).
22. SLOTTED WIRING DUCT SHALL BE PVC AND INCLUDE COVER (PANDUIT TYPE E OR EQUAL).
23. CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON–PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES (i.e. POWDER–ACTUATED) FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED FLUSH TO FINISH GRADE TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHING ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE.
24. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY–COATED SHEET STEEL. SHALL MEET OR EXCEED UL 50 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND NEMA 3 (OR BETTER) FOR EXTERIOR LOCATIONS.
25. METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY–COATED OR NON–CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
26. NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2 (NEWEST REVISION) AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
27. THE CONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CARRIER AND/OR DISH WIRELESS L.L.C. AND TOWER OWNER BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
28. THE CONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD LIFE AND PROPERTY.
29. INSTALL LAMICOID LABEL ON THE METER CENTER TO SHOW "DISH WIRELESS L.L.C.".
30. ALL EMPTY/SPARE CONDUITS THAT ARE INSTALLED ARE TO HAVE A METERED MULE TAPE PULL CORD INSTALLED.

GROUNDING NOTES:

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



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DRAWN BY:	CHECKED BY:	APPROVED BY:
DB	TBD	TBD

RFDS REV #: 2

CONSTRUCTION DOCUMENTS

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A&E PROJECT NUMBER
4009–Z5555–C

DISH WIRELESS L.L.C.
PROJECT INFORMATION
SLSLC00021A
AMERICAN FORK
95 N 200 E
AMERICAN FORK, UT 84003

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-4

GENERAL NOTES:

1. THESE DOCUMENTS WERE DESIGNED IN ACCORDANCE WITH THE LATEST VERSION OF APPLICABLE LOCAL/STATE/COUNTY/CITY BUILDING CODES, AS WELL AS ANSI/TIA-222 STANDARD, AWWA-D100 STANDARD, NDS, NEC, MSJC, AND/OR THE LATEST VERSION OF THE INTERNATIONAL BUILDING CODE, UNLESS NOTED OTHERWISE IN THE CORRESPONDING STRUCTURAL REPORT.
2. ALL CONSTRUCTION METHODS SHOULD FOLLOW STANDARDS OF GOOD CONSTRUCTION PRACTICE.
3. ALL WORK INDICATED ON THESE DRAWINGS SHALL BE PERFORMED BY QUALIFIED CONTRACTORS EXPERIENCED IN SIMILAR CONSTRUCTION.
4. ALL NEW WORK SHALL ACCOMMODATE EXISTING CONDITIONS. IF OBSTRUCTIONS ARE FOUND, CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD PRIOR TO CONTINUING WORK.
5. ANY CHANGES OR ADDITIONS MUST CONFORM TO THE REQUIREMENTS OF THESE NOTES AND SPECIFICATIONS, AND SHOULD BE SIMILAR TO THOSE SHOWN. ALL CHANGES OR ADDITIONS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND/OR CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND EXECUTION OF ALL MISCELLANEOUS SHORING, BRACING, TEMPORARY SUPPORTS, ETC. NECESSARY TO PROVIDE A COMPLETE AND STABLE STRUCTURE DURING CONSTRUCTION. TIA-1019-A-2011 IS AN APPROPRIATE REFERENCE FOR THOSE DESIGNS MEETING TIA STANDARDS. THE ENGINEER OF RECORD MAY PROVIDE FORMAL RIGGING PLANS AT THE REQUEST AND EXPENSE OF THE CONTRACTOR.
7. INSTALLATION SHALL NOT INTERFERE NOR DENY ADEQUATE ACCESS TO OR FROM ANY EXISTING OR PROPOSED OPERATIONAL AND SAFETY EQUIPMENT.
8. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO ANY FABRICATION. CONTACT INFINIGY ENGINEERING IF ANY DISCREPANCIES EXIST.

STEEL CONSTRUCTION NOTES:

1. STRUCTURAL STEEL SHALL CONFORM TO THE AISC MANUAL OF STEEL CONSTRUCTION 14TH EDITION, FOR THE DESIGN AND FABRICATION OF STEEL COMPONENTS.
2. ALL FIELD CUT SURFACES, FIELD DRILLED HOLES, AND GROUND SURFACES WHERE EXISTING PAINT OR GALVANIZATION REMOVAL WAS REQUIRED SHALL BE REPAIRED WITH (2) BRUSHED COATS OF ZRC GALVILITE COLD GALVANIZING COMPOUND PER ASTM A780 AND MANUFACTURERS' RECOMMENDATIONS.
3. ALL FIELD DRILLED HOLES TO BE USED FOR FIELD BOLTING INSTALLATION SHALL BE STANDARD HOLES, AS DEFINED BY AISC, UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR STEEL WORK SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A123.
5. ALL STEEL MEMBERS AND CONNECTIONS SHALL MEET THE FOLLOWING GRADES:
 - ANGLES, CHANNELS, PLATES AND BARS TO BE A36. Fy=36 KSI, U.N.O.
 - W SHAPES TO BE A992. Fy=50 KSI, U.N.O.
 - RECTANGULAR HSS TO BE A500, GRADE B. Fy=46 KSI, U.N.O.
 - ROUND HSS TO BE A500, GRADE B. Fy=42 KSI, U.N.O.
 - STEEL PIPE TO BE A53, GRADE B. Fy=35 KSI, U.N.O.
 - BOLTS TO BE A325-X. Fu=120 KSI, U.N.O.
 - U-BOLTS AND LAG SCREWS TO BE A307 GR A. Fu=60 KSI, U.N.O.
6. ALL WELDING SHALL BE DONE USING E70XX ELECTRODES, U.N.O.
7. ALL WELDING SHALL CONFORM TO AISC AND AWS D1.1 LATEST EDITION.
8. ALL HILTI ANCHORS TO BE CARBON STEEL, U.N.O.
 - MECHANICAL ANCHORS: KWIK BOLT-TZ, U.N.O.
 - CMU BLOCK ANCHORS: ADHESIVE - HY120, U.N.O.
 - CONCRETE ANCHORS: ADHESIVE - HY150, U.N.O.
 - CONCRETE REBAR: ADHESIVE - RE500, U.N.O.
9. ALL STUDS TO BE NELSON CAPACITOR DISCHARGE 1/4"-20 LOW CARBON STEEL COPPER-FLASH AT 55 KSI ULT/50 KSI YIELD, U.N.O.
10. BOLTS SHALL BE TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED BY AISC.
11. MINIMUM EDGE DISTANCES SHALL CONFORM TO AISC TABLE J3.4.
12. REMOVAL/REPLACEMENT OF STRUCTURAL MEMBERS SHALL BE DONE ONE MEMBER AT A TIME. CONTRACTOR IS RESPONSIBLE FOR ENSURING THE STRUCTURAL INTEGRITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION.

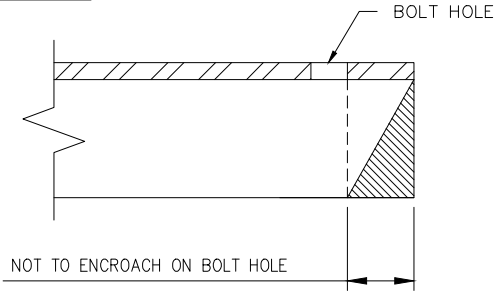
CONCRETE CONSTRUCTION NOTES:

1. CONCRETE TO BE 4,000 PSI @ 28 DAYS. REINFORCING BAR TO CONFORM TO ASTM A615 GRADE 60 SPECIFICATIONS. CONCRETE INSTALLATION TO CONFORM TO ACI-318 BUILDING REQUIREMENTS FOR REINFORCED CONCRETE. ALL CONCRETE TO BE PLACED AGAINST UNDISTURBED EARTH FREE OF WATER AND ALL FOREIGN OBJECTS AND MATERIALS. A MINIMUM OF THREE INCHES OF CONCRETE SHALL COVER ALL REINFORCEMENT. WELDING OF REBAR IS NOT PERMITTED.
2. EXISTING CONCRETE SURFACES THAT ARE TO BE IN CONTACT WITH NEW PROPOSED CONCRETE SHOULD BE WIRE BRUSHED CLEAN AND TREATED WITH APPROPRIATE MECHANICAL SCRATCH COAT AND REPAIR MATERIALS OR APPROPRIATE CHEMICAL METHODS SUCH AS THE APPLICATION OF A BONDING AGENT, EX. SAKRETE OR EQUIVALENT, TO ENSURE A QUALITY BOND BETWEEN EXISTING AND PROPOSED CONCRETE SURFACES.

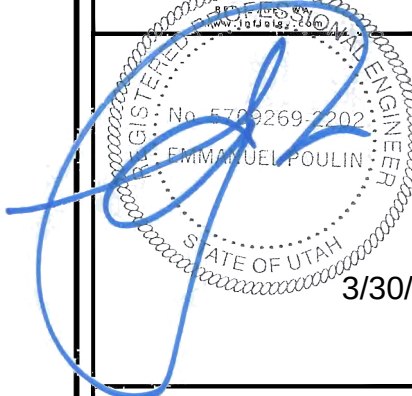
SPECIAL INSPECTIONS NOTES:

1. A QUALIFIED INDEPENDENT TESTING LABORATORY, EMPLOYED BY THE OWNER AND APPROVED BY THE JURISDICTION, SHALL PERFORM INSPECTION AND TESTING IN ACCORDANCE WITH THE THE GOVERNING BUILDING CODE, APPLICABLE SECTION(S) AS REQUIRED BY PROJECT SPECIFICATIONS FOR THE FOLLOWING CONSTRUCTION WORK:
 - a. STRUCTURAL WELDING (CONTINUOUS INSPECTION OF FIELD WELDS ONLY).
 - b. HIGH STRENGTH BOLTS (PERIODIC INSPECTION OF A325 AND/OR A490 BOLTS) TO BE TIGHTENED PER "TURN-OF-THE-NUT" METHOD.
 - c. MECHANICAL AND EPOXIED ANCHORAGES.
 - d. FIBER REINFORCED POLYMER.
 - THE SPECIAL INSPECTOR MUST VERIFY THAT THE FRP MATERIAL SPECIFIED ON THE APPROVED DESIGN DOCUMENTS IS BEING INSTALLED.
 - THE SPECIAL INSPECTOR MUST VERIFY THAT ALL CUT EDGES AND DRILLED HOLES ARE PROPERLY SEALED USING A VINYL ESTER SEALING KIT SUPPLIED BY THE MANUFACTURER.
 - THE SPECIAL INSPECTOR MUST VERIFY THAT THE STRUCTURE IS BUILT IN ACCORDANCE WITH THE APPROVED DESIGN DOCUMENTS.
2. THE INSPECTION AGENCY SHALL SUBMIT INSPECTION AND TEST REPORTS TO THE BUILDING DEPARTMENT, THE ENGINEER OF RECORD, AND THE OWNER UNLESS THE FABRICATOR IS APPROVED BY THE BUILDING OFFICIAL TO PERFORM WORK WITHOUT THE SPECIAL INSPECTIONS.

MAXIMUM ALLOWABLE ANGLE CLIP



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



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

DRAWN BY: CHECKED BY: APPROVED BY:

DB TBD TBD

RFDS REV #: 2

CONSTRUCTION
DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
0	03/29/22	ISSUED FOR REVIEW

A&E PROJECT NUMBER

4009-Z5555-C

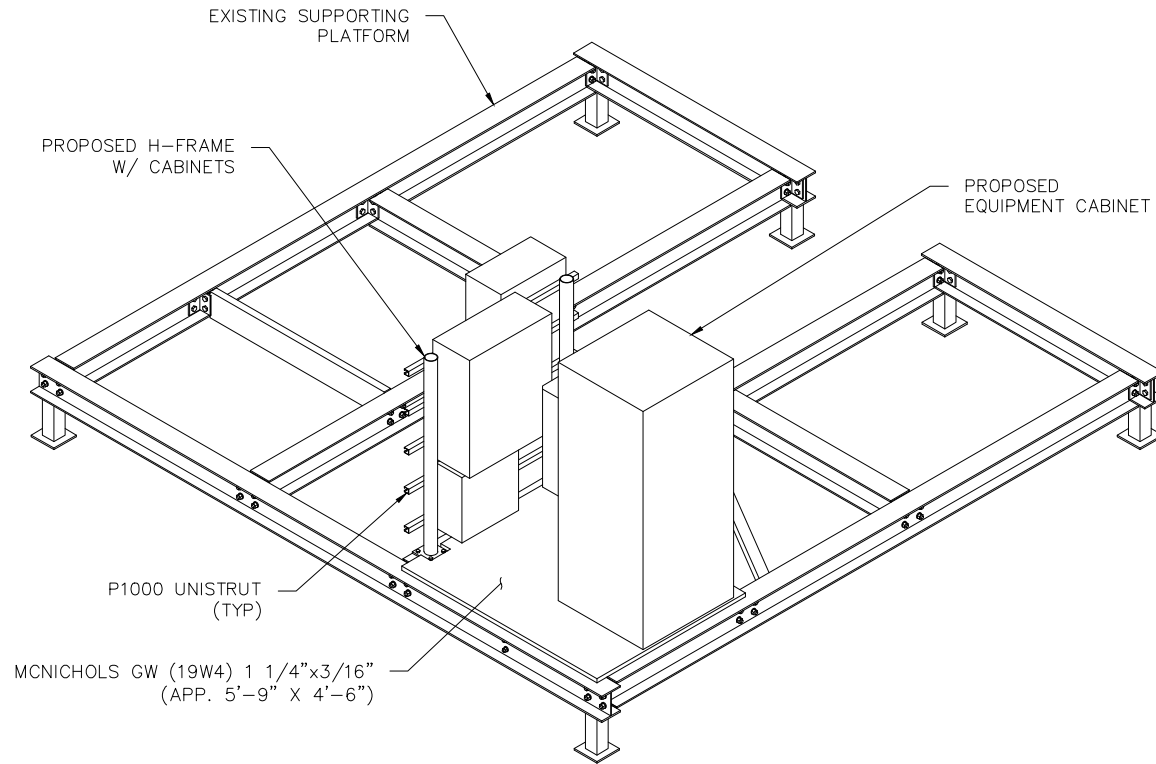
DISH WIRELESS L.L.C.
PROJECT INFORMATION
SLSLC00021A
AMERICAN FORK
95 N 200 E
AMERICAN FORK, UT 84003

SHEET TITLE

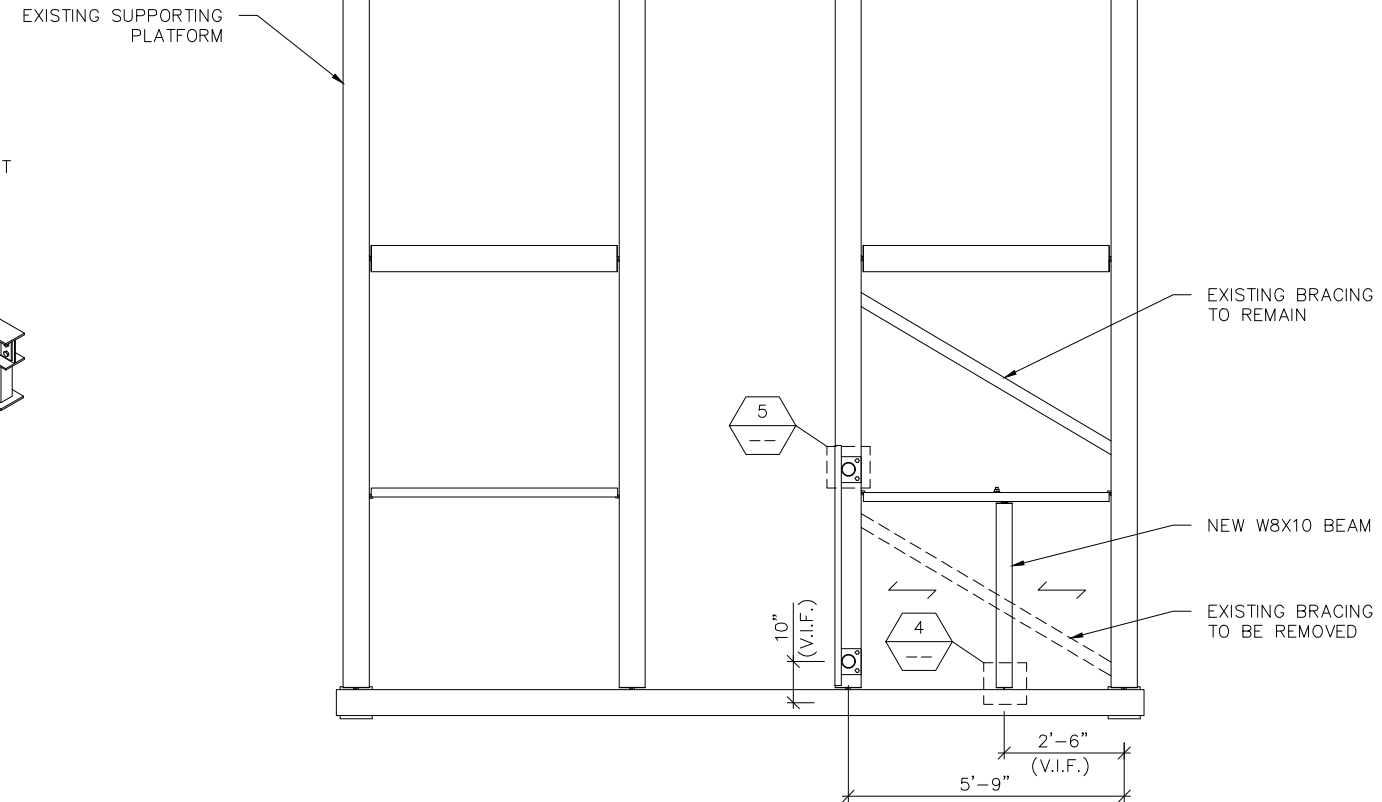
GENERAL
NOTES

SHEET NUMBER

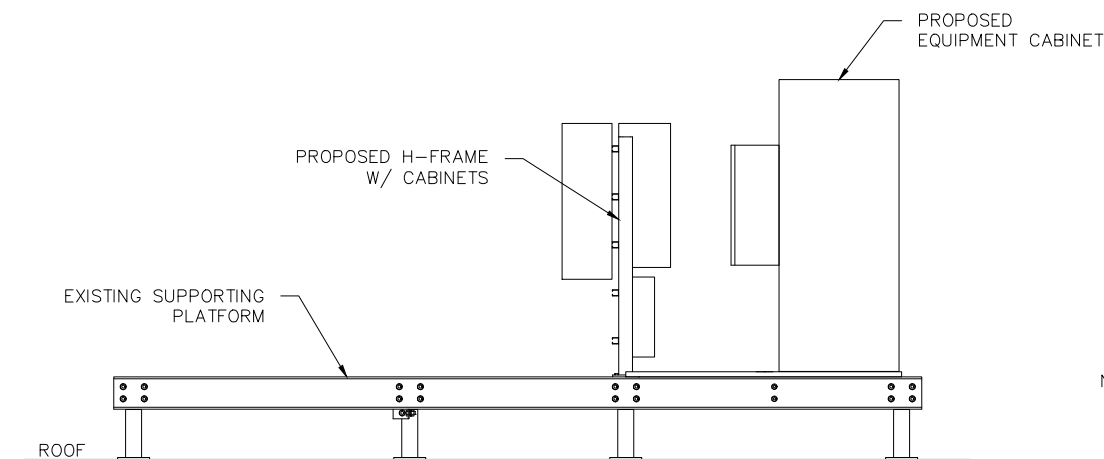
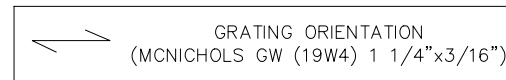
S-1



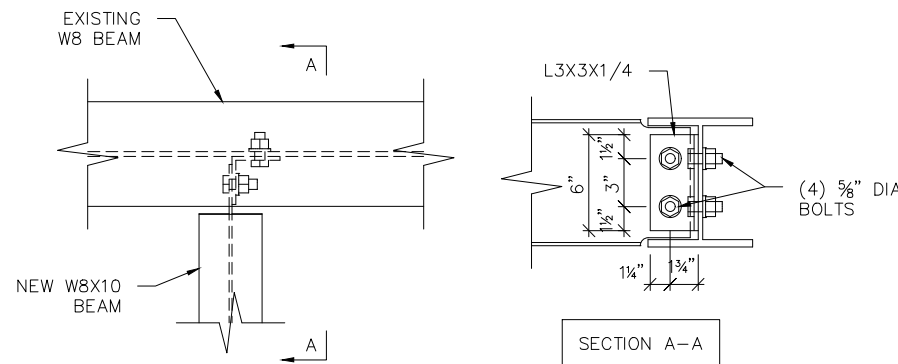
1 ISOMETRIC VIEW
SCALE: NOT TO SCALE



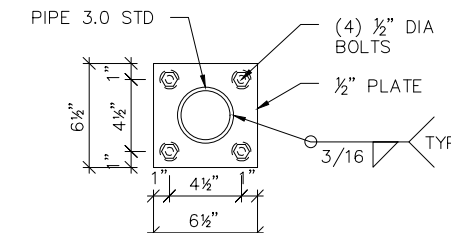
3 PLAN VIEW
SCALE: NOT TO SCALE NORTH



2 ELEVATION VIEW
SCALE: NOT TO SCALE



4 TYP BEAM CONNECTION
SCALE: NOT TO SCALE



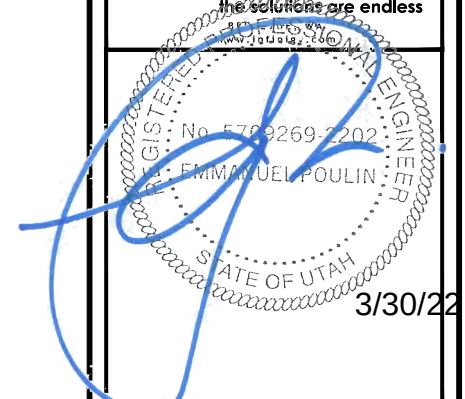
5 H-FRAME POST BASE PLATE
SCALE: NOT TO SCALE

dish
wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

AMERICAN TOWER
CORPORATION

INFINIGY
FROM ZERO TO INFINITY
the solutions are endless



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UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

DRAWN BY: DB CHECKED BY: TBD APPROVED BY: TBD

RFDS REV #: 2

CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
0	03/29/22	ISSUED FOR REVIEW

A&E PROJECT NUMBER

4009-Z5555-C

DISH WIRELESS L.L.C.
PROJECT INFORMATION
SLSLC00021A
AMERICAN FORK
95 N 200 E
AMERICAN FORK, UT 84003

SHEET TITLE

PLATFORM
MODIFICATIONS

SHEET NUMBER

S-2

AGENDA TOPIC:

Review and action on a Site Plan application for upgrading antennas for AT&T Upgrade, located at 1584 S 500 E, in the Industrial (I-1) Zone.

BACKGROUND INFORMATION		
Location:		1584 S 500 E
Applicants:		AT&T Upgrade
Existing Land Use:		Design Industrial
Proposed Land Use:		N/A
Surrounding Land Use:	North	Design Industrial
	South	Design Industrial
	East	Design Industrial
	West	Design Industrial
Existing Zoning:		I-1
Proposed Zoning:		N/A
Surrounding Zoning:	North	PI-1
	South	I-1
	East	I-1
	West	PI-1

BACKGROUND:

The applicant is applying for a Site Plan approval for AT&T Upgrade, for the upgrade of new antennas on an existing monopole, located in the I-1 Zone, and located in the area 1584 S 500 E.

Due to the Site Plan being located in the I-1 zone, Planning Commission will be the approval body for this application.

Sec 17.6.101 Administrative Site Plan Review

Wherever the terms of this code require submission and approval of a site plan, such review shall be conducted in accordance with the following provisions.

1. Planning commission to approve. The planning commission, acting in an administrative capacity, shall have the function, duty and power to approve or disapprove a project plan and to attach such modifications or conditions as may be deemed appropriate to improve the layout, to ensure that the project will not pose any detrimental effect to persons or property, or to protect the health, safety, and general welfare of the citizens of the city.
2. Application required. Application for site plan approval shall be submitted on forms provided by the city and shall be accompanied by maps and drawings showing the following:
 1. The location of all existing and proposed buildings and structures on the site, with full dimensions showing the distance between buildings and distances from buildings to adjacent property lines.
 2. The location of all parking spaces, driveways, and points of vehicular ingress and egress.
 3. A landscaping plan showing the location, types, and initial sizes of all planting materials to be used together with the location of fences, walls, hedges, and decorative materials.
 4. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used.
 5. The locations of solid waste receptacles and trash pick-up areas.
3. Appeals permitted. Any person aggrieved by a determination of the planning commission may request a hearing before the city council who shall have the authority to reverse, affirm or modify any decision of said commission. Any such appeal shall be filed within ten days of the determination of the planning commission.
4. Issuance of a permit. A building permit shall not be issued for any building or structure or external alterations thereto until the provisions of this section have been complied with. Any construction not in conformance with an approved site plan shall be considered a violation of this code. Any building permit issued shall ensure that development is undertaken and completed in conformity with the plans as approved.

FINDINGS OF FACT:

- The Site Plan application is in conformance with Section 17.6.112 Low Power Radio Service Antenna Facilities
- The procedure of approval for Low Power Radio Service Antenna Facilities is in conformance with Section 17.6.101
- The Planning Commission will be the approval body for this Site Plan for it being in the I-1 zone, as mentioned in Section 17.6.112.

PROJECT CONDITIONS OF APPROVAL:

1. N/A

STANDARD CONDITIONS OF APPROVAL:

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

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.
7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.

9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

STAFF RECOMMENDATION:

The Site Plan application meets the requirements of Section 17.6.101 and 17.6.112. Staff recommends APPROVING the application.

POTENTIAL MOTIONS – Site Plan

APPROVAL

Move to approve the Site Plan for AT&T Upgrade, for the upgrade of antennas, located in the area 1584 S 500 E, subject to any conditions found in the Staff Report, or recommended by the Fire Marshal.

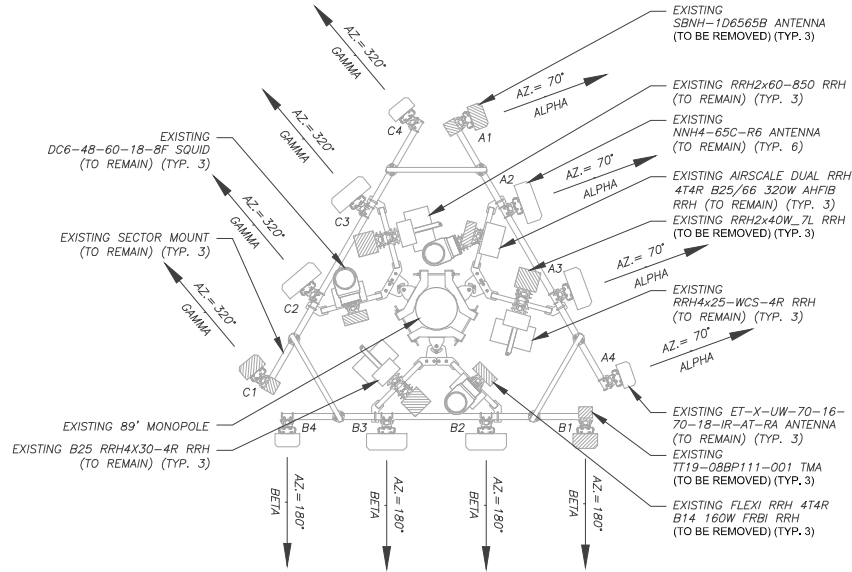
DENIAL

Move to deny the Site Plan for AT&T Upgrade, for the upgrade of antennas, located in the area of 1584 S 500 E.

TABLE

Move to table action on the Site Plan for AT&T Upgrade, for the upgrade of antennas, located in the area 1584 S 500 E, and instruct the developer/staff to

EXISTING CONFIGURATIONS ARE BASED ON RFDS.
CONTRACTOR TO VERIFY EXISTING CONDITIONS.

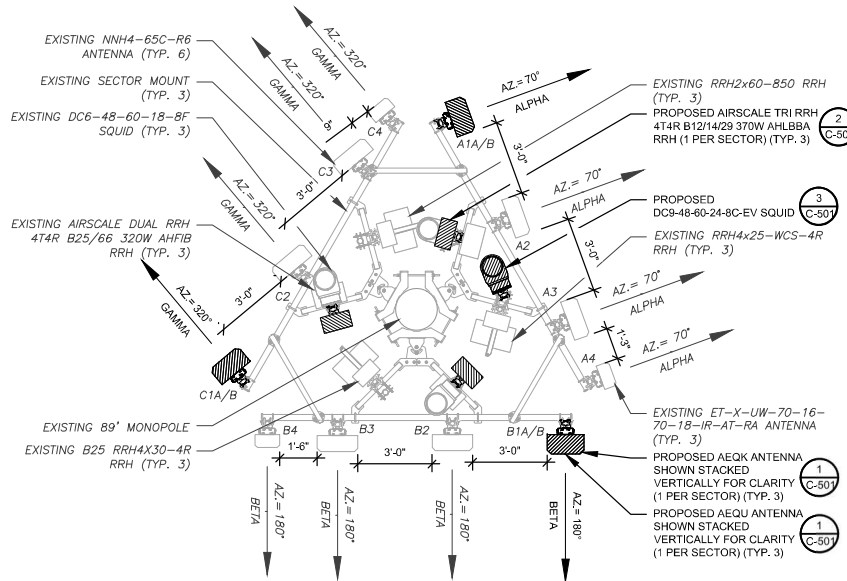


1 EXISTING ANTENNA PLAN
SCALE: 1"=5'
0 5' 10'
SCALE: 1"=5' (11X17)
1"=2.5' (22X34)

PROPOSED RRUs MUST BE
INSTALLED A MINIMUM OF 12"
AWAY FROM ALL ANTENNAS

PER MOUNT ANALYSIS COMPLETED BY TOWER
ENGINEERING PROFESSIONALS, DATED SEPTEMBER
30, 2022, THE EXISTING MOUNT CAN ADEQUATELY
SUPPORT THE PROPOSED LOADING.

NOTE:
MOUNT PIPE 2 & 3 TO BE MOVED DOWN TO
ACCOMMODATE FOR FIRSTNET ANTENNA SPACING.



2 FINAL ANTENNA PLAN
SCALE: 1"=5'
0 5' 10'
SCALE: 1"=5' (11X17)
1"=2.5' (22X34)



TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net

REV.	DESCRIPTION	BY	DATE
1	PRELIMINARY	RRG	10/13/22
2	90% CONSTRUCTION	SRZ	12/19/22
3	100% CONSTRUCTION	LSS	12/27/22

ATC SITE NUMBER: 416704

ATC SITE NAME: PRO FARMER UT

AT&T MOBILITY SITE NUMBER:

UTL04216

AT&T MOBILITY SITE NAME:

PLEASANT GROVE AND

I-15 RELO

SITE ADDRESS:

S. 500 E.

AMERICAN FORD, UT 84003-3314

SEAL:



DATE DRAWN:	12/27/22
ATC JOB NO:	14111964
CUSTOMER NAME:	PLEASANT GROVE AND I-15 RELO
CUSTOMER ID:	UTL04216

ANTENNA INSTALLATION

SHEET NUMBER:

C-401

REVISION:

0

**AMERICAN FORK CITY
PLANNING COMMISSION STAFF REPORT**

MEETING DATE: January 18th, 2023

AGENDA TOPIC:

Review and action on a Final Plat application for an extension on the approved final plat for 43 North Apartments, located in the area 43 N 100 E, in the Central Commercial (CC-1) Zone.

BACKGROUND INFORMATION		
Location:		43 N 100 E
Project Type:		Final Plat
Applicants:		Dustin Kuttler
Existing Land Use:		General Commercial
Proposed Land Use:		N/A
Surrounding Land Use:	North	General Commercial
	South	Institutional Lands, Schools, and Public Facilities
	East	General Commercial
	West	Institutional Lands, Schools, and Public Facilities
Existing Zoning:		CC-1
Proposed Zoning:		N/A
Surrounding Zoning:	North	CC-1
	South	CC-1
	East	CC-1
	West	CC-1

BACKGROUND:

The applicant is applying for a final plat extension on the approved final plat for 43 North Apartments, for a 14-unit apartment development, located at 43 N 100 E in the CC-1 zone. The final plat has been approved previously, they are just asking for an extension on the deadline.

Sec 17.7.210 Staff Submits Final Plan/Plat And Supporting Materials To Planning Commission

Upon completion of the technical review conference and subject to a finding that the project materials are in a form suitable for action by the planning commission, the final plans/plats and supporting materials shall be placed on the agenda of the planning commission.

Sec 17.7.211 Planning Commission Acts On Final Plan/Plat And Supporting Materials

When the final plan/plat and supporting materials required for approval have been completed in final form, the plan/plat and supporting materials shall be placed on the agenda of the planning commission and the commission may act to recommend approval of the final plan/plat upon a finding that:

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

Upon a finding of approval, the chairman shall be authorized to sign the final subdivision plats, where applicable.

PROJECT MAP:

FINDINGS OF FACT:

- The Final Plat application is in conformance with Section 17.7.210 and 17.7.211.

PROJECT CONDITIONS OF APPROVAL:

STANDARD CONDITIONS OF APPROVAL:

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

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

STAFF RECOMMENDATION:

The final plat application meets the requirements of Section 17.7.210 and Section 17.7.211. Staff recommends APPROVAL for the extension of the final plat.

POTENTIAL MOTIONS – Final Plat**APPROVAL**

Move to recommend approval on the extension of the final plat for 43 North Apartments located in the area of 43 N 100 E, in the CC-1 zone, subject to any conditions found in the Staff Report.

DENIAL

Move to deny the extension of the final plat for 43 North Apartments located in the area of 43 N 100 E, in the CC-1 zone.

TABLE

Move to table action on the extension of the final plat for 43 North Apartments located in the area of 43 N 100 E, in the CC-1 zone, and instruct the developer/staff to

_____.

APPROVED MINUTES

2. Hearing, review and action on a preliminary plan and final plat for 43 North Apartments, located in the area of 43 North 100 East, in the CC-1 Central Commercial zone

Mr. O'Brien stated that the applicant is proposing a 14-unit development on a 0.45-acre lot. The development is accessed from 100 East. The proposed project is located in the CC-1 zone. Current site conditions require the removal of existing structures to accommodate the future development outlined in the proposal. All other code requirements have been met on the planning side and they recommend approval.

Ms. Anderson said that current code requires 50% glass or openings for the main floor. How does that work with residential use? Her intention when putting this in the code was that it would apply to commercial use, it was never meant for residential. The 50% is not something you would normally expect for a residential unit. She thinks this might be a problem in the code, maybe that should only apply to commercial use, so if the developer is uncomfortable with that she doesn't want them to feel that they have to meet that percentage.

Mr. O'Brien stated that from a staff perspective we have to ensure that the development meets code. The Planning Commission can use their discretion, that section of code is something we can bring up and amend. Doors, windows and openings can all be used toward the 50%. The code is a living document that can be amended as we go along.

Mr. Hunter indicated that a lot of the utilities and infrastructure are already in place, they have had to put in a PI line and a right-only access point. Engineering recommends approval.

Mr. Dustin Kuttler, project developer, said that his project is the first one in this zone. He said there is a lot of demand for apartment buildings with fewer units than the big-name developments. They had to demolish the old home on the site as it was in really poor condition and had many issues. There are three partners that are doing this development, everything will be in-house. The architect is now working on this project. He anticipates it will cost about \$5 million and will bring an updated urban feel. The ground floor will be an office/3rd bedroom. Nothing on the ground-floor facing 100 East is living space. The ground level also has the garage, the second floor is living/kitchen and the bedrooms are on the third floor. Just as a point of developer feedback, 40% glass is easier to get to than the 50%. It limits the style of development you can do, urban/industrial style is what you will get.

Ms. Anderson asked what glass you would lose to go down to 40%, what changes would there be?

Mr. Kuttler replied that there would probably be fewer windows in the bedrooms. The glass requirement in the code is very restrictive for a future developer, it will keep the costs very high. Construction costs have increased a lot. The parking was the most restrictive code to meet. He was required to have 2.25 parking stalls per unit.

Ms. Anderson asked if that is really the parking requirement for the downtown area.

APPROVED MINUTES

Mr. Hunter affirmed.

Ms. Anderson reminded staff of a past meeting where commissioners discussed reducing parking requirements in the downtown area. The requirements could be lowered by using metrics including distance from amenities and bicycle storage.

A discussion ensued regarding the power to grant variances. Does the planning commission have that discretion or must they abide by the code? Mr. O'Brien feels that staff always has to recommend based on the code. He believes that the commission should abide by the code but can make recommendations to city council, who can then change the code or grant a variance.

Mr. Frandsen believes that they can vote with a recommendation that city council look at changing the code regarding parking numbers.

Mr Kuttler said that small developers are under a time crunch and that's why he can't go into a project asking for a lot of variances. This might affect what commissioners should look at regarding code requirements.

Chairman Woffinden pointed out that they will need to do more curb and gutter.

Mr. Christiansen said that he believes that maybe we should revisit the requirements, these type of things help us to realize what we need to do in the future.

Public Hearing Opened

No comments received.

Public Hearing Closed

Mr. Dudley moved to approve the preliminary plan and recommend approval of the final plat for 43 North Apartments, located in the area of 43 North 100 East, in the CC-1 Central Commercial zone with the findings listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report.

Ms. Anderson seconded the motion. Voting was as follows:

Chairman Woffinden	Aye
Christine Anderson	Aye
Chris Christiansen	Aye
Bruce Frandsen	Aye
Harold Dudley	Aye

The motion passed.

APPROVED MINUTES

3. Hearing, review, and action on a site plan for 43 North Apartments, located in the area of 43 North 100 East, in the CC-1 Central Commercial zone

Public Hearing Opened

No comments received.

Public Hearing Closed

Ms. Anderson moved to recommend approval of the site plan for 43 North Apartments, located in the area of 43 North 100 East, in the CC-1 Central Commercial zone with the findings listed in the staff report, and subject to any findings, conditions and modifications found in the engineering report.

Mr. Frandsen seconded the motion. Voting was as follows:

Chairman Woffinden	Aye
Christine Anderson	Aye
Chris Christiansen	Aye
Bruce Frandsen	Aye
Harold Dudley	Aye

The motion passed.

4. Other Business

Mr. O'Brien explained that the commission needs to log a certain number of hours of training each year. The city has a coupon code that allows free classes/training. He will send information out to commissioners. Attending planning commission meetings counts for some of the time, some training can be done online.

He also spoke about the dinner for commissioners and spouses. It wasn't booked because of the uptick in covid, now we're looking the end of March or early April.

Chairman Woffinden suggests staying away from April because of vacations and other activities.

5. Site Plan Committee Report

Mr. O'Brien gave a report of items which will be ready for the next agenda. There will probably be about four items. There will be a District Framework Plan for the Meadowbrook TOD, two plats from the planned-community zone, and there may be a couple of other items. From our weekly site plan meetings we see a mix of residential (both high and medium density) and industrial projects. Some annexations and zone changes also are in the pipeline.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rob Shelton, Council Member
SECONDER:	Staci Carroll, Council Member
AYES:	Kevin Barnes, Staci Carroll, Ryan Hunter, Rob Shelton
EXCUSED:	Clark Taylor

7. Review and action of an Amended Reimbursement Agreement for 900 West with Blue Peak Holdings, LLC.

Council Member Carroll moved to approve the amended reimbursement agreement for Blue Peak Holdings, LLC. Council Member Hunter seconded the motion. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Staci Carroll, Council Member
SECONDER:	Ryan Hunter, Council Member
AYES:	Staci Carroll, Ryan Hunter, Rob Shelton, Kevin Barnes
EXCUSED:	Clark Taylor

8. Review and action on subdivisions, commercial projects, condominiums, and PUD's including 1) plat approval; 2) method of satisfaction of water rights requirements; 3) posting of an improvement bond or setting of a time frame for improvement installation; and 4) authorization to sign the final plat and acceptance of all dedications to the public and to have the plat recorded.

- a. Review and action on an ordinance approving the final plat and site plan for 43 North Apartments, located in the area of 43 North 100 East, in the CC-1 Central Commercial Zone.

Council Member Carroll stated she didn't have the text of the code in front of her, but she remembered wording in the code that a project had to fit within the context of the historical area the project was in. She felt this project was more modern and urban and not historic. Community Development Director O'Brien said the buildings had to meet the architectural standards of its surroundings. He stated it wasn't for the entire development, and that it was problematic in meshing the historic with a new build.

Council Member Shelton commented that the application may have been put in prior to the City updating the Code. Mr. O'Brien stated he had reviewed it in accordance with the current Code. The elevations had been done previously and there had been a few comments that had to be addressed.

Council Member Hunter noted that this would change the downtown area quickly, and he hoped it would be a positive direction.

Council Member Carroll commented that she understood the language wasn't specific, but she knew projects were supposed to fit in with the historic area and she didn't feel it could be approved as was, as it didn't fit in. The rendering was modern.

Council Member Shelton stated that this highlighted a loophole they may need to tighten up. He was at the Planning Commission meeting and there was not much discussion on the historical element, but the applicant did express frustration on the glass requirements.

Mr. O'Brien found the wording in the code and read aloud that the architectural was meshed into the requirement of 50% opening in the parts of the buildings that abut the streets. Legal Counsel Egner commented that it talked about a variety of materials, which was what the Council discussed. The firm language stated that there had to be a minimum of four materials, and more loosely stated was that they had to consider the historical feel of downtown. Mr. O'Brien thought the wording was something on which they could improve. Council Member Carroll found it disappointing. It wasn't a bad project; she just felt it needed more of a historical look.

Council Member Hunter commented that this was a difficult one, as it was a sticky issue with parking and the architecture. Mr. O'Brien confirmed they had met the parking requirement. Council Member Hunter mentioned he lived on 100 East and did not think the parking would work by having 14 units coming off one corner of one of the busiest intersections in the city onto 100 East, and only a short distance from a light.

Ms. Egner stated that it was her opinion it met code based on her consultation with staff.

Council Member Shelton moved to adopt Ordinance No. 2022-12-58 approving the final plat and site plan for 43 North Apartments, located in the area of 43 North 100 East, in the CC-1 Central Commercial zone and authorize the Mayor and City Council to sign the plat and accept the dedications with instructions to the City Recorder to withhold recording the plat and publication of the ordinance subject to all conditions identified in the public record associated with the February 16, 2022, Planning Commission meeting. Council Member Hunter seconded the motion. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rob Shelton, Council Member
SECONDER:	Ryan Hunter, Council Member
AYES:	Kevin Barnes, Staci Carroll, Ryan Hunter, Rob Shelton
EXCUSED:	Clark Taylor

- b. Review and action on an ordinance approving the site plan for the American Fork North Apartments, located in the area of 620 South 860 East, in the Planned Community (PC) zone.

Council Member Barnes asked for public comments, and there were none. The applicant was present. Mr. O'Brien stated that this met Code and that staff had no concerns.

Council Member Shelton moved to adopt Ordinance No. 2022-03-13 approving the site plan for the American Fork North Apartments located in the area of 620 South 860 East, in the Planned Community Zone with instructions to the City Recorder to withhold publication of the ordinance subject to all conditions identified in the public record with the March 16, 2022, Planning Commission meeting. Council Member Carroll seconded the motion. Voting was as follows:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rob Shelton, Council Member
SECONDER:	Staci Carroll, Council Member
AYES:	Kevin Barnes, Staci Carroll, Ryan Hunter, Rob Shelton
EXCUSED:	Clark Taylor

AGENDA TOPIC:

Review and action on a Site Plan application for the DBN Tax Project, located at 34 W 100 N, in the Central Commercial (CC-1) Zone.

BACKGROUND INFORMATION		
Location:		34 W 100 N
Applicants:		DBN Tax, Talmage Swindle
Existing Land Use:		Residential High Density
Proposed Land Use:		N/A
Surrounding Land Use:	North	Residential High Density
	South	General Commercial
	East	Residential High Density
	West	Residential High Density
Existing Zoning:		CC-1
Proposed Zoning:		N/A
Surrounding Zoning:	North	R4-7500
	South	CC-1
	East	R4-7500, CC-1
	West	R4-7500, CC-1

BACKGROUND:

The applicant is applying for a Site Plan approval for DBN Tax Project, for a new commercial development in the CC-1 Zone, located in the area 34 W 100 N. The proposal consists of 1 lot intended for commercial development. The entire development parcel consists of approximately 0.47 acres.

Due to the development being in the CC-1 zone, the Planning Commission is the approval body for the Site Plan.

Action was previously taken on this and the project was recommended to be tabled. The issues previously raised have not been addressed.

Sec 17.6.101 Administrative Site Plan Review

Wherever the terms of this code require submission and approval of a site plan, such review shall be conducted in accordance with the following provisions.

1. Planning commission to approve. The planning commission, acting in an administrative capacity, shall have the function, duty and power to approve or disapprove a project plan and to attach such modifications or conditions as may be deemed appropriate to improve the layout, to ensure that the project will not pose any detrimental effect to persons or property, or to protect the health, safety, and general welfare of the citizens of the city.
2. Application required. Application for site plan approval shall be submitted on forms provided by the city and shall be accompanied by maps and drawings showing the following:
 1. The location of all existing and proposed buildings and structures on the site, with full dimensions showing the distance between buildings and distances from buildings to adjacent property lines.
 2. The location of all parking spaces, driveways, and points of vehicular ingress and egress.
 3. A landscaping plan showing the location, types, and initial sizes of all planting materials to be used together with the location of fences, walls, hedges, and decorative materials.
 4. Preliminary elevations of main buildings showing the general appearance and types of external materials to be used.
 5. The locations of solid waste receptacles and trash pick-up areas.
3. Appeals permitted. Any person aggrieved by a determination of the planning commission may request a hearing before the city council who shall have the authority to reverse, affirm or modify any decision of said commission. Any such appeal shall be filed within ten days of the determination of the planning commission.
4. Issuance of a permit. A building permit shall not be issued for any building or structure or external alterations thereto until the provisions of this section have been complied with. Any construction not in conformance with an approved site plan shall be considered a violation of this code. Any building permit issued shall ensure that development is undertaken and completed in conformity with the plans as approved.

PROJECT MAP:



PROJECT CONDITIONS OF APPROVAL:

1. Outstanding DRC comments still need to be addressed.

FINDING OF FACT:

1. Per Sec 17.12.214 Nonconforming building or structure. A building, or structure, or portion thereof which does not conform with the current setback, height or other zoning regulations applicable to the structure, but which legally existed before the effective date of the now controlling regulations.

2. Per Sec 17.1.502 Nonconforming Uses May Be Extended Within Same Building – Limitations Nonconforming uses within a building may be extended through the same building in which said nonconforming use is located provided: That no structural alteration of the building is proposed or made for the purpose of the extension. For purposes of this code, the addition of a solar energy device to a building shall not be construed as a structural alteration. That such increase or extension is required to comply with an order to improve issued by a health or safety official acting in his official capacity.
3. Per sec 17.4.401 CC-1 Zone- "D-Special provisions"
4. Per American Fork Sensitive Lands- groundwater monitoring station maybe required
5. Per 15.01.1900- commercial driveway is 26 ft
6. Per 15.01.1850 Commercial access spacing for minor collector road is 150'.
7. Per American Fork storm water technical manual - Retain storm water on-site Require providing existing and proposed grades at property lines
8. Per 17.12.214, 17.1.502, and 17.4.401. This access needs to be closed. If the West lane could not meet the city code.
9. If want to access the West lane, Need to meet the following: 1. Dead end streets, per code 15.01.100 shall be a cul-de-sac. 2. Additional 45 ft of ROW along the West Lane needs to be provided.

STANDARD CONDITIONS OF APPROVAL:

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

1. **Title Report:** Submit an updated Title Report not older than 30 days or other type of appropriate verification that shows all dedications to the City are free and clear of encumbrances, taxes, or other assessments.
2. **Property Taxes and Liens:** Submit evidence that all the property taxes, for the current and/or previous years, liens, and agricultural land use roll over fees have been paid in full.
3. **Water Rights:** Submit evidence that all the required water rights have been conveyed to American Fork City.
4. **Performance Guarantee:** Post a performance guarantee for all required public and essential common improvements.
5. **Easements and Agreements:** Submit/record a long-term Storm Water Pollution Prevention Maintenance Agreement signed and dated by the property owner and any required easement documentation.
6. **Land Disturbance Permit:** Obtain a Land Disturbance Permit.

7. **Compliance with the Plan Review Comments:** All plans and documents shall comply with all the Technical Review Committee comments and the City Engineer's final review.
8. **Commercial Structure:** Record an Owner Acknowledgment and Utility Liability Indemnification if the proposed building is a multi-unit commercial structure served by a single utility service.
9. **Sensitive Lands:** Record all applicable documents required for compliance with the City's Sensitive Lands Ordinance.
10. **Utility Notification Form:** Submit a Subdivision Utility Notification Form.
11. **Professional Verification:** Submit final stamped construction documentation by all appropriate professionals.
12. **Fees:** Payment of all development, inspection, recording, streetlight, and other project related fees.
13. **Mylar:** Submit a Mylar. All plats will receive final verification of all formats, notes, conveyances, and other items contained on the plat by City staff (recorder, legal, engineer, GIS, planning).

STAFF RECOMMENDATION:

The Site Plan application does not meet the requirements of Section 17.6.101 and staff recommends TABLING the application.

POTENTIAL MOTIONS – Site Plan

APPROVAL

Mr. Chairman, I move that we approve the Site Plan application for the DBN Tax Project, located at 34 W 100 N, in the Central Commercial (CC-1) Zone, subject to any conditions found in the Staff Report, or recommended by the Fire Marshal.

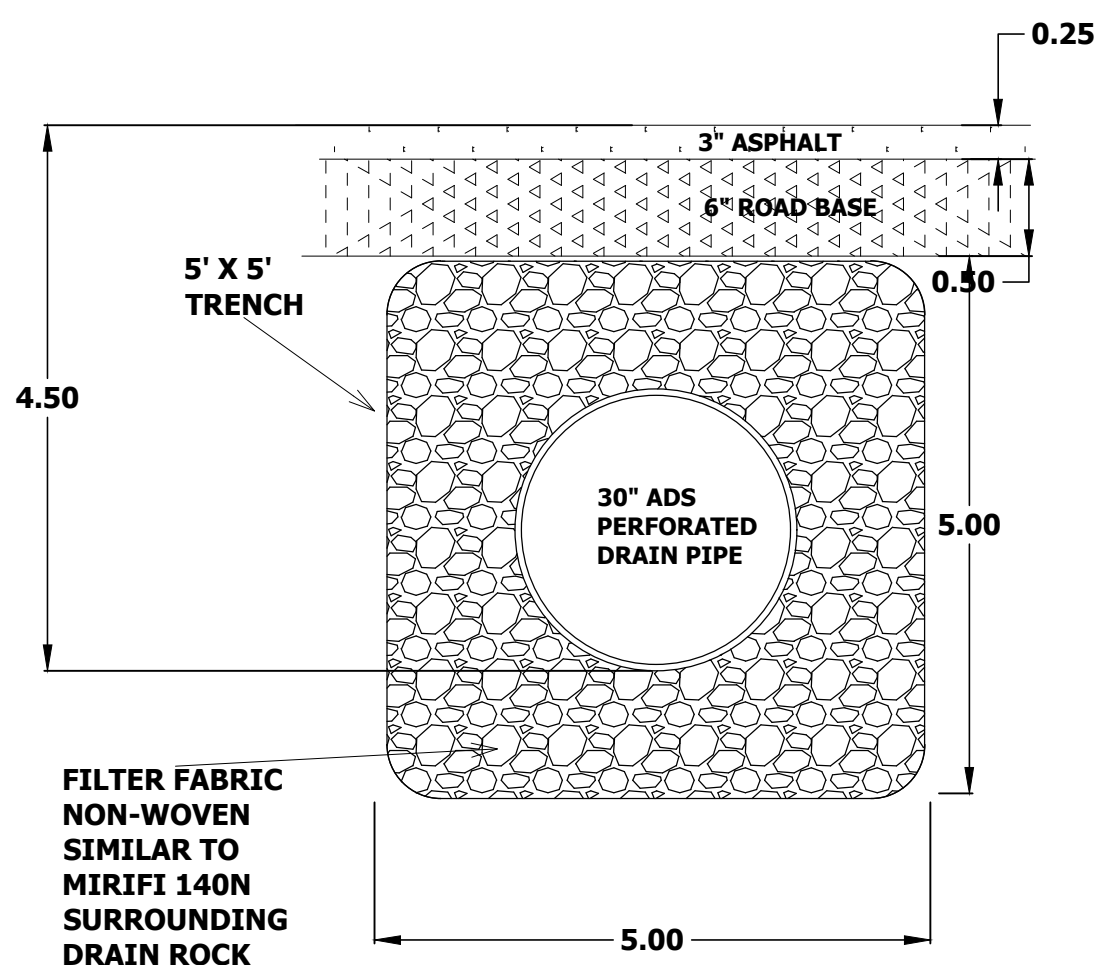
DENIAL

Mr. Chairman, I move that we deny the Site Plan application for the DBN Tax Project, located at 34 W 100 N, in the Central Commercial (CC-1) Zone.

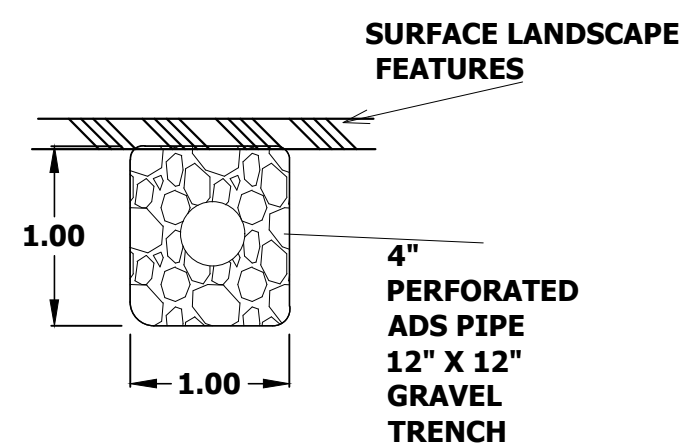
TABLE

Mr. Chairman, I move that we table action on the Site Plan application for the DBN Tax Project, located at 34 W 100 N, in the Central Commercial (CC-1) Zone, and instruct the developer/staff to _____.

LINEAR SUMP DETAIL



ROOF DRAIN SUMP



GENERAL NOTES

1. SUBDIVISION. THIS SITE PLAN IS NOT A SUBDIVISION. IT IS A SITE PLAN FOR EXPANDING AN EXISTING COMMERCIAL BUILDING IN THE CC-1 ZONE ON AN EXISTING LEGAL LOT.
2. PARKING. TOTAL NEW BUILDING ADDITION = 4084 SF COUNTING 2 LEVELS. EXISTING BUILDING = 1916 SF. TOTAL = 6000 SF. PARKING REQUIRED = $4/1000 \text{ SF} = 24$ SPACES. PARKING PROVIDED ON SITE = 30 SPACES INCLUDING 1 ADA.
3. WATER SERVICE. THERE IS AN EXISTING WATER SERVICE LINE AND METER SERVING THE EXISTING BUILDING. SERVICE FOR THE NEW ADDITION WILL CONNECT TO EXISTING PLUMBING IN THE BASEMENT AND TO THE REAR OF THE EXISTING BUILDING, AND BE EXTENDED ABOUT 20' TO RESTROOMS IN THE NEW ADDITION. A NEW FIRE HYDRANT AND 6" WATER LINE WILL SERVICE THE BUILDING FIRE SUPPRESSION SPRINKLERS.
4. SEWER SERVICE. THERE IS AN EXISTING SEWER LATERAL ENTERING THE EXISTING BUILDING. SERVICE FOR THE NEW ADDITION WILL CONNECT TO EXISTING PLUMBING NEAR THE REAR OF THE EXISTING BUILDING AND EXTENDED ABOUT 12' TO RESTROOMS IN THE NEW ADDITION.
5. STORM DRAINAGE. CALCULATIONS ARE SUBMITTED IN A SEPARATE DOCUMENT. THE MAIN IDEA IS THAT ALL STORMWATER IS CONTAINED ON SITE IN UNDERGROUND LINEAR SUMPS. SEE DETAIL HEREON FOR LINEAR SUMP CONSTRUCTION AND FOR A FEW SMALL ROOF DOWNSPOUTS TERMINATING IN SMALL DRAINS.
6. PRESSURE IRRIGATION SERVICE. THERE IS AN EXISTING SERVICE TO THE SITE. ANY WATER NEEDED FOR LANDSCAPING FOR THE FUTURE ADDITION WILL CONNECT IN FRONT OF THE EXISTING HOME AND BE ROUTED TO WHERE NEEDED ON SITE.
7. EROSION CONTROL PLAN. A SWPPP WILL BE PREPARED FOR THE NEW ON-SITE CONSTRUCTION WITH THE BUILDING PERMIT ONCE SITE PLAN APPROVAL IS GRANTED.
8. LANDSCAPE PLAN. THE LANDSCAPE PLAN IS SHOWN HEREON. ALL LANDSCAPED AREAS SUCH AS PARKING STRIPS, ISLANDS, AND BEHIND CURBS WILL BE SIMILAR TO EXISTING FRONT YARD ROCK-SCAPE AND SMALL SHRUBS. SOIL WILL BE COMPACTED AND A WEED BARRIER INSTALLED BEFORE SURFACE LANDSCAPING FEATURES ARE PLACED. NO IRRIGATION LINE NEEDED TO PLANTER AREAS.
9. FIRE HYDRANTS. THERE ARE THREE EXISTING FIRE HYDRANTS WITHIN 250' OF THIS SITE. AN ADDITIONAL HYDRANT WILL BE CONSTRUCTED WITHIN 100' OF THE PROPOSED BUILDING.
10. PROPERTY SURVEY. THE PROPERTY SURVEY WAS COMPLETED BY APEX ENGINEERING, SPENCER MCCUTCHEON, RLS.
11. TITLE REPORT. SUBMITTED SEPARATELY.
12. ACCESS FROM A PUBLIC ROAD. THIS SITE HAS TWO ACCESSES TO A PUBLIC ROAD (100 NORTH ST. AND WEST LANE).
13. STANDARD DETAILS. SEE STANDARD AMERICAN FORK CITY DETAILS 15.1 AND 15.2 FOR CURBS, GUTTERS, AND CATCH BASINS.
14. LINEAR SUMP. SEE DETAIL HEREON FOR LINEAR SUMP CONSTRUCTION.
15. SOILS INFORMATION. SEE INFORMATION IN TABLE HEREON.
16. ENGINEER FOR THIS SITE = STEPHEN SOWBY, P.E. stevesowby@yahoo.com. 801-636-7150
17. SPECIFICATIONS. ALL CONSTRUCTION SHALL CONFORM TO AMERICAN FORK CITY STANDARD DRAWINGS AND SPECIFICATIONS.
18. FENCE. BEFORE LANDSCAPING BEGINS, OWNER TO DECIDE IF TO REMOVE, REPAIR, OR REPLACE EXISTING FENCE.
19. SEWER. ALL SANITARY SEWER MAINS AND LATERALS MUST BE INSPECTED AND APPROVED BY THE CITY INSPECTOR BEFORE TRENCH BACKFILLING IS COMPLETED. ALL LATERAL CONNECTIONS SHALL BE INSERT-A-TEE OR WYE AT TEN O'CLOCK POSITIONING TO THE CENTER OF THE MAIN LINE.
20. UTILITIES. ALL NEW AND EXISTING UTILITIES WITHIN AND ADJACENT TO THE SUBDIVISION AND WITHIN ALL RIGHTS-OF-WAY REQUIRING IMPROVEMENTS BY THE SUBDIVISION OR DEVELOPMENT SHALL BE LOCATED UNDERGROUND PER 17.8.409
21. GROUNDWATER. PROVIDE MONITORING WELLS FOR GROUNDWATER LESS THAN 8' BELOW NATIVE SURFACE PER SENSITIVE LAND ORDINANCE.
22. FIRE SPRINKLERS. NEW BUILDING WITH HAVE SPRINKLER FIRE SUPPRESSION SYSTEM.
23. FIRE WALL. NEW BUILDING TO BE CONSTRUCTED WITH 2 HOUR FIRE WALL ADJACENT TO THE EXISTING BUILDING.

show PUE/dimensions

CAN WE GET SOME DETAILS ON TRASH PICKUP AND HOW YOU ARE PLANNING ON THIS TO HAPPEN CONSIDERING THE TRAFFIC ON THE STREET, AND ACCESS INTO THE PARKING LOT?

Provide location of Fire Department Connection. Without provided fire department access, the Fire department connection should be located on the street side of the facility.

Please confirm this with Planning per Sec 17.12.214 Nonconforming building or structure. A building, or structure, or portion thereof which does not conform with the current setback, height or other zoning regulations applicable to the structure, but which legally existed before the effective date of the now controlling regulations.

per Sec 17.1.502 Nonconforming Uses May Be Extended Within Same Building - Limitations Nonconforming uses within a building may be extended through the same building in which said nonconforming use is located provided: That no structural alteration of the building is proposed or made for the purpose of the extension. For purposes of this code, the addition of a solar energy device to a building shall not be construed as a structural alteration. That such increase or extension is required to comply with an order to improve issued by a health or safety official acting in his official capacity.

per sec 17.4.401 CC-1 Zone- "D-Special provisions"

Include fire hydrant detail. Move fire hydrant into the ROW, 18" behind curb

Show the location of existing RMP infrastructure. Coordinate with RMP to relocate underground utility is being using, please remove the overhead line and reconnect to the existing buried utility near by the property.

Show how you're proposing to tie into the existing ground. Provide existing and proposed grades at property lines

Show the location of the groundwater monitoring station per American Fork Sensitive Lands

SITE SOILS INFORMATION

THE ENTIRE SITE IS COVERED WITH Se SOIL. STEED GRAVELLY SANDY LOAM

A TYPICAL PROFILE IS THE FOLLOWING:

A1 - 0 TO 7 INCHES: GRAVELLY SANDY LOAM
C1 - 7 TO 31 INCHES: EXTREMELY GRAVELLY LOAMY SAND
C2, C3 - 31 TO 60 INCHES: EXTREMELY GRAVELLY SAND

OTHER PROPERTIES ARE:

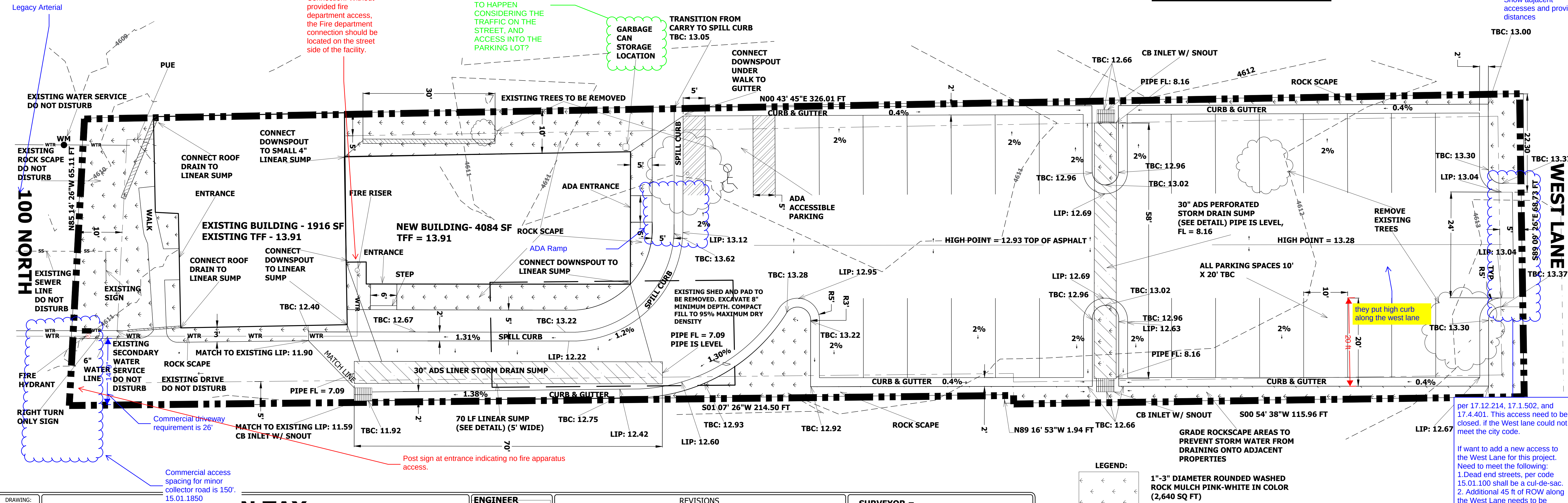
SLOPE: 0 TO 3 PERCENT
DEPTH TO RESTRICTIVE FEATURE: MORE THEN 80 INCHES
DRAINAGE CLASS: WELL DRAINED INFILTRATION; MEDIUM TO RAPID CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER (Ksat): HIGH (2.00 TO 6.00 IN/HR)
DEPTH TO WATER TABLE: ABOUT 48 TO 72 INCHES
FREQUENCY OF FLOODING: NONE, OCCASIONAL
FREQUENCY OF PONDING: NONE
CALCIUM CARBONATE, MAXIMUM CONTENT: 40 PERCENT
MAXIMUM SALINITY: NON SALINE TO VERY SLIGHTLY SALINE (0.0 TO 2.0 MMHOS/CM)
SODIUM ADSORPTION RATIO, MAXIMUM: 5.0
AVAILABLE WATER SUPPLY, 0 TO 60 INCHES: LOW (ABOUT 3.5 INCHES)

Include notes addressing assumptions made in geotechnical report, and earthwork prep/backfilling.

Show adjacent accesses and provide distances

per 17.12.214, 17.1.502, and 17.4.401. This access need to be closed. if the West lane could not meet the city code.

If want to add a new access to the West Lane for this project. Need to meet the following:
1. Dead end streets, per code 15.01.100 shall be a cul-de-sac.
2. Additional 45 ft of ROW along the West Lane needs to be provide



DRAWING:

S-1

FOR:

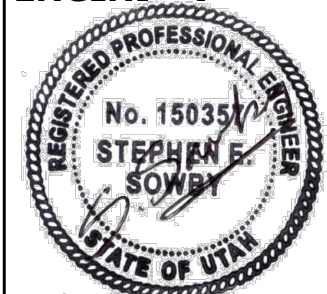
LOCATION:

AMERICAN FORK CITY

DATE:

11-03-2022

ENGINEER

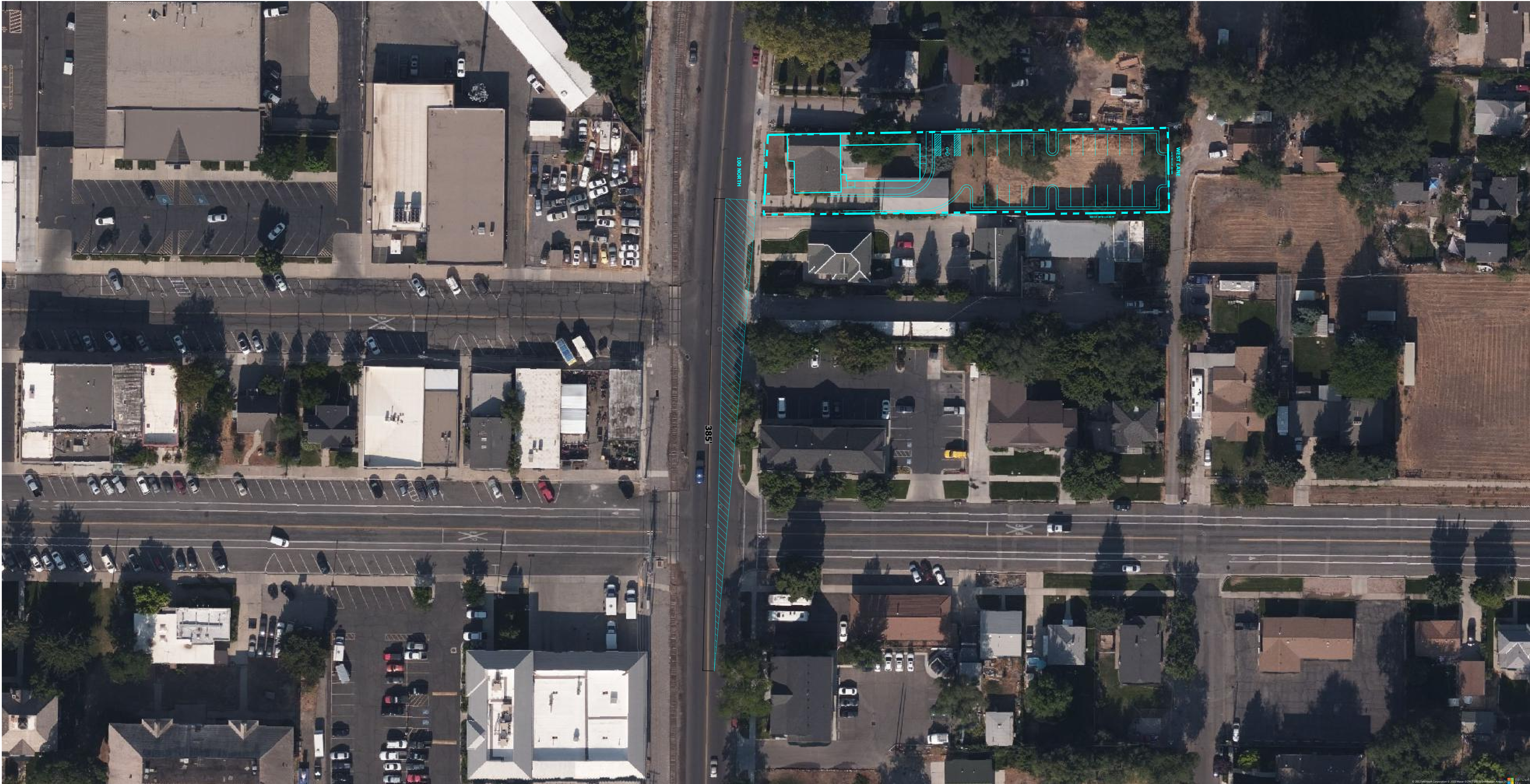


REVISIONS

DATE	BY	REMARKS

SURVEYOR =





DRAWING:

S-2

FOR:

**DBN TAX
SITE PLAN - 34 W 100 N**

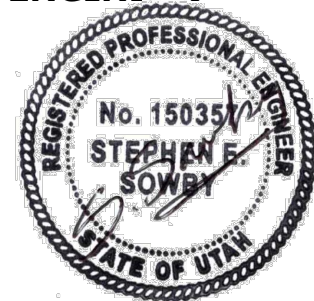
LOCATION:

AMERICAN FORK CITY

DATE:

11-03-2022

ENGINEER



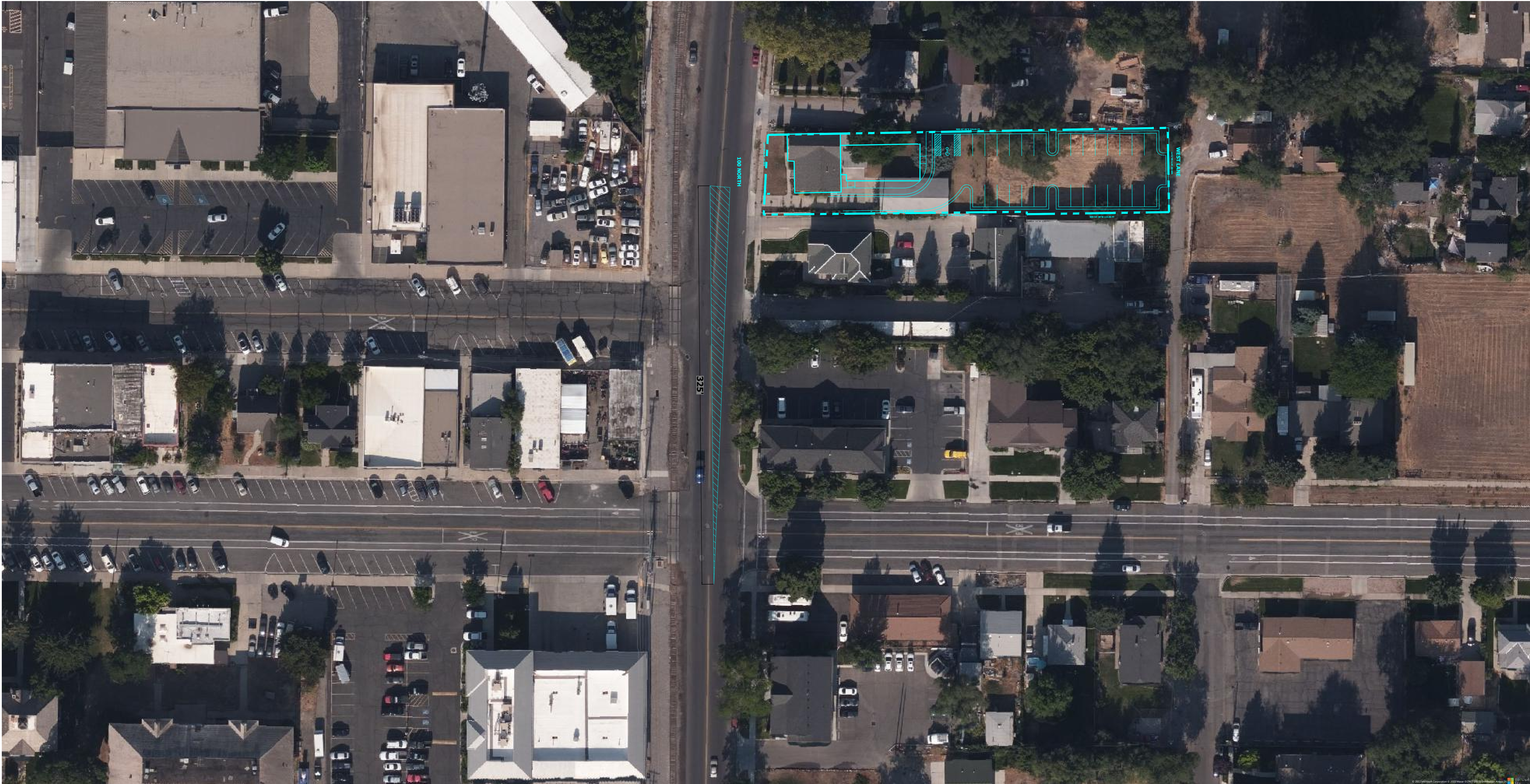
REVISIONS

DATE	BY	REMARKS

SURVEYOR =



SCALE 1" = 40' FOR 24" X 36"



DRAWING:

S-3

FOR:

**DBN TAX
SITE PLAN - 34 W 100 N**

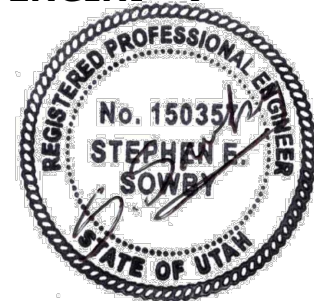
LOCATION:

AMERICAN FORK CITY

DATE:

11-03-2022

ENGINEER



REVISIONS

DATE	BY	REMARKS

SURVEYOR =



SCALE 1" = 40' FOR 24" X 36"

DBN TAX BUILDIGN SITE – 34 W 100 N, American Fork Utah

RESPONSE TO CITY COMMENTS AS OF 15 NOV 2022

GEOTECHNICAL REPORT

NOTES FROM ENGINEERING AND FIRE

PUE's. PUE shown except where the current building is located. 10' in front and 5' sides and rear STORM WATER. All the storm water is designed to be retained on the property in the large sumps and rock mulch in front landscaping. This includes the tiny amount in the 2' wide rock mulch behind the curb in the back yard.

FIRE HYDRANTS. There are 3 fire hydrants within 250 feet of the building as stated on the plan. However, a new hydrant will be constructed in the planter strip in the SE portion of the site near the driveway. Note 3 on original submittal changed to reflect this.

TWO WATER SERVICES? The service in the SE portion of the site is secondary water.

NEW FIRE LINE. A new 6" fire line will be added to the plan. It will tap into the City line in 100 North St. proceed northerly into the site parallel to and 3' East of the existing building. It will terminate near the SE corner of the new addition where a FDC and riser will be located.

SIGHT DISTANCE. Sight distance is currently provided – there are no obstructions. Sheets S-2 and S-3 have been added to show this.

RIGHT IN RIGHT OUT. We have a note to show location of "right turn only" signage upon exit from property.

DRIVEWAY WIDTH SOUTH END. This is an existing driveway and will maintain its approved use. The Fire Marshall approved based on fire sprinkling and new hydrant. Cross access was rejected by neighboring property owner.

ADA RAMPS. We will add labeling for ADA ramp as requested.

EXISTING SHED FOUNDATION. Note added to specify type and depth of replacement materials

EXISTING AND PROPOSED PARKING LOT GRADES. Discussed with city and we agreed that the information shown is sufficient.

WEST LANE. We will have a high back curb along west lane.

TRASH. Trash/garbage service will be as is currently provided with a residential container. Location of storage is shown on plans with a note.

COMMERCIAL DRIVEWAY WIDTH NORTH END. Access to West lane has been removed

DEPTH TO GROUNDWATER. This is not a problem because the bottom of the linear sump pipe will still be 3' above the existing GW depth. With the addition of the parking lot subgrade and asphalt, the depth to GW will be > 8'. A Note was provided to provide monitoring well for groundwater depths less than 8'

SANITARY SEWER NOTE. The note will be added but not needed since there is already an existing lateral that will be used.

UNDERGROUND UTILITIES. Note added but the RMP facilities will not be impacted and therefore do not need to be relocated underground.

COVER SHEET. Discussion with city and agreement that this is not necessary.

pls show in plan

need to show the grades

per city Engineer, If the overhead utility is being using, please remove the overhead line and reconnect to the existing buried utility near by the property.