Wednesday, October 12, 2022
Development Review Committee

DEVELOPMENT REVIEW COMMITTEE AGENDA
PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting at the Spanish Fork City Council Chamber, 40 South Main Street, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Approval of Minutes

Subject	**A. September 28, 2022**
Meeting	Oct 12, 2022 - Development Review Committee
Category	1. Approval of Minutes
Access	Public
Type	Action, Minutes

File Attachments
minutes.drc.9-28-2022.pdf (1,168 KB)

2. Site Plan

Subject	**A. EL TENEDOR LOGISTICS CENTER - PHASE 1. The proposal involves industrial development of two lots located at 1401 North 300 West.**
Meeting	Oct 12, 2022 - Development Review Committee
Category	2. Site Plan
Access	Public
Type	Action, Discussion

File Attachments
report.drc.eltenedorlogisticscenterphase1sp.10-12-2022.pdf (26,587 KB)
plans.eltenedorphase1.9-29-2022.pdf (13,762 KB)

Subject	**B. COLEMAN INDUSTRIAL 2. The proposal involves an industrial development located at approximately 539 West 1000 North.**
Meeting	Oct 12, 2022 - Development Review Committee
Category	2. Site Plan

Access	Public
Type	Action, Discussion

File Attachments
report.drc.colemanindustrial2.10-12-2022.pdf (5,390 KB)
plans.colemanindustrial2.9-26-2022.pdf (2,454 KB)

3. Zone Change

Subject	**A. LUDLOW DESIGN ENHANCEMENT. The proposal would amend the Development Enhancement Overlay approval for a 0.32-acre property located at 103 East 100 South.**
Meeting	Oct 12, 2022 - Development Review Committee
Category	3. Zone Change
Access	Public
Type	Action, Discussion

4. General Plan Amendment

Subject	**A. TRANSPORTATION ELEMENT OF THE GENERAL PLAN 22.05. The proposal involves a revision to the Transportation Master Plan.**
Meeting	Oct 12, 2022 - Development Review Committee
Category	4. General Plan Amendment
Access	Public
Type	Action, Discussion

File Attachments
22.05 Dec 2022 TMP PC_CC Master Memo (eff Jan 1, 2023) - Dillon Muirbrook.pdf (3,236 KB)

5. Discussion

Subject	**A. BELTRAN HANGAR.**
Meeting	Oct 12, 2022 - Development Review Committee
Category	5. Discussion
Access	Public
Type	Action, Discussion

File Attachments
plans.beltranhangar.10-4-2022.pdf (554 KB)
elevations.beltranhangar.10-4-2022.pdf (304 KB)

6. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah
September 28, 2022

Staff Members Present: **Chris Thompson**, Public Works Director; **Seth Perrins**, City Manager; **Dave Anderson**, Community Development Director; **Brandon Snyder**, City Planner; **Kimberly Brenneman**, Development Coordination Manager; **Vaughn Pickell**, City Attorney; **Ana Burgi**, Assistant City Attorney; **John Little**, Chief Building Official; **Michael Clark**, Assistant City Engineer; **Marcie Clark,** Engineering Department Secretary; **Jered Johnson**, Engineering Division Manager; **Zach Hendrickson**, Outside Plant Manager; **Jake Theurer**, Power and Light Superintendent; **Tom Cooper,** Power and Light Senior Utility Planner; **Bart Morrill**, Parks Maintenance Supervisor; **Jason Turner,** Fire Marshall.

Citizens Present: none.

Chris Thompson called the meeting to order at 10:00 a.m.

MINUTES

September 21, 2022

Jake Theurer **moved** to approve the minutes of September 21, 2022.

Dave Anderson **seconded** and the motion **passed** all in favor.

SITE PLAN

SPRINKLER SUPPLY

Brandon Snyder stated the development is proposed on a lot within the Green Tree Subdivision. There was a development agreement executed with this subdivision. It is important to note that before a Certificate of Occupancy can be issued, the completion of the infrastructure improvements per the subdivision need to be completed. The applicant has provided elevations of the proposed building. Brandon Snyder stated there will be product stored inside the structure and outdoor storage as well. The applicant is asking for the

dumpster enclosure requirement to be waived and to have the dumpster placed within the outdoor storage yard.

Dave Anderson stated that the enclosure is basically built with the wall for the outdoor storage area. He stated there are ways to effortlessly build a dumpster enclosure or have it built with not much more additional cost.

Brandon Snyder clarified the addition of a couple wing walls could be added to meet the enclosure requirement.

Dave Anderson **moved** to approve the proposed Sprinkler Supply Site Plan based on the following finding and conditions:

Finding:

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

Conditions:

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

Vaughn Pickell **seconded** the motion.

Seth Perrins stated that as long as the dumpster has lids on it and the dumpster is screened from the public, then the requirement is met, but just not in the typical enclosure provided with most sites. He is more concerned with how the garbage would get to the dumpster enclosure from the building.

Brandon Snyder suggested that if the City does not require the wing walls, to have the applicant show where the dumpster would be placed on the site to make sure it is not by any open gates into the outdoor storage yard.

Chris Thompson stated it is best that the dumpster be on a concrete pad and shown on the Site Plan.

Dave Anderson **moved** to amended his motion of approval the proposed Sprinkler Supply Site Plan based on the following finding and conditions:

Finding:

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

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the applicant adds to the plans, a description for where an appropriately sized concrete pad will be constructed within the enclosed area for the dumpster to be placed.

Vaughn Pickell seconded the amended motion and it passed all in favor.

SITE PLAN

LEAP AHEAD CHILDCARE

Brandon Snyder stated that the applicant is proposing to convert an existing building from a bar/restaurant to a daycare within the industrial I-1 zone. The applicant has provided a Site Plan, a floor plan of the building, and landscaping plan for review. There were comments provided from the Building Official with regards to a gazebo that was placed on the site without a building permit. The Site Plan designates additional parking stalls, landscaping and the location of the existing dumpster enclosure. There is a small parkstrip between the curb and sidewalk that will have some landscaping installed.

Chris Thompson stated he would like to see the north drive access be a shared drive access.

Chrissy Mugleston has indicated they plan to run a fence along the north property line to the front sidewalk adjacent to the north access.

Chris Thompson stated from a traffic engineers' perspective, he would like to have an option in the future to combine the north access with the adjacent property by having a cross access easement created with this application.

Chrissy Mugleston has a desire to keep the child care business separate from the adjacent industrial uses. They plan to plant trees along the north to keep the sites separated.

There was discussion of the parking configuration related to the various businesses in the area and the adjacent properties.

There was general discussion regarding the landscaping plan and if street trees were preferred at this time. Tom Cooper stated that the Power Department prefers to not have trees planted under power lines.

Michael Clark asked for direction from the DRC to determine if the City should require the property owner to dedicate the future right of way along 300 West and install the improvements.

It was determined to not require dedication of the right of way until it is determined that the area is best served with a wider road.

Explanation was provided to the applicants with regard to the need for a Building Permit due to the change in use in addition to the Site Plan application.

There was discussion of the impact fees that might be charged based on the change from bar/restaurant to a daycare. Michael Clark stated he will look into those fees.

John Little confirmed that the applicant can submit one application for both the gazebo and the primary structure.

Dave Anderson **moved** to approve the proposed Leap Ahead Child Care Site Plan based on the following finding and conditions:

Finding:

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

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the applicant provides a cross access easement for the access to the north off of 300 West. This will be in the name of (favor of) the City so that in the future, when appropriate with a change of use, it can be relinquished.

Vaughn Pickell **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT

EAGLE HAVEN SUBDIVISION AMENDED

Brandon Snyder stated this proposal is an amendment to an existing Preliminary Plat in order to accommodate the development of the property owned by Jerry Carrol. The parcel is north of the previously approved and recorded Eagle Haven Subdivision. Brandon Snyder gave the history of the initial approval of the Eagle Haven Subdivision stating it was approved as a Master Planned Development. He stated that Jerry Carrol has requested that the subdivision's Preliminary Plat be amended in order to allow him the ability to develop his property as a Master Planned Development. The amended subdivision would add 7 single-family lots. A Master Planned Development must have a total of 5 acres within the R-1-15 zone. The applicant is requesting a reduction in setbacks with the proposed amended subdivision. The initial approval of the Eagle Haven Subdivision did not require a modification to the setbacks. The City Council required that the standard setbacks of the zone apply. Brandon Snyder stated as part of the Master Planned Development there are required design standards that must be met. These are usually addressed with Building Permits. With that in mind, staff members are waiting for the plans to be provided by the applicant clarifying the materials on the garage that will be added to the existing home. There have been many discussions regarding a proposed retaining wall outside the front of the existing home. This needs to be clarified on the plans in regards to height, drainage, and the materials to be used. It is standard practice to review connectivity of neighborhoods with streets or pedestrian trails.

Jerry Carrol shared his opinions on a few of the discussion items. Seth Perrins stated that as a fundamental thought to say a lot is lost with the need for a street, as the project has not been approved, is not accurate.

Dave Anderson echoed Seth Perrins thought and reiterated that this is a standard practice from the City to require connectivity and has been discussed with numerous developments over the years.

Seth Perrins stated that an email was received from the State of Utah Property Rights Ombudsman's office regarding a complaint that was filed by Jerry Carrol. He feels it is appropriate to have discussion on this item, but to not act on the application until a ruling from the Ombudsman's office is received. In essence, at the end of the discussion held here in the DRC, he feels the item should be continued until the Ombudsman's office issues a decision. Potential placement of a street stub to the north was discussed.

Jerry Carrol is opposed to providing a dead-end street to a field for a future development, stating that could be 20 years.

Chris Thompson agreed that if the Ombudsman's office is to issue a decision as to what the City can and cannot require with a Master Planned Development, it is best to not take action on this item.

Vaughn Pickell asked for clarification as to if the applicant was required to have the development be part of a Master Planned Development or if the applicant would be able to have the subdivision approved as a standard subdivision.

Brandon Snyder confirmed the applicant could have the parcel he owns approved as a standard subdivision but the applicant has elected to apply for approval as a Master Planned Development. He estimated that the standard subdivision would probably accommodate roughly up to 5 single-family lots.

Jerry Carrol feels that he is meeting all the requirements of the City for a subdivision. He stated that the existing home will sit below the road about 4 feet. There needs to be re-routing of any water runoff.

Dave Anderson asked for clarification of where the retaining walls would be placed, how tall they are proposed, and what the walls will look like. The idea of a stub road to the north should be necessary to plan for; this item is still outstanding.

Chris Thompson stated that the frontage for lots 20, 21, 25 and 26 are so narrow.

Seth Perrins does not like the narrowness of the design and will look to the Engineering Department to determine if the width of those lots will work adequately with the utilities. He does not feel the connection road should run through lot 23 and should continue from one of the existing roads, either 2580 East or 2670 East. The treatment of the exterior of the existing home and drainage of water needs to be resolved with the development application materials.

Tom Cooper stated that the utilities were stubbed for the roads, 2580 East or 2670 East, to go north. It would be best from the utility standpoint to extend the west stub street, 2580 East.

There was discussion of what accesses could exist should the property to the north develop residentially.

Matt Brown stated he agrees the connection is needed, but is a third access really needed. He shared thoughts that there will be added traffic for the Eagle Haven Subdivision with the additional access to the north. He also stated that if connectivity was a concern to the City then a stub road within Eagle Haven should have been required to the south.

Discussion regarding connections continued.

Dave Anderson summarized if the DRC is not comfortable with what is designed, it needs to be made very clearly now. If the west road, 2580 East, was extended to the north, then potentially lots 20 and 21 could be reconfigured with better frontage.

Chris Thompson would like to complete more research on the width of lots 20, 21, 25 and 26. He really does not think they are viable widths in regards to utilities and best design practices.

Dave Anderson **moved** to continue the proposed revised Preliminary Plat amendment for the Eagle Haven Subdivision until an advisory opinion is received from the Ombudsman's office or until the request for an advisory opinion is withdrawn.

Vaughn Pickell **seconded** and the motion **passed** all in favor.

GENERAL PLAN AMENDMENT

TRANSPORTATION ELEMENT OF THE GENERAL PLAN 22.04

Brandon Snyder stated that the exhibits are not very clear in illustrating the changes proposed. This would be helpful when moving forward to the Planning Commission.

Chris Thompson summarized the amendments. There were a few minor changes to the trails.

Dave Anderson **moved** to recommend approval of the proposed Transportation Element of the General Plan 22.04 to the City Council with the changes as proposed but with the exhibits in the memo being updated.

Vaughn Pickell **seconded** and the motion **passed** all in favor.

CONSTRUCTION STANDARDS 22.03

Michael Clark summarized the proposed changes stating most of the changes are intended to create clear direction to contractors and inspectors.

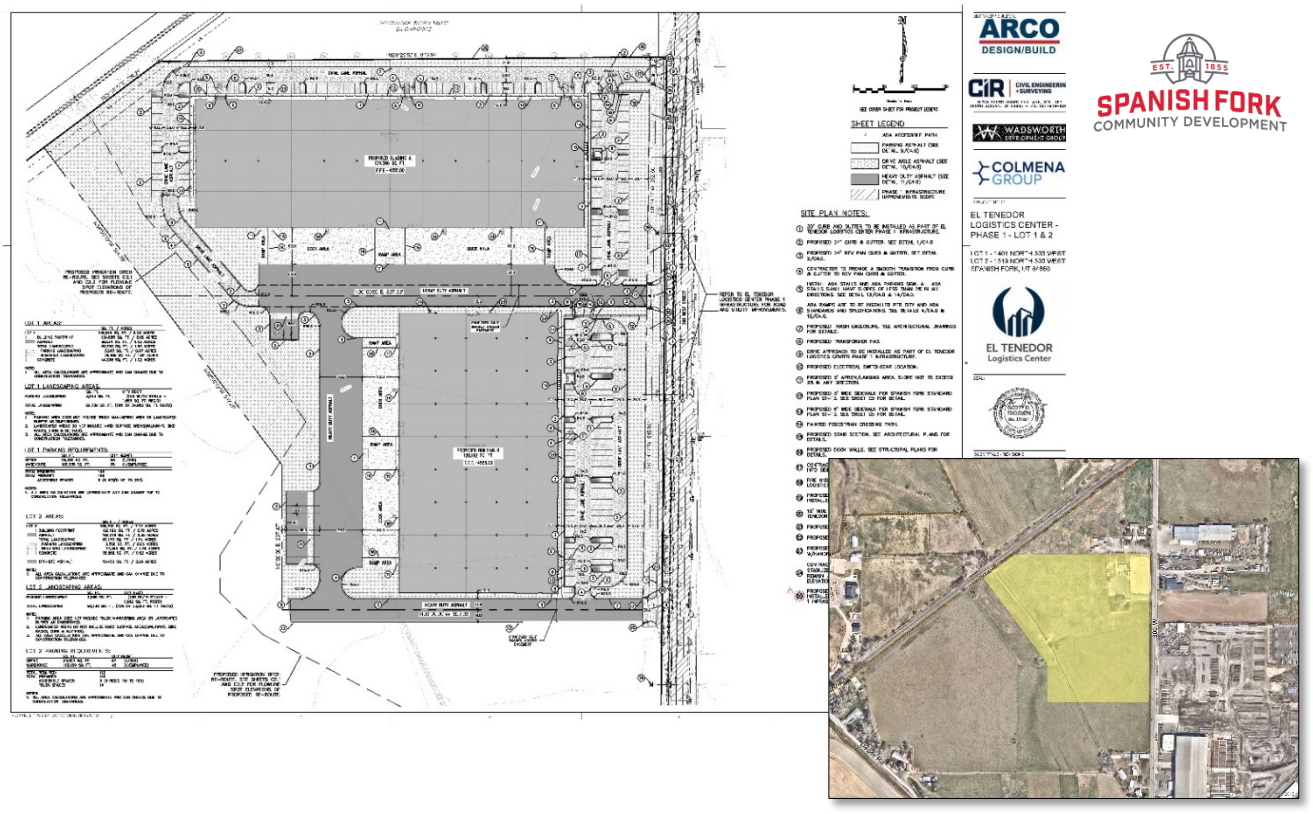
Seth Perrins **moved** to continue the proposal in order to allow for additional time to review the changes.

Vaughn Pickell **seconded** and the motion **passed** all in favor.

John Little moved to adjourn the meeting at 11:40 a.m.

Adopted:

Kimberly Brenneman
Development Coordination Manager



El Tenedor Logistics Center Phase 1 Site Plan Approval Request

October 12, 2022, Development Review Committee Meeting.

Located at 1401 North 300 West, including approximately 16.36 acres.

The subject parcels are currently zoned I-1.

The applicant has requested that a Site Plan, for lots 1 and 2, of the industrial development be approved.

Recommendation

That the proposed Site Plan be approved based on the following findings and subject to the following conditions:

Finding

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

Conditions

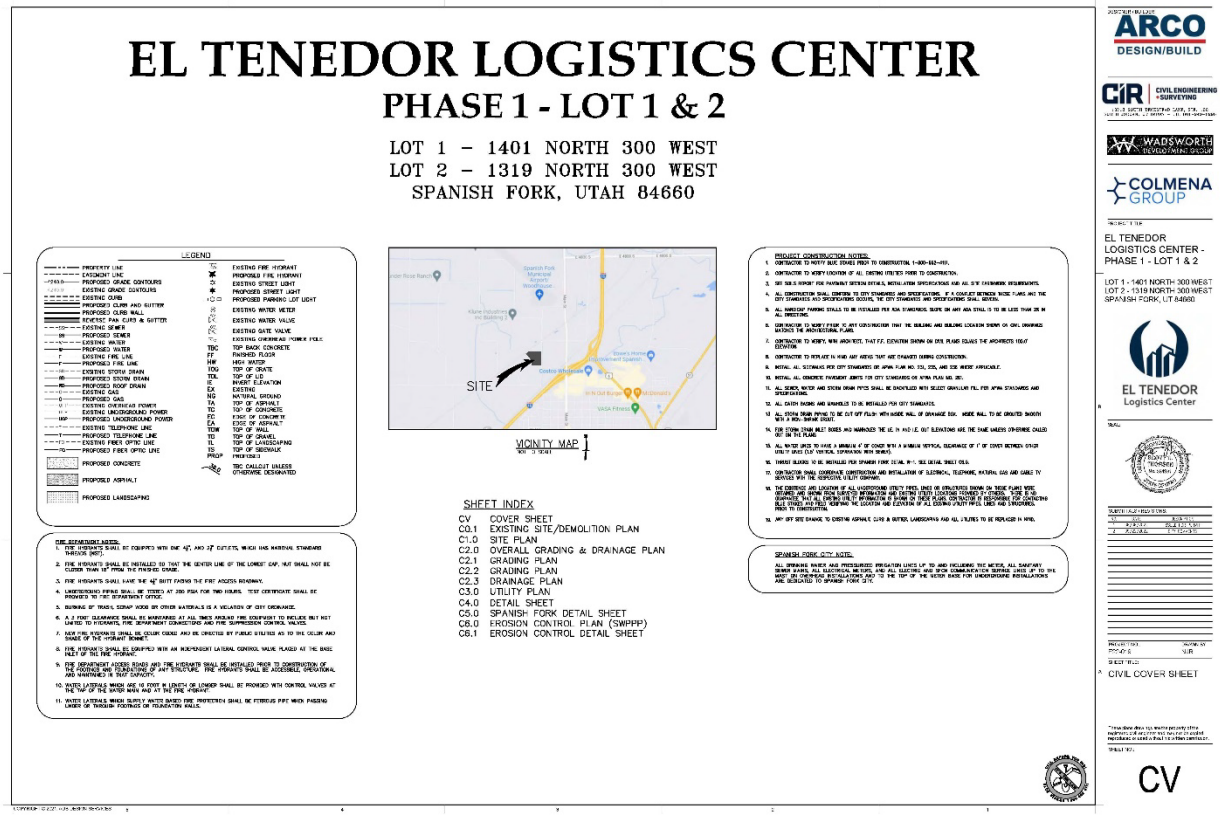
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

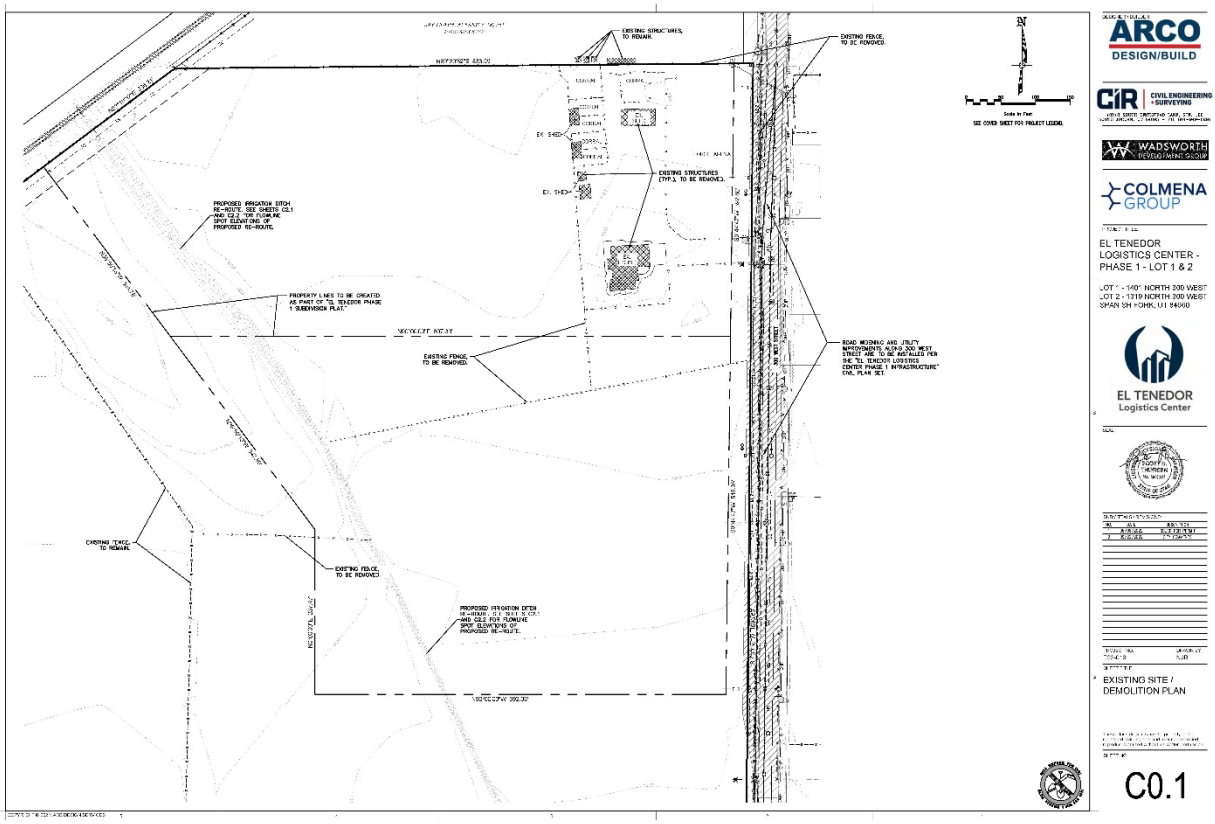
Key Issues

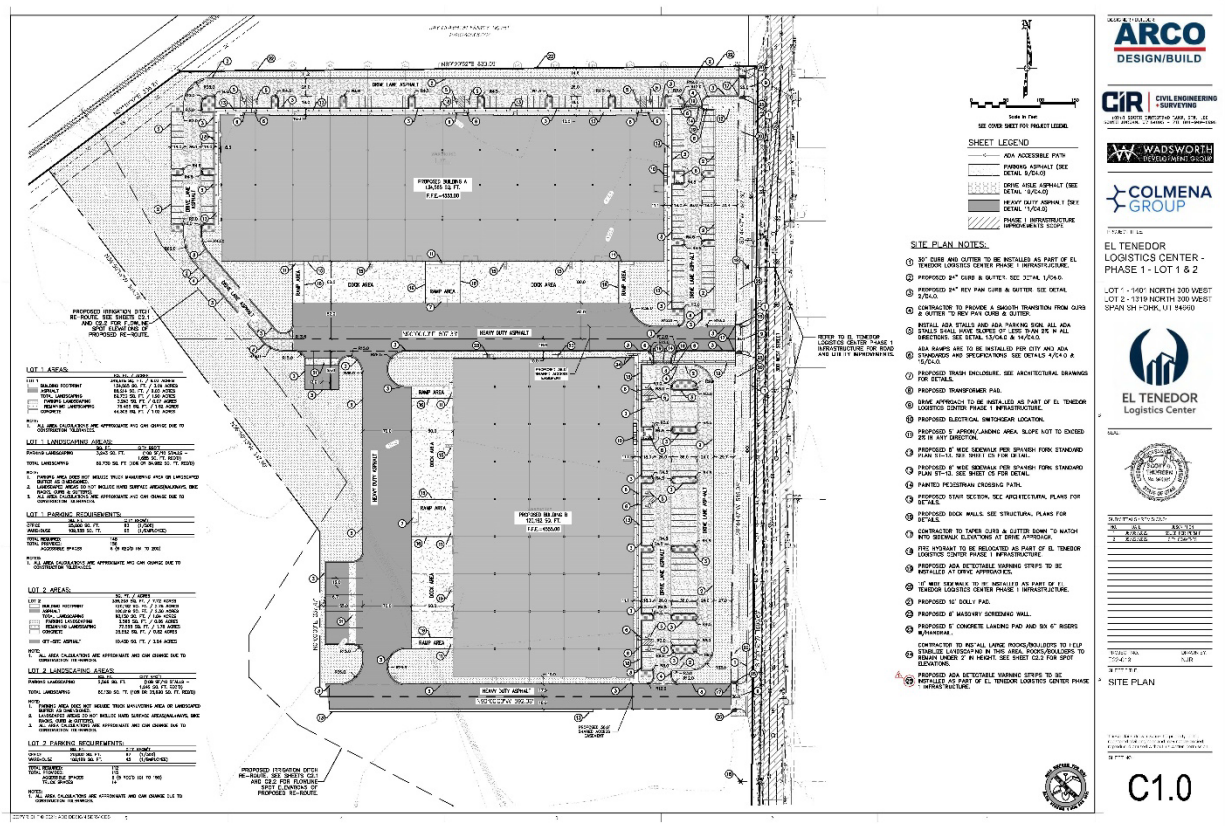
1. Improvements.
2. Subdivision.
3. Storm Drain.
4. Landscaping.
5. Utilities.
6. Power.

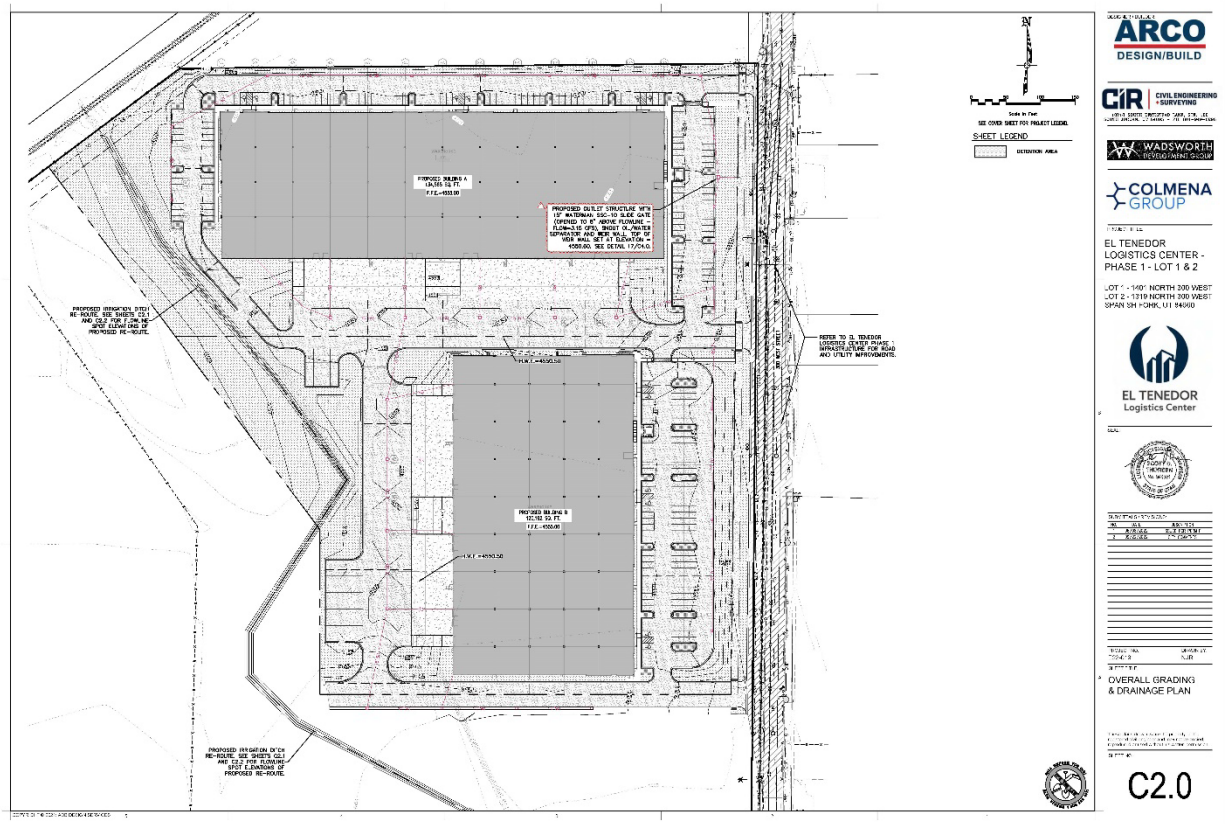
Exhibits

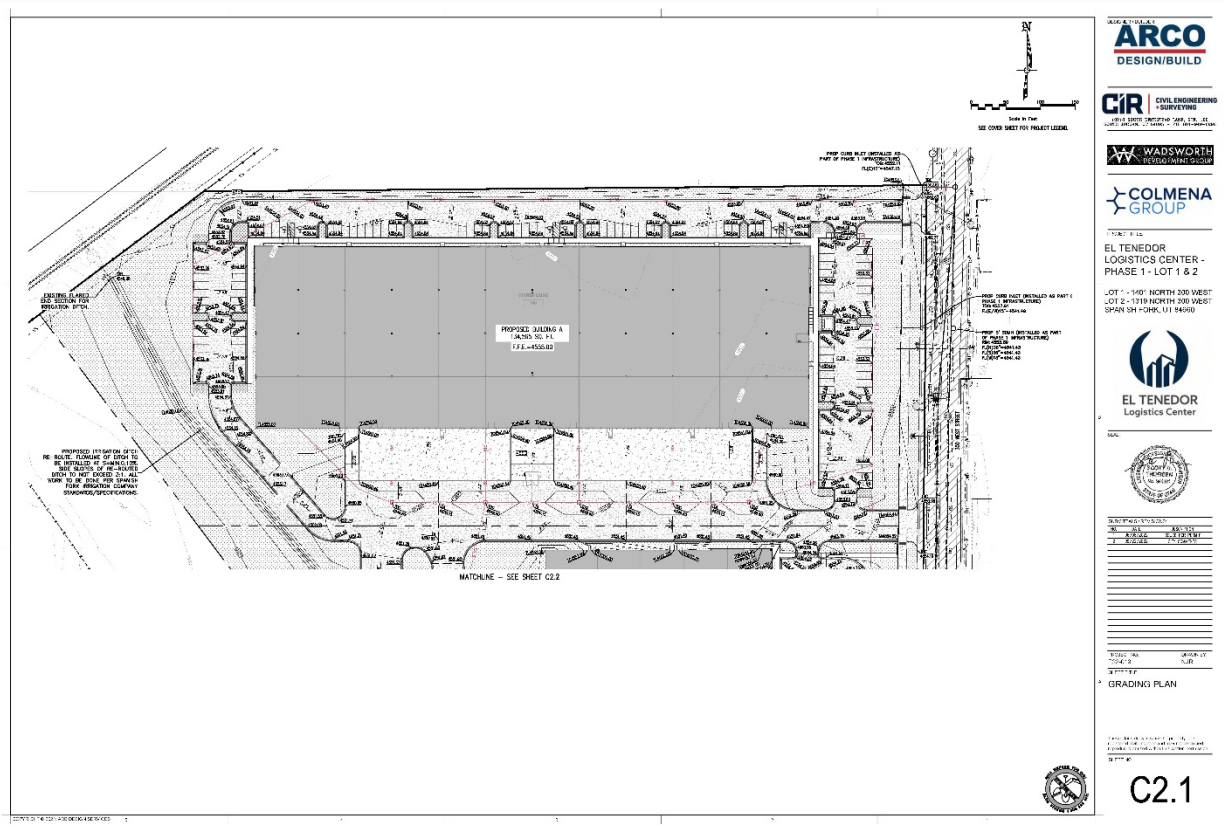
1. Site Plan.
2. Landscape Plan.
3. Building Elevations.

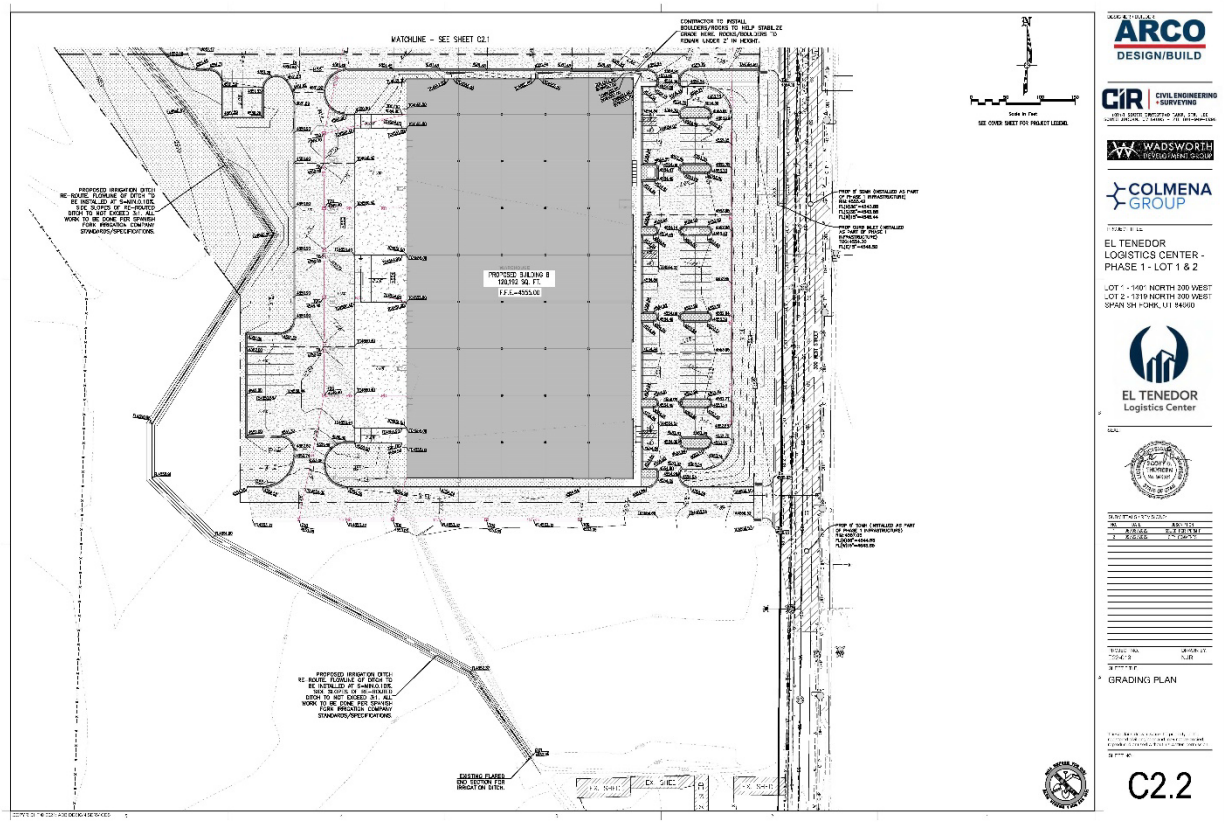

EL TENEDOR LOGISTICS CENTER
PHASE 1 - LOT 1 & 2
LOT 1 - 1401 NORTH 300 WEST
LOT 2 - 1319 NORTH 300 WEST
SPANISH FORK, UTAH 84660
LEGEND
VICINITY MAP
SITE
SHEET INDEX
CV COVER SHEET
C0.1 EXISTING SITE/DEMOLITION PLAN
C1.0 SITE PLAN
C2.0 OVERALL GRADING & DRAINAGE PLAN
C2.1 GRADING PLAN
C2.2 GRADING PLAN
C2.3 DRAINAGE PLAN
C3.0 UTILITY PLAN
C4.0 DETAIL SHEET
C5.0 SPANISH FORK DETAIL SHEET
C6.0 EROSION CONTROL PLAN (SWPPP)
C6.1 EROSION CONTROL DETAIL SHEET
ARCO DESIGN/BUILD
CIVIL ENGINEERING + SURVEYING
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE 1 - LOT 1 & 2
LOT 1 - 1401 NORTH 300 WEST
LOT 2 - 1319 NORTH 300 WEST
SPANISH FORK, UT 84660
EL TENEDOR Logistics Center
CIVIL COVER SHEET
CV

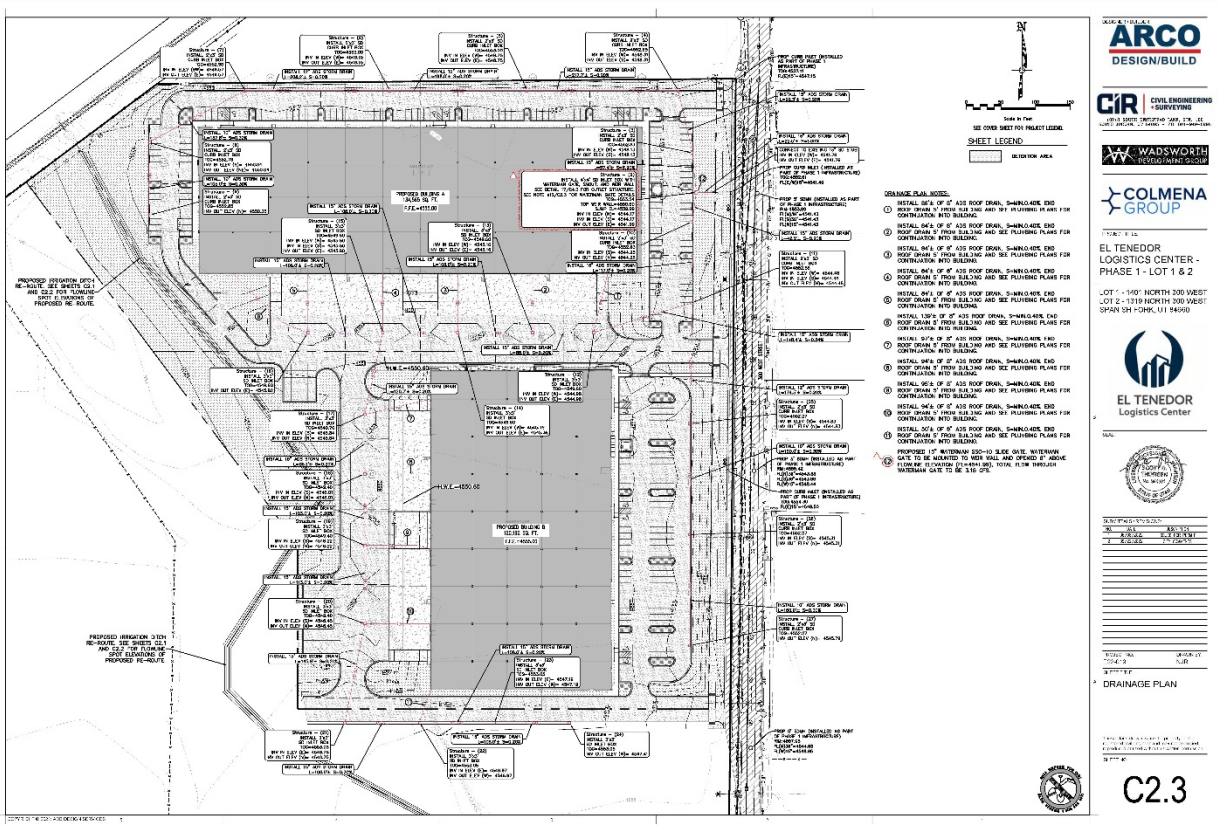

EXISTING STRUCTURES TO REMAIN
EXISTING FENCE TO BE REMOVED
EXISTING STRUCTURES (TYP.) TO BE REMOVED
PROPOSED IRRIGATION DITCH RE-ROUTE. SEE SHEETS C3.1 FOR ADDITIONAL DETAILS. SPOT ELEVATIONS OF PROPOSED RE-ROUTE.
PROPERTY LINES TO BE CREATED AS PART OF "EL TENEDOR PHASE 1 SUBDIVISION PLAT."
EXISTING FENCE TO BE REMOVED
ROAD WIDENING AND UTILITY IMPROVEMENTS ALONG 300 WEST STREET ARE TO BE AS-BUILTED PER THE "EL TENEDOR LOGISTICS CENTER PHASE 1 INFRASTRUCTURE" CIVIL PLAN SET.
EXISTING FENCE TO REMAIN
EXISTING FENCE TO BE REMOVED
PROPOSED IRRIGATION DITCH RE-ROUTE. SEE SHEETS C3.1 AND C4.0 FOR ADDITIONAL SPOT ELEVATIONS OF PROPOSED RE-ROUTE.
ARCO DESIGN/BUILD
CIVIL ENGINEERING + SURVEYING
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE 1 - LOT 1 & 2
LOT 1 - 1401 NORTH 300 WEST
LOT 2 - 1319 NORTH 300 WEST
SPANISH FORK, UT 84660
EL TENEDOR Logistics Center
EXISTING SITE / DEMOLITION PLAN
C0.1

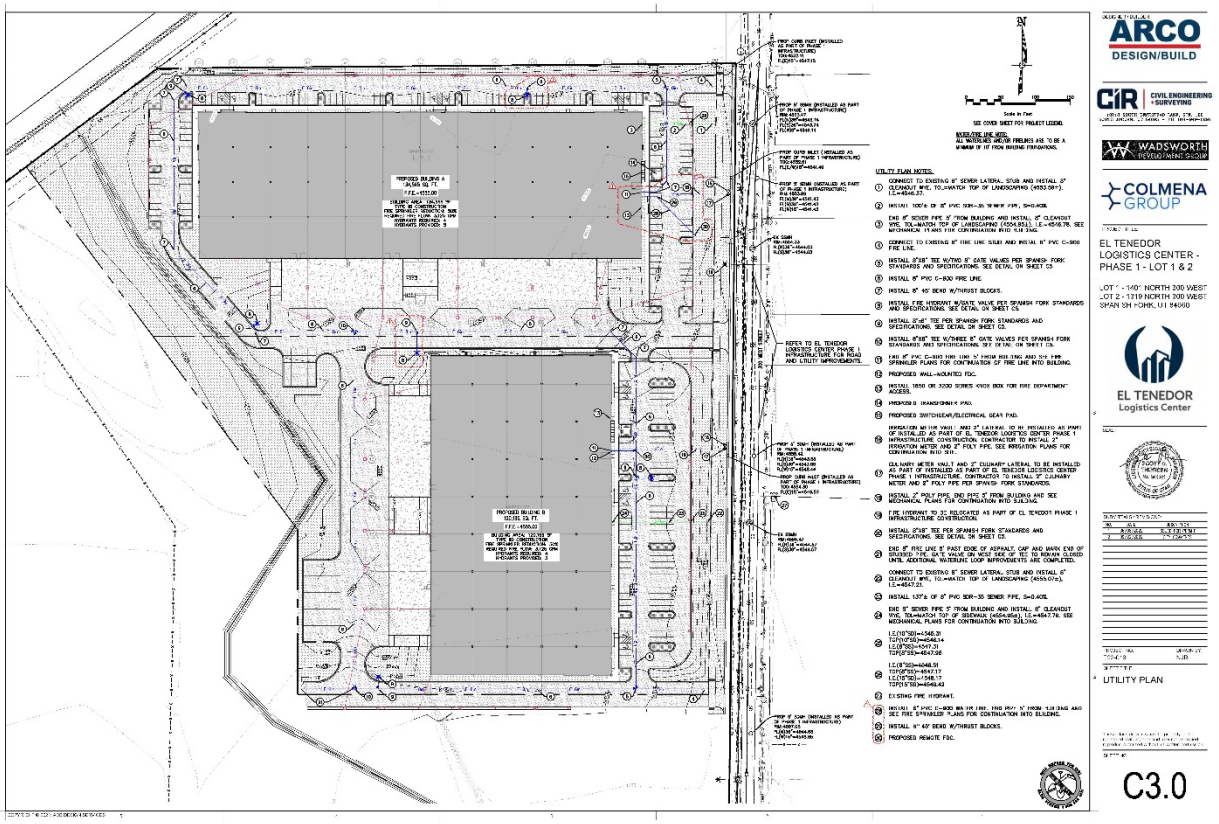

ARCO DESIGN/BUILD
CIVIL ENGINEERING + SURVEYING
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE 1 - LOT 1 & 2
EL TENEDOR Logistics Center
SITE PLAN
C1.0

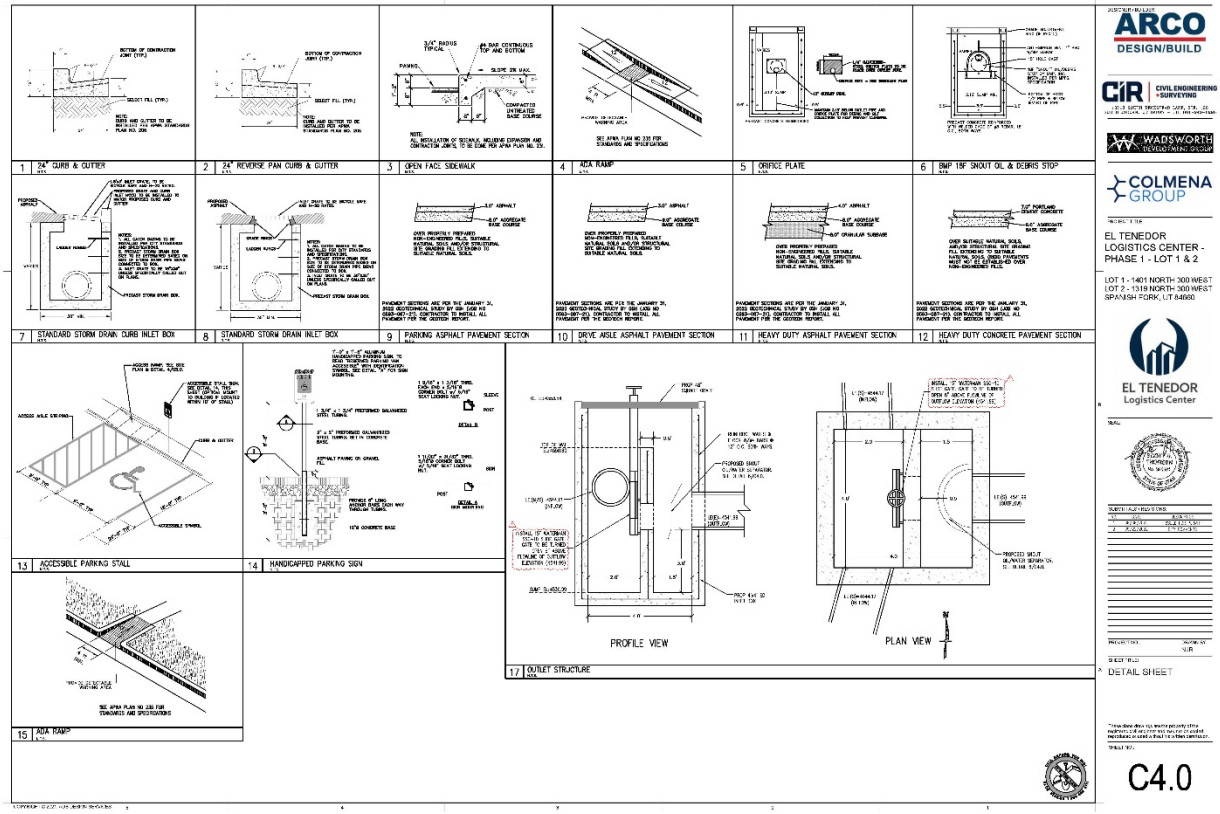

ARCO DESIGN/BUILD
CIVIL ENGINEERING + SURVEYING
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE 1 - LOT 1 & 2
EL TENEDOR Logistics Center
OVERALL GRADING & DRAINAGE PLAN
C2.0

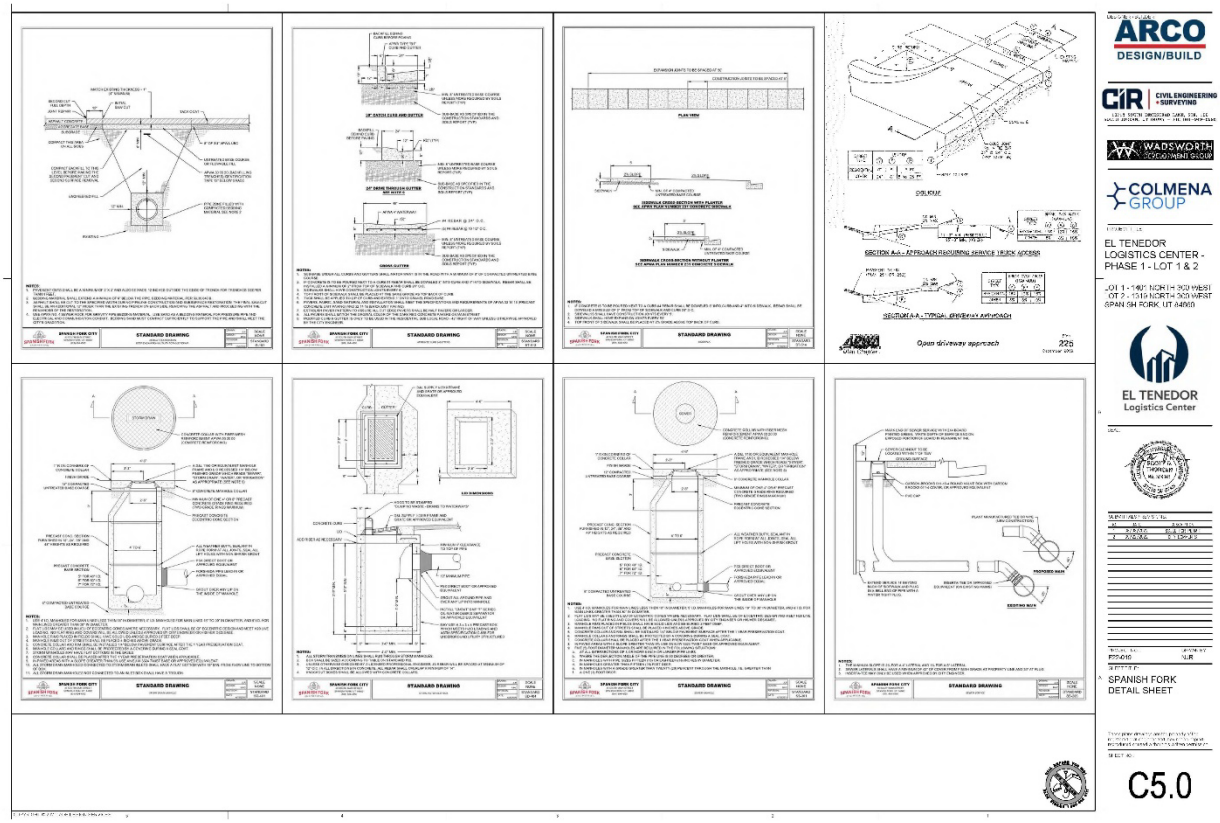

PROPOSED BUILDING A
MATCHLINE – SEE SHEET C2.2
ARCO DESIGN/BUILD
CIR CIVIL ENGINEERING + SURVEYING
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE 1 - LOT 1 & 2
EL TENEDOR Logistics Center
GRADING PLAN
C2.1

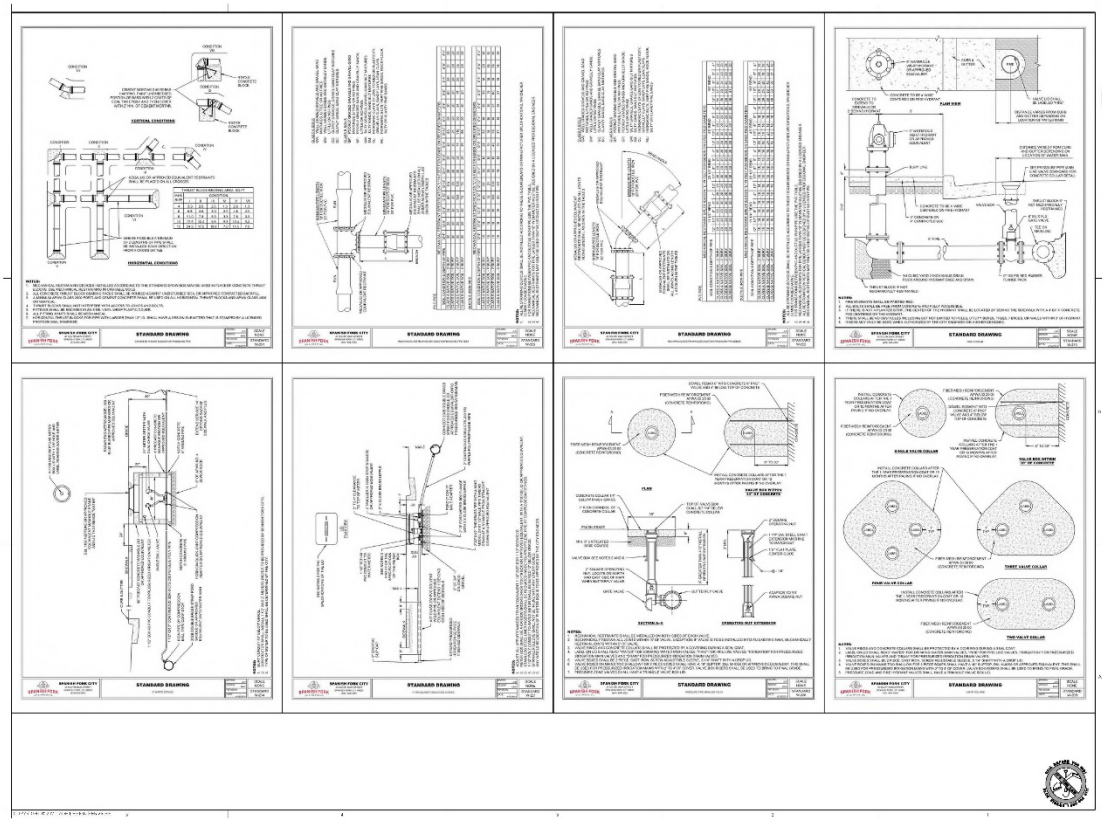

MATCHLINE – SEE SHEET C2.1
PROPOSED BUILDING B
ARCO DESIGN/BUILD
CIR CIVIL ENGINEERING + SURVEYING
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE 1 - LOT 1 & 2
EL TENEDOR Logistics Center
GRADING PLAN
C2.2


ARCO DESIGN/BUILD
CIVIL ENGINEERING + SURVEYING
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE 1 - LOT 1 & 2
EL TENEDOR Logistics Center
DRAINAGE PLAN
C2.3


ARCO DESIGN/BUILD
CIVIL ENGINEERING + SURVEYING
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE 1 - LOT 1 & 2
EL TENEDOR Logistics Center
UTILITY PLAN
C3.0


1 24" CURB & GUTTER
2 24" REVERSE PAN CURB & GUTTER
3 OPEN FACE SIDEWALK
4 ADA RAMP
5 ORIFICE PLATE
6 BMP 18F SNOUT OIL & DEBRIS STOP
7 STANDARD STORM DRAIN CURB INLET BOX
8 STANDARD STORM DRAIN INLET BOX
9 PARKING ASPHALT PAVEMENT SECTION
10 DRIVE AISLE ASPHALT PAVEMENT SECTION
11 HEAVY DUTY ASPHALT PAVEMENT SECTION
12 HEAVY DUTY CONCRETE PAVEMENT SECTION
13 ACCESSIBLE PARKING STALL
14 HANDICAPPED PARKING SIGN
15 ADA RAMP
17 OUTLET STRUCTURE
PROFILE VIEW
PLAN VIEW
ARCO DESIGN/BUILD
CIR CIVIL ENGINEERING + SURVEYING
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE 1 - LOT 1 & 2
LOT 1 - 1401 NORTH 300 WEST
LOT 2 - 1319 NORTH 300 WEST
SPANISH FORK, UT 84660
EL TENEDOR Logistics Center
DETAIL SHEET
C4.0


STANDARD DRAWING
SECTION A-A - TYPICAL DRIVEWAY APPROACH
Open driveway approach
ARCO DESIGN/BUILD
CIR CIVIL ENGINEERING + SURVEYING
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE 1 - LOT 1 & 2
LOT 1 - 1401 NORTH 300 WEST
LOT 2 - 1319 NORTH 300 WEST
SPAN SH FORK, UT 84660
EL TENEDOR Logistics Center
SPANISH FORK DETAIL SHEET
C5.0



ARCO DESIGN/BUILD

CIVIL ENGINEERING + SURVEYING

WADSWORTH DEVELOPMENT GROUP

COLMENA GROUP

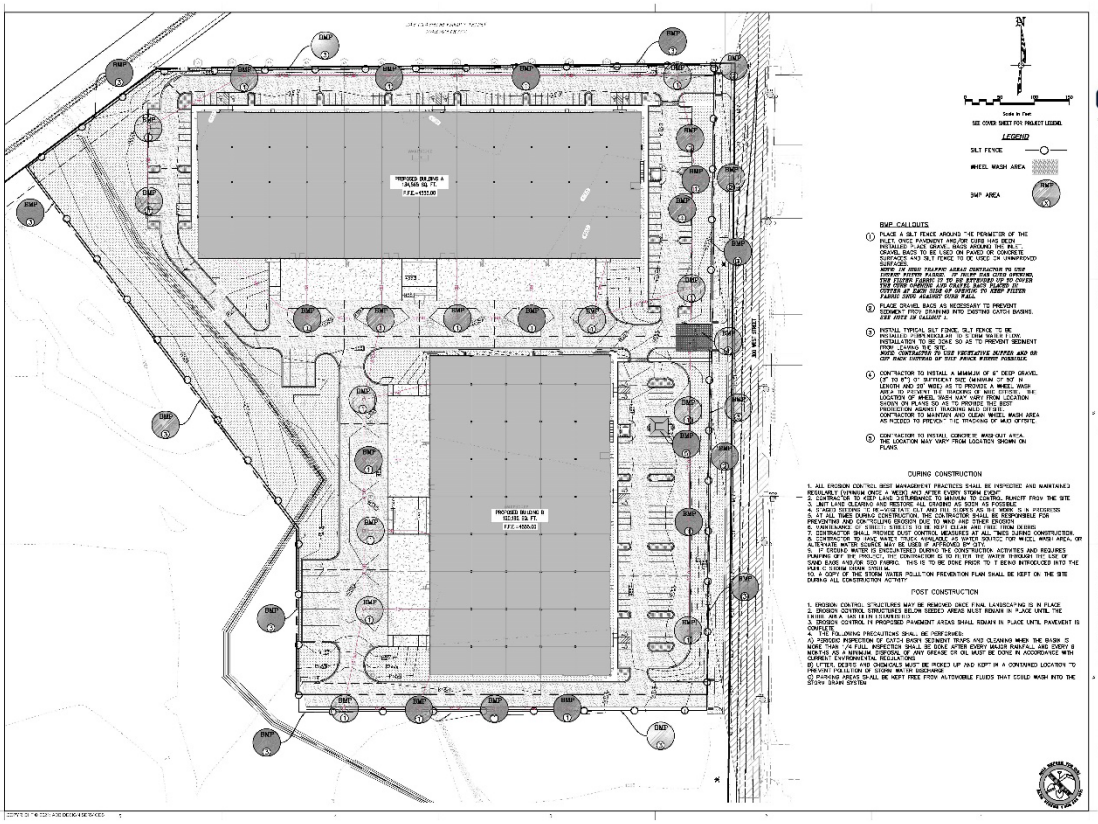
EL TENEDOR LOGISTICS CENTER - PHASE 1 - LOT 1 & 2

LOT 1 - 140' NORTH 300 WEST
LOT 2 - 1319 NORTH 300 WEST
SPAN SH FORK, UT 84660

EL TENEDOR Logistics Center

SPANISH FORK DETAIL SHEET

C5.1



ARCO DESIGN/BUILD

CIVIL ENGINEERING + SURVEYING

WADSWORTH DEVELOPMENT GROUP

COLMENA GROUP

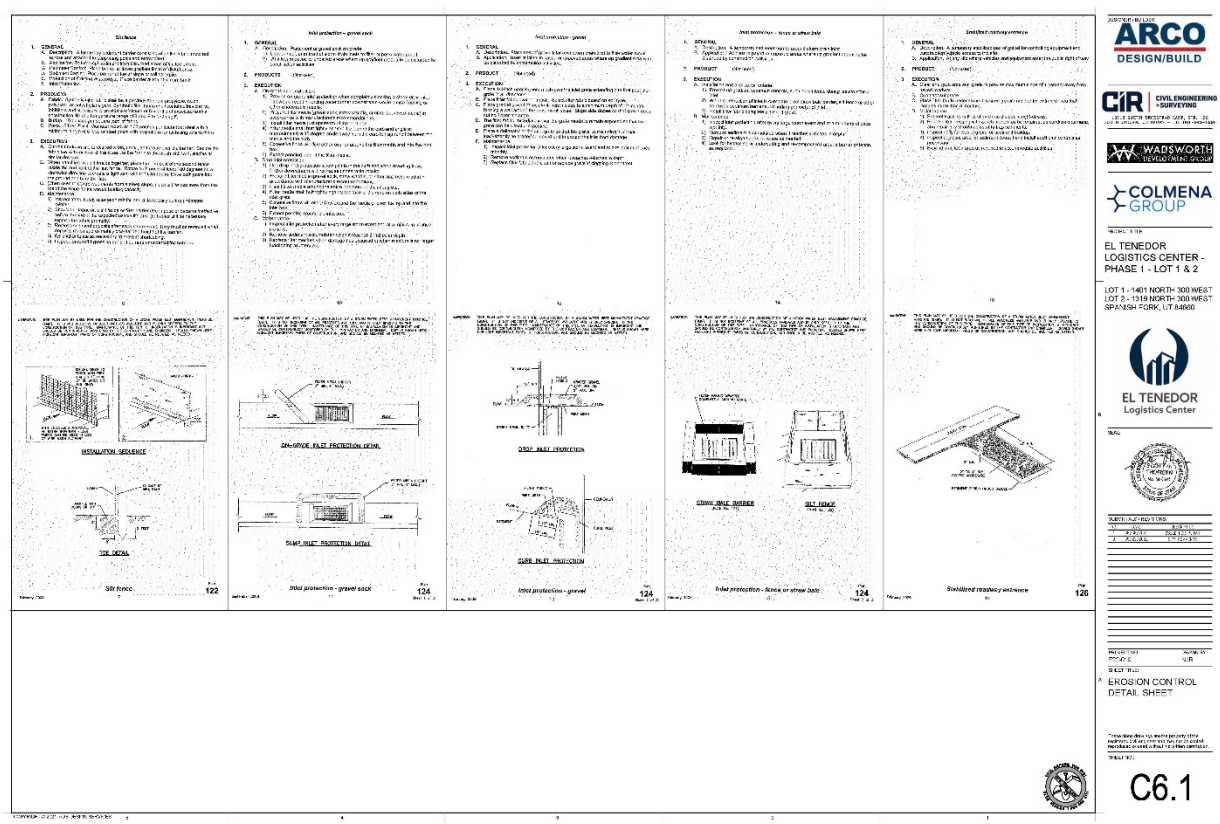
EL TENEDOR LOGISTICS CENTER - PHASE 1 - LOT 1 & 2

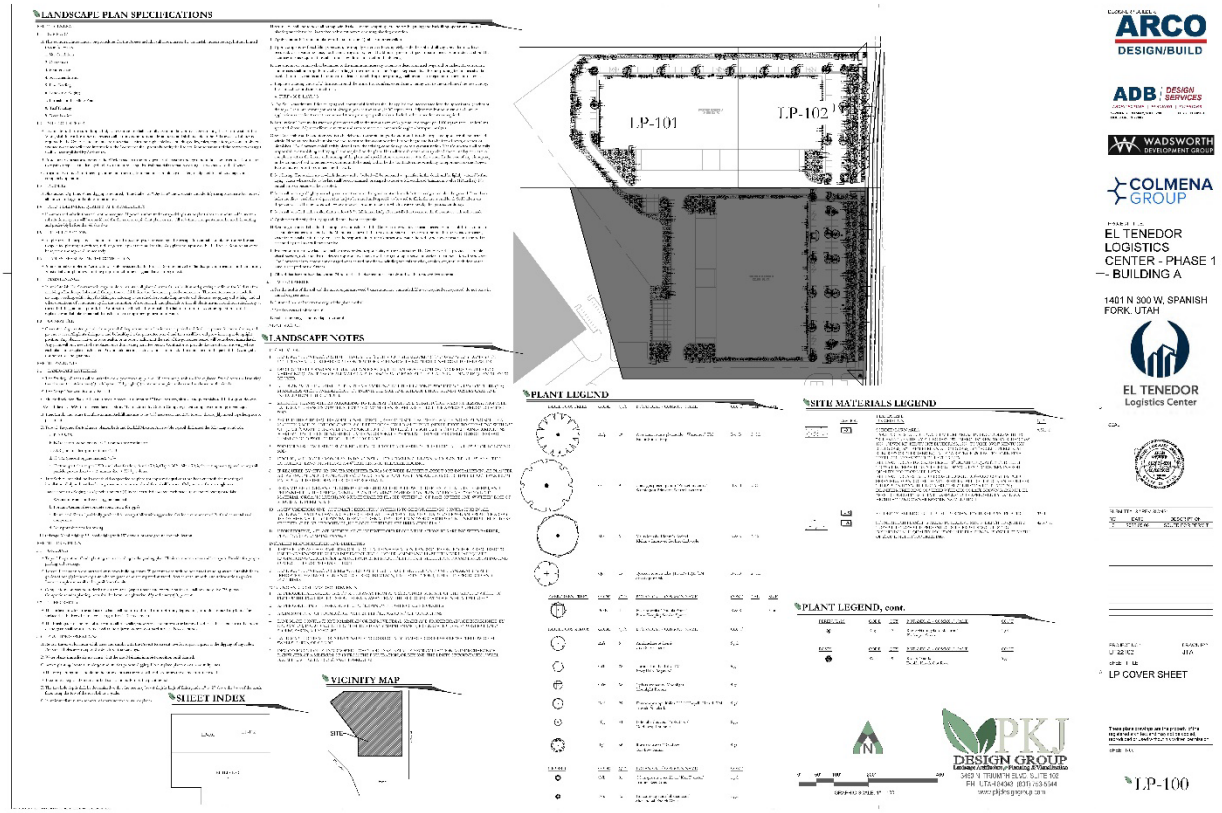
LOT 1 - 140' NORTH 300 WEST
LOT 2 - 1319 NORTH 300 WEST
SPAN SH FORK, UT 84660

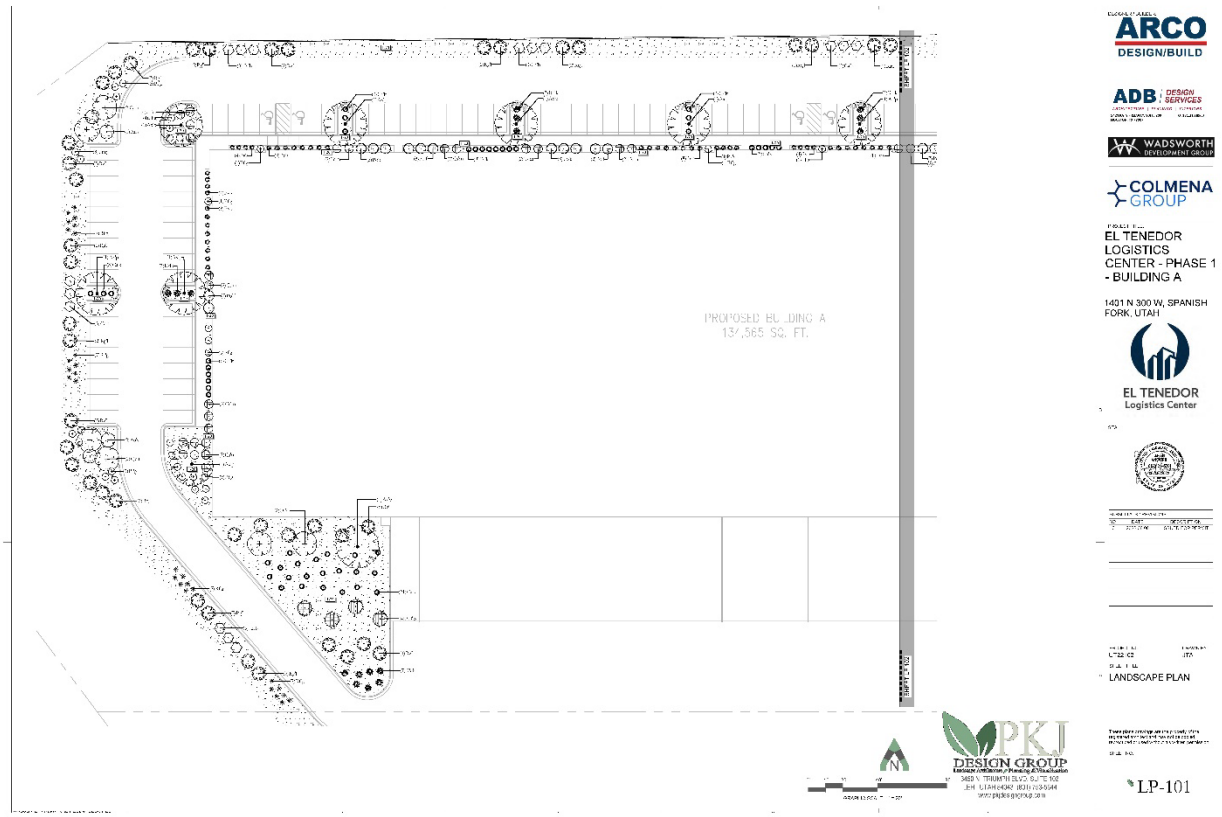
EL TENEDOR Logistics Center

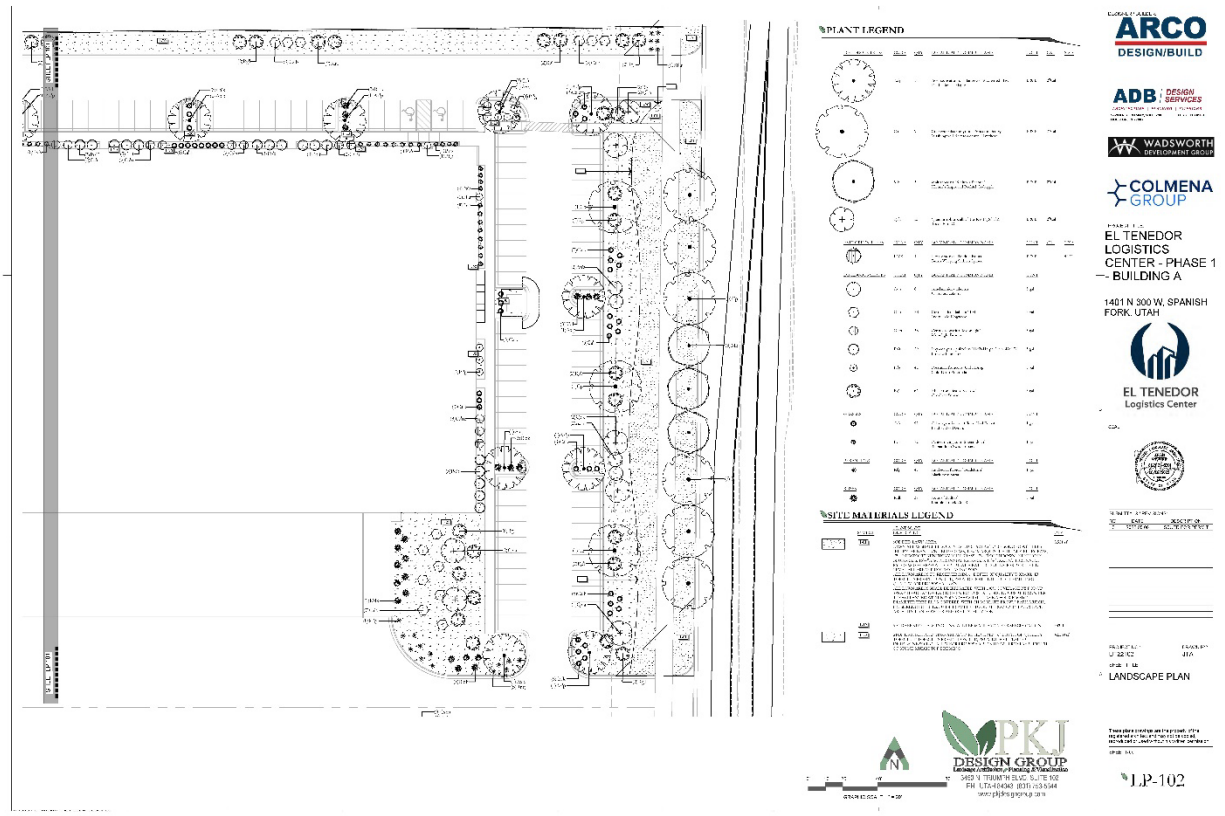
EROSION CONTROL PLAN (SWPPP)

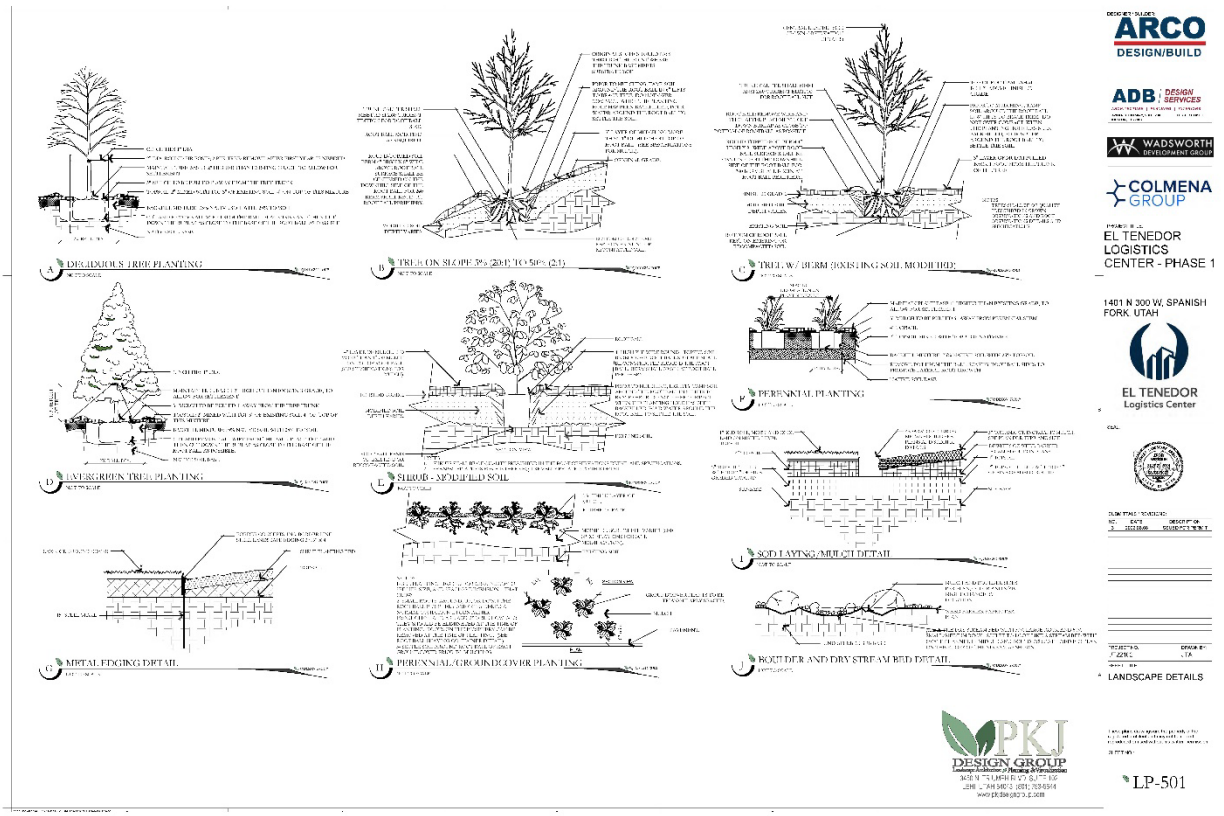
C6.0

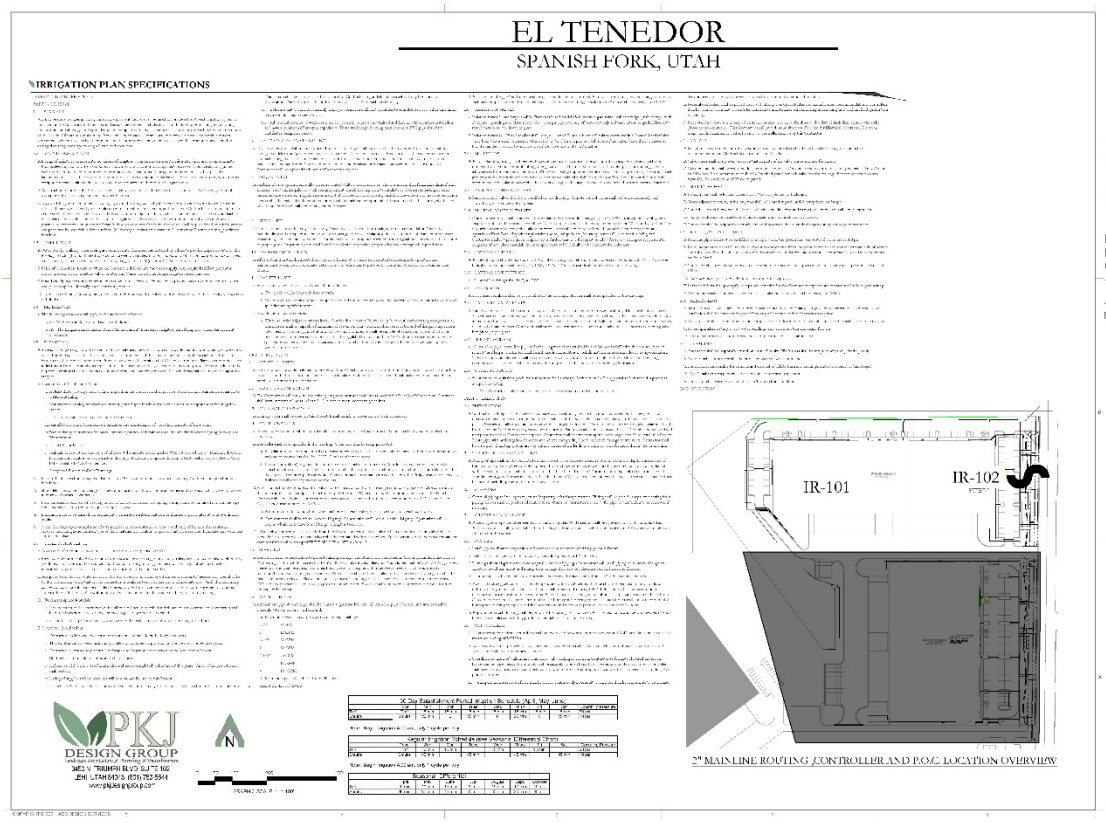

INSTALLATION SEQUENCE
TOE DETAIL
Silt fence
122
2IN-GRADE INLET PROTECTION DETAIL
SUMP INLET PROTECTION INITIAL
Inlet protection - gravel sock
124
DROP INLET PROTECTION
CURB INLET PROTECTION
Inlet protection - gravel
124
STAKE BALE BARRIER
SILT FENCE
Inlet protection - bales or straw bale
124
Stabilized roadway entrance
126
ARCO
DESIGN/BUILD
CIR
CIVIL ENGINEERING
SURVEYING
WADSWORTH
DEVELOPMENT GROUP
COLMENA
GROUP
EL TENEDOR
LOGISTICS CENTER -
PHASE 1 - LOT 1 & 2
LOT 1 - 1401 NORTH 300 WEST
LOT 2 - 1319 NORTH 300 WEST
SPANISH FORK, UT 84660
EL TENEDOR
Logistics Center
EROSION CONTROL
DETAIL SHEET
C6.1

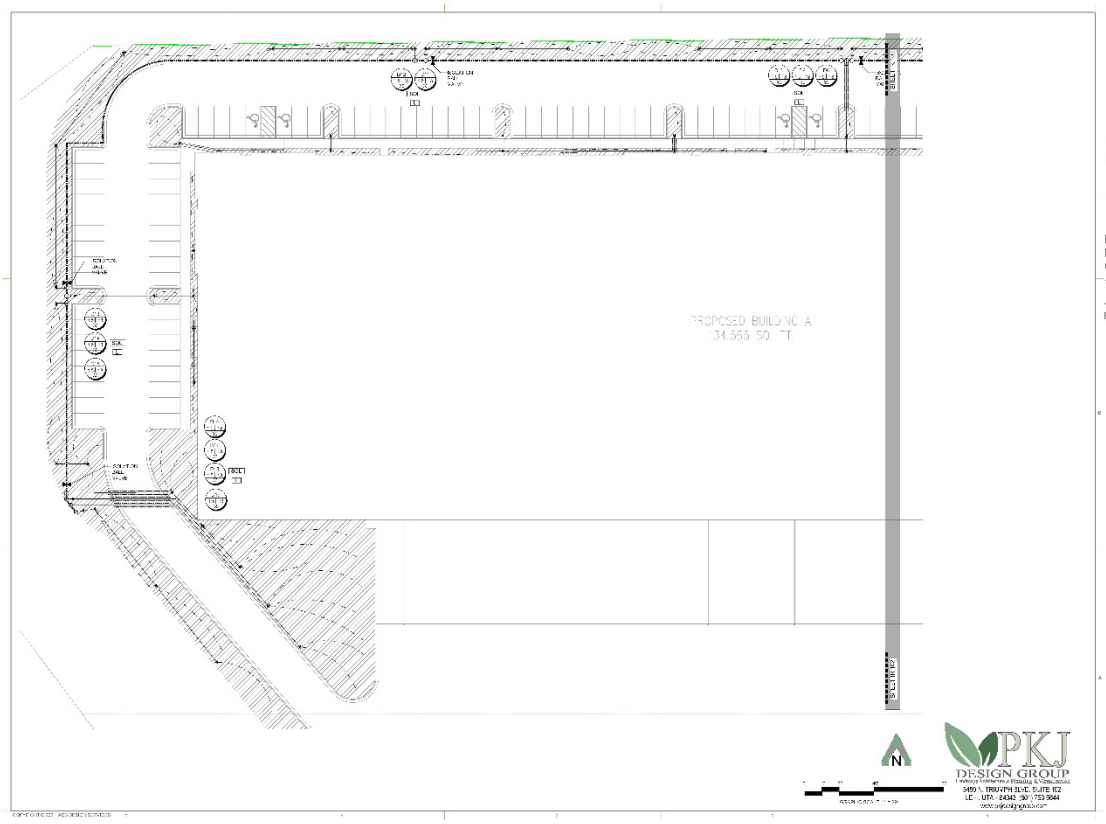

LANDSCAPE PLAN SPECIFICATIONS
LANDSCAPE NOTES
LP-101
LP-102
PLANT LEGEND
SITE MATERIALS LEGEND
PLANT LEGEND, cont.
VICINITY MAP
SHEET INDEX
ARCO DESIGN/BUILD
ADB DESIGN SERVICES
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE 1 - BUILDING A
1401 N 300 W, SPANISH FORK, UTAH
EL TENEDOR Logistics Center
LP COVER SHEET
LP-100

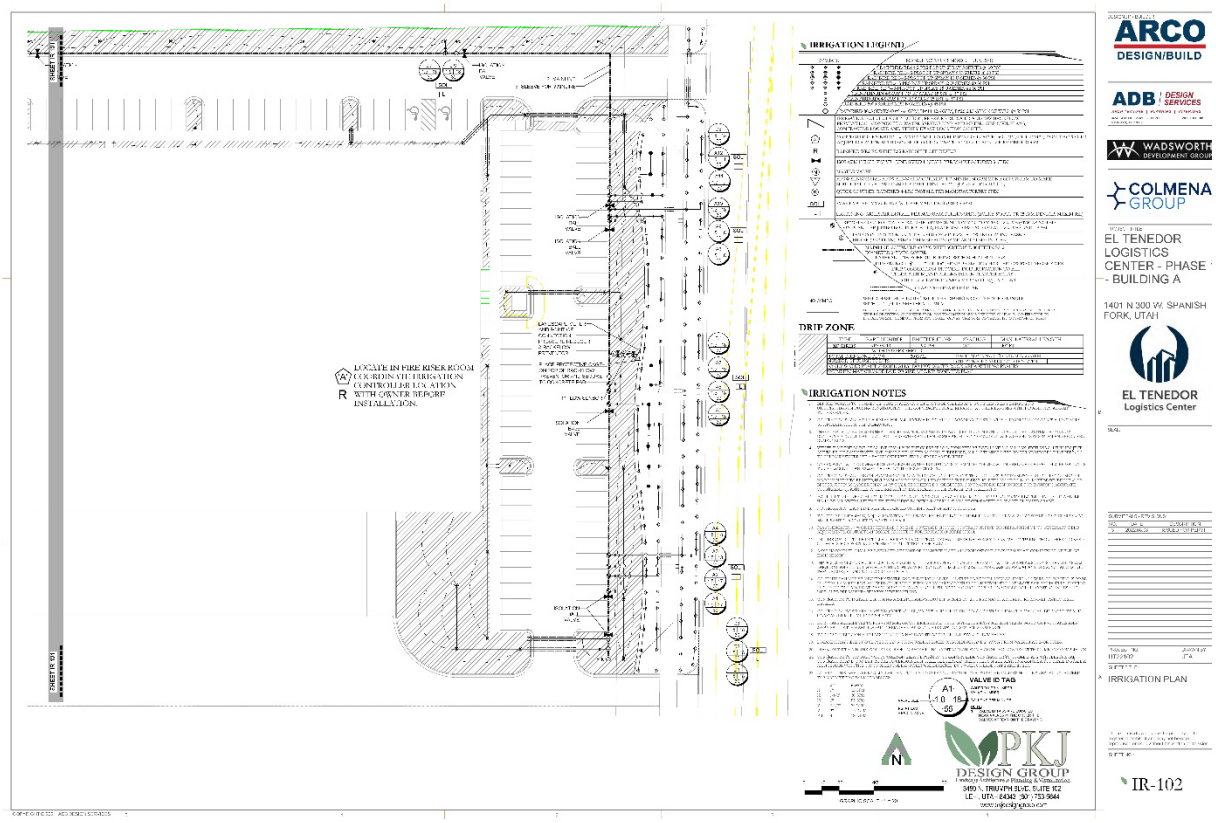

PROPOSED BUILDING A
137,565 SQ. FT.
ARCO DESIGN/BUILD
ADB DESIGN SERVICES
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE 1 - BUILDING A
1401 N 300 W, SPANISH FORK, UTAH
EL TENEDOR Logistics Center
LANDSCAPE PLAN
LP-101

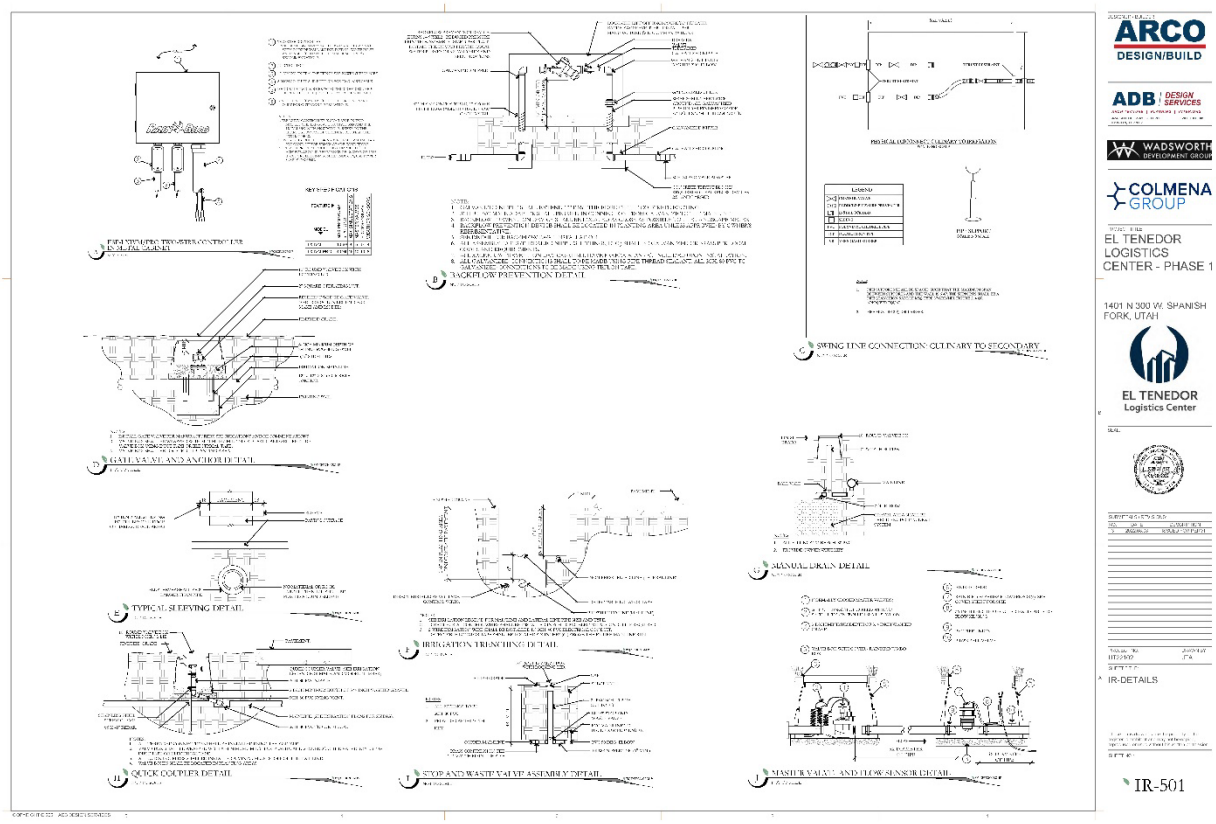

PLANT LEGEND
SITE MATERIALS LEGEND
ARCO DESIGN/BUILD
ADB DESIGN SERVICES
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE 1 - BUILDING A
1401 N 300 W, SPANISH FORK, UTAH
EL TENEDOR Logistics Center
LANDSCAPE PLAN
PKJ DESIGN GROUP
LP-102

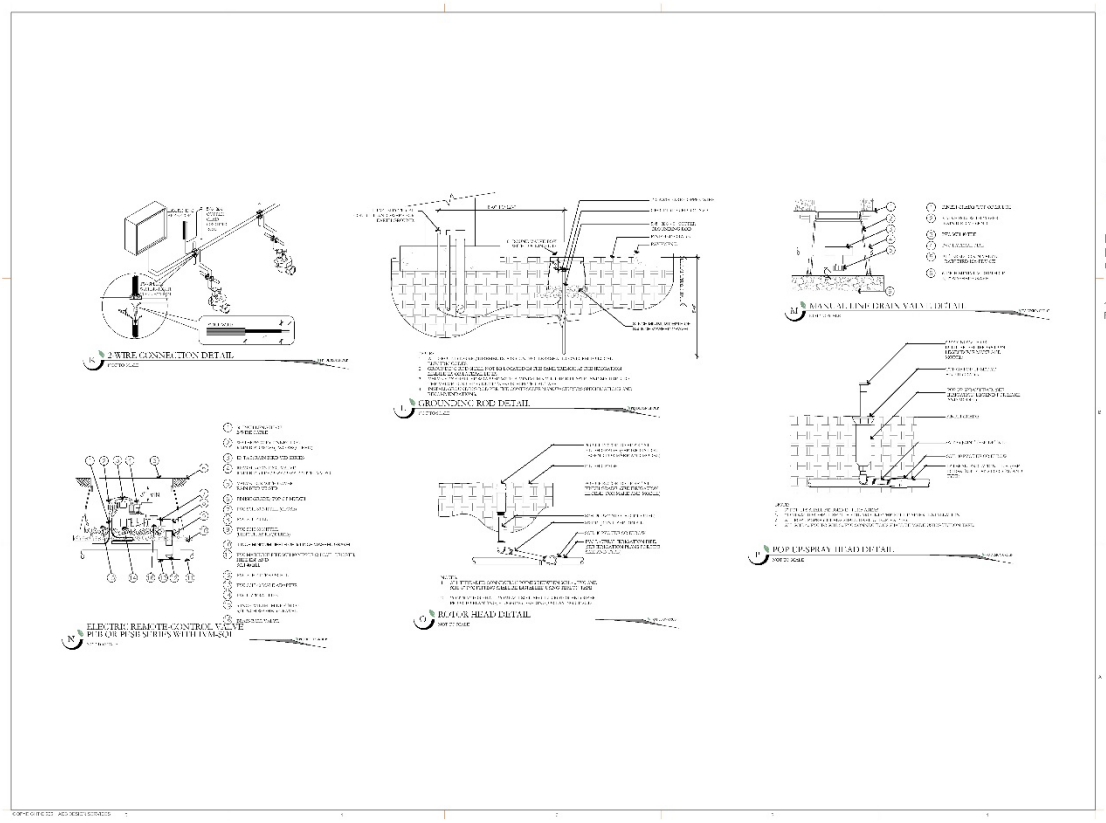

A DECIDUOUS TREE PLANTING
B TREE ON SLOPE 3% (20FT) TO 50% (2:1)
C TREE W/ BERM (EXISTING SOIL MODIFIED)
D EVERGREEN TREE PLANTING
E SHRUB - MODIFIED SOIL
F PERENNIAL PLANTING
G METAL EDGING DETAIL
H PERENNIAL/GROUND COVER PLANTING
I SOD LAYING/MULCH DETAIL
J BOULDER AND DRY STREAM BED DETAIL
ARCO DESIGN/BUILD
ADB DESIGN SERVICES
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE 1
1401 N 300 W, SPANISH FORK, UTAH
EL TENEDOR Logistics Center
LANDSCAPE DETAILS
PKJ DESIGN GROUP
LP-501

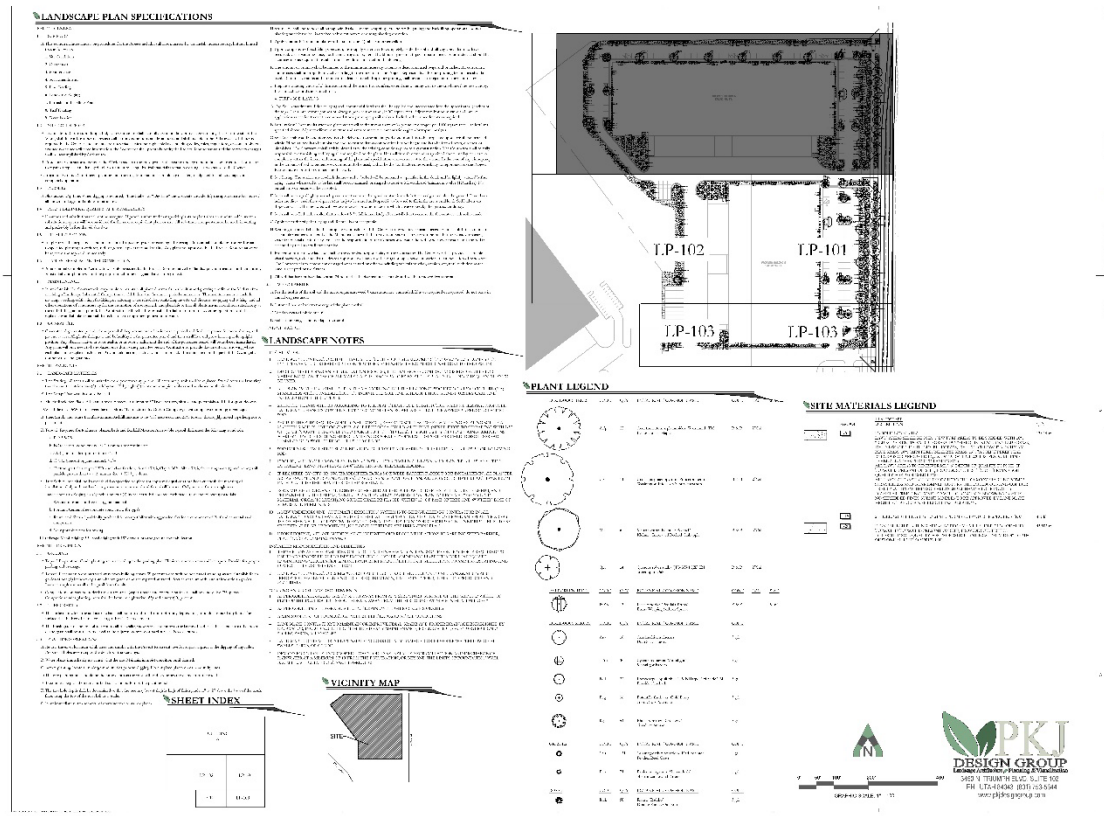

EL TENEDOR
SPANISH FORK, UTAH
IRRIGATION PLAN SPECIFICATIONS
IR-101
IR-102
2" MAIN LINE ROUTING, CONTROLLER AND P.O.C. LOCATION OVERVIEW
PKJ DESIGN GROUP
ARCO DESIGN/BUILD
ADB DESIGN SERVICES
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE - BUILDING A
1401 N 300 W, SPANISH FORK, UTAH
EL TENEDOR Logistics Center
IR COVER SHEET
IR-100

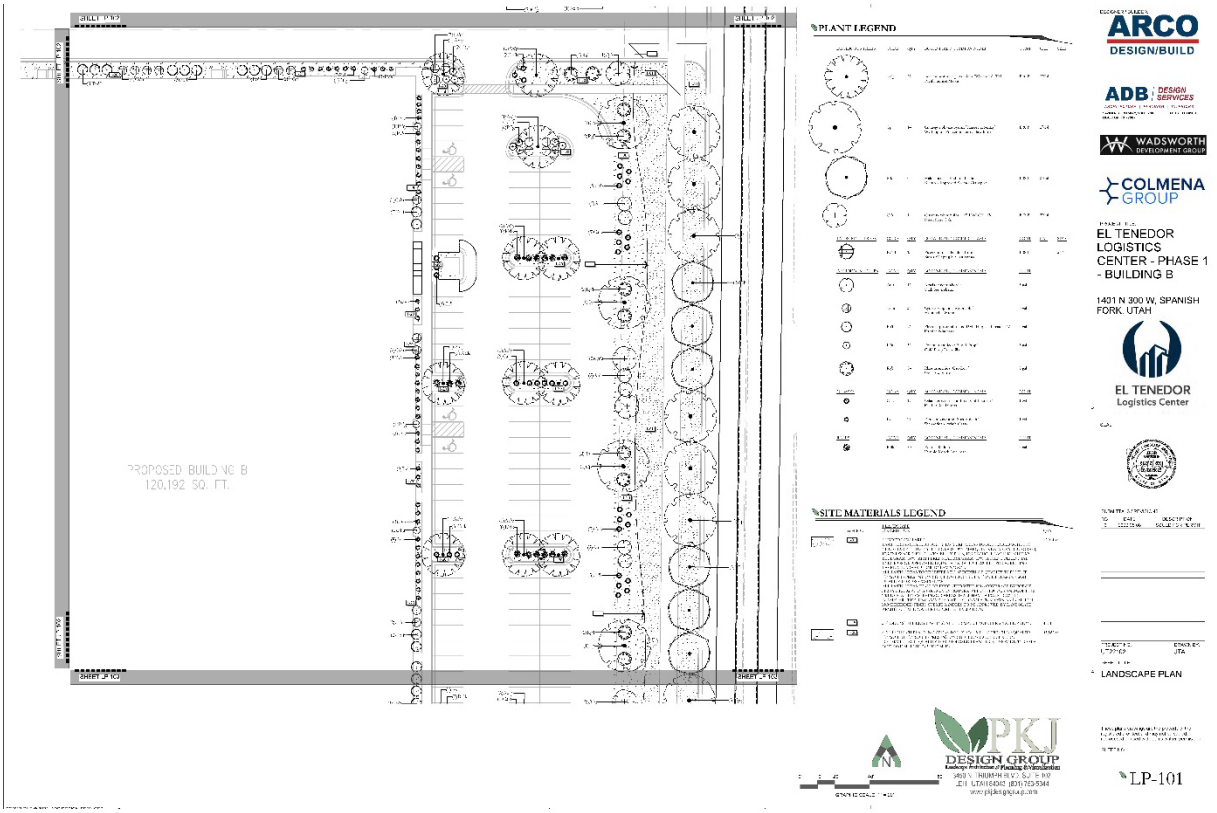

PROPOSED BUILDING A
314,555 SQ. FT.
PKJ DESIGN GROUP
ARCO DESIGN/BUILD
ADB DESIGN SERVICES
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE - BUILDING A
1401 N 300 W, SPANISH FORK, UTAH
EL TENEDOR Logistics Center
IRRIGATION PLAN
IR-101

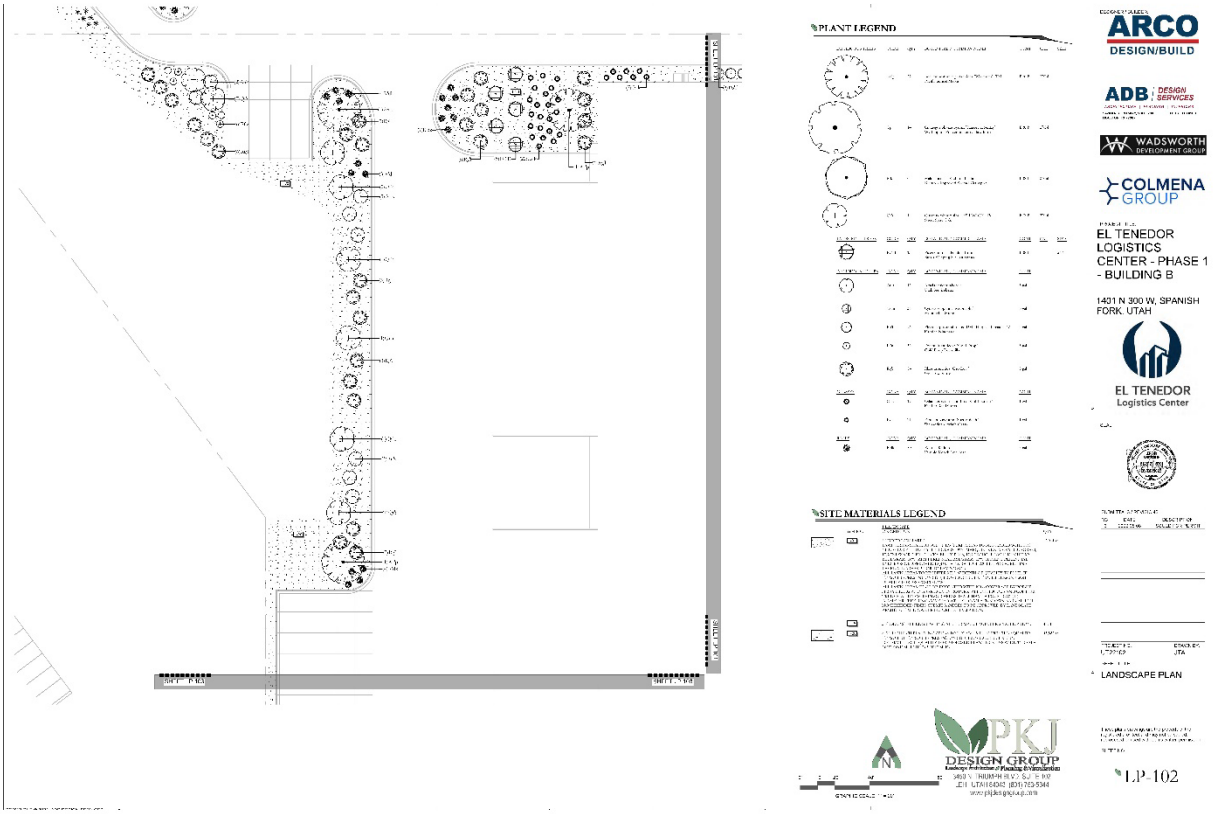

IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
LOCATE IN FIRE RISER ROOM (COORDINATE IRRIGATION CONTROLLER LOCATION WITH OWNER BEFORE INSTALLATION.
VALVE ID TAG
ARCO DESIGN/BUILD
ADB DESIGN SERVICES
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE 1 - BUILDING A
1401 N 300 W, SPANISH FORK, UTAH
EL TENEDOR Logistics Center
PKJ DESIGN GROUP
IRRIGATION PLAN
IR-102

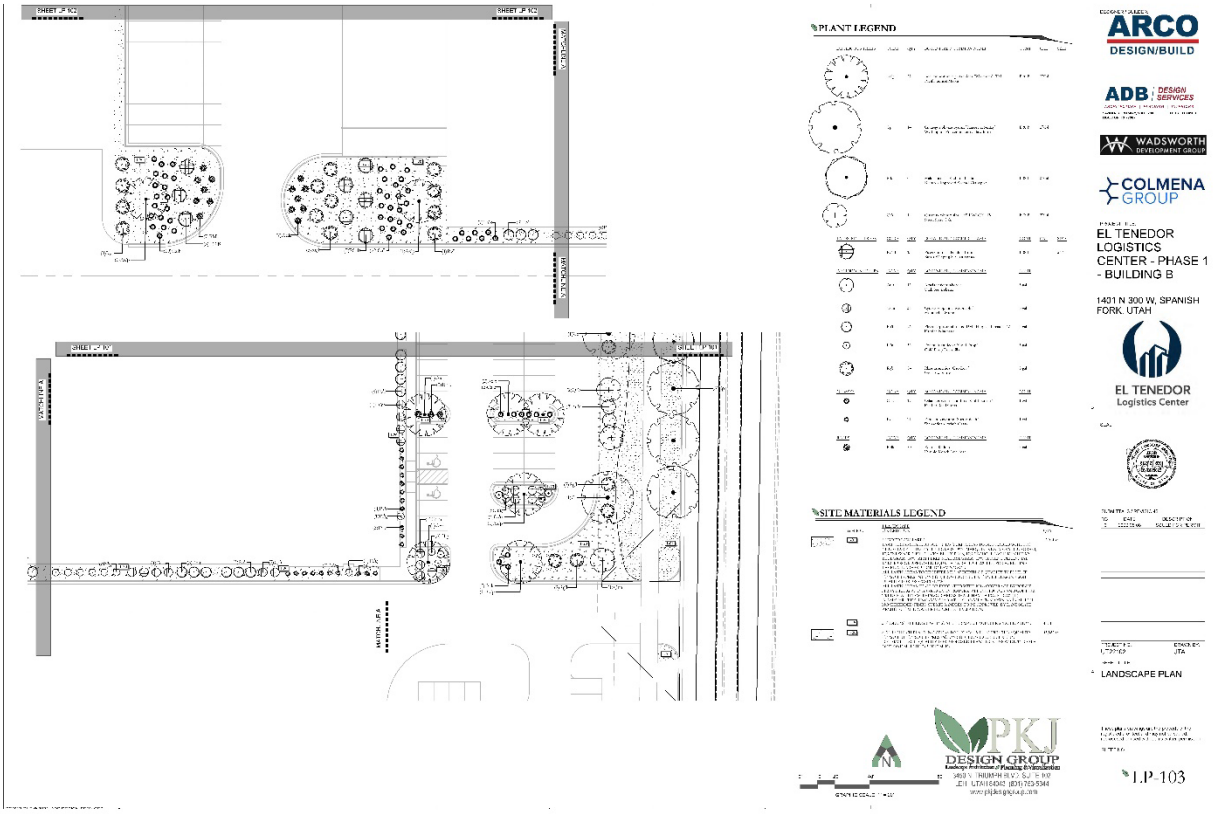

FIELD WIRING TWO-WIRE CONTROL LINE IN METAL CABINET
BACKFLOW PREVENTION DETAIL
SWING TEE CONNECTION: CULINARY TO SECONDARY
GATE VALVE AND ANCHOR DETAIL
TYPICAL SLEEVING DETAIL
IRRIGATION TRENCHING DETAIL
MANUAL DRAIN DETAIL
QUICK COUPLER DETAIL
STOP AND WASTE VALVE ASSEMBLY DETAIL
MASTER VALVE AND FLOW SENSOR DETAIL
ARCO DESIGN/BUILD
ADB DESIGN SERVICES
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE 1
1401 N 300 W, SPANISH FORK, UTAH
EL TENEDOR Logistics Center
IR-DETAILS
IR-501

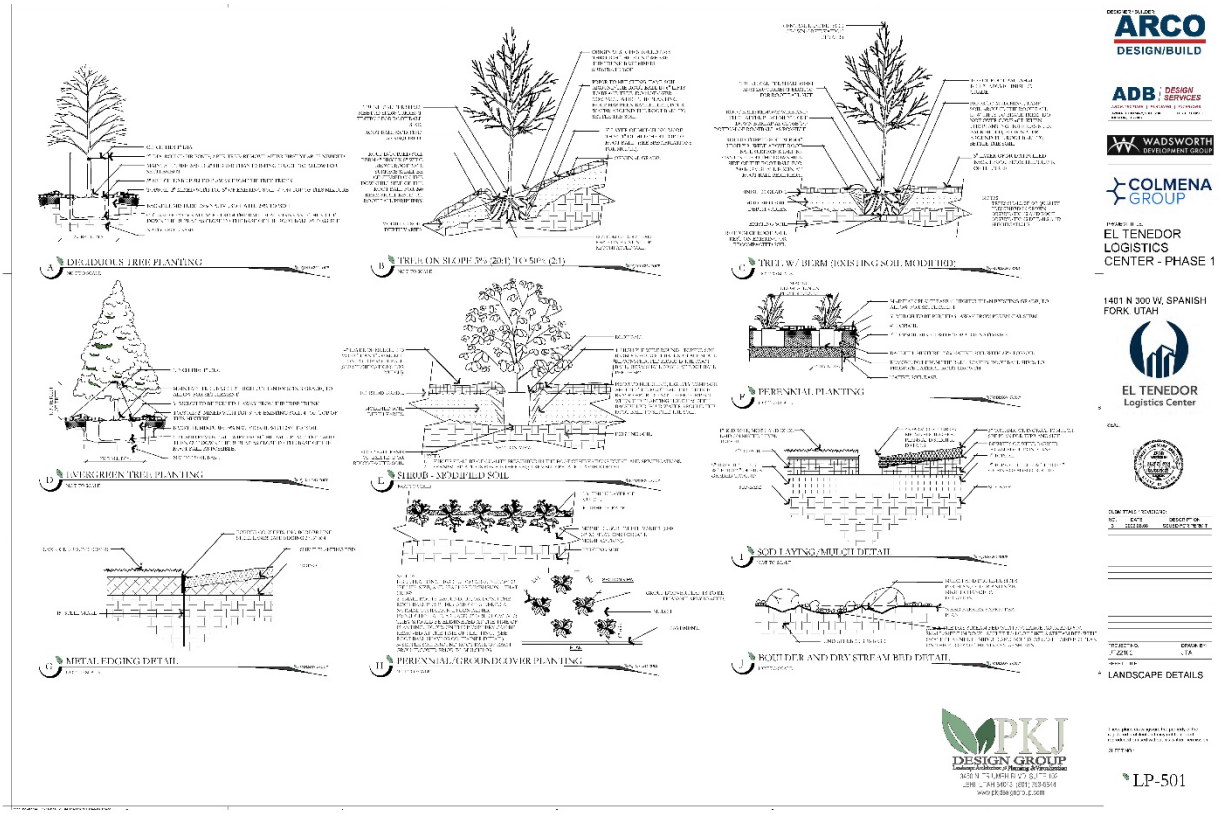

2 WIRE CONNECTION DETAIL
GROUNDING ROD DETAIL
MANUAL LINE DRAIN VALVE DETAIL
POP UP SPRAY HEAD DETAIL
ELECTRIC REMOTE CONTROL VALVE
BUBLOR HEAD DETAIL
ARCO DESIGN/BUILD
ADB DESIGN SERVICES
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE
1401 N 300 W, SPANISH FORK, UTAH
EL TENEDOR Logistics Center
IR-DETAILS
IR-502

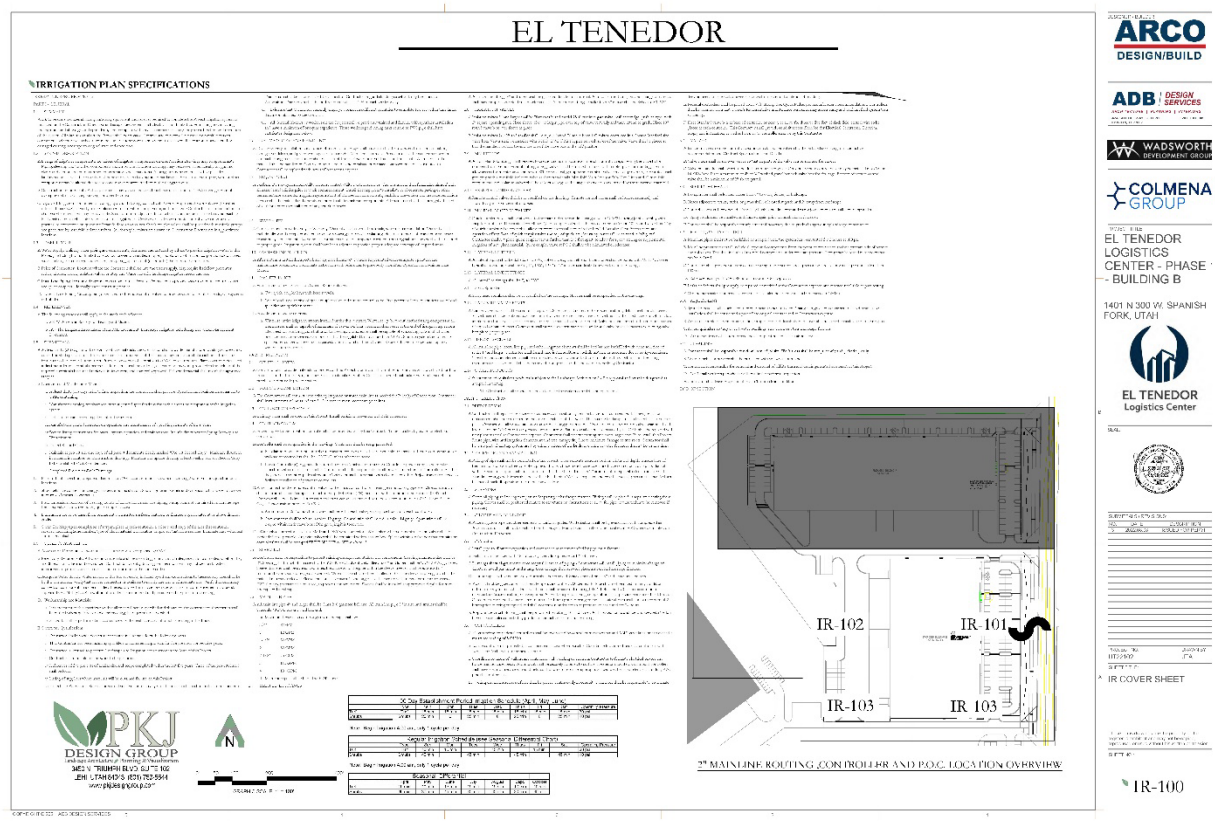

LANDSCAPE PLAN SPECIFICATIONS
LANDSCAPE NOTES
SHEET INDEX
VICINITY MAP
LP-102
LP-101
LP-103
LP-103
PLANT LEGEND
SITE MATERIALS LEGEND
PKJ DESIGN GROUP
ARCO DESIGN/BUILD
ADB DESIGN SERVICES
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE 1 -- BUILDING B
1401 N 300 W, SPANISH FORK, UTAH
EL TENEDOR Logistics Center
LP COVER SHEET
LP-100

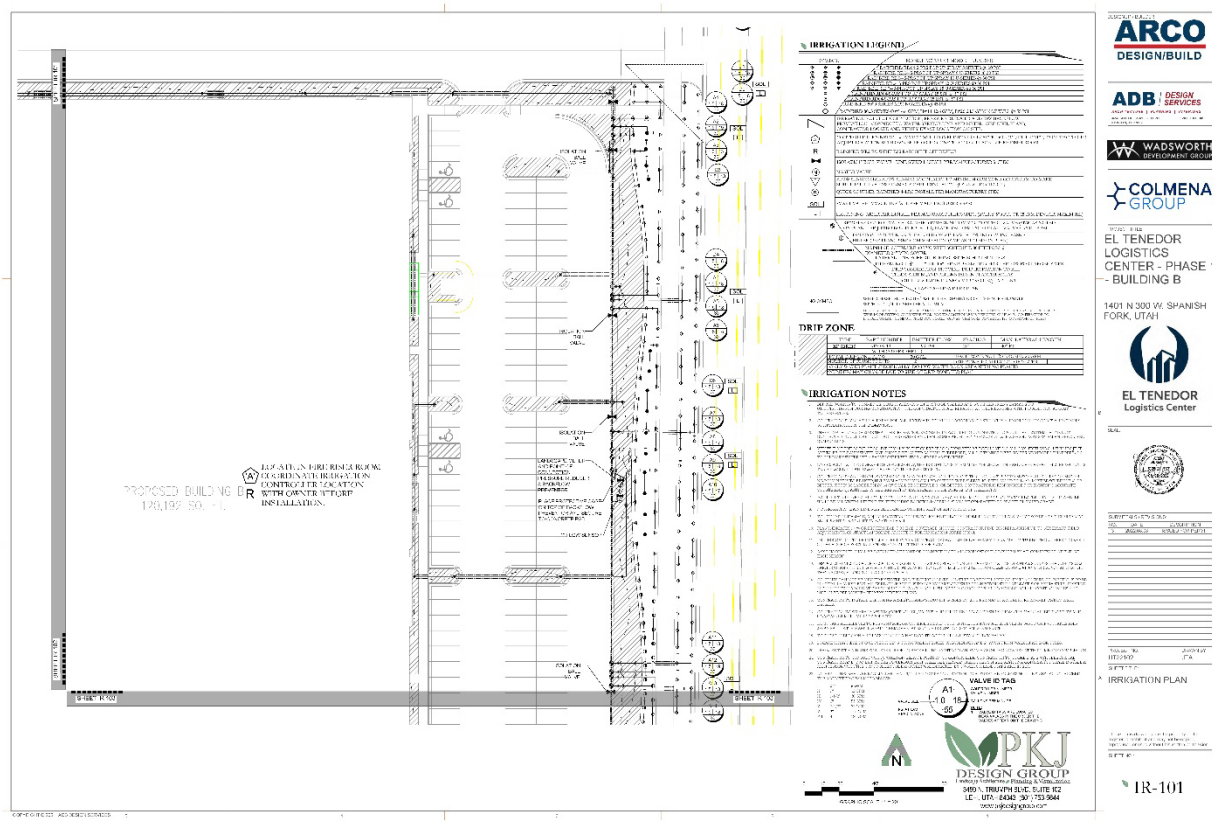

PROPOSED BUILDING B
120,192 SQ. FT.
PLANT LEGEND
SITE MATERIALS LEGEND
ARCO DESIGN/BUILD
ADB DESIGN SERVICES
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE 1 - BUILDING B
1401 N 300 W, SPANISH FORK, UTAH
EL TENEDOR Logistics Center
LANDSCAPE PLAN
PKJ DESIGN GROUP
LP-101

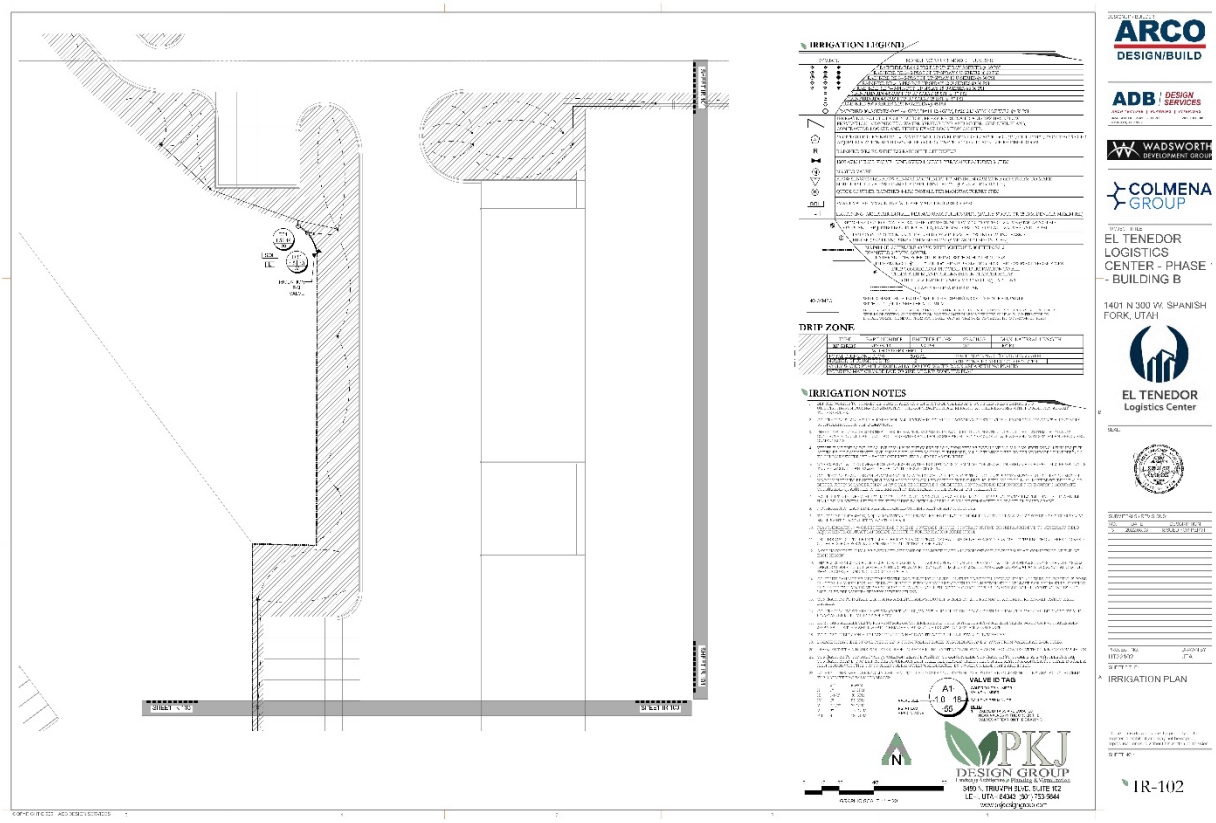

PLANT LEGEND
SITE MATERIALS LEGEND
ARCO DESIGN/BUILD
ADB DESIGN SERVICES
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE 1 - BUILDING B
1401 N 300 W, SPANISH FORK, UTAH
EL TENEDOR Logistics Center
LANDSCAPE PLAN
PKJ DESIGN GROUP
LP-102

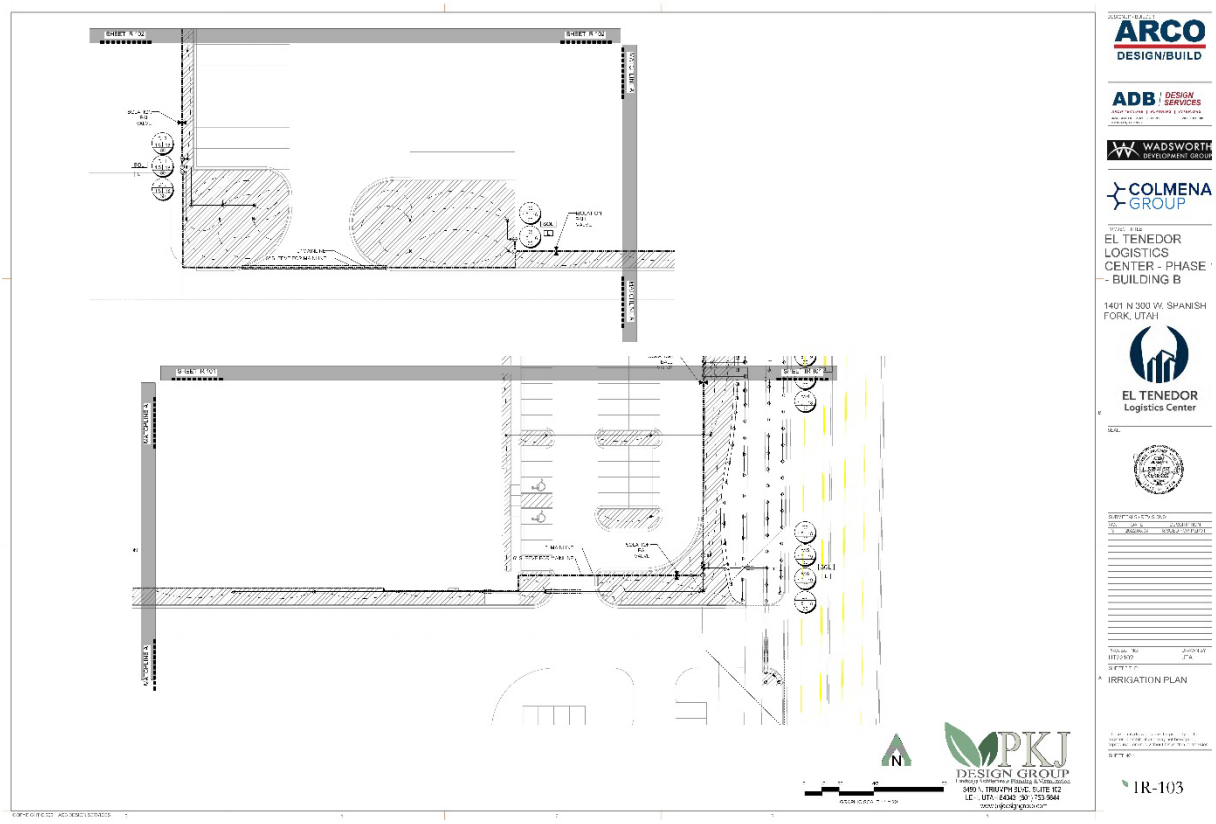

PLANT LEGEND
SITE MATERIALS LEGEND
ARCO DESIGN/BUILD
ADB DESIGN SERVICES
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE 1 - BUILDING B
1401 N 300 W, SPANISH FORK, UTAH
EL TENEDOR Logistics Center
LANDSCAPE PLAN
PKJ DESIGN GROUP
LP-103

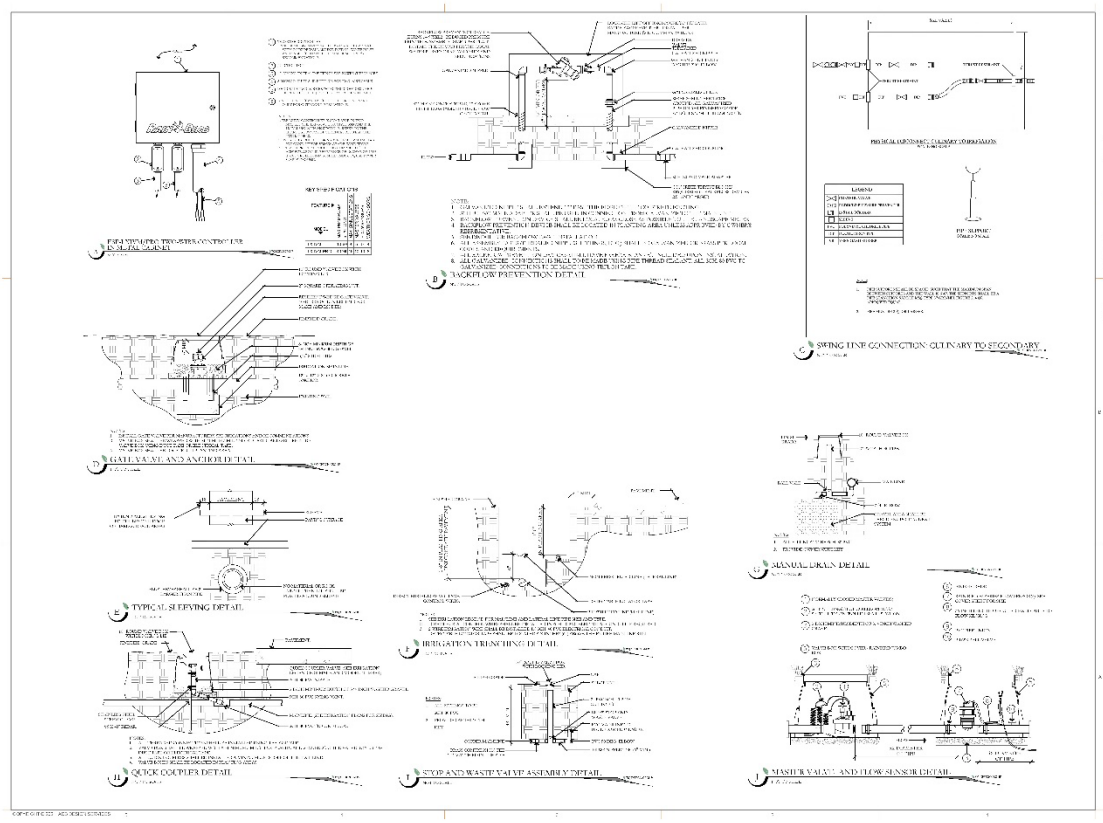

A DECIDUOUS TREE PLANTING
B TREE ON SLOPE 3% (20FT) TO 50% (2:1)
C TREE W/ BERM (EXISTING SOIL MODIFIED)
D EVERGREEN TREE PLANTING
E SHRUB - MODIFIED SOIL
F PERENNIAL PLANTING
G METAL EDGING DETAIL
H PERENNIAL/GROUNDCOVER PLANTING
I SOD LAYING/MULCH DETAIL
J BOULDER AND DRY STREAM BED DETAIL
ARCO DESIGN/BUILD
ADB DESIGN SERVICES
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE 1
1401 N 300 W, SPANISH FORK, UTAH
EL TENEDOR Logistics Center
LANDSCAPE DETAILS
PKJ DESIGN GROUP
LP-501

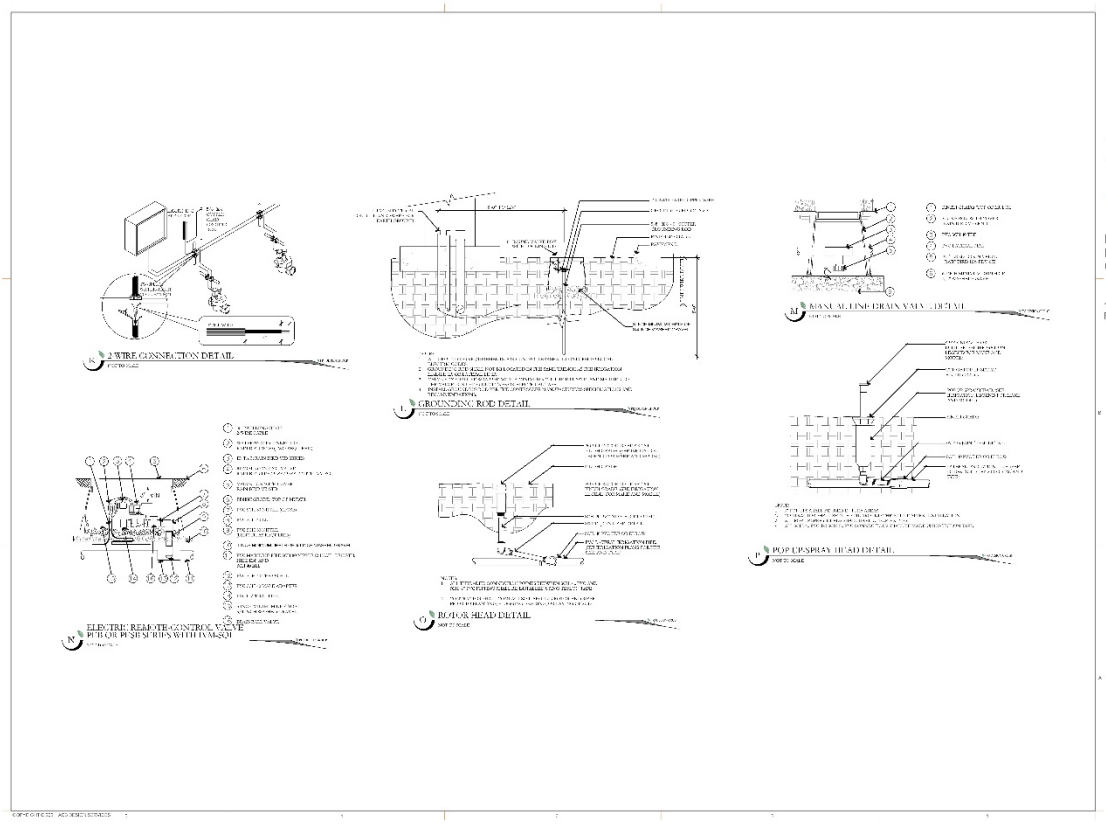

EL TENEDOR
IRRIGATION PLAN SPECIFICATIONS
IR-102
IR-101
IR-103
IR 103
2" MAINLINE ROUTING CONTROLLER AND P.O.C. LOCATION OVERVIEW
ARCO DESIGN/BUILD
ADB DESIGN SERVICES
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE - BUILDING B
1401 N 300 W, SPANISH FORK, UTAH
EL TENEDOR Logistics Center
IR COVER SHEET
IR-100

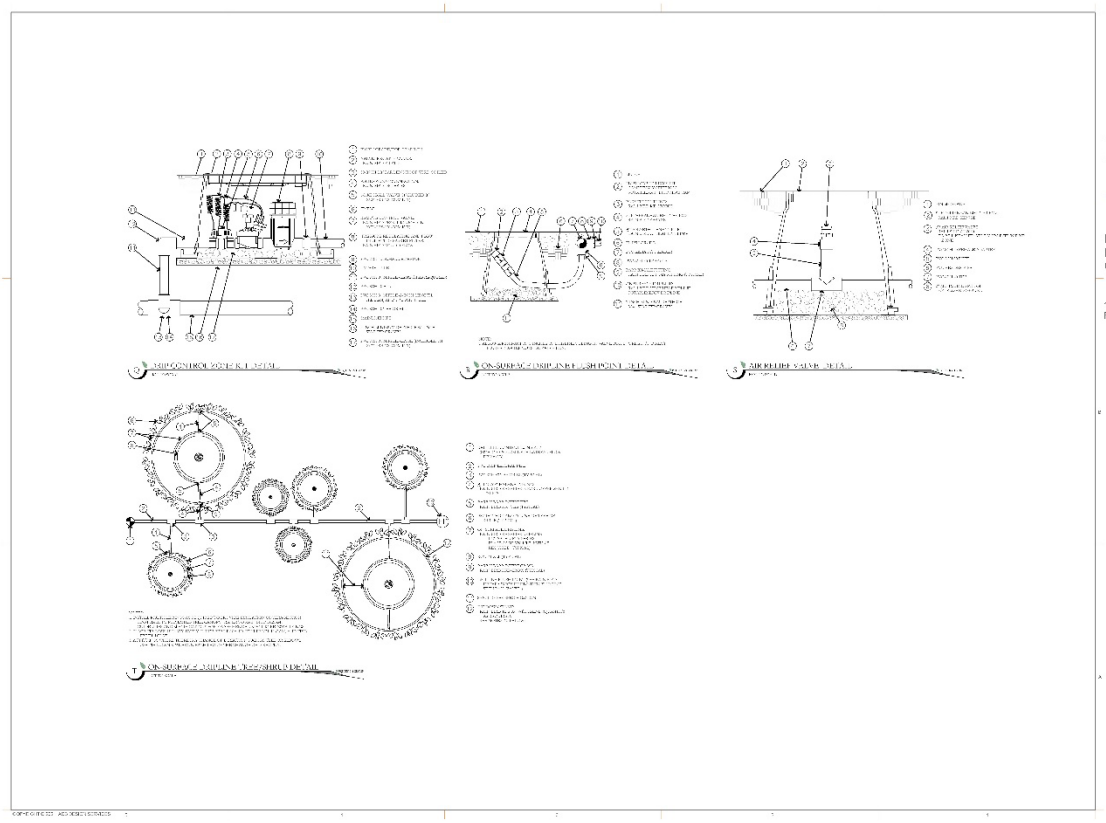

IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
ARCO DESIGN/BUILD
ADB DESIGN SERVICES
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE - BUILDING B
1401 N 300 W, SPANISH FORK, UTAH
EL TENEDOR Logistics Center
IRRIGATION PLAN
IR-101

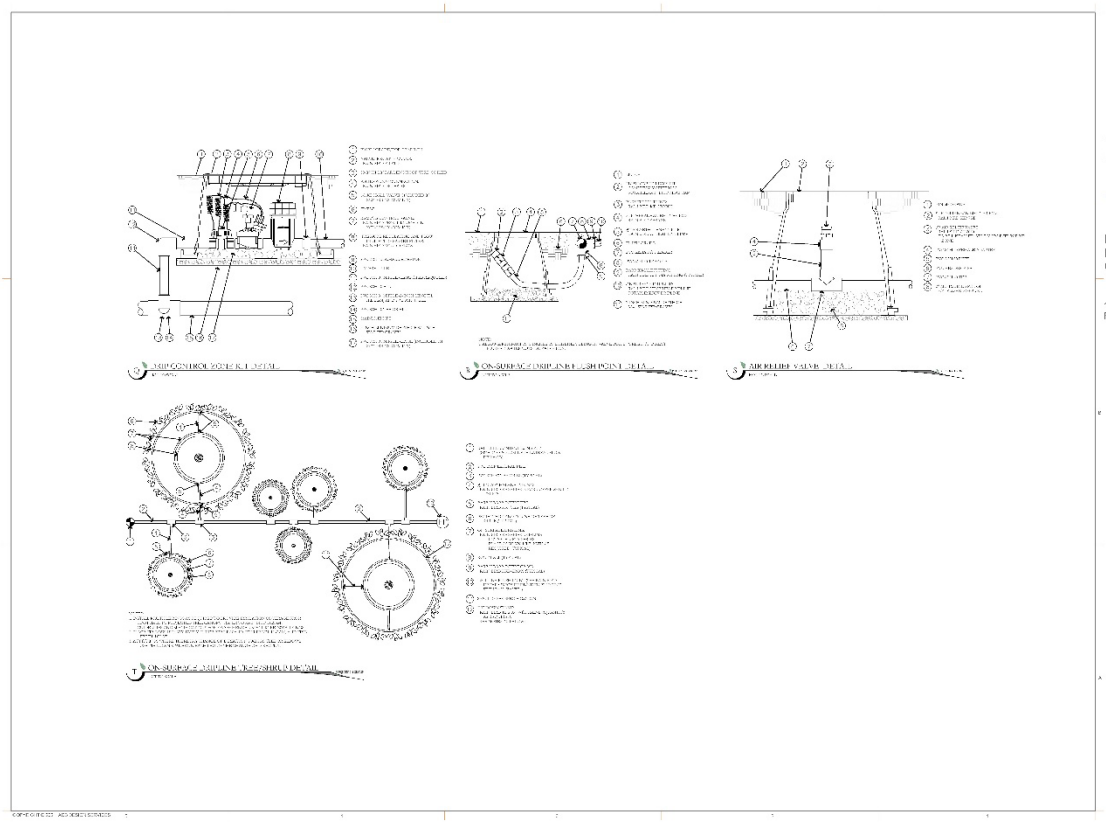

IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
ARCO DESIGN/BUILD
ADB DESIGN SERVICES
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE - BUILDING B
1401 N 300 W, SPANISH FORK, UTAH
EL TENEDOR Logistics Center
IRRIGATION PLAN
PKJ DESIGN GROUP
IR-102


ARCO DESIGN/BUILD
ADB DESIGN SERVICES
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE - BUILDING B
1401 N 300 W, SPANISH FORK, UTAH
EL TENEDOR Logistics Center
IRRIGATION PLAN
PKJ DESIGN GROUP
IR-103


ARCO DESIGN/BUILD
ADB DESIGN SERVICES
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE 1
1401 N 300 W, SPANISH FORK, UTAH
EL TENEDOR Logistics Center
IR-DETAILS
IR-501


ARCO DESIGN/BUILD
ADB DESIGN SERVICES
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE 1
1401 N 300 W, SPANISH FORK, UTAH
EL TENEDOR Logistics Center
IR-DETAILS
IR-502


ARCO
DESIGN/BUILD
ADB DESIGN SERVICES
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE
1401 N 300 W, SPANISH FORK, UTAH
EL TENEDOR Logistics Center
IR-DETAILS
IR-503


ARCO
DESIGN/BUILD
ADB DESIGN SERVICES
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE
1401 N 300 W, SPANISH FORK, UTAH
EL TENEDOR Logistics Center
IR-DETAILS
IR-503

PROJECT TITLE

EL TENEDOR LOGISTICS CENTER - PHASE 1 - BUILDING A

NOTICE: APPROVED PLANS SHALL BE ON THE JOB SITE AT ALL TIMES

PROJECT SUMMARY

NEW CONSTRUCTION OF A SPECULATIVE SHELL WAREHOUSE, INCLUDING SURFACE PARKING, UTILITIES, PONDS AND LANDSCAPING. TOTAL AREA OF THE NEW BUILDING # SQ. FT.

CODE DATA

BUILDING	2018 INTERNATIONAL BUILDING CODE (IBC) WITH UTAH AMENDMENTS
FIRE	2018 INTERNATIONAL FIRE CODE (IFC)
MECHANICAL	2018 INTERNATIONAL MECHANICAL CODE (IMC)
PLUMBING	2018 INTERNATIONAL PLUMBING CODE (IPC)
FUEL GAS	2018 INTERNATIONAL FUEL GAS CODE (IFGC)
ELECTRICAL	2020 NATIONAL ELECTRICAL CODE (NEC)
ACCESSIBILITY	ICC A117.1-2009, ACCESS. TO & USE OF BUILDINGS AND FACILITIES
LIFE SAFETY	NFPA 101 LIFE SAFETY CODE (NO IFC WITH UTAH AMENDMENTS)
ENERGY	2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH UTAH AMENDMENTS

ISSUED FOR PERMIT



3D VIEWS AND REALISTIC RENDERINGS FOR ILLUSTRATION PURPOSE ONLY.

BUILDING DATA

NAME OF DEVELOPMENT: EL TENEDOR LOGISTICS CENTER - PHASE 1

LOCATION OF DEVELOPMENT: 1401 N 300 W, SPANISH FORK, UT 84660

ARCHITECT: [illegible]

CODE SUMMARY:

OCCUPANCY CLASSIFICATION: STORAGE GROUP S (IBC SECTION 311)

1. OCCUPANCY CLASSIFICATION: STORAGE GROUP S (IBC SECTION 311)
2. USE: MODERATE HAZARD STORAGE, GROUP S-1 IBC SECTION 311.2)
3. ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE: 75 (IBC TABLE 504.3)
   A. NUMBER OF STORIES: ONE (1)
   B. BUILDING HEIGHT IN FEET: 55 - 60'
4. UNLIMITED AREA BUILDINGS: BUILDING A = [illegible] SF
   AREA IS NOT LIMITED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND PROVIDED WITH PUBLIC WAYS OR YARDS NOT LESS THAN 60 FEET IN WIDTH
5. TYPE OF CONSTRUCTION: IIB PER IBC TABLE 601
   FIRE PROTECTION OF STRUCTURAL MEMBERS IN ROOF CONSTRUCTION (0 HR. - NOT REQUIRED IN S-1 OCCUPANCIES)
6. AUTOMATIC SPRINKLER SYSTEMS:
   NFPA 13 SPRINKLER SYSTEMS - IN WHS - ALL INTERIOR WAREHOUSE AREAS

COMMERCIAL ENERGY EFFICIENCY:

WAREHOUSE IS CLASSIFIED AS LOW ENERGY PER IECC SECTION C402.1.1 EXEMPT ON 402 - THOSE THAT DO NOT CONTAIN CONDITIONED SPACE

SEE AUTOFORM BUILDING CODE CHECK

SECTIONS C403, C404, C405, & C406 APPLY - SEE MECHANICAL, ELECTRICAL & PLUMBING ENERGY CALCULATIONS (IMC EQUIVALENT)

PROJECT DIRECTORY

OWNER
[illegible]

GENERAL CONTRACTOR
ARCO DESIGN/BUILD
[illegible]

ARCHITECT
ADB DESIGN SERVICES
[illegible]

STRUCTURAL ENGINEER
[illegible]

MECHANICAL ENGINEER
[illegible]

PLUMBING ENGINEER
[illegible]

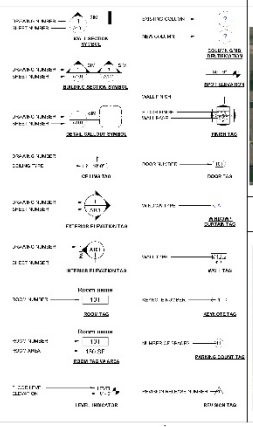
ELECTRICAL ENGINEER
[illegible]

CIVIL ENGINEER
[illegible]

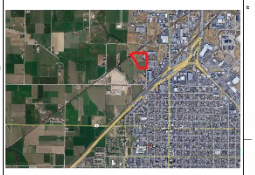
FIRE ALARM
[illegible]

FIRE SUPPRESSION
[illegible]

ARCHITECTURAL SYMBOLS



VICINITY MAP



LOCATION MAP



ARCO DESIGN/BUILD
ADB DESIGN SERVICES
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP

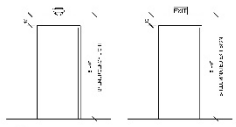
EL TENEDOR LOGISTICS CENTER - PHASE 1 - BUILDING A

1401 N 300 W, SPANISH FORK, UTAH

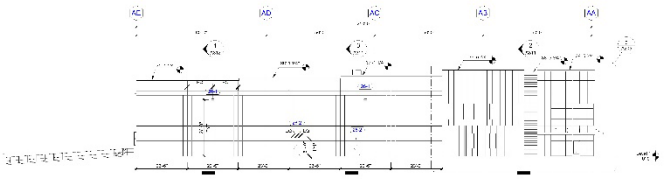
EL TENEDOR Logistics Center

COVER

A001



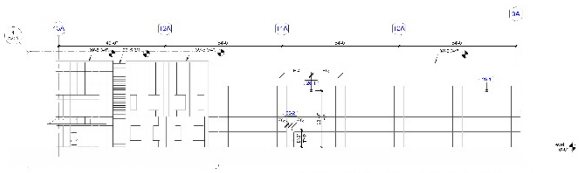
EMERGENCY LIGHT MOUNTING



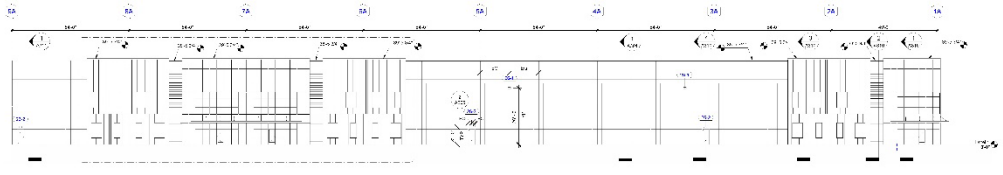
BUILDING 1 - EAST ELEVATION



NORTHWEST VIEW



BUILDING 1 - NORTH ELEVATION - WEST HALF



BUILDING 1 - NORTH ELEVATION - EAST HALF

ARCO DESIGN/BUILD
ADB DESIGN SERVICES
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP

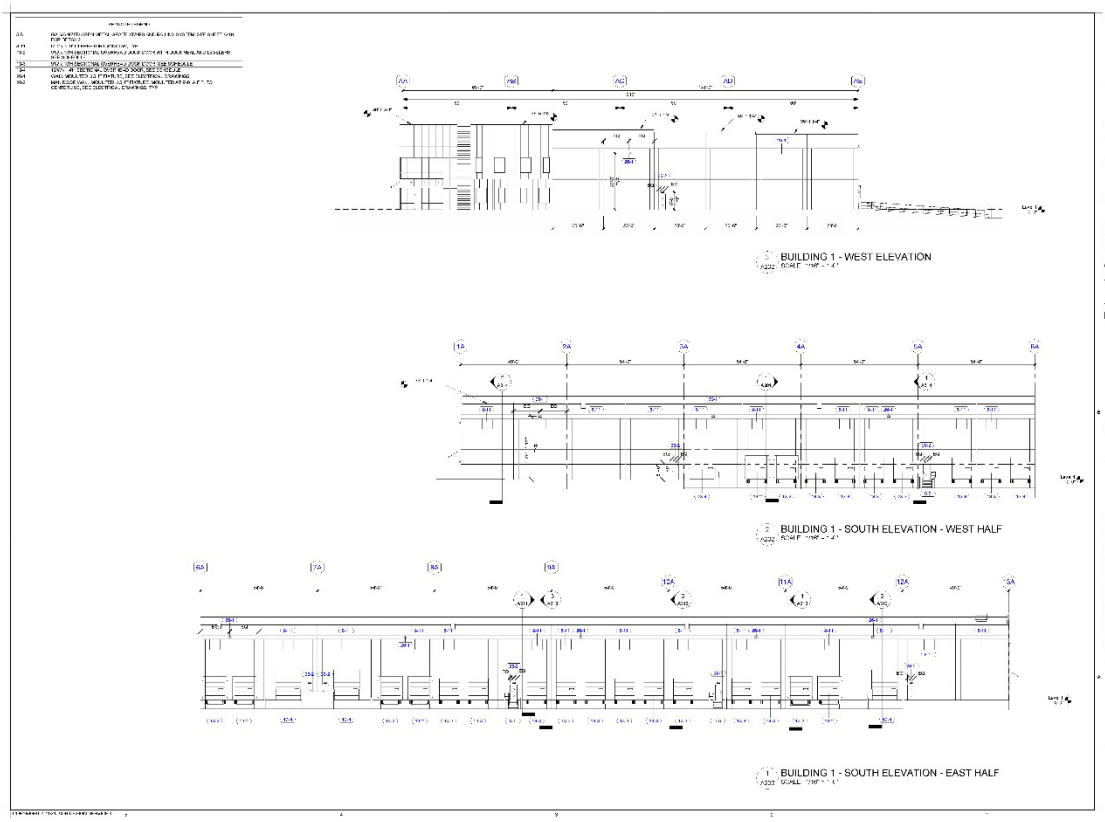
EL TENEDOR LOGISTICS CENTER - PHASE 1 - BUILDING A

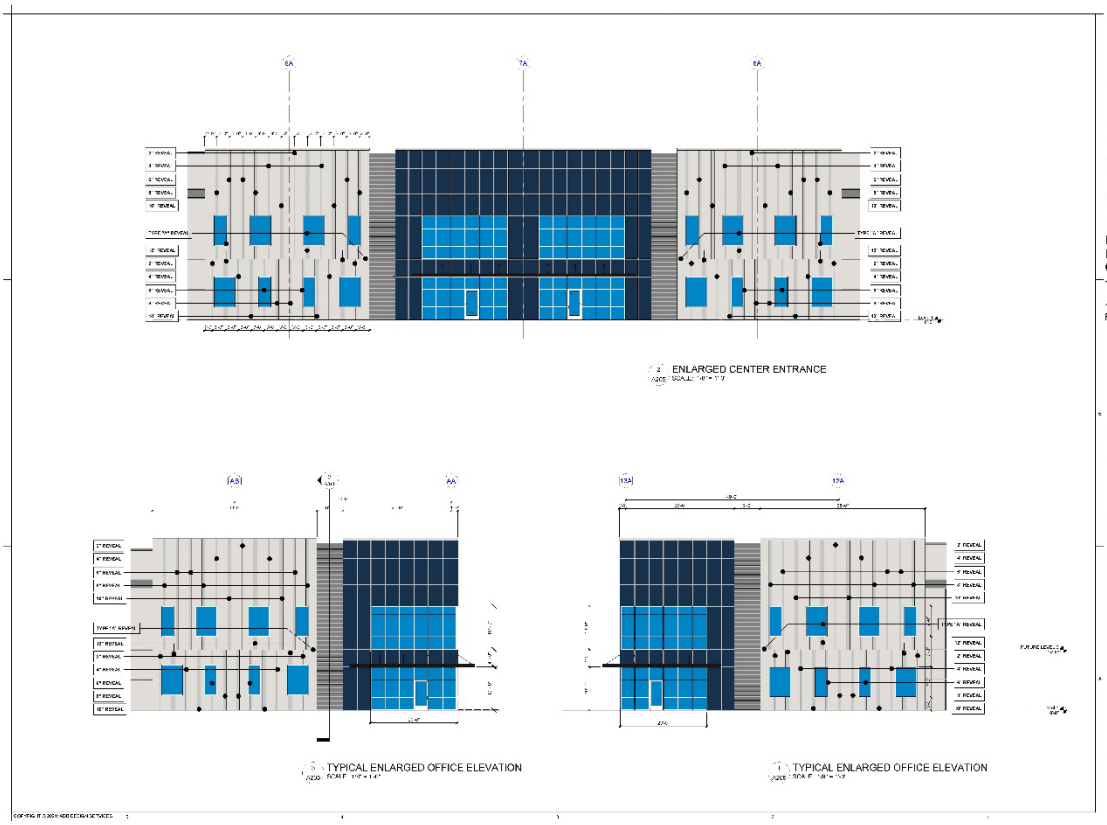
1401 N 300 W, SPANISH FORK, UTAH

EL TENEDOR Logistics Center

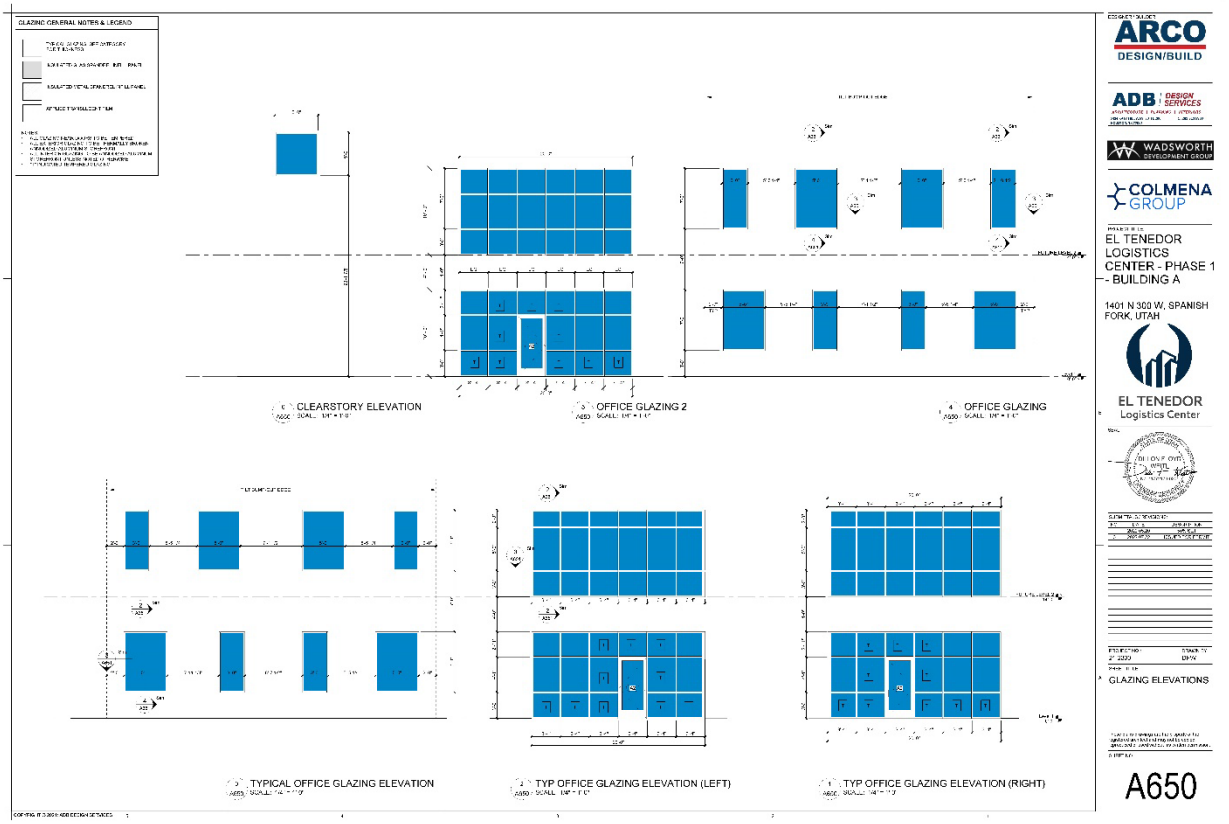
BUILDING 1 - EXTERIOR ELEVATIONS

A201


BUILDING 1 - WEST ELEVATION
BUILDING 1 - SOUTH ELEVATION - WEST HALF
BUILDING 1 - SOUTH ELEVATION - EAST HALF
ARCO DESIGN/BUILD
ADB DESIGN SERVICES
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE 1 - BUILDING A
1401 N 300 W, SPANISH FORK, UTAH
EL TENEDOR Logistics Center
BUILDING 1 - EXTERIOR ELEVATIONS
A202


ENLARGED CENTER ENTRANCE
TYPICAL ENLARGED OFFICE ELEVATION
TYPICAL ENLARGED OFFICE ELEVATION
ARCO DESIGN/BUILD
ADB DESIGN SERVICES
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE 1 - BUILDING A
1401 N 300 W, SPANISH FORK, UTAH
EL TENEDOR Logistics Center
ENLARGED ELEVATION
A205


PAINT SCHEDULE
4 WEST PAINT SCHEME ELEVATION
3 SOUTH PAINT SCHEME ELEVATION
2 EAST PAINT SCHEME ELEVATION
1 NORTH PAINT SCHEME ELEVATION
ARCO DESIGN/BUILD
ADB DESIGN SERVICES
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE 1 - BUILDING A
1401 N 300 W, SPANISH FORK, UTAH
EL TENEDOR Logistics Center
PAINT SCHEME ELEVATIONS
A210


GLAZING GENERAL NOTES & LEGEND
6 CLEARSTORY ELEVATION
5 OFFICE GLAZING 2
4 OFFICE GLAZING
5 TYPICAL OFFICE GLAZING ELEVATION
2 TYP OFFICE GLAZING ELEVATION (LEFT)
1 TYP OFFICE GLAZING ELEVATION (RIGHT)
ARCO DESIGN/BUILD
ADB DESIGN SERVICES
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE 1 - BUILDING A
1401 N 300 W, SPANISH FORK, UTAH
EL TENEDOR Logistics Center
GLAZING ELEVATIONS
A650

PROJECT TITLE

EL TENEDOR LOGISTICS CENTER - BUILDING B

NOTICE: APPROVED PLANS SHALL BE ON THE JOB SITE AT ALL TIMES

PROJECT SUMMARY

NEW CONSTRUCTION OF A SPECULATIVE SHELL WAREHOUSE/INDUSTRIAL BUILDING FOR FUTURE TENANTS. POWER AND LANDSCAPING. TOTAL AREA OF THE APPROVED PAD IS 123,855 SF

CODE DATA

BUILDING	2018 INTERNATIONAL BUILDING CODE (IBC) WITH UTAH AMENDMENTS
FIRE	2018 INTERNATIONAL FIRE CODE (IFC)
MECHANICAL	2018 INTERNATIONAL MECHANICAL CODE (IMC)
PLUMBING	2018 INTERNATIONAL PLUMBING CODE (IPC)
FUEL GAS	2018 INTERNATIONAL FUEL GAS CODE (IFGC)
ELECTRICAL	2020 NATIONAL ELECTRICAL CODE (NEC)
ACCESSIBILITY	ICC A117.1-2009, ACCESS. TO & USABLE BUILDINGS AND FACILITIES
LIFE SAFETY	NFPA 101 LIFE SAFETY CODE (NFPA) WITH UTAH AMENDMENTS
ENERGY	2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH UTAH AMENDMENTS

ISSUED FOR PERMIT



3D VIEWS AND REALISTIC RENDERINGS FOR ILLUSTRATION PURPOSE ONLY.

BUILDING DATA

NAME OF DEVELOPMENT: EL TENEDOR LOGISTICS CENTER - BUILDING B

LOCATION OF DEVELOPMENT: 1319 N 300 W, SPANISH FORK, UT 84660

ARCHITECT: [illegible]

CODE SUMMARY:

OCCUPANCY CLASSIFICATION: STORAGE GROUP S (IBC SECTION 311)

1. OCCUPANCY CLASSIFICATION: STORAGE, MODERATE-HAZARD S1 (IBC SECTION 311.2)
2. USE: MODERATE-HAZARD S1 STORAGE, GROUP S-1 IBC SECTION 311.2)
3. ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE: 75 (IBC TABLE 504.3)
   A. NUMBER OF STORIES: ONE (1)
   B. BUILDING HEIGHT IN FEET: 40 - 1"
4. UNLIMITED AREA BUILDINGS: [illegible]
   AREA PER UNIT: UNLIMITED (IBC EXCEPTION 2 TO 506.2) FOR ONE STORY BUILDING - 8,000 SQUARE FEET AND SURROUNDED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60 FEET IN WIDTH
5. TYPE OF CONSTRUCTION: IIB (PER IBC TABLE 601)
   FIRE PROTECTION OF STRUCTURAL MEMBERS IN ROOF CONSTRUCTION SHALL NOT BE REQUIRED IN S-1 OCCUPANCIES
6. AUTOMATIC SPRINKLER SYSTEMS:
   NFPA 13 SPRINKLER SYSTEMS IN ENTIRE BUILDING - ALL INTERIOR WALLS, CEILINGS, AND ROOF DECKS
7. COMMERCIAL ENERGY EFFICIENCY:
   WAREHOUSE IS CLASSIFIED AS LOW ENERGY PER IECC SECTION C402.1.1 EXEMPT ON 402 - THOSE THAT DO NOT CONTAIN CONDITIONED SPACE
   SEE AUTOCON BUILDING CODE CHECK
   SECTIONS C403, C404, C405, & C406 APPLY - SEE MECHANICAL, ELECTRICAL & PLUMBING ENERGY CALCULATIONS (IMC ESSENCE)

PROJECT DIRECTORY

OWNER
[illegible]

GENERAL CONTRACTOR
ARCO DESIGN/BUILD
[illegible]

ARCHITECT
ADB DESIGN SERVICES
[illegible]

STRUCTURAL ENGINEER
[illegible]

MECHANICAL ENGINEER
[illegible]

PLUMBING ENGINEER
[illegible]

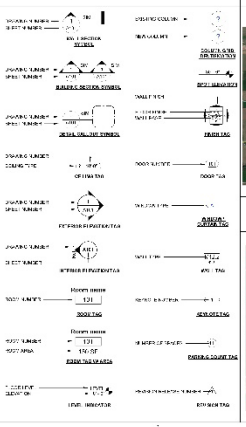
ELECTRICAL ENGINEER
[illegible]

CIVIL ENGINEER
[illegible]

FIRE ALARM
[illegible]

FIRE SUPPRESSION
[illegible]

ARCHITECTURAL SYMBOLS



VICINITY MAP



LOCATION MAP



ARCO DESIGN/BUILD
ADB DESIGN SERVICES
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP

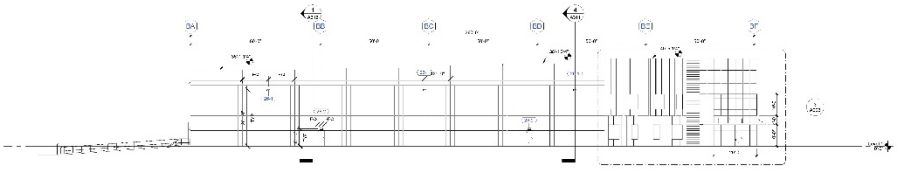
EL TENEDOR LOGISTICS CENTER - PHASE 1 - BUILDING B

1319 N 300 W, SPANISH FORK, UTAH

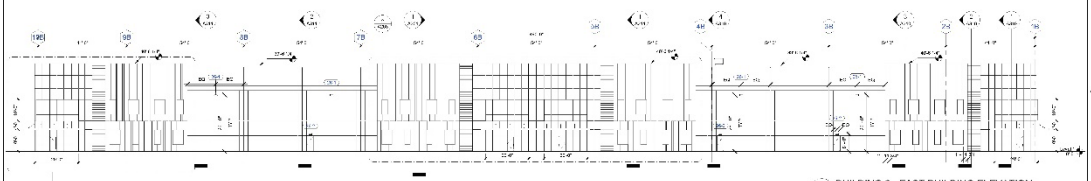
EL TENEDOR Logistics Center

COVER

A001



BUILDING 2 - SOUTH BUILDING ELEVATION



BUILDING 2 - EAST BUILDING ELEVATION

ARCO DESIGN/BUILD
ADB DESIGN SERVICES
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP

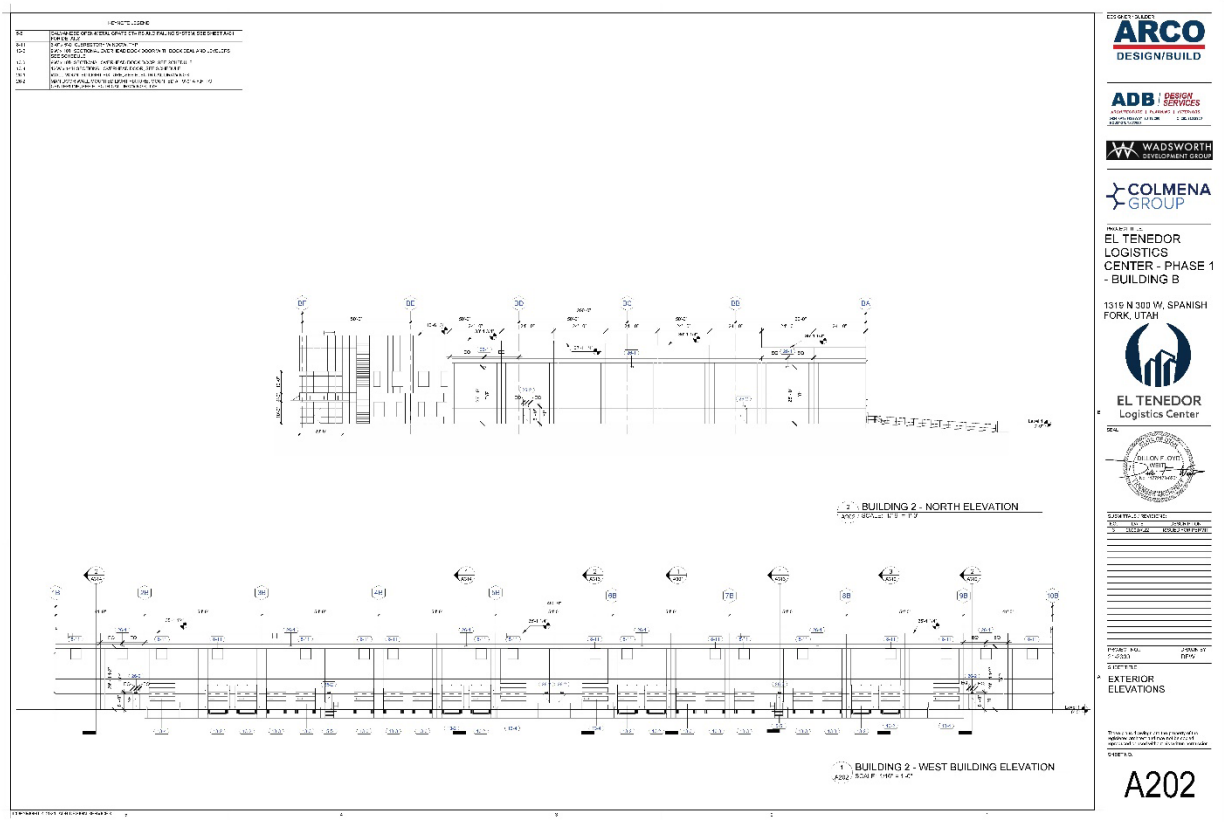
EL TENEDOR LOGISTICS CENTER - PHASE 1 - BUILDING B

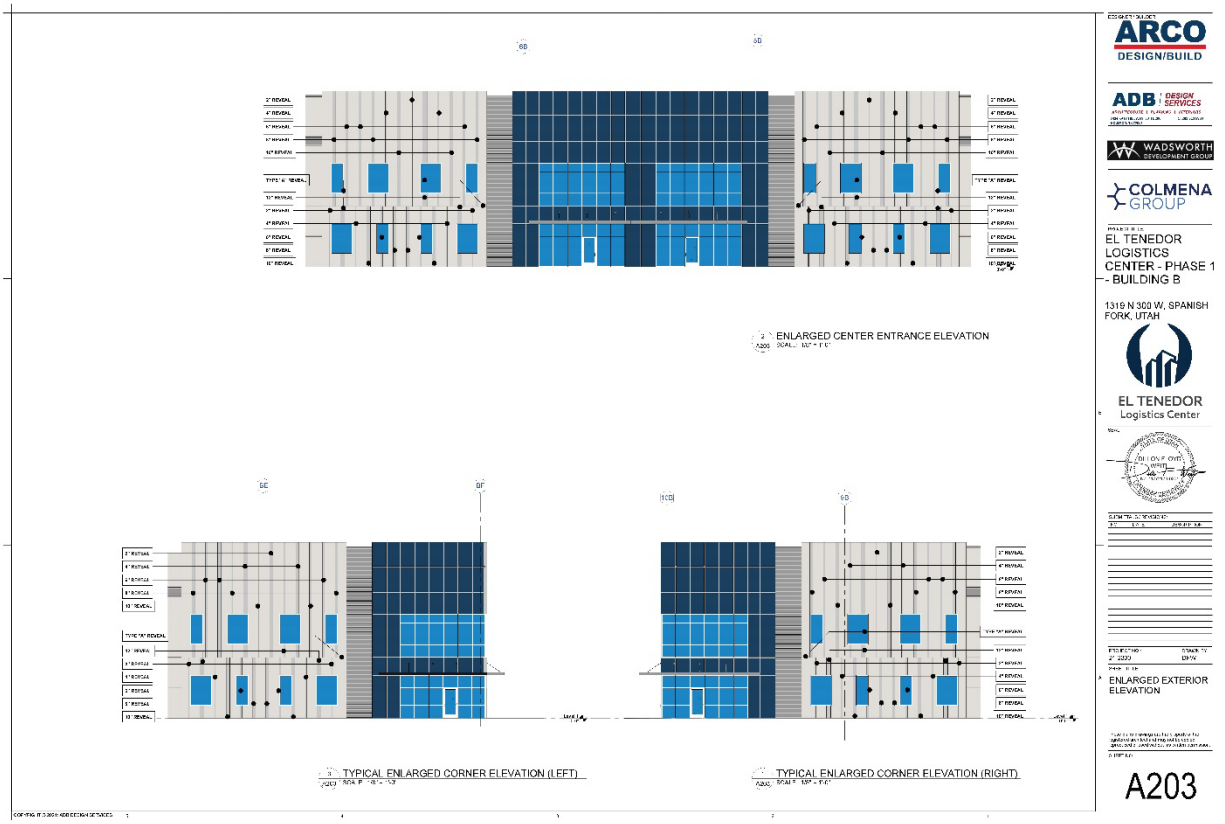
1319 N 300 W, SPANISH FORK, UTAH

EL TENEDOR Logistics Center

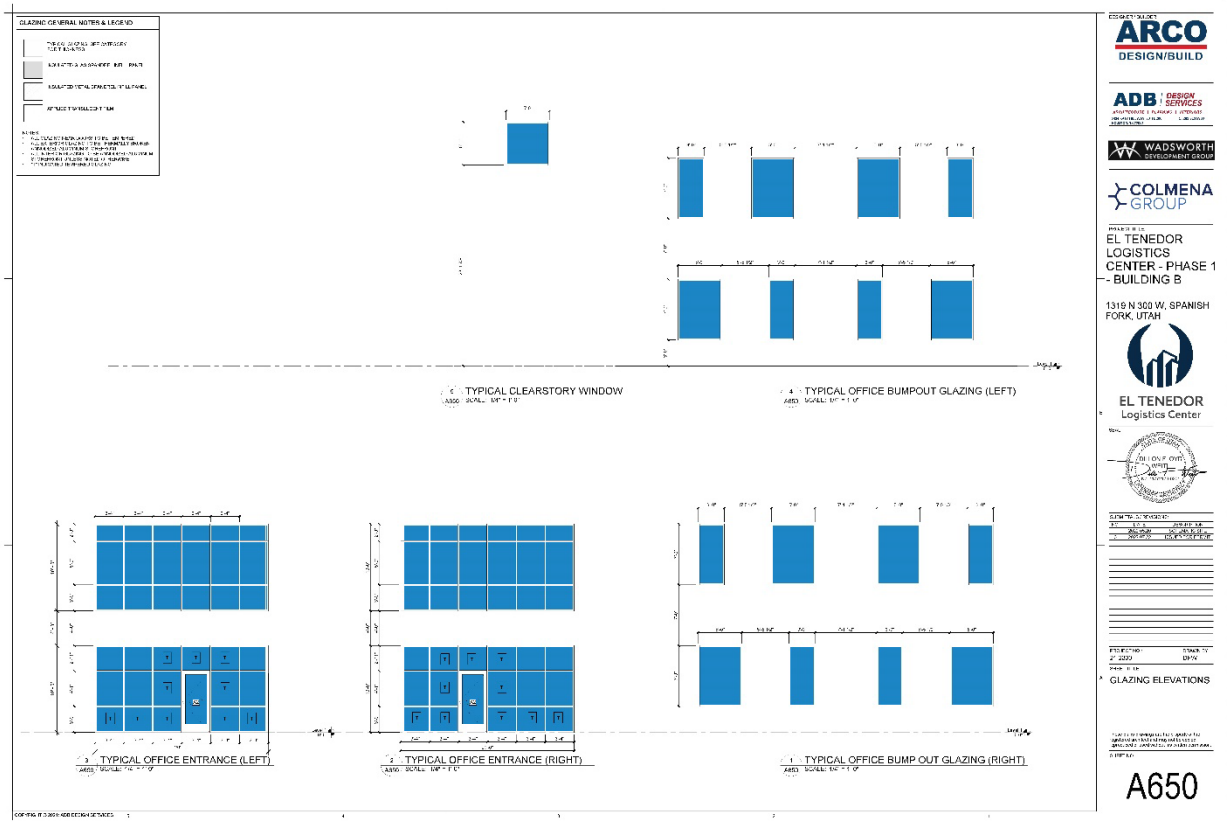
EXTERIOR ELEVATIONS

A201


BUILDING 2 - NORTH ELEVATION
BUILDING 2 - WEST BUILDING ELEVATION
ARCO DESIGN/BUILD
ADB DESIGN SERVICES
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE 1 - BUILDING B
1319 N 300 W, SPANISH FORK, UTAH
EL TENEDOR Logistics Center
EXTERIOR ELEVATIONS
A202


ENLARGED CENTER ENTRANCE ELEVATION
TYPICAL ENLARGED CORNER ELEVATION (LEFT)
TYPICAL ENLARGED CORNER ELEVATION (RIGHT)
ARCO DESIGN/BUILD
ADB DESIGN SERVICES
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE 1 - BUILDING B
1319 N 300 W, SPANISH FORK, UTAH
EL TENEDOR Logistics Center
ENLARGED EXTERIOR ELEVATION
A203


PAINT SCHEDULE
4 SOUTH PAINT SCHEME ELEVATION
3 WEST PAINT SCHEME ELEVATION
2 NORTH PAINT SCHEME ELEVATION
1 EAST PAINT SCHEME ELEVATION
ARCO DESIGN/BUILD
ADB DESIGN SERVICES
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE 1 - BUILDING B
1319 N 300 W, SPANISH FORK, UTAH
EL TENEDOR Logistics Center
PAINT SCHEME ELEVATIONS
A210


GLAZING GENERAL NOTES & LEGEND
5 TYPICAL CLEARSTORY WINDOW
4 TYPICAL OFFICE BUMPOUT GLAZING (LEFT)
3 TYPICAL OFFICE ENTRANCE (LEFT)
2 TYPICAL OFFICE ENTRANCE (RIGHT)
1 TYPICAL OFFICE BUMP OUT GLAZING (RIGHT)
ARCO DESIGN/BUILD
ADB DESIGN SERVICES
WADSWORTH DEVELOPMENT GROUP
COLMENA GROUP
EL TENEDOR LOGISTICS CENTER - PHASE 1 - BUILDING B
1319 N 300 W, SPANISH FORK, UTAH
EL TENEDOR Logistics Center
GLAZING ELEVATIONS
A650

EL TENEDOR LOGISTICS CENTER

PHASE 1 - LOT 1 & 2

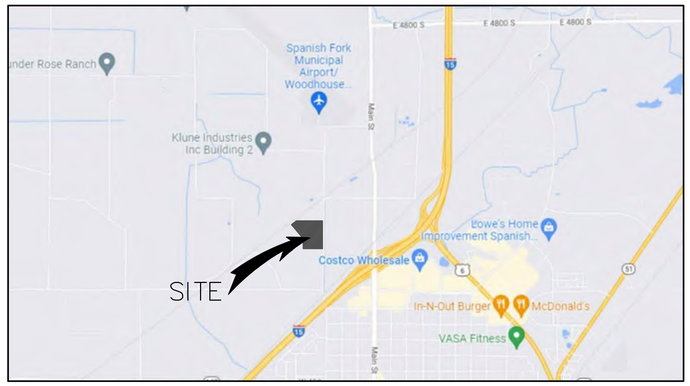
LOT 1 – 1401 NORTH 300 WEST
LOT 2 – 1319 NORTH 300 WEST
SPANISH FORK, UTAH 84660

LEGEND

PROPERTY LINE	EXISTING FIRE HYDRANT
EASEMENT LINE	PROPOSED FIRE HYDRANT
4240.0 PROPOSED GRADE CONTOURS	EXISTING STREET LIGHT
4240.0 EXISTING GRADE CONTOURS	PROPOSED STREET LIGHT
EXISTING CURB	PROPOSED PARKING LOT LIGHT
PROPOSED CURB AND GUTTER	EXISTING WATER METER
PROPOSED CURB WALL	EXISTING WATER VALVE
REVERSE PAN CURB & GUTTER	EXISTING GATE VALVE
SS EXISTING SEWER	EXISTING OVERHEAD POWER POLE
SS PROPOSED SEWER	TBC TOP BACK CONCRETE
W EXISTING WATER	FF FINISHED FLOOR
W PROPOSED WATER	HW HIGH WATER
F EXISTING FIRE LINE	TOG TOP OF GRATE
F PROPOSED FIRE LINE	TOL TOP OF LID
SD EXSITING STORM DRAIN	IE INVERT ELEVATION
SD PROPOSED STORM DRAIN	EX EXISTING
RD PROPOSED ROOF DRAIN	NG NATURAL GROUND
G EXISTING GAS	TA TOP OF ASPHALT
G PROPOSED GAS	TC TOP OF CONCRETE
OHP EXISTING OVERHEAD POWER	EC EDGE OF CONCRETE
UGP EXISTING UNDERGROUND POWER	EA EDGE OF ASPHALT
UGP PROPOSED UNDERGROUND POWER	TOW TOP OF WALL
T EXISTING TELEPHONE LINE	TG TOP OF GRAVEL
T PROPOSED TELEPHONE LINE	TL TOP OF LANDSCAPING
FO EXISTING FIBER OPTIC LINE	TS TOP OF SIDEWALK
FO PROPOSED FIBER OPTIC LINE	PROP PROPOSED
PROPOSED CONCRETE	39.0 TBC CALLOUT UNLESS OTHERWISE DESIGNATED
PROPOSED ASPHALT	
PROPOSED LANDSCAPING	

FIRE DEPARTMENT NOTES:

1. FIRE HYDRANTS SHALL BE EQUIPPED WITH ONE 4½", AND 2½" OUTLETS, WHICH HAS NATIONAL STANDARD THREADS (NST).
2. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE CENTER LINE OF THE LOWEST CAP, NUT SHALL NOT BE CLOSER THAN 18" FROM THE FINISHED GRADE.
3. FIRE HYDRANTS SHALL HAVE THE 4½" BUTT FACING THE FIRE ACCESS ROADWAY.
4. UNDERGROUND PIPING SHALL BE TESTED AT 200 PSIA FOR TWO HOURS. TEST CERTIFICATE SHALL BE PROVIDED TO FIRE DEPARTMENT OFFICE.
5. BURNING OF TRASH, SCRAP WOOD OR OTHER MATERIALS IS A VIOLATION OF CITY ORDINANCE.
6. A 3 FOOT CLEARANCE SHALL BE MAINTAINED AT ALL TIMES AROUND FIRE EQUIPMENT TO INCLUDE BUT NOT LIMITED TO HYDRANTS, FIRE DEPARTMENT CONNECTIONS AND FIRE SUPPRESSION CONTROL VALVES.
7. NEW FIRE HYDRANTS SHALL BE COLOR CODED AND BE DIRECTED BY PUBLIC UTILITIES AS TO THE COLOR AND SHADE OF THE HYDRANT BONNET.
8. FIRE HYDRANTS SHALL BE EQUIPPED WITH AN INDEPENDENT LATERAL CONTROL VALVE PLACED AT THE BASE INLET OF THE FIRE HYDRANT.
9. FIRE DEPARTMENT ACCESS ROADS AND FIRE HYDRANTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE FOOTINGS AND FOUNDATIONS OF ANY STRUCTURE. FIRE HYDRANTS SHALL BE ACCESSIBLE, OPERATIONAL AND MAINTAINED IN THAT CAPACITY.
10. WATER LATERALS WHICH ARE 16 FOOT IN LENGTH OR LONGER SHALL BE PROVIDED WITH CONTROL VALVES AT THE TAP OF THE WATER MAIN AND AT THE FIRE HYDRANT.
11. WATER LATERALS WHICH SUPPLY WATER BASED FIRE PROTECTION SHALL BE FERROUS PIPE WHEN PASSING UNDER OR THROUGH FOOTINGS OR FOUNDATION WALLS.



VICINITY MAP
NOT TO SCALE

SHEET INDEX

CV	COVER SHEET
C0.1	EXISTING SITE/DEMOLITION PLAN
C1.0	SITE PLAN
C2.0	OVERALL GRADING & DRAINAGE PLAN
C2.1	GRADING PLAN
C2.2	GRADING PLAN
C2.3	DRAINAGE PLAN
C3.0	UTILITY PLAN
C4.0	DETAIL SHEET
C5.0	SPANISH FORK DETAIL SHEET
C6.0	EROSION CONTROL PLAN (SWPPP)
C6.1	EROSION CONTROL DETAIL SHEET

PROJECT CONSTRUCTION NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION, 1-800-662-4111.
2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. SEE SOILS REPORT FOR PAVEMENT SECTION DETAILS, INSTALLATION SPECIFICATIONS AND ALL SITE EARTHWORK REQUIREMENTS.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN.
5. ALL HANDICAP PARKING STALLS TO BE INSTALLED PER ADA STANDARDS. SLOPE ON ANY ADA STALL IS TO BE LESS THAN 2% IN ALL DIRECTIONS.
6. CONTRACTOR TO VERIFY PRIOR TO ANY CONSTRUCTION THAT THE BUILDING AND BUILDING LOCATION SHOWN ON CIVIL DRAWINGS MATCHES THE ARCHITECTURAL PLANS.
7. CONTRACTOR TO VERIFY, WITH ARCHITECT, THAT F.F. ELEVATION SHOWN ON CIVIL PLANS EQUALS THE ARCHITECTS 100.0' ELEVATION.
8. CONTRACTOR TO REPLACE IN KIND ANY AREAS THAT ARE DAMAGED DURING CONSTRUCTION.
9. INSTALL ALL SIDEWALKS PER CITY STANDARDS OR APWA PLAN NO. 231, 235, AND 236 WHERE APPLICABLE.
10. INSTALL ALL CONCRETE PAVEMENT JOINTS PER CITY STANDARDS OR APWA PLAN NO. 261.
11. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL PER APWA STANDARDS AND SPECIFICATIONS.
12. ALL CATCH BASINS AND MANHOLES TO BE INSTALLED PER CITY STANDARDS.
13. ALL STORM DRAIN PIPING TO BE CUT OFF FLUSH WITH INSIDE WALL OF DRAINAGE BOX. INSIDE WALL TO BE GROUTED SMOOTH WITH A NON-SHRINK GROUT.
14. FOR STORM DRAIN INLET BOXES AND MANHOLES THE I.E. IN AND I.E. OUT ELEVATIONS ARE THE SAME UNLESS OTHERWISE CALLED OUT ON THE PLANS
15. ALL WATER LINES TO HAVE A MINIMUM 4' OF COVER WITH A MINIMUM VERTICAL CLEARANCE OF 1' OF COVER BETWEEN OTHER UTILITY LINES (1.5' VERTICAL SEPARATION WITH SEWER).
16. THRUST BLOCKS TO BE INSTALLED PER SPANISH FORK DETAIL W-1. SEE DETAIL SHEET C6.0.
17. CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.
18. THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.
19. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.

SPANISH FORK CITY NOTE:

ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.

DESIGNER / BUILDER:
ARCO DESIGN/BUILD

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 – PH: 801-949-6296

WADSWORTH DEVELOPMENT GROUP

COLMENA GROUP

PROJECT TITLE:

EL TENEDOR LOGISTICS CENTER - PHASE 1 - LOT 1 & 2

LOT 1 - 1401 NORTH 300 WEST
LOT 2 - 1319 NORTH 300 WEST
SPANISH FORK, UT 84660

EL TENEDOR Logistics Center

SEAL:

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

SUBMITTALS / REVISIONS:

NO.	DATE	DESCRIPTION
1	08/08/2022	ISSUED FOR PERMIT
2	09/22/2022	CITY COMMENTS

PROJECT NO.: E22-019
DRAWN BY: NJR

SHEET TITLE:

CIVIL COVER SHEET

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SHEET NO.:

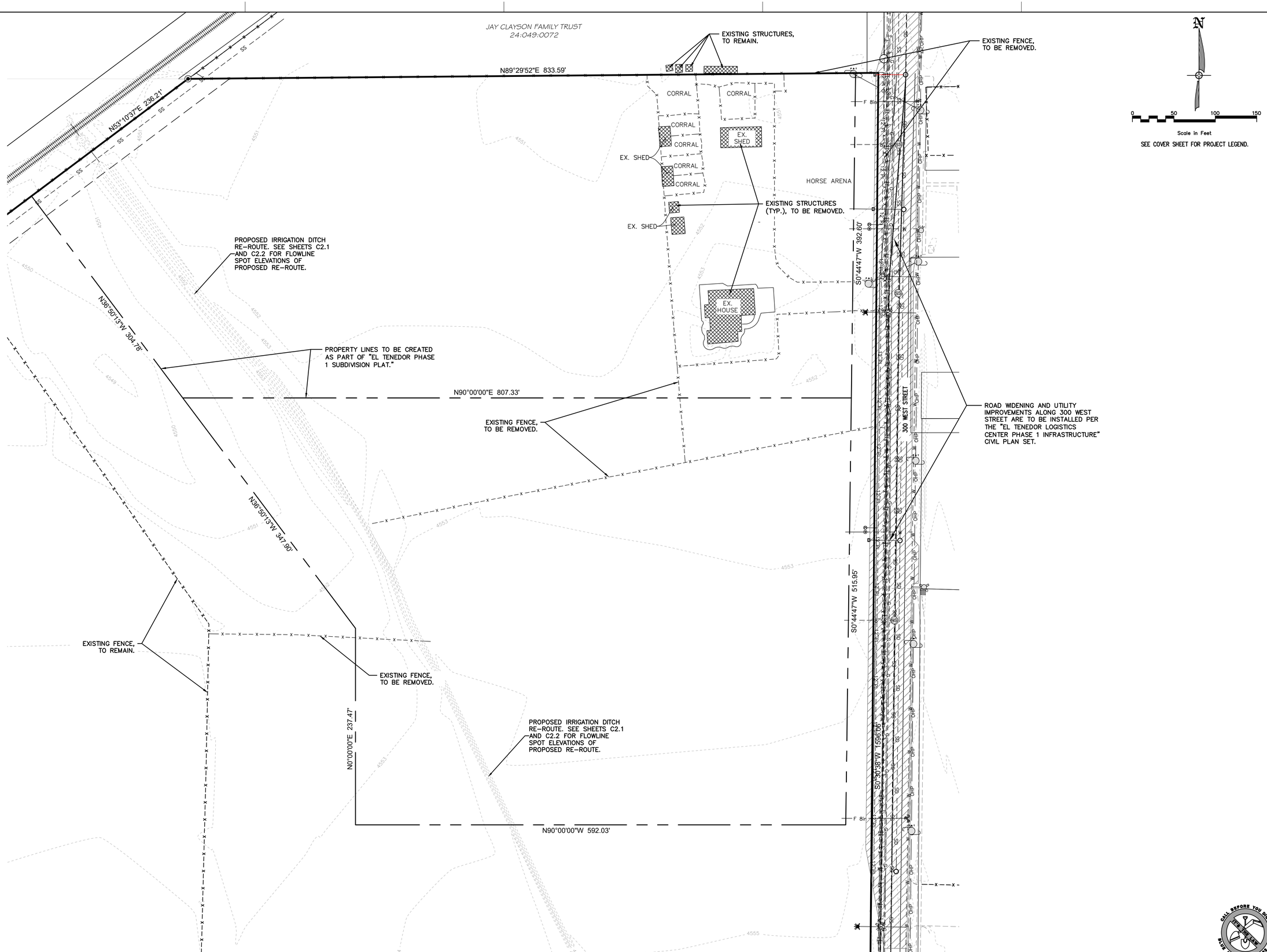
CV

CALL BEFORE YOU DIG! BLUE STAKES 1-800-662-4111

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5 4 3 2 1

B A



DESIGNER / BUILDER:

ARCO DESIGN/BUILD

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - PH: 801-949-6296

WADSWORTH DEVELOPMENT GROUP

COLMENA GROUP

PROJECT TITLE:

EL TENEDOR LOGISTICS CENTER - PHASE 1 - LOT 1 & 2

LOT 1 - 1401 NORTH 300 WEST
LOT 2 - 1319 NORTH 300 WEST
SPANISH FORK, UT 84660

EL TENEDOR Logistics Center

SEAL:

PROFESSIONAL ENGINEER
LICENSED
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

SUBMITTALS / REVISIONS:

NO.	DATE	DESCRIPTION
1	08/08/2022	ISSUED FOR PERMIT
2	09/22/2022	CITY COMMENTS

PROJECT NO.: E22-019

DRAWN BY: NJR

SHEET TITLE:

EXISTING SITE / DEMOLITION PLAN

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SHEET NO.:

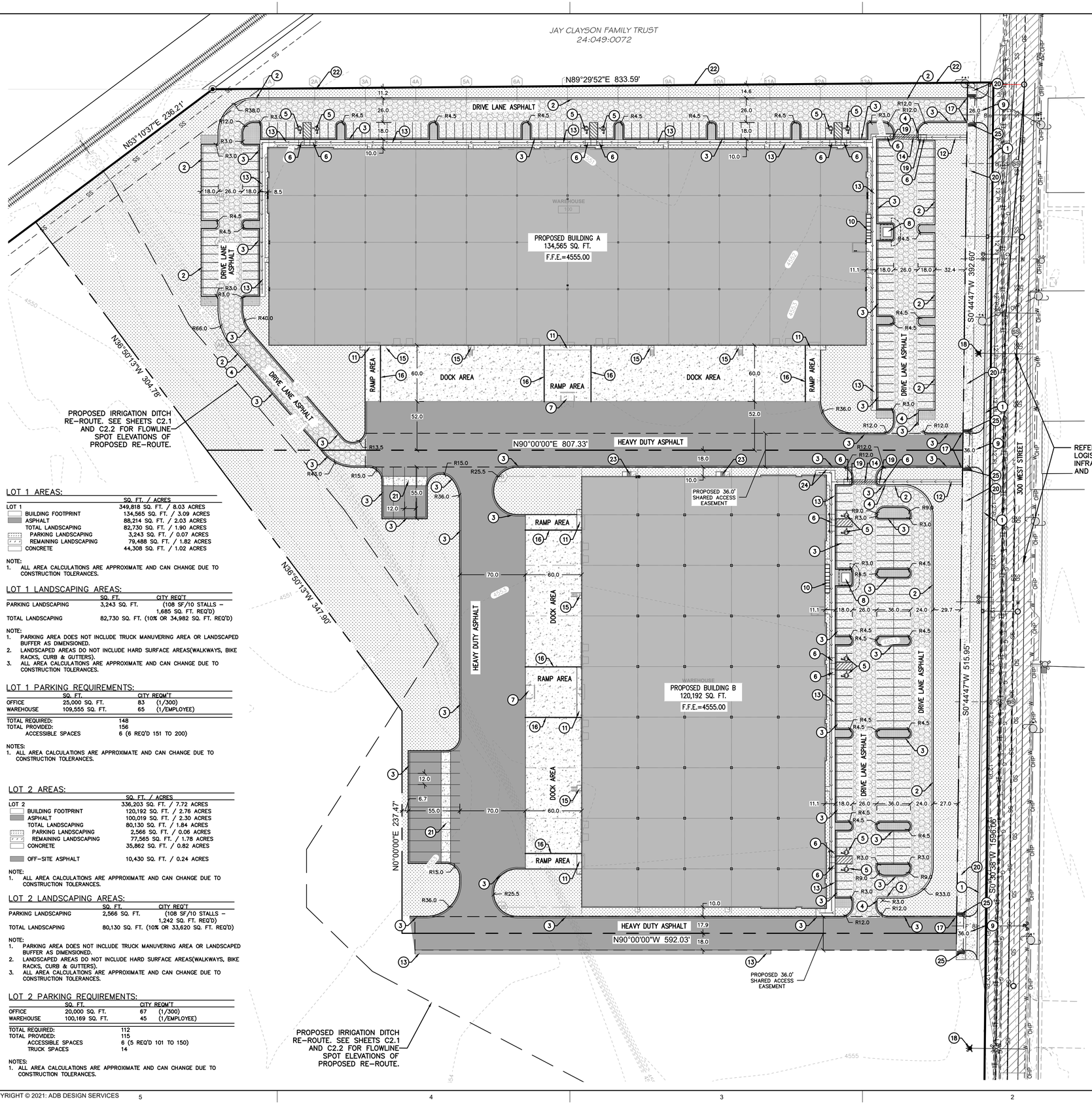
C0.1

CALL BEFORE YOU DIG! BLUE STAKES 1-800-662-4111

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5 4 3 2 1

B A



LOT 1 AREAS:

	SQ. FT. / ACRES
LOT 1	349,818 SQ. FT. / 8.03 ACRES
BUILDING FOOTPRINT	134,565 SQ. FT. / 3.09 ACRES
ASPHALT	88,214 SQ. FT. / 2.03 ACRES
TOTAL LANDSCAPING	82,730 SQ. FT. / 1.90 ACRES
PARKING LANDSCAPING	3,243 SQ. FT. / 0.07 ACRES
REMAINING LANDSCAPING	79,488 SQ. FT. / 1.82 ACRES
CONCRETE	44,308 SQ. FT. / 1.02 ACRES

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 1 LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
PARKING LANDSCAPING	3,243 SQ. FT.	(108 SF/10 STALLS – 1,685 SQ. FT. REQ'D)
TOTAL LANDSCAPING	82,730 SQ. FT. (10% OR 34,982 SQ. FT. REQ'D)	

NOTE:
1. PARKING AREA DOES NOT INCLUDE TRUCK MANUVERING AREA OR LANDSCAPED BUFFER AS DIMENSIONED.
2. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS).
3. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 1 PARKING REQUIREMENTS:

	SQ. FT.	CITY REQM'T	
OFFICE	25,000 SQ. FT.	83	(1/300)
WAREHOUSE	109,555 SQ. FT.	65	(1/EMPLOYEE)
TOTAL REQUIRED:		148	
TOTAL PROVIDED:		156	
ACCESSIBLE SPACES		6	(6 REQ'D 151 TO 200)

NOTES:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 2 AREAS:

	SQ. FT. / ACRES
LOT 2	336,203 SQ. FT. / 7.72 ACRES
BUILDING FOOTPRINT	120,192 SQ. FT. / 2.76 ACRES
ASPHALT	100,019 SQ. FT. / 2.30 ACRES
TOTAL LANDSCAPING	80,130 SQ. FT. / 1.84 ACRES
PARKING LANDSCAPING	2,566 SQ. FT. / 0.06 ACRES
REMAINING LANDSCAPING	77,565 SQ. FT. / 1.78 ACRES
CONCRETE	35,862 SQ. FT. / 0.82 ACRES
OFF-SITE ASPHALT	10,430 SQ. FT. / 0.24 ACRES

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 2 LANDSCAPING AREAS:

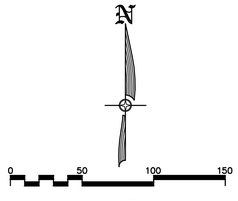
	SQ. FT.	CITY REQ'T
PARKING LANDSCAPING	2,566 SQ. FT.	(108 SF/10 STALLS – 1,242 SQ. FT. REQ'D)
TOTAL LANDSCAPING	80,130 SQ. FT. (10% OR 33,620 SQ. FT. REQ'D)	

NOTE:
1. PARKING AREA DOES NOT INCLUDE TRUCK MANUVERING AREA OR LANDSCAPED BUFFER AS DIMENSIONED.
2. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS).
3. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT 2 PARKING REQUIREMENTS:

	SQ. FT.	CITY REQM'T	
OFFICE	20,000 SQ. FT.	67	(1/300)
WAREHOUSE	100,169 SQ. FT.	45	(1/EMPLOYEE)
TOTAL REQUIRED:		112	
TOTAL PROVIDED:		115	
ACCESSIBLE SPACES		6	(5 REQ'D 101 TO 150)
TRUCK SPACES		14	

NOTES:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.



SEE COVER SHEET FOR PROJECT LEGEND.

SHEET LEGEND

- ADA ACCESSIBLE PATH
- PARKING ASPHALT (SEE DETAIL 9/C4.0)
- DRIVE AISLE ASPHALT (SEE DETAIL 10/C4.0)
- HEAVY DUTY ASPHALT (SEE DETAIL 11/C4.0)
- PHASE 1 INFRASTRUCTURE IMPROVEMENTS SCOPE

SITE PLAN NOTES:

1. 30" CURB AND GUTTER TO BE INSTALLED AS PART OF EL TENEDOR LOGISTICS CENTER PHASE 1 INFRASTRUCTURE.
2. PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0.
3. PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL 2/C4.0.
4. CONTRACTOR TO PROVIDE A SMOOTH TRANSITION FROM CURB & GUTTER TO REV PAN CURB & GUTTER.
5. INSTALL ADA STALLS AND ADA PARKING SIGN. ALL ADA STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAIL 13/C4.0 & 14/C4.0.
6. ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAILS 4/C4.0 & 15/C4.0.
7. PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
8. PROPOSED TRANSFORMER PAD.
9. DRIVE APPROACH TO BE INSTALLED AS PART OF EL TENEDOR LOGISTICS CENTER PHASE 1 INFRASTRUCTURE.
10. PROPOSED ELECTRICAL SWITCHGEAR LOCATION.
11. PROPOSED 5' APRON/LANDING AREA. SLOPE NOT TO EXCEED 2% IN ANY DIRECTION.
12. PROPOSED 5' WIDE SIDEWALK PER SPANISH FORK STANDARD PLAN ST-13. SEE SHEET C5 FOR DETAIL.
13. PROPOSED 6' WIDE SIDEWALK PER SPANISH FORK STANDARD PLAN ST-13. SEE SHEET C5 FOR DETAIL.
14. PAINTED PEDESTRIAN CROSSING PATH.
15. PROPOSED STAIR SECTION. SEE ARCHITECTURAL PLANS FOR DETAILS.
16. PROPOSED DOCK WALLS. SEE STRUCTURAL PLANS FOR DETAILS.
17. CONTRACTOR TO TAPER CURB & GUTTER DOWN TO MATCH INTO SIDEWALK ELEVATIONS AT DRIVE APPROACH.
18. FIRE HYDRANT TO BE RELOCATED AS PART OF EL TENEDOR LOGISTICS CENTER PHASE 1 INFRASTRUCTURE.
19. PROPOSED ADA DETECTABLE WARNING STRIPS TO BE INSTALLED AT DRIVE APPROACHES.
20. 10' WIDE SIDEWALK TO BE INSTALLED AS PART OF EL TENEDOR LOGISTICS CENTER PHASE 1 INFRASTRUCTURE.
21. PROPOSED 10' DOLLY PAD.
22. PROPOSED 6' MASONRY SCREENING WALL.
23. PROPOSED 5' CONCRETE LANDING PAD AND SIX 6" RISERS W/HANDRAIL.
24. CONTRACTOR TO INSTALL LARGE ROCKS/BOULDERS TO HELP STABILIZE LANDSCAPING IN THIS AREA. ROCKS/BOULDERS TO REMAIN UNDER 2' IN HEIGHT. SEE SHEET C2.2 FOR SPOT ELEVATIONS.
25. PROPOSED ADA DETECTABLE WARNING STRIPS TO BE INSTALLED AS PART OF EL TENEDOR LOGISTICS CENTER PHASE 1 INFRASTRUCTURE.

DESIGNER / BUILDER:
ARCO DESIGN/BUILD

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 – PH: 801-949-6296

WADSWORTH DEVELOPMENT GROUP

COLMENA GROUP

PROJECT TITLE:
EL TENEDOR LOGISTICS CENTER - PHASE 1 - LOT 1 & 2

LOT 1 - 1401 NORTH 300 WEST
LOT 2 - 1319 NORTH 300 WEST
SPANISH FORK, UT 84660

EL TENEDOR Logistics Center

SEAL:
PROFESSIONAL ENGINEER – SCOTT D. THORSEN – No. 354291 – STATE OF UTAH

SUBMITTALS / REVISIONS:

NO.	DATE	DESCRIPTION
1	08/08/2022	ISSUED FOR PERMIT
2	09/22/2022	CITY COMMENTS

PROJECT NO.: E22-019
DRAWN BY: NJR

SHEET TITLE:
SITE PLAN

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SHEET NO.:
C1.0

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PROPOSED BUILDING A
134,565 SQ. FT.
F.F.E.=4555.00

PROPOSED OUTLET STRUCTURE WITH 15" WATERMAN SSC-10 SLIDE GATE (OPENED TO 8" ABOVE FLOWLINE - FLOW=3.15 CFS), SNOUT OIL/WATER SEPARATOR AND WEIR WALL. TOP OF WEIR WALL SET AT ELEVATION = 4550.60. SEE DETAIL 17/C4.0.

PROPOSED IRRIGATION DITCH RE-ROUTE. SEE SHEETS C2.1 AND C2.2 FOR FLOWLINE-SPOT ELEVATIONS OF PROPOSED RE-ROUTE.

H.W.E.=4550.50

300 WEST STREET

REFER TO EL TENEDOR LOGISTICS CENTER PHASE 1 INFRASTRUCTURE FOR ROAD AND UTILITY IMPROVEMENTS.

PROPOSED BUILDING B
120,192 SQ. FT.
F.F.E.=4555.00

H.W.E.=4550.50

PROPOSED IRRIGATION DITCH RE-ROUTE. SEE SHEETS C2.1 AND C2.2 FOR FLOWLINE-SPOT ELEVATIONS OF PROPOSED RE-ROUTE.

N

0 50 100 150

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND.

SHEET LEGEND

DETENTION AREA

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WADSWORTH DEVELOPMENT GROUP

COLMENA GROUP

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EL TENEDOR Logistics Center

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LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

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PROJECT NO.: E22-019
DRAWN BY: NJR

SHEET TITLE:

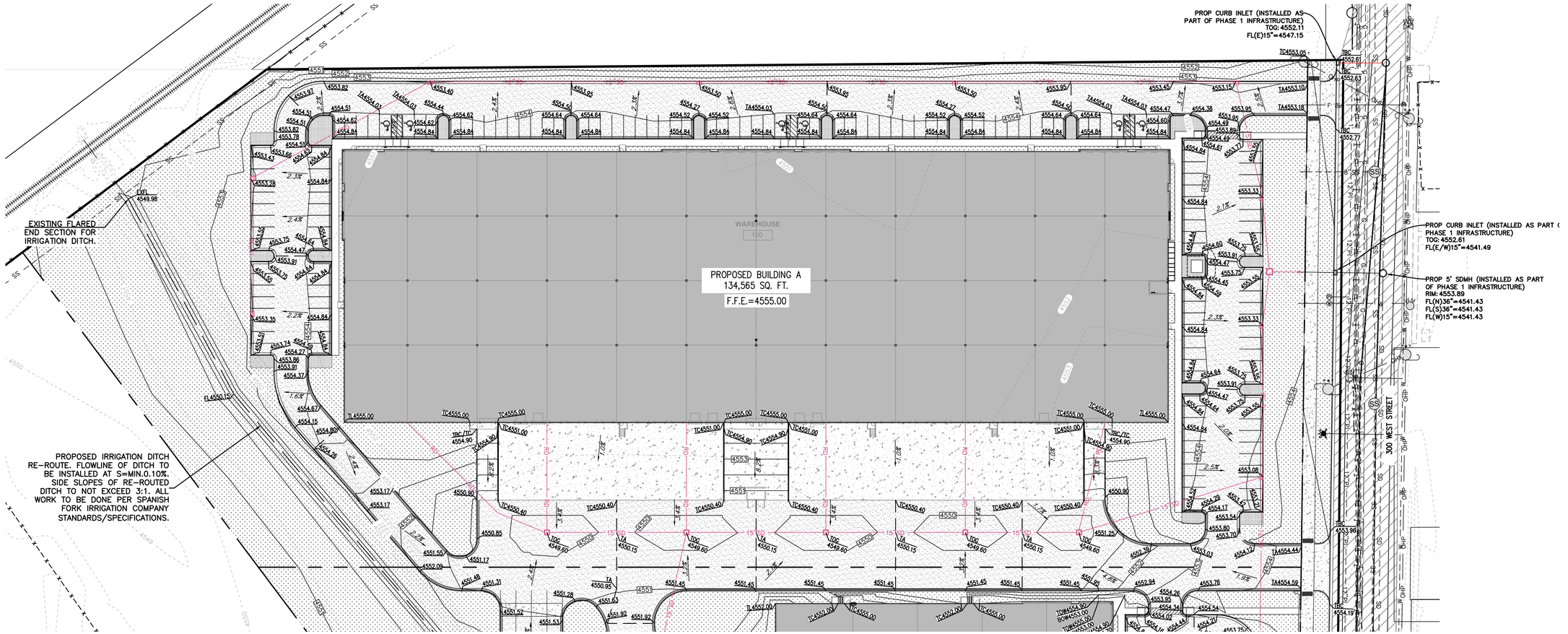
OVERALL GRADING & DRAINAGE PLAN

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SHEET NO.:

C2.0

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MATCHLINE – SEE SHEET C2.2

N

0 50 100 150

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND.

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WADSWORTH DEVELOPMENT GROUP

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SHEET TITLE:

GRADING PLAN

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SHEET NO.:

C2.1

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5 4 3 2 1

A B

MATCHLINE – SEE SHEET C2.1

CONTRACTOR TO INSTALL BOULDERS/ROCKS TO HELP STABILIZE GRADE HERE. ROCKS/BOULDERS TO REMAIN UNDER 2' IN HEIGHT.

PROPOSED BUILDING B
120,192 SQ. FT.
F.F.E.=4555.00

PROPOSED IRRIGATION DITCH RE-ROUTE. FLOWLINE OF DITCH TO BE INSTALLED AT S=MIN.0.10%. SIDE SLOPES OF RE-ROUTED DITCH TO NOT EXCEED 3:1. ALL WORK TO BE DONE PER SPANISH FORK IRRIGATION COMPANY STANDARDS/SPECIFICATIONS.

PROPOSED IRRIGATION DITCH RE-ROUTE. FLOWLINE OF DITCH TO BE INSTALLED AT S=MIN.0.10%. SIDE SLOPES OF RE-ROUTED DITCH TO NOT EXCEED 3:1. ALL WORK TO BE DONE PER SPANISH FORK IRRIGATION COMPANY STANDARDS/SPECIFICATIONS.

EXISTING FLARED END SECTION FOR IRRIGATION DITCH.

PROP 5' SDMH (INSTALLED AS PART OF PHASE 1 INFRASTRUCTURE)
RIM: 4555.42
FL(N)36"=4543.88
FL(S)36"=4543.88
FL(W)15"=4548.44

PROP CURB INLET (INSTALLED AS PART OF PHASE 1 INFRASTRUCTURE)
TOG: 4554.30
FL(E)15"=4548.50

PROP 5' SDMH (INSTALLED AS PART OF PHASE 1 INFRASTRUCTURE)
RIM: 4557.05
FL(N)36"=4544.68
FL(W)15"=4548.85

300 WEST STREET

EX. SHED

EX. SHED

EX. SHED

EX. SHED

N

0 50 100 150

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND.

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WADSWORTH DEVELOPMENT GROUP

COLMENA GROUP

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GRADING PLAN

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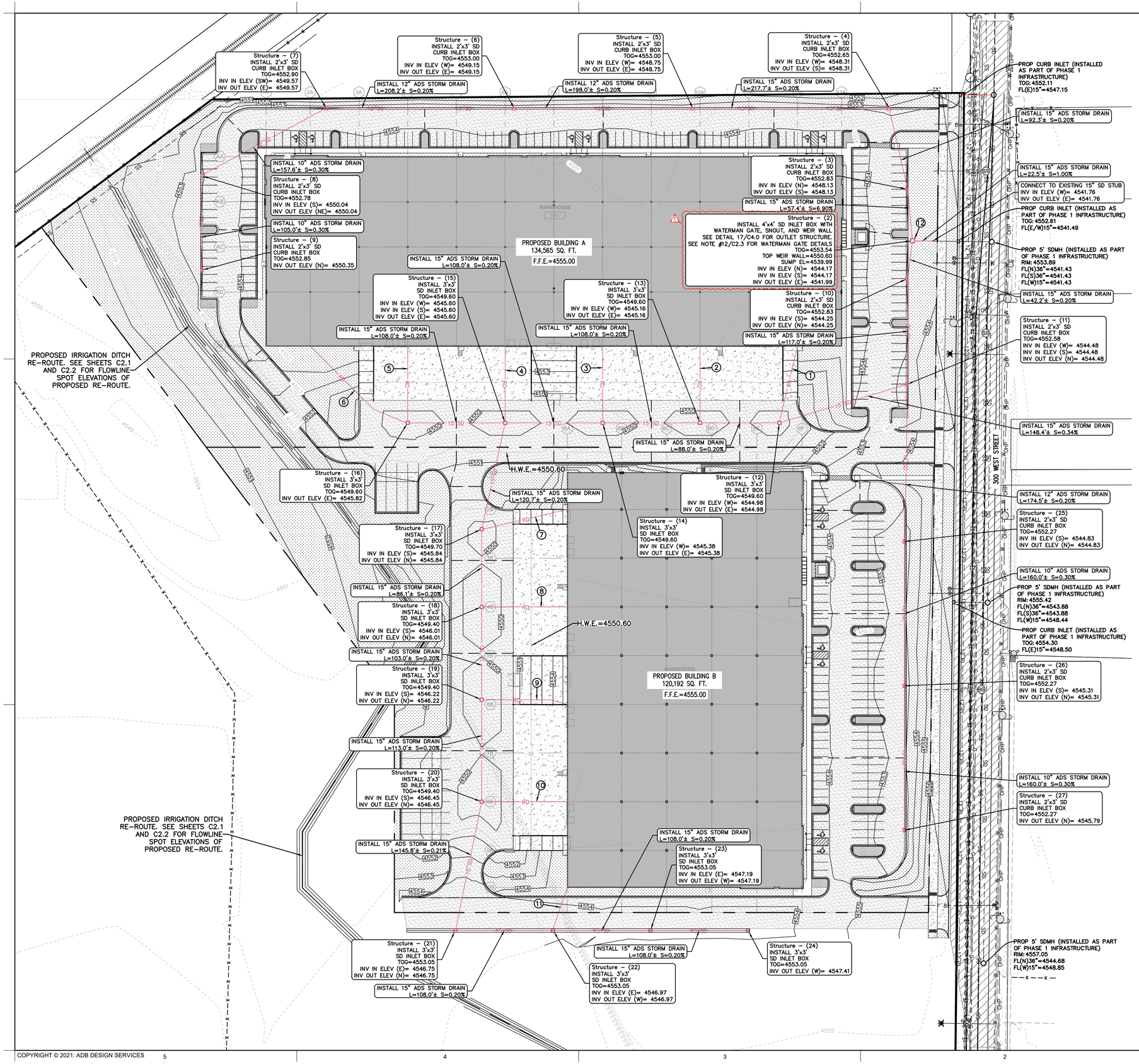
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5 4 3 2 1

B A



N

0 50 100 150

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND.

SHEET LEGEND

DETENTION AREA

DRAINAGE PLAN NOTES:

1. INSTALL 86'± OF 8" ADS ROOF DRAIN, S=MIN.0.40% END ROOF DRAIN 5' FROM BUILDING AND SEE PLUMBING PLANS FOR CONTINUATION INTO BUILDING.
2. INSTALL 84'± OF 8" ADS ROOF DRAIN, S=MIN.0.40% END ROOF DRAIN 5' FROM BUILDING AND SEE PLUMBING PLANS FOR CONTINUATION INTO BUILDING.
3. INSTALL 84'± OF 8" ADS ROOF DRAIN, S=MIN.0.40% END ROOF DRAIN 5' FROM BUILDING AND SEE PLUMBING PLANS FOR CONTINUATION INTO BUILDING.
4. INSTALL 84'± OF 8" ADS ROOF DRAIN, S=MIN.0.40% END ROOF DRAIN 5' FROM BUILDING AND SEE PLUMBING PLANS FOR CONTINUATION INTO BUILDING.
5. INSTALL 84'± OF 8" ADS ROOF DRAIN, S=MIN.0.40% END ROOF DRAIN 5' FROM BUILDING AND SEE PLUMBING PLANS FOR CONTINUATION INTO BUILDING.
6. INSTALL 139'± OF 8" ADS ROOF DRAIN, S=MIN.0.40% END ROOF DRAIN 5' FROM BUILDING AND SEE PLUMBING PLANS FOR CONTINUATION INTO BUILDING.
7. INSTALL 97'± OF 8" ADS ROOF DRAIN, S=MIN.0.40% END ROOF DRAIN 5' FROM BUILDING AND SEE PLUMBING PLANS FOR CONTINUATION INTO BUILDING.
8. INSTALL 94'± OF 8" ADS ROOF DRAIN, S=MIN.0.40% END ROOF DRAIN 5' FROM BUILDING AND SEE PLUMBING PLANS FOR CONTINUATION INTO BUILDING.
9. INSTALL 95'± OF 8" ADS ROOF DRAIN, S=MIN.0.40% END ROOF DRAIN 5' FROM BUILDING AND SEE PLUMBING PLANS FOR CONTINUATION INTO BUILDING.
10. INSTALL 94'± OF 8" ADS ROOF DRAIN, S=MIN.0.40% END ROOF DRAIN 5' FROM BUILDING AND SEE PLUMBING PLANS FOR CONTINUATION INTO BUILDING.
11. INSTALL 50'± OF 8" ADS ROOF DRAIN, S=MIN.0.40% END ROOF DRAIN 5' FROM BUILDING AND SEE PLUMBING PLANS FOR CONTINUATION INTO BUILDING.

⚠12 PROPOSED 15" WATERMAN SSC-10 SLIDE GATE. WATERMAN GATE TO BE MOUNTED TO WEIR WALL AND OPENED 8" ABOVE FLOWLINE ELEVATION (FL=4541.99), TOTAL FLOW THROUGH WATERMAN GATE TO BE 3.15 CFS.

DESIGNER / BUILDER:

ARCO DESIGN/BUILD

CIVIL ENGINEERING + SURVEYING
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WADSWORTH DEVELOPMENT GROUP

COLMENA GROUP

PROJECT TITLE:

EL TENEDOR
LOGISTICS CENTER -
PHASE 1 - LOT 1 & 2

LOT 1 - 1401 NORTH 300 WEST
LOT 2 - 1319 NORTH 300 WEST
SPANISH FORK, UT 84660

EL TENEDOR Logistics Center

SEAL:

PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

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PROJECT NO.: E22-019

DRAWN BY: NJR

SHEET TITLE:

DRAINAGE PLAN

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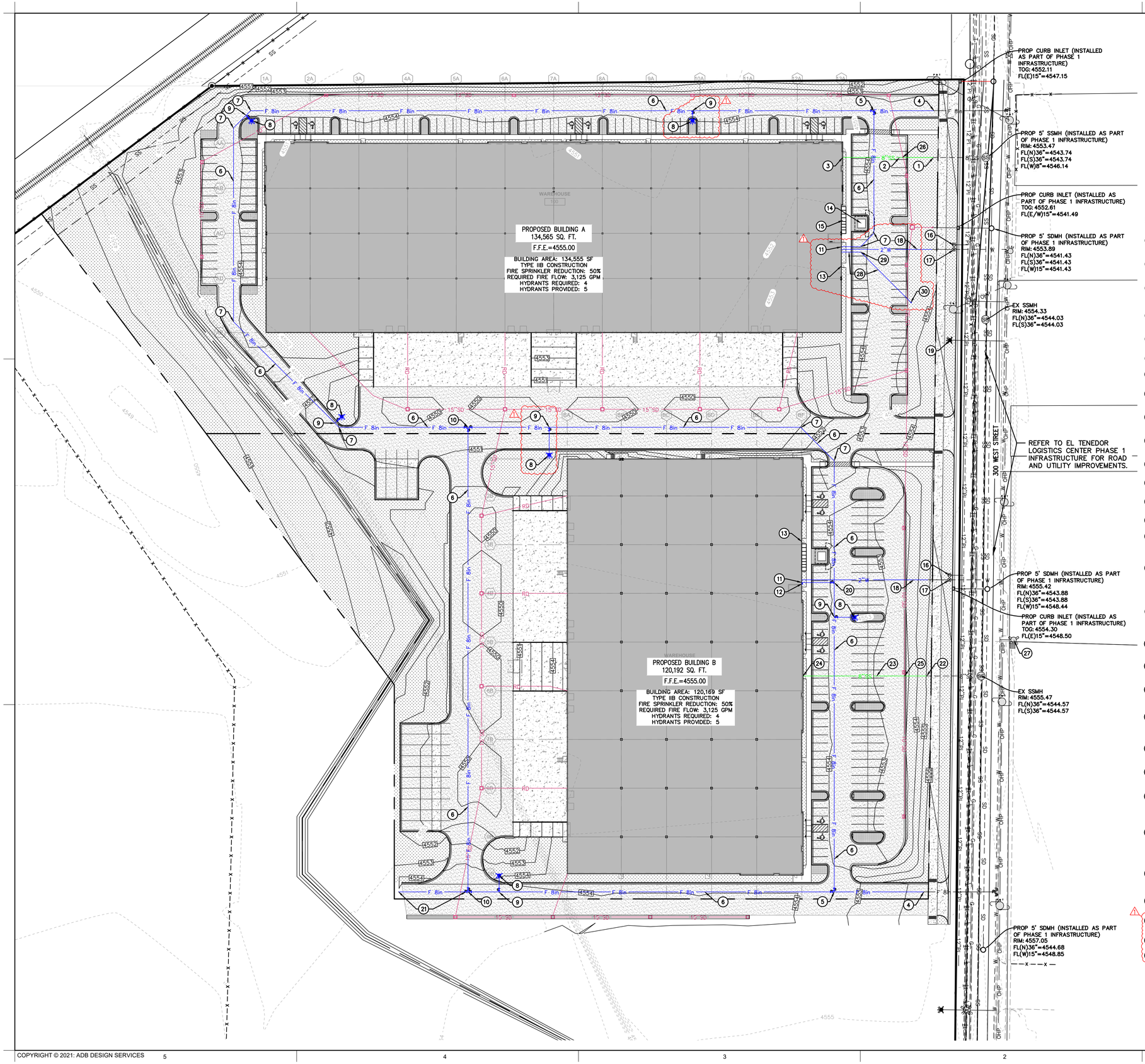
C2.3

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5 4 3 2 1

B A



SEE COVER SHEET FOR PROJECT LEGEND.

WATER/FIRE LINE NOTE:
ALL WATERLINES AND/OR FIRELINES ARE TO BE A MINIMUM OF 10' FROM BUILDING FOUNDATIONS.

UTILITY PLAN NOTES:

1. CONNECT TO EXISTING 8" SEWER LATERAL STUB AND INSTALL 8" CLEANOUT WYE, TOL=MATCH TOP OF LANDSCAPING (4553.59±), I.E.=4546.37.
2. INSTALL 100'± OF 8" PVC SDR-35 SEWER PIPE, S=0.40%.
3. END 8" SEWER PIPE 5' FROM BUILDING AND INSTALL 8" CLEANOUT WYE, TOL=MATCH TOP OF LANDSCAPING (4554.95±), I.E.=4546.78. SEE MECHANICAL PLANS FOR CONTINUATION INTO BUILDING.
4. CONNECT TO EXISTING 8" FIRE LINE STUB AND INSTAL 8" PVC C-900 FIRE LINE.
5. INSTALL 8"X8" TEE W/TWO 8" GATE VALVES PER SPANISH FORK STANDARDS AND SPECIFICATIONS. SEE DETAIL ON SHEET C5.
6. INSTALL 8" PVC C-900 FIRE LINE.
7. INSTALL 8" 45° BEND W/THRUST BLOCKS.
8. INSTALL FIRE HYDRANT W/GATE VALVE PER SPANISH FORK STANDARDS AND SPECIFICATIONS. SEE DETAIL ON SHEET C5.
9. INSTALL 8"x6" TEE PER SPANISH FORK STANDARDS AND SPECIFICATIONS. SEE DETAIL ON SHEET C5.
10. INSTALL 8"X8" TEE W/THREE 8" GATE VALVES PER SPANISH FORK STANDARDS AND SPECIFICATIONS. SEE DETAIL ON SHEET C5.
11. END 8" PVC C-900 FIRE LINE 5' FROM BUILDING AND SEE FIRE SPRINKLER PLANS FOR CONTINUATION OF FIRE LINE INTO BUILDING.
12. PROPOSED WALL-MOUNTED FDC.
13. INSTALL 1650 OR 3200 SERIES KNOX BOX FOR FIRE DEPARTMENT ACCESS.
14. PROPOSED TRANSFORMER PAD.
15. PROPOSED SWITCHGEAR/ELECTRICAL GEAR PAD.
16. IRRIGATION METER VAULT AND 2" LATERAL TO BE INSTALLED AS PART OF INSTALLED AS PART OF EL TENEDOR LOGISTICS CENTER PHASE 1 INFRASTRUCTURE CONSTRUCTION. CONTRACTOR TO INSTALL 2" IRRIGATION METER AND 2" POLY PIPE. SEE IRRIGATION PLANS FOR CONTINUATION INTO SITE.
17. CULINARY METER VAULT AND 2" CULINARY LATERAL TO BE INSTALLED AS PART OF INSTALLED AS PART OF EL TENEDOR LOGISTICS CENTER PHASE 1 INFRASTRUCTURE. CONTRACTOR TO INSTALL 2" CULINARY METER AND 2" POLY PIPE PER SPANISH FORK STANDARDS.
18. INSTALL 2" POLY PIPE. END PIPE 5' FROM BUILDING AND SEE MECHANICAL PLANS FOR CONTINUATION INTO BUILDING.
19. FIRE HYDRANT TO BE RELOCATED AS PART OF EL TENEDOR PHASE 1 INFRASTRUCTURE CONSTRUCTION.
20. INSTALL 8"X8" TEE PER SPANISH FORK STANDARDS AND SPECIFICATIONS. SEE DETAIL ON SHEET C5.
21. END 8" FIRE LINE 5' PAST EDGE OF ASPHALT. CAP AND MARK END OF STUBBED PIPE. GATE VALVE ON WEST SIDE OF TEE TO REMAIN CLOSED UNTIL ADDITIONAL WATERLINE LOOP IMPROVEMENTS ARE COMPLETED.
22. CONNECT TO EXISTING 8" SEWER LATERAL STUB AND INSTALL 8" CLEANOUT WYE, TOL=MATCH TOP OF LANDSCAPING (4555.07±), I.E.=4547.21.
23. INSTALL 137'± OF 8" PVC SDR-35 SEWER PIPE, S=0.40%.
24. END 8" SEWER PIPE 5' FROM BUILDING AND INSTALL 8" CLEANOUT WYE, TOL=MATCH TOP OF SIDEWALK (4554.95±), I.E.=4547.76. SEE MECHANICAL PLANS FOR CONTINUATION INTO BUILDING.
25. I.E.(10"SD)=4545.31
TOP(10"SD)=4546.14
I.E.(8"SS)=4547.31
TOP(8"SS)=4547.98
26. I.E.(8"SS)=4546.51
TOP(8"SS)=4547.17
I.E.(15"SD)=4548.17
TOP(15"SD)=4549.42
27. EXISTING FIRE HYDRANT.
28. INSTALL 6" PVC C-900 WATER LINE. END PIPE 5' FROM BUILDING AND SEE FIRE SPRINKLER PLANS FOR CONTINUATION INTO BUILDING.
29. INSTALL 6" 45° BEND W/THRUST BLOCKS.
30. PROPOSED REMOTE FDC.

DESIGNER / BUILDER:
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WADSWORTH DEVELOPMENT GROUP

COLMENA GROUP

PROJECT TITLE:
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LOT 1 - 1401 NORTH 300 WEST
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SPANISH FORK, UT 84660

EL TENEDOR Logistics Center

SEAL:

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

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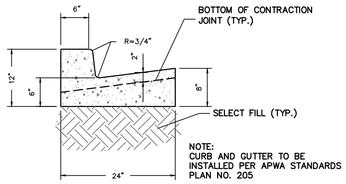
PROJECT NO.: E22-019
DRAWN BY: NJR

SHEET TITLE:
UTILITY PLAN

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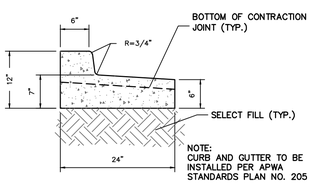
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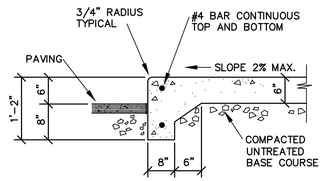
NOTE:
CURB AND GUTTER TO BE INSTALLED PER APWA STANDARDS PLAN NO. 205

1 | 24" CURB & GUTTER
N.T.S.



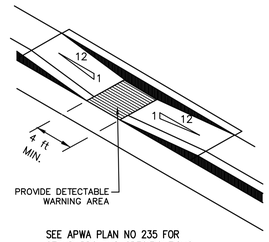
NOTE:
CURB AND GUTTER TO BE INSTALLED PER APWA STANDARDS PLAN NO. 205

2 | 24" REVERSE PAN CURB & GUTTER
N.T.S.



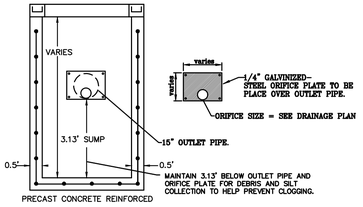
NOTE:
ALL INSTALLATION OF SIDEWALK, INCLUDING EXPANSION AND CONTRACTION JOINTS, TO BE DONE PER APWA PLAN NO. 231.

3 | OPEN FACE SIDEWALK
N.T.S.

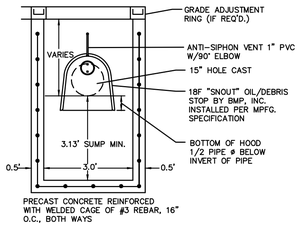


SEE APWA PLAN NO 235 FOR STANDARDS AND SPECIFICATIONS

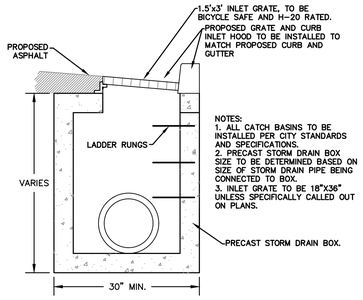
4 | ADA RAMP
N.T.S.



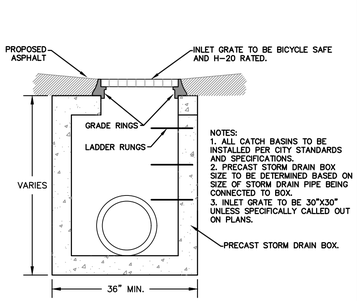
5 | ORIFICE PLATE
N.T.S.



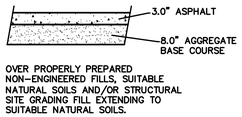
6 | BMP 18F SNOUT OIL & DEBRIS STOP
N.T.S.



7 | STANDARD STORM DRAIN CURB INLET BOX
N.T.S.



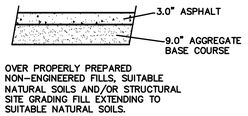
8 | STANDARD STORM DRAIN INLET BOX
N.T.S.



OVER PROPERLY PREPARED NON-ENGINEERED FILLS, SUITABLE NATURAL SOILS AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE NATURAL SOILS.

PAVEMENT SECTIONS ARE PER THE JANUARY 31, 2022 GEOTECHNICAL STUDY BY GSH (JOB NO 0593-087-21). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

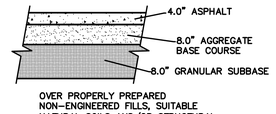
9 | PARKING ASPHALT PAVEMENT SECTION
N.T.S.



OVER PROPERLY PREPARED NON-ENGINEERED FILLS, SUITABLE NATURAL SOILS AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE NATURAL SOILS.

PAVEMENT SECTIONS ARE PER THE JANUARY 31, 2022 GEOTECHNICAL STUDY BY GSH (JOB NO 0593-087-21). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

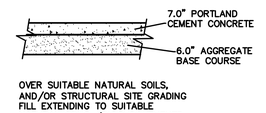
10 | DRIVE AISLE ASPHALT PAVEMENT SECTION
N.T.S.



OVER PROPERLY PREPARED NON-ENGINEERED FILLS, SUITABLE NATURAL SOILS AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE NATURAL SOILS.

PAVEMENT SECTIONS ARE PER THE JANUARY 31, 2022 GEOTECHNICAL STUDY BY GSH (JOB NO 0593-087-21). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

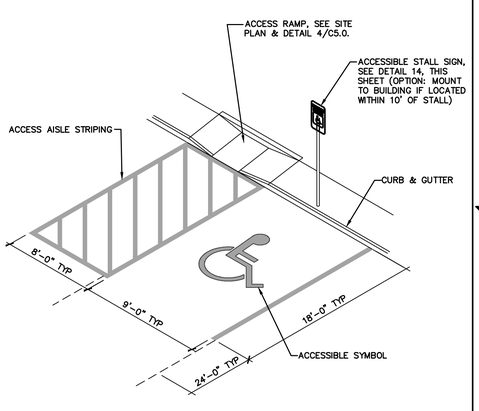
11 | HEAVY DUTY ASPHALT PAVEMENT SECTION
N.T.S.



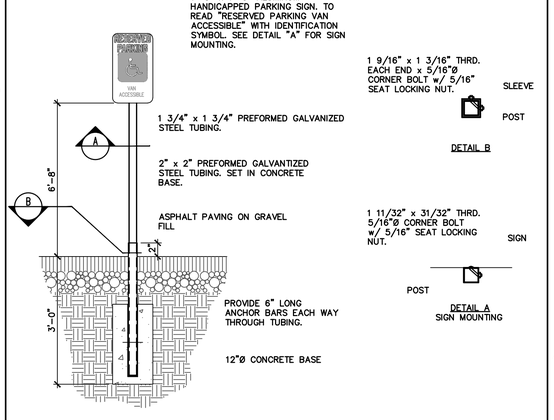
OVER SUITABLE NATURAL SOILS, AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE NATURAL SOILS. (RIGID PAVEMENTS MUST NOT BE ESTABLISHED OVER NON-ENGINEERED FILLS.

PAVEMENT SECTIONS ARE PER THE JANUARY 31, 2022 GEOTECHNICAL STUDY BY GSH (JOB NO 0593-087-21). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.

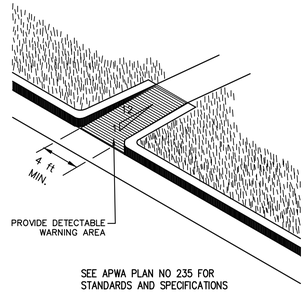
12 | HEAVY DUTY CONCRETE PAVEMENT SECTION
N.T.S.



13 | ACCESSIBLE PARKING STALL
N.T.S.

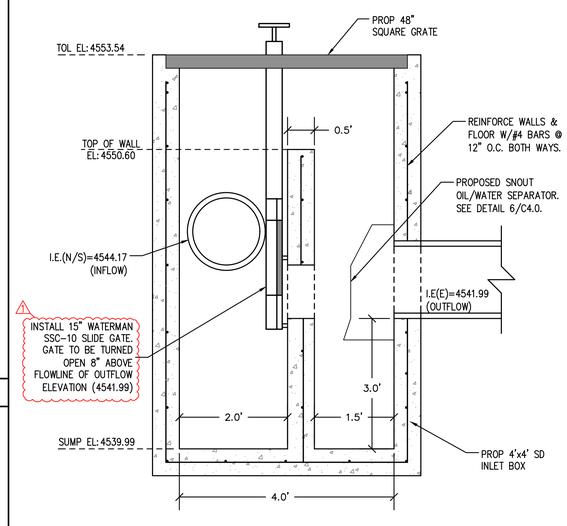


14 | HANDICAPPED PARKING SIGN
N.T.S.

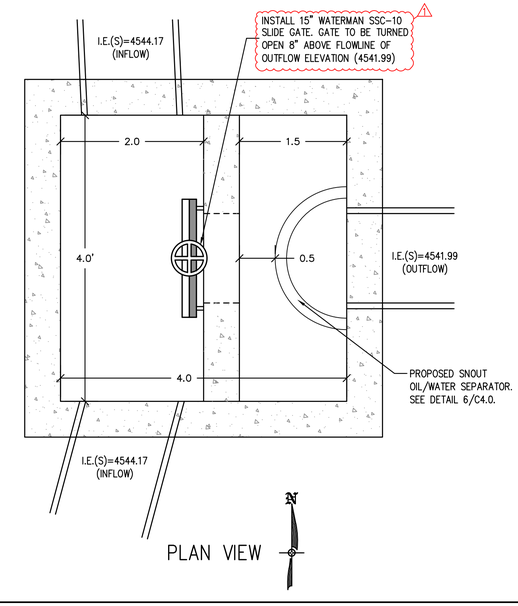


SEE APWA PLAN NO 235 FOR STANDARDS AND SPECIFICATIONS

15 | ADA RAMP
N.T.S.



PROFILE VIEW



PLAN VIEW

17 | OUTLET STRUCTURE
N.T.S.

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DESIGNER / BUILDER:
ARCO DESIGN/BUILD

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - PH: 801-949-6296

WADSWORTH DEVELOPMENT GROUP

COLMENA GROUP

PROJECT TITLE:

EL TENEDOR
LOGISTICS CENTER -
PHASE 1 - LOT 1 & 2

LOT 1 - 1401 NORTH 300 WEST
LOT 2 - 1319 NORTH 300 WEST
SPANISH FORK, UT 84660

EL TENEDOR Logistics Center

SEAL:

PROFESSIONAL ENGINEER
LICENSED
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

SUBMITTALS / REVISIONS:

NO.	DATE	DESCRIPTION
1	08/08/2022	ISSUED FOR PERMIT
2	09/22/2022	CITY COMMENTS

PROJECT NO.:

DRAWN BY:
NJR

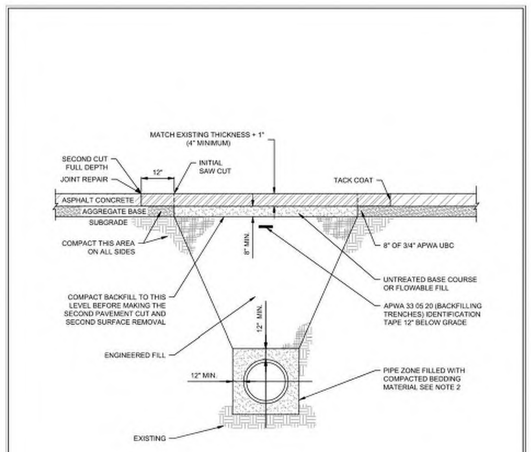
SHEET TITLE:
DETAIL SHEET

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SHEET NO.:
C4.0

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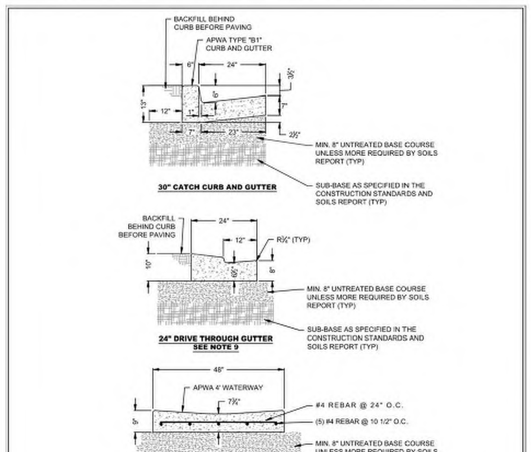
5 4 3 2 1



NOTES:
1. PAVEMENT CUTS SHALL BE A MINIMUM OF 3' X 3' AND ALSO BE MADE 12 INCHES OUTSIDE THE EDGE OF TRENCH FOR TRENCHES DEEPER THAN 4 FEET.
2. BEDDING MATERIAL SHALL EXTEND A MINIMUM OF 6" BELOW THE PIPE. BEDDING MATERIAL PER 39.35.040 B.
3. ASPHALT SHALL BE CUT TO THE SPECIFIED WIDTH DURING PIPELINE CONSTRUCTION AND SUBSURFACE RESTORATION. THE FINAL SAW-CUT SHALL BE AN ADDITIONAL 12" WIDER THAN THE EXISTING TRENCH ON EACH SIDE, REMOVING THE ASPHALT AND PROCEEDING WITH THE REMAINDER OF THE RESTORATION.
4. USE APWA NO. 4 SEWER ROCK FOR GRAVITY PIPE BEDDING MATERIAL. USE SAND AS A BEDDING MATERIAL FOR PRESSURE PIPE AND ELECTRICAL AND COMMUNICATION CONDUIT. BEDDING SAND MUST COMPACT SUFFICIENTLY TO TO SUPPORT THE PIPE AND SHALL MEET THE CITY'S GRADATION.

SPANISH FORK CITY — 40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550
STANDARD DRAWING
ASPHALT RESTORATION
DEEP EXCAVATION & UTILITY POTHOLE REPAIR

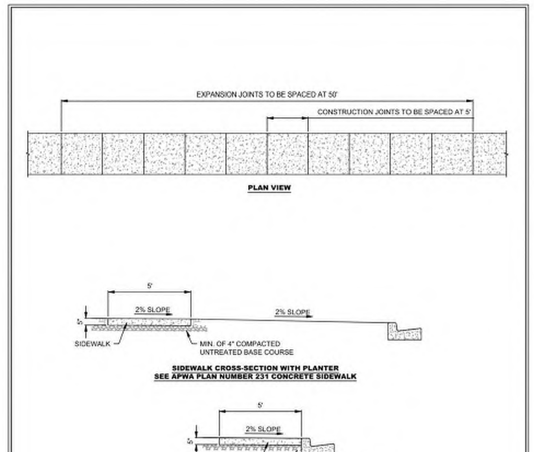
DRAWN:	AJR	SCALE
DESIGN:	MHC	NONE
REVISION:		STANDARD
DATE:	10/6/2009	G-101



NOTES:
1. SUB-BASE UNDER ALL CURBS AND GUTTERS SHALL MATCH WHAT IS IN THE ROAD WITH A MINIMUM OF 8" OF COMPACTED UNTREATED BASE COURSE.
2. IF CONCRETE IS TO BE POURED NEXT TO A CURB #4 REBAR SHALL BE DOWELED 3" INTO CURB AND 4" INTO SIDEWALK. REBAR SHALL BE INSTALLED A MINIMUM OF 2" FROM TOP OF SIDEWALK AND CURB 24" O.C.
3. SIDEWALKS SHALL HAVE CONSTRUCTION JOINTS EVERY 5'.
4. TOP FRONT OF SIDEWALK SHALL BE PLACED AT THE SAME GRADE AS TOP BACK OF CURB.
5. TACK SHALL BE APPLIED TO LIP OF CURB AND EXTEND 1" ONTO GRAVEL ROAD BASE.
6. PAVERS, FABRIC, SAND MATERIAL AND INSTALLATION SHALL MEET THE SPECIFICATIONS AND REQUIREMENTS OF APWA 32 14 13 (PRECAST CONCRETE UNIT PAVING) AND 32 14 16 (BRICK UNIT PAVING).
7. ESTABLISH PAVER PATTERN TO ASSURE ALL CUT EDGE PAVERS SHALL BE HALF PAVERS OR LARGER.
8. ALL PAVERS SHALL MATCH THE ORGINAL COLOR OF THE DARK RED CONCRETE PAVERS ON MAIN STREET
9. MODIFIED CURB & GUTTER IS ONLY TO BE USED IN THE RESIDENTIAL SUB LOCAL ROAD - 42' RIGHT OF WAY UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

SPANISH FORK CITY — 40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550
STANDARD DRAWING
APPROVED CURB & GUTTERS

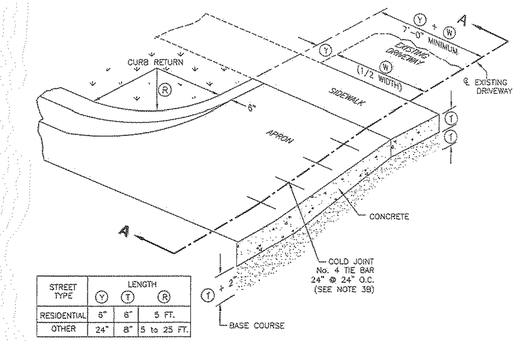
DRAWN:	AJR	SCALE
DESIGN:	MHC	NONE
REVISION:		STANDARD
DATE:	11/6/2009	ST-512



NOTES:
1. IF CONCRETE IS TO BE POURED NEXT TO A CURB #4 REBAR SHALL BE DOWELED 3" INTO CURB AND 4" INTO SIDEWALK. REBAR SHALL BE DOWELED A MINIMUM OF 2" FROM TOP OF SIDEWALK AND CURB 24" O.C.
2. SIDEWALKS SHALL HAVE CONSTRUCTION JOINTS EVERY 5'.
3. SIDEWALK SHALL HAVE EXPANSION JOINTS EVERY 50'
4. TOP FRONT OF SIDEWALK SHALL BE PLACED AT 2% GRADE ABOVE TOP BACK OF CURB.

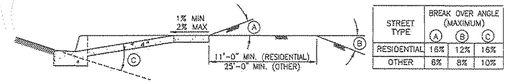
SPANISH FORK CITY — 40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550
STANDARD DRAWING
SIDEWALK

DRAWN:	AJR	SCALE
DESIGN:	MHC	NONE
REVISION:		STANDARD
DATE:	6/28/2018	ST-514



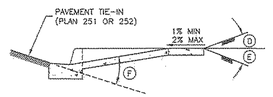
STREET TYPE	LENGTH (Y)	(T)	(R)
RESIDENTIAL	6"	8"	5 FT.
OTHER	24"	8"	5 to 25 FT.

OBLIQUE



STREET TYPE	BREAK OVER ANGLE (MAXIMUM) (A)	(B)	(C)
RESIDENTIAL	16%	12%	16%
OTHER	8%	8%	10%

SECTION A-A - APPROACH REQUIRING SERVICE TRUCK ACCESS



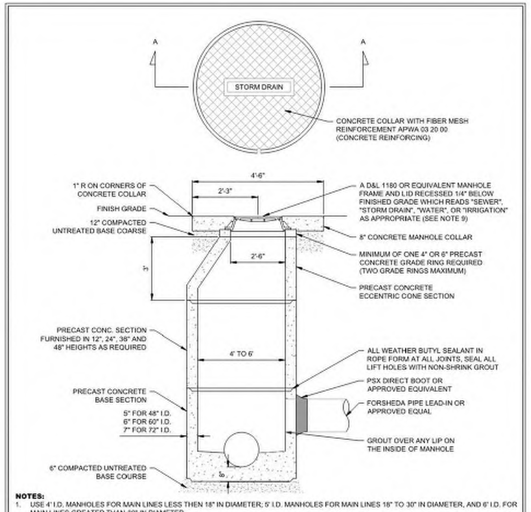
STREET TYPE	BREAK OVER ANGLE (MAXIMUM) (D)	(E)	(F)
RESIDENTIAL	16%	12%	16%
OTHER	8%	8%	10%

SECTION A-A - TYPICAL DRIVEWAY APPROACH

APWA Utah Chapter

Open driveway approach

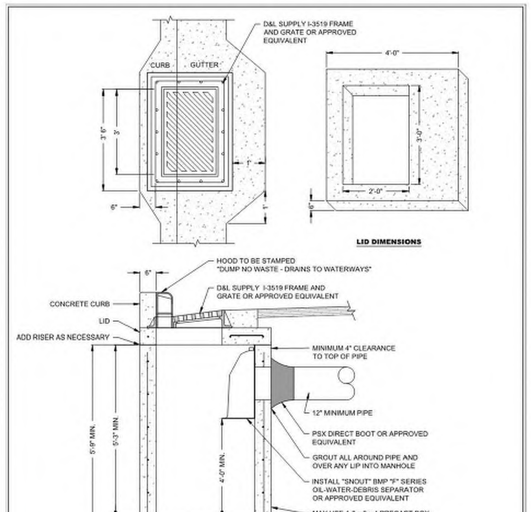
Plan 225
December 2009



NOTES:
1. USE 4' I.D. MANHOLES FOR MAIN LINES LESS THEN 18" IN DIAMETER; 5' I.D. MANHOLES FOR MAIN LINES 18" TO 30" IN DIAMETER, AND 6' I.D. FOR MAIN LINES GREATER THAN 30" IN DIAMETER.
2. FLAT LIDS MAY BE USED IN LIEU OF ECCENTRIC CONES WHERE NECESSARY. FLAT LIDS SHALL BE OF ECCENTRIC DESIGN AND MEET H20 LIVE LOADING. NO FLAT RING AND COVERS WILL BE ALLOWED UNLESS APPROVED BY CITY ENGINEER OR HIS/HER DESIGNEE.
3. MANHOLE RIMS PLACED IN FIELDS SHALL HAVE SOLID LIDS AND BE BURIED 2 FEET DEEP.
4. MANHOLE RIMS OUT OF STREETS SHALL BE PLACED 4 INCHES ABOVE GRADE.
5. CONCRETE COLLAR AND RIM SHALL BE INSTALLED 1/4" BELOW PAVEMENT SURFACE AFTER THE 1 YEAR PRESERVATION COAT.
6. MANHOLE COLLARS AND RINGS SHALL BE PROTECTED BY A COVERING DURING A SEAL COAT.
7. STORM MANHOLES MAY HAVE FLAT BOTTOMS IN THE BASES.
8. CONCRETE COLLAR SHALL BE PLACED AFTER THE 1 YEAR PRESERVATION COAT WHEN APPLICABLE.
9. IN PAVED AREAS WITH A SLOPE GREATER THAN 5% USE AN EJIW 3624 TWIST BASE OR APPROVED EQUIVALENT.
10. ALL STORM DRAIN MANHOLES CONNECTED TO STORM DRAIN INLETS SHALL HAVE A FLAT BOTTOM WITH 18" MIN. FROM FLOW LINE TO BOTTOM OF BOX.
11. ALL STORM DRAIN MANHOLES NOT CONNECTED TO AN INLET BOX SHALL HAVE A TROUGH.

SPANISH FORK CITY — 40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550
STANDARD DRAWING
STORM DRAIN MANHOLE

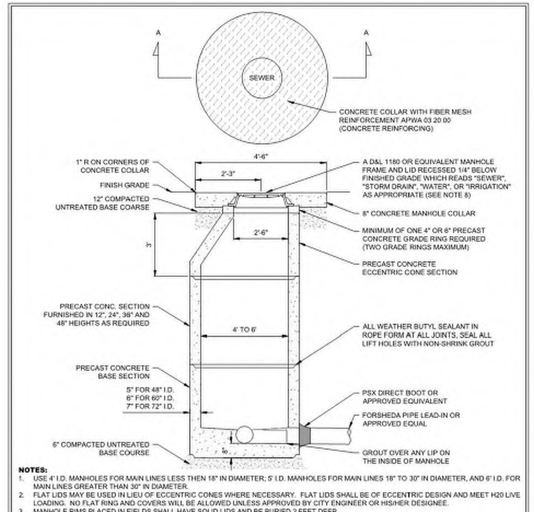
DRAWN:	AJR	SCALE
DESIGN:	MHC	NONE
REVISION:		STANDARD
DATE:	6/28/2018	SD-401



NOTES:
1. ALL STORM TRANSMISSION LINES SHALL RUN THROUGH STORM MANHOLES.
2. BOX SHALL BE SIZED ACCORDING TO TABLE ON STANDARD #32.
3. UNLESS OTHERWISE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER, #4 REBAR WILL BE SPACED AT MINIMUM OF 12" O.C. IN ALL DIRECTIONS IN CONCRETE. ALL REBAR SHALL OVERLAP A MINIMUM OF 14".
4. KNOCKOUT BOXES SHALL BE ALLOWED WITH CONCRETE COLLARS.

SPANISH FORK CITY — 40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550
STANDARD DRAWING
STORM WATER INLET BOX

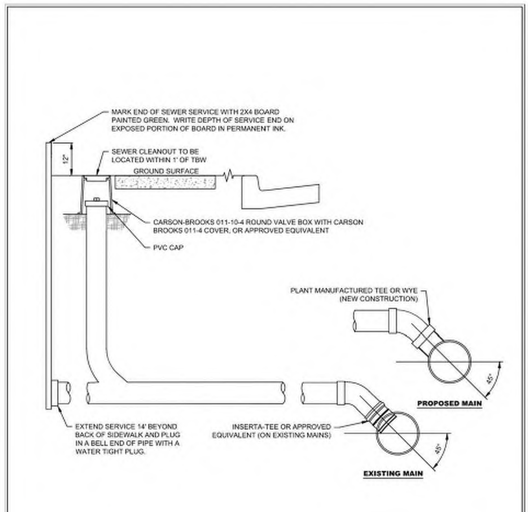
DRAWN:	AJR	SCALE
DESIGN:	MHC	NONE
REVISION:		STANDARD
DATE:	10/6/2009	SD-404



NOTES:
1. USE 4' I.D. MANHOLES FOR MAIN LINES LESS THEN 18" IN DIAMETER; 5' I.D. MANHOLES FOR MAIN LINES 18" TO 30" IN DIAMETER, AND 6' I.D. FOR MAIN LINES GREATER THAN 30" IN DIAMETER.
2. FLAT LIDS MAY BE USED IN LIEU OF ECCENTRIC CONES WHERE NECESSARY. FLAT LIDS SHALL BE OF ECCENTRIC DESIGN AND MEET H20 LIVE LOADING. NO FLAT RING AND COVERS WILL BE ALLOWED UNLESS APPROVED BY CITY ENGINEER OR HIS/HER DESIGNEE.
3. MANHOLE RIMS PLACED IN FIELDS SHALL HAVE SOLID LIDS AND BE BURIED 2 FEET DEEP.
4. MANHOLE RIMS OUT OF STREETS SHALL BE PLACED 4 INCHES ABOVE GRADE.
5. CONCRETE COLLAR AND RIM SHALL BE INSTALLED 1/4" BELOW PAVEMENT SURFACE AFTER THE 1 YEAR PRESERVATION COAT.
6. MANHOLE COLLARS AND RINGS SHALL BE PROTECTED BY A COVERING DURING A SEAL COAT.
7. CONCRETE COLLAR SHALL BE PLACED AFTER THE 1 YEAR PRESERVATION COAT WHEN APPLICABLE.
8. IN PAVED AREAS WITH A SLOPE GREATER THAN 5% USE AN EJIW 3624 TWIST BASE OR APPROVED EQUIVALENT.
9. FIVE (5) FOOT DIAMETER MANHOLES ARE REQUIRED IN THE FOLLOWING SITUATIONS:
   a. AT ALL INTERSECTIONS OF 3 OR MORE 8-INCH OR LARGER PIPE LINES.
   b. WHERE THE DEFLECTION ANGLE OF THE PIPE LINE IS 90 DEGREES OR GREATER.
   c. IN MANHOLES WITH PIPE SIZES FIFTEEN (15) OR EIGHTEEN (18) INCHES IN DIAMETER.
   d. IN MANHOLES GREATER THAN FIFTEEN (15) FEET DEEP.
   e. IN MANHOLES WITH A GRADE GREATER THAN TWENTY (20) PERCENT THROUGH THE MANHOLE, I.E. GREATER THAN A ONE (1) FOOT DROP.

SPANISH FORK CITY — 40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550
STANDARD DRAWING
SEWER MANHOLE

DRAWN:	AJR	SCALE
DESIGN:	MHC	NONE
REVISION:		STANDARD
DATE:	6/28/2018	SS-301



NOTES:
1. THE MINIMUM SLOPE IS 2% FOR A 4" LATERAL AND 1% FOR A 6" LATERAL.
2. SEWER LATERALS SHALL HAVE A MINIMUM OF 42" OF COVER FROM FINISH GRADE AT PROPERTY LINE AND 36" AT PLUG.
3. INSERTA-TEE MAY ONLY BE USED WHEN APPROVED BY CITY ENGINEER.

SPANISH FORK CITY — 40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550
STANDARD DRAWING
SEWER SERVICE

DRAWN:	AJR	SCALE
DESIGN:	MHC	NONE
REVISION:		STANDARD
DATE:	10/6/2009	SS-305

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ARCO DESIGN/BUILD

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10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 – PH: 801-949-6296

WADSWORTH DEVELOPMENT GROUP

COLMENA GROUP

PROJECT TITLE:

EL TENEDOR LOGISTICS CENTER - PHASE 1 - LOT 1 & 2

LOT 1 - 1401 NORTH 300 WEST
LOT 2 - 1319 NORTH 300 WEST
SPANISH FORK, UT 84660

EL TENEDOR Logistics Center

SEAL:

LICENSED PROFESSIONAL ENGINEER — SCOTT D THORSEN — No. 354291 — STATE OF UTAH

SUBMITTALS / REVISIONS:

NO.	DATE	DESCRIPTION
1	08/08/2022	ISSUED FOR PERMIT
2	09/22/2022	CITY COMMENTS

PROJECT NO.: E22-019
DRAWN BY: NJR

SHEET TITLE:

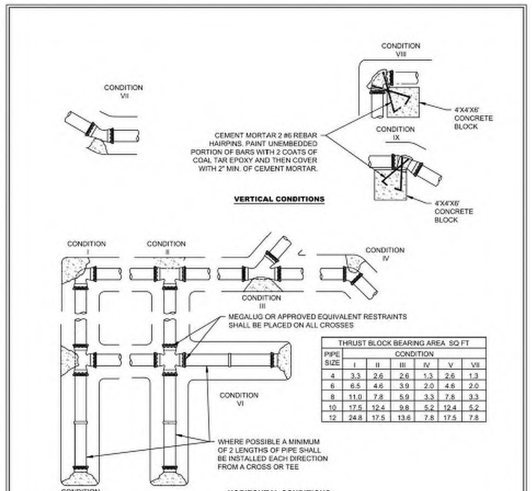
SPANISH FORK DETAIL SHEET

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SHEET NO.:

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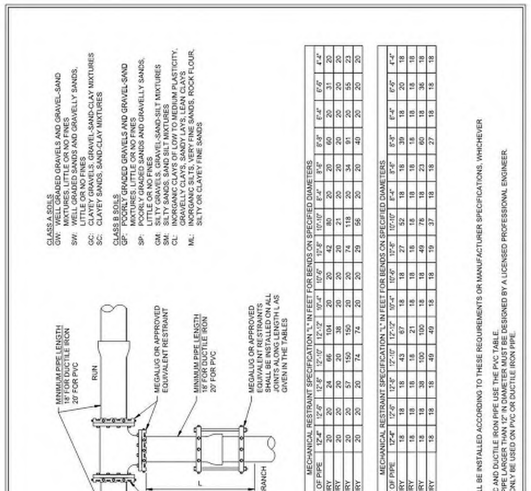


THRUST BLOCK BEARING AREA SQ FT

PIPE SIZE	CONDITION					
	I	II	III	IV	V	VII
4	3.3	2.6	2.6	1.3	2.6	1.3
6	6.5	4.6	3.9	2.0	4.6	2.0
8	11.0	7.8	5.9	3.3	7.8	3.3
10	17.5	12.4	9.8	5.2	12.4	5.2
12	24.8	17.5	13.6	7.8	17.5	7.8

NOTES:
1. MECHANICAL RESTRAINING DEVICES INSTALLED ACCORDING TO THE STANDARD DRAWINGS MAY BE USED IN PLACE OF CONCRETE THRUST BLOCKS. USE MECHANICAL RESTRAINING IN UNSTABLE SOILS.
2. ALL CONCRETE THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.
3. A MINIMUM APWA CLASS 2000 PORTLAND CEMENT CONCRETE SHALL BE USED ON ALL HORIZONTAL THRUST BLOCKS AND APWA CLASS 4000 ON VERTICAL.
4. THRUST BLOCKS SHALL NOT INTERFERE WITH ACCESS TO JOINTS AND BOLTS.
5. FITTINGS SHALL BE ENCASED IN AN 8 MIL VINYL WRAP PLASTIC COVER.
6. ALL FITTING JOINTS SHALL BE MECHANICAL.
7. HORIZONTAL THRUST BLOCKS FOR PIPE WITH LARGER THAN 12" I.D. SHALL HAVE A DESIGN SUBMITTED THAT IS STAMPED BY A LICENSED PROFESSIONAL ENGINEER.

SPANISH FORK CITY | 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550 | **STANDARD DRAWING** CONCRETE THRUST BLOCKS FOR PRESSURE PIPE | DRAWN: JLR | DESIGN: MHC | REVISION: | DATE: 5/15/2019 | SCALE NONE | STANDARD W-201



MECHANICAL RESTRAINT SPECIFICATION "L" IN FEET FOR BENDS ON SPECIFIED DIAMETERS

PVC PIPE

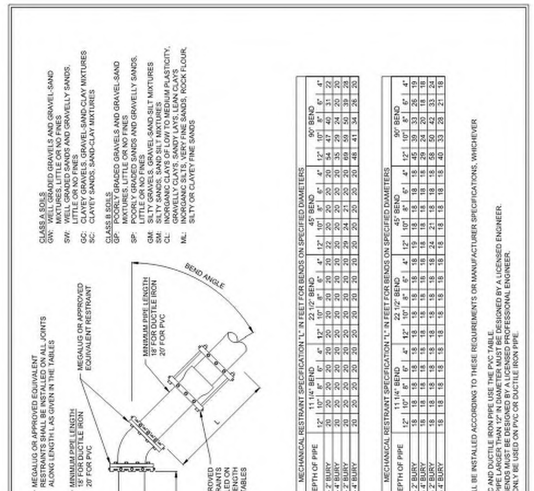
SOIL CONDITION & DEPTH OF PIPE	12"	10"	8"	6"	4"	12"	10"	8"	6"	4"	12"	10"	8"	6"	4"
	22.5° BEND					45° BEND					90° BEND				
CLASS A NATIVE SOIL - 2' BURY	20	20	20	20	20	42	40	32	25	20	80	72	60	45	31
CLASS A NATIVE SOIL - 4' BURY	20	20	20	20	20	66	64	50	39	25	104	95	78	60	40
CLASS B NATIVE SOIL - 2' BURY	20	20	20	20	20	36	35	28	20	20	73	70	55	42	29
CLASS B NATIVE SOIL - 4' BURY	20	20	20	20	20	60	58	46	36	23	97	93	73	56	38

DUCTILE IRON PIPE

SOIL CONDITION & DEPTH OF PIPE	12"	10"	8"	6"	4"	12"	10"	8"	6"	4"	12"	10"	8"	6"	4"
	22.5° BEND					45° BEND					90° BEND				
CLASS A NATIVE SOIL - 2' BURY	18	18	18	18	18	27	25	20	18	18	52	48	39	28	20
CLASS A NATIVE SOIL - 4' BURY	18	18	18	18	18	43	41	32	25	18	67	62	50	36	25
CLASS B NATIVE SOIL - 2' BURY	18	18	18	18	18	23	22	18	18	18	47	45	36	27	18
CLASS B NATIVE SOIL - 4' BURY	18	18	18	18	18	39	37	30	23	18	62	59	47	34	24

NOTES:
1. ALL RESTRAINING DEVICES SHALL BE INSTALLED ACCORDING TO THESE REQUIREMENTS OR MANUFACTURER SPECIFICATIONS, WHICHEVER IS MORE CONSERVATIVE.
2. MECHANICAL RESTRAINTS FOR PIPE LARGER THAN 12" IN DIAMETER MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
3. MECHANICAL RESTRAINTS MAY ONLY BE USED ON PVC OR DUCTILE IRON PIPE.

SPANISH FORK CITY | 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550 | **STANDARD DRAWING** MECHANICAL RESTRAINING DEVICES FOR PRESSURE PIPE TEES | DRAWN: JLR | DESIGN: MHC | REVISION: | DATE: 5/15/2019 | SCALE NONE | STANDARD W-202



MECHANICAL RESTRAINT SPECIFICATION "L" IN FEET FOR BENDS ON SPECIFIED DIAMETERS

PVC PIPE

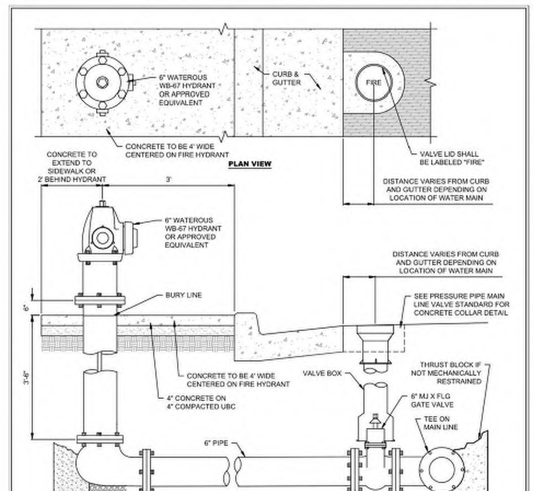
SOIL CONDITION & DEPTH OF PIPE	12"	10"	8"	6"	4"	12"	10"	8"	6"	4"	12"	10"	8"	6"	4"
	22.5° BEND					45° BEND					90° BEND				
CLASS A NATIVE SOIL - 2' BURY	20	20	20	20	20	42	40	32	25	20	80	72	60	45	31
CLASS A NATIVE SOIL - 4' BURY	20	20	20	20	20	66	64	50	39	25	104	95	78	60	40
CLASS B NATIVE SOIL - 2' BURY	20	20	20	20	20	36	35	28	20	20	73	70	55	42	29
CLASS B NATIVE SOIL - 4' BURY	20	20	20	20	20	60	58	46	36	23	97	93	73	56	38

DUCTILE IRON PIPE

SOIL CONDITION & DEPTH OF PIPE	12"	10"	8"	6"	4"	12"	10"	8"	6"	4"	12"	10"	8"	6"	4"
	22.5° BEND					45° BEND					90° BEND				
CLASS A NATIVE SOIL - 2' BURY	18	18	18	18	18	27	25	20	18	18	52	48	39	28	20
CLASS A NATIVE SOIL - 4' BURY	18	18	18	18	18	43	41	32	25	18	67	62	50	36	25
CLASS B NATIVE SOIL - 2' BURY	18	18	18	18	18	23	22	18	18	18	47	45	36	27	18
CLASS B NATIVE SOIL - 4' BURY	18	18	18	18	18	39	37	30	23	18	62	59	47	34	24

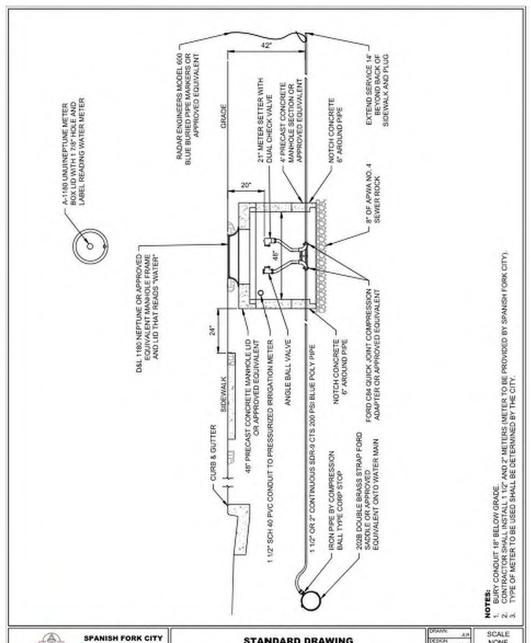
NOTES:
1. ALL RESTRAINING DEVICES SHALL BE INSTALLED ACCORDING TO THESE REQUIREMENTS OR MANUFACTURER SPECIFICATIONS, WHICHEVER IS MORE CONSERVATIVE.
2. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
3. IF THERE IS NOT A PLANTER STRIP, THE CENTER OF THE HYDRANT SHALL BE LOCATED 24" BEHIND THE SIDEWALK WITH A 4' BY 4' CONCRETE PAD CENTERED ON THE HYDRANT.
4. THERE SHALL BE NO OBSTACLES INCLUDING BUT NOT LIMITED TO POLES, UTILITY BOXES, TREES, FENCES, OR WALLS WITHIN 3' OF HYDRANT.
5. RISERS MAY ONLY BE USED WHEN AUTHORIZED BY THE CITY ENGINEER OR HIS/HER DESIGNEE.

SPANISH FORK CITY | 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550 | **STANDARD DRAWING** MECHANICAL RESTRAINING DEVICES FOR PRESSURE PIPE BENDS | DRAWN: JLR | DESIGN: MHC | REVISION: | DATE: 5/15/2019 | SCALE NONE | STANDARD W-203



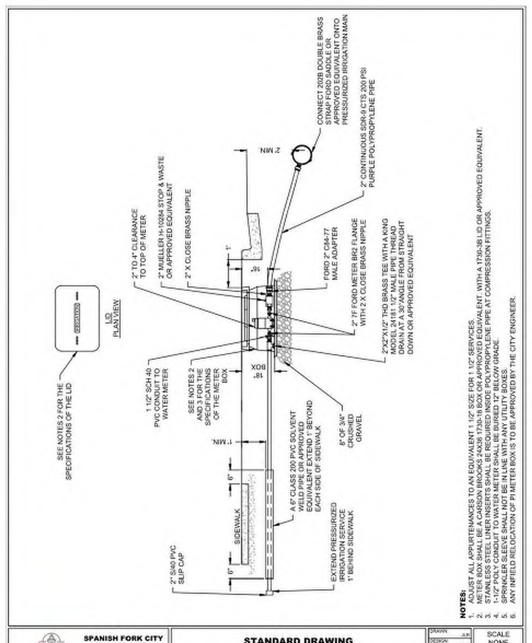
NOTES:
1. FIRE HYDRANTS SHALL BE PAINTED RED.
2. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
3. IF THERE IS NOT A PLANTER STRIP, THE CENTER OF THE HYDRANT SHALL BE LOCATED 24" BEHIND THE SIDEWALK WITH A 4' BY 4' CONCRETE PAD CENTERED ON THE HYDRANT.
4. THERE SHALL BE NO OBSTACLES INCLUDING BUT NOT LIMITED TO POLES, UTILITY BOXES, TREES, FENCES, OR WALLS WITHIN 3' OF HYDRANT.
5. RISERS MAY ONLY BE USED WHEN AUTHORIZED BY THE CITY ENGINEER OR HIS/HER DESIGNEE.

SPANISH FORK CITY | 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550 | **STANDARD DRAWING** FIRE HYDRANT | DRAWN: JLR | DESIGN: MHC | REVISION: | DATE: 4/16/2019 | SCALE NONE | STANDARD W-210



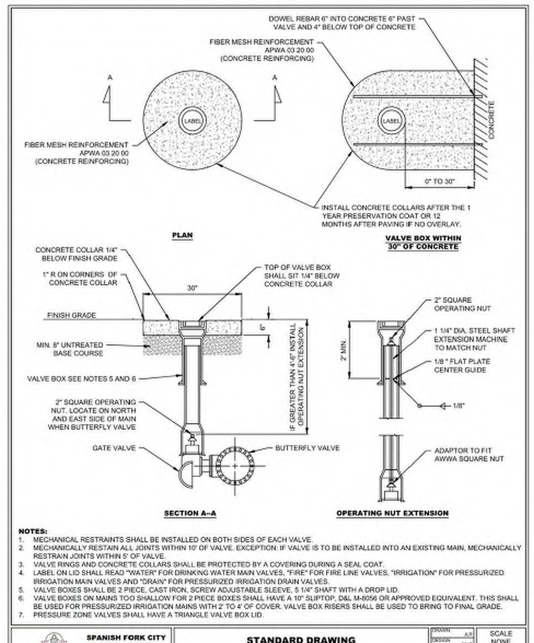
NOTES:
1. BURY CONDUIT 18" BELOW GRADE.
2. USE 1" SERVICE FOR LOTS UP TO 7,000 SQ. FT. AND 2" METERS. METER TO BE PROVIDED BY SPANISH FORK CITY.
3. TYPE OF METER TO BE USED SHALL BE DETERMINED BY THE CITY.

SPANISH FORK CITY | 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550 | **STANDARD DRAWING** 2" WATER SERVICE | DRAWN: JLR | DESIGN: MHC | REVISION: | DATE: 4/15/2019 | SCALE NONE | STANDARD W-214



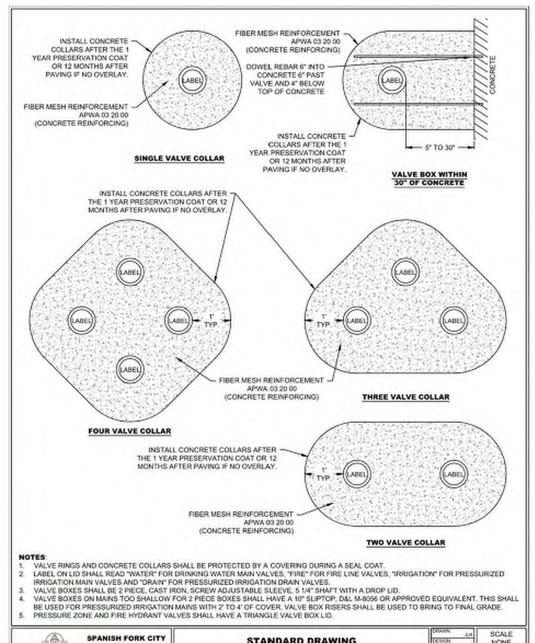
NOTES:
1. ADJUST ALL APPURTENANCES TO AN EQUIVALENT 1 1/2" SIZE FOR 1 1/2" SERVICES.
2. METER BOX SHALL BE A CARSON BROOKS 2FA36 1730-18 BOX OR APPROVED EQUIVALENT WITH A 1730-18 LID OR APPROVED EQUIVALENT.
3. METER SETTER SHALL BE A FORD VES74-777-NL-44-IP OR APPROVED EQUIVALENT WITH 4" COMPRESSION FITTINGS.
4. 1-1/2" POLY CONDUIT TO WATER METER SHALL BE BURIED 12" BELOW GRADE.
5. 1-1/2" POLY CONDUIT TO PRESSURIZED IRRIGATION METER SHALL BE BURIED 18" BELOW GRADE.
6. ANY INFIELD RELOCATION OF PI METER BOX IS TO BE APPROVED BY THE CITY ENGINEER.

SPANISH FORK CITY | 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550 | **STANDARD DRAWING** 2" PRESSURIZED IRRIGATION SERVICE | DRAWN: JLR | DESIGN: MHC | REVISION: | DATE: 4/15/2019 | SCALE NONE | STANDARD W-221



NOTES:
1. MECHANICAL RESTRAINTS SHALL BE INSTALLED ON BOTH SIDES OF EACH VALVE.
2. MECHANICALLY RESTRAIN ALL JOINTS WITHIN 10' OF VALVE. EXCEPTION: IF VALVE IS TO BE INSTALLED INTO AN EXISTING MAIN, MECHANICALLY RESTRAIN JOINTS WITHIN 5' OF VALVE.
3. VALVE RINGS AND CONCRETE COLLARS SHALL BE PROTECTED BY A COVERING DURING A SEAL COAT.
4. LABEL ON LID SHALL READ "WATER" FOR DRINKING WATER MAIN VALVES, "FIRE" FOR FIRE LINE VALVES, "IRRIGATION" FOR PRESSURIZED IRRIGATION MAIN VALVES AND "DRAIN" FOR PRESSURIZED IRRIGATION DRAIN VALVES.
5. VALVE BOXES SHALL BE 2 PIECE, CAST IRON, SCREW ADJUSTABLE SLEEVE, 5 1/4" SHAFT WITH A DROP LID.
6. VALVE BOXES ON MAINS TOO SHALLOW FOR 2 PIECE BOXES SHALL HAVE A 10" SLIPTOP, D&L M-8056 OR APPROVED EQUIVALENT. THIS SHALL BE USED FOR PRESSURIZED IRRIGATION MAINS WITH 2' TO 4' OF COVER. VALVE BOX RISERS SHALL BE USED TO BRING TO FINAL GRADE.
7. PRESSURE ZONE VALVES SHALL HAVE A TRIANGLE VALVE BOX LID.

SPANISH FORK CITY | 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550 | **STANDARD DRAWING** PRESSURE PIPE MAIN LINE VALVE | DRAWN: JLR | DESIGN: MHC | REVISION: | DATE: 5/15/2019 | SCALE NONE | STANDARD W-206



NOTES:
1. VALVE RINGS AND CONCRETE COLLARS SHALL BE PROTECTED BY A COVERING DURING A SEAL COAT.
2. LABEL ON LID SHALL READ "WATER" FOR DRINKING WATER MAIN VALVES, "FIRE" FOR FIRE LINE VALVES, "IRRIGATION" FOR PRESSURIZED IRRIGATION MAIN VALVES AND "DRAIN" FOR PRESSURIZED IRRIGATION DRAIN VALVES.
3. VALVE BOXES SHALL BE 2 PIECE, CAST IRON, SCREW ADJUSTABLE SLEEVE, 5 1/4" SHAFT WITH A DROP LID.
4. VALVE BOXES ON MAINS TOO SHALLOW FOR 2 PIECE BOXES SHALL HAVE A 10" SLIPTOP, D&L M-8056 OR APPROVED EQUIVALENT. THIS SHALL BE USED FOR PRESSURIZED IRRIGATION MAINS WITH 2' TO 4' OF COVER. VALVE BOX RISERS SHALL BE USED TO BRING TO FINAL GRADE.
5. PRESSURE ZONE AND FIRE HYDRANT VALVES SHALL HAVE A TRIANGLE VALVE BOX LID.

SPANISH FORK CITY | 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550 | **STANDARD DRAWING** VALVE COLLARS | DRAWN: JLR | DESIGN: MHC | REVISION: | DATE: 4/15/2019 | SCALE NONE | STANDARD W-209

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DESIGNER / BUILDER:
ARCO DESIGN/BUILD

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 – PH: 801-949-6296

WADSWORTH DEVELOPMENT GROUP

COLMENA GROUP

PROJECT TITLE:

EL TENEDOR
LOGISTICS CENTER -
PHASE 1 - LOT 1 & 2

LOT 1 - 1401 NORTH 300 WEST
LOT 2 - 1319 NORTH 300 WEST
SPANISH FORK, UT 84660

EL TENEDOR Logistics Center

SEAL:

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

SUBMITTALS / REVISIONS:

NO.	DATE	DESCRIPTION
1	08/08/2022	ISSUED FOR PERMIT
2	09/22/2022	CITY COMMENTS

PROJECT NO.: E22-019
DRAWN BY: NJR

SHEET TITLE:

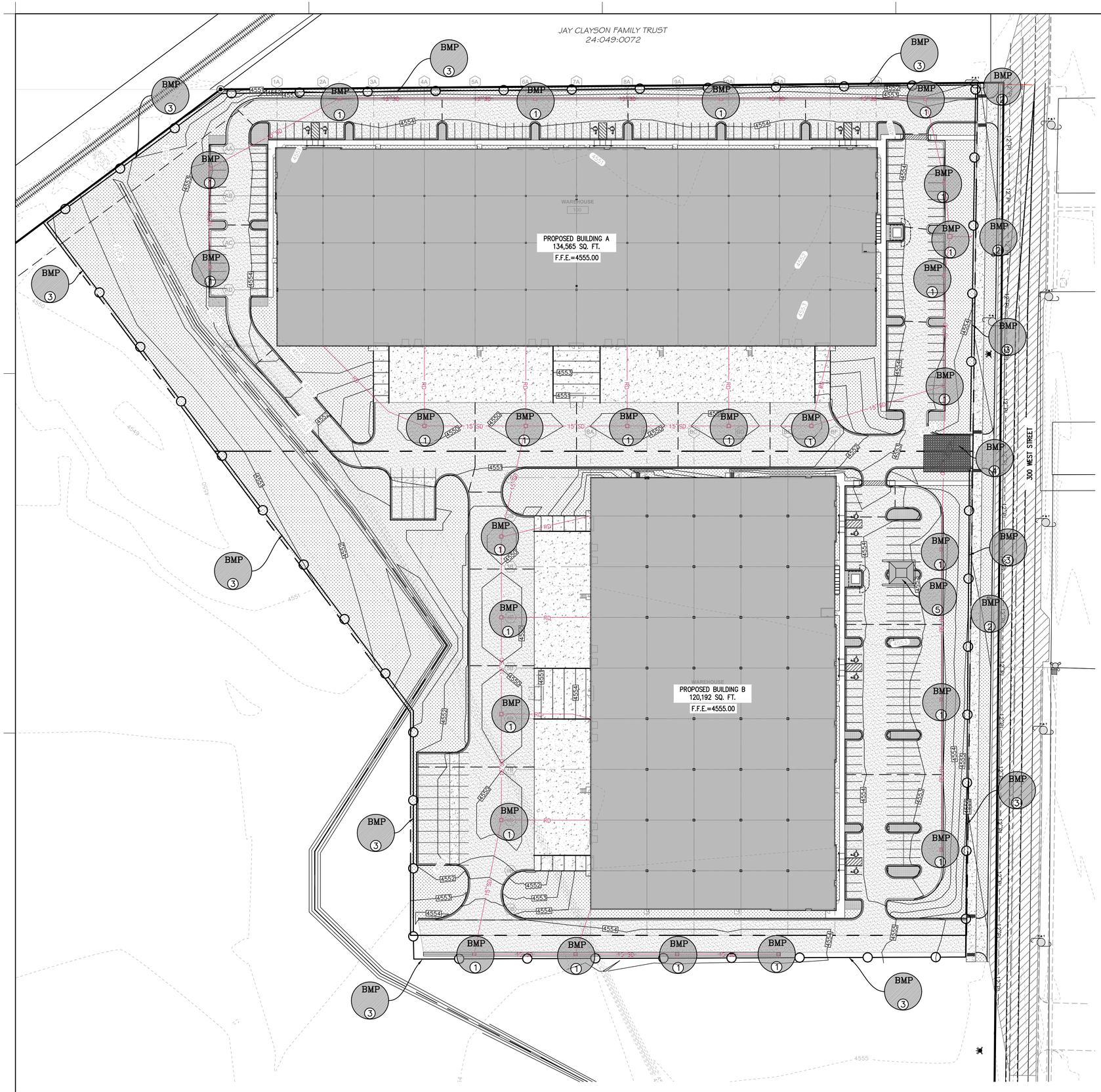
SPANISH FORK
DETAIL SHEET

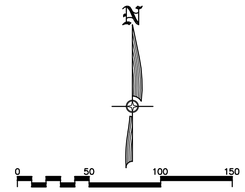
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SEE COVER SHEET FOR PROJECT LEGEND.

LEGEND

SILT FENCE

WHEEL WASH AREA

BMP AREA (X)

BMP CALLOUTS

1. PLACE A SILT FENCE AROUND THE PERIMETER OF THE INLET, ONCE PAVEMENT AND/OR CURB HAS BEEN INSTALLED PLACE GRAVEL BAGS AROUND THE INLET. GRAVEL BAGS TO BE USED ON PAVED OR CONCRETE SURFACES AND SILT FENCE TO BE USED ON UNIMPROVED SURFACES.
   NOTE: IN HIGH TRAFFIC AREAS CONTRACTOR TO USE INSERT FILTER FABRIC. IF INLET HAS CURB OPENING, THE FILTER FABRIC IS TO BE EXTENDED UP TO COVER THE CURB OPENING AND GRAVEL BAGS PLACED IN GUTTER AT EACH SIDE OF OPENING TO KEEP FILTER FABRIC SNUG AGAINST CURB WALL.
2. PLACE GRAVEL BAGS AS NECESSARY TO PREVENT SEDIMENT FROM DRAINING INTO EXISTING CATCH BASINS. ***SEE NOTE IN CALLOUT 1.***
3. INSTALL TYPICAL SILT FENCE, SILT FENCE TO BE INSTALLED PERPENDICULAR TO STORM WATER FLOW. INSTALLATION TO BE DONE SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
   NOTE: CONTRACTOR TO USE VEGETATIVE BUFFER AND OR CUT BACK INSTEAD OF SILT FENCE WHERE POSSIBLE.
4. CONTRACTOR TO INSTALL A MIMIMUM OF 6" DEEP GRAVEL (3" TO 6"") OF SUFFICIENT SIZE (MINIMUM OF 50' IN LENGTH AND 20' WIDE) AS TO PROVIDE A WHEEL WASH AREA TO PREVENT THE TRACKING OF MUD OFFISTE. THE LOCATION OF WHEEL WASH MAY VARY FROM LOCATION SHOWN ON PLANS SO AS TO PROVIDE THE BEST PROTECTION AGAINST TRACKING MUD OFFSITE. CONTRACTOR TO MAINTAIN AND CLEAN WHEEL WASH AREA AS NEEDED TO PREVENT THE TRACKING OF MUD OFFSITE.
5. CONTRACTOR TO INSTALL CONCRETE WASHOUT AREA. THE LOCATION MAY VARY FROM LOCATION SHOWN ON PLANS.

DURING CONSTRUCTION

1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT
2. CONTRACTOR TO KEEP LAND DISTURBANCE TO MINIMUM TO CONTROL RUNOFF FROM THE SITE
3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
4. STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS
7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.
8. CONTRACTOR TO HAVE WATER TRUCK AVAILABLE AS WATER SOURCE FOR WHEEL WASH AREA, OR ALTERNATE WATER SOURCE MAY BE USED IF APPROVED BY CITY.
9. IF GROUND WATER IS ENCOUNTERED DURING THE CONSTRUCTION ACTIVITIES AND REQUIRES PUMPING OFF THE PROJECT, THE CONTRACTOR IS TO FILTER THE WATER THROUGH THE USE OF SAND BAGS AND/OR GEO FABRIC. THIS IS TO BE DONE PRIOR TO IT BEING INTRODUCED INTO THE PUBLIC STORM DRAIN SYSTEM.
10. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

POST CONSTRUCTION

1. EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE
2. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED
3. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE
4. THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED:

A) PERIODIC INSPECTION OF CATCH BASIN SEDIMENT TRAPS AND CLEANING WHEN THE BASIN IS MORE THAN 1/4 FULL. INSPECTION SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 6 MONTHS AS A MINIMUM. DISPOSAL OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS

B) LITTER, DEBRIS AND CHEMICALS MUST BE PICKED UP AND KEPT IN A CONTAINED LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE

C) PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS THAT COULD WASH INTO THE STORM DRAIN SYSTEM

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WADSWORTH DEVELOPMENT GROUP

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SCOTT D. THORSEN
No. 354291
STATE OF UTAH

SUBMITTALS / REVISIONS:

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2	09/22/2022	CITY COMMENTS

PROJECT NO.: E22-019
DRAWN BY: NJR

SHEET TITLE:

EROSION CONTROL PLAN (SWPPP)

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C6.0

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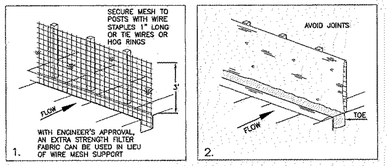
Silt fence

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

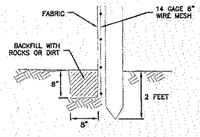
2. **PRODUCTS**
   - A. Fabric. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature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

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

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



INSTALLATION SEQUENCE



TOE DETAIL

Silt fence

February 2006

7

Plan **122**

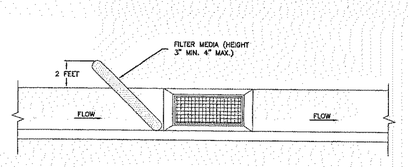
Inlet protection – gravel sock

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

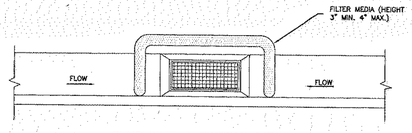
2. **PRODUCTS** (Not used)

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

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



ON-GRADE INLET PROTECTION DETAIL



SUMP INLET PROTECTION DETAIL

Inlet protection - gravel sock

September 2006

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Plan **124** Sheet 1 of 3

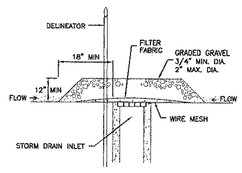
Inlet protection - gravel

1. **GENERAL**
   - A. Description. Placement of gravel filter over storm drain inlet to filter water runoff.
   - B. Application. Used at inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.

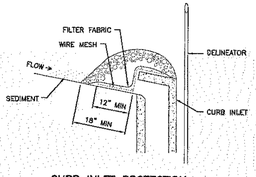
2. **PRODUCT** (Not used)

3. **EXECUTION**
   - A. Place 1/2-inch opening wire mesh over the inlet grate extending one foot past the grate in all directions.
   - B. Place filter fabric over the mesh. Select filter fabric based on soil type.
   - C. Place graded gravel (2-inch to 4-inch in size), to a minimum depth of 12-inches, forming a wall around the grate on all sides. Slope side slopes so that gravel does not spill over the grate.
   - D. The filter fabric immediately over the grate needs to remain exposed so that the grate can be visually inspected.
   - E. Place a delineator at the inlet grate so that the gravel surrounding it will not inadvertently be graded or moved and to protect the inlet from damage.
   - F. Maintenance.
     1) Inspect inlet protection after every large storm event and at a minimum of once monthly.
     2) Remove sediment accumulated when it reaches 4-inches in depth.
     3) Replace filter fabric and clean or replace gravel if clogging is apparent.

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



DROP INLET PROTECTION



CURB INLET PROTECTION

Inlet protection - gravel

February 2006

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Plan **124** Sheet 2 of 3

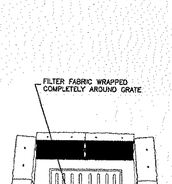
Inlet protection – fence or straw bale

1. **GENERAL**
   - A. Description. A temporary sediment barrier around storm drain inlet.
   - B. Application. At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.

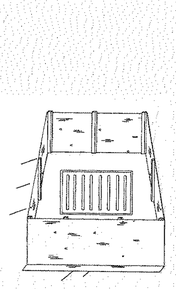
2. **PRODUCT** (Not used)

3. **EXECUTION**
   - A. Installation and application criteria.
     1) Provide up gradient sediment controls, such as silt fence during construction of inlet.
     2) When construction of inlet is complete erect straw bale barrier, silt fence or other approved sediment barrier surrounding perimeter of inlet.
     3) Install filter fabric completely around grate.
   - B. Maintenance.
     1) Inspect inlet protection after every large storm event and at a minimum of once monthly.
     2) Remove sediment accumulated when it reaches 4-inches in depth.
     3) Repair or re-align barrier or fence as needed.
     4) Look for bypassing or undercutting and re-compact soil around barrier or fence as required.

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



STRAW BALE BARRIER
(PLAN No. 121)



SILT FENCE
(PLAN No. 122)

Inlet protection - fence or straw bale

February 2006

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Plan **124** Sheet 3 of 3

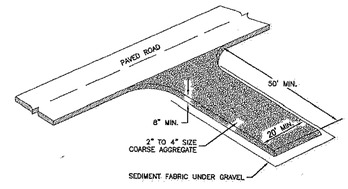
Stabilized roadway entrance

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

2. **PRODUCT** (Not used)

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

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



Stabilized roadway entrance

February 2006

19

Plan **126**

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DESIGNER / BUILDER:

ARCO DESIGN/BUILD

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 – PH: 801-949-6296

WADSWORTH DEVELOPMENT GROUP

COLMENA GROUP

PROJECT TITLE:

EL TENEDOR
LOGISTICS CENTER -
PHASE 1 - LOT 1 & 2

LOT 1 - 1401 NORTH 300 WEST
LOT 2 - 1319 NORTH 300 WEST
SPANISH FORK, UT 84660

EL TENEDOR Logistics Center

SEAL:

PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

SUBMITTALS / REVISIONS:

NO.	DATE	DESCRIPTION
1	08/08/2022	ISSUED FOR PERMIT
2	09/22/2022	CITY COMMENTS

PROJECT NO.: E22-019

DRAWN BY: NJR

SHEET TITLE:

EROSION CONTROL DETAIL SHEET

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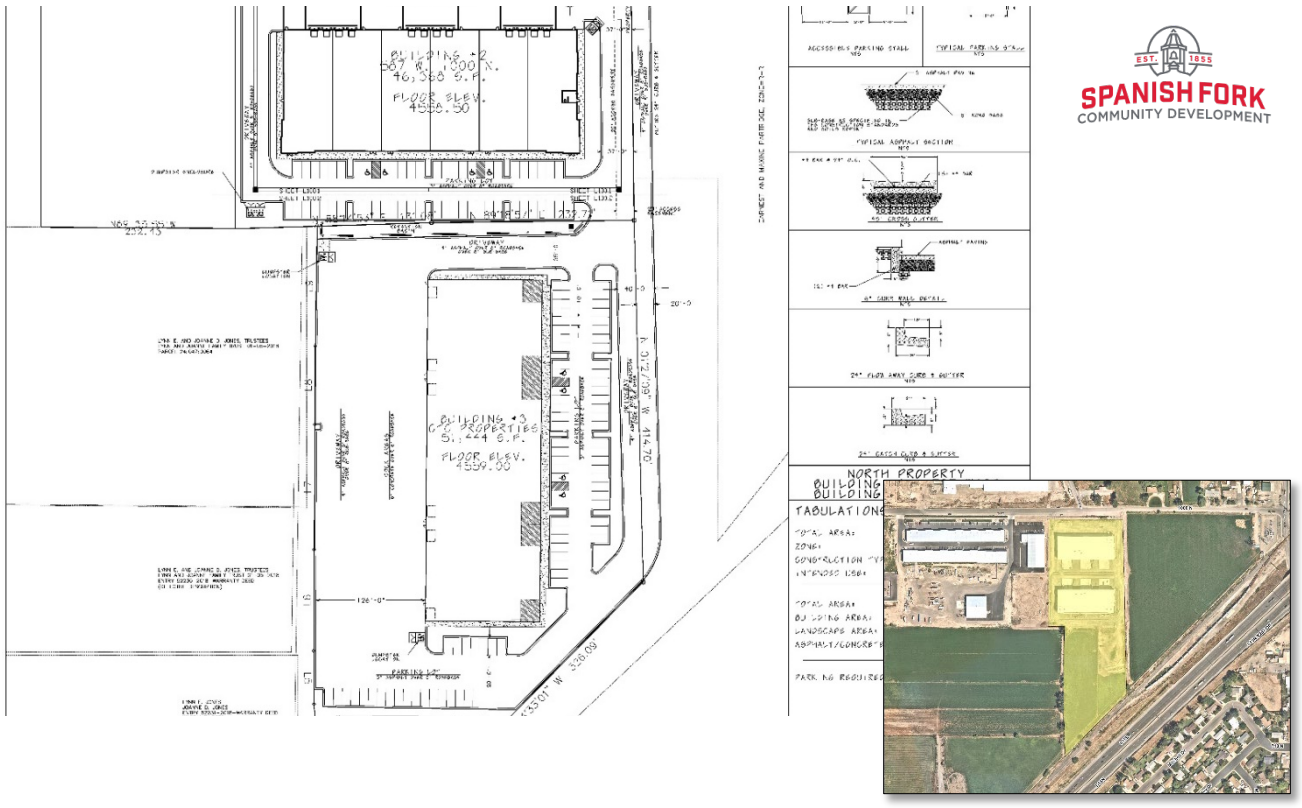
SHEET NO.:

C6.1

CALL BEFORE YOU DIG! BLUE STAKES 1-800-662-4111

5 4 3 2 1

B A



SPANISH FORK
COMMUNITY DEVELOPMENT

Coleman Industrial 2 Site Plan Approval Request

October 12, 2022, Development Review Committee Meeting.

Located at 539 West 1000 North, adding approximately 5.15 acres.

The subject parcel is currently zoned I-1.

The applicant has requested that a Site Plan (Building 3) for the second phase of an industrial development be approved.

Recommendation

That the proposed Site Plan be approved based on the following findings and subject to the following conditions:

Finding

1. That the proposal conforms to the City's General Plan Land Use Designation and Zoning Map.

Conditions

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

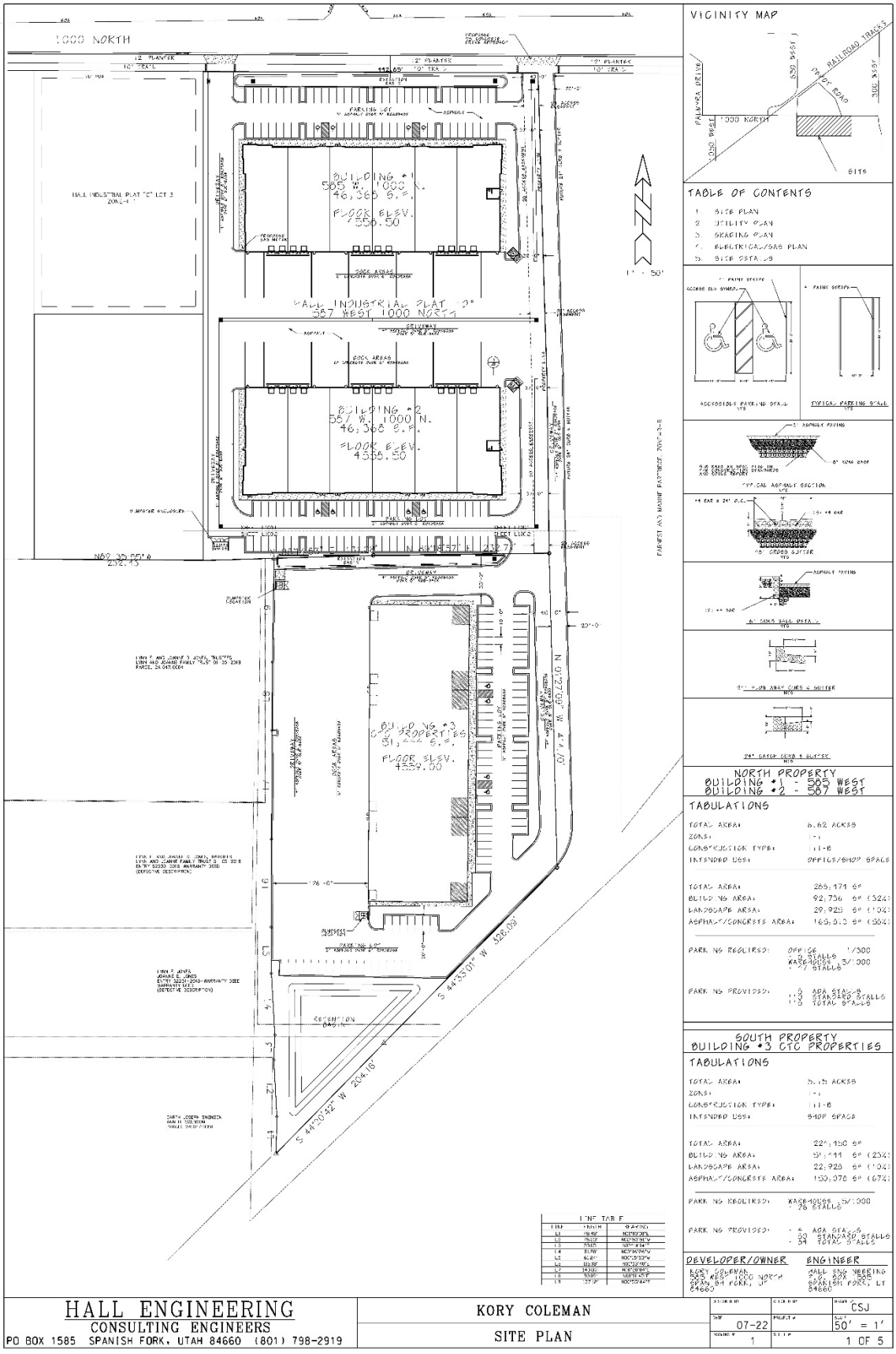
Key Issues

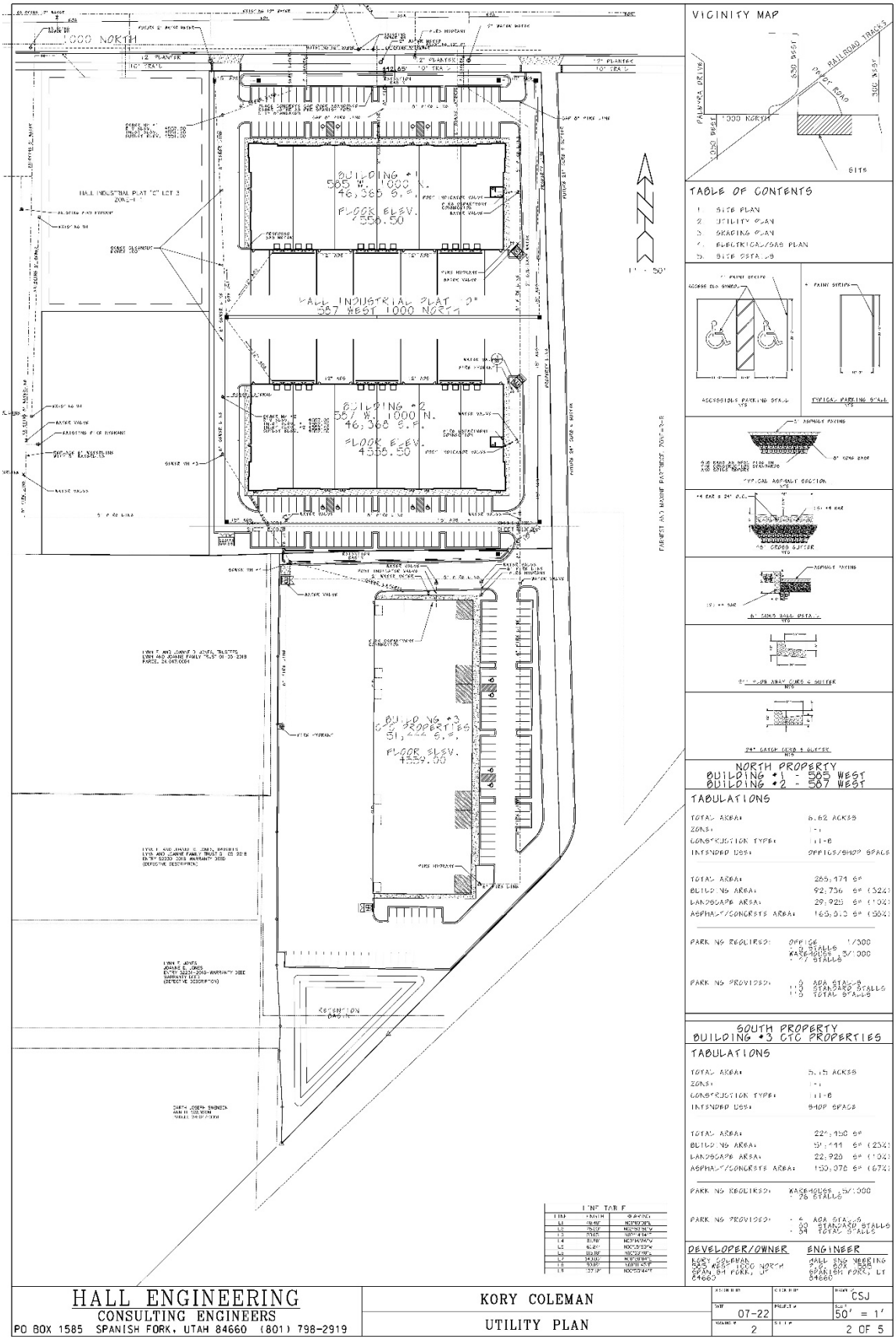
1. Storm Drain.
2. Building Elevations.
3. Utilities.
4. Power.
5. Access.
6. Easements.
7. Improvements.

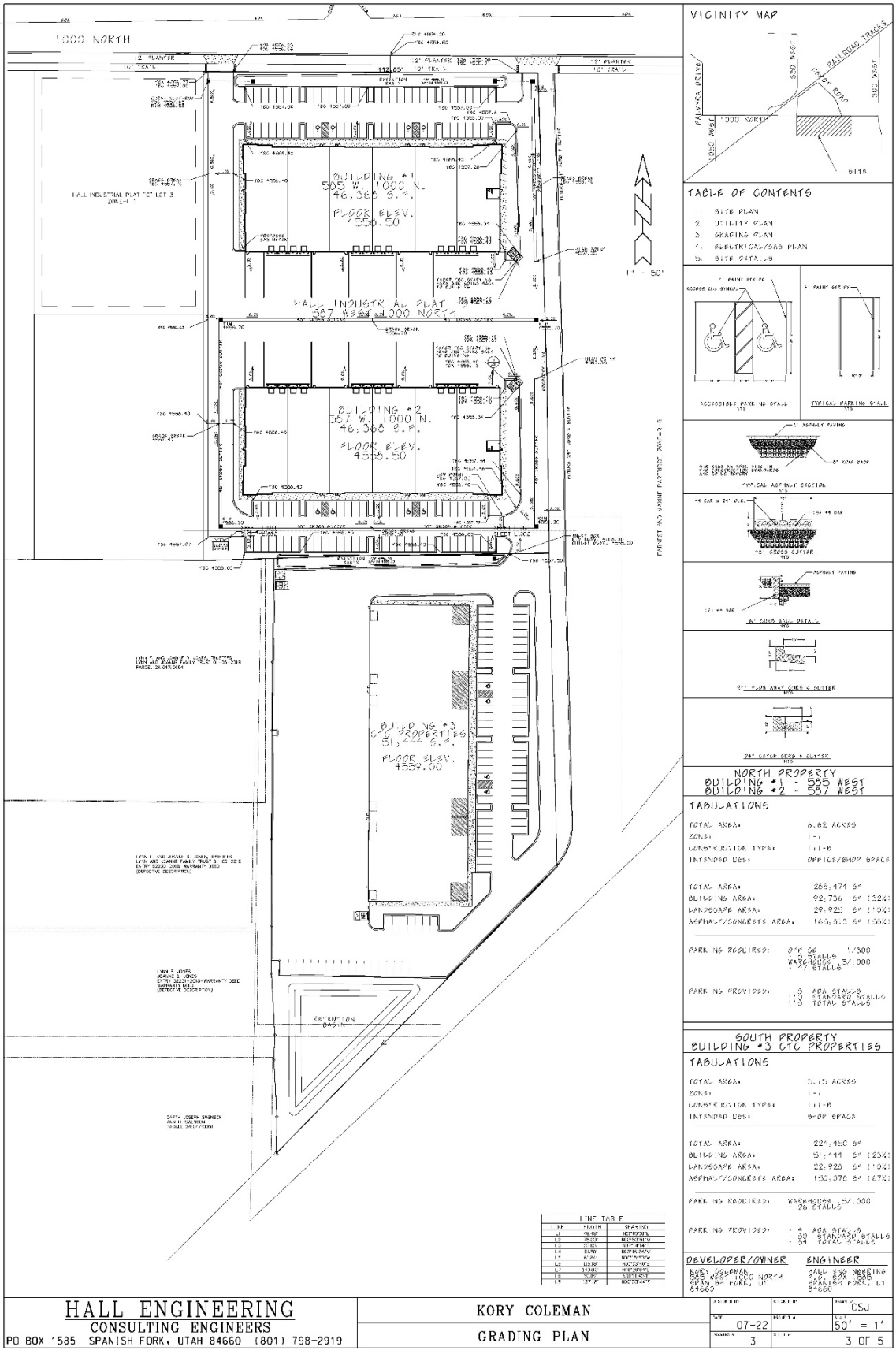
Exhibits

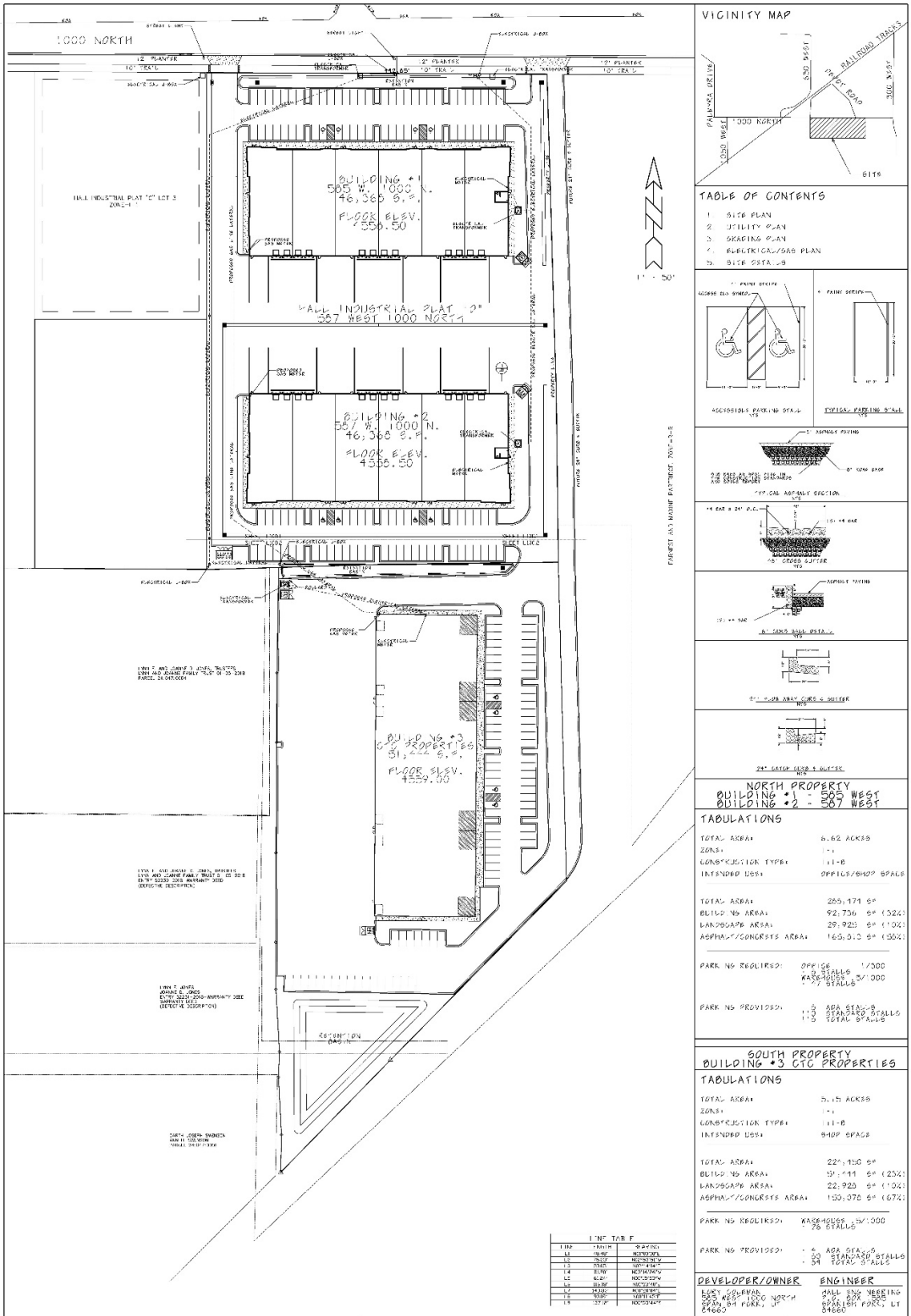
1. Site Plan.
2. Landscape Plan.
3. Elevation Examples.
4. Hall Industrial Subdivision, Plat D.

Exhibit 1


1000 NORTH
BUILDING #1
585 W. 1000 N.
46,368 S.F.
FLOOR ELEV.
4556.50
HALL INDUSTRIAL PLAT "D"
587 WEST 1000 NORTH
BUILDING #2
587 W. 1000 N.
46,368 S.F.
FLOOR ELEV.
4558.50
BUILDING #3
CTC PROPERTIES
51,222 S.F.
FLOOR ELEV.
4559.50
N62° 35' 00" E
232.43
S 44°35'01" W 528.09
S 44°20'42" W 204.18
N 44°27'10" W 407.14
RETENTION
VICINITY MAP
PALMYRA DRIVE
RAILROAD TRACKS
PROVO ROAD
630 WEST
300 WEST
1000 NORTH
SITE
TABLE OF CONTENTS
1 SITE PLAN
2 UTILITY PLAN
3 GRADING PLAN
4 ELECTRICAL/GAS PLAN
5 SITE DETAILS
ACCESSIBLE PARKING STALL
TYPICAL PARKING STALL
TYPICAL ASPHALT SECTION
NORTH PROPERTY
BUILDING #1 - 585 WEST
BUILDING #2 - 587 WEST
TABULATIONS
TOTAL AREA: 6.62 ACRES
ZONE: I-1
CONSTRUCTION TYPE: III-B
INTENDED USE: OFFICE/SHOP SPACE
TOTAL AREA: 285,171 SF
BUILDING AREA: 92,736 SF (32%)
LANDSCAPE AREA: 29,925 SF (10%)
ASPHALT/CONCRETE AREA: 163,510 SF (58%)
PARKING REQUIRED: OFFICE 1/300
2 STALLS
WAREHOUSE 1/1,000
24 STALLS
PARKING PROVIDED: 1 ADA STALL
110 STANDARD STALLS
111 TOTAL STALLS
SOUTH PROPERTY
BUILDING #3 CTC PROPERTIES
TABULATIONS
TOTAL AREA: 5.15 ACRES
ZONE: I-1
CONSTRUCTION TYPE: III-B
INTENDED USE: SHOP SPACE
TOTAL AREA: 224,350 SF
BUILDING AREA: 51,222 SF (23%)
LANDSCAPE AREA: 22,920 SF (10%)
ASPHALT/CONCRETE AREA: 150,208 SF (67%)
PARKING REQUIRED: WAREHOUSE 1/1,000
28 STALLS
PARKING PROVIDED: 4 ADA STALLS
50 STANDARD STALLS
54 TOTAL STALLS
DEVELOPER/OWNER
KORY COLEMAN
585 WEST 1000 NORTH
SPAN. SPANISH FORK, UT
84660
ENGINEER
HALL ENG. WEEKING
P.O. BOX 1585
SPANISH FORK, UT
84660
HALL INDUSTRIAL PLAT "C" LOT 3
LINE TABLE
LINE LENGTH BEARING
L1 28.82' N00°49'04"W
L2 51.65' N89°41'47"E
L3 51.79' N01°18'13"W
L4 6.23' N00°39'59"W
L5 18.19' N00°39'59"W
L6 34.00' N00°39'59"W
L7 10.00' N89°20'01"E
L8 17.19' N00°39'59"W
HALL ENGINEERING
CONSULTING ENGINEERS
PO BOX 1585 SPANISH FORK, UTAH 84660 (801) 798-2919
KORY COLEMAN
SITE PLAN
DESIGNED CSJ
DATE 07-22
PROJECT
SCALE 50' = 1'
DRAWING # 1
SHEET 1 OF 5


VICINITY MAP
1000 NORTH
PALOMA DRIVE
RAILROAD TRACKS
PROVO ROAD
SITE
TABLE OF CONTENTS
1 SITE PLAN
2 UTILITY PLAN
3 GRADING PLAN
4 ELECTRICAL/GAS PLAN
5 SITE DETAILS
BUILDING #1
585 W. 1000 N.
46,560 S.F.
FLOOR ELEV.
4556.50
HALL INDUSTRIAL PLAT "D"
587 WEST 1000 NORTH
BUILDING #2
587 W. 1000 N.
46,368 S.F.
FLOOR ELEV.
4558.50
BUILDING #3
6 PROPERTIES
51,222 S.F.
FLOOR ELEV.
4559.00
RETENTION BASIN
1" = 50'
ACCESSIBLE PARKING STALL
TYPICAL PARKING STALL
TYPICAL ASPHALT SECTION
6" CURB & GUTTER
6" CURB ROLL DETAIL
8" FLOW LINE CURB & GUTTER
24" GATOR CURB & GUTTER
NORTH PROPERTY
BUILDING #1 - 585 WEST
BUILDING #2 - 587 WEST
TABULATIONS
TOTAL AREA: 6.62 ACRES
ZONE: I-1
CONSTRUCTION TYPE: III-B
INTENDED USE: OFFICE/SHOP SPACE
TOTAL AREA: 285,171 SF
BUILDING AREA: 92,736 SF (32%)
LANDSCAPE AREA: 29,925 SF (10%)
ASPHALT/CONCRETE AREA: 163,510 SF (58%)
PARKING REQUIRED: OFFICE 1/300
5 STALLS
WAREHOUSE 1/1,000
47 STALLS
PARKING PROVIDED: 1 ADA STALL
51 STANDARD STALLS
52 TOTAL STALLS
SOUTH PROPERTY
BUILDING #3 CTC PROPERTIES
TABULATIONS
TOTAL AREA: 5.15 ACRES
ZONE: I-1
CONSTRUCTION TYPE: III-B
INTENDED USE: SHOP SPACE
TOTAL AREA: 224,350 SF
BUILDING AREA: 51,222 SF (23%)
LANDSCAPE AREA: 22,920 SF (10%)
ASPHALT/CONCRETE AREA: 150,208 SF (67%)
PARKING REQUIRED: WAREHOUSE 1/1,000
28 STALLS
PARKING PROVIDED: 4 ADA STALLS
50 STANDARD STALLS
54 TOTAL STALLS
DEVELOPER/OWNER
KORY COLEMAN
585 WEST 1000 NORTH
SPANISH FORK, UT
84660
ENGINEER
HALL ENGINEERING
P.O. BOX 585
SPANISH FORK, UT
84660
LINE TABLE
LINE LENGTH BEARING
L1 78.82' N01°19'01"W
L2 57.65' N01°47'47"E
L3 81.79' N01°19'01"W
L4 6.25' N00°39'59"E
L5 116.89' N00°39'59"E
L6 34.00' N01°19'01"W
L7 93.00' N01°19'01"W
L8 37.19' N00°39'59"E
HALL ENGINEERING
CONSULTING ENGINEERS
PO BOX 1585 SPANISH FORK, UTAH 84660 (801) 798-2919
KORY COLEMAN
UTILITY PLAN
DESIGNED BY CSJ
DATE 07-22
PROJECT #
SCALE 50' = 1'
DRAWING # 2
SHEET 2 OF 5


1000 NORTH
BUILDING #1
585 W. 1000 N.
46,368 S.F.
FLOOR ELEV.
4556.50
HALL INDUSTRIAL PLAT "C" LOT 3
HALL INDUSTRIAL PLAT
587 WEST 1000 NORTH
BUILDING #2
587 W. 1000 N.
46,368 S.F.
FLOOR ELEV.
4556.50
BUILDING #3
3 PROPERTIES
51,222 S.F.
FLOOR ELEV.
4559.50
RETENTION
FARMERS AND MURRAY EASEMENT 70YC-3-5
VICINITY MAP
PALLADIA DRIVE
1000 NORTH
530 WEST
RAILROAD TRACKS
PROVO ROAD
500 WEST
SITE
TABLE OF CONTENTS
1 SITE PLAN
2 UTILITY PLAN
3 GRADING PLAN
4 ELECTRICAL/GAS PLAN
5 SITE DETAILS
ACCESSIBLE PARKING STALL
TYPICAL PARKING STALL
TYPICAL ASPHALT SECTION
NORTH PROPERTY
BUILDING #1 - 585 WEST
BUILDING #2 - 587 WEST
TABULATIONS
TOTAL AREA: 6.62 ACRES
ZONE: I-1
CONSTRUCTION TYPE: III-B
INTENDED USE: OFFICE/SHOP SPACE
TOTAL AREA: 285,171 SF
BUILDING AREA: 92,736 SF (32%)
LANDSCAPE AREA: 29,925 SF (10%)
ASPHALT/CONCRETE AREA: 163,510 SF (58%)
PARKING REQUIRED: OFFICE 1/300
5 STALLS
WAREHOUSE 1/1,000
47 STALLS
PARKING PROVIDED: 10 ADA STALLS
110 STANDARD STALLS
120 TOTAL STALLS
SOUTH PROPERTY
BUILDING #3 CTC PROPERTIES
TABULATIONS
TOTAL AREA: 5.15 ACRES
ZONE: I-1
CONSTRUCTION TYPE: III-B
INTENDED USE: SHOP SPACE
TOTAL AREA: 224,350 SF
BUILDING AREA: 51,444 SF (23%)
LANDSCAPE AREA: 22,928 SF (10%)
ASPHALT/CONCRETE AREA: 150,078 SF (67%)
PARKING REQUIRED: WAREHOUSE 1/1,000
28 STALLS
PARKING PROVIDED: 4 ADA STALLS
50 STANDARD STALLS
54 TOTAL STALLS
DEVELOPER/OWNER
KORY COLEMAN
585 WEST 1000 NORTH
SPANISH FORK, UT
84660
ENGINEER
HALL ENGINEERING
P.O. BOX 1585
SPANISH FORK, UT
84660
HALL ENGINEERING
CONSULTING ENGINEERS
PO BOX 1585 SPANISH FORK, UTAH 84660 (801) 798-2919
KORY COLEMAN
GRADING PLAN
DESIGNED CSJ
DATE 07-22
PROJECT
SCALE 50' = 1'
DRAWING # 3
SHEET 3 OF 5


1000 NORTH
BUILDING #1
585 W. 1000 N.
46,368 S.F.
FLOOR ELEV.
4556.50
HALL INDUSTRIAL PLAT "D"
587 WEST 1000 NORTH
BUILDING #2
587 W. 1000 N.
46,368 S.F.
FLOOR ELEV.
4556.50
BUILDING #3
6 PROPERTIES
51,222 S.F.
FLOOR ELEV.
4559.50
RETENTION BASIN
1" = 50'
VICINITY MAP
PALLADIA DRIVE
1000 NORTH
530 WEST
500 WEST
RAILROAD TRACKS
PAVOC ROAD
SITE
TABLE OF CONTENTS
1. SITE PLAN
2. UTILITY PLAN
3. GRADING PLAN
4. ELECTRICAL/GAS PLAN
5. SITE DETAILS
ACCESSIBLE PARKING STALL
TYPICAL PARKING STALL
TYPICAL ASPHALT SECTION
NORTH PROPERTY
BUILDING #1 - 585 WEST
BUILDING #2 - 587 WEST
TABULATIONS
TOTAL AREA: 6.62 ACRES
ZONE: I-1
CONSTRUCTION TYPE: III-B
INTENDED USE: OFFICE/SHOP SPACE
TOTAL AREA: 288,471 SF
BUILDING AREA: 92,736 SF (32%)
LANDSCAPE AREA: 29,925 SF (10%)
ASPHALT/CONCRETE AREA: 165,810 SF (58%)
PARKING REQUIRED: OFFICE 1/300
2 STALLS
WAREHOUSE 1/1,000
47 STALLS
PARKING PROVIDED: 1 ADA STALL
110 STANDARD STALLS
111 TOTAL STALLS
SOUTH PROPERTY
BUILDING #3 CTC PROPERTIES
TABULATIONS
TOTAL AREA: 5.15 ACRES
ZONE: I-1
CONSTRUCTION TYPE: III-B
INTENDED USE: SHOP SPACE
TOTAL AREA: 224,350 SF
BUILDING AREA: 51,444 SF (23%)
LANDSCAPE AREA: 22,920 SF (10%)
ASPHALT/CONCRETE AREA: 150,078 SF (67%)
PARKING REQUIRED: WAREHOUSE 1/1,000
28 STALLS
PARKING PROVIDED: 4 ADA STALLS
50 STANDARD STALLS
54 TOTAL STALLS
DEVELOPER/OWNER
KORY COLEMAN
585 WEST 1000 NORTH
SPAN. FORK, UT
84660
ENGINEER
HALL ENG. WORKING
PO BOX 1585
SPANISH FORK, UT
84660
HALL ENGINEERING
CONSULTING ENGINEERS
PO BOX 1585 SPANISH FORK, UTAH 84660 (801) 798-2919
KORY COLEMAN
ELECTRICAL/GAS PLAN
DESIGNED CSJ
DATE 07-22
PROJECT
SCALE 50' = 1'
DRAWING # 4
SHEET 4 OF 5

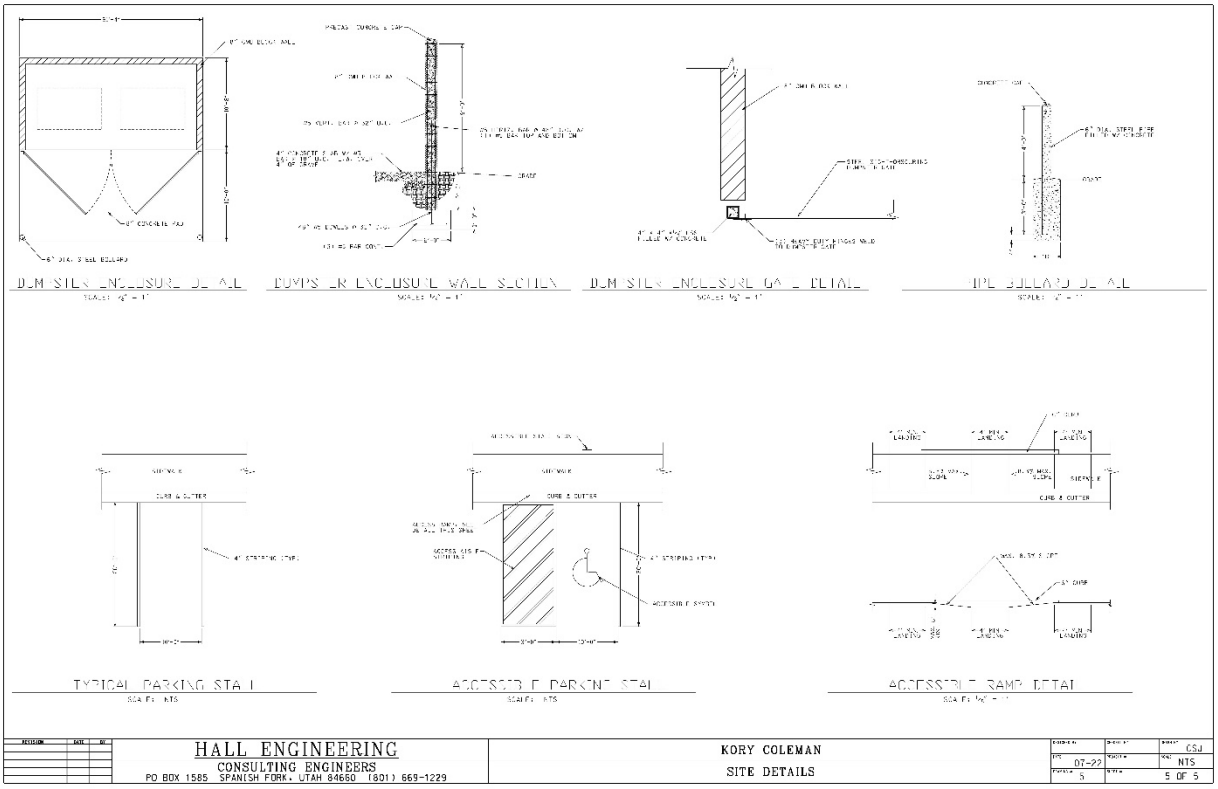
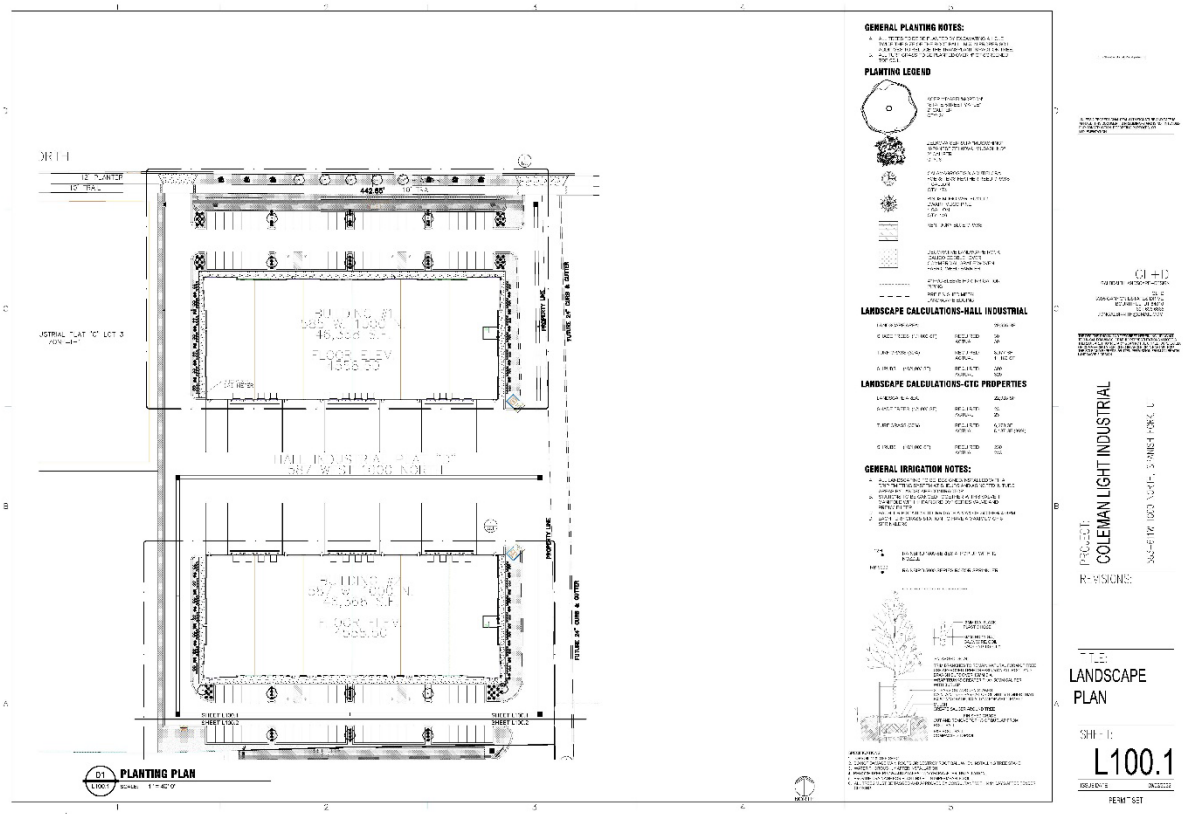

TYPICAL PARKING STALL
ACCESSIBLE PARKING STALL
ACCESSIBLE RAMP DETAIL
HALL ENGINEERING
CONSULTING ENGINEERS
PO BOX 1585 SPANISH FORK, UTAH 84660 (801) 669-1229
KORY COLEMAN
SITE DETAILS
07-22
NTS
5 OF 5

Exhibit 2


GENERAL PLANTING NOTES:
PLANTING LEGEND
LANDSCAPE CALCULATIONS-HALL INDUSTRIAL
LANDSCAPE CALCULATIONS-GTC PROPERTIES
GENERAL IRRIGATION NOTES:
PLANTING PLAN
PROJECT:
COLEMAN LIGHT INDUSTRIAL
REVISIONS:
LANDSCAPE PLAN
SHEET:
L100.1
ISSUED:
PERMIT SET

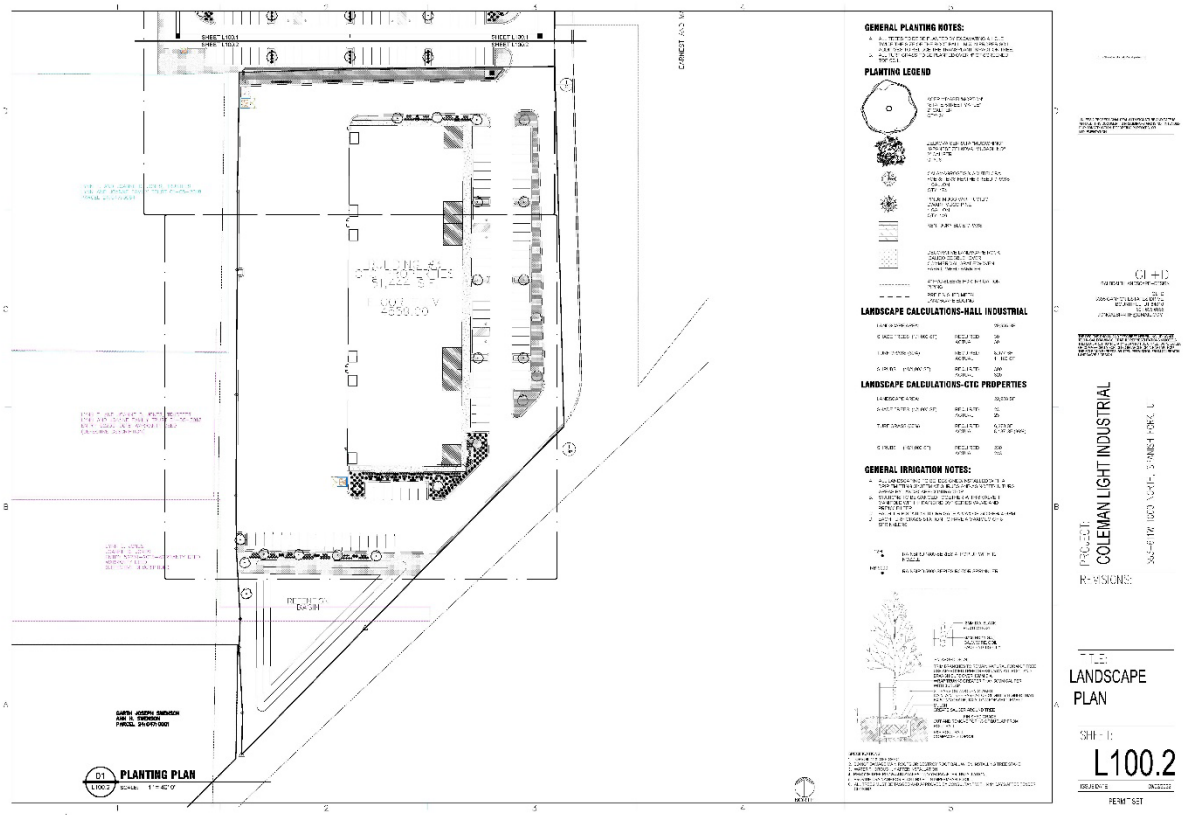
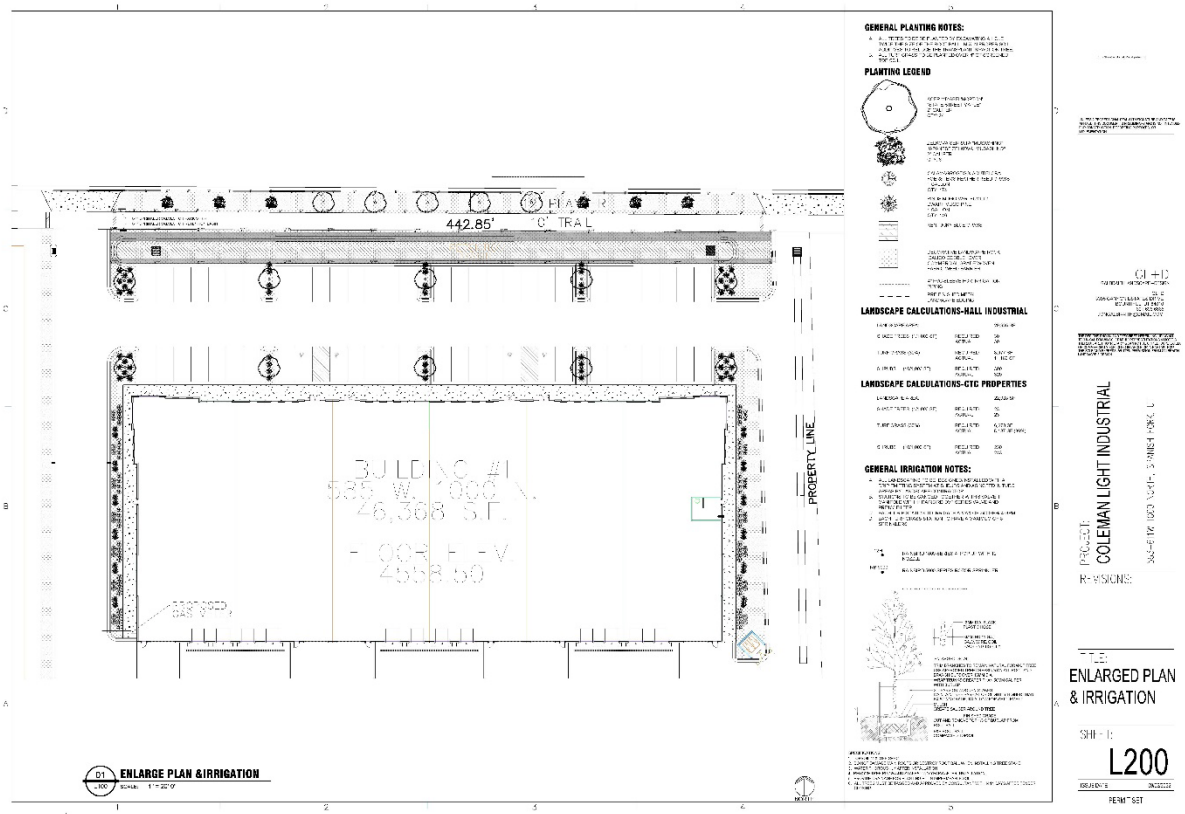
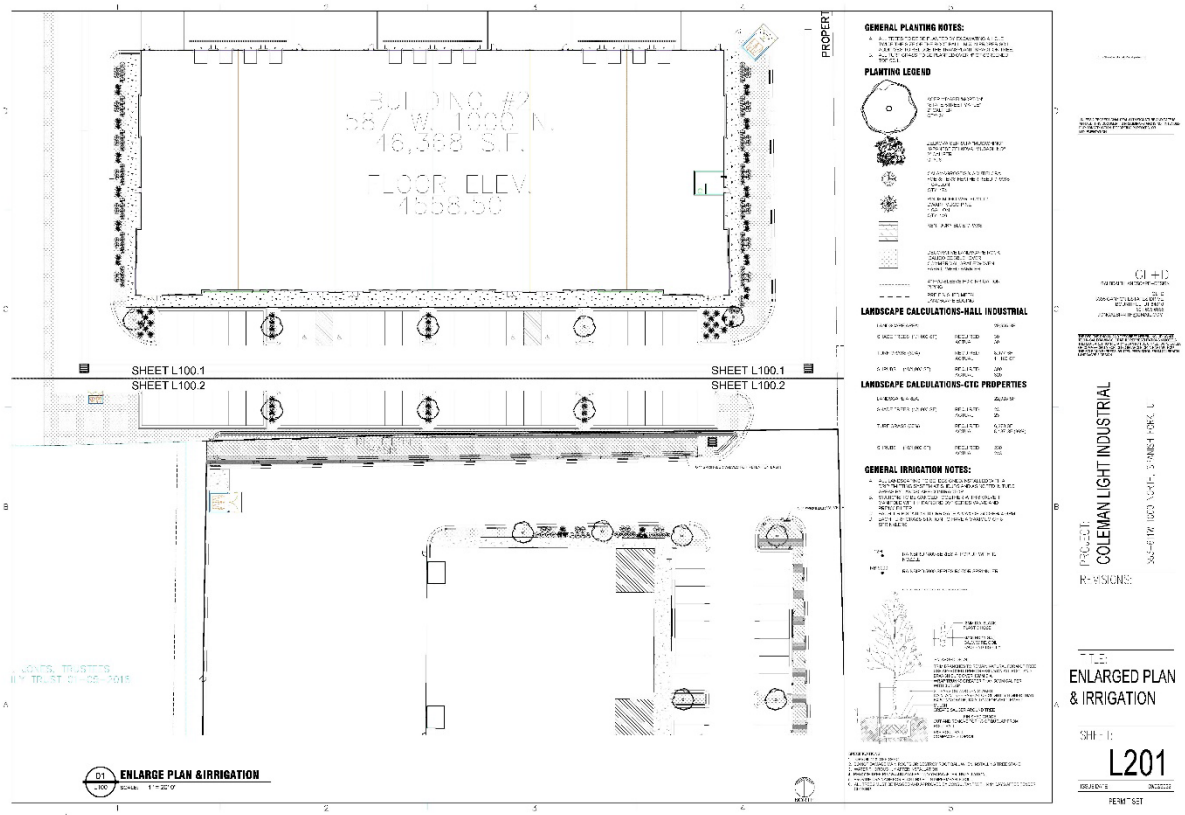
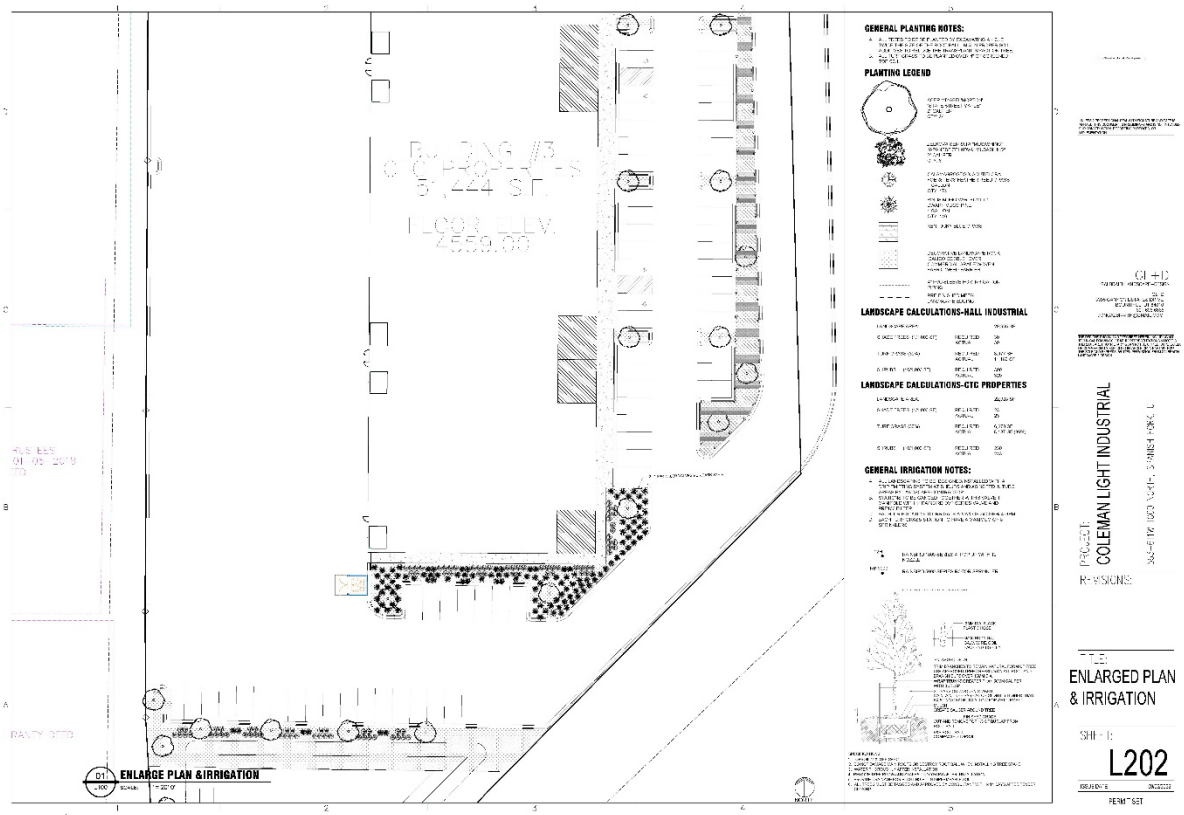

GENERAL PLANTING NOTES:
PLANTING LEGEND
LANDSCAPE CALCULATIONS-HALL INDUSTRIAL
LANDSCAPE CALCULATIONS-GTC PROPERTIES
GENERAL IRRIGATION NOTES:
PLANTING PLAN
PROJECT:
COLEMAN LIGHT INDUSTRIAL
REVISIONS:
LANDSCAPE PLAN
SHEET:
L100.2
ISSUED:
PERMIT SET

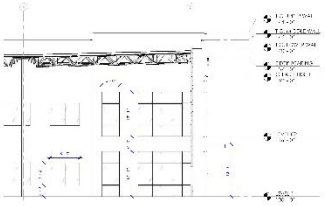
Exhibit 2


442.85'
PROPERTY LINE
GENERAL PLANTING NOTES:
PLANTING LEGEND
LANDSCAPE CALCULATIONS-HALL INDUSTRIAL
LANDSCAPE CALCULATIONS-CTC PROPERTIES
GENERAL IRRIGATION NOTES:
D1
ENLARGE PLAN &IRRIGATION
PROJECT:
COLEMAN LIGHT INDUSTRIAL
REVISIONS:
ENLARGED PLAN
& IRRIGATION
SHEET:
L200
ISSUE DATE
PERMIT SET


SHEET L100.1
SHEET L100.2
SHEET L100.1
SHEET L100.2
GENERAL PLANTING NOTES:
PLANTING LEGEND
LANDSCAPE CALCULATIONS-HALL INDUSTRIAL
LANDSCAPE CALCULATIONS-CTC PROPERTIES
GENERAL IRRIGATION NOTES:
D1
ENLARGE PLAN &IRRIGATION
PROJECT:
COLEMAN LIGHT INDUSTRIAL
REVISIONS:
ENLARGED PLAN
& IRRIGATION
SHEET:
L201
ISSUE DATE
PERMIT SET

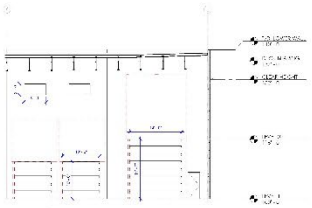

GENERAL PLANTING NOTES:
PLANTING LEGEND
LANDSCAPE CALCULATIONS-HALL INDUSTRIAL
LANDSCAPE CALCULATIONS-CTC PROPERTIES
GENERAL IRRIGATION NOTES:
D1
ENLARGE PLAN &IRRIGATION
PROJECT:
COLEMAN LIGHT INDUSTRIAL
REVISIONS:
ENLARGED PLAN
& IRRIGATION
SHEET:
L202
ISSUED DATE:
PERMIT SET





BUILDING SECTION 01

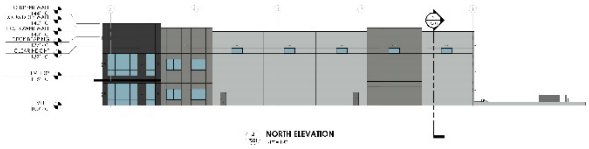




BUILDING SECTION 02



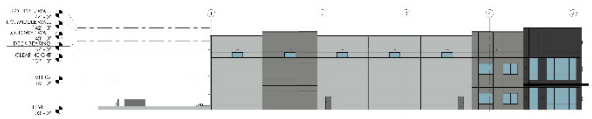
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



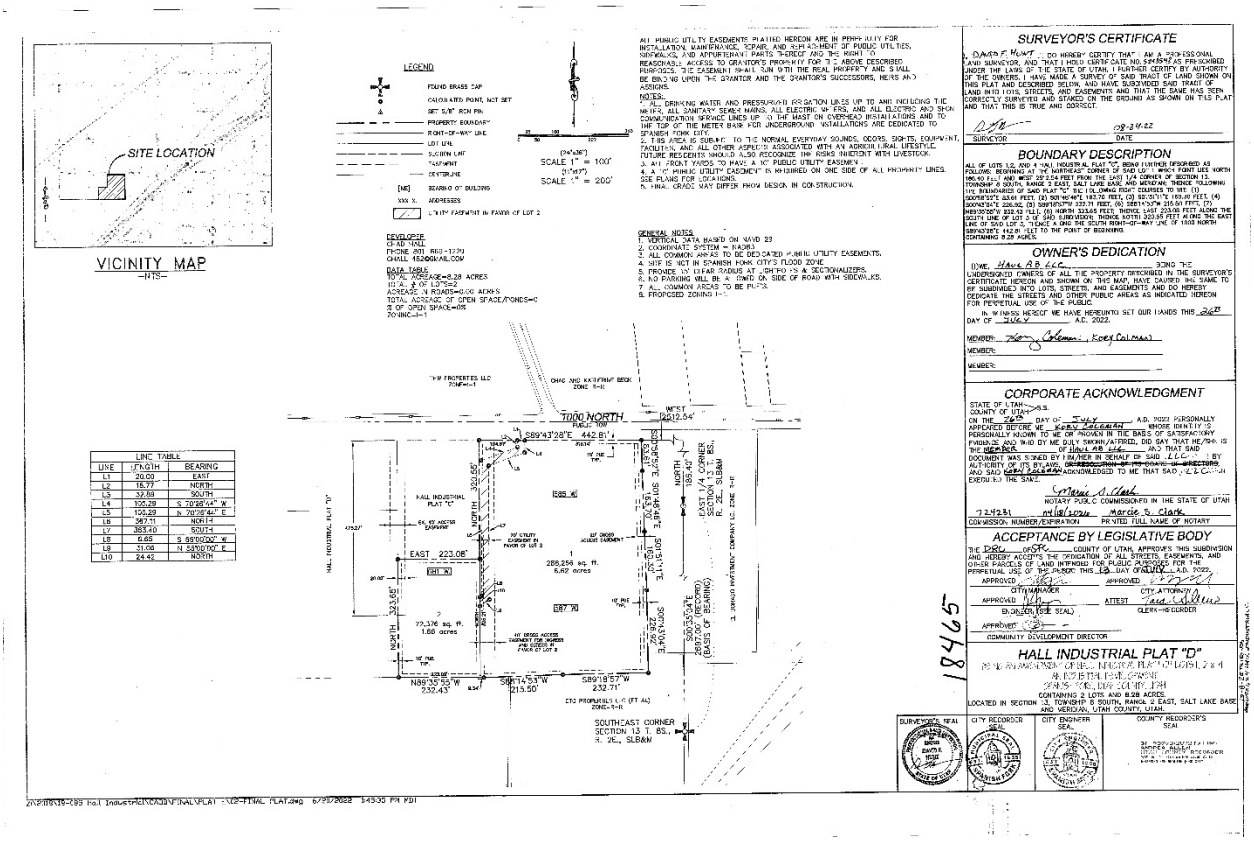
TILT-1	SW 7655 STAMPED CONCRETE - LRV 35
TILT-2	SW 7067 CITYSCAPE - LRV 22
TILT-3	SW 7068 GRIZZLE GRAY - LRV 13

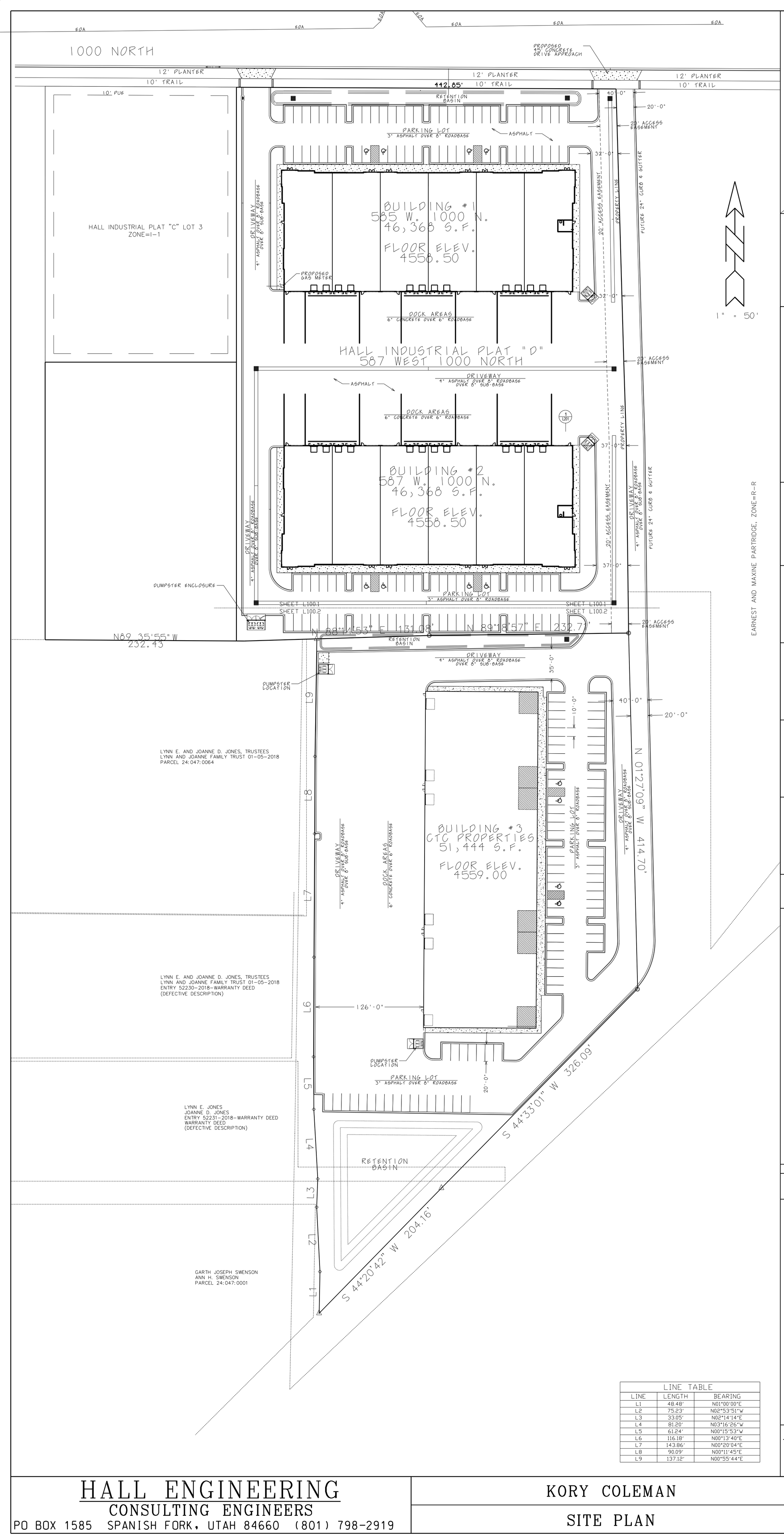
cotton
architecture + design
502 S 2ND STREET, SUITE 3 | PHOENIX, AZ 85004
WWW.COTTONARCHITECTURE.COM
(602) 529-1386

AP008 | RENDERING

LONGBOW BUSINESS PARK LOT 7

CTC PROPERTIES LLC
5400 E MCDOWELL RD
MESA, AZ 85215
PROJECT # | 22036 DATE | xx/xx/2022


SITE LOCATION
VICINITY MAP
-NTS-
LEGEND
FOUND BRASS CAP
CALCULATED POINT, NOT SET
SET 5/8" RCH PIN
PROPERTY BOUNDARY
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
EASEMENT
CENTERLINE
[MB] BEARING OF BUILDING
XXX N. ADDRESSES
UTILITY EASEMENT IN FAVOR OF LOT 2
SCALE 1" = 100'
SCALE 1" = 200'
DEVELOPER
CHAD HALL
PHONE (801) 692-1370
CHALL1520@AOL.COM
DATA TABLE
TOTAL ACREAGE=8.28 ACRES
OF LOTS=2
ACREAGE IN ROADS=0.00 ACRES
TOTAL ACREAGE OF OPEN SPACE/PONDS=0
% OF OPEN SPACE=0%
ZONING=I-1
ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.
NOTES:
1. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METERS, ALL SANITARY SEWER MAINS, ALL ELECTRIC UNDERGROUND AND ALL ELECTRIC AND TELECOMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
2. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
3. AN 11' FRONT YARD TO HAVE A 10' PUBLIC UTILITY EASEMENT.
4. A 10' PUBLIC UTILITY EASEMENT IS REQUIRED ON ONE SIDE OF ALL PROPERTY LINES. SEE PLANS FOR LOCATIONS.
5. FINAL GRADE MAY DIFFER FROM DESIGN IN CONSTRUCTION.
GENERAL NOTES
1. VERTICAL DATA BASED ON NAVD 29
2. COORDINATE SYSTEM = NAD83
3. ALL COMMON AREAS TO BE DEDICATED PUBLIC UTILITY EASEMENTS.
4. SITE IS NOT IN SPANISH FORK CITY'S FLOOD ZONE
5. PROVIDE 10' LINEAR RADIUS AT LIGHTED CUL-DE-SACS & SECTION/ALLEYS.
6. NO PARKING WILL BE ALLOWED ON SIDE OF ROAD WITH SIDEWALKS.
7. ALL COMMON AREAS TO BE PLOTS.
8. PROPOSED ZONING I-1
LINE TABLE
LINE | LENGTH | BEARING
L1 | 20.00 | EAST
L2 | 15.77 | NORTH
L3 | 32.88 | SOUTH
L4 | 100.28 | S 70°28'44" W
L5 | 100.28 | N 70°28'44" E
L6 | 367.11 | NORTH
L7 | 383.40 | SOUTH
L8 | 6.65 | S 89°00'00" W
L9 | 31.06 | N 89°00'00" E
L10 | 24.42 | NORTH
1000 NORTH
PUBLIC ROW
WEST 2612.54'
S89°43'28"E 442.81'
HALL INDUSTRIAL PLAT "C"
EAST 223.08'
NORTH 323.65'
288,256 sq. ft.
6.62 acres
72,376 sq. ft.
1.66 acres
N89°35'55"W 232.43'
S89°14'53"W 213.50'
S89°18'57"W 232.71'
SOUTHEAST CORNER SECTION 13 T. 8S., R. 2E., SLB&M
EAST 1/4 CORNER SECTION 13 T. 8S., R. 2E., SLB&M
S00°35'04"E 2697.00' (RECORD) (BASIS OF BEARING)
THW PROPERTIES LLC ZONE=I-1
CHAD AND KATHRYN HALL ZONE I-1
DTG PROPERTIES LLC (FT AL) ZONE=I-1
SURVEYOR'S CERTIFICATE
I, DANIEL F. HUNT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5499824 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.
SURVEYOR
08-24-22
DATE
BOUNDARY DESCRIPTION
ALL OF LOTS 1,2, AND 4 HALL INDUSTRIAL PLAT "C" BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION SAID POINT BEING NORTH 1000.40 FEET AND WEST 2612.54 FEET FROM THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE FOLLOWING THE BOUNDARIES OF SAID PLAT "C" THE FOLLOWING FIVE COURSES TO WIT: (1) S89°43'28"E 439.81 FEET; (2) S00°16'04"E 183.76 FEET; (3) S89°35'11"E 100.00 FEET; (4) S00°16'04"E 206.66; (5) S89°14'53"W 213.71 FEET; (6) S89°18'57"W 232.71 FEET; (7) N89°35'55"W 232.43 FEET; (8) NORTH 323.65 FEET; THENCE EAST 223.08 FEET ALONG THE SOUTH LINE OF LOT 3 OF SAID SUBDIVISION; THENCE NORTH 383.40 FEET ALONG THE EAST LINE OF SAID LOT 3; THENCE A ONE THE SOUTH RIGHT-OF-WAY LINE OF 1000 NORTH S89°43'28"E 442.81' FEET TO THE POINT OF BEGINNING.
CONTAINING 8.28 ACRES
OWNER'S DEDICATION
WE, Hall 28 LLC, BEING THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 26th DAY OF July A.D. 2022.
MEMBER: Chad Coleman, Kory Coleman
MEMBER:
MEMBER:
CORPORATE ACKNOWLEDGMENT
STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE 26th DAY OF July A.D. 2022 PERSONALLY APPEARED BEFORE ME Kory Coleman WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT HE/SHE IS THE MEMBER OF Hall 28 LLC AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID LLC BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID Kory Coleman ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.
7-24-24
COMMISSION NUMBER/EXPIRATION
Margie S. Clark
NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH
PRINTED FULL NAME OF NOTARY
ACCEPTANCE BY LEGISLATIVE BODY
THE DRU OF SFC COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PEOPLE THIS 18 DAY OF AUG A.D. 2022.
APPROVED CITY MANAGER
APPROVED CITY ATTORNEY
APPROVED ATTEST CITY RECORDER
SIGNATURE SEAL
APPROVED COMMUNITY DEVELOPMENT DIRECTOR
HALL INDUSTRIAL PLAT "D"
A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH COUNTY, UTAH
CONTAINING 2 LOTS AND 8.28 ACRES
LOCATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.
SURVEYOR'S SEAL
CITY RECORDER SEAL
CITY ENGINEER SEAL
COUNTY RECORDER'S SEAL
18465



LINE TABLE		
LINE	LENGTH	BEARING
L1	48.48'	N01°00'00"E
L2	75.23'	N02°53'51"W
L3	33.05'	N02°14'14"E
L4	81.20'	N03°16'26"W
L5	61.24'	N00°15'53"W
L6	116.18'	N00°13'40"E
L7	143.86'	N00°20'04"E
L8	90.09'	N00°11'45"E
L9	137.12'	N00°55'44"E

VICINITY MAP

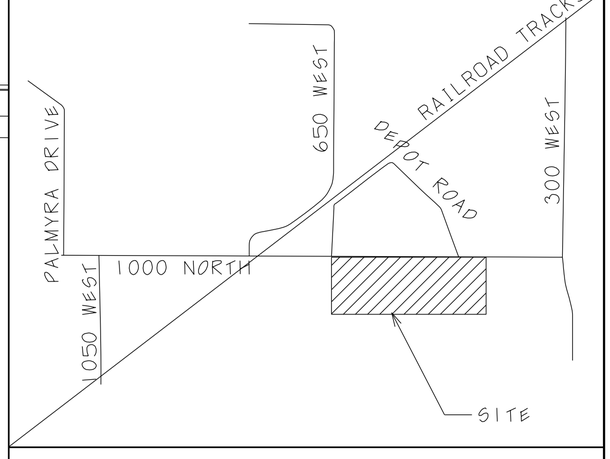
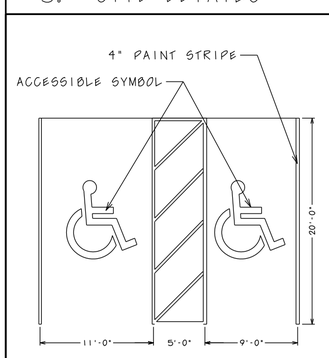
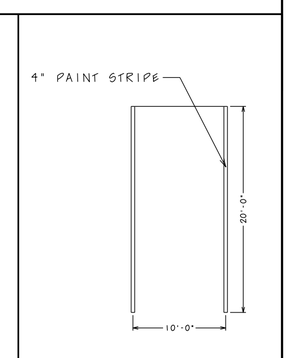


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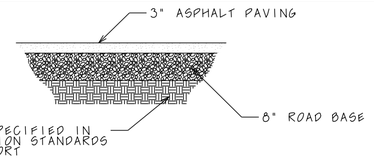
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2. UTILITY PLAN
3. GRADING PLAN
4. ELECTRICAL/GAS PLAN
5. SITE DETAILS



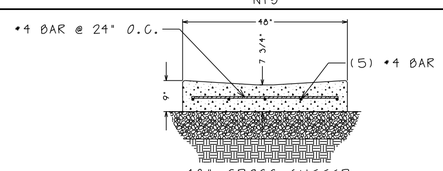
ACCESSIBLE PARKING STALL
NTS



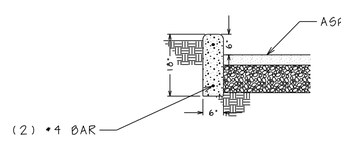
TYPICAL PARKING STALL
NTS



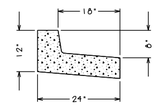
TYPICAL ASPHALT SECTION
NTS



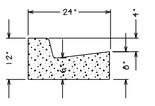
48" CROSS GUTTER
NTS



6" CURB WALL DETAIL
NTS



24" FLOW AWAY CURB & GUTTER
NTS



24" CATCH CURB & GUTTER
NTS

NORTH PROPERTY
BUILDING #1 - 585 WEST
BUILDING #2 - 587 WEST

TABULATIONS

TOTAL AREA:	6.62 ACRES
ZONE:	I-1
CONSTRUCTION TYPE:	III-B
INTENDED USE:	OFFICE/SHOP SPACE

TOTAL AREA:	288,474	SF
BUILDING AREA:	92,736	SF (32%)
LANDSCAPE AREA:	29,925	SF (10%)
ASPHALT/CONCRETE AREA:	165,813	SF (58%)

PARKING REQUIRED: OFFICE 1/300 - 8 STALLS; WAREHOUSE .5/1000 - 47 STALLS

PARKING PROVIDED:
- 8 ADA STALLS
- 110 STANDARD STALLS
- 118 TOTAL STALLS

SOUTH PROPERTY
BUILDING #3 CTC PROPERTIES

TABULATIONS

TOTAL AREA:	5.15 ACRES
ZONE:	I-1
CONSTRUCTION TYPE:	III-B
INTENDED USE:	SHOP SPACE

TOTAL AREA:	224,450	SF
BUILDING AREA:	51,444	SF (23%)
LANDSCAPE AREA:	22,928	SF (10%)
ASPHALT/CONCRETE AREA:	150,078	SF (67%)

PARKING REQUIRED: WAREHOUSE .5/1000 - 26 STALLS

PARKING PROVIDED:
- 4 ADA STALLS
- 80 STANDARD STALLS
- 84 TOTAL STALLS

DEVELOPER/OWNER

KORY COLEMAN
585 WEST 1000 NORTH
SPANISH FORK, UT
84660

ENGINEER

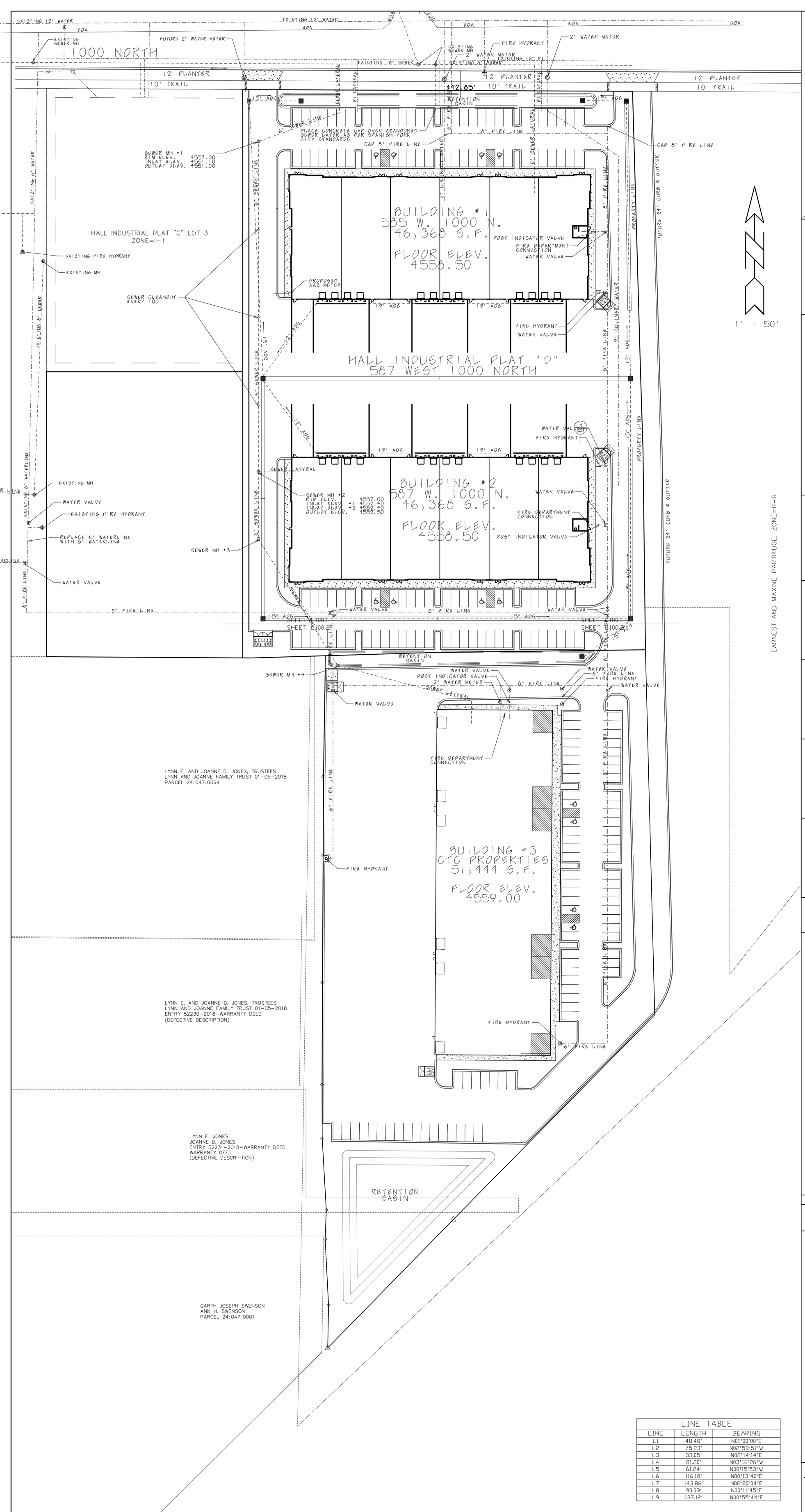
HALL ENGINEERING
P.O. BOX 1585
SPANISH FORK, UT
84660

HALL ENGINEERING
CONSULTING ENGINEERS
PO BOX 1585 SPANISH FORK, UTAH 84660 (801) 798-2919

KORY COLEMAN

SITE PLAN

DESIGNED BY	CHECKED BY	DRAWN BY: CSJ
DATE: 07-22	PROJECT #	SCALE: 50' = 1'
DRAWING #: 1	SHEET #: 1 OF 5	



LINE TABLE		
LINE	LENGTH	BEARING
L1	48.48'	N01°00'00"E
L2	75.23'	N02°53'51"W
L3	33.05'	N02°14'14"E
L4	81.20'	N03°16'26"W
L5	61.24'	N00°15'53"W
L6	116.18'	N00°13'40"E
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VICINITY MAP

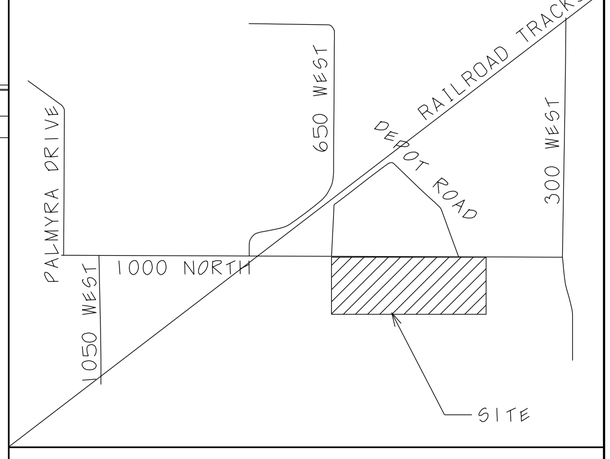
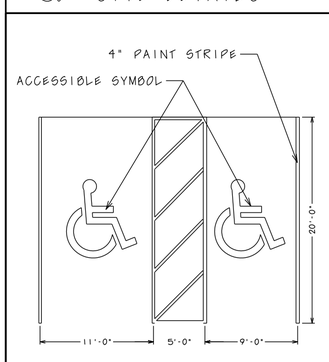
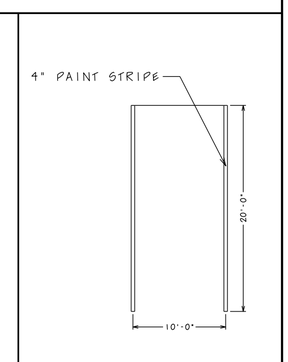


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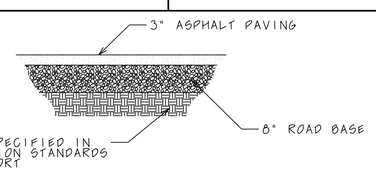
1. SITE PLAN
2. UTILITY PLAN
3. GRADING PLAN
4. ELECTRICAL/GAS PLAN
5. SITE DETAILS



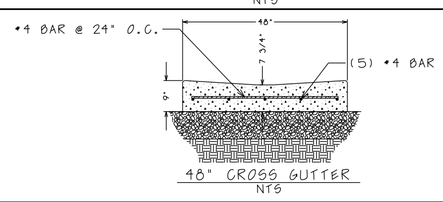
ACCESSIBLE PARKING STALL
NTS



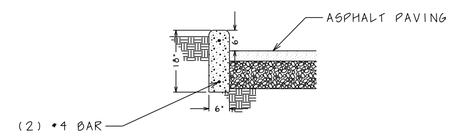
TYPICAL PARKING STALL
NTS



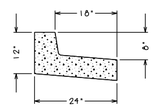
TYPICAL ASPHALT SECTION
NTS



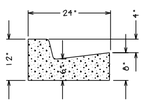
48" CROSS GUTTER
NTS



6" CURB WALL DETAIL
NTS



24" FLOW AWAY CURB & GUTTER
NTS



24" CATCH CURB & GUTTER
NTS

NORTH PROPERTY
BUILDING #1 - 585 WEST
BUILDING #2 - 587 WEST

TABULATIONS

TOTAL AREA:	6.62 ACRES
ZONE:	I-1
CONSTRUCTION TYPE:	III-B
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TOTAL AREA:	288,474 SF
BUILDING AREA:	92,736 SF (32%)
LANDSCAPE AREA:	29,925 SF (10%)
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WAREHOUSE .5/1000 - 47 STALLS

PARKING PROVIDED:
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110 STANDARD STALLS
118 TOTAL STALLS

SOUTH PROPERTY
BUILDING #3 CTC PROPERTIES

TABULATIONS

TOTAL AREA:	5.15 ACRES
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- 80 STANDARD STALLS
- 84 TOTAL STALLS

DEVELOPER/OWNER
KORY COLEMAN
585 WEST 1000 NORTH
SPANISH FORK, UT
84660

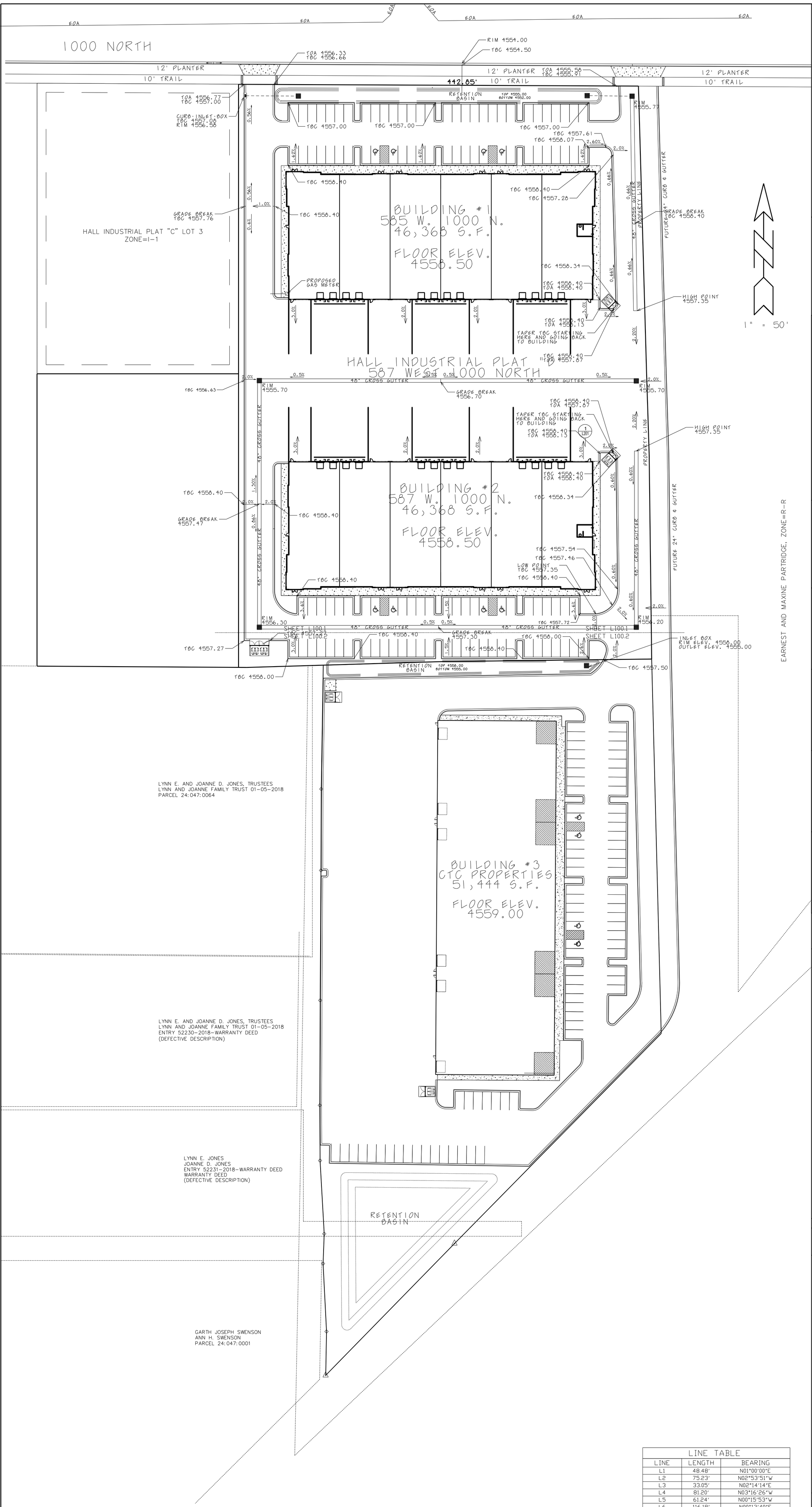
ENGINEER
HALL ENGINEERING
P.O. BOX 1585
SPANISH FORK, UT
84660

HALL ENGINEERING
CONSULTING ENGINEERS
PO BOX 1585 SPANISH FORK, UTAH 84660 (801) 798-2919

KORY COLEMAN

UTILITY PLAN

DESIGNED BY	CHECKED BY	DRAWN BY: CSJ
DATE: 07-22	PROJECT #	SCALE: 50' = 1'
DRAWING # 2	SHEET #	2 OF 5



LINE TABLE		
LINE	LENGTH	BEARING
L1	48.48'	N01°00'00"E
L2	75.23'	N02°53'51"W
L3	33.05'	N02°14'14"E
L4	81.20'	N03°16'26"W
L5	61.24'	N00°15'53"W
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L7	143.86'	N00°20'04"E
L8	90.09'	N00°11'45"E
L9	137.12'	N00°55'44"E

VICINITY MAP

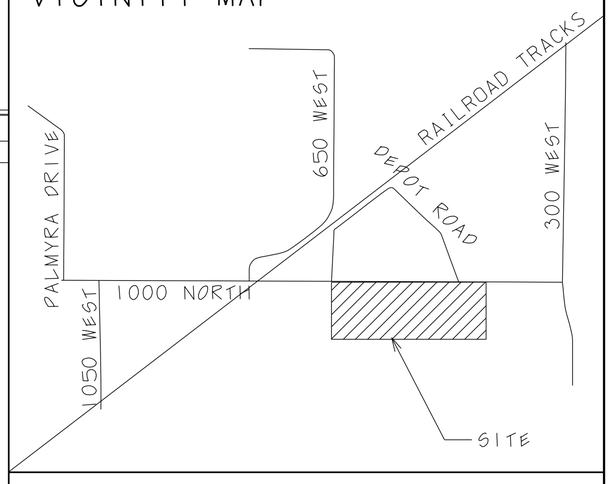
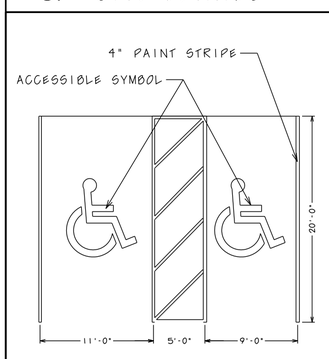
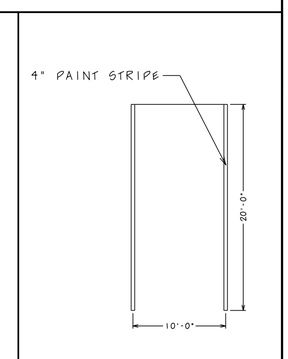


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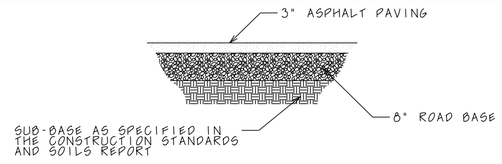
1. SITE PLAN
2. UTILITY PLAN
3. GRADING PLAN
4. ELECTRICAL/GAS PLAN
5. SITE DETAILS



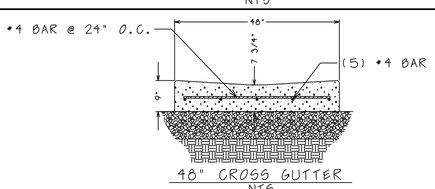
ACCESSIBLE PARKING STALL
NTS



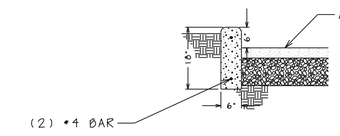
TYPICAL PARKING STALL
NTS



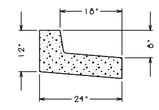
TYPICAL ASPHALT SECTION
NTS



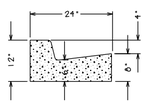
48" CROSS GUTTER
NTS



6" CURB WALL DETAIL
NTS



24" FLOW AWAY CURB & GUTTER
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24" CATCH CURB & GUTTER
NTS

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DEVELOPER/OWNER
KORY COLEMAN
585 WEST 1000 NORTH
SPANISH FORK, UT
84660

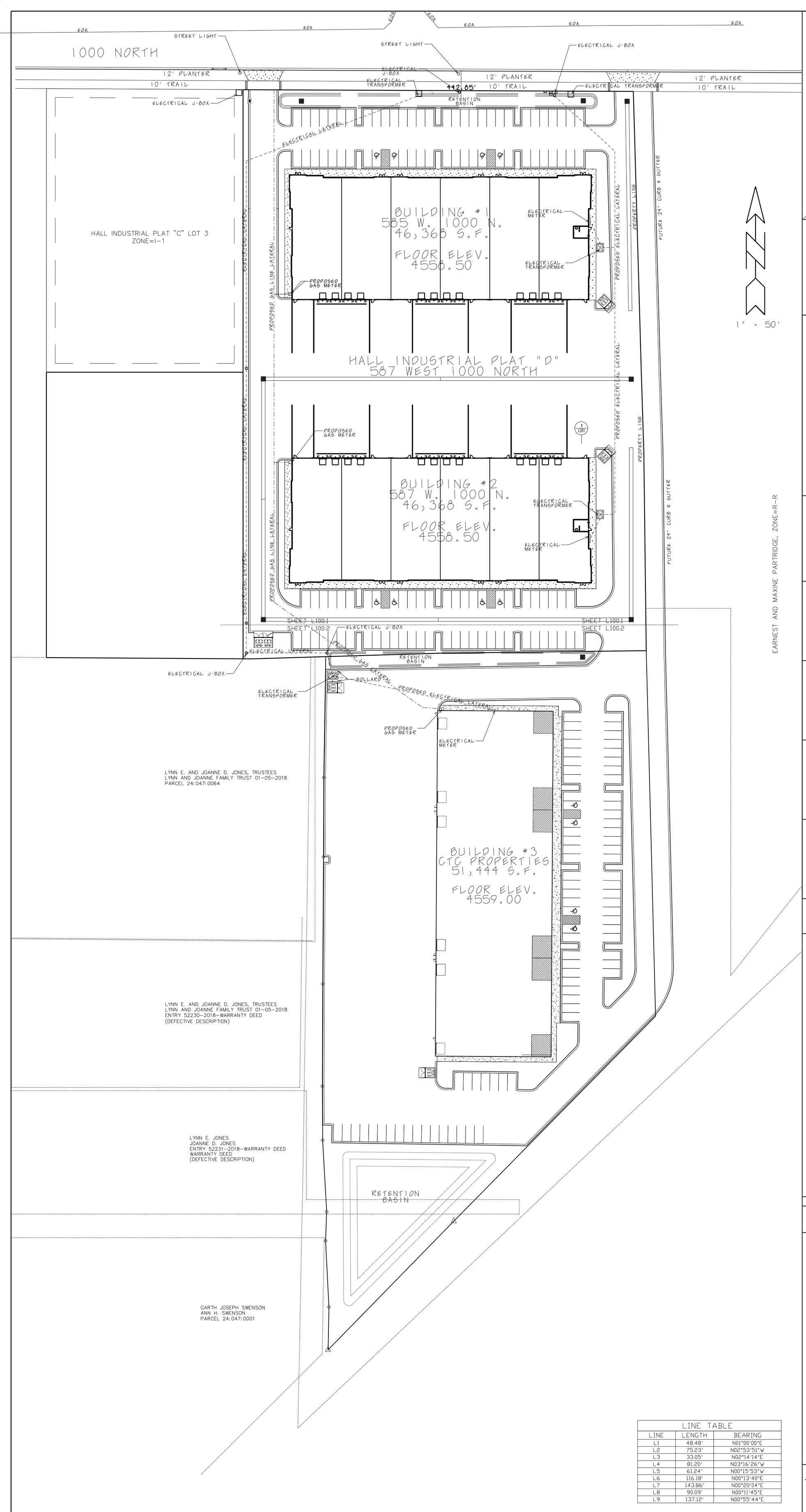
ENGINEER
HALL ENGINEERING
P.O. BOX 1585
SPANISH FORK, UT
84660

HALL ENGINEERING
CONSULTING ENGINEERS
PO BOX 1585 SPANISH FORK, UTAH 84660 (801) 798-2919

KORY COLEMAN

GRADING PLAN

DESIGNED BY	CHECKED BY	DRAWN BY CSJ
DATE 07-22	PROJECT #	SCALE 50' = 1'
DRAWING # 3	SHEET #	3 OF 5



LINE TABLE		
LINE	LENGTH	BEARING
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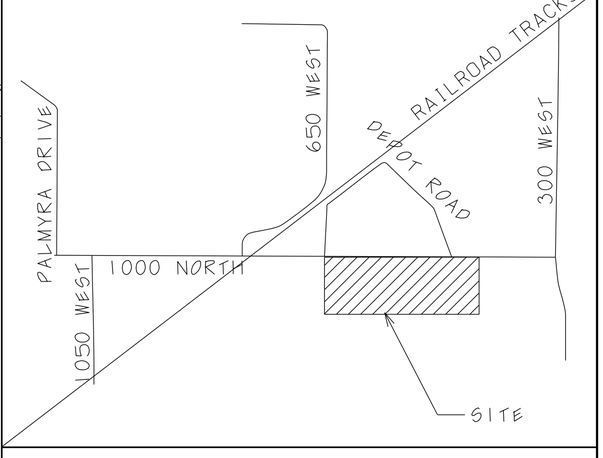
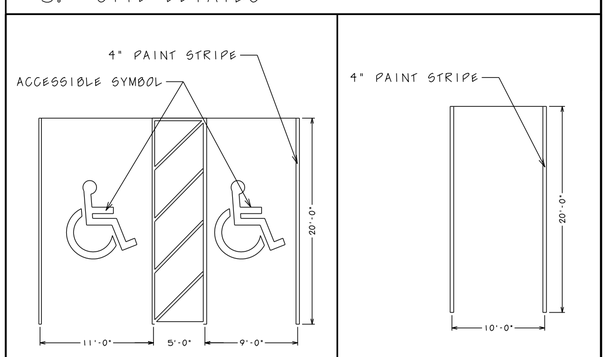


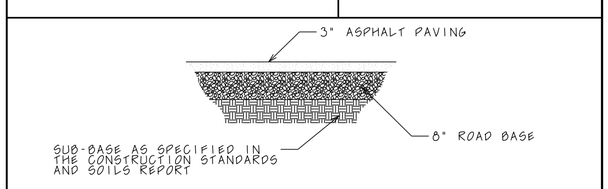
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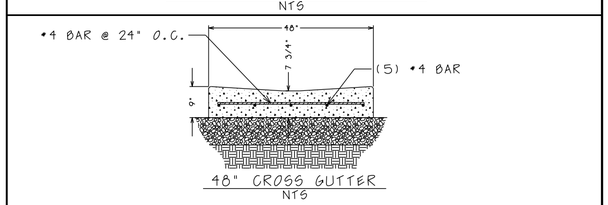


ACCESSIBLE PARKING STALL
NTS

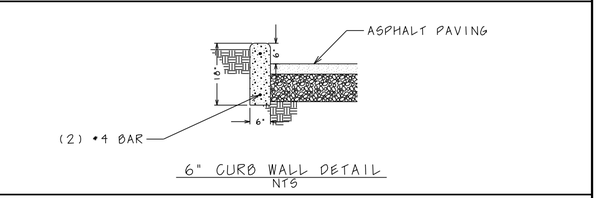
TYPICAL PARKING STALL
NTS



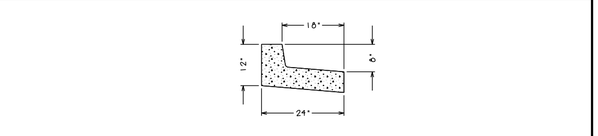
TYPICAL ASPHALT SECTION
NTS



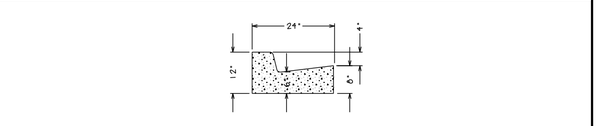
48" CROSS GUTTER
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6" CURB WALL DETAIL
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24" FLOW AWAY CURB & GUTTER
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BUILDING #3 CTC PROPERTIES

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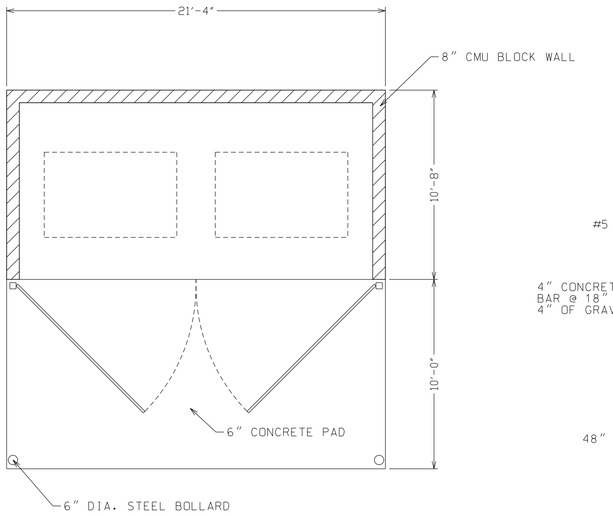
ENGINEER
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P.O. BOX 1585
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CONSULTING ENGINEERS
PO BOX 1585 SPANISH FORK, UTAH 84660 (801) 798-2919

KORY COLEMAN

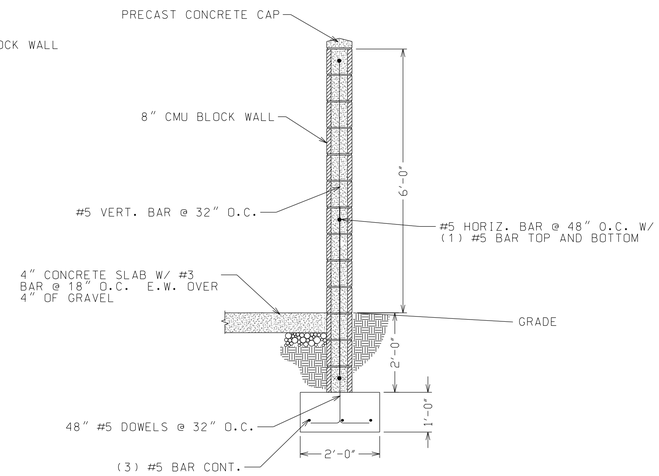
ELECTRICAL/GAS PLAN

DESIGNED BY	CHECKED BY	DRAWN BY: CSJ
DATE: 07-22	PROJECT #	SCALE: 50' = 1'
DRAWING # 4	SHEET #	4 OF 5



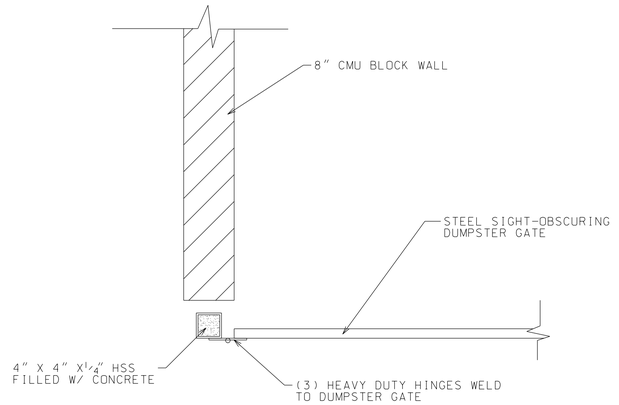
DUMPSTER ENCLOSURE DETAIL

SCALE: 1/8" = 1'



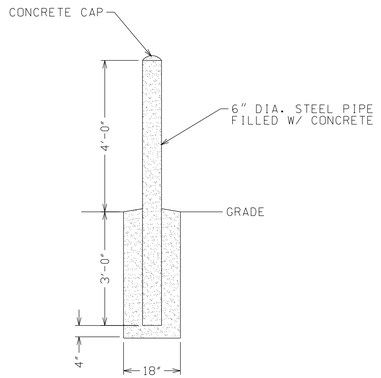
DUMPSTER ENCLOSURE WALL SECTION

SCALE: 1/4" = 1'



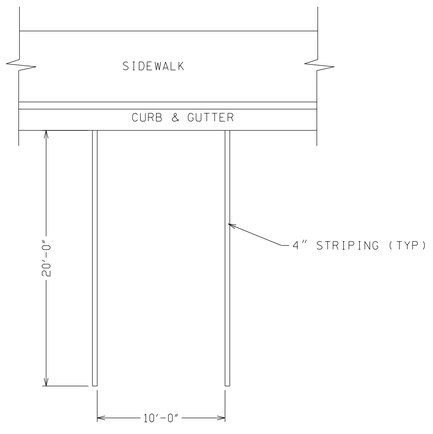
DUMPSTER ENCLOSURE GATE DETAIL

SCALE: 1/2" = 1'



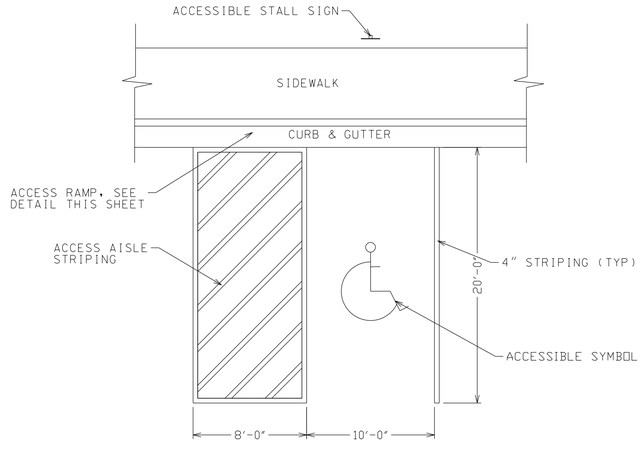
PIPE BOLLARD DETAIL

SCALE: 1/4" = 1'



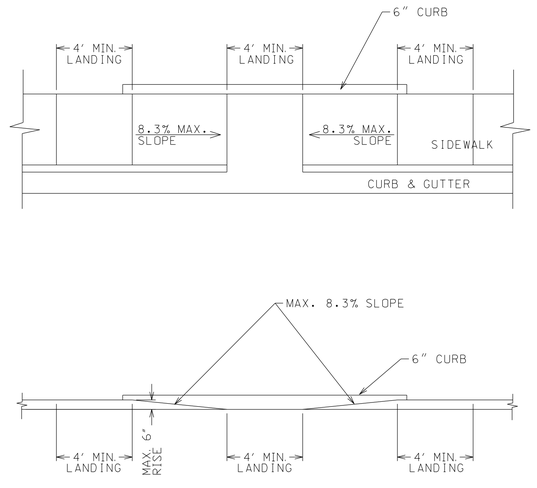
TYPICAL PARKING STALL

SCALE: NTS



ACCESSIBLE PARKING STALL

SCALE: NTS



ACCESSIBLE RAMP DETAIL

SCALE: 1/8" = 1'

REVISION	DATE	BY

HALL ENGINEERING
CONSULTING ENGINEERS
PO BOX 1585 SPANISH FORK, UTAH 84660 (801) 669-1229

KORY COLEMAN

SITE DETAILS

DESIGNED BY	CHECKED BY	DRAWN BY
		CSJ
DATE	PROJECT #	SCALE
07-22		NTS
DRAWING #	SHEET #	
5		5 OF 5

Memo

To: City Council

From: Chris Thompson P.E., Public Works Director/City Engineer

Date: December 6, 2022

Re: Transportation Master Plan

Staff Report

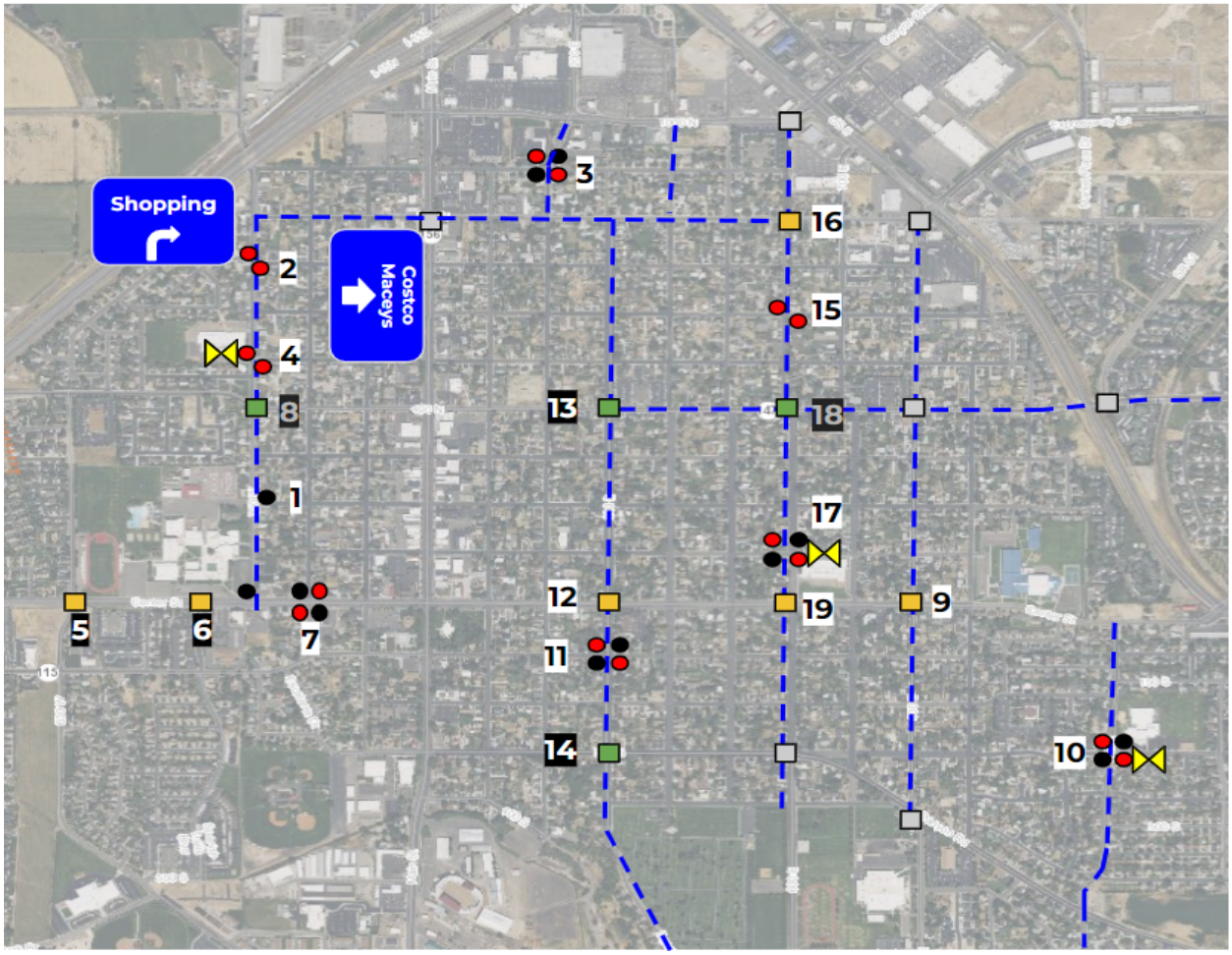
Proposed Effective Date: January 1, 2023

Proposed Changes

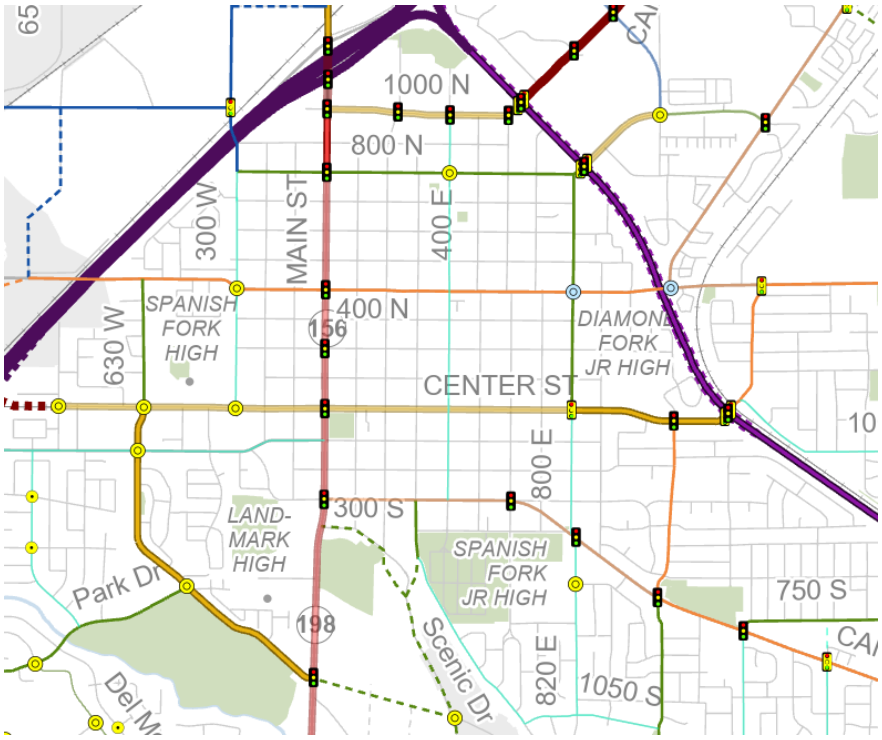
- Changes to CIP plans for Main St Relief Projects:
  - Add Traffic Signal at Center St and 630 W
  - Add Traffic Signal at Center St and 400
  - Add Roundabout 400 N and 300 W
  - Add Traffic Signal at Center St and 800 E
  - Add Center St and 300 E Traffic Signal & Improve Geometry
  - Add 400 N and 300 E Signal
  - Add 300 S and 300 E Signal
  - Add 800 N and 600 E Signal
  - Add 400 N and 600 E Roundabout
  - Add Center St and 600 E Signal
- Remove trail on west side of Main St between 3200 N and 3450 N
- Move Dry Creek Parkway (currently 2700 N) trail to north side of road
- Move Poplar Ln Connection Trail from Salem to west/south sides; delete extra
- In Main St Industrial area, new trail added along 300 W and 2050 N

Attached: Figures showing existing plans and proposed changes

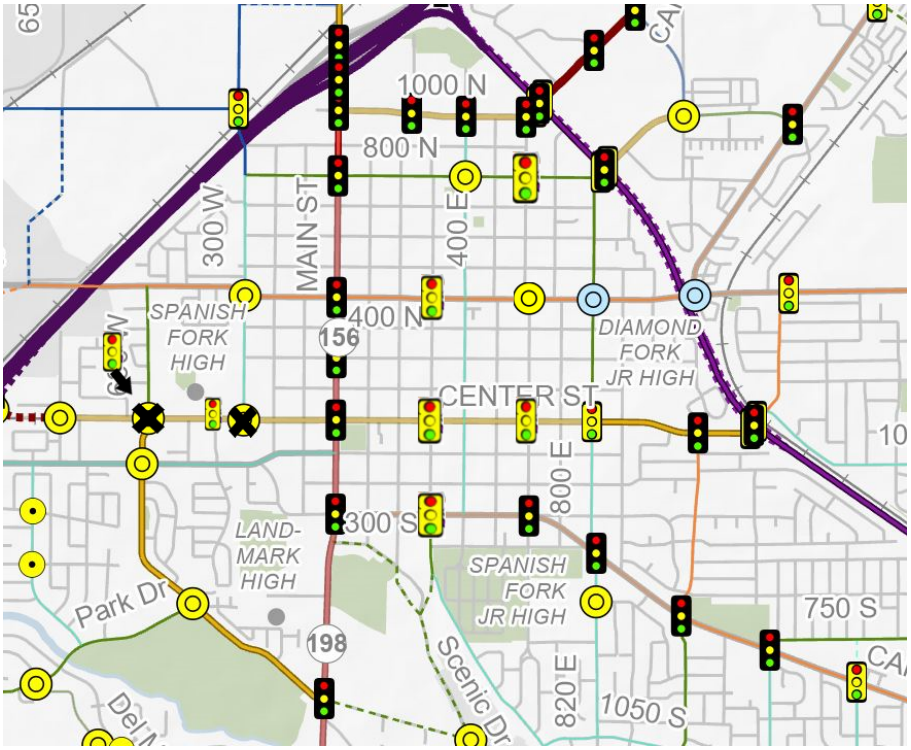
Spanish Fork CIP Main St Relief Changes (DRC Approval:)



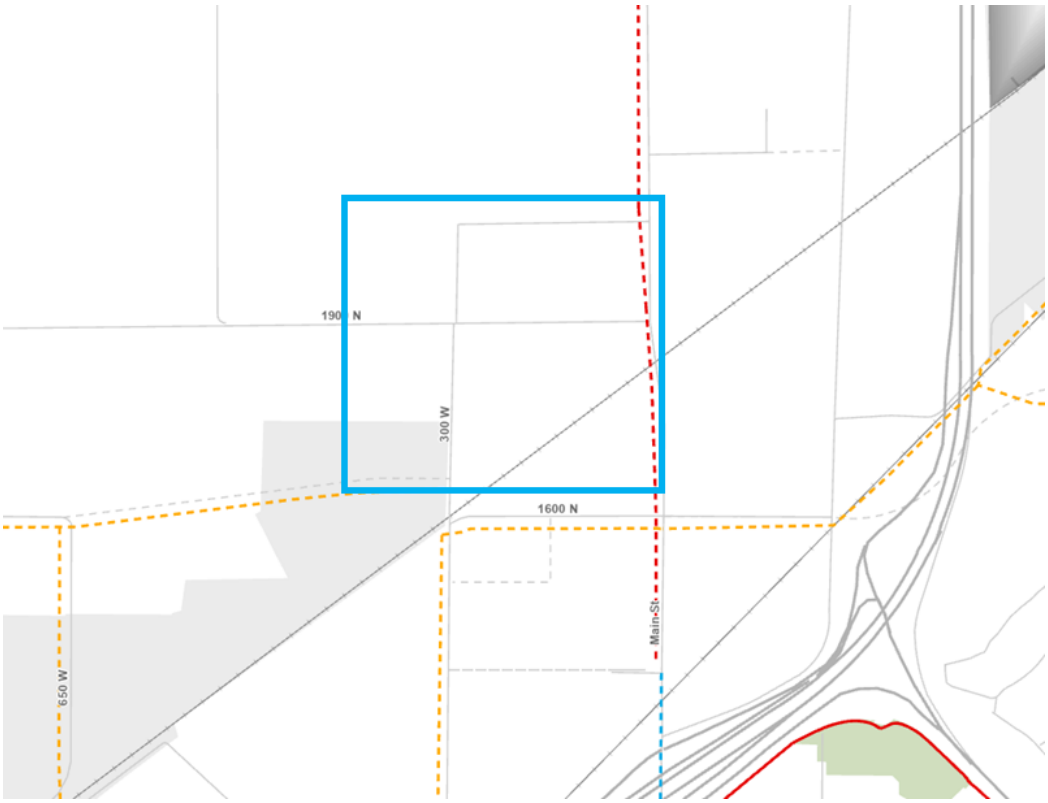
Existing Master Plan



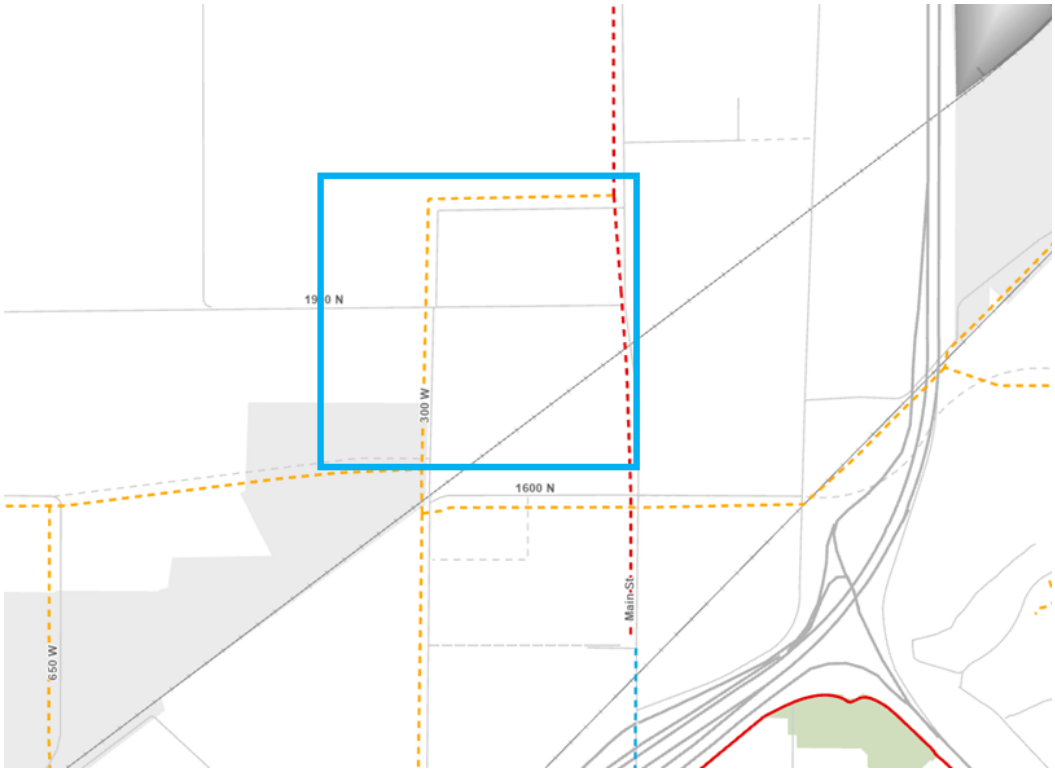
Updated Transportation Master Plan (with Main St Relief Projects)



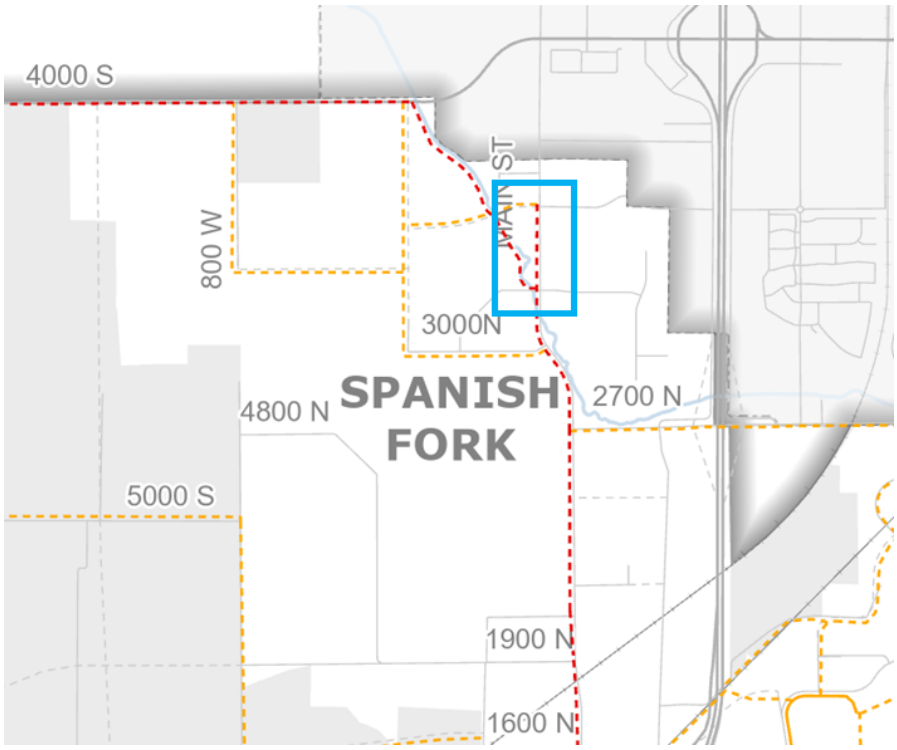
Main St Industrial Trail (**before**)



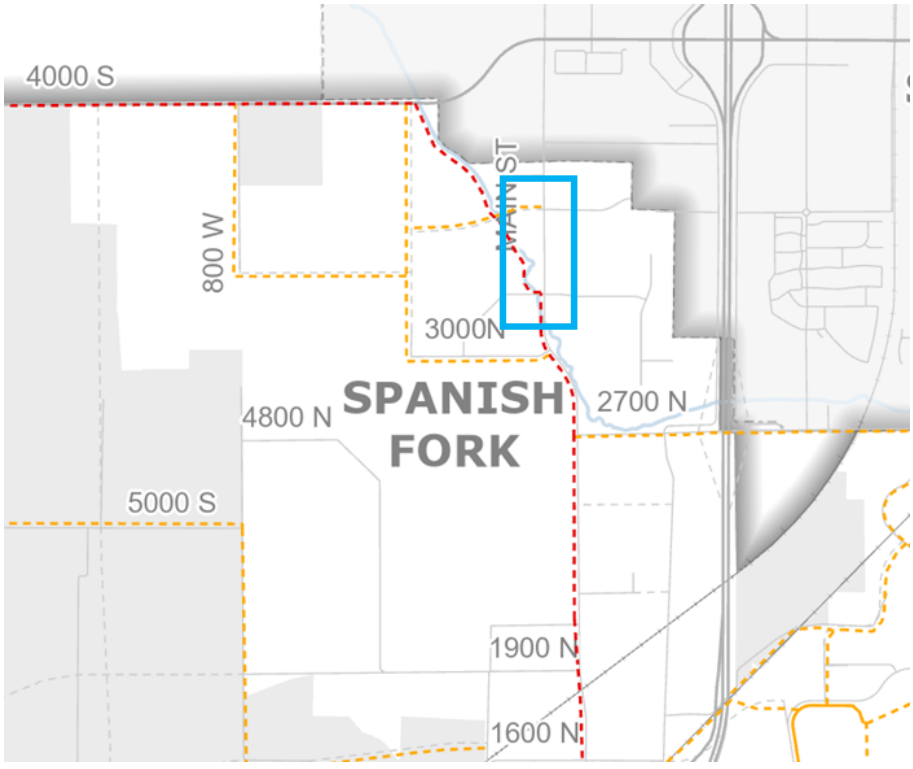
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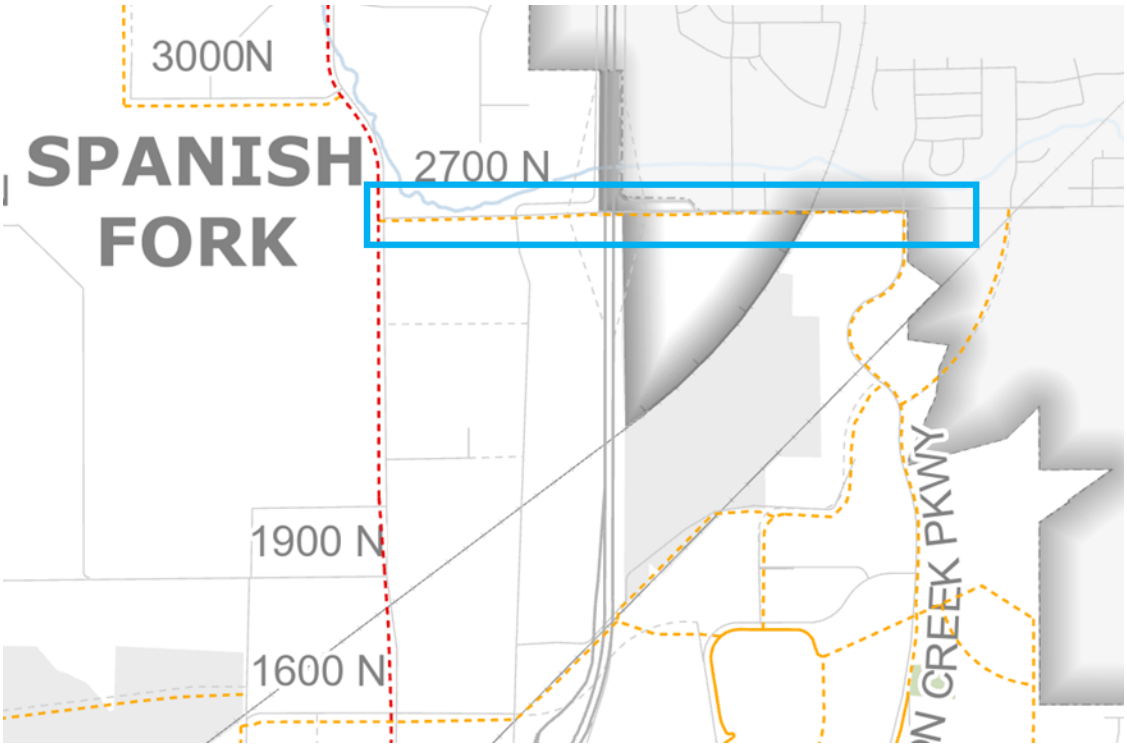
North Main St Trail (**Before**)



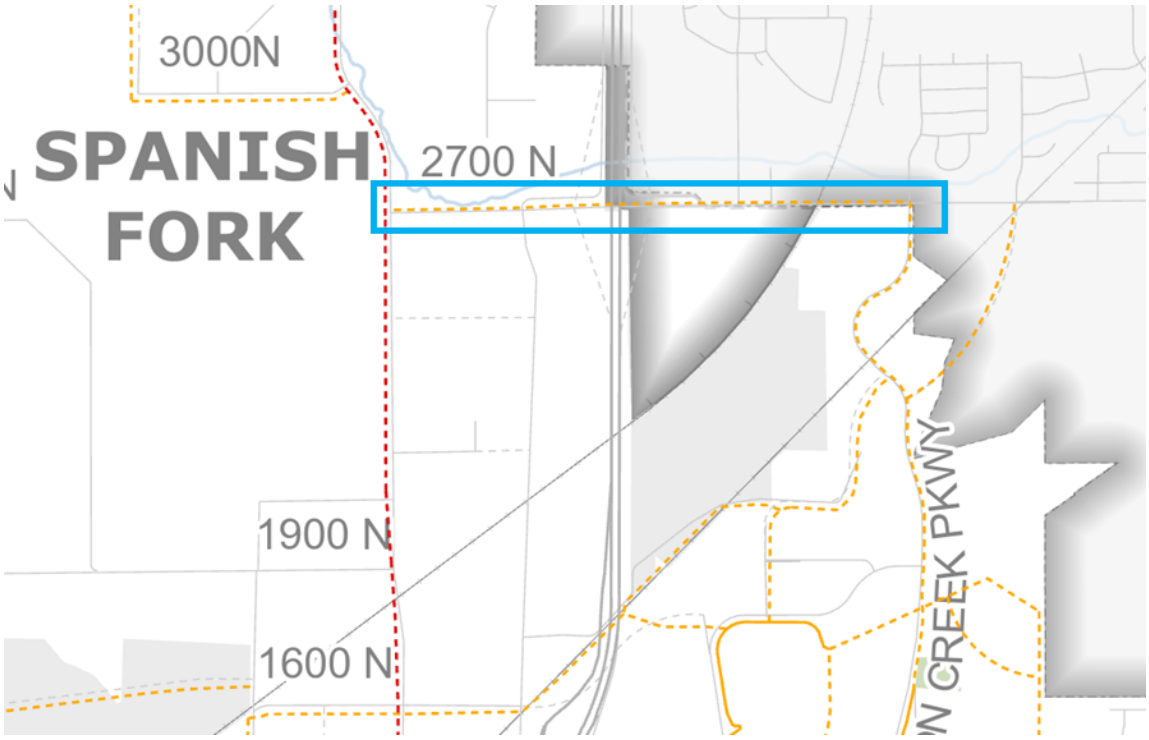
North Main St Trail (**After**)(DRC Approval:)



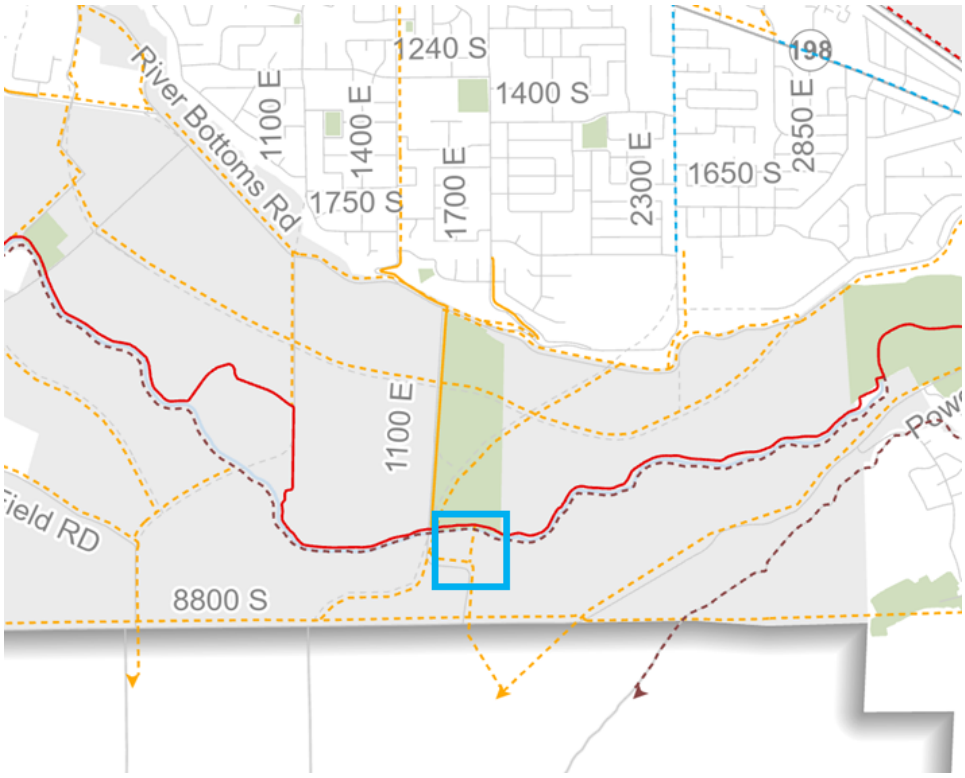
Dry Creek Pkwy trail (**Before**)



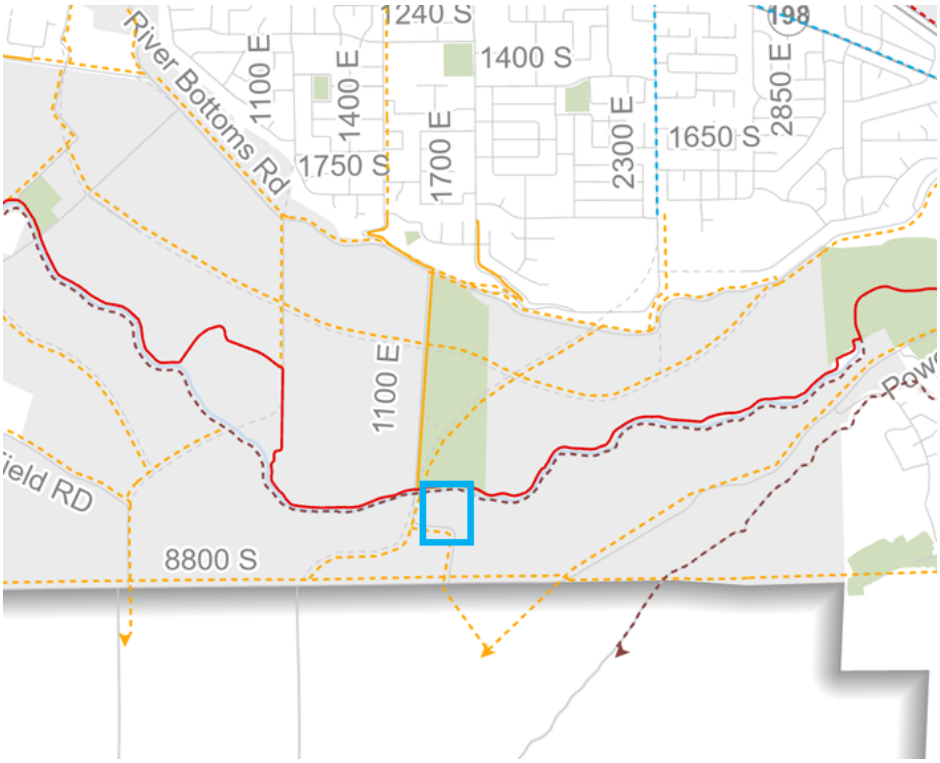
Dry Creek Pkwy trail (**After**)(DRC Approval:)



Poplar Ln Connection Trail from Salem (**Before**)



Poplar Ln Connection Trail from Salem (**After**)(DRC Approval:)



BELTRAN HANGAR

SITE PLAN
SPANISH FORK, UTAH
OCTOBER 2021

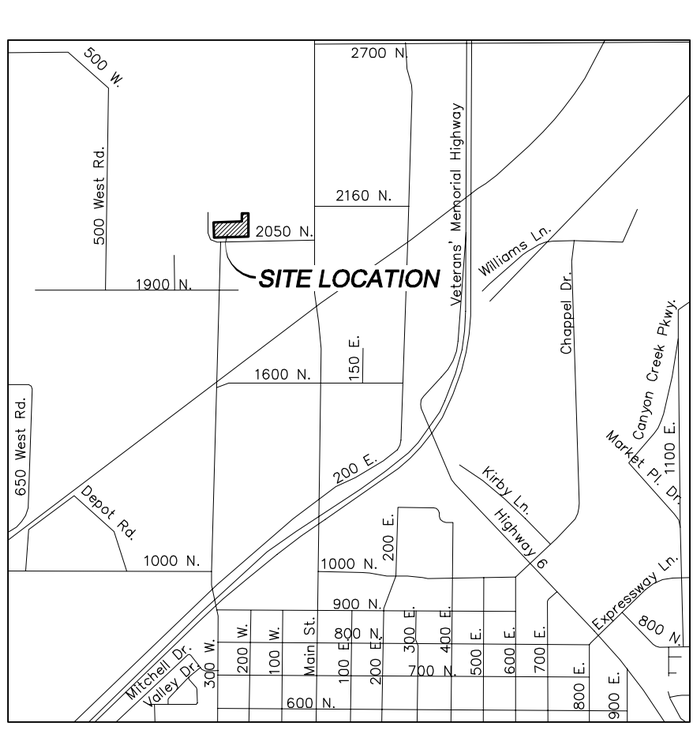
-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL SITE PLAN
3	GRADING PLAN
4	EXISTING TOPOGRAPHY
DT-01	DETAIL SHEET

GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISREPANCIES TO THE ENGINEER.
4. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
5. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY CONSTRUCTION STANDARDS.

REGISTERED PROFESSIONAL ENGINEER
ANDREW J. DELPIVO
No. 8845722
10/8/21
STATE OF UTAH



VICINITY MAP
-NTS-

OWNER/DEVELOPER
LEMUEL BELTRAN
801-602-6196
lemuelvolando@gmail.com

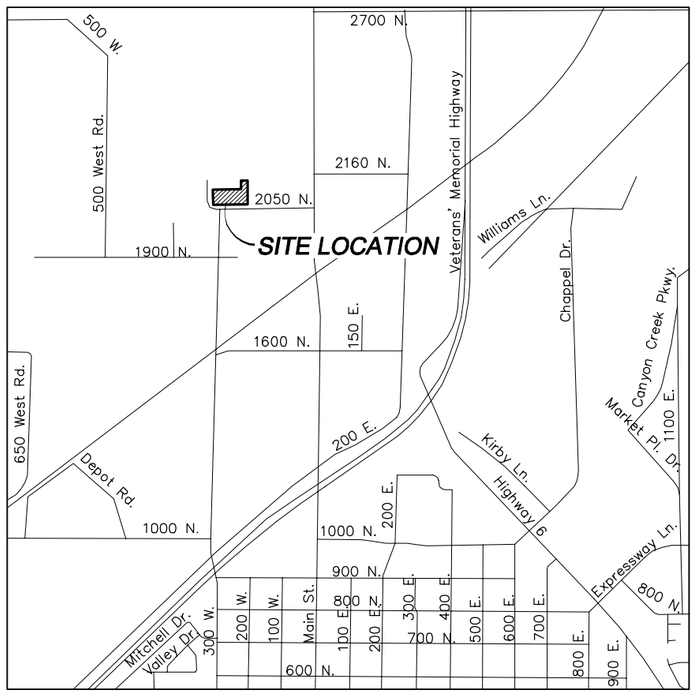
BELTRAN HANGAR

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

LEGEND

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- 15"RCP — PROPOSED STORM DRAIN
- 8"SS — PROPOSED PVC SDR-35 SEWER W/MH
- 8"CUL — PROPOSED CULINARY WATERLINE
- 6"PI — PROPOSED PRESSURIZED IRRIGATION

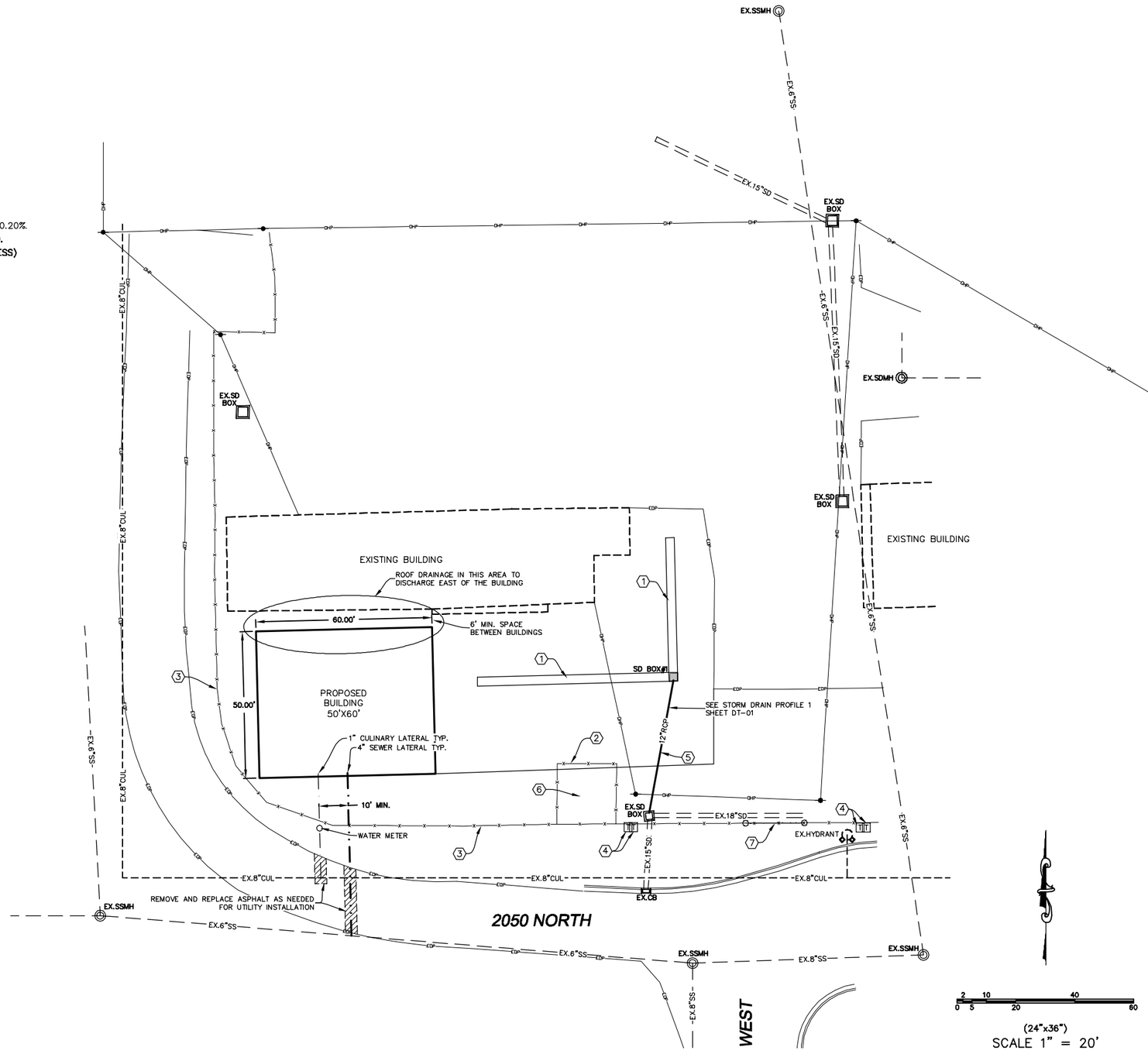
OWNER/DEVELOPER
LEMUEL BELTRAN
801-602-6196
lemuelvolando@gmail.com



VICINITY MAP
-NTS-

CONSTRUCTION NOTES:

1. CONST. 3' CONCRETE WATERWAY.
2. EXISTING FENCE TO BE REMOVED.
3. EXISTING FENCE TO REMAIN.
4. EXISTING PHONE PEDESTAL TO REMAIN.
5. CONST. 45.9 L.F. 12" RCP STORM DRAIN @ 0.20%.
6. EXISTING WEATHER STATION TO BE REMOVED.
7. INSTALL 20' GATE W/ LOCK (FOR FIRE ACCESS)



SHEET NO. 2

NO.	REVISIONS	BY	DATE
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OVERALL SITE PLAN

SPANISH FORK, UTAH

BELTRAN HANGAR

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

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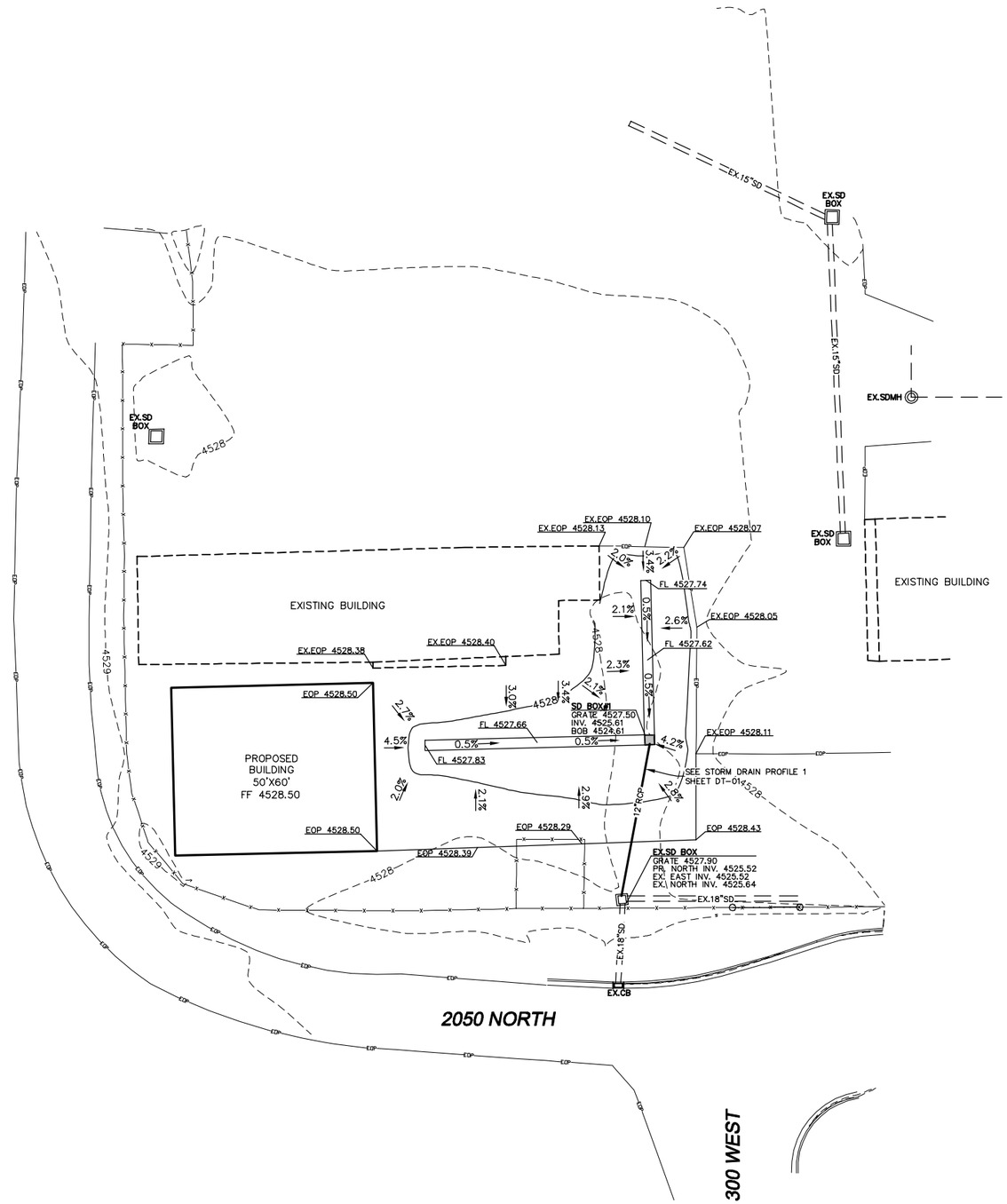
LEGEND

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
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- LOT LINE
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- EASEMENT
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- 8"CUL — PROPOSED CULINARY WATERLINE
- 6"PI — PROPOSED PRESSURIZED IRRIGATION

OWNER/DEVELOPER
LEMUEL BELTRAN
801-602-6196
lemuelvolando@gmail.com



VICINITY MAP
-NTS-



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

SHEET NO. 3

NO.	REVISIONS	BY	DATE
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GRADING PLAN

SPANISH FORK, UTAH

BELTRAN HANGAR

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FAX: 801-655-0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

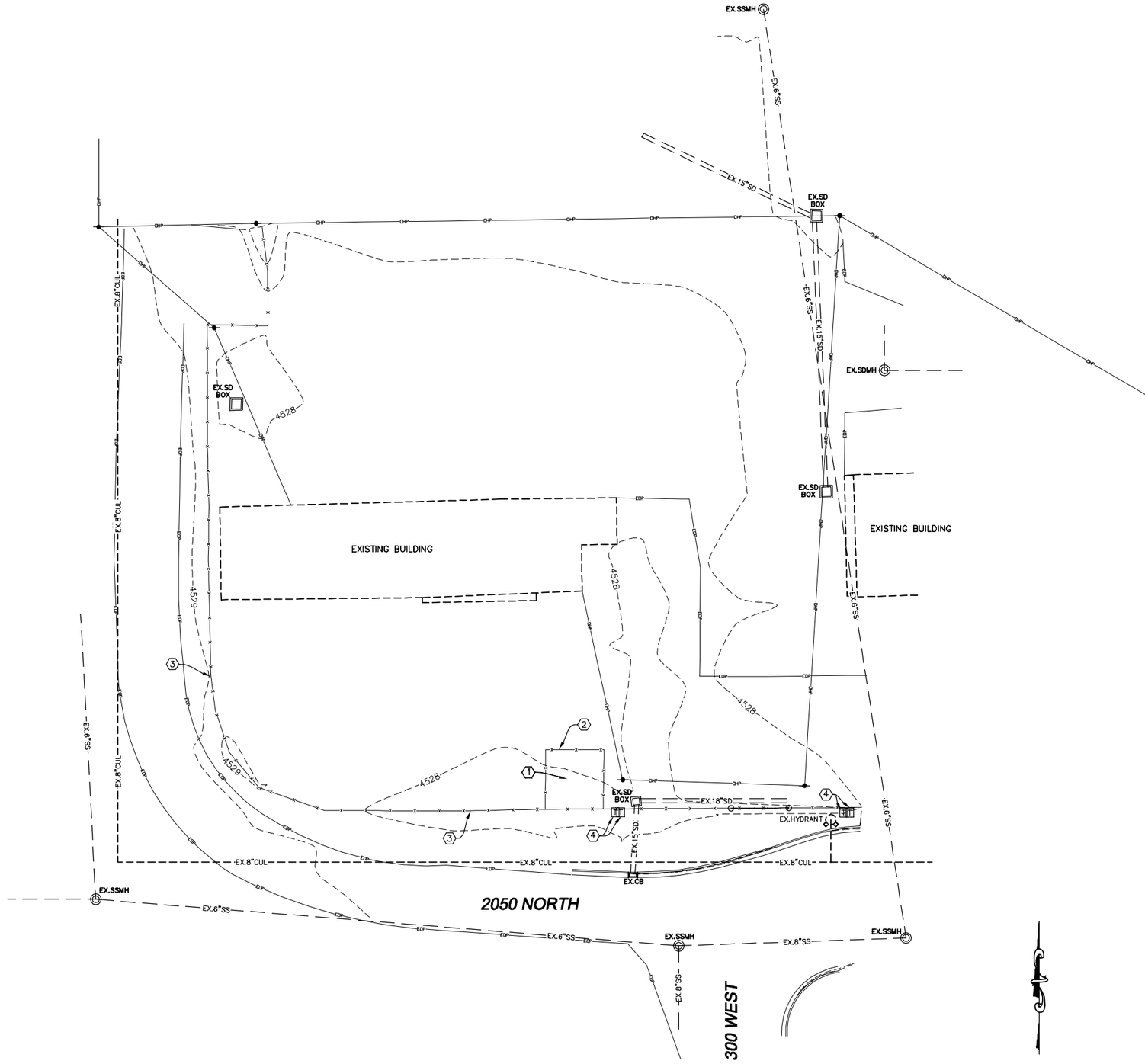
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LEGEND

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
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CONSTRUCTION NOTES:

1. EXISTING WEATHER STATION TO BE REMOVED.
2. EXISTING FENCE TO BE REMOVED.
3. EXISTING FENCE TO REMAIN.
4. EXISTING PHONE PEDESTAL TO REMAIN.



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

OWNER/DEVELOPER
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lemuelvolando@gmail.com



VICINITY MAP
-NTS-

NO.	REVISIONS	BY	DATE
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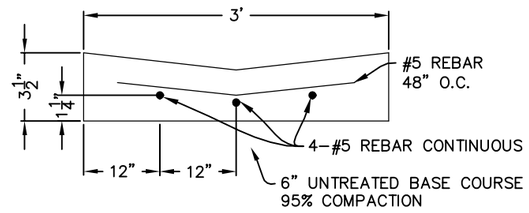
SHEET NO. 4

EXISTING TOPOGRAPHY

SPANISH FORK, UTAH

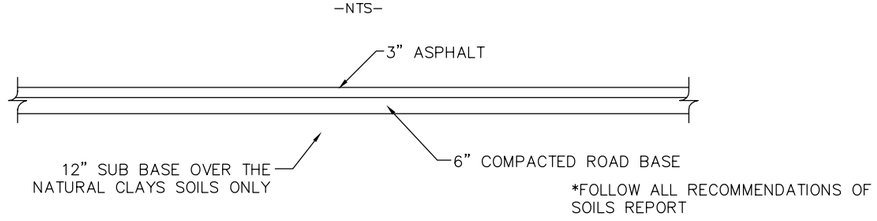
BELTRAN HANGAR
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SPANISH FORK, UT 84660

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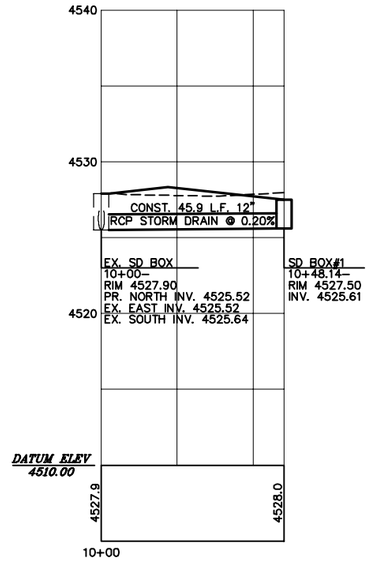
3' CONCRETE WATERWAY

–NTS–



TYPICAL PARKING SECTION

–NTS–



STORM DRAIN PROFILE 1

HORIZONTAL SCALE	VERTICAL SCALE
–24"x36"–	–24"x36"–
SCALE 1" = 20'	SCALE 1" = 5'
–11"x17"–	–11"x17"–
SCALE 1" = 40'	SCALE 1" = 10'

SHEET NO. DT-01

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DETAIL SHEET

SPANISH FORK, UTAH

BELTRAN HANGAR

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FAX: 801–655–0109
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SPANISH FORK, UT 84660

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