



Wednesday, March 20, 2024
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 City Council Chambers at Library Hall, 80 South Main Street, Second Floor, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Approval of Minutes

A. March 13, 2024

2. Final Plat

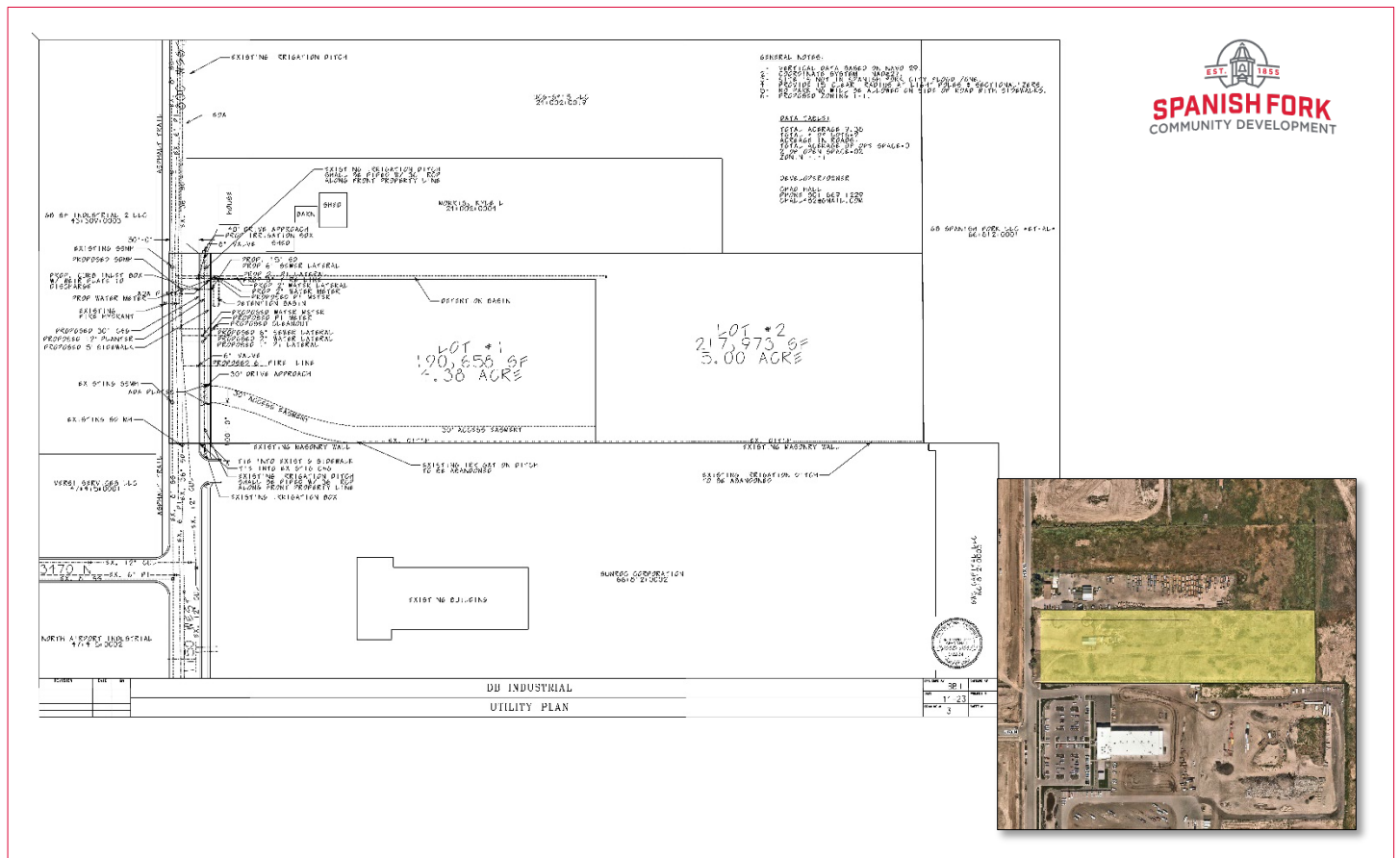
A. DB INDUSTRIAL. This proposal involves the approval of a Final Plat for an industrial lot located at 3550 North 1150 West.

3. Concept Review

A. 7-11 SOUTH MAIN CONCEPT.

B. MAMMOTH CONCEPT.

4. Adjourn



Recommendation

That the proposed Final Plat be approved based on the following finding and subject to the following conditions.

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

1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.

Exhibits

1. Final Plat.

AN INDUSTRIAL DEVELOPMENT
SPANISH FORK CITY, UTAH
NOVEMBER 2023

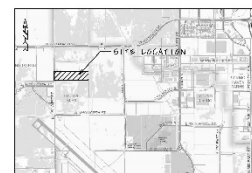
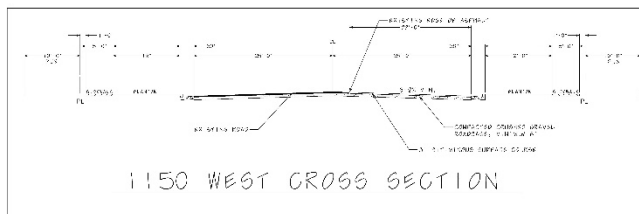
1	COVER
2	SITE PLAN
3	UTILITY PLAN
4	GRADING PLAN
5	ELECTRICAL PLAN
6	GAS LINE

GENERAL NOTES:

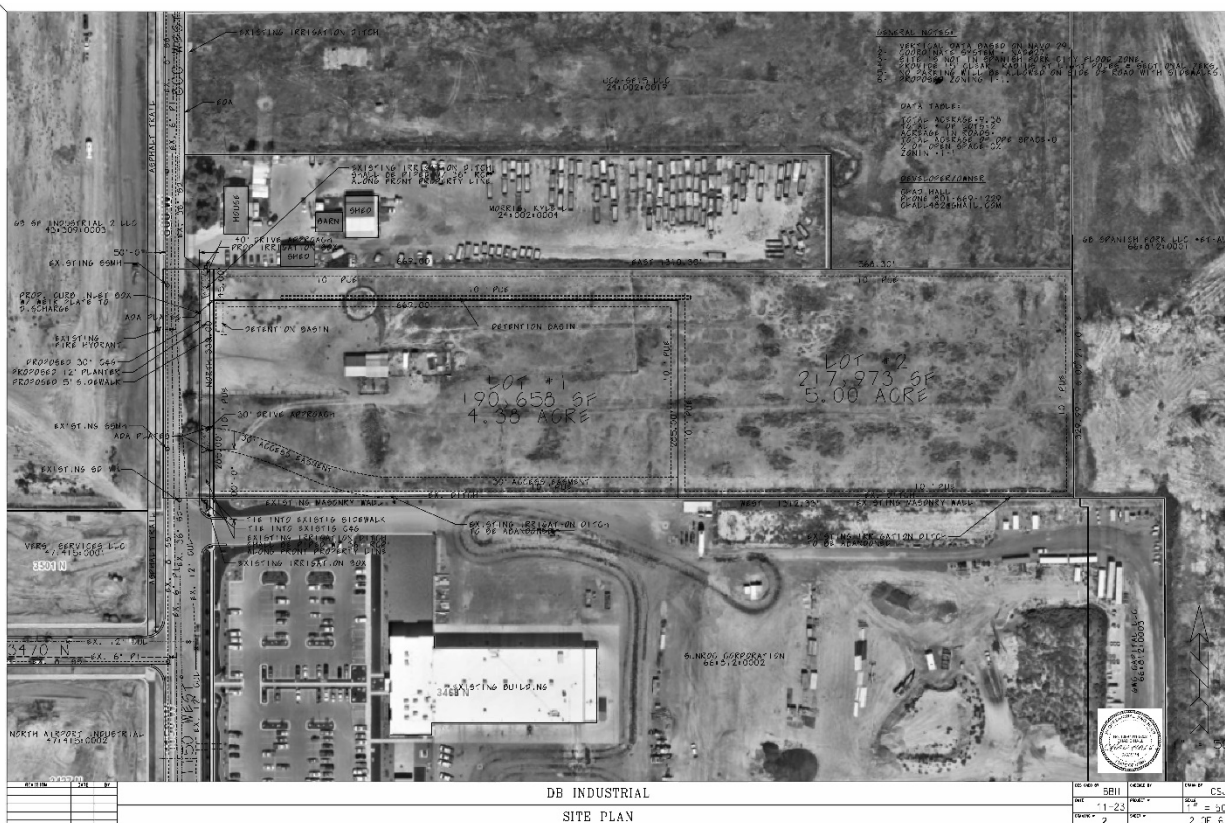
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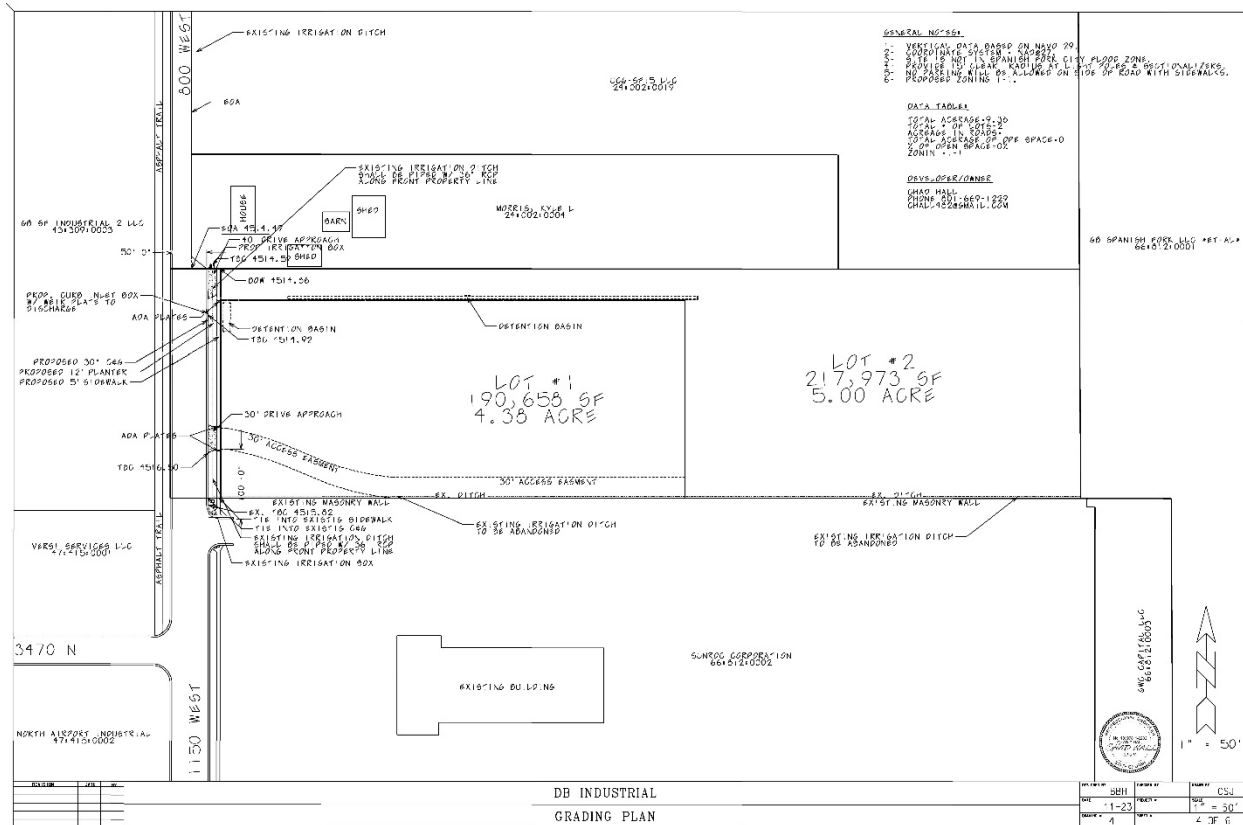
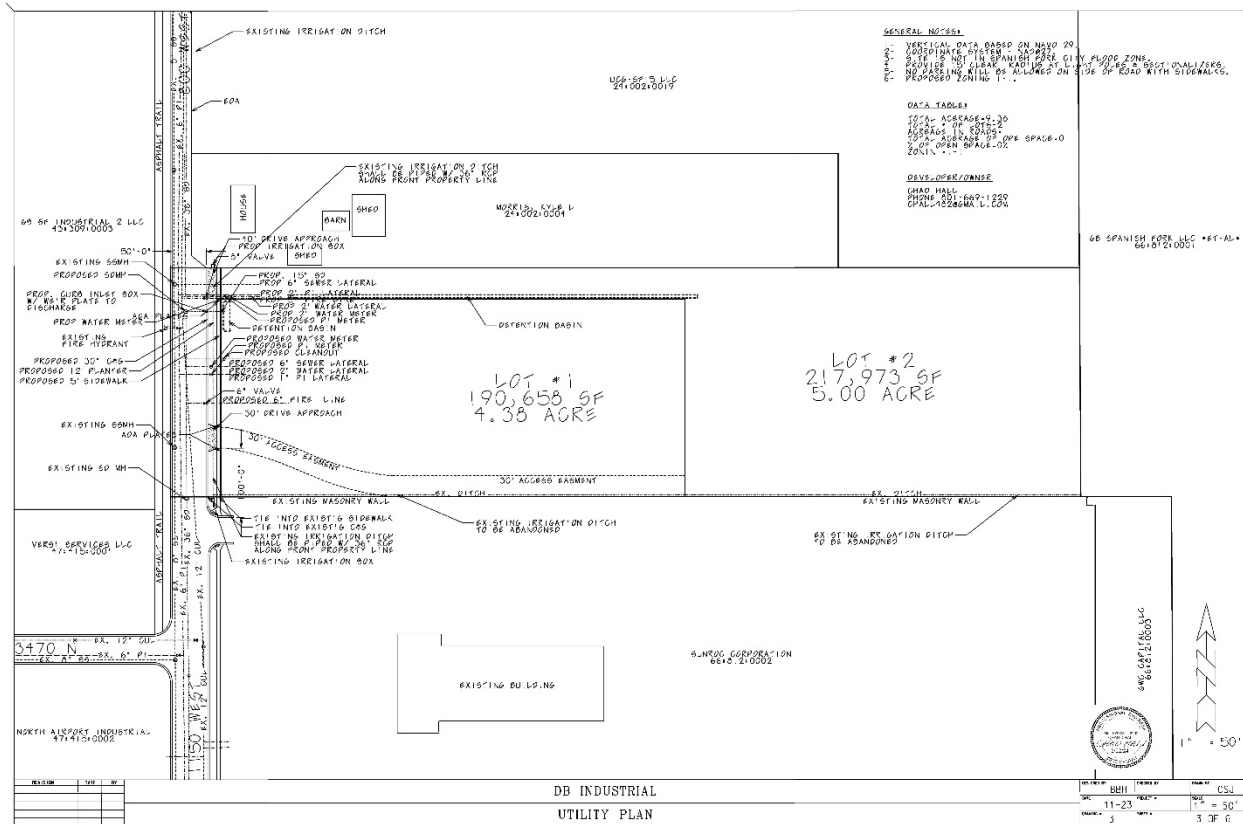
IRRIGATION AND DRAINAGE GROUP VOTING:

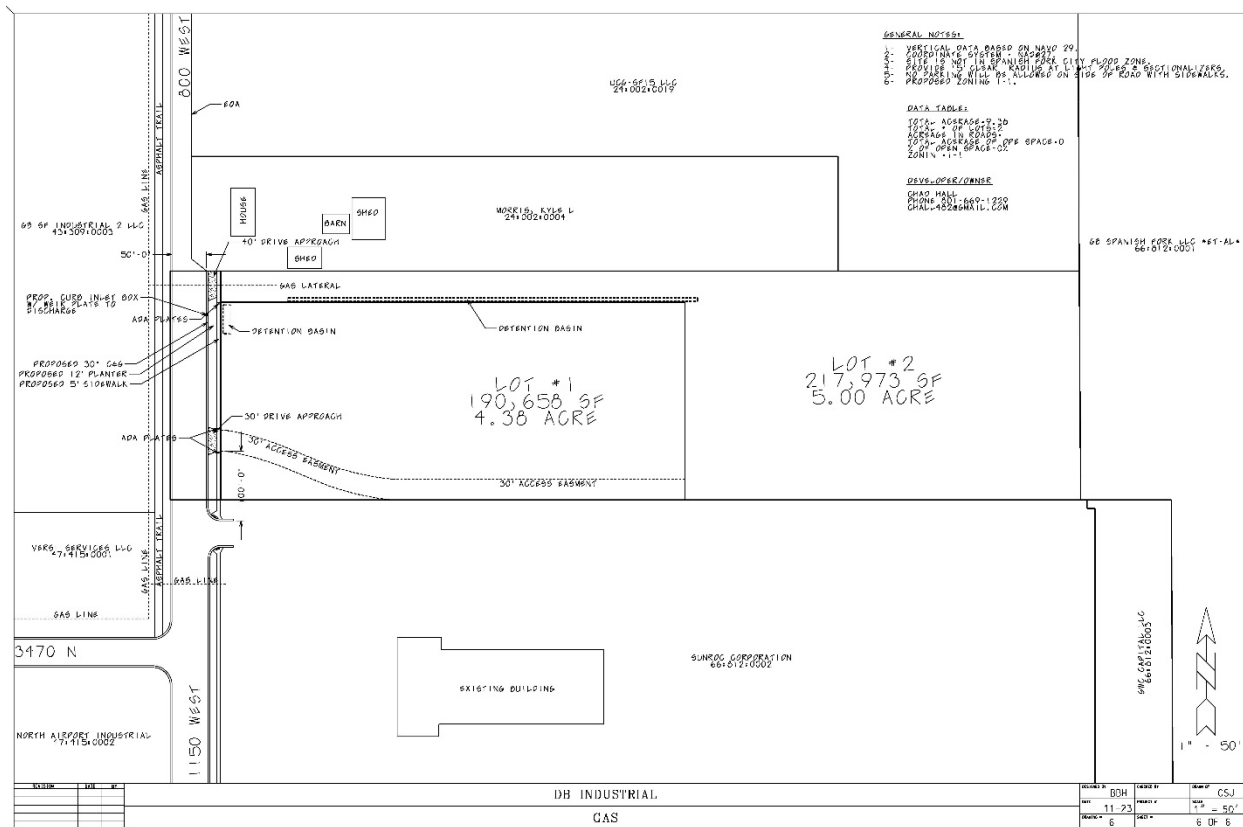
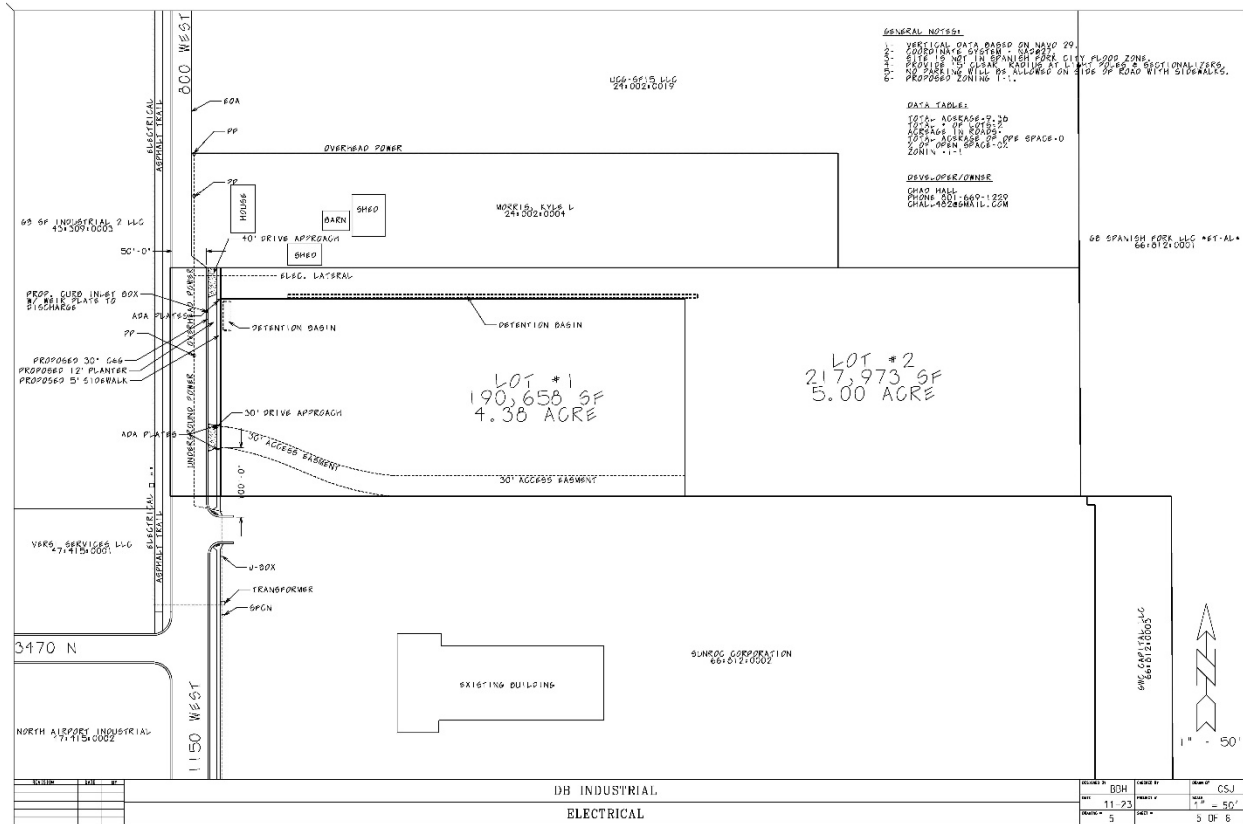
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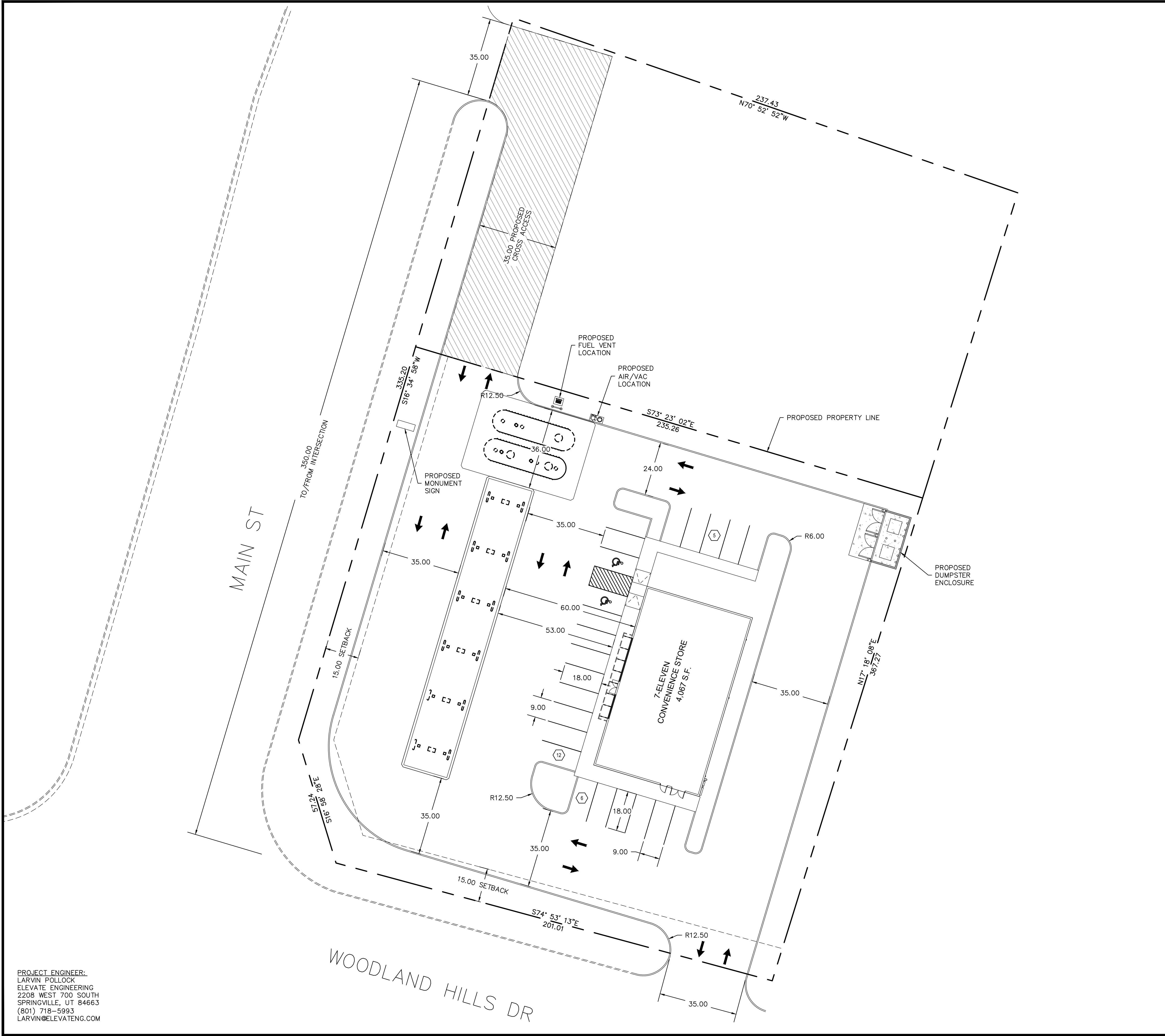
VICINITY MAP
NS

REVISED	DATE	BY	DB INDUSTRIAL	REVISED BY	DATE	BY	CS
			COVER SHEET				









LEGEND

LOT LINES (PROPERTY)	---
EXISTING CURB AND GUTTER	==
PROPOSED CURB AND GUTTER	---
STRIPING	---
BUILDING SETBACK	---
LANDSCAPE SETBACK	---
EXISTING BUILDING	---
EXISTING FENCE	-x-
TOP BACK OF CURB	TBC
FINISHED FLOOR ELEVATION	FFE
LANDSCAPE AREA	[Pattern]
CONCRETE AREA	[Pattern]

SITE DATA

TOTAL LOT AREA	87,436	SF (2.00 ACRES)
C STORE LOT AREA:	52,838	SF (1.21 ACRES)
BUILDING AREA:	4,067	SF ± 7.0%
PAVEMENT AREA:	XX,XXX	SF ± XX.X%
LANDSCAPE AREA:	XX,XXX	SF ± XX.X%

ZONING: C-2
PERMITTED USE
PARCEL ID#: 250680212
BUILDING DATA

CONSTRUCTION TYPE: V-B
SPRINKLERS: NO
SETBACKS:
FRONT=25 FEET; CORNER=15
REAR=0 FEET
SIDE=0 FEET

PARKING TABULATION

REQUIRED:	1 SPACE PER 200 SF (4067/200 = 21)
PROVIDED:	23 STALLS 2 ADA STALLS

SCALE: 1" = 20'

PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATENG.COM

7-ELEVEN - SPANISH FORK
SITE PLAN

2297 S MAIN ST, SPANISH FORK, UT 84660

ELEVATE ENGINEERING

2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateng.com

PROJECT ENGINEER: LP

DESIGNER: DL

NO.	REVISIONS	BY	DATE

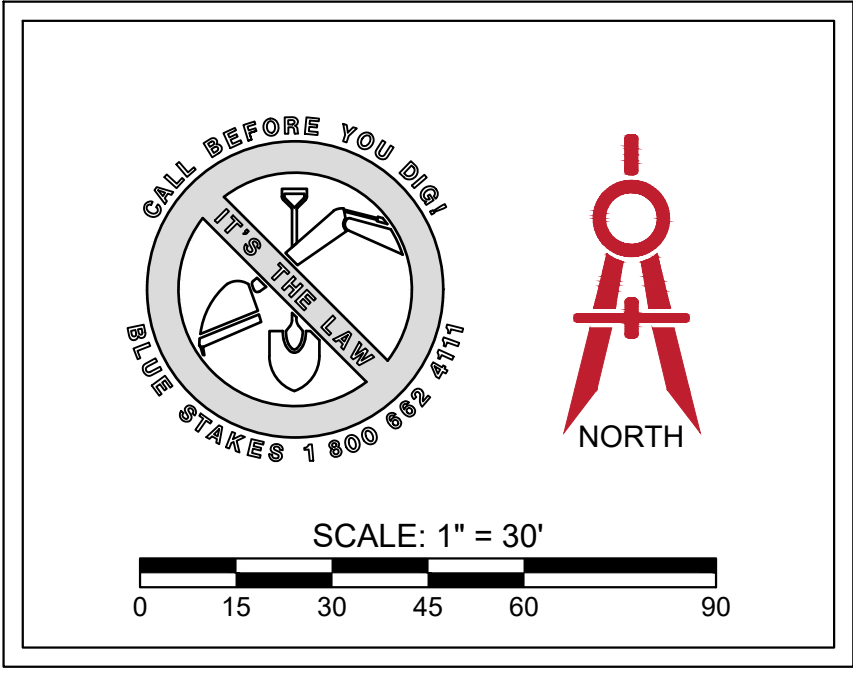
SHEET:

C-1

DATE: Nov 15, 2023



LEGEND		
LOT LINES (PROPERTY)		---
EXISTING CURB AND GUTTER		==
PROPOSED CURB AND GUTTER		==
STRIPING		---
BUILDING SETBACK		---
LANDSCAPE SETBACK		---
EXISTING BUILDING		---
EXISTING FENCE		---
TOP BACK OF CURB		TBC
FINISHED FLOOR ELEVATION		FFE
LANDSCAPE AREA		
CONCRETE AREA		



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larvin@elevateeng.com

7-ELEVEN EAGLE MOUNTAIN
CONTEXT PLAN

9298 N RANCHES PARKWAY, EAGLE MOUNTAIN, UT 84005

PROFESSIONAL ENGINEER
1/15/2021
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET:
C-1.1

DATE:
Nov 15, 2023

NO.

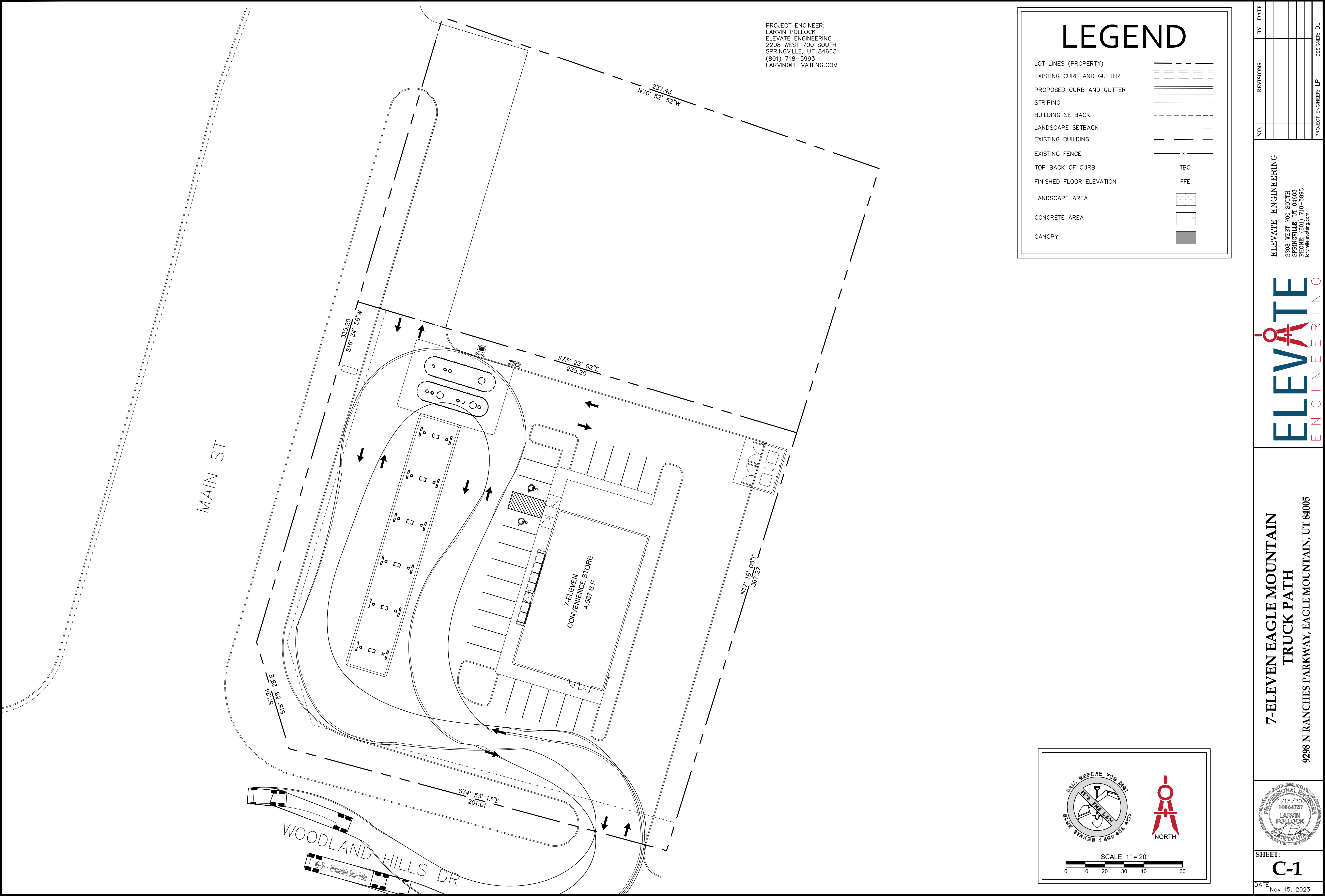
REVISIONS

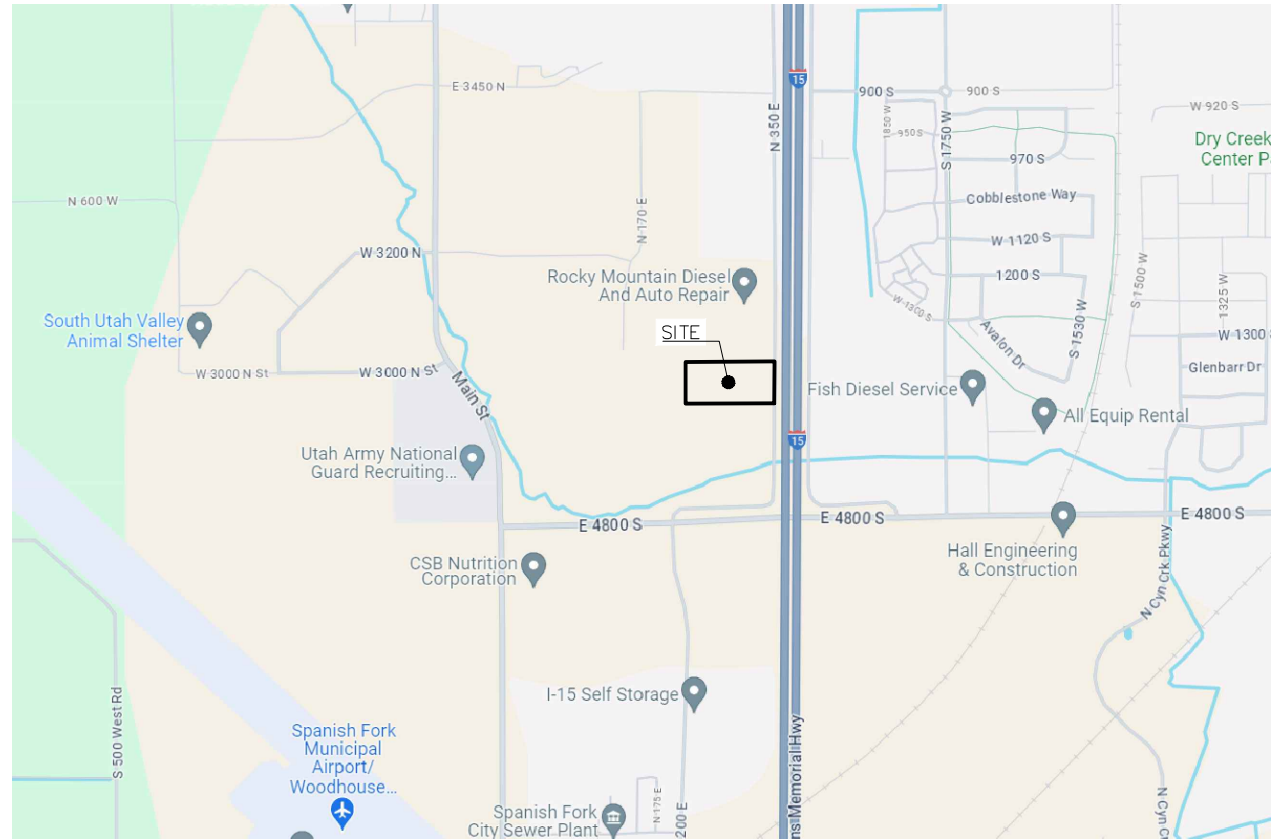
BY

DATE

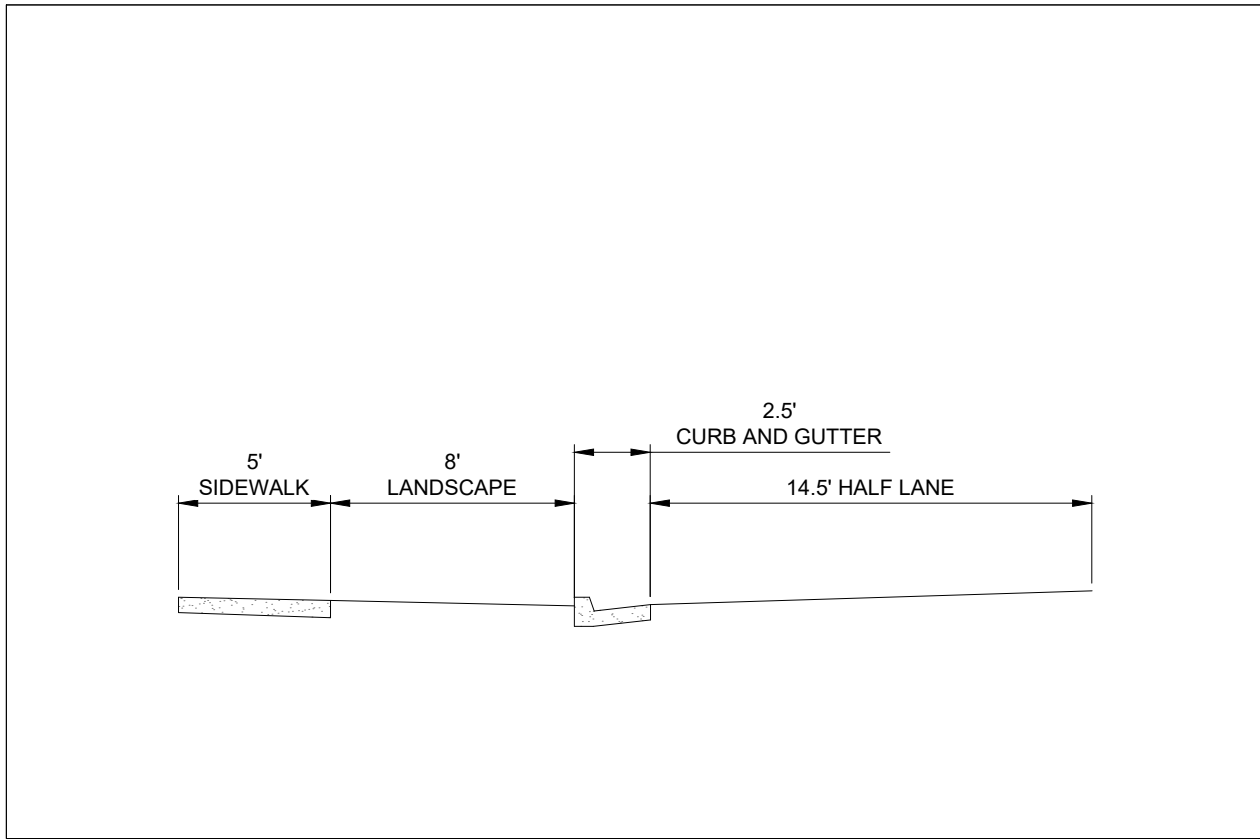
PROJECT ENGINEER: LP

DESIGNER: DL

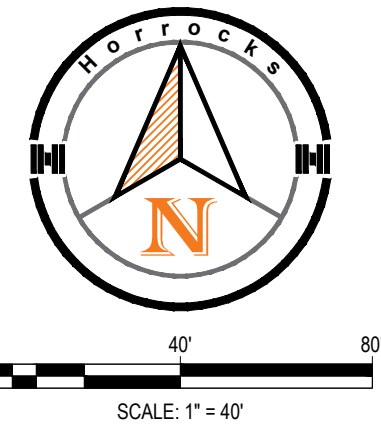




VICINITY MAP
NOT TO SCALE



LOCAL STREET HALF IMPROVEMENTS
NOT TO SCALE



Q:\2024\UT-9298-24 Mammoth - Spanish Fork\Project Data\02 CAD\2.03 Sheet Files\Concepts & Exhibits\UT-9298-24 Concept Plan.dwg Taylor Dahle 3/12/2024 9:57 AM



2162 West Grove Pkwy., Ste 100
Pleasant Grove, UT 84062

(801) 763-5100
www.horrocks.com

OWNER:

CITY:

WARNING



IF THIS BAR DOES NOT
MEASURE 2" THEN
DRAWING IS NOT TO SCALE

MAMMOTH

CONCEPT SITE PLAN

DRAWING INFO

DATE 03/12/2024

SCALE 1" = 40'

REV # DATE

PROJ. NO.: UT-9298-24



EXHIBIT

PAGE 1