Thursday, May 26, 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 9:00 a.m. This meeting is not available to attend virtually.

1. Site Plan

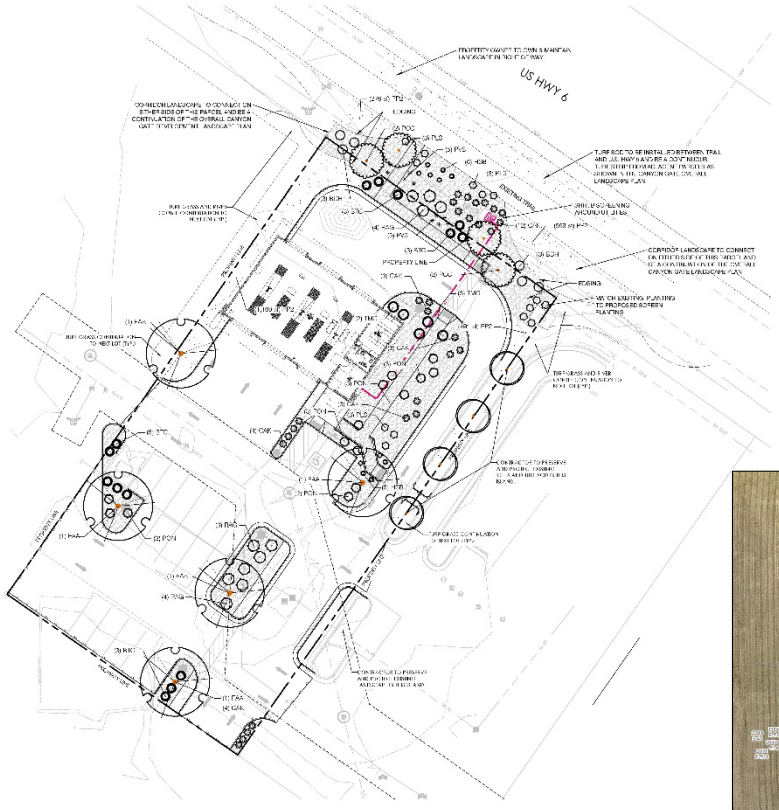
Subject	**A. ALRIG-OIL CHANGERS. The proposal involves commercial development of a site located at 766 South Spanish Fork Parkway.**
Meeting	May 26, 2022 - Development Review Committee
Category	1. Site Plan
Access	Public
Type	Action, Discussion

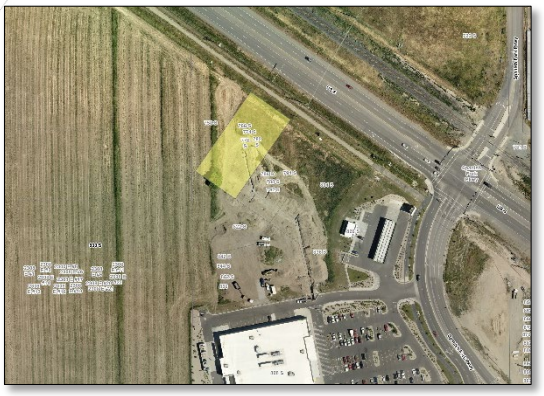
File Attachments
report.drc.alrig-oilchangers.5-26-2022.pdf (6,792 KB)

Subject	**B. CANYON GATE PAD G. The proposal involves commercial development of a site located at 836 South Spanish Fork Parkway.**
Meeting	May 26, 2022 - Development Review Committee
Category	1. Site Plan
Access	Public
Type	Action, Discussion

File Attachments
report.drc.canyongatepadg.5-26-2022.pdf (7,838 KB)

Subject	**C. CANYON GATE PAD F. The proposal involves commercial development of a site located at 856 South Spanish Fork Parkway.**
Meeting	May 26, 2022 - Development Review Committee
Category	1. Site Plan
Access	Public
Type	Action, Discussion





Alrig-Oil Changers Site Plan Approval Request

May 26, 2022, Development Review Committee Meeting.

Located at 766 South Spanish Fork Parkway, including 0.65 acres.

The subject parcel is currently zoned C-2.

The applicant has requested that a Site Plan be approved.

Key Issues

1. Traffic Circulation.
2. Utilities.
3. Access.
4. Power.
5. Signage.

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

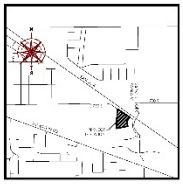
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That a second access be constructed prior to occupancy.
3. That the applicant addresses any red-lines.

Exhibits

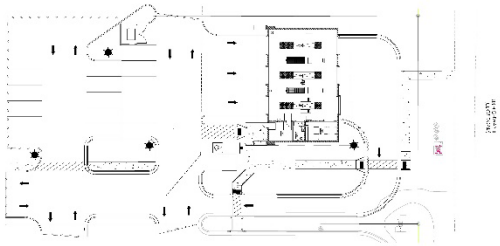
1. Site Plan.
2. Landscaping.
3. Building Elevations.

ALRIG-OIL CHANGERS

PREPARED FOR:
ALRIG USA
LOCATED IN:
766 SOUTH SPANISH FORK PARKWAY



VICINITY MAP



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C 1.0	COVER SHEET
C2.0	DEMO PLAN
C 3.0	SITE PLAN
C 4.0	GRADING & DRAINAGE PLAN
C 5.0	UTILITY PLAN
C6.0	EROSION CONTROL PLAN
D1.0	DETAILS
D2.0	DETAILS
L1.0	LANDSCAPE PLAN
L2.0	IRRIGATION PLAN
L2.1	DETAILS

GENERAL NOTES

ENGINEER'S NOTES TO CONTRACTOR

CONTACTS

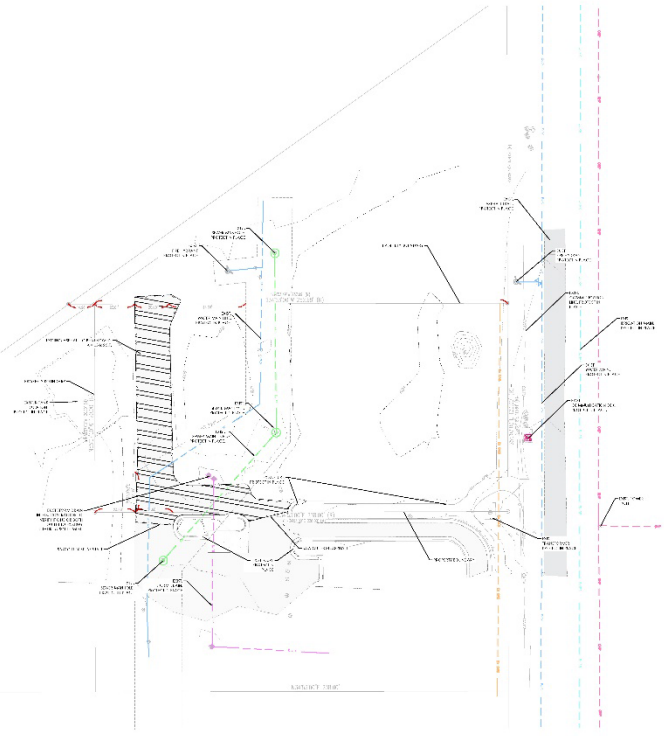
NOTICE

GRAPHIC SCALE

FOCUS ENGINEERING & SURVEYING, LLC

ALRIG-OIL CHANGERS
766 SOUTH SPANISH FORK PARKWAY
COVER SHEET

COVER SHEET
C 1.0



LEGEND

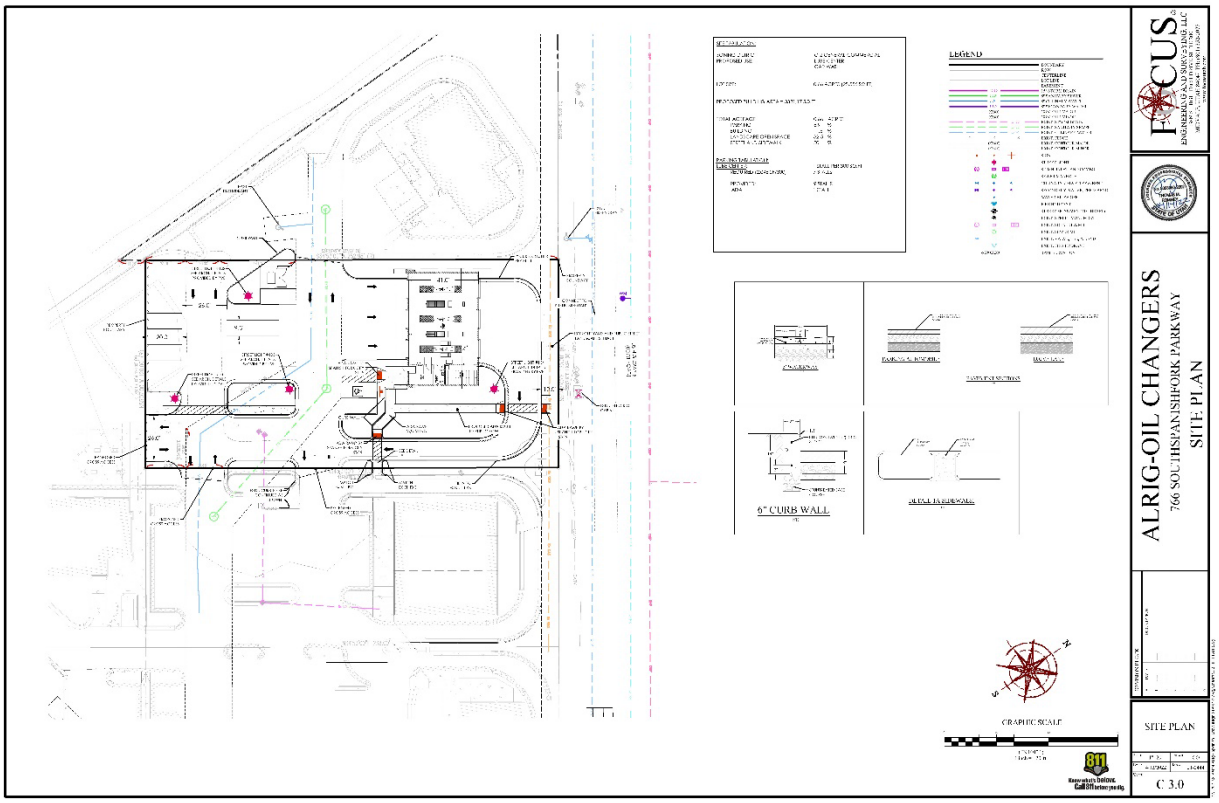
NOTES:
ASPHALT AREA TO BE REMOVED

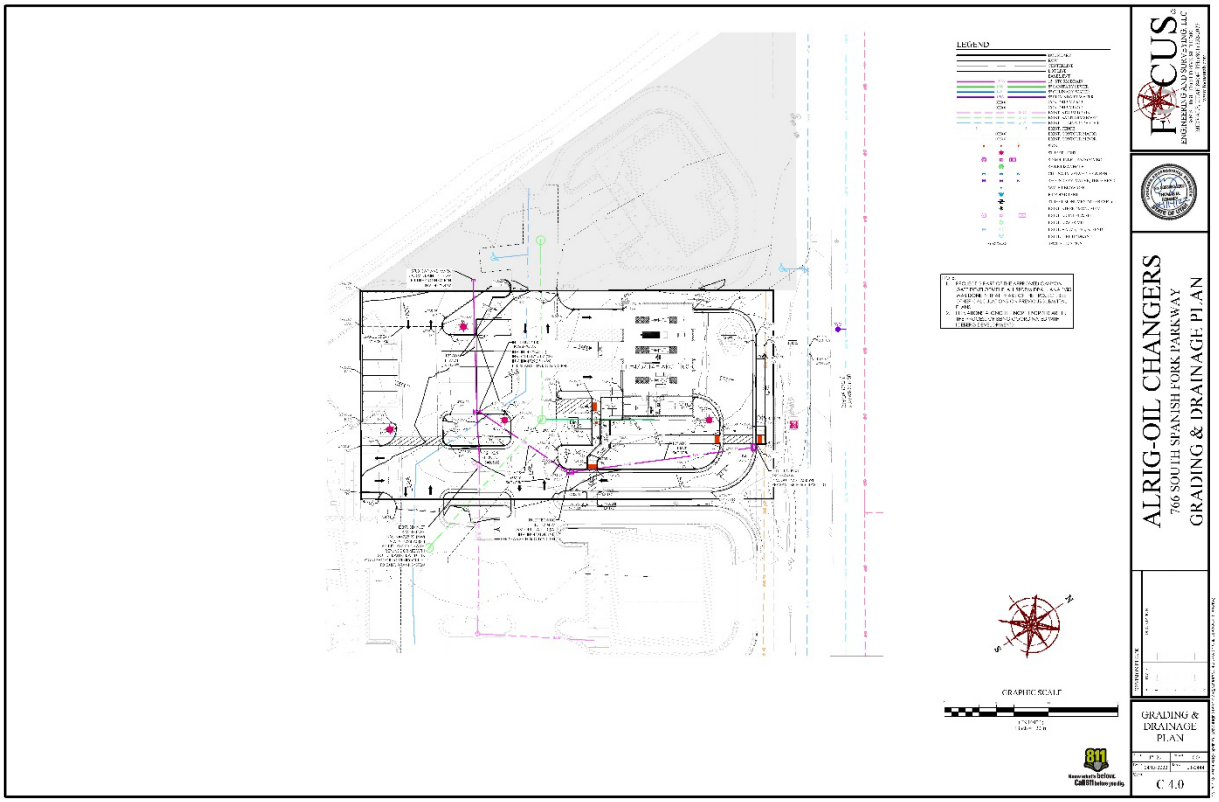
GRAPHIC SCALE

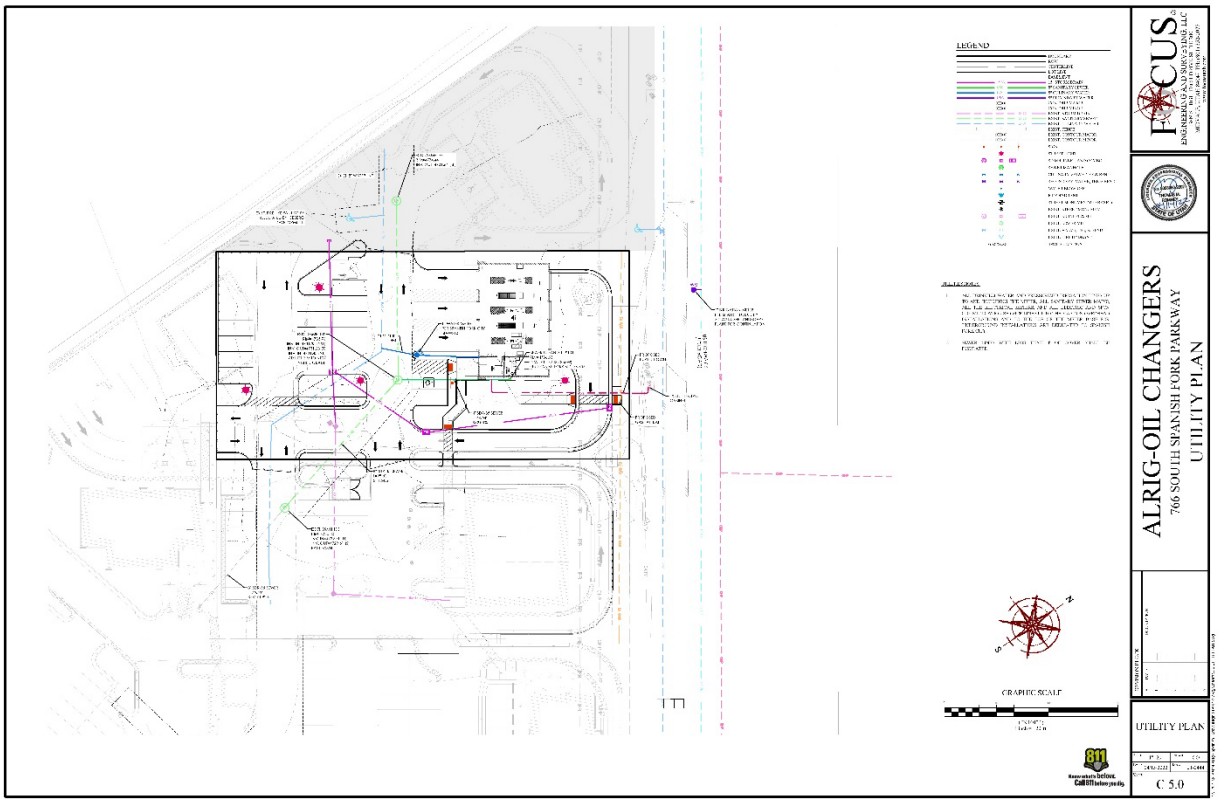
FOCUS ENGINEERING & SURVEYING, LLC

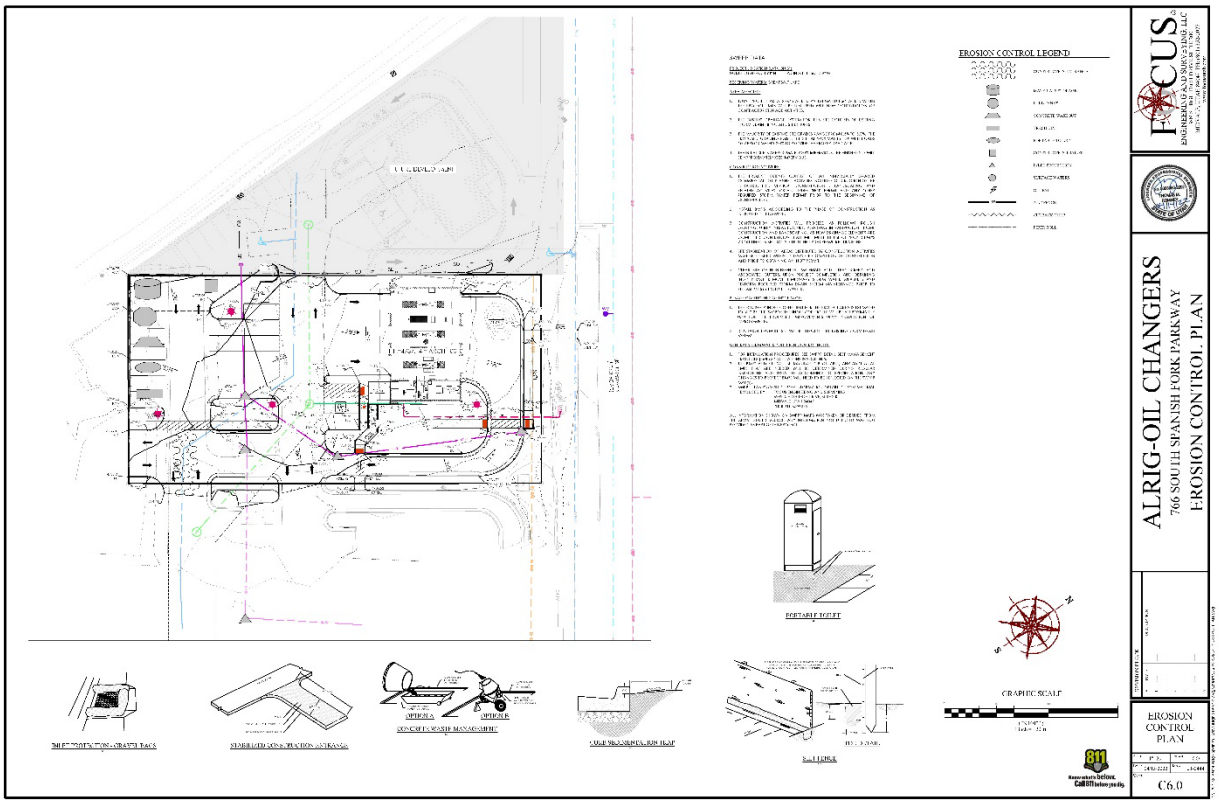
ALRIG-OIL CHANGERS
766 SOUTH SPANISH FORK PARKWAY
DEMO PLAN

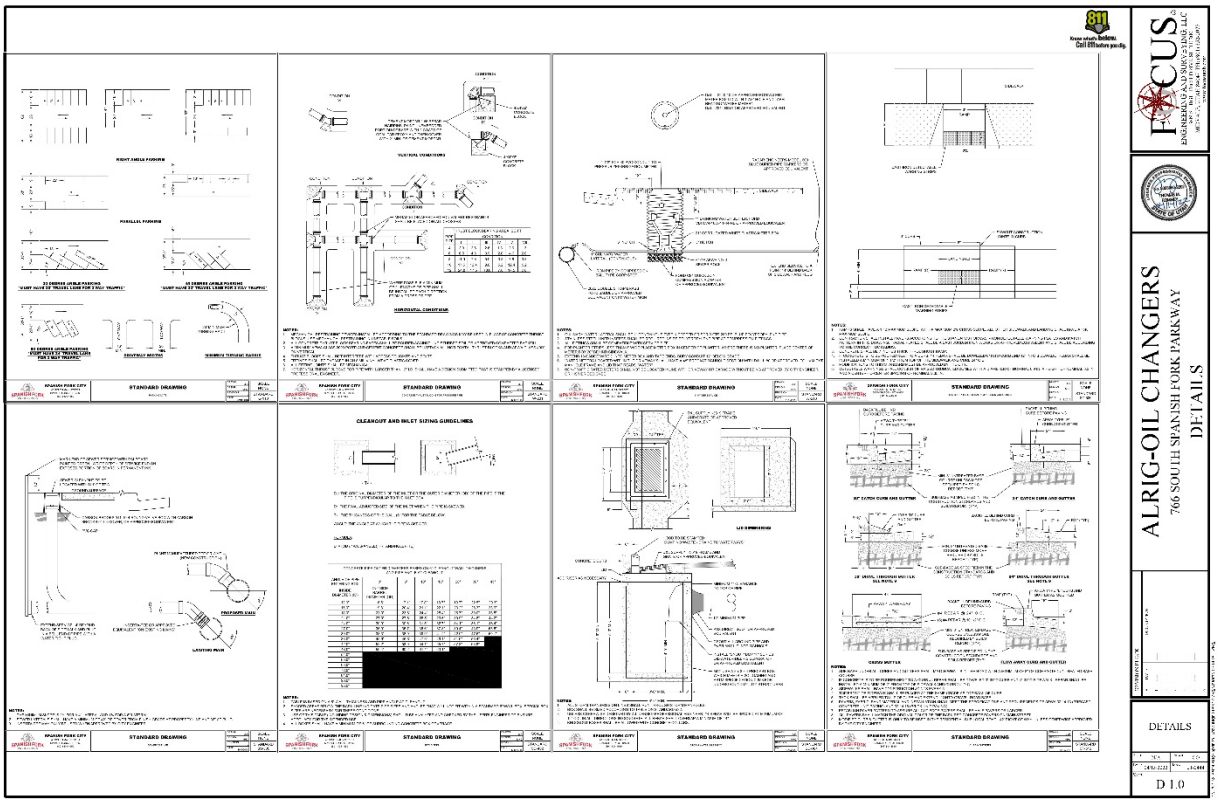
EXHIBIT
C2.0

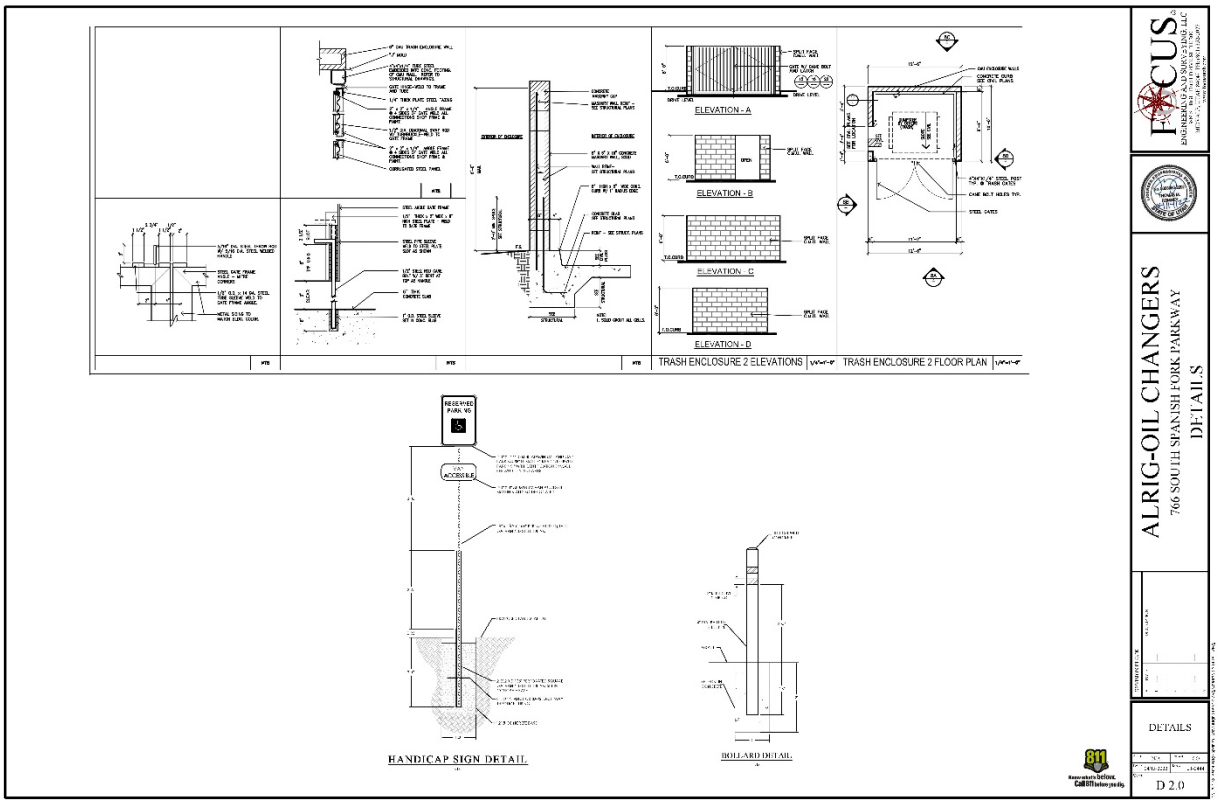

LEGEND
6" CURB WALL
GRAPHIC SCALE
FOCUS
ALRIG-OIL CHANGERS
766 SOUTH SPANISH FORK PARKWAY
SITE PLAN
SITE PLAN
C 3.0

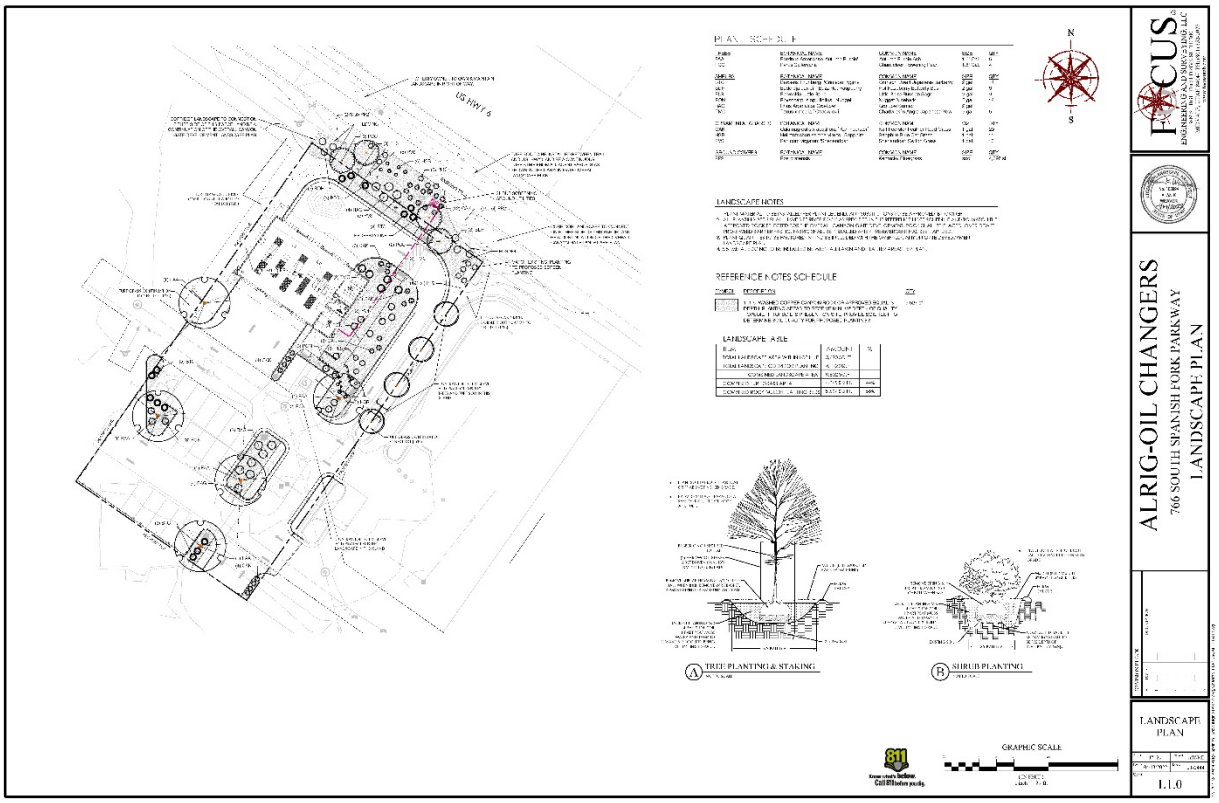

LEGEND
GRAPHIC SCALE
FOCUS
ALRIG-OIL CHANGERS
766 SOUTH SPANISH FORK PARKWAY
GRADING & DRAINAGE PLAN
GRADING & DRAINAGE PLAN
C 4.0

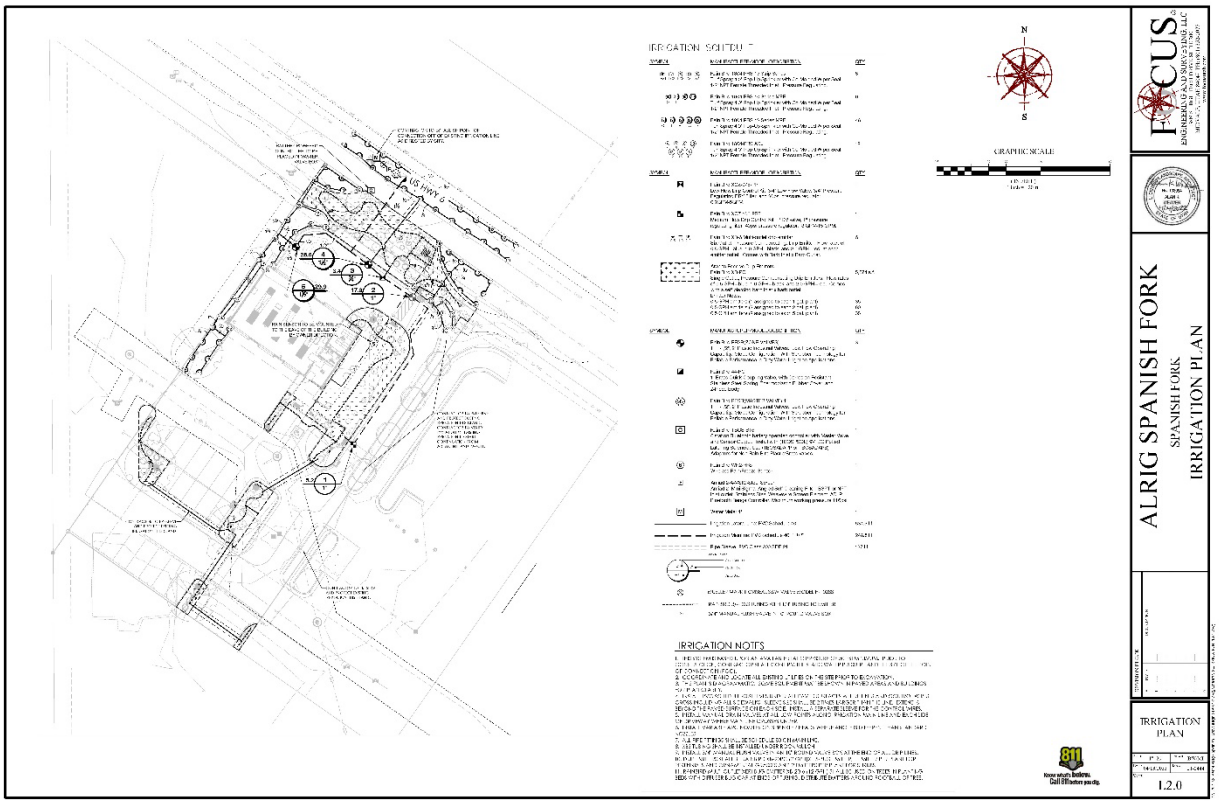

LEGEND
GRAPHIC SCALE
ALRIG-OIL CHANGERS
766 SOUTH SPANISH FORK PARKWAY
UTILITY PLAN
UTILITY PLAN
C 5.0

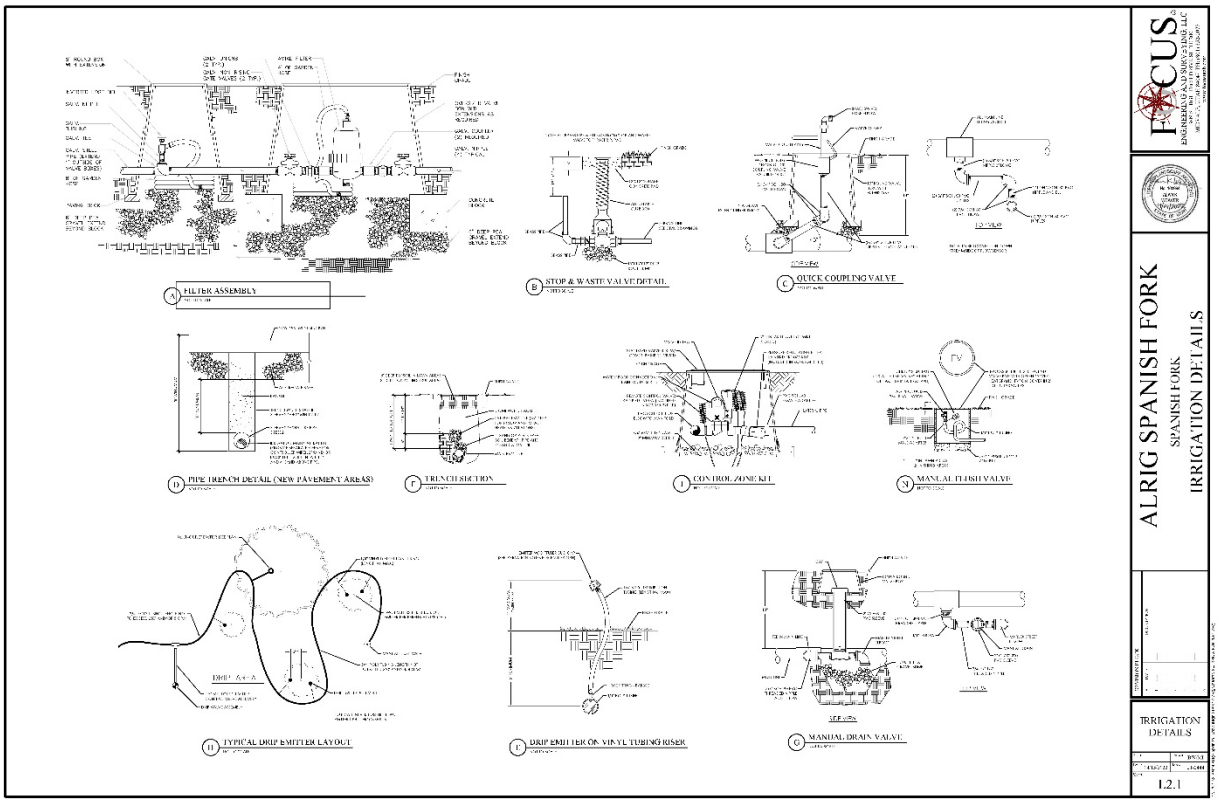

EROSION CONTROL LEGEND
PORTABLE TOILET
GRAPHIC SCALE
ALRIG-OIL CHANGERS
766 SOUTH SPANISH FORK PARKWAY
EROSION CONTROL PLAN
EROSION CONTROL PLAN
C6.0


STANDARD DRAWING
CLEANOUT AND INLET SIZING GUIDELINES
FOCUS
ALRIG-OIL CHANGERS
766 SOUTH SPANISH FORK PARKWAY
DETAILS
DETAILS
D 1.0


ELEVATION - A
ELEVATION - B
ELEVATION - C
ELEVATION - D
TRASH ENCLOSURE 2 ELEVATIONS
TRASH ENCLOSURE 2 FLOOR PLAN
HANDICAP SIGN DETAIL
BOLLARD DETAIL
FOCUS
ALRIG-OIL CHANGERS
766 SOUTH SPANISH FORK PARKWAY
DETAILS
DETAILS
D 2.0


US HWY 6
LANDSCAPE NOTES
REFERENCE NOTES SCHEDULE
LANDSCAPE AREA
TREE PLANTING & STAKING
SHRUB PLANTING
GRAPHIC SCALE
ALRIG-OIL CHANGERS
766 SOUTH SPANISH FORK PARKWAY
LANDSCAPE PLAN
L1.0


US HWY 6
IRRIGATION SCHEDULE
IRRIGATION NOTES
GRAPHIC SCALE
ALRIG SPANISH FORK
SPANISH FORK
IRRIGATION PLAN
L2.0


A FILTER ASSEMBLY
B STOP & WASTE VALVE DETAIL
C QUICK COUPLING VALVE
D PIPE TRENCH DETAIL (NEW PAVEMENT AREAS)
F TRENCH SECTION
I CONTROL ZONE KIT
N MANUAL FLUSH VALVE
H TYPICAL DRIP EMITTER LAYOUT
E DRIP EMITTER ON VINYL TUBING RISER
G MANUAL DRAIN VALVE
FOCUS
ALRIG SPANISH FORK
SPANISH FORK
IRRIGATION DETAILS
IRRIGATION DETAILS
1.2.1



4 RENDERING - PERSPECTIVE - 3BAY

3 RENDERING - FRONT - 3BAY

2 RENDERING - SIDE - 3BAY

1 RENDERING - BACK-3BAY

NEWGROUND

ARCHITECT

ARCHITECT OF RECORD

CONSULTANTS

DO NOT REPRODUCE

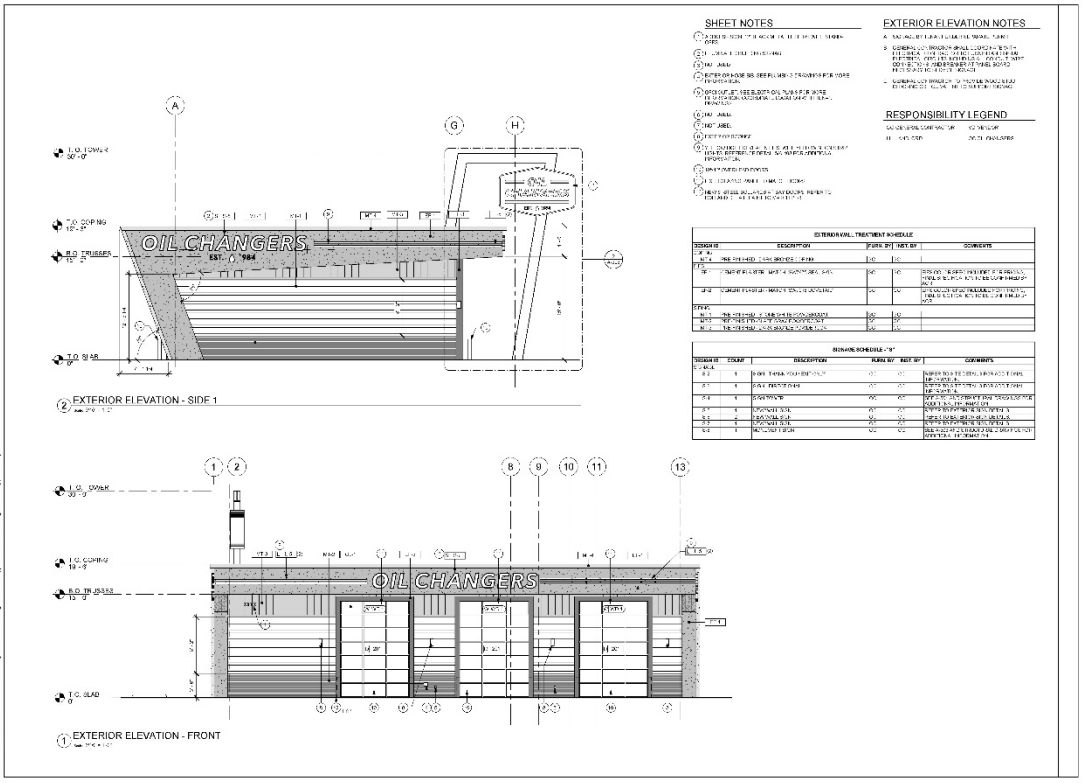
PROJECT NAME: OIL CHANGERS - (3 BAY)
PROJECT NAME
PROJECT ADDRESS
CITY, STATE, ZIP CODE

PRINT SUBMITTAL SCHEDULE

REV	DATE	DESCRIPTION

SHEET TITLE: PERSPECTIVES - FOR REFERENCE ONLY

SHEET NUMBER: A-200



NEWGROUND

ARCHITECT

ARCHITECT OF RECORD

CONSULTANTS

DO NOT REPRODUCE

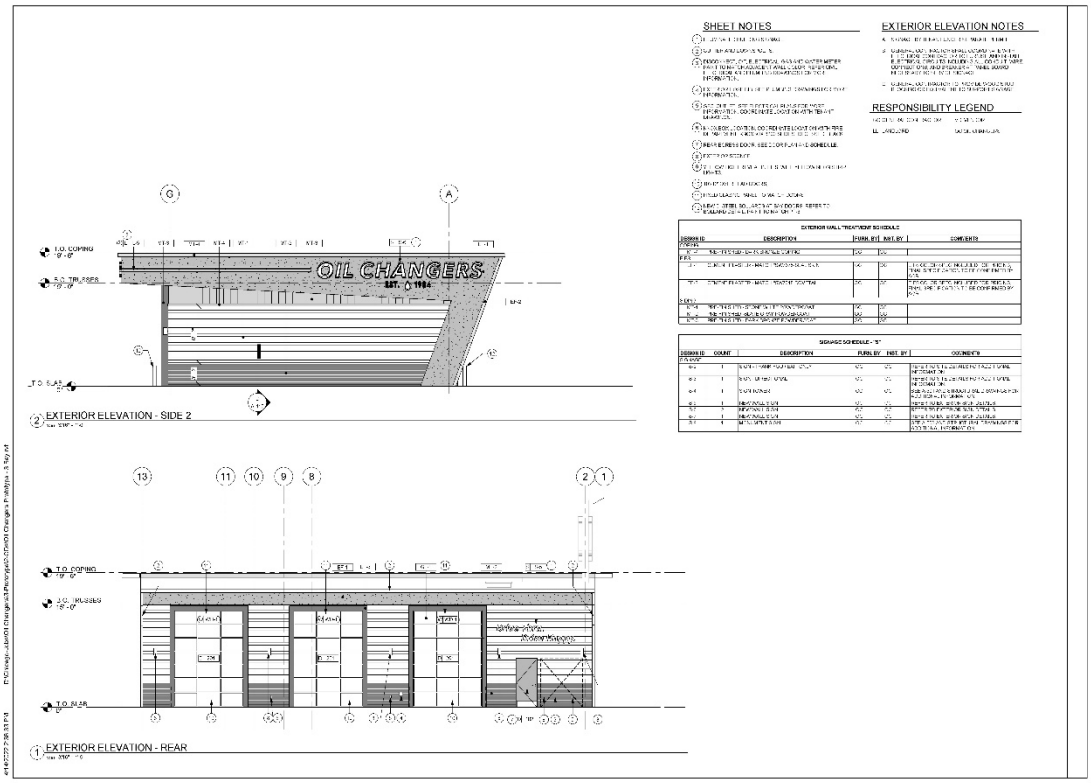
PROJECT NAME: OIL CHANGERS - (3 BAY)
PROJECT NAME
PROJECT ADDRESS
CITY, STATE, ZIP CODE

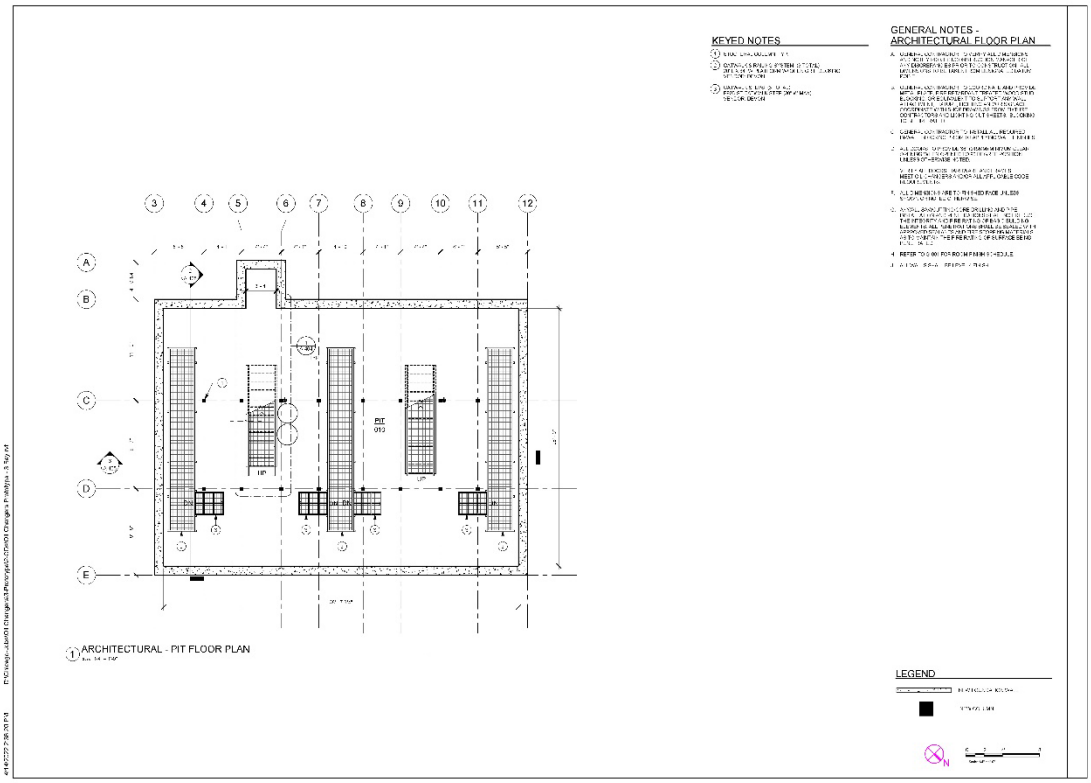
PRINT SUBMITTAL SCHEDULE

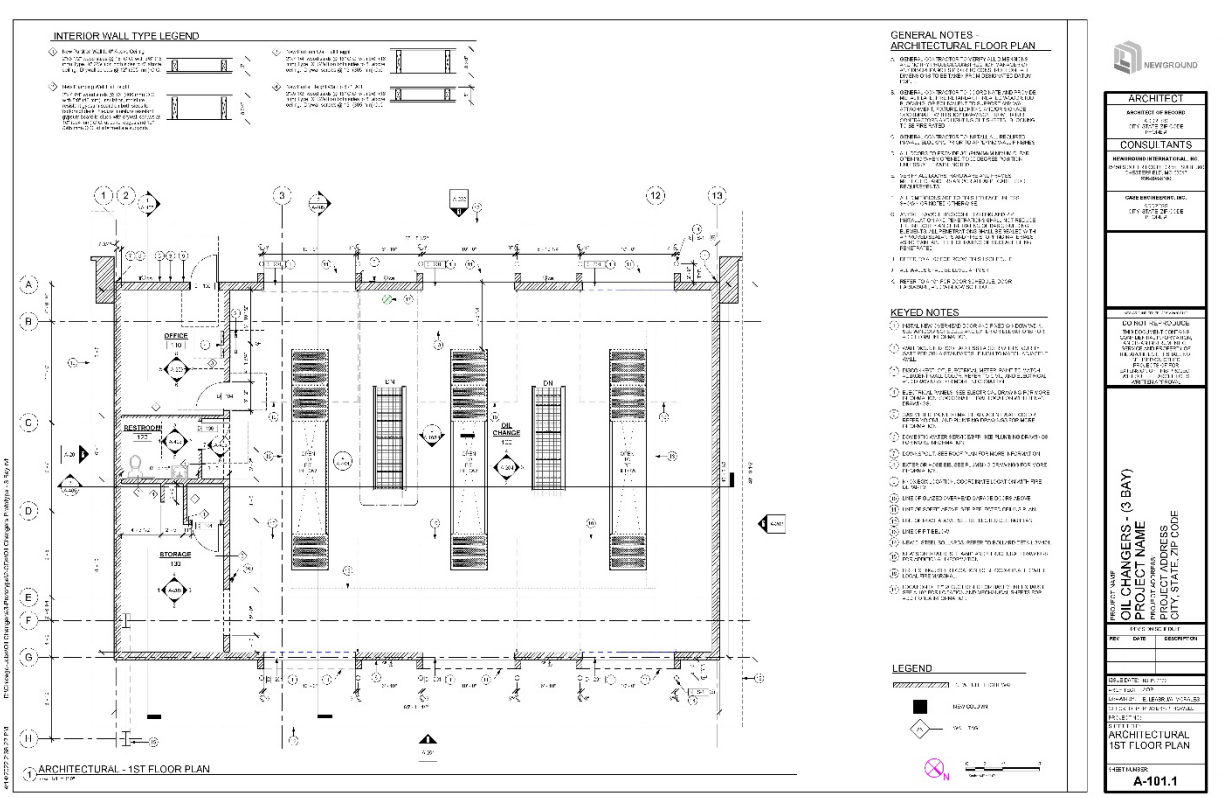
REV	DATE	DESCRIPTION

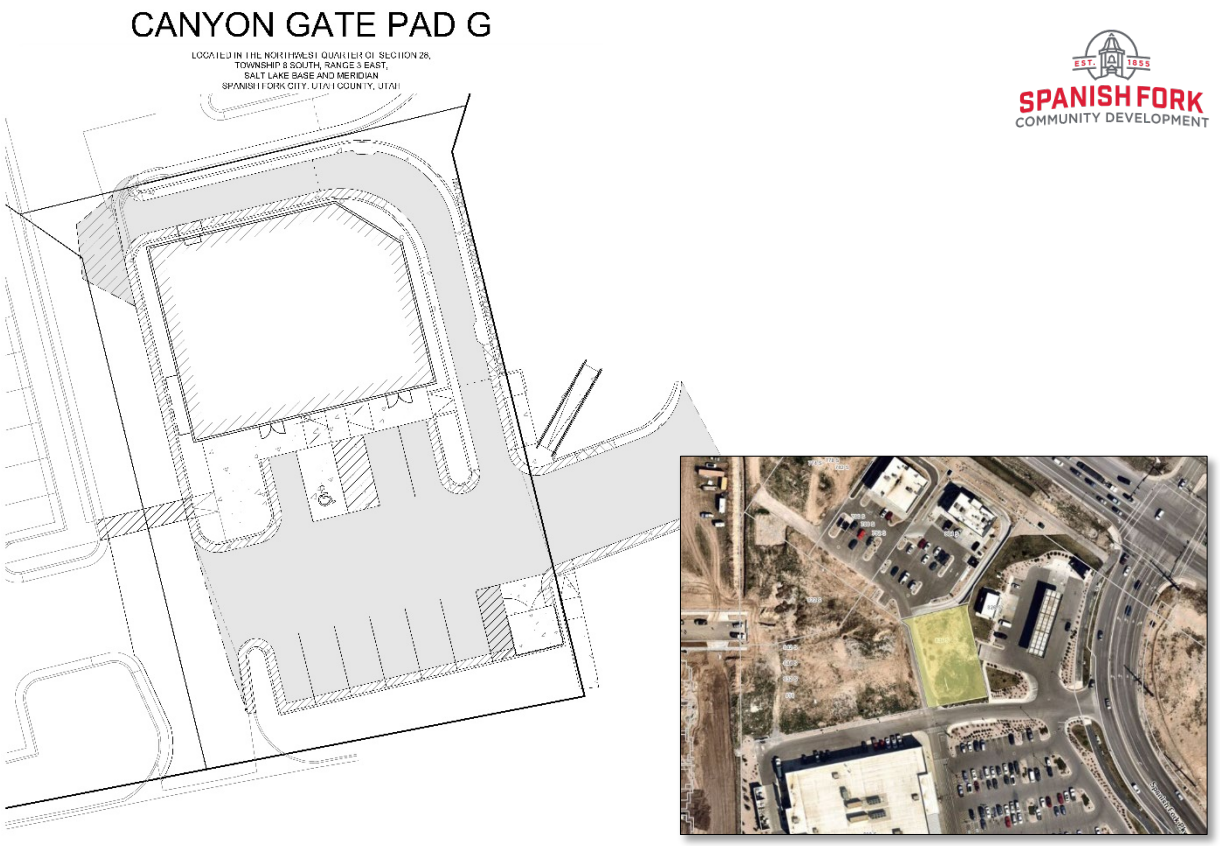
SHEET TITLE: EXTERIOR ELEVATIONS

SHEET NUMBER: A-201


SHEET NOTES
EXTERIOR ELEVATION NOTES
RESPONSIBILITY LEGEND
OIL CHANGERS
EST. 1984
T.O. COPING
T.O. SLAB
EXTERIOR ELEVATION - SIDE 2
EXTERIOR ELEVATION - REAR
NEWGROUND
ARCHITECT
CONSULTANTS
OIL CHANGERS - (3 BAY)
PROJECT NAME
PROJECT ADDRESS
CITY, STATE, ZIP CODE
EXTERIOR ELEVATIONS
A-202


KEYED NOTES
GENERAL NOTES - ARCHITECTURAL FLOOR PLAN
PIT
012
ARCHITECTURAL - PIT FLOOR PLAN
LEGEND
NEWGROUND
ARCHITECT
CONSULTANTS
OIL CHANGERS - (3 BAY)
PROJECT NAME
PROJECT ADDRESS
CITY, STATE, ZIP CODE
ARCHITECTURAL PIT FLOOR PLAN
A-101


INTERIOR WALL TYPE LEGEND
GENERAL NOTES - ARCHITECTURAL FLOOR PLAN
KEYED NOTES
LEGEND
OFFICE
RESTROOM
STORAGE
OIL CHANGE
DN
ARCHITECTURAL - 1ST FLOOR PLAN
NEWGROUND
ARCHITECT
CONSULTANTS
OIL CHANGERS - (3 BAY)
PROJECT NAME
PROJECT ADDRESS
CITY, STATE, ZIP CODE
ARCHITECTURAL 1ST FLOOR PLAN
A-101.1



Canyon Gate Pad G Site Plan Approval Request

May 26, 2022, Development Review Committee Meeting.

Located at 836 South Spanish Fork Parkway, including 0.32 acres.

The subject parcel is currently zoned C-2.

The applicant has requested that a Site Plan be approved.

Key Issues

1. Traffic Circulation.
2. Parking.
3. Utilities.
4. Access.
5. Power.

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

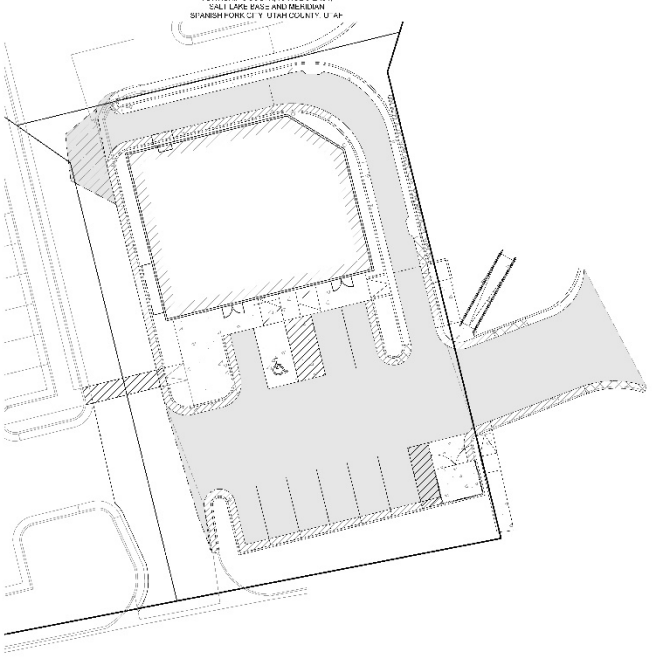
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

Exhibits

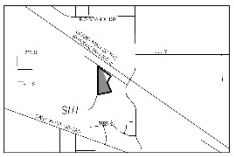
1. Site Plan.
2. Landscaping.
3. Building Elevations.

CANYON GATE PAD G

LOCATED IN THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, UTAH



GRAPHIC SCALE



VICINITY MAP
N.T.S.

OWNER/DEVELOPER:
CLARITY DESIGN GROUP
TROY ANDERSON
6325 S 900 E, STE 340
MURRAY, UTAH 84107
385.247.6570
troy@cdgutah.com

DRAWING INDEX

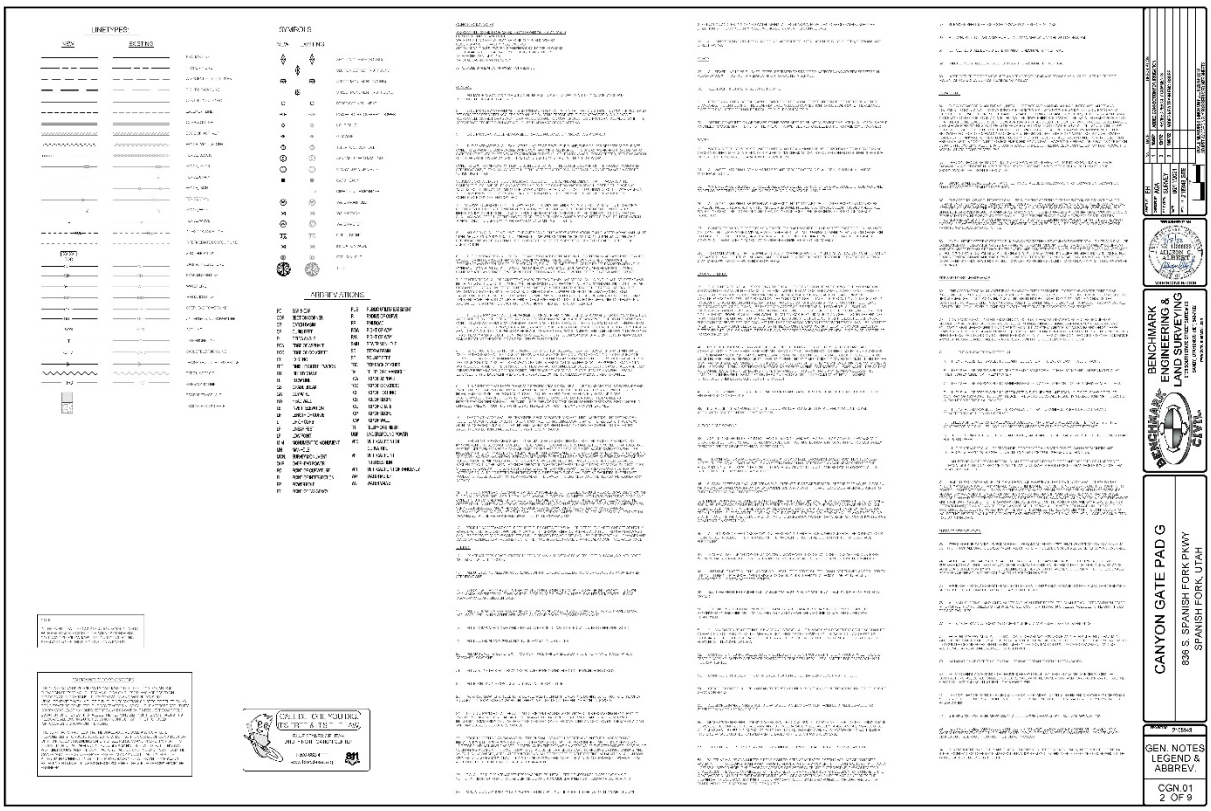
COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
CSP.01	SITE PLAN
CUP.01	UTILITY PLAN
GGD.01	GRADING & DRAINAGE PLAN
CEP.01	EROSION CONTROL PLAN
CEP.02	EROSION CONTROL DETAILS
CDT.01	DETAILS & NOTES
CDT.02	DETAILS & NOTES

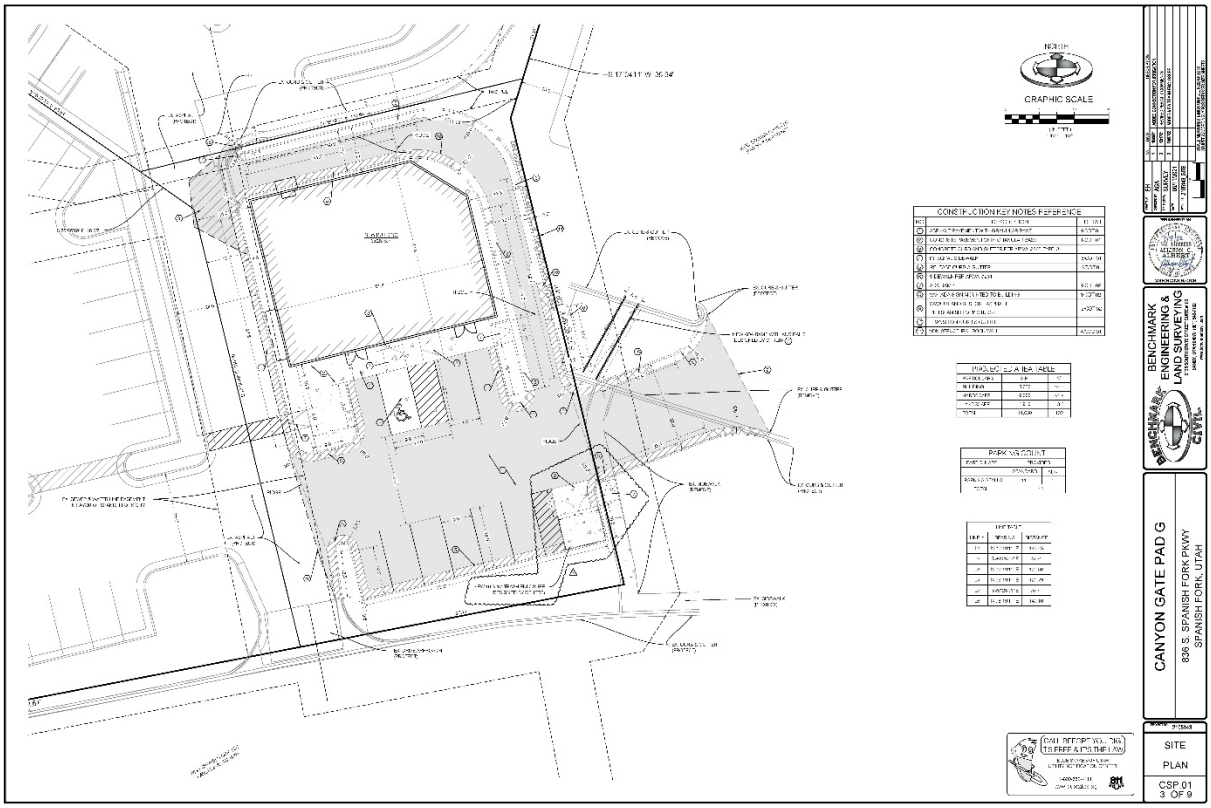
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

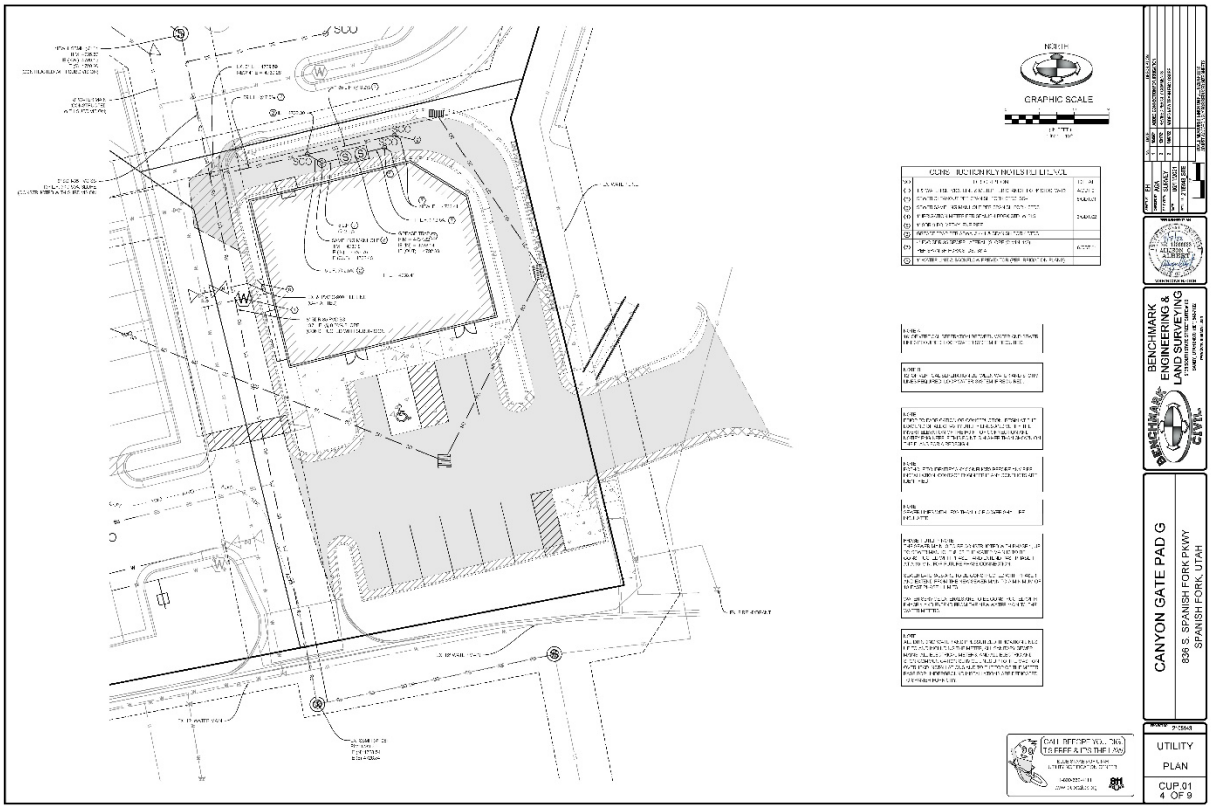
BENCHMARK ENGINEERING & LAND SURVEYING

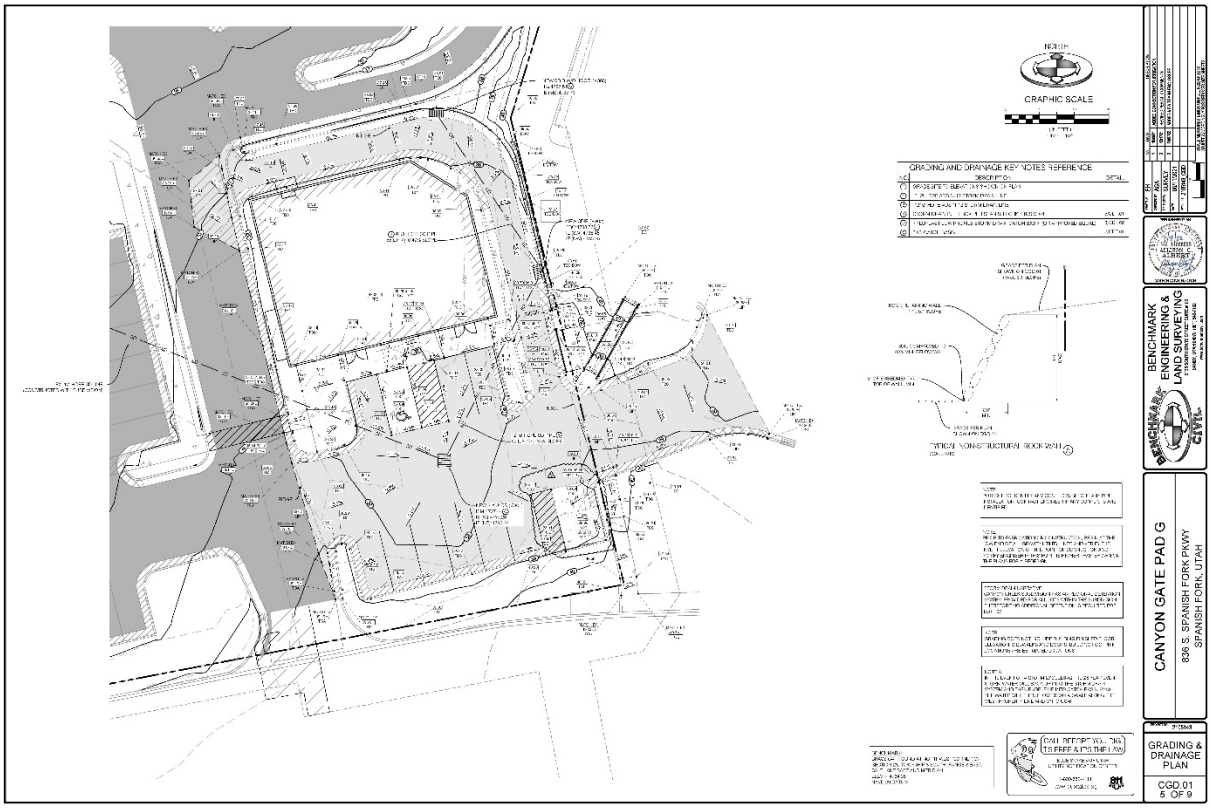
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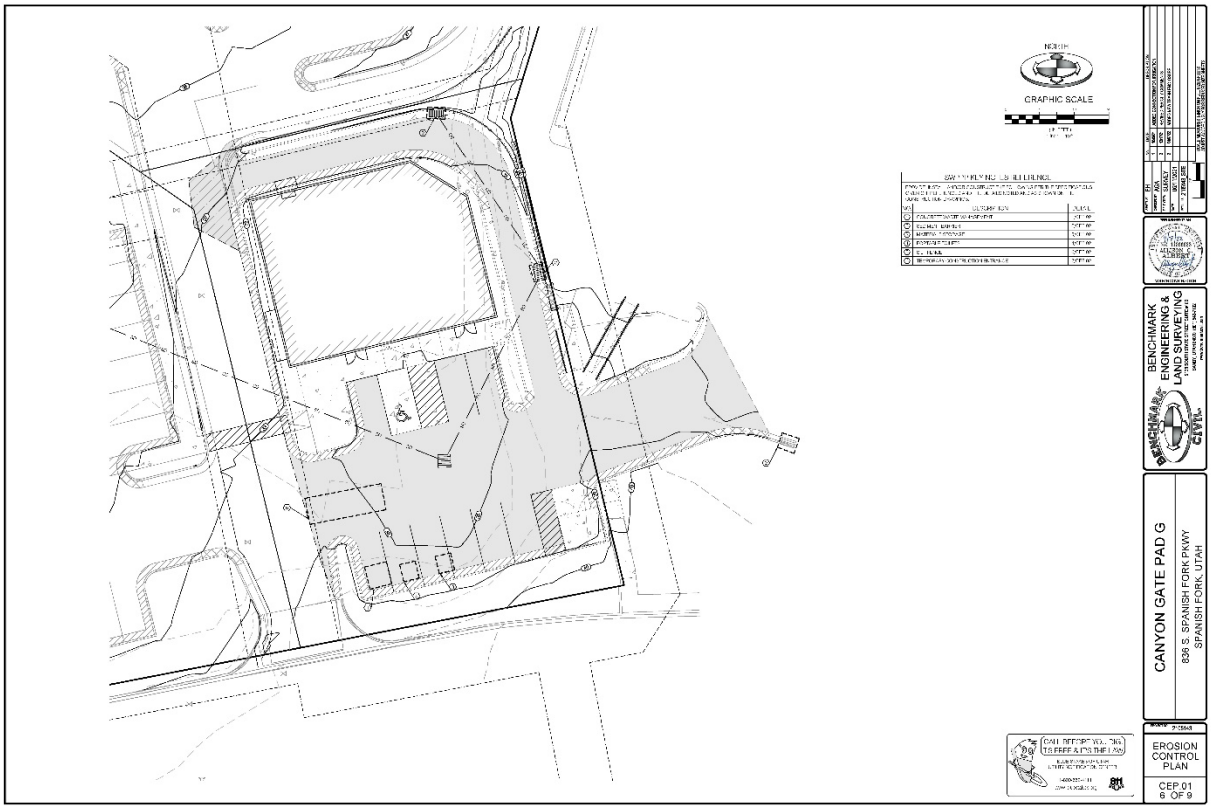
1 OF 9

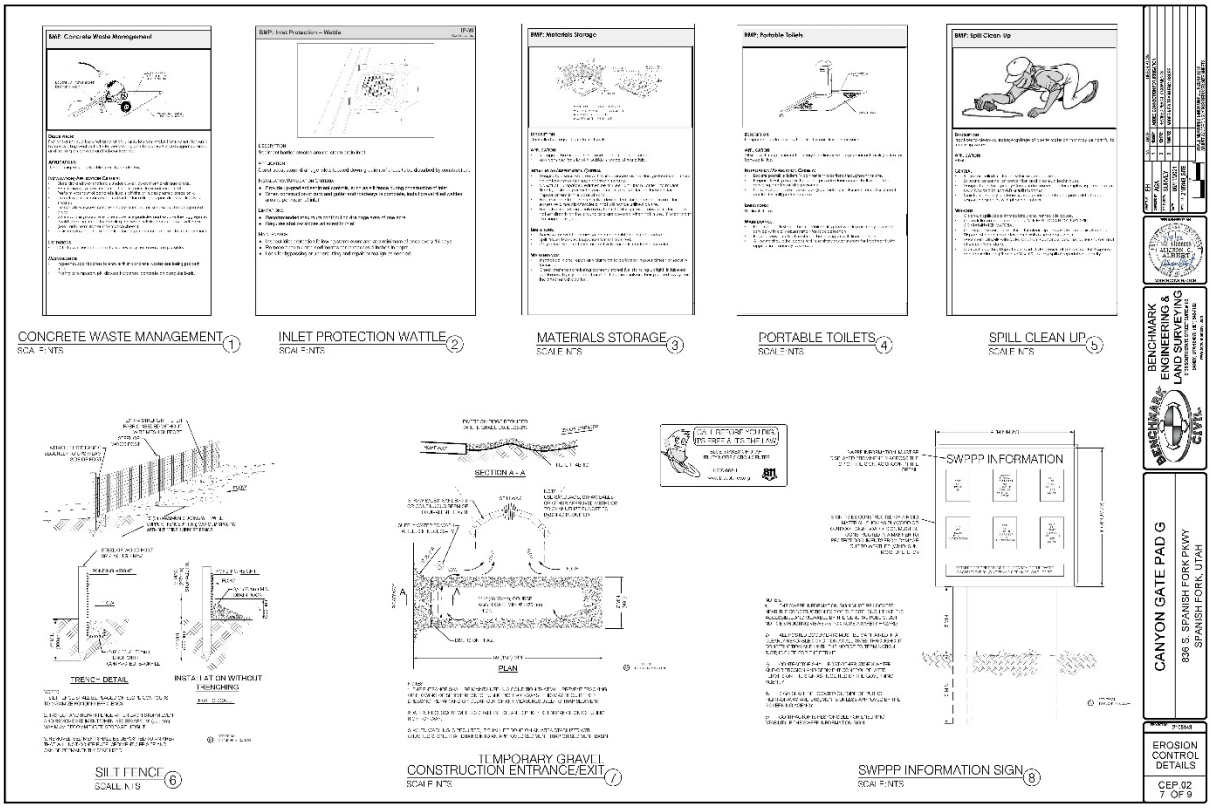


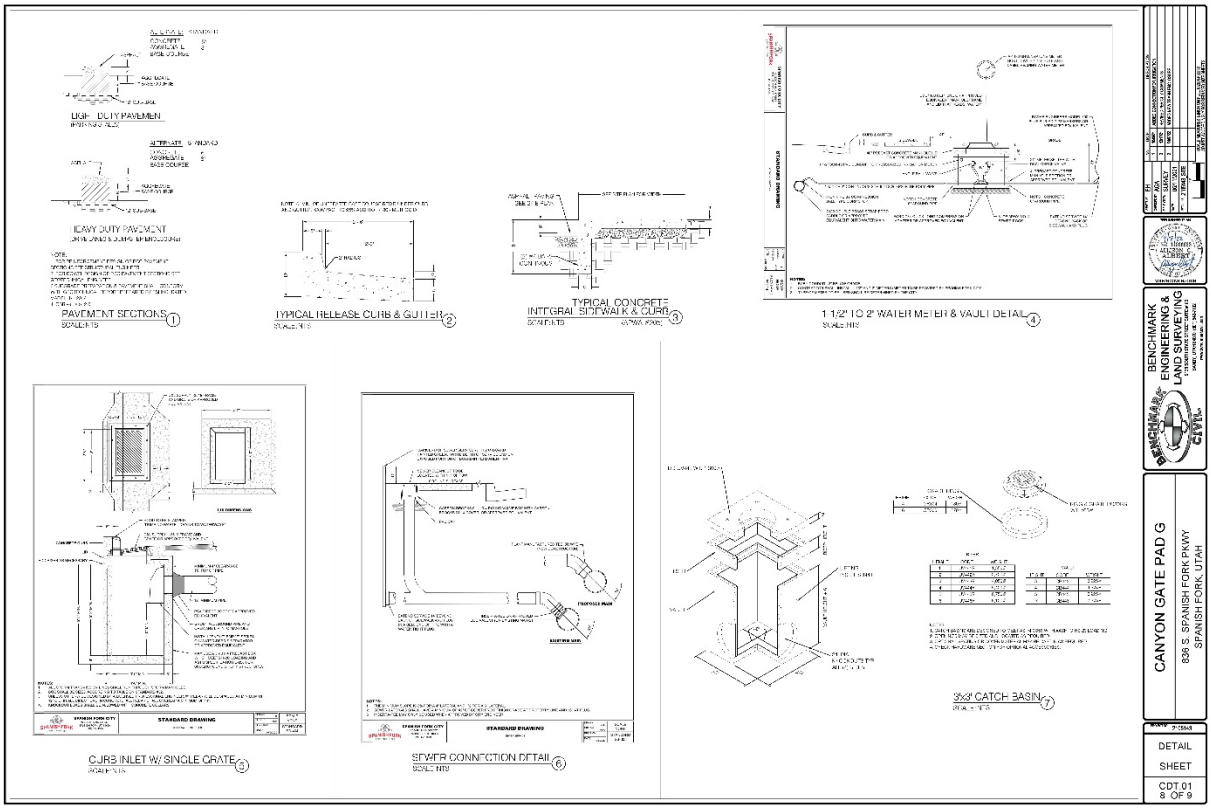

NORTH
GRAPHIC SCALE
CONSTRUCTION KEY NOTES REFERENCE
PROJECT DATA TABLE
PARKING COUNT
UNIT MIX
BENCHMARK ENGINEERING & LAND SURVEYING
CANYON GATE PAD G
836 S. SPANISH FORK PKWY
SPANISH FORK, UTAH
SITE PLAN
CSP.01
3 OF 9

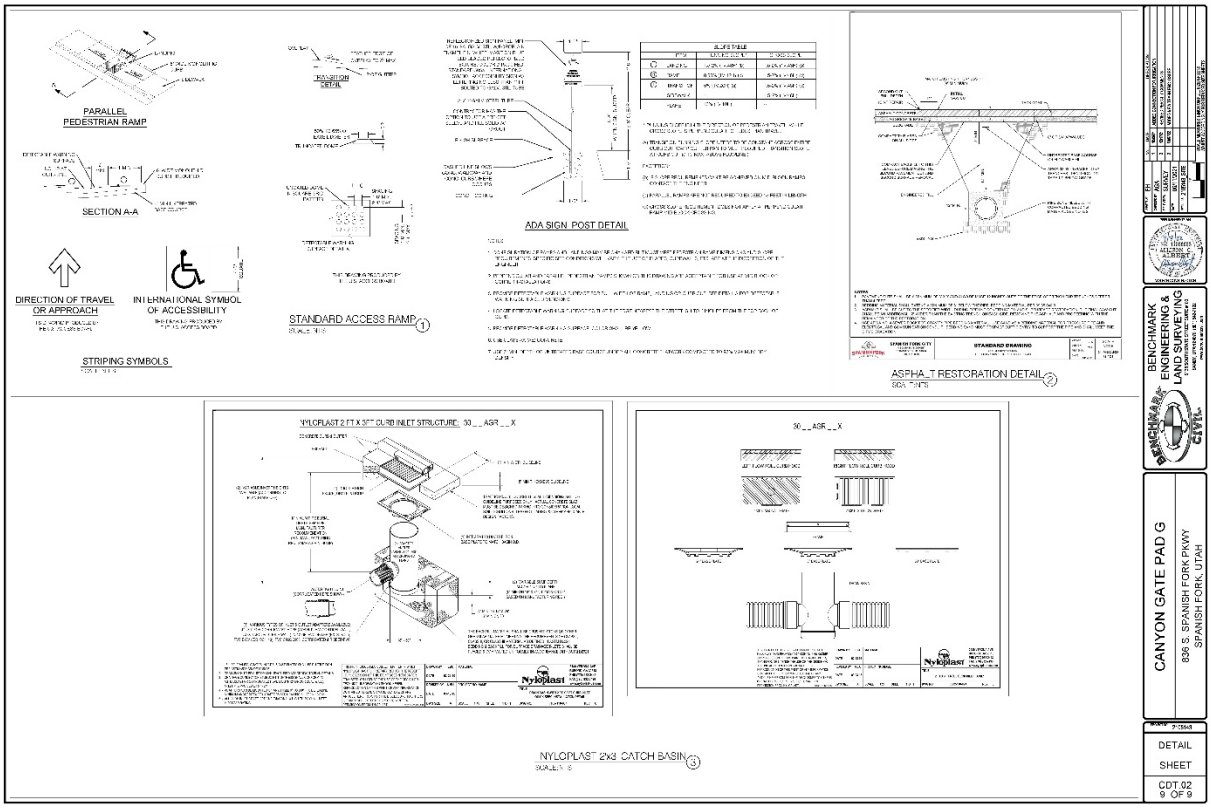

NORTH
GRAPHIC SCALE
CONSTRUCTION KEY NOTES REFERENCE
BENCHMARK ENGINEERING & LAND SURVEYING
CANYON GATE PAD G
836 S. SPANISH FORK PKWY
SPANISH FORK, UTAH
UTILITY PLAN
CUP.01
4 OF 9

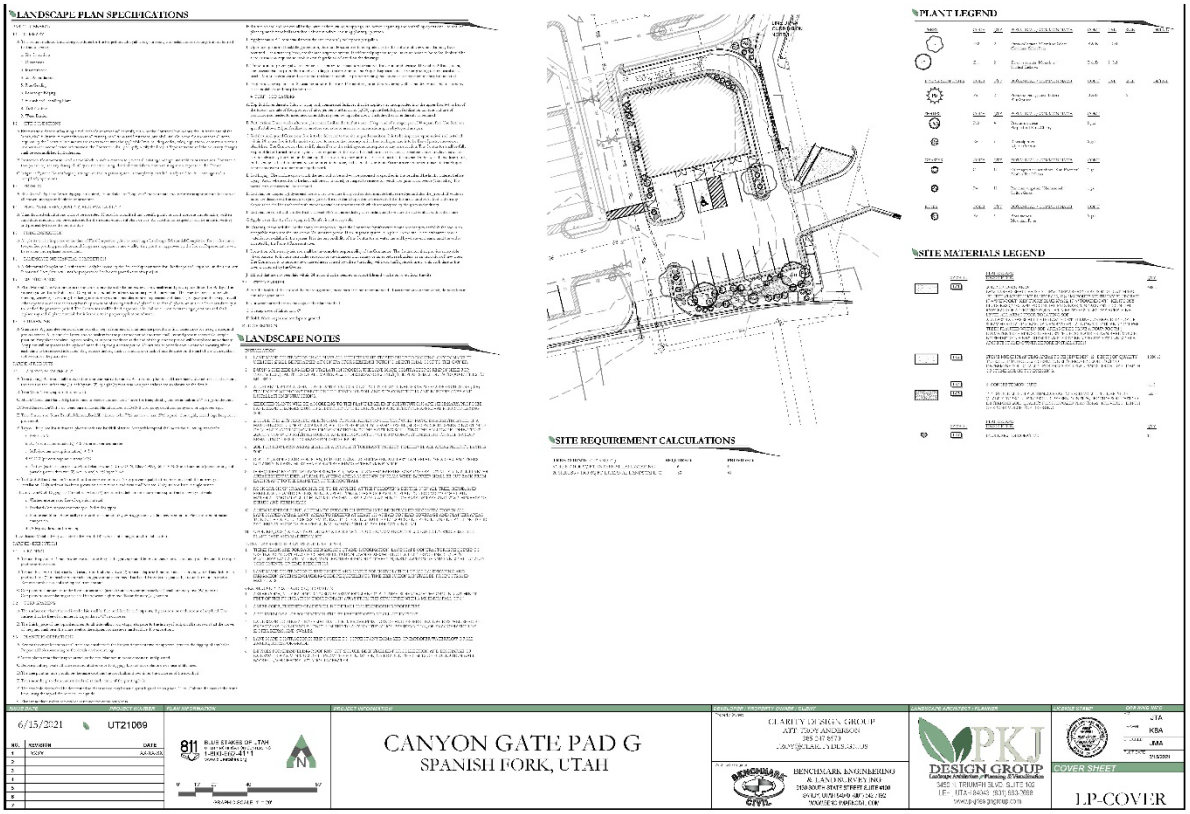

NORTH
GRAPHIC SCALE
GRADING AND DRAINAGE KEY NOTES REFERENCE
BENCHMARK ENGINEERING & LAND SURVEYING
CANYON GATE PAD G
836 S. SPANISH FORK PKWY
SPANISH FORK, UTAH
GRADING & DRAINAGE PLAN
CGD.01
6 OF 9

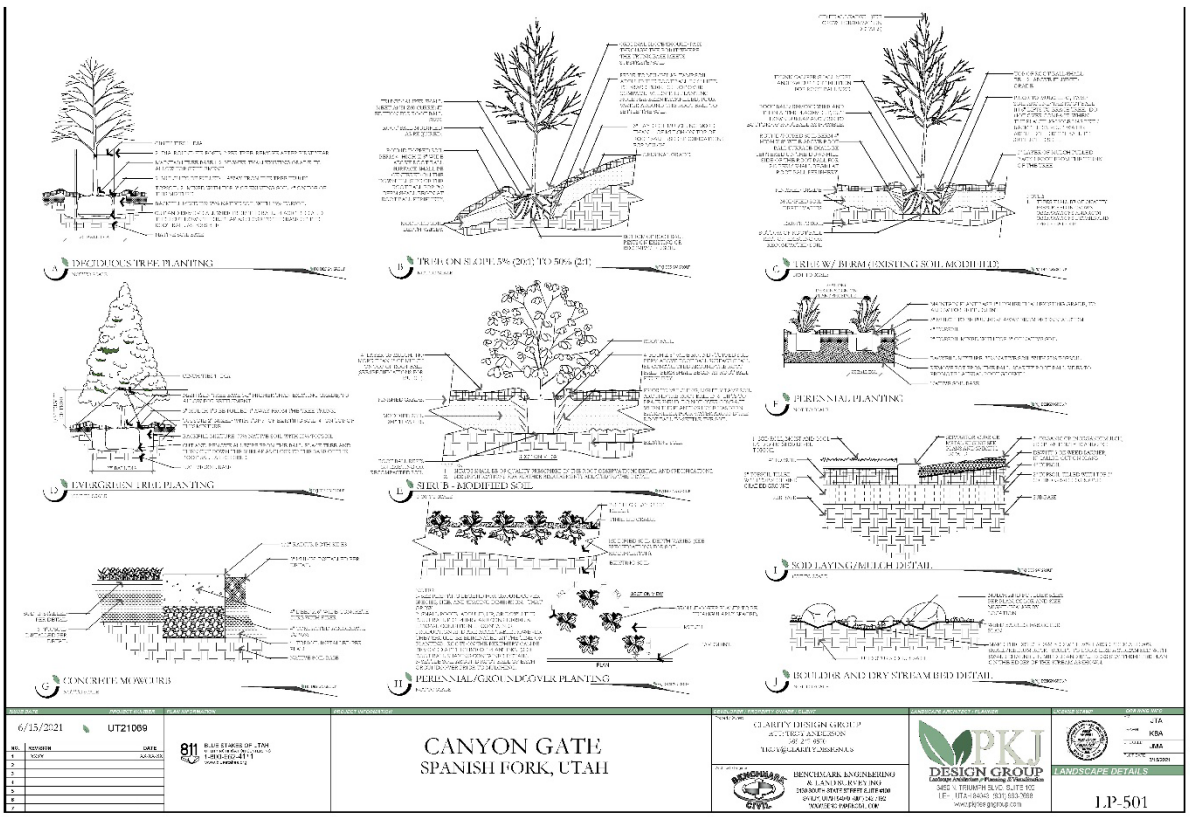

NORTH
GRAPHIC SCALE
BENCHMARK ENGINEERING & LAND SURVEYING
CANYON GATE PAD G
836 S. SPANISH FORK PKWY
SPANISH FORK, UTAH
EROSION CONTROL PLAN
CEP.01
6 OF 9


CONCRETE WASTE MANAGEMENT 1
INLET PROTECTION WATTLE 2
MATERIALS STORAGE 3
PORTABLE TOILETS 4
SPILL CLEAN UP 5
TRENCH DETAIL
INSTALLATION WITHOUT TRENCHING
SILT FENCE 6
SECTION A - A
PLAN
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT 7
SAVE A LIFE. USE YOUR SEAT BELT.
SWPPP INFORMATION
SWPPP INFORMATION SIGN 8
BENCHMARK ENGINEERING & LAND SURVEYING
CANYON GATE PAD G
836 S. SPANISH FORK PKWY
SPANISH FORK, UTAH
EROSION CONTROL DETAILS
CEP.02
7 OF 9

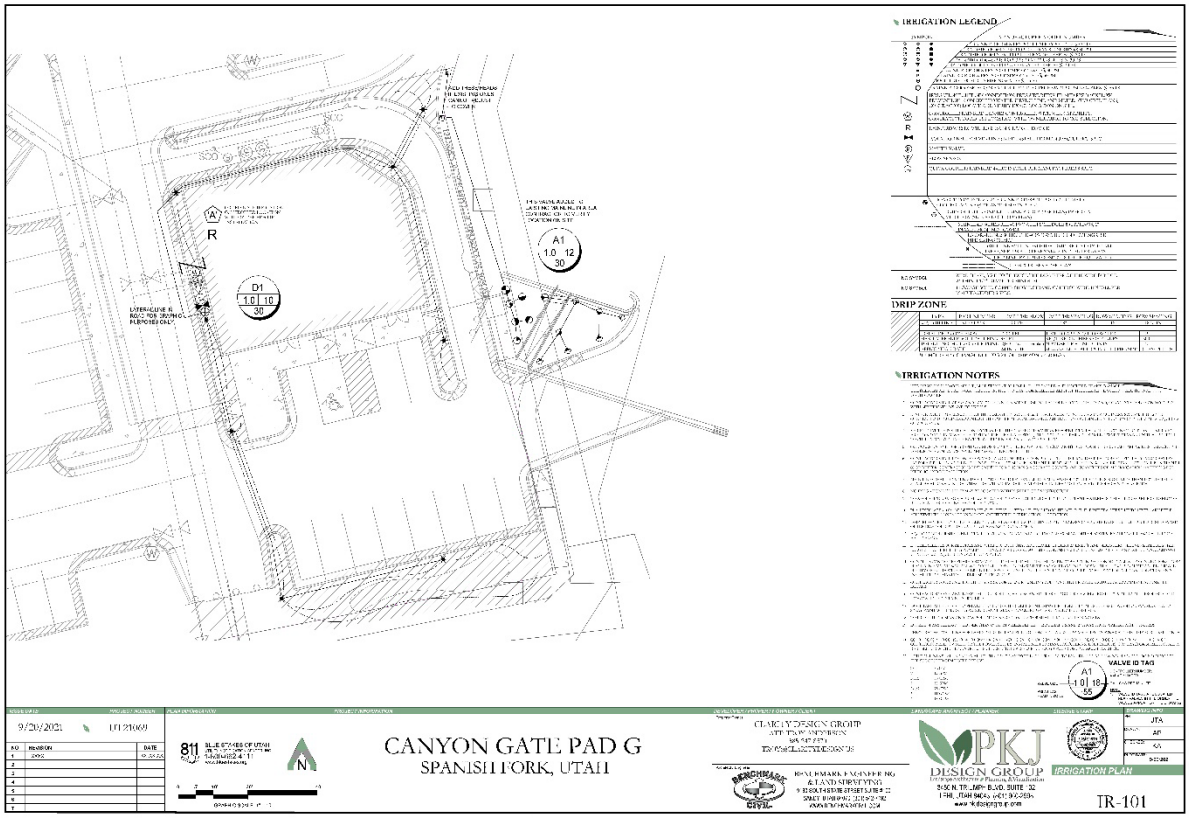

LIGHT DUTY PAVEMENT
HEAVY DUTY PAVEMENT
PAVEMENT SECTIONS 1
TYPICAL RELEASE CURB & GUTTER 2
TYPICAL CONCRETE INTEGRAL SIDEWALK & CURB 3
1 1/2" TO 2" WATER METER & VAULT DETAIL 4
CURB INLET W/ SINGLE GRATE 5
SEWER CONNECTION DETAIL 6
3X3' CATCH BASIN 7
BENCHMARK ENGINEERING & LAND SURVEYING
CANYON GATE PAD G
836 S. SPANISH FORK PKWY
SPANISH FORK, UTAH
DETAIL SHEET
CDT.01
8 OF 9

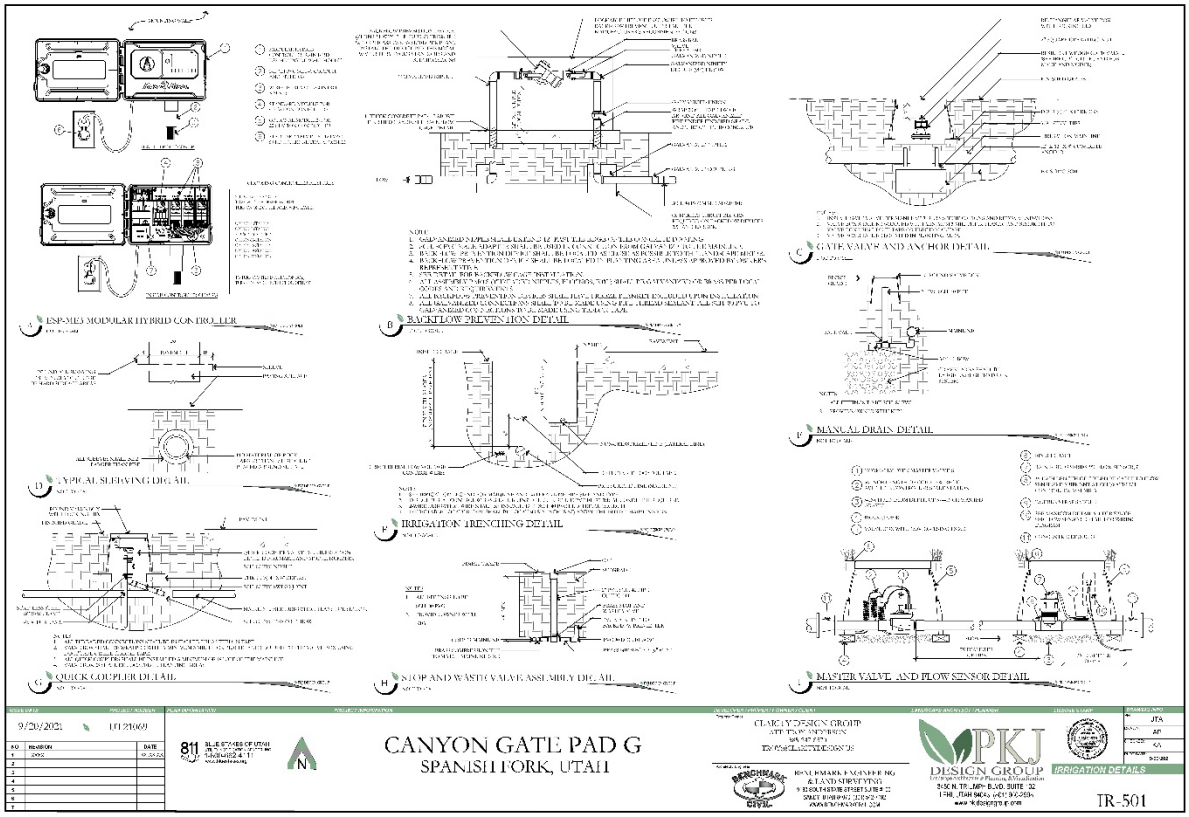

PARALLEL PEDESTRIAN RAMP
SECTION A-A
DIRECTION OF TRAVEL OR APPROACH
INTERNATIONAL SYMBOL OF ACCESSIBILITY
STRIPING SYMBOLS
TRANSITION DETAIL
STANDARD ACCESS RAMP 1
ADA SIGN POST DETAIL
ASPHALT RESTORATION DETAIL 2
NYLOPLAST 2'FT X 3'FT CURB INLET STRUCTURE: 30__AGR__X
30__AGR__X
NYLOPLAST 2'X3' CATCH BASIN 3
BENCHMARK ENGINEERING & LAND SURVEYING
CANYON GATE PAD G
839 S. SPANISH FORK PKWY
SPANISH FORK, UTAH
DETAIL SHEET
CDT.02
9 OF 9

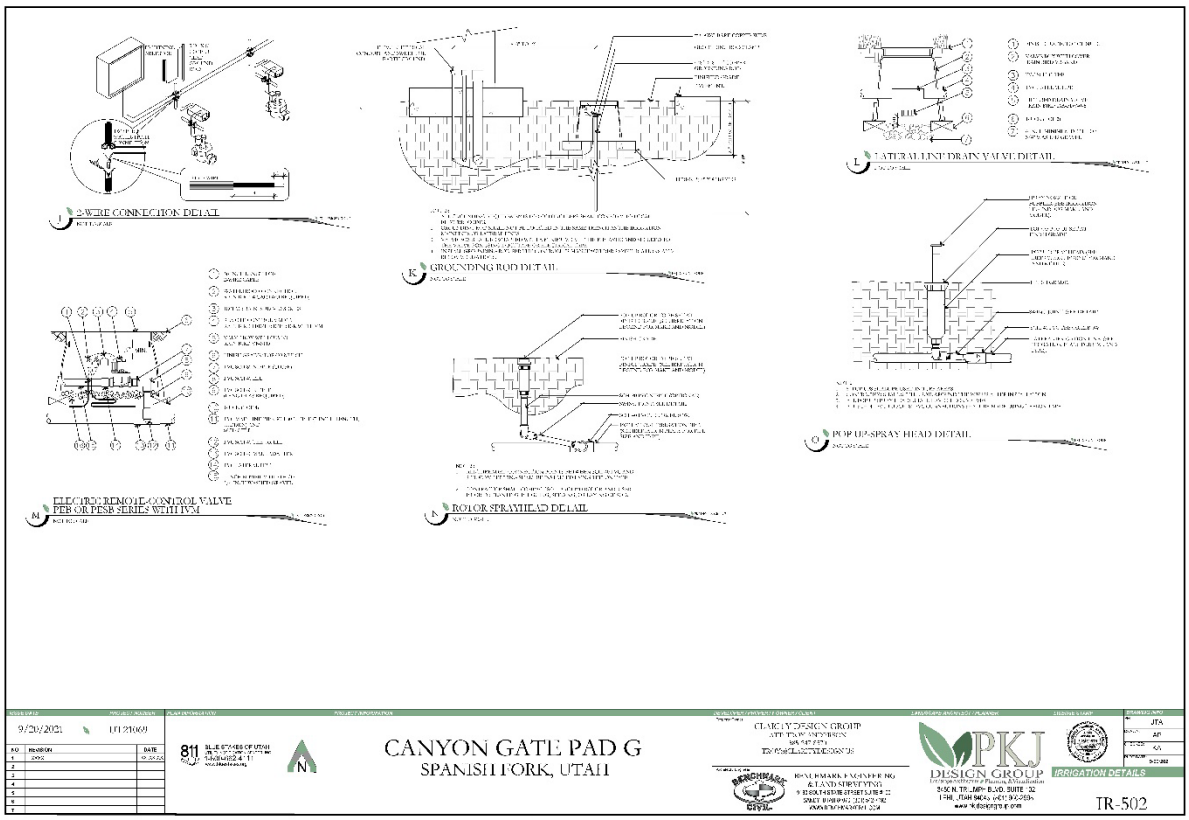

LANDSCAPE PLAN SPECIFICATIONS
LANDSCAPE NOTES
PLANT LEGEND
SITE MATERIALS LEGEND
SITE REQUIREMENT CALCULATIONS
6/15/2021
UT21009
CANYON GATE PAD G
SPANISH FORK, UTAH
CLARITY DESIGN GROUP
BENCHMARK ENGINEERING & LAND SURVEY INC
PKJ DESIGN GROUP
COVER SHEET
LP-COVER

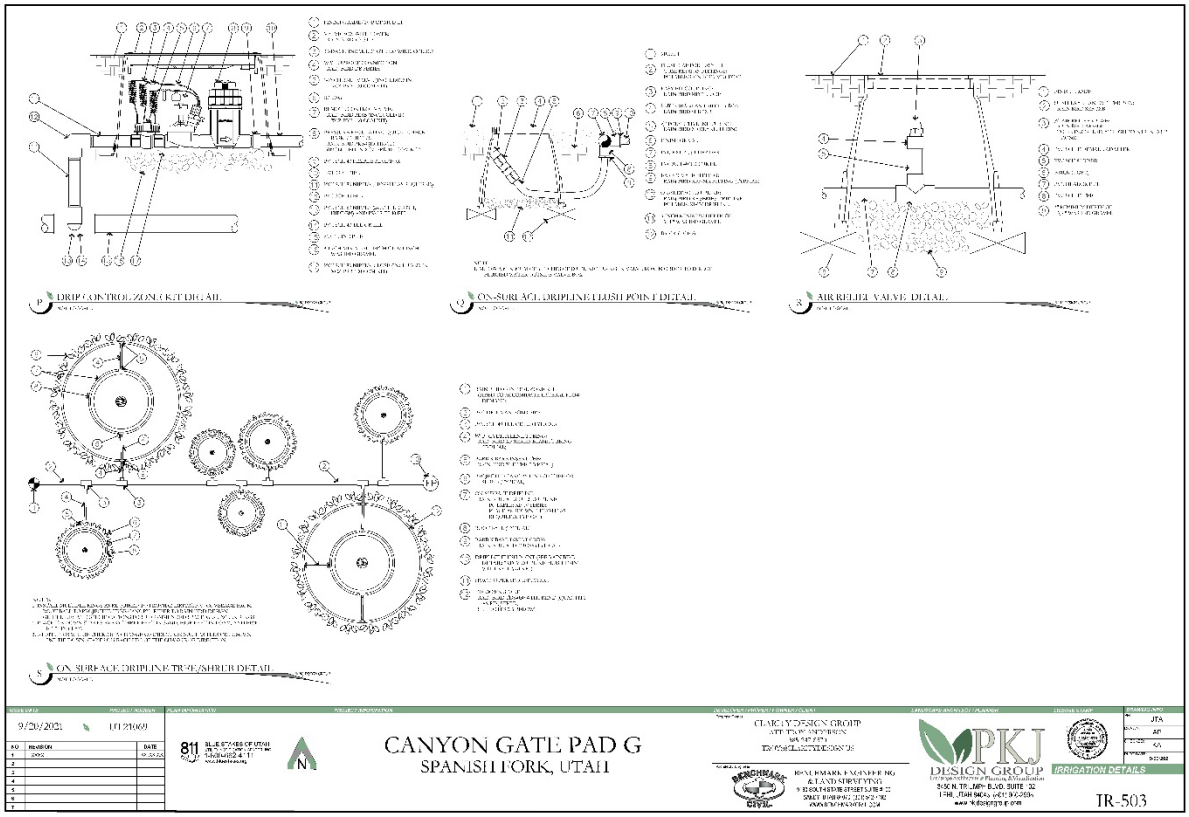

DECIDUOUS TREE PLANTING
TREE ON SLOPE 5% (2:1) TO 50% (2:1)
TREE W/ BERM EXISTING SOIL MODIFIED
EVERGREEN TREE PLANTING
SHRUB - MODIFIED SOIL
PERENNIAL PLANTING
CONCRETE MOWSTRIPS
PERENNIAL/GROUNDCOVER PLANTING
SOD LAYING/MULCH DETAIL
BOULDER AND DRY STREAM BED DETAIL
6/15/2021
UT21009
CANYON GATE
SPANISH FORK, UTAH
CLARITY DESIGN GROUP
BENCHMARK ENGINEERING & LAND SURVEY INC
PKJ DESIGN GROUP
LANDSCAPE DETAILS
LP-501


CANYON GATE PAD G
SPANISH FORK, UTAH
IRRIGATION PLAN SPECIFICATIONS
CONTROLLER AND 1" P.O.C. LOCATION OVERVIEW
CANYON GATE PAD G
SPANISH FORK, UTAH
COVER SHEET
IR-COVER


IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
CANYON GATE PAD G
SPANISH FORK, UTAH
IRRIGATION PLAN
IR-101


ESP-ME3 MODULAR HYBRID CONTROLLER
BACKFLOW PREVENTION DETAIL
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
9/20/2021
CANYON GATE PAD G
SPANISH FORK, UTAH
CLARITY DESIGN GROUP
PKJ DESIGN GROUP
IRRIGATION DETAILS
TR-501


2-WIRE CONNECTION DETAIL
GROUNDING ROD DETAIL
LATERAL LINE DRAIN VALVE DETAIL
ELECTRO-REMOTE-CONTROL VALVE PER OR PESB SERIES WITH IVM
ROTOR SPRAYHEAD DETAIL
POP-UP SPRAY HEAD DETAIL
9/20/2021
CANYON GATE PAD G
SPANISH FORK, UTAH
CLARITY DESIGN GROUP
PKJ DESIGN GROUP
IRRIGATION DETAILS
TR-502


DRIP CONTROL ZONE KIT DETAIL
ON-SURFACE DRIPLINE FLUSH POINT DETAIL
AIR RELIEF VALVE DETAIL
ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
9/20/2021
UT210609
CANYON GATE PAD G
SPANISH FORK, UTAH
CLARITY DESIGN GROUP
PKJ DESIGN GROUP
IRRIGATION DETAILS
TR-503



clarity design group

consultants

CANYON GATE
RETAIL PAD G

836 S SPANISH FORK
PARKWAY,
SPANISH FORK, UT

PROJECT NO: 21.024
DRAWN BY: LH
CHECKED BY: TA

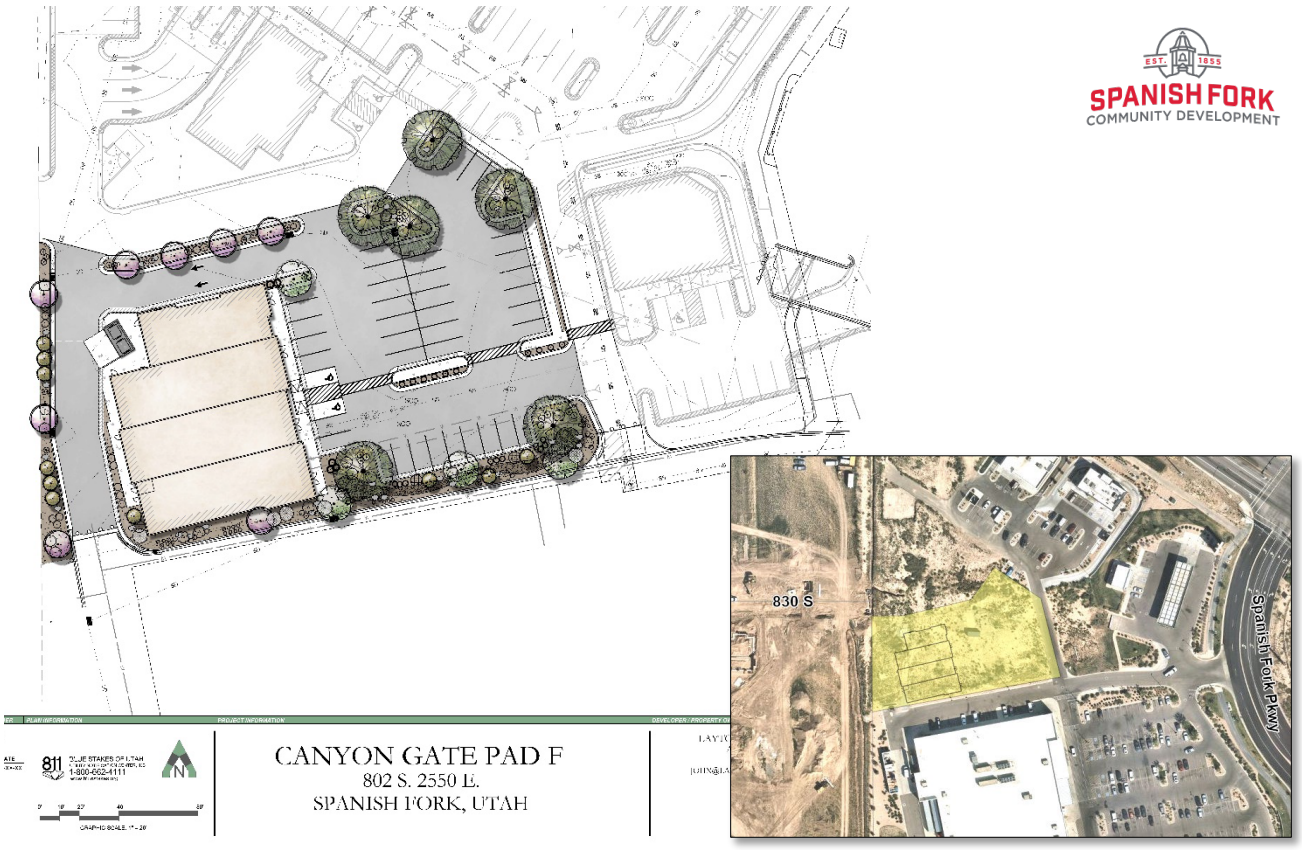
ISSUE DATE: 05/23/22

NO.	DATE	DESC.
-	-	-

SHEET TITLE

ELEVATIONS

A2.1



Canyon Gate Pad F Site Plan Approval Request

May 26, 2022, Development Review Committee Meeting.

Located at 856 South Spanish Fork Parkway, including 0.99 acres.

The subject parcel is currently zoned C-2.

The applicant has requested that a Site Plan be approved.

Key Issues

1. Traffic Circulation.
2. Parking.
3. Utilities.
4. Access.
5. Power.

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

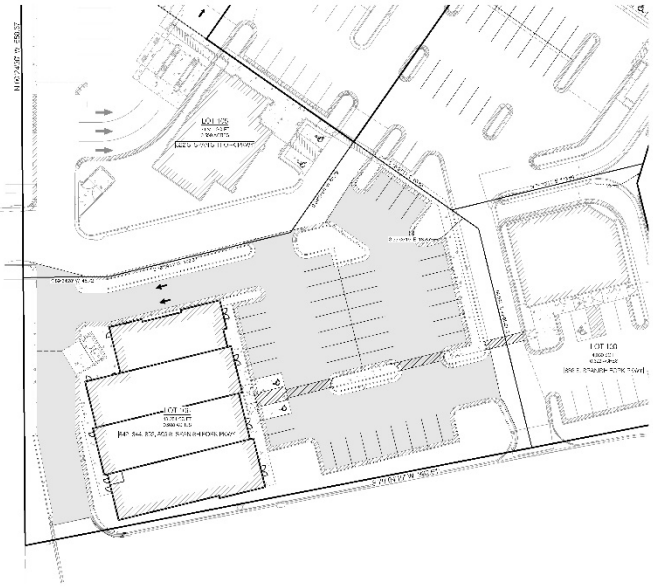
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

Exhibits

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

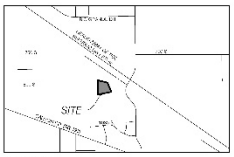
CANYON GATE RETAIL - LOT 106

LOCATED IN THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, UTAH



NORTH

GRAPHIC SCALE



VICINITY MAP
N.T.S.

OWNER/DEVELOPER
LAYTON DAVIS ARCH LC
JOHN DAVIS
801.792.7376
johndavis@laytondavisarchitects.com

DRAWING INDEX

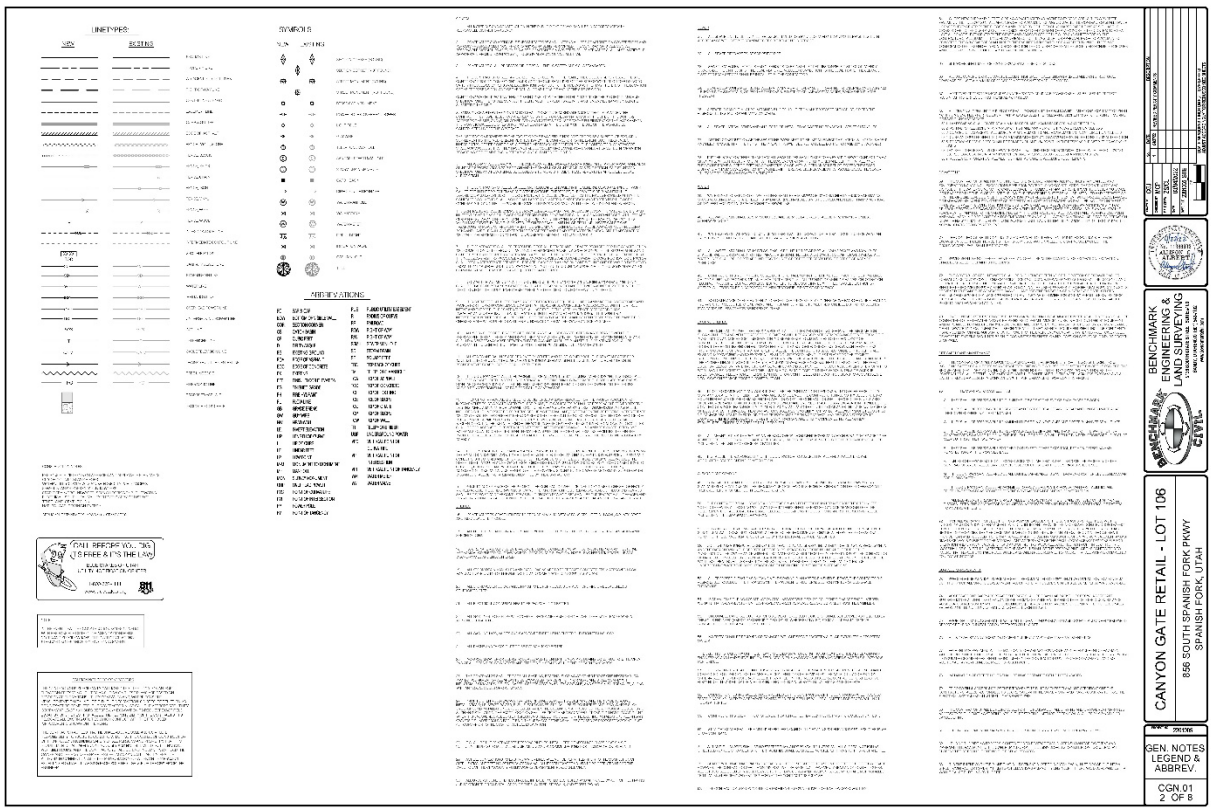
COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
CSP.01	SITE PLAN
CUP.01	UTILITY PLAN
CGD.01	GRADING & DRAINAGE PLAN
CEP.01	EROSION CONTROL PLAN
CEP.02	EROSION CONTROL DETAILS
CDT.01	DETAILS & NOTES

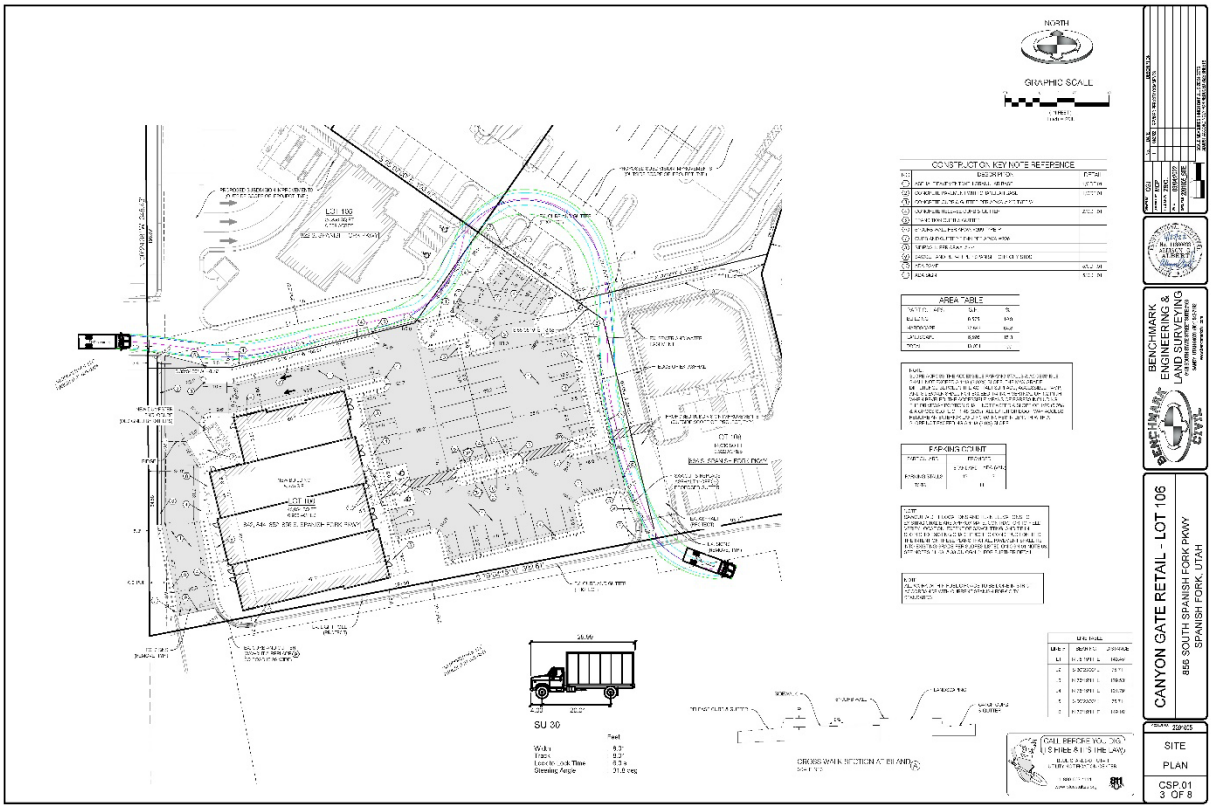
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

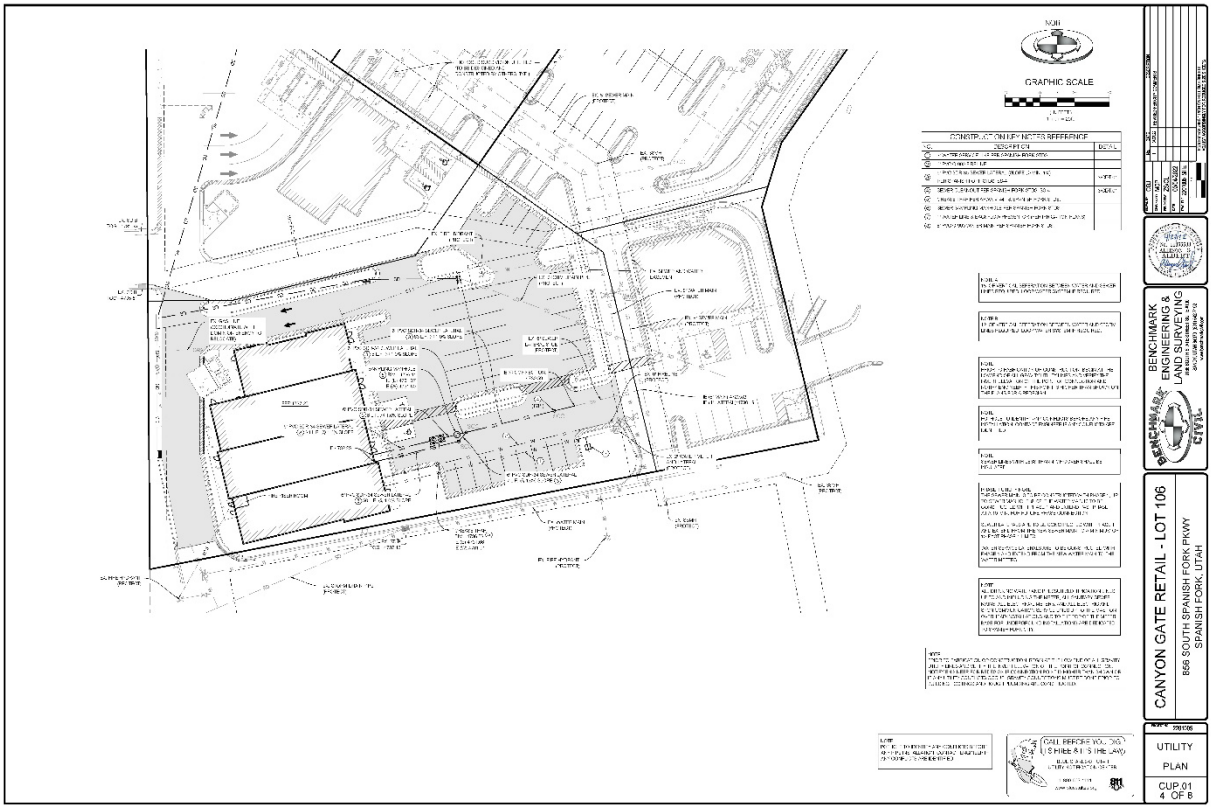
BENCHMARK ENGINEERING & LAND SURVEYING

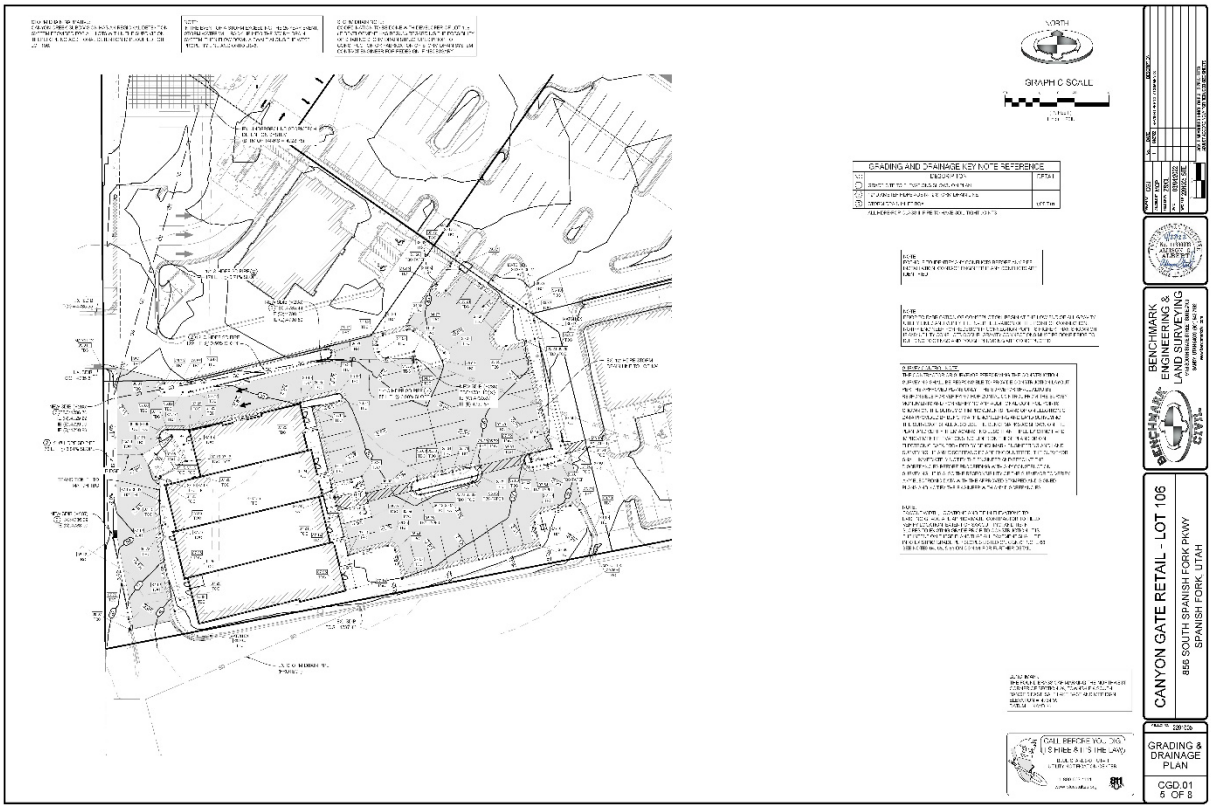
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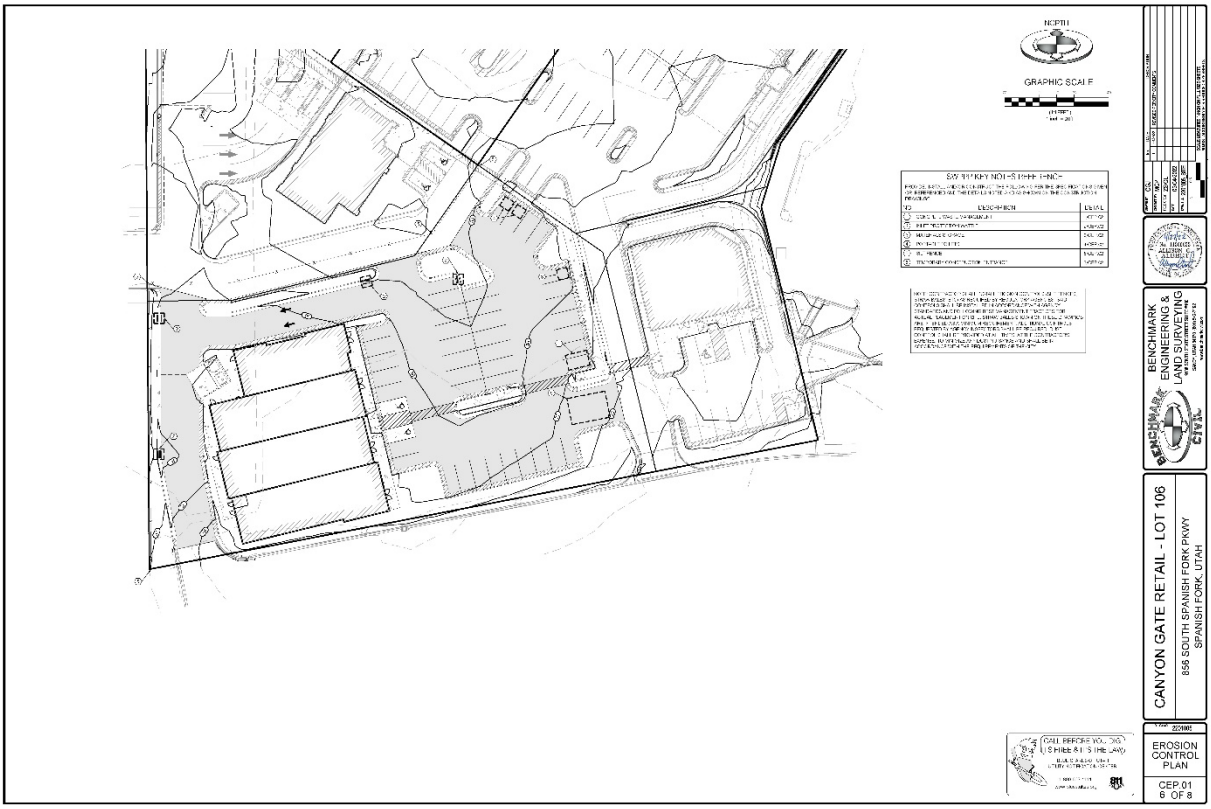
1 OF 8

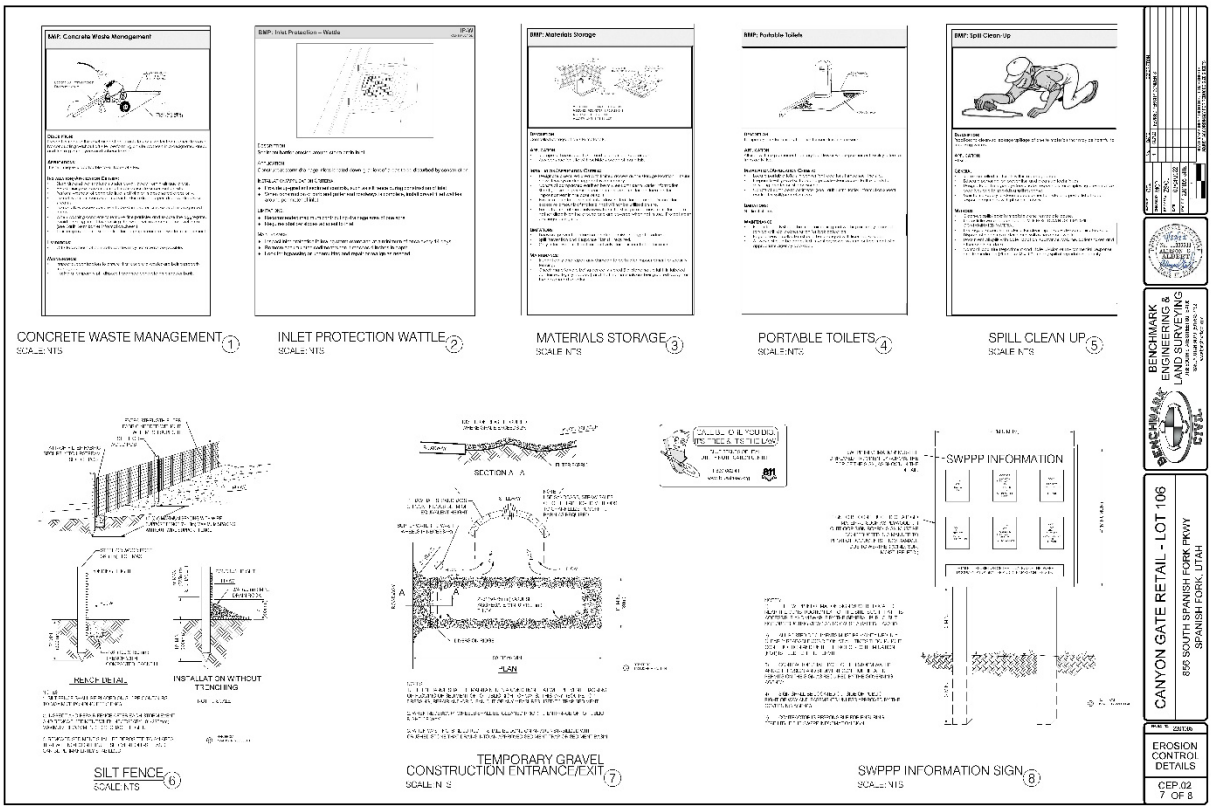


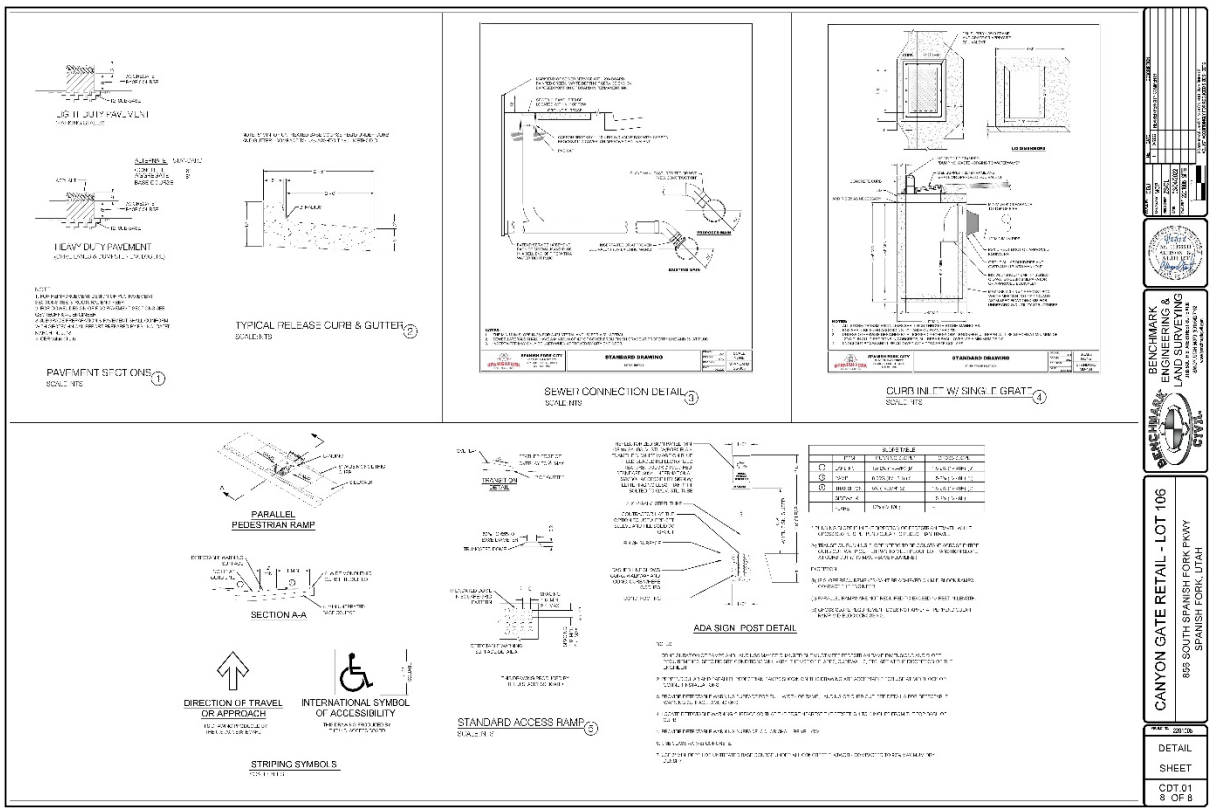

NORTH
GRAPHIC SCALE
CONSTRUCTION KEY NOTE REFERENCE
AREA TABLE
PARKING EXHIBIT
SU 30
BENCHMARK ENGINEERING & LAND SURVEYING
CANYON GATE RETAIL - LOT 106
858 SOUTH SPANISH FORK PKWY
SPANISH FORK, UTAH
SITE PLAN
CSP.01
3 OF 8

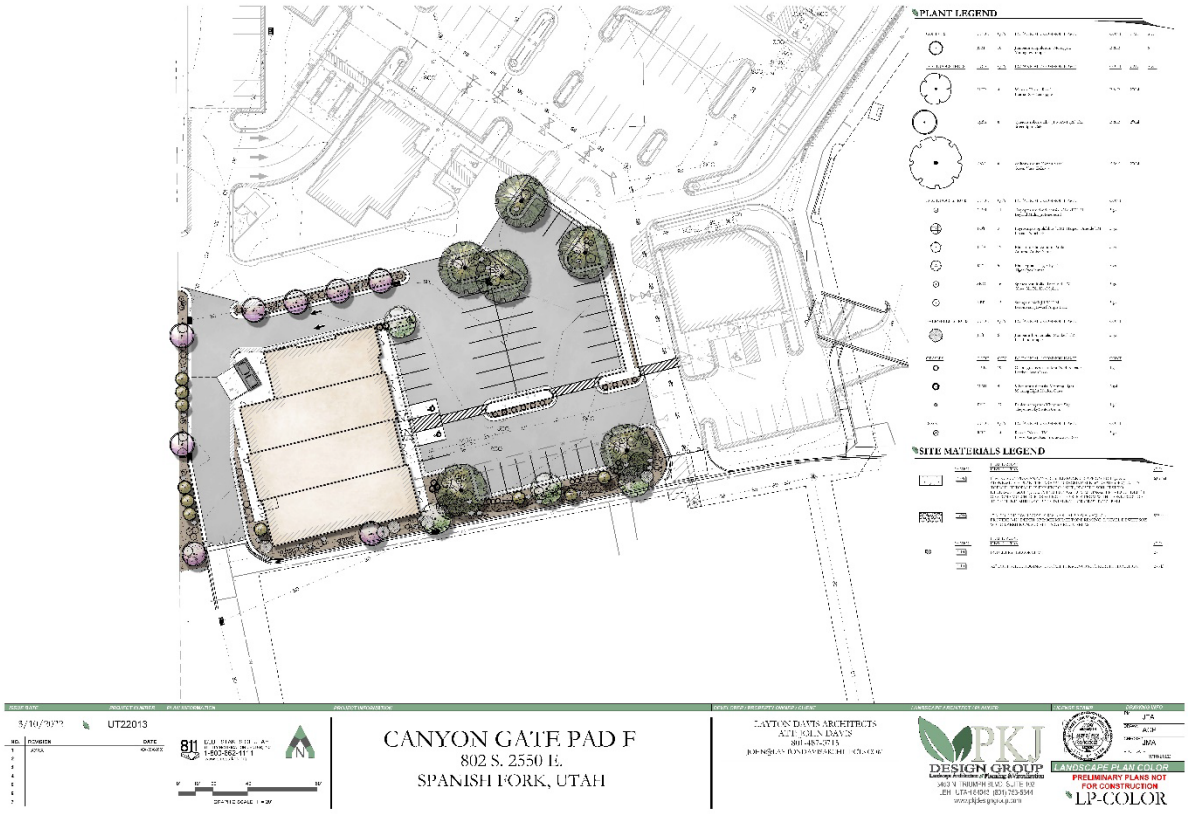

NORTH
GRAPHIC SCALE
CONSTRUCTION KEY NOTE REFERENCE
BENCHMARK ENGINEERING & LAND SURVEYING
CANYON GATE RETAIL - LOT 106
858 SOUTH SPANISH FORK PKWY
SPANISH FORK, UTAH
UTILITY PLAN
CUP.01
4 OF 8

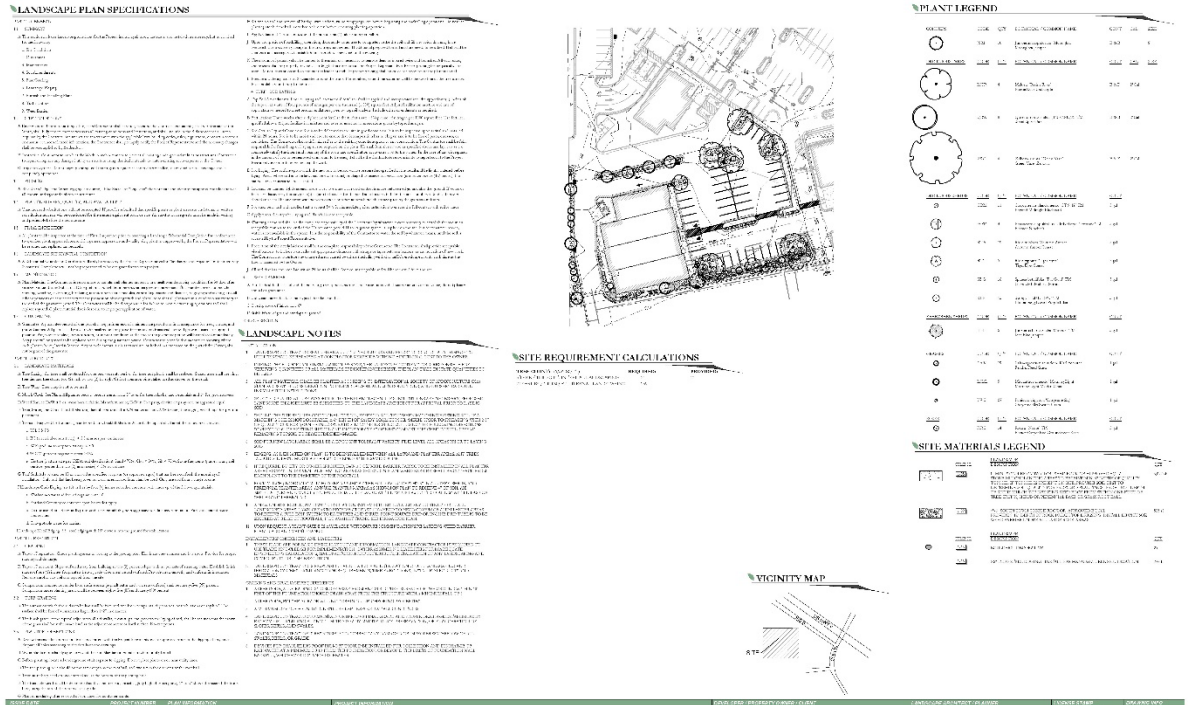

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GRAPHIC SCALE
GRADING AND DRAINAGE KEY NOTE REFERENCE
BENCHMARK ENGINEERING & LAND SURVEYING
CANYON GATE RETAIL - LOT 106
856 SOUTH SPANISH FORK PKWY
SPANISH FORK, UTAH
GRADING & DRAINAGE PLAN
CGD.01
5 OF 8

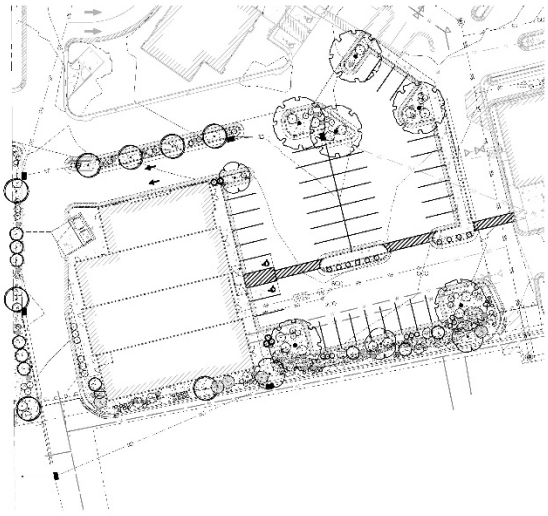

NORTH
GRAPHIC SCALE
BENCHMARK ENGINEERING & LAND SURVEYING
CANYON GATE RETAIL - LOT 106
856 SOUTH SPANISH FORK PKWY
SPANISH FORK, UTAH
EROSION CONTROL PLAN
CEP.01
6 OF 8

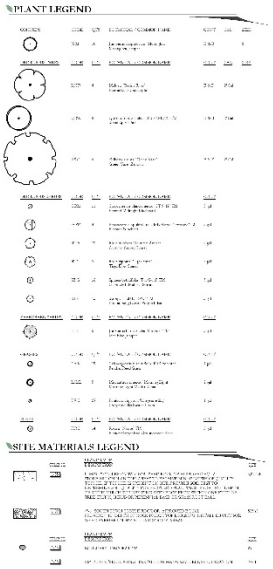

BMP: Concrete Waste Management
BMP: Inlet Protection – Wattle
BMP: Materials Storage
BMP: Portable Toilets
BMP: Spill Clean-Up
CONCRETE WASTE MANAGEMENT 1
SCALE: NTS
INLET PROTECTION WATTLE 2
SCALE: NTS
MATERIALS STORAGE 3
SCALE: NTS
PORTABLE TOILETS 4
SCALE: NTS
SPILL CLEAN UP 5
SCALE: NTS
SILT FENCE 6
SCALE: NTS
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT 7
SCALE: NTS
SWPPP INFORMATION
SWPPP INFORMATION SIGN 8
SCALE: NTS
BENCHMARK ENGINEERING & LAND SURVEYING
CANYON GATE RETAIL - LOT 106
855 SOUTH SPANISH FORK PKWY
SPANISH FORK, UTAH
EROSION CONTROL DETAILS
CEP.02
7 OF 8


HEAVY DUTY PAVEMENT
PAVEMENT SECTIONS 1
SCALE: NTS
TYPICAL RELEASE CURB & GUTTER 2
SCALE: NTS
SEWER CONNECTION DETAIL 3
SCALE: NTS
CURB INLET W/ SINGLE GRATE 4
SCALE: NTS
PARALLEL PEDESTRIAN RAMP
SECTION A-A
DIRECTION OF TRAVEL OR APPROACH
INTERNATIONAL SYMBOL OF ACCESSIBILITY
STRIPING SYMBOLS
STANDARD ACCESS RAMP 5
SCALE: NTS
ADA SIGN POST DETAIL
BENCHMARK ENGINEERING & LAND SURVEYING
CANYON GATE RETAIL - LOT 106
855 SOUTH SPANISH FORK PKWY
SPANISH FORK, UTAH
DETAIL SHEET
CDT.01
8 OF 8


PLANT LEGEND
SITE MATERIALS LEGEND
3/10/2022
UT22013
CANYON GATE PAD F
802 S. 2550 E.
SPANISH FORK, UTAH
LAYTON DAVIS ARCHITECTS
ATE JOHN DAVIS
801-487-0715
PKJ DESIGN GROUP
LANDSCAPE PLAN COLOR
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-COLOR


LANDSCAPE PLAN SPECIFICATIONS
LANDSCAPE NOTES
SITE REQUIREMENT CALCULATIONS
PLANT LEGEND
SITE MATERIALS LEGEND
VICINITY MAP
3/10/2022
UT22013
CANYON GATE PAD F
802 S. 2550 E.
SPANISH FORK, UTAH
LAYTON DAVIS ARCHITECTS
ATE JOHN DAVIS
801-487-0715
PKJ DESIGN GROUP
LANDSCAPE PLAN COVER
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-100





3/10/2022 UT22013

811 BLUE STAKES OF UTAH 1-800-662-4111

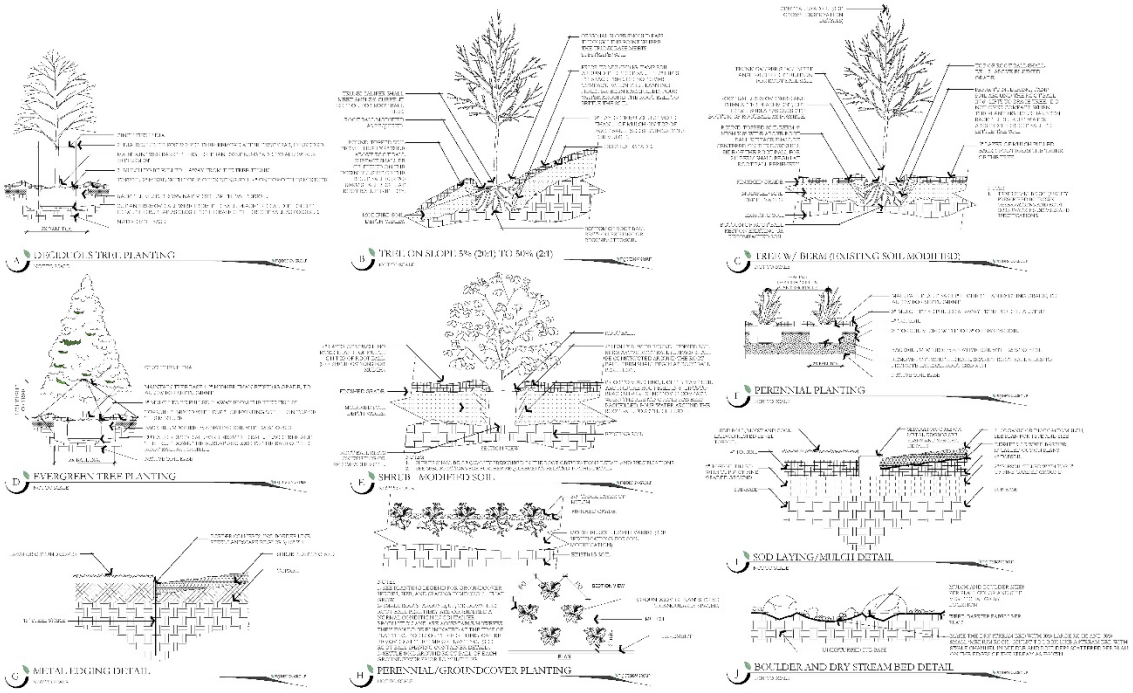
CANYON GATE PAD F
802 S. 2550 E.
SPANISH FORK, UTAH

LAYTON DAVIS ARCHITECTS
ATE JOHN DAVIS
801-487-0713
JOHN@LAYTONDAVISARCHITECTS.COM

PKJ DESIGN GROUP
Landscape Architecture & Planning & Consultation
3463 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-9944
www.pkjdesigngroup.com

JTA
ACP
JMA

LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-101



3/10/2022 UT22013

811 BLUE STAKES OF UTAH 1-800-662-4111

CANYON GATE PAD F
802 S. 2550 E.
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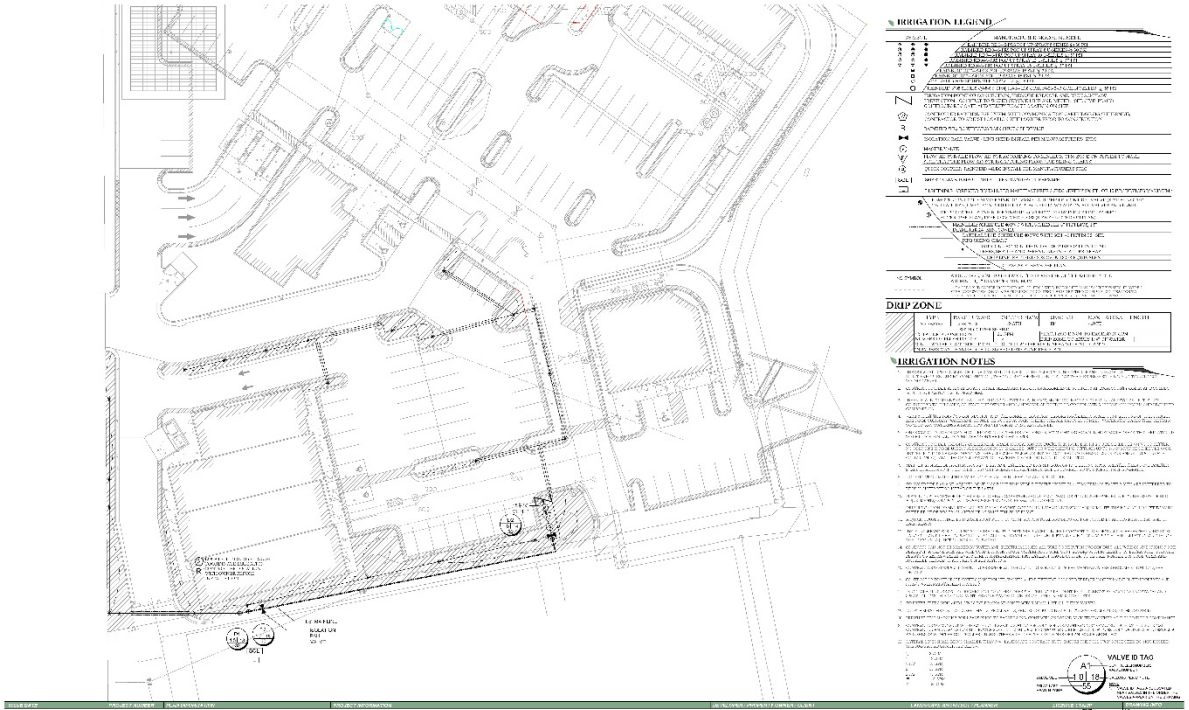
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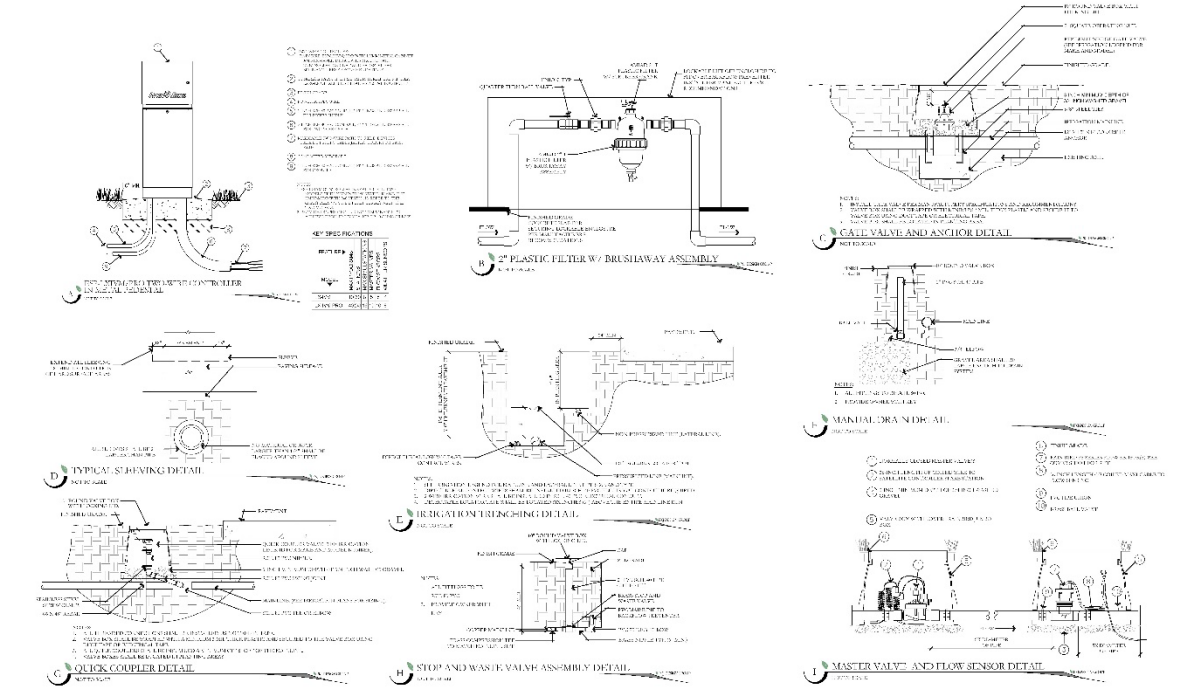
LANDSCAPE DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-501

CANYON GATE PAD F

SPANISH FORK, UTAH







3/10/2022 1/12/2013

811 BLUE STAKES OF UTAH 1-(800) 662-4111

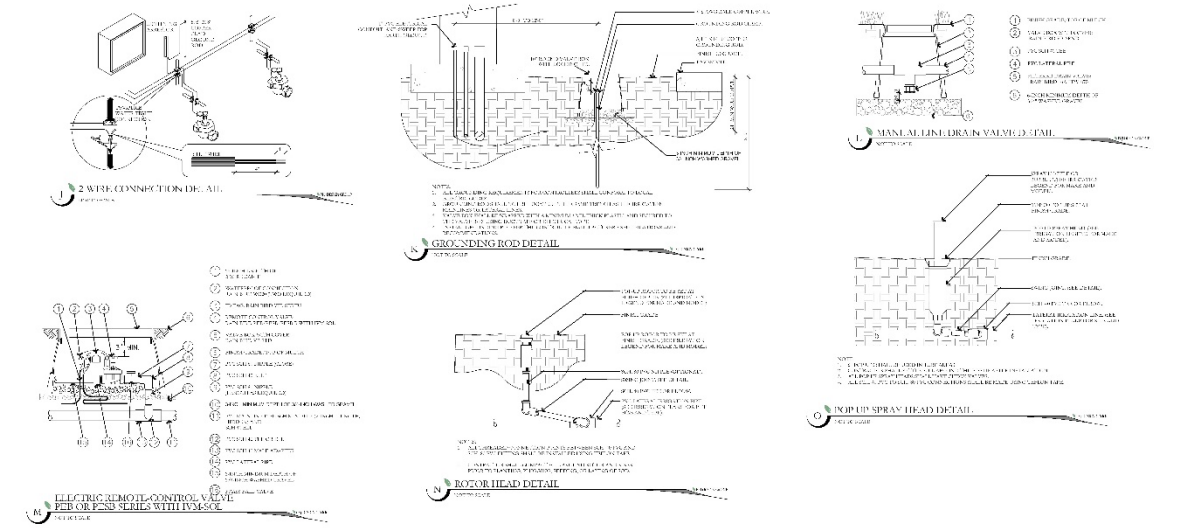
CANYON GATE PAD F
802 S. 2550 E.
SPANISH FORK, UTAH

LAYTON DAVIS ARCHITECTS
ATTN: JOHN DAVIS
801 787 0715
JOHN@LAYTONDAVISARCHITECTS.COM

PKJ DESIGN GROUP
Landscape Architecture & Planning, A Corporation
2490 N. TRUMP BLVD. SUITE 22
PAYSON, UTAH 84651 (801) 754-8344
www.pkjdesigngroup.com

JTA
AC
MM

IRRIGATION DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-501



3/10/2022 1/12/2013

811 BLUE STAKES OF UTAH 1-(800) 662-4111

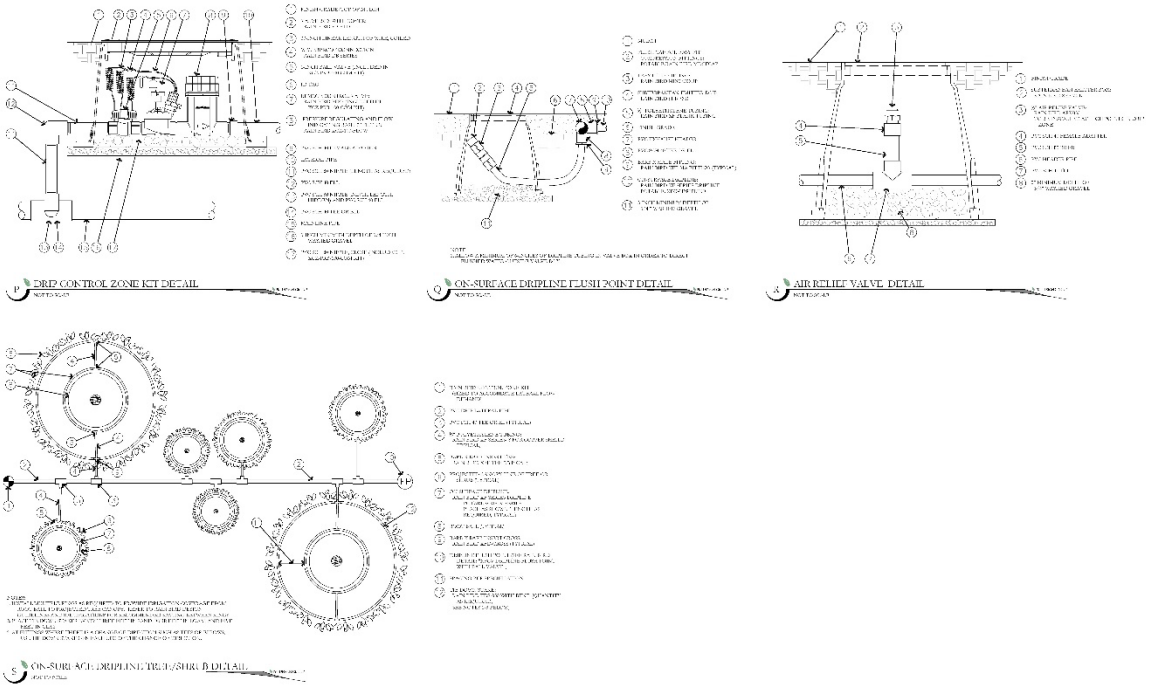
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802 S. 2550 E.
SPANISH FORK, UTAH

LAYTON DAVIS ARCHITECTS
ATTN: JOHN DAVIS
801 787 0715
JOHN@LAYTONDAVISARCHITECTS.COM

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JTA
AC
MM

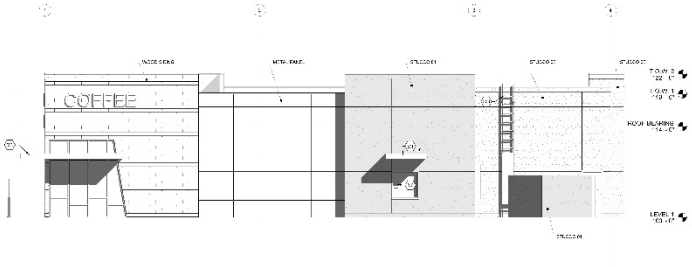
IRRIGATION DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-502


DRIP CONTROL ZONE KIT DETAIL
ON-SURFACE DRIPLINE FLUSH POINT DETAIL
AIR RELIEF VALVE DETAIL
ON-SURFACE DRIPLINE TRIB/SHRUB DETAIL
3/10/2022
1/12/2013
CANYON GATE PAD F
802 S. 2550 E.
SPANISH FORK, UTAH
LAYTON DAVIS ARCHITECTS
ATT: JEVIN DAVIS
801 367 0715
JOHN@LAYTONDAVISARCHITECTS.COM
PKJ DESIGN GROUP
IRRIGATION PLANS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-503



EXTERIOR MATERIALS

KEYNOTE LEGEND



LAYTONDAVIS

CANYON GATE - PAD F
RETAIL BUILDING
802 SOUTH 2550 EAST
SPANISH FORK, UT 84660

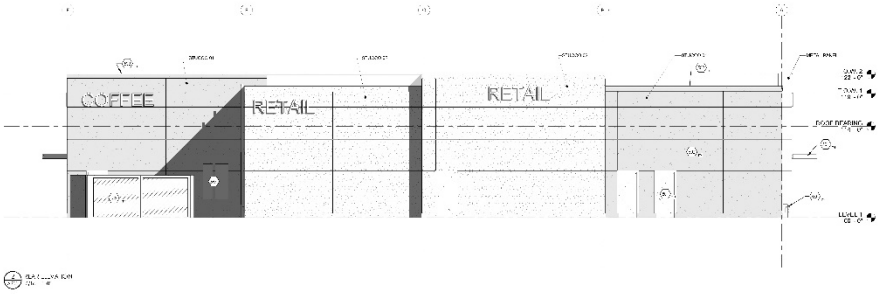
ELEVATIONS

A202



EXTERIOR MATERIALS

KEYNOTE LEGEND

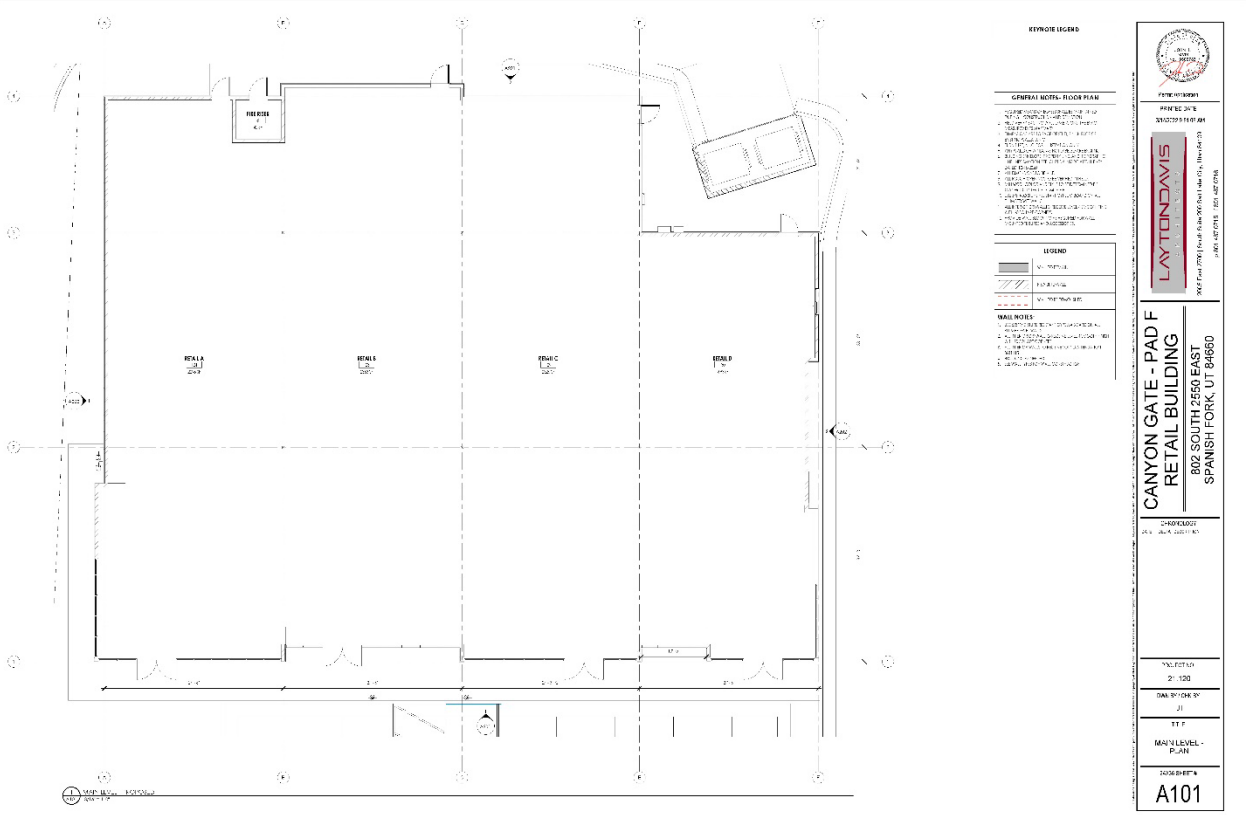


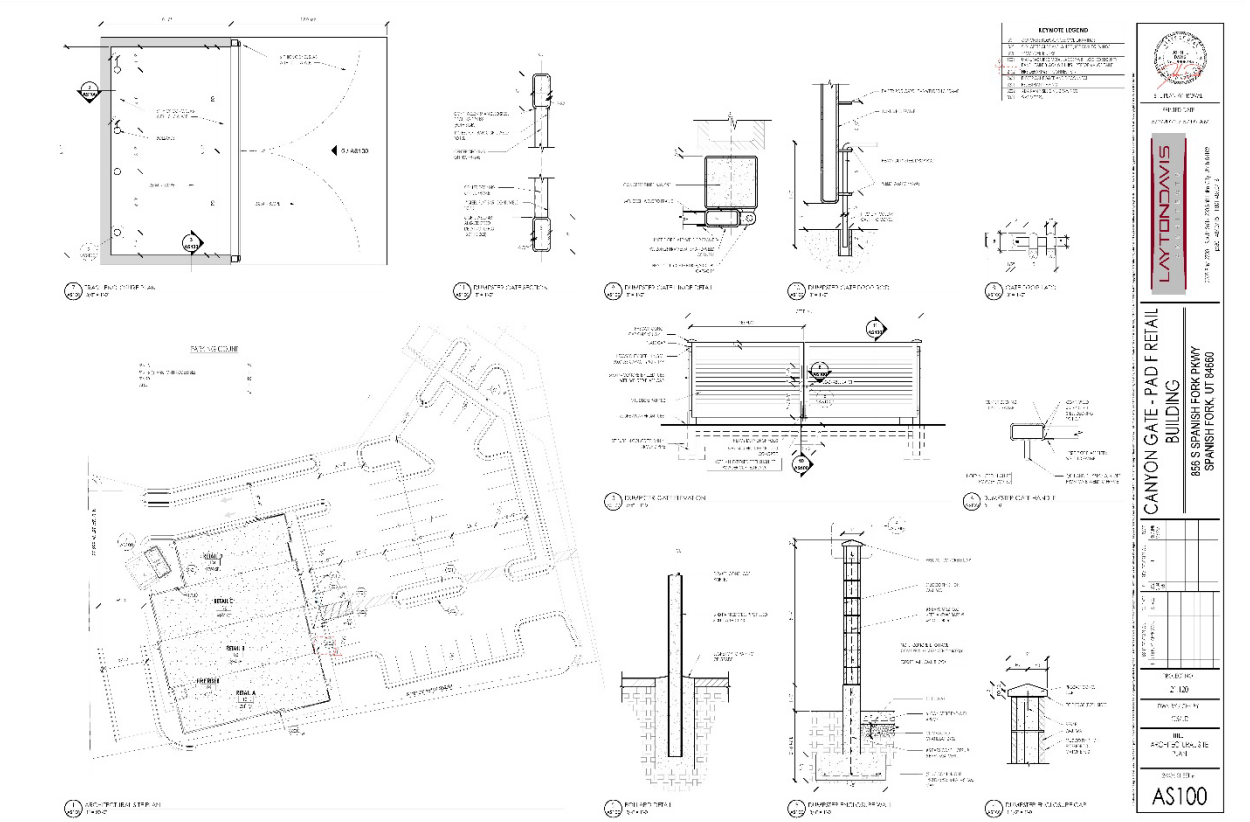
LAYTONDAVIS

CANYON GATE - PAD F
RETAIL BUILDING
802 SOUTH 2550 EAST
SPANISH FORK, UT 84660

ELEVATIONS

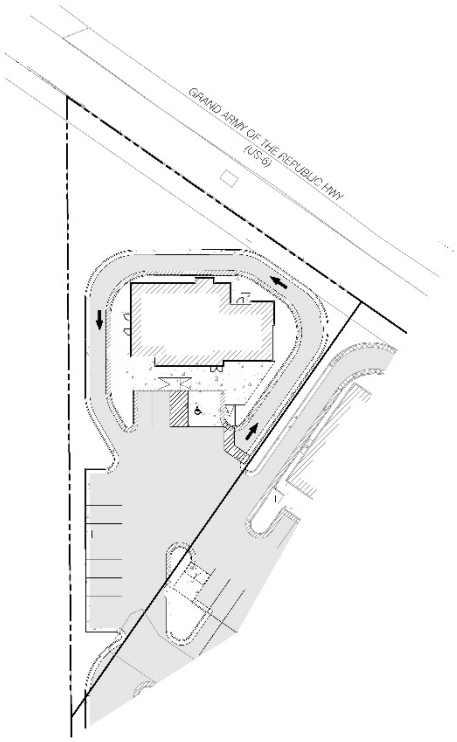
A201


RETAIL A
RETAIL B
RETAIL C
RETAIL D
KEYNOTE LEGEND
GENERAL NOTES - FLOOR PLAN
LEGEND
WALL NOTES
LAYTONDAVIS
CANYON GATE - PAD F RETAIL BUILDING
802 SOUTH 2550 EAST
SPANISH FORK, UT 84660
MAIN LEVEL - PLAN
A101


KEYNOTE LEGEND
LAYTONDAVIS
CANYON GATE - PAD F RETAIL BUILDING
855 S SPANISH FORK PKWY
SPANISH FORK, UT 84660
AS100

CANYON GATE ICEBERG

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26,
TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN,
SPANISH FORK CITY, UTAH COUNTY, UTAH





Iceberg Drive Inn Site Plan Approval Request

May 26, 2022, Development Review Committee Meeting.

Located at 758 South Spanish Fork Parkway, including 0.52 acres.

The subject parcel is currently zoned C-2.

The applicant has requested that a Site Plan be approved.

Key Issues

1. Traffic Circulation.
2. Landscaping.
3. Garbage Collection.
4. Utilities.
5. Access.
6. Power.

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

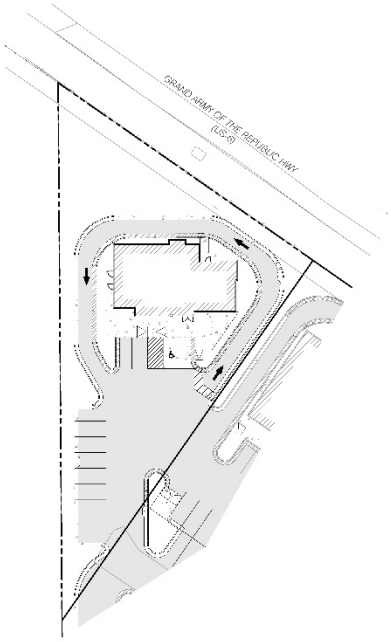
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That a second access be constructed prior to occupancy.
3. That the applicant addresses any red-lines.

Exhibits

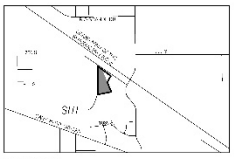
1. Site Plan.
2. Landscaping.
3. Building Elevations.

CANYON GATE ICEBERG

LOCATED IN THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, UTAH



GRAPHIC SCALE



VICINITY MAP
N.T.S.

OWNER/DEVELOPER:
PRIMARY RETAIL
JANE WOODWARD
662 EAST 500 SOUTH, SUITE 200
SALT LAKE CITY, UTAH 84102
801.400.9000
JWoodward@pcdevelop.com

DRAWING INDEX

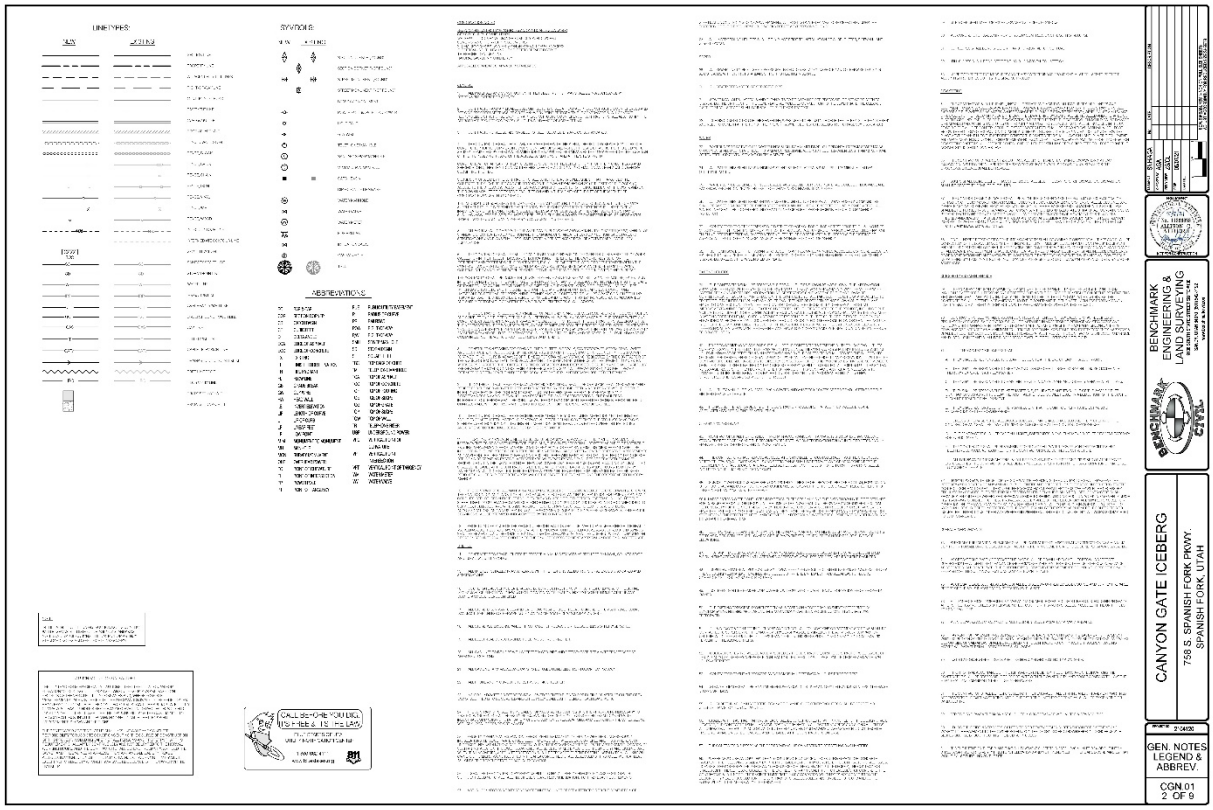
COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
CSP.01	SITE PLAN
CUP.01	UTILITY PLAN
CGD.01	GRADING & DRAINAGE PLAN
CEP.01	EROSION CONTROL PLAN
CEP.02	EROSION CONTROL DETAILS
CDT.01	DETAILS & NOTES
CDT.02	DETAILS & NOTES

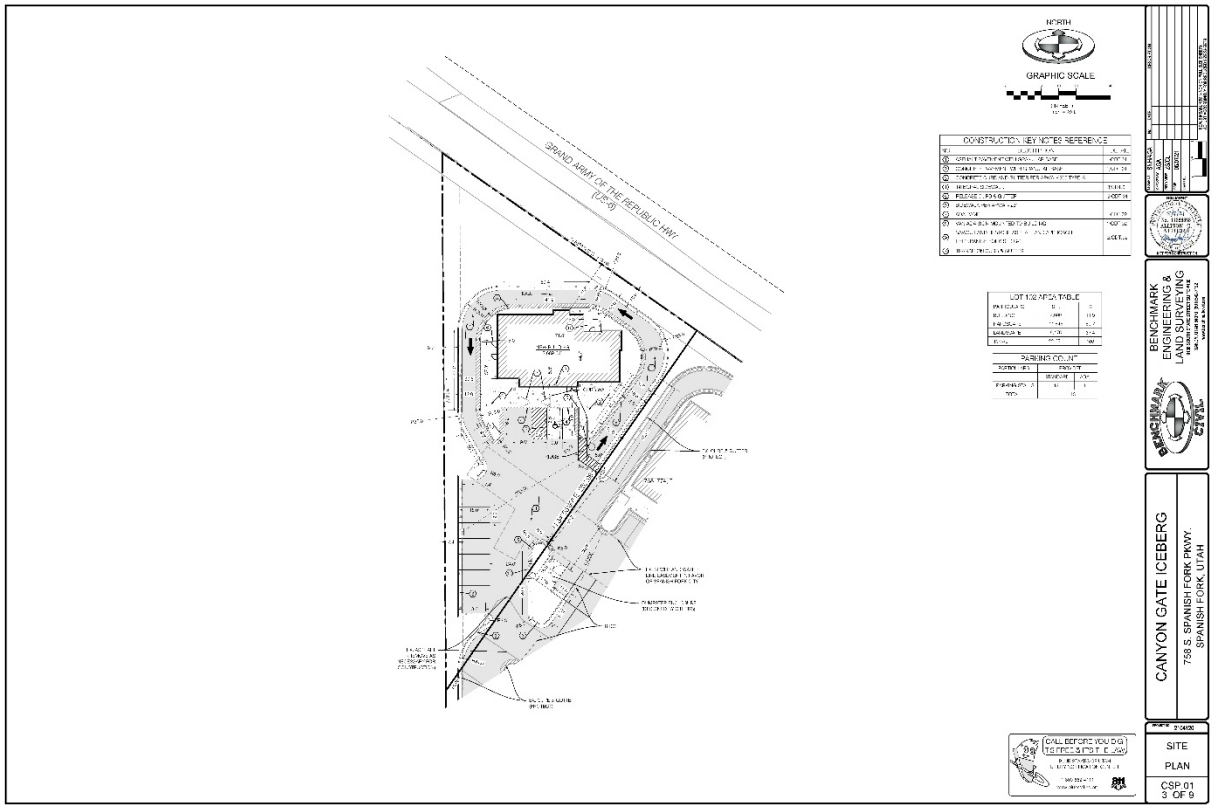
CIVIL CONSTRUCTION PLANS

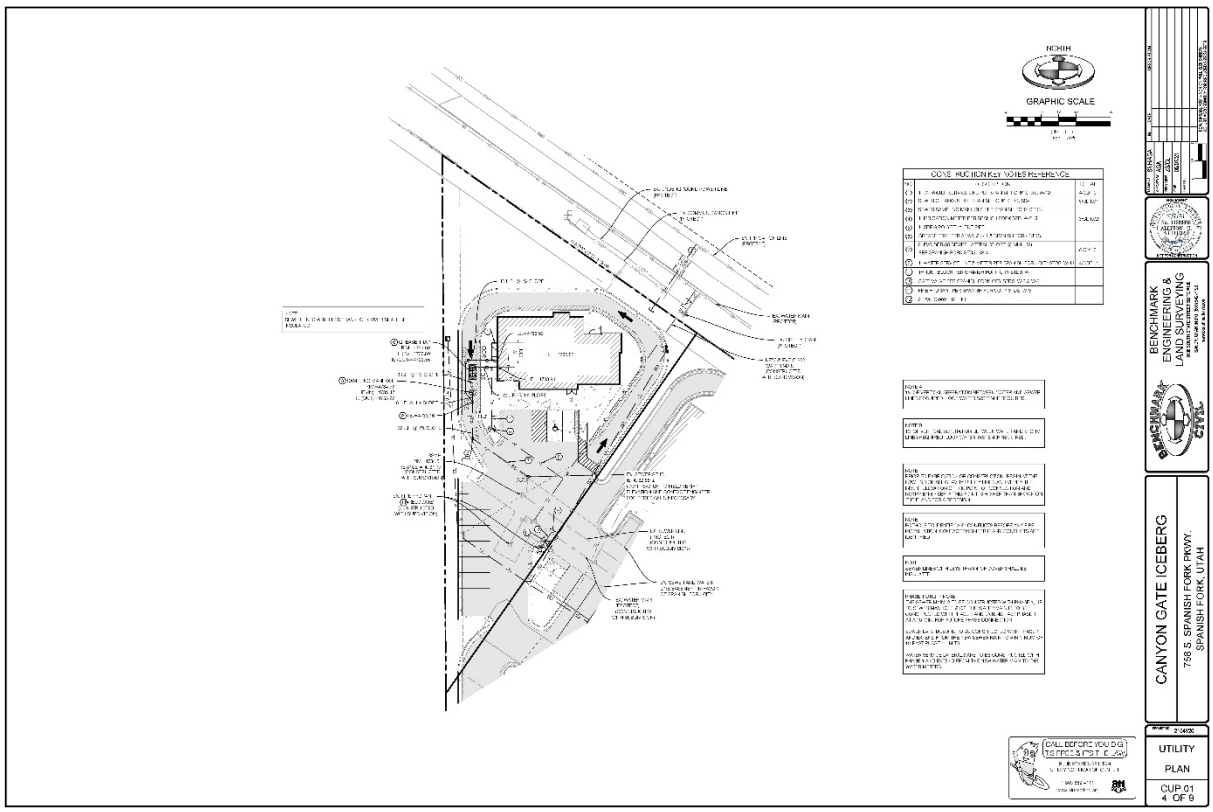
BENCHMARK ENGINEERING & LAND SURVEYING

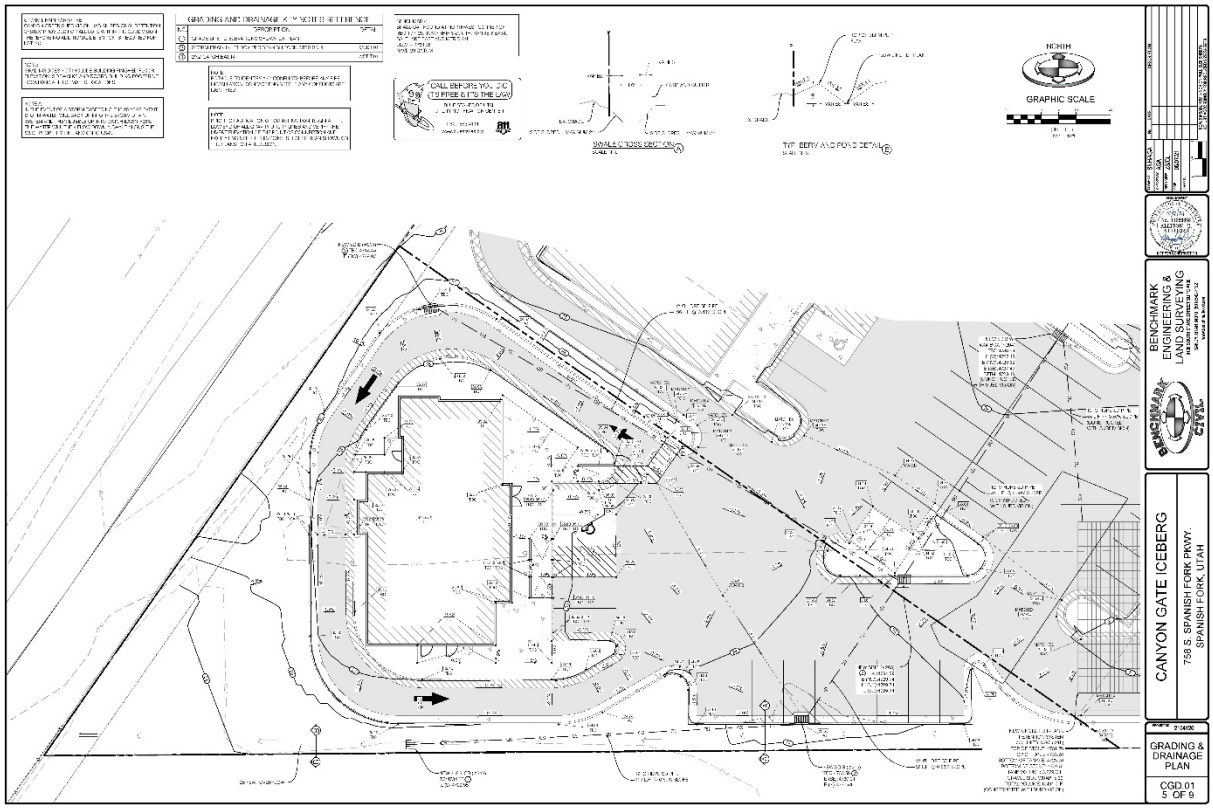
COVER

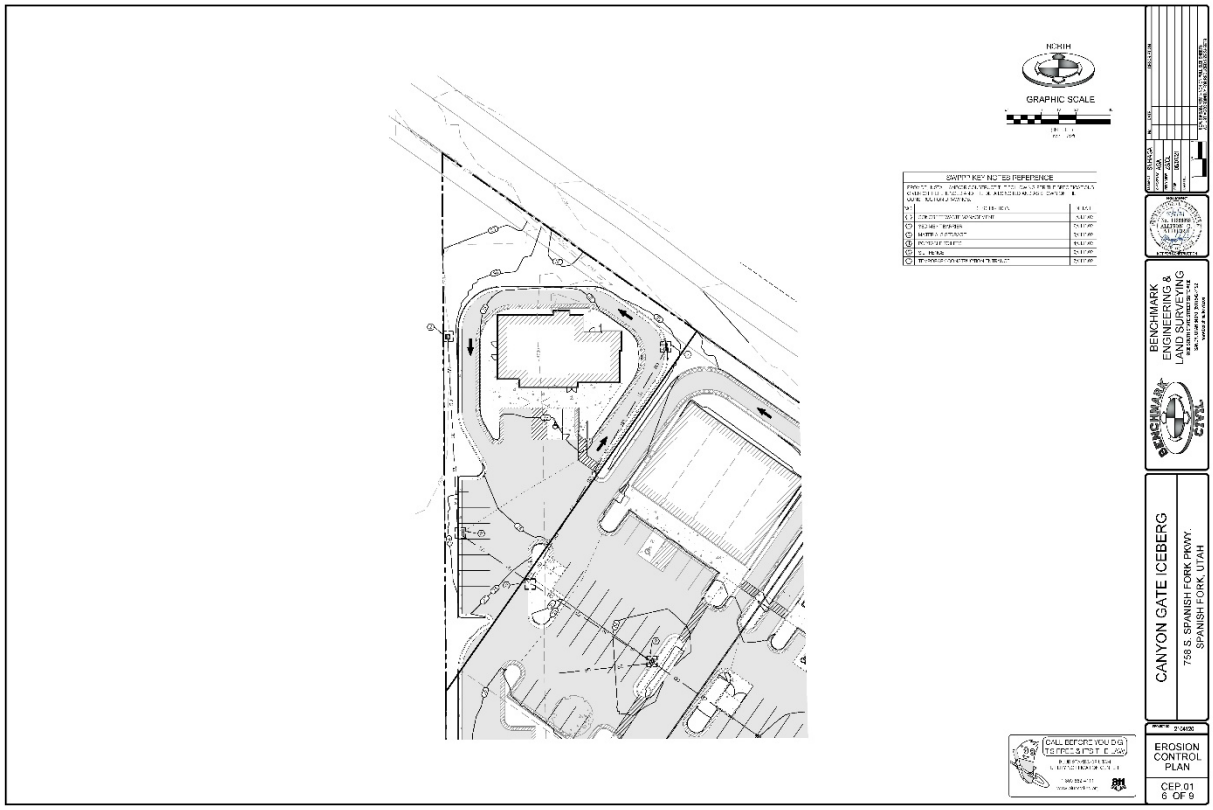
1 OF 9

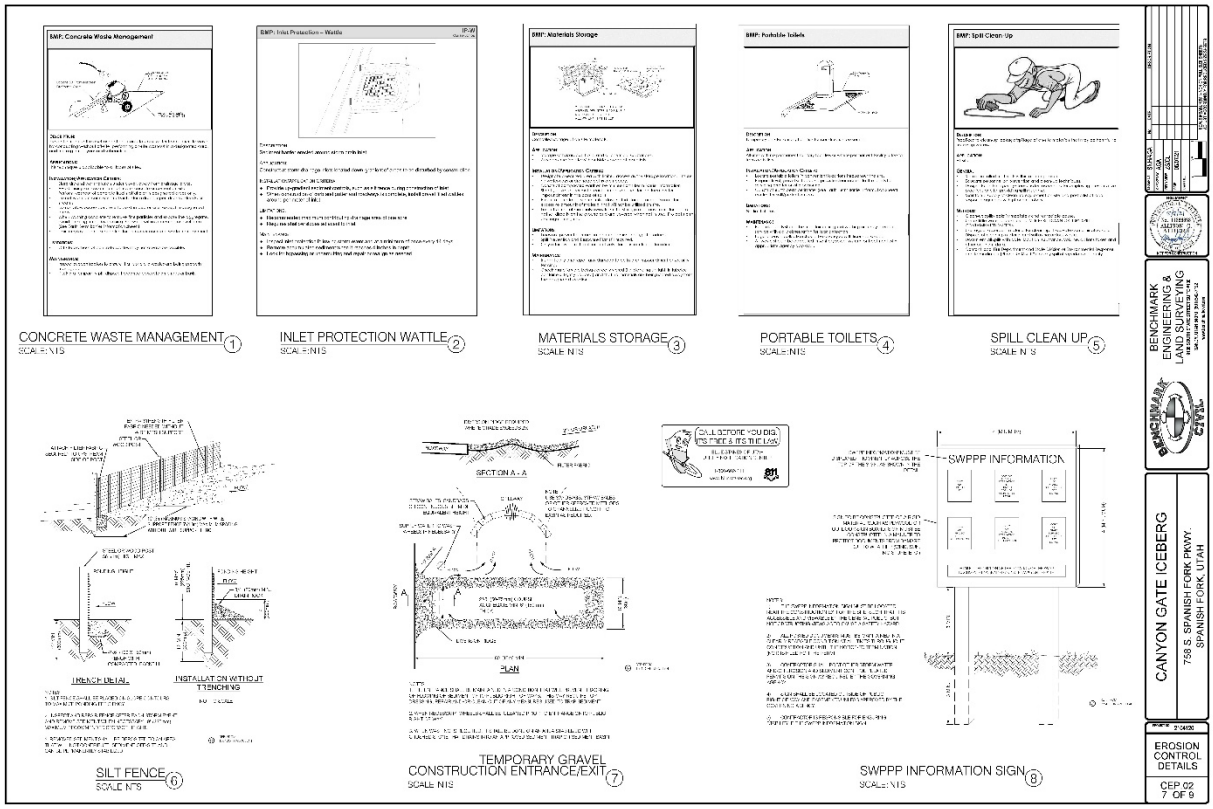


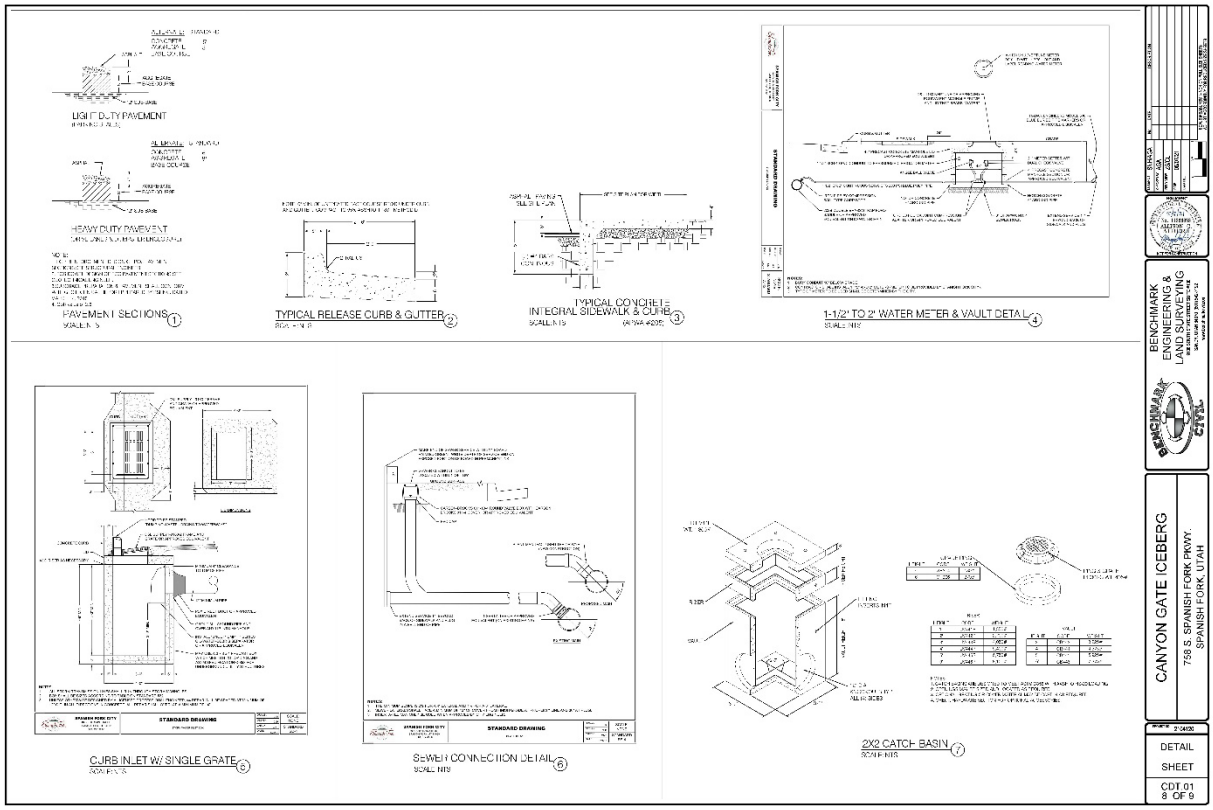

NORTH
GRAPHIC SCALE
GRAND ARMY OF THE REPUBLIC HWY
(US-6)
CONSTRUCTION KEY NOTES REFERENCE
LOT 102 AREA TABLE
PARKING COUNT
BENCHMARK ENGINEERING & LAND SURVEYING
CANYON GATE ICEBERG
758 S. SPANISH FORK PKWY.
SPANISH FORK, UTAH
CALL BEFORE YOU DIG
811
SITE
PLAN
CSP 01
3 OF 9

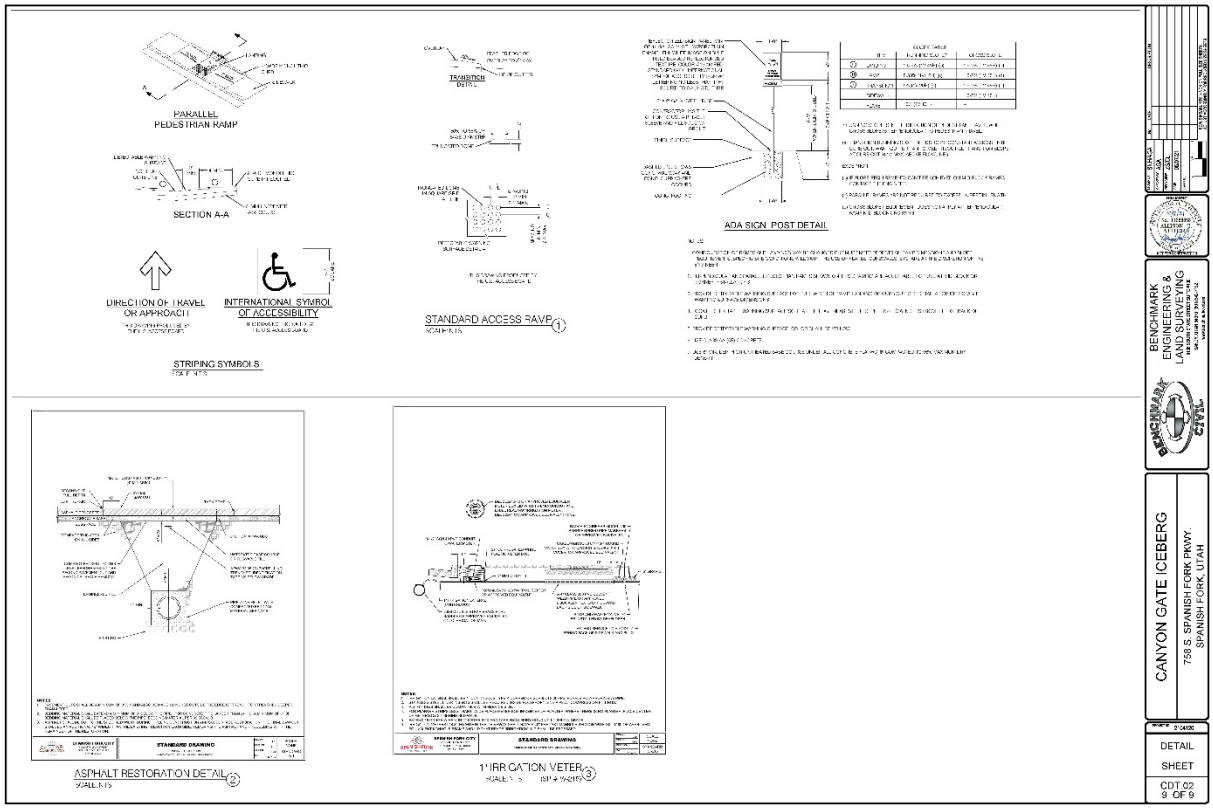

NORTH
GRAPHIC SCALE
BENCHMARK ENGINEERING & LAND SURVEYING
CANYON GATE ICEBERG
758 S. SPANISH FORK PKWY.
SPANISH FORK, UTAH
CALL BEFORE YOU DIG
811
UTILITY
PLAN
CUP 01
4 OF 9

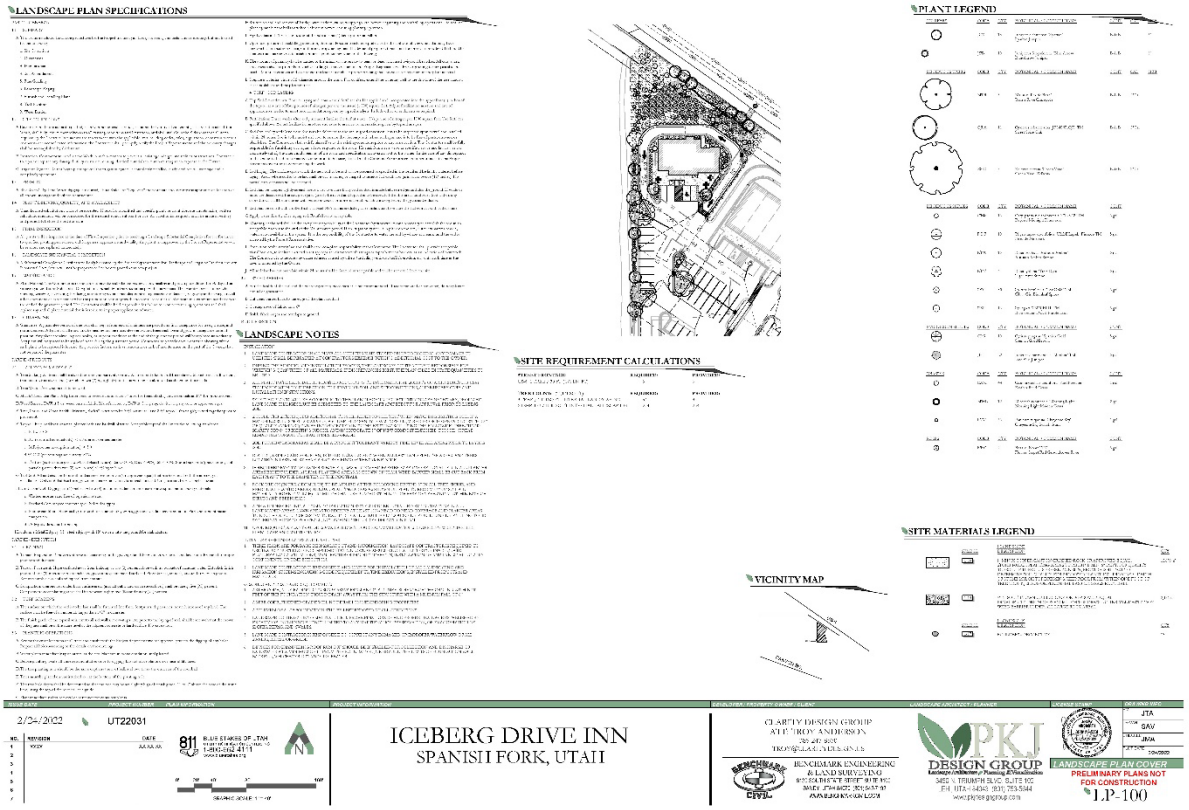

GRADING AND DRAINAGE KEY NOTES REFERENCE
CALL BEFORE YOU DIG
811
NORTH
GRAPHIC SCALE
WALL CROSS SECTION
TYP. BERM AND POND DETAIL
BENCHMARK ENGINEERING & LAND SURVEYING
CANYON GATE ICEBERG
758 S. SPANISH FORK PKWY.
SPANISH FORK, UTAH
GRADING & DRAINAGE PLAN
CGD.01
5 OF 9

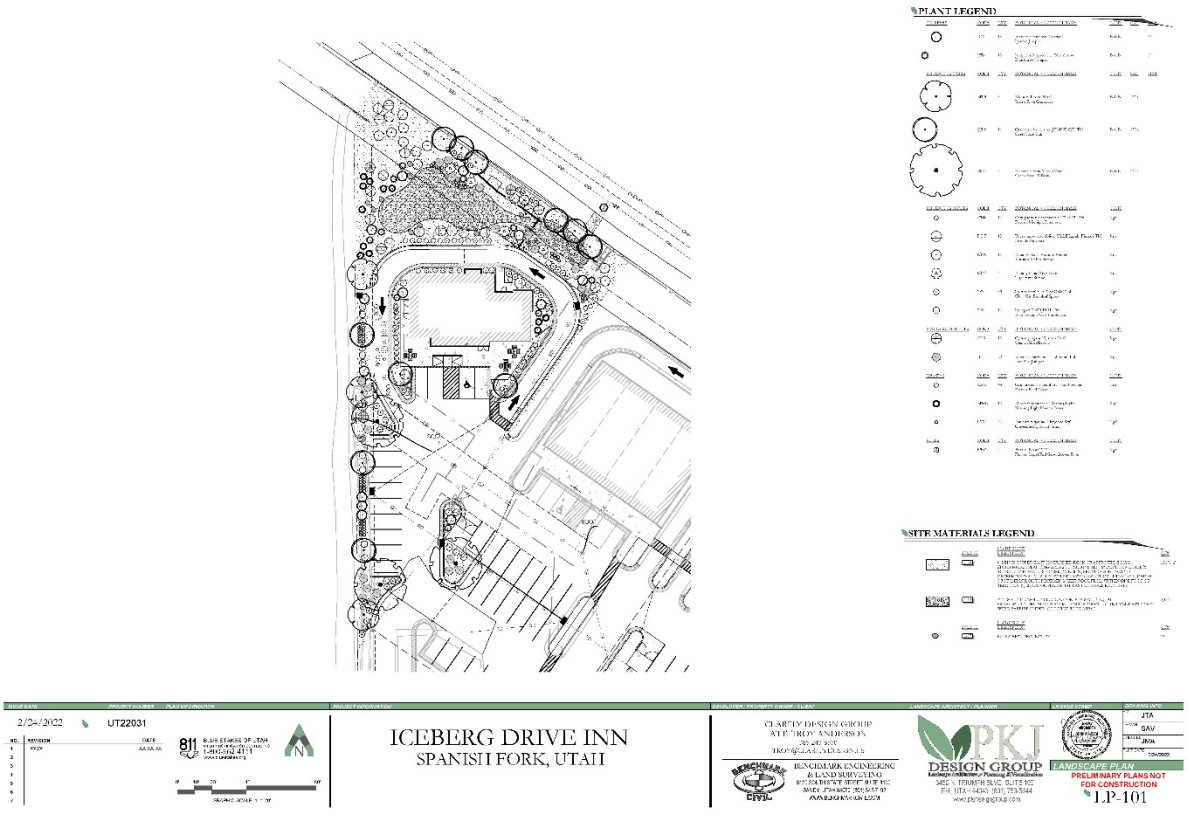

NORTH
GRAPHIC SCALE
SAFETY KEY NOTES REFERENCE
CALL BEFORE YOU DIG
811
BENCHMARK ENGINEERING & LAND SURVEYING
CANYON GATE ICEBERG
758 S. SPANISH FORK PKWY.
SPANISH FORK, UTAH
EROSION CONTROL PLAN
CEP.01
6 OF 9

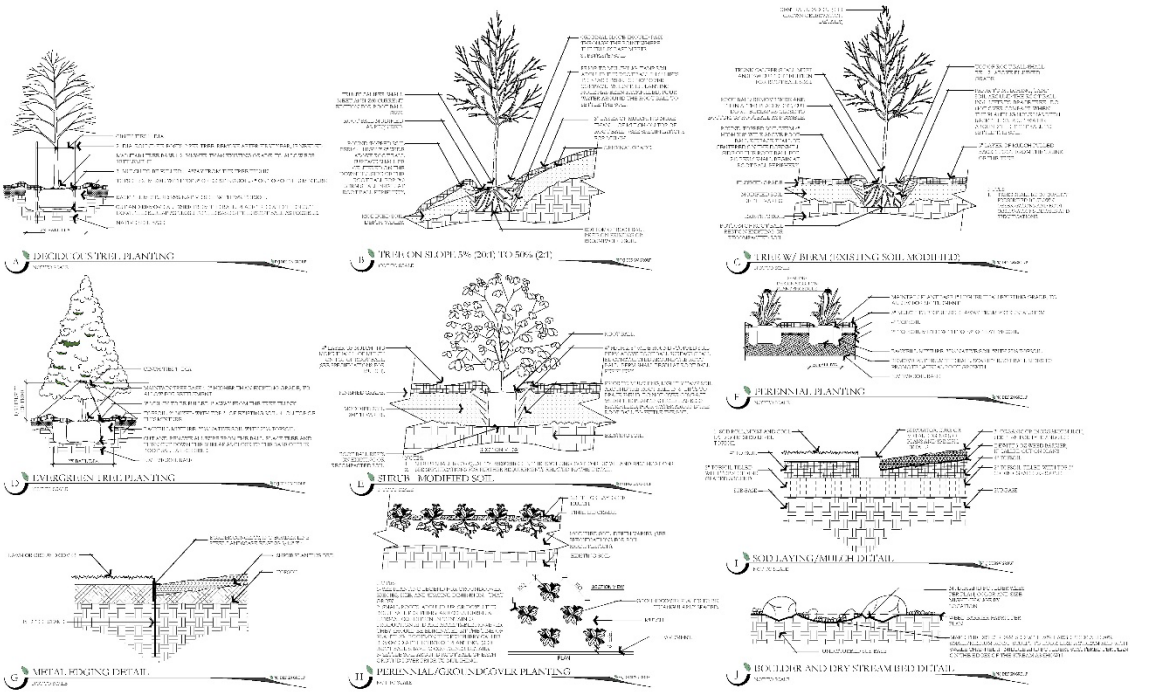

BMP: Concrete Waste Management
BMP: Inlet Protection – Wattle
BMP: Materials Storage
BMP: Portable Toilets
BMP: Spill Clean Up
CONCRETE WASTE MANAGEMENT 1
SCALE: N.T.S
INLET PROTECTION WATTLE 2
SCALE: N.T.S
MATERIALS STORAGE 3
SCALE: N.T.S
PORTABLE TOILETS 4
SCALE: N.T.S
SPILL CLEAN UP 5
SCALE: N.T.S
TRENCH DETAIL
INSTALLATION WITHOUT TRENCHING
SILT FENCE 6
SCALE: N.T.S
SECTION A - A
PLAN
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT 7
SCALE: N.T.S
CALL BEFORE YOU DIG
SWPPP INFORMATION
SWPPP INFORMATION SIGN 8
SCALE: N.T.S
BENCHMARK ENGINEERING & LAND SURVEYING
CANYON GATE ICEBERG
758 S. SPANISH FORK PKWY.
SPANISH FORK, UTAH
EROSION CONTROL DETAILS
CEP.02
7 OF 9


LIGHT DUTY PAVEMENT
HEAVY DUTY PAVEMENT
PAVEMENT SECTIONS 1
SCALE: N.T.S
TYPICAL RELEASE CURB & GUTTER 2
SCALE: N.T.S
TYPICAL CONCRETE INTEGRAL SIDEWALK & CURB 3
SCALE: N.T.S
1-1/2" TO 2" WATER METER & VAULT DETAIL 4
SCALE: N.T.S
STANDARD DRAWING
CURB INLET W/ SINGLE GRATE 6
SCALE: N.T.S
SEWER CONNECTION DETAIL 5
SCALE: N.T.S
2X2 CATCH BASIN 7
SCALE: N.T.S
BENCHMARK ENGINEERING & LAND SURVEYING
CANYON GATE ICEBERG
758 S. SPANISH FORK PKWY.
SPANISH FORK, UTAH
DETAIL SHEET
CDT.01
8 OF 9


PARALLEL
PEDESTRIAN RAMP
SECTION A-A
DIRECTION OF TRAVEL
ON APPROACH
INTERNATIONAL SYMBOL
OF ACCESSIBILITY
STRIPING SYMBOLS
TRANSITION
DETAIL
STANDARD ACCESS RAMP
ADA SIGN POST DETAIL
ASPHALT RESTORATION DETAIL
STANDARD DRAWING
STANDARD DRAWING
BENCHMARK
ENGINEERING &
LAND SURVEYING
CANYON GATE ICEBERG
758 S. SPANISH FORK PKWY.
SPANISH FORK, UTAH
DETAIL
SHEET
CDT.02
9 OF 9


LANDSCAPE PLAN SPECIFICATIONS
LANDSCAPE NOTES
SITE REQUIREMENT CALCULATIONS
PLANT LEGEND
SITE MATERIALS LEGEND
VICINITY MAP
2/24/2022
UT22031
ICEBERG DRIVE INN
SPANISH FORK, UTAH
CLARITY DESIGN GROUP
ATTN: TROY ANDERSON
BENCHMARK ENGINEERING & LAND SURVEYING
PKJ DESIGN GROUP
LANDSCAPE PLAN COVER
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-100


PLANT LEGEND
SITE MATERIALS LEGEND
2/24/2022
UT22031
ICEBERG DRIVE INN
SPANISH FORK, UTAH
CLARITY DESIGN GROUP
ATTN: TROY ANDERSON
BENCHMARK ENGINEERING & LAND SURVEYING
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-101



2/24/2022 UT22031

811 BLUE STAKES OF UTAH 1-800-662-4111

ICEBERG DRIVE INN
SPANISH FORK, UTAH

CLARITY DESIGN GROUP
ATTN: TROY ANDERSON
TROY@CLARITYDESIGN.US

BENCHMARK ENGINEERING & LAND SURVEYING

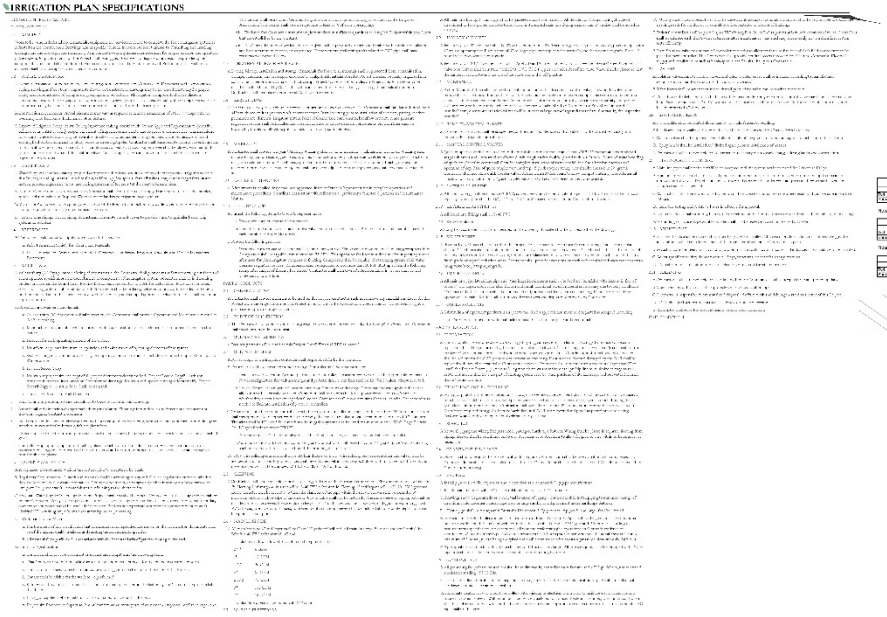
PKJ DESIGN GROUP

JTA
SAV
JWA

LANDSCAPE DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-501

ICEBERG DRIVE INN
SPANISH FORK, UTAH

IRRIGATION PLAN SPECIFICATIONS



2" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

2/23/2022 UT22031

811 BLUE STAKES OF UTAH 1-800-662-4111

ICEBERG DRIVE INN
SPANISH FORK, UTAH

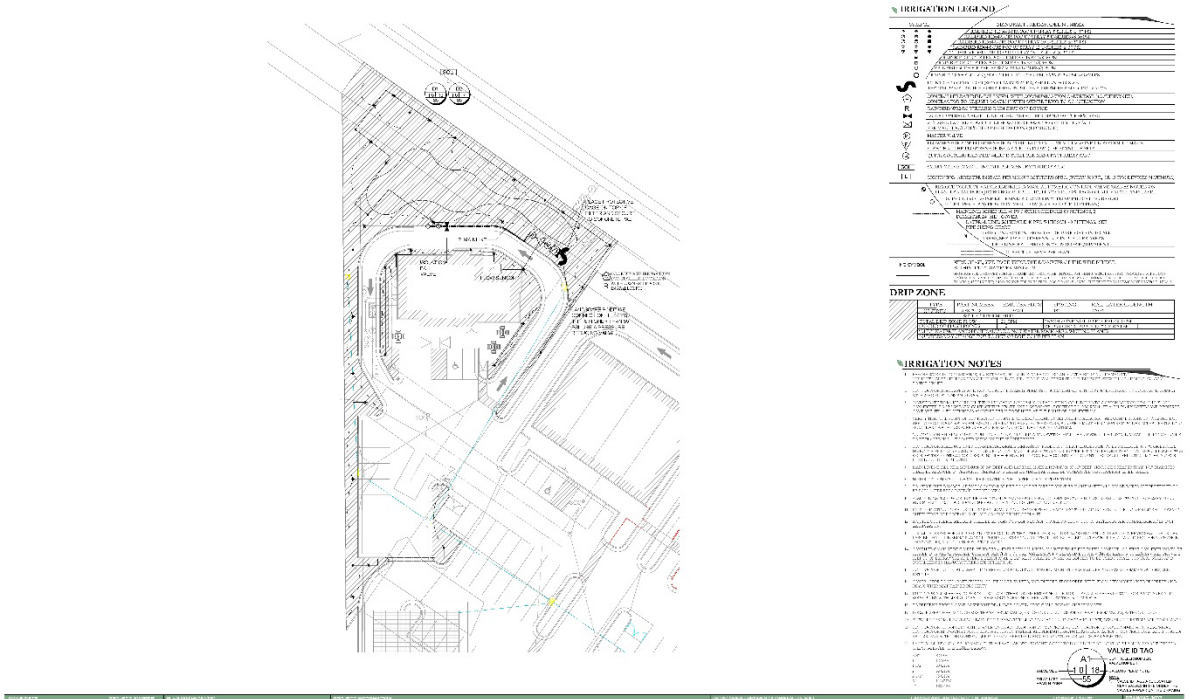
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ATTN: TROY ANDERSON
TROY@CLARITYDESIGN.US

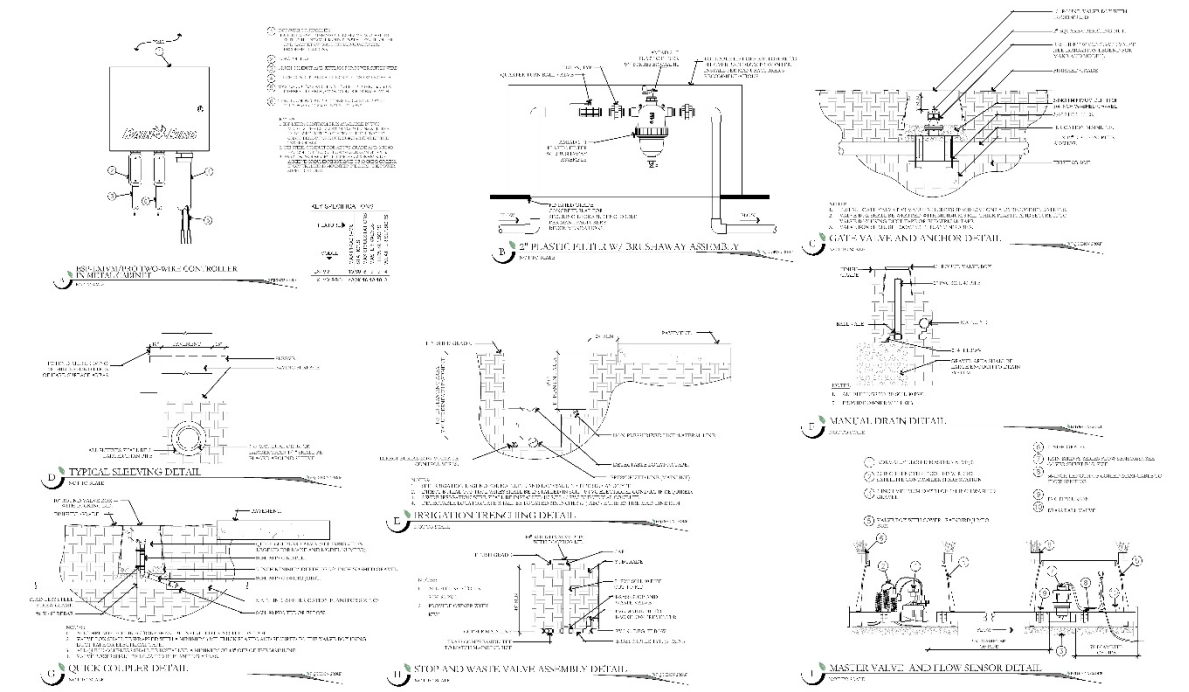
BENCHMARK ENGINEERING & LAND SURVEYING

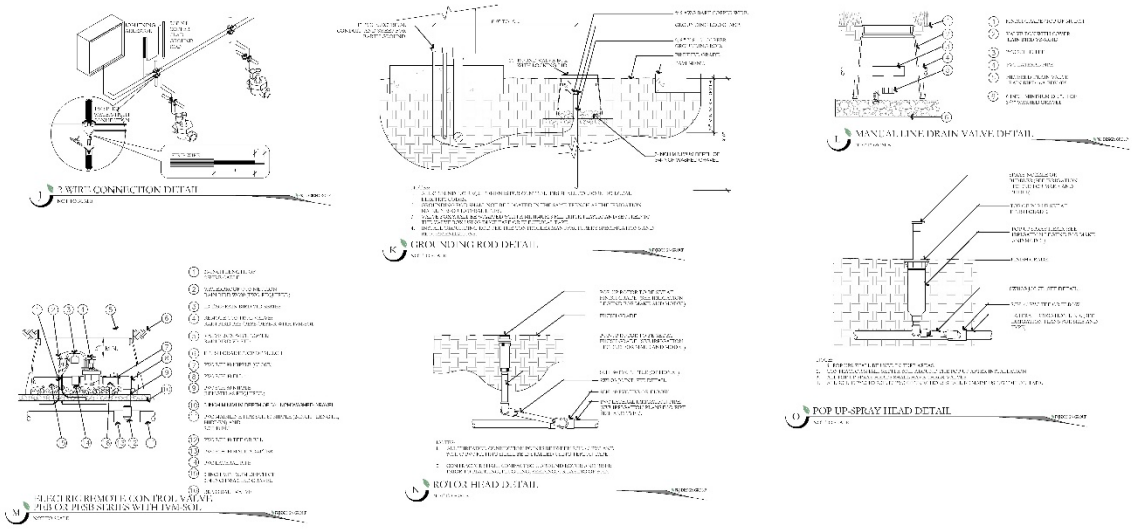
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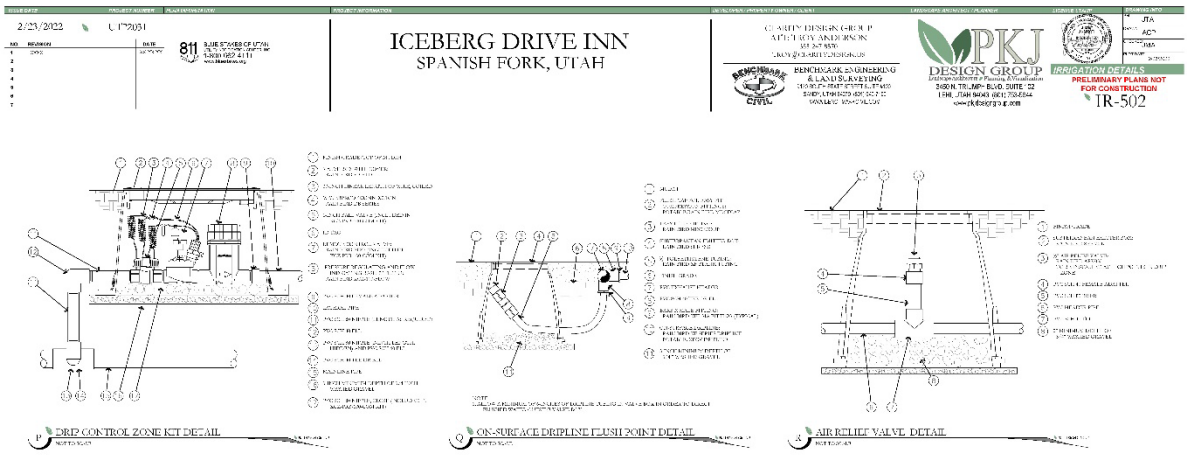
JTA
ACT
JWA

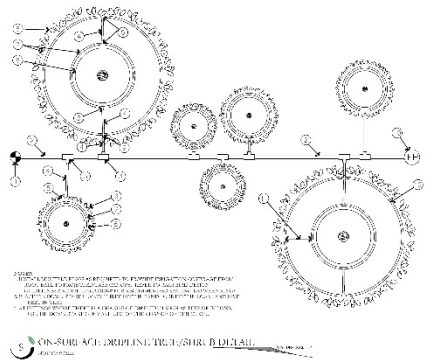
IRRIGATION PLAN COVER
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-100


IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
2/23/2022
ICEBERG DRIVE INN
SPANISH FORK, UTAH
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-101

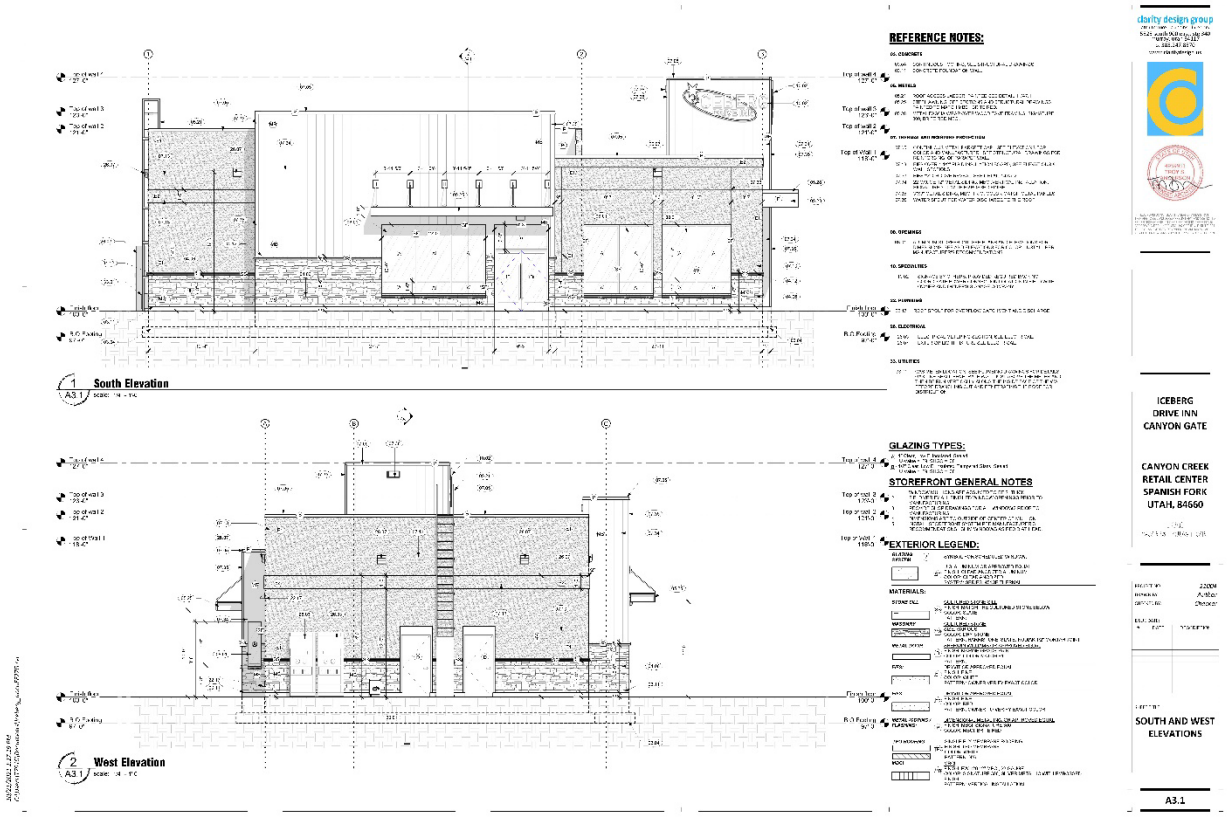

IRRIGATION CONTROLLER
2" PLASTIC FULL FLOW BRUSHAWAY ASSEMBLY
GATE VALVE AND ANCHOR DETAIL
TYPICAL SLEEVING DETAIL
IRRIGATION TRENCHING DETAIL
MANUAL DRAIN DETAIL
QUICK COUPLER DETAIL
STOP AND WASTE VALVE ASSEMBLY DETAIL
MASTER VALVE AND FLOW SENSOR DETAIL
2/23/2022
ICEBERG DRIVE INN
SPANISH FORK, UTAH
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-501

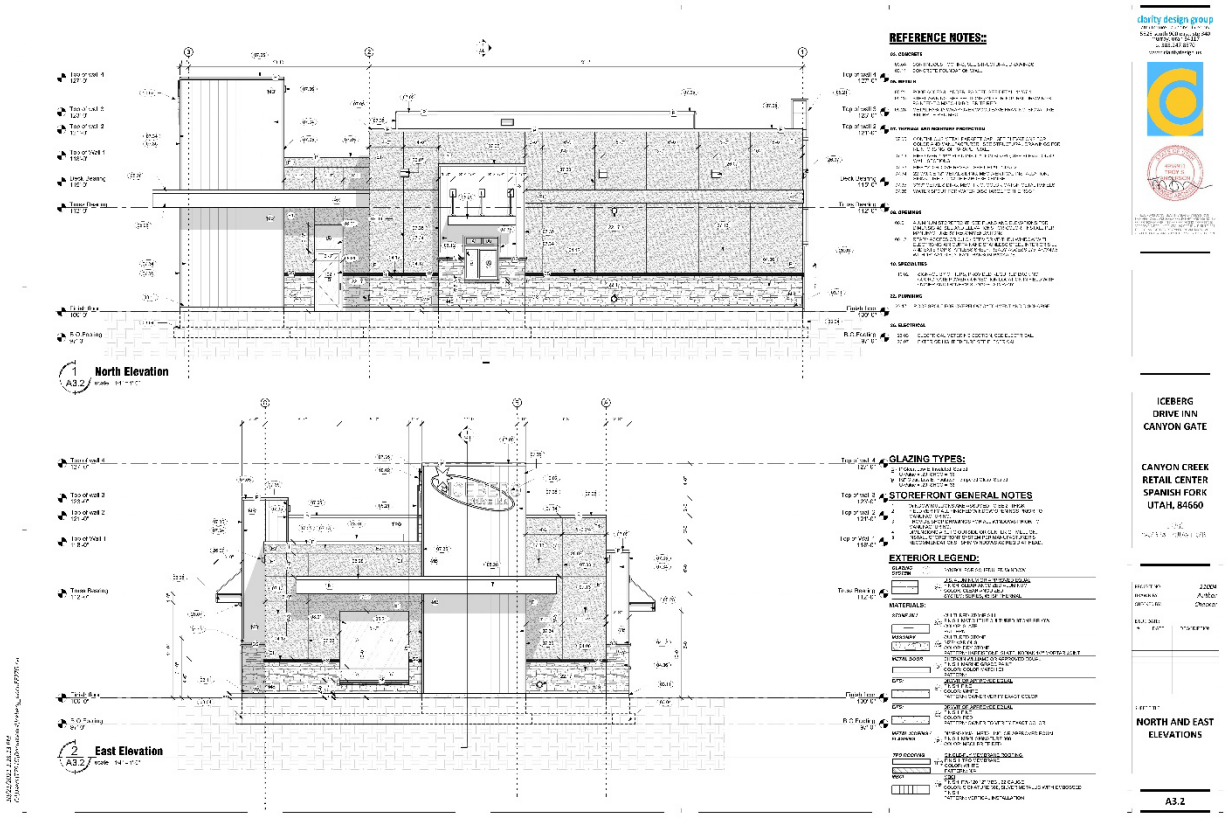

J WATER CONNECTION DETAIL
K GROUNDING ROD DETAIL
I MANUAL LINE DRAIN VALVE DETAIL
M ELECTRIC REMOTE CONTROL VALVE, 24dVOLT PUSH SERIES WITH HVAC SOL.
N ROTOR HEAD DETAIL
O POP UP SPRAY HEAD DETAIL


2/23/2022
U 172031
811
ICEBERG DRIVE INN
SPANISH FORK, UTAH
CLARITY DESIGN GROUP
BENCHMARK ENGINEERING & LAND SURVEYING
PKJ DESIGN GROUP
IRRIGATION DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-502
P DRIP CONTROL ZONE KIT DETAIL
Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL
R AIR RELIEF VALVE DETAIL


S ON-SURFACE DRIPLINE TRUE/SURE B DETAIL


2/23/2022
U 172031
811
ICEBERG DRIVE INN
SPANISH FORK, UTAH
CLARITY DESIGN GROUP
BENCHMARK ENGINEERING & LAND SURVEYING
PKJ DESIGN GROUP
IRRIGATION DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-503


REFERENCE NOTES:
1 South Elevation
A3.1
GLAZING TYPES:
STOREFRONT GENERAL NOTES
EXTERIOR LEGEND:
2 West Elevation
A3.1
clarity design group
ICEBERG
DRIVE INN
CANYON GATE
CANYON CREEK
RETAIL CENTER
SPANISH FORK
UTAH, 84660
SOUTH AND WEST
ELEVATIONS
A3.1


REFERENCE NOTES:
1 North Elevation
A3.2
GLAZING TYPES:
STOREFRONT GENERAL NOTES
EXTERIOR LEGEND:
2 East Elevation
A3.2
clarity design group
ICEBERG
DRIVE INN
CANYON GATE
CANYON CREEK
RETAIL CENTER
SPANISH FORK
UTAH, 84660
NORTH AND EAST
ELEVATIONS
A3.2

File Attachments
report.drc.canyongatepadf.5-26-2022.pdf (10,507 KB)

Subject	**D. ICEBERG DRIVE INN. The proposal involves commercial development of a site located at 758 South Spanish Fork Parkway.**
Meeting	May 26, 2022 - Development Review Committee
Category	1. Site Plan
Access	Public
Type	Action, Discussion

File Attachments
report.drc.icebergdriveinn.5-26-2022.pdf (8,667 KB)

2. Adjourn