

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: September 13, 2023

Request: Applicant is requesting approval of a commercial site plan for Chick-Fil-A located at 38 S Gateway Dr. Providence

Item Type: Commercial Site Plan

Applicant: Andrew Hunt for Chick-Fil-A

Address: 38 S Gateway Dr.
Providence

Parcel ID #: 02-224-0005

General Plan: CHD

Zone: CHD

Background Information:

1. A complete application was received August 21, 2023.
3. Rob Stapley, Public Works director, inspected the current infrastructure on August 16, 2022.
4. Aaron Walker, Deputy Fire Marshal/Fire Inspector, reviewed site; see letter dated August 9, 2022.
5. Utility Plan submitted August 24, 2023.

FINDINGS OF FACT:

The following Providence City Code (PCC) list regulations and requirements to be considered.

1. 10-8-5 Commercial Zoned Districts; Site Development
2. Official Zoning Map Revised June 2022.

CONCLUSIONS OF LAW:

1. The property is located in a CHD zone.
2. The applicant meets the requirements of 10-8-5 with the following conditions:

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, ordinances.
2. Approval by the City of any application or paperwork submitted does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.



PROVIDENCE CITY

Commercial Site Information Form

FOR OFFICE USE ONLY

Date _____
 Payment Form _____
 Amount _____
 Receipt # _____
 Clerk _____

Date: 08/01/2023

Please Note: City Staff will NOT accept the application and fee payment if they are incomplete. Incomplete applications will NOT be processed or scheduled for review by the City.

- Application fees do not include professional firm fees, which will be billed separately.
- Engineered site plans may, at the City's discretion, be required. The City will contact the applicant if an engineered site plan is deemed necessary.
- Accessory buildings include sheds (over 200 sq ft) and all detached buildings (shop, garage, etc.)

Initial AH

A COMPLETE APPLICATION INCLUDES THE FOLLOWING:

Submittal Requirements	Staff Check
\$100 application fee	
Completed, signed, and initialed Commercial Information Form	
Cache County Recorder's parcel map(s) of areas on the site plan	
Copy of Cache County GIS Parcel Summary http://66.232.67.238/Websites/Parcel%20and%20Zoning%20Viewer/	
A written/signed statement from the Owner of Record, stating that the Applicant may pursue approval of the concept plan and the property may be considered for development	
Storm Water Pollution Prevention Plan and Notice of Intent if applicable (see #10 below)	
Site Plan. The site plan must meet all the requirements for Commercial Zoned Districts in Providence City Code 10-8-5. The site plan must include: <ol style="list-style-type: none"> 1. Show north arrow, scale, building location, property lines, setbacks, abutting rights-of-way, parking layout, ADA parking and ramps, entrances to site, curbs, water and sewer lines, fire hydrants, fire lanes, storm drain lines and appurtenances. 2. Show all existing fire hydrants within 300 feet. 3. Show parking/loading computations for proposed use. 4. Show connectivity with adjacent parking lots and interior private roadways. 5. Show landscaping computations for proposed use. 6. Provide rendered elevations for all exteriors. Include color renderings of design concept or intent, site elements, and building facades. 7. Provide floor plans; include the proposed low floor elevation. 8. Provide cross-sections of the site showing spatial relationships between all vertical elements (building, trees, berms, Light standards, etc.) as they relate to activities and use of streetscape, pedestrian, and parking areas. 9. Provide lighting and signage plan for the entire site. Indicate how signs will be illuminated, their design and spatial relationship to other site amenities including buildings, and a graphic example of each type of sign. This does not take the place of a sign permit application. 10. Provide storm water pollution prevention plan if you are disturbing one or more acres of land or if your lot is part of a "common plan of development or sale" you will need to file a NOI and a SWPPP. A "common plan of development or sale" is a plan to subdivide a parcel of land into separate parts for separate sale. All unfinished lots remain part of the same common plan of development or sale until they are completed, stabilized, and fulfilled according to the purposes of the plan. 	

To obtain your NOI permit please visit: cdx.epa.gov. You will create a log in and then access the Storm Water Permit Issuance System. There is a \$150 NOI fee, paid directly to the state when you file your permit. For SWPPP templates, visit construction.stormwater.utah.gov.

11. Provide cost estimates for site development, including but not limited to: landscaping, parking/loading areas, pedestrian areas.
12. Summary data indicating the area of the site in the following classification: total area of the lot, total area and percentage of the site utilized by buildings, total area and percentage of the site in landscape area, total area and percentage of the site for parking areas (including the number of parking spaces).

If filing in person, provided an electronic copy of **ALL** submittals (flash drive or emailed is acceptable)

If filing online, please submit physical copies of the complete application to the city office, 164 N Gateway Dr. Contact the Community Development staff for number and size of plan copies.

Applicant Information

Name: Andrew Hunt, on behalf of Chick-fil-A

Mailing Address: P.O. Box 270571, San Diego, CA 92198

Telephone: (760) 214-8362

Phone: ahunt@4gdev.com

Property Owner Information (If applicant is not the property owner, the application **must** include the property owner's information and written consent for the applicant to pursue the permit)

Name: Lisa Vandersteen

Mailing address: 358 S. Rio Grande St., Suite 200, Salt Lake City, UT 84101

Telephone: P: 801-741-4530 | M: 801-201-2912

Email: Lisav@amsource.com

Parcel Tax ID: 02-224-0005

Project Information

Address: 38 S. Gateway Drive, Providence, UT 84332

Subdivision: _____

Name of business: Chick-fil-A Type of commercial use (restaurant, office, etc): Restaurant

Zone: Commercial Highway District Actual structure height: 22 ft Initial AH

Actual structure setbacks (front yard) 35' (side yard) 0' (side yard) 0' (rear yard) 0' Initial AH

Contractor Information

Name: TBD

Mailing address: _____

Telephone: _____

Email: _____

Stormwater Notice of Intent (NOI) Information

NOI No. UTR _____ Permit issued to: _____

Property owner and contractor shall have responsibility to determine grades, and final placement and elevations of footings/foundations. Property owner and contractor shall be responsible for compliance with all state, national and local building codes and ordinances. Initial AH

Approval by the city of any application submittal or paperwork does not alleviate the owners from their responsibility to understand and conform to local, state and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated. Initial AH

By signing this document, you agree that Providence City will bill you for any and all professional firm fees as they arise throughout the approval process. This is in addition to application fees. All subdivisions require engineering review throughout the approval process, such as but not limited to reviews of development agreements, construction drawings, preliminary and final plats, and inspections. These services are billed by our city engineer at an hourly rate. Some subdivision applications may also require legal review. Other applications, such as but not limited to conditional uses, may also require engineering and/or legal review at the City's discretion. You agree to reimburse the City for all such costs, whether or not you were forewarned about such costs, and that the City cannot predict all situations in which professional services may be required in order to process your application.

Initial AH

All Applicants Must Read the Following Before Signing This Application

The granting of a zoning permit does not override any federal, state, or local building code or authorize any individual to violate any local law or ordinance. Approval of this permit does not constitute a representation by the City that it will be liable for any issues arising from the construction of homes and other structures in a Sensitive or Hazard Area. It is the responsibility of the property owner to comply with all relevant local, state, and federal laws and regulations, including but not limited to Providence City Code 10-5 outlined below:

Sensitive and Hazard Areas:

1. JURISDICTIONAL WETLANDS: As Defined by the US Army Corps of Engineers
2. STEEP SLOPES: Where the rise or fall of the land is equal to or exceeds 30% over a horizontal distance of 50 feet or greater measured perpendicular to the contour lines.
3. NATURAL WATERWAYS OR OPEN WATER: Including but not limited to: rivers, creeks, or streams. Identified as those areas where surface waters flow sufficiently to produce a defined channel or bed.
4. FLOODPLAINS: See definitions in Chapter 16 Section 3 of this Title.
5. CRUCIAL WILDLIFE HABITAT AREAS: As identified by the State Division of Wildlife Resources (DWR)
6. GEOLOGICAL HAZARD AREAS: Earthquake fault lines or areas prone to debris flows, landslides, high or extreme liquefaction potential, and rock falls as identified by the US Geological Survey (USGS)
7. WILDFIRE HAZARD AREAS: Areas of the City designated as having moderate to extreme potential for wildfire hazards as identified by the City.
8. HAZARD WATER TABLE AREA: An area where potential ground water levels may occur within 12 feet of the natural grade.

By submitting this application, I affirm that I have read and understand the Title 10 Chapter 5 requirements for construction on property in the Sensitive or Hazard Area. I understand that the City is not liable for any issues which may arise because of the construction of structures in the Sensitive or Hazard Areas of the City. The property owner and their agents assume all liability for placing structures in this area of the City. I hereby certify that I am the property owner or authorized agent and I have read and examined this application and understand that the City has no liability. I accept responsibility for all soils and hazardous conditions on the site.

I declare under penalty of perjury that I am making this application of my own free will and choice and that the statements, answers, and documents submitted in connection with this application are true and correct to the best of my knowledge.

Andrew R.
Hunt

Digitally signed by Andrew R. Hunt
DN: cn=Andrew R. Hunt, o=US, ou=HG Development
& Consulting, Inc., email=AHUNT@HGDEV.COM
Reason: I attest to the accuracy and integrity of this
document
Location: California
Date: 2023.08.01 11:30:43 -0700

Andrew Hunt

8/1/23

Signature of Applicant

Printed Name

Date



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



111 3rd Ave S
Suite 400
Birmingham, AL 35203
www.4catalysts.com

CHICK-FIL-A
S MAIN & E 1200
38 S. GATEWAY DRIVE
PROVIDENCE, UT 84332

FSR#05225
MULTIPLE PAGE PAGE
P13 SE LRG

REVIEWED		22.09
Signed Off By:		
PRELIMINARY		
<u>REVISION SCHEDULE</u>		
NO.	DATE	DESCRIPTION

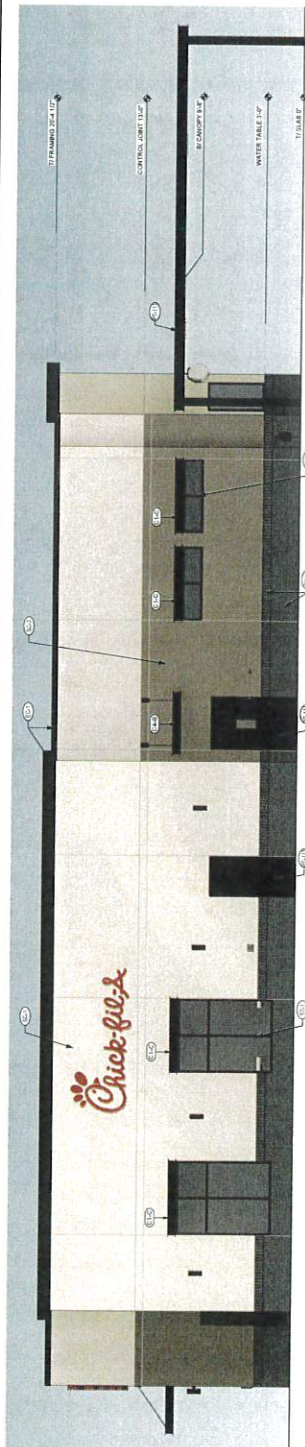
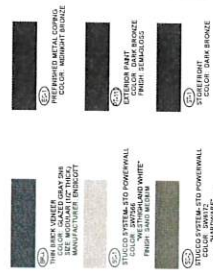
EXTERIOR ELEVATIONS
(COLOR)

A-301C

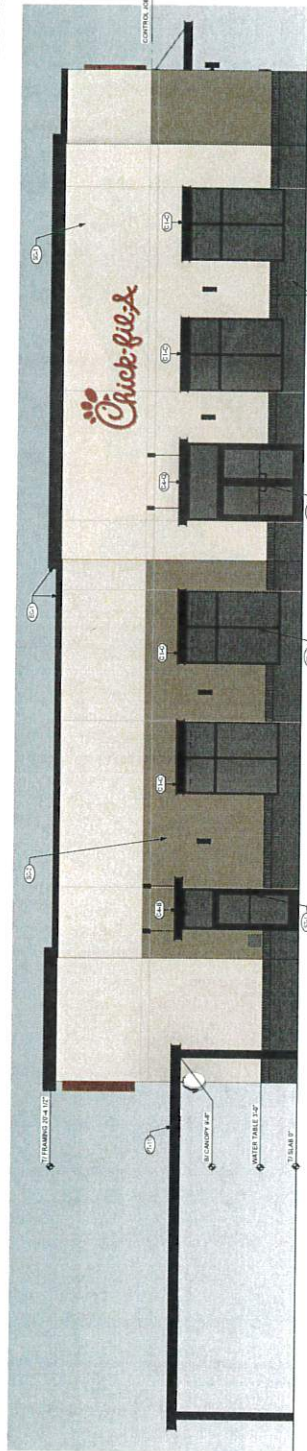
[illegible]

Mark	Description	Growth	Overall Width	Overall Depth	Test Bath	
					Musculing (Cm/Inch From Eggs)	Integral Lighting
1-42	1st stage Canopy	11	6"±	1.2"	0	No
2-43	2nd stage Canopy	3	5"	4.0"	2"	Yes
3-42	3rd stage Canopy	1	7-8"	4.0"	2-4"	Yes

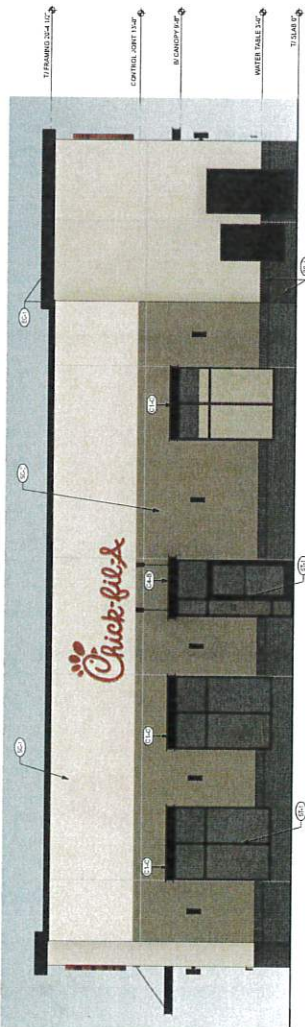
EXTERIOR FINISHES



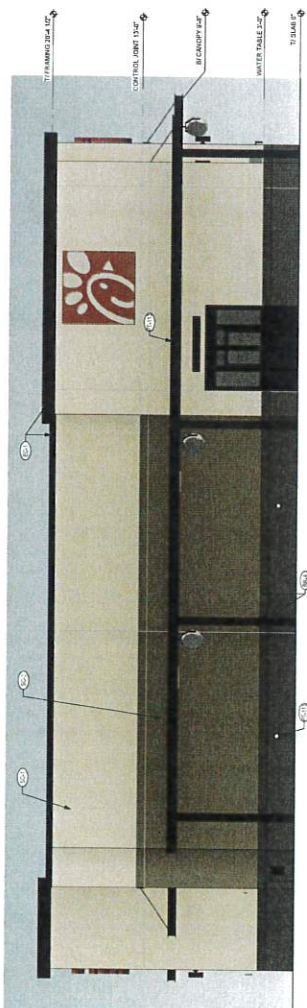
D1 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



C1 EXTERIOR ELEVATION - NORTH

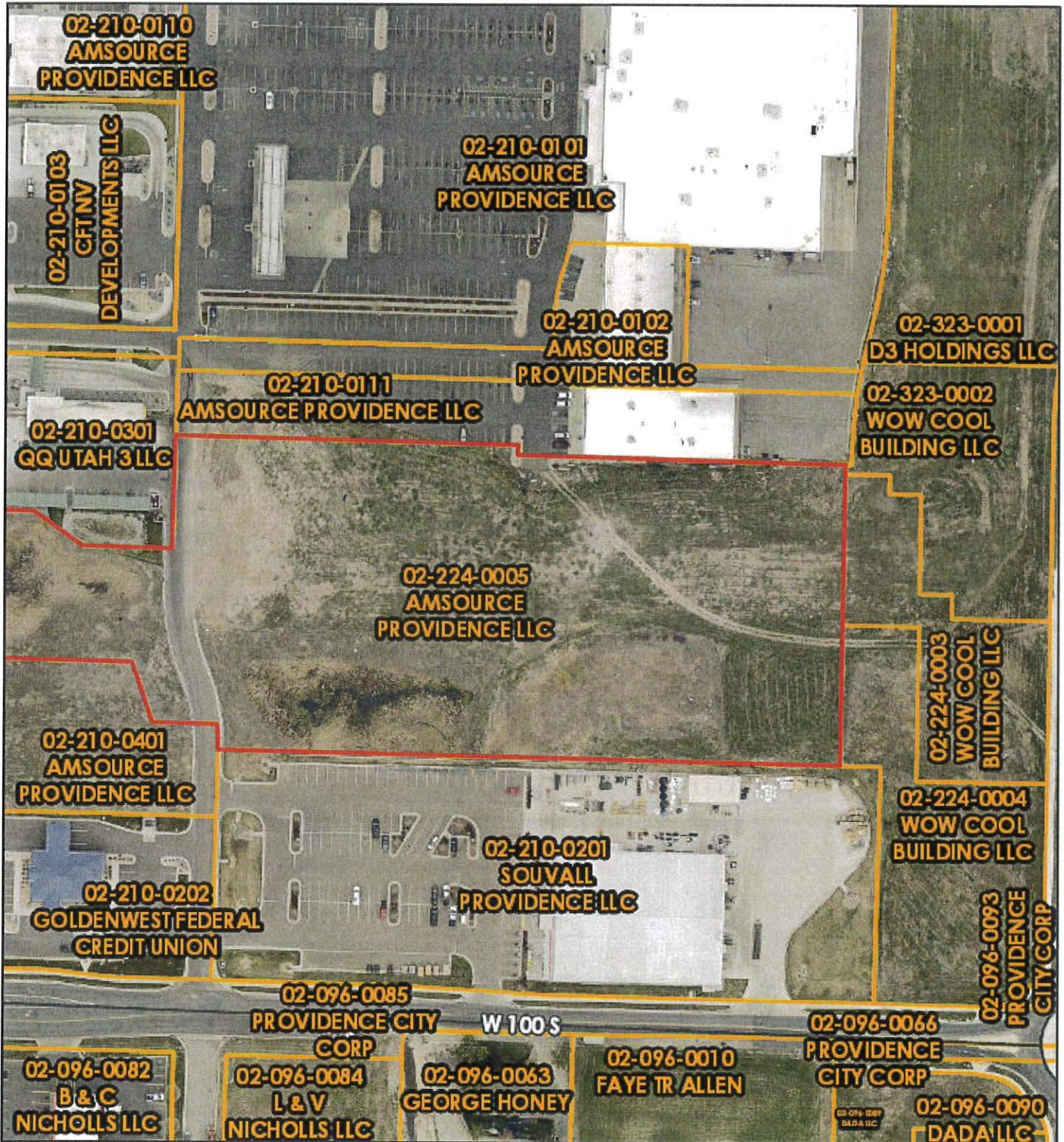


31 EXTERIOR ELEVATION - WEST
SCALE - 1/4" = 1'-0"



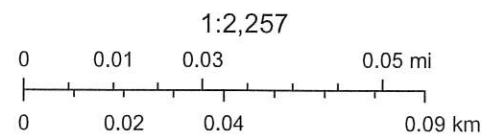
A1 EXTERIOR ELEVATION - EAST

Parcel Map



8/2/2022, 3:12:26 PM

- Selected Parcel
- Override 1
- Class B Surface Type
 - ASPHALT
 - GRAVEL
- DIRT
- Municipal Boundaries
- County Boundary
- Cache Parcels



Maxar, Microsoft



GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 02 Aug. 2022 at 04:08 PM

Parcel Number: 02-224-0005

Property Address: 38 S GATEWAY DRIVE

Tax Roll Acreage: 5.35

Owner Name: AMSOURCE PROVIDENCE LLC

Owner Address: 358 S RIO GRANDE ST STE 200
SALT LAKE CITY, UT 84101-1143

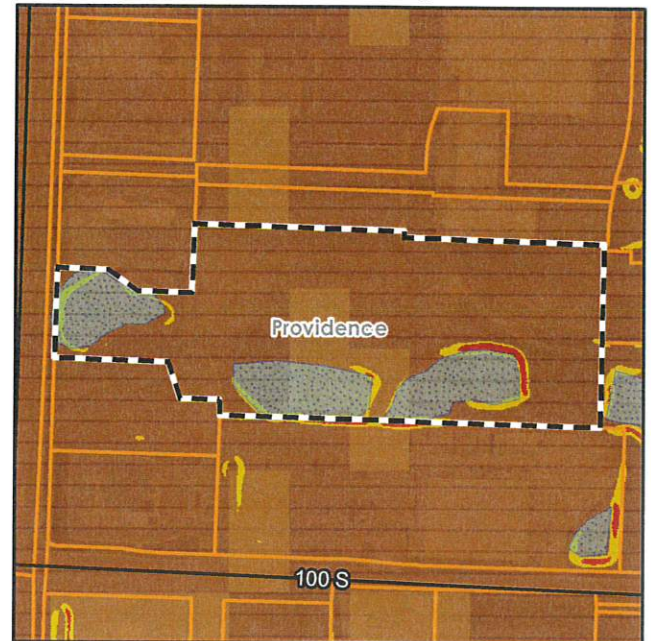
Jurisdiction: Providence

Future

Annexation Area: n/a

Base Zone: Contact Providence for Zoning

Overlay Zone: n/a



*Comprehensive maps can be found
at www.cachecounty.org/gis*

Initial Parcel Incorporated Area

Legality Review: Contact Providence for Applicable Regulations

NOTE: Parcel legality does **NOT** guarantee that a parcel or lot is buildable; it is only one step in the development process. All other requirements must still be met. Parcel legality should be verified before submitting a land use application.

Areas That May Require Further Analysis

Wetlands
Moderate Slopes

Steep Slopes
Liquifaction Potential

Wildfire Hazard Areas

This overview is based on the information in the Cache County GIS databases. Please verify the potential presence of areas requiring further analysis with the County's webmaps. Sections 17.10, 17.17, and 17.18 of the Cache County Land Use Ordinance contain the development standards and requirements associated with these areas. The definition of "Parcel/Lot" in Section 17.07.040 outlines parcel legality.

Cache County assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. All datasets may contain errors. The information shown here is not intended to replace evaluation by a competent, licensed professional. In particular, the parcel boundaries are representational only and are not legal definitions of real property, nor are they intended to replace a land survey by a licensed surveyor.

all of Lot 5 of the Final Plat of Providence City Center Subdivision, being a Part of Lots 7 and 8, Block 27 Plat "A", Providence Farm Survey and a Part of the East Half of Section 8, and the West Half of Section 10, Township 11 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, in Providence City, Cache County, Utah

all of Lot 5 of the Final Plat of Providence City Center Subdivision, being a Part of Lots 7 and 8, Block 27 Plat "A", Providence Farm Survey and a Part of the East Half of Section 8, and the West Half of Section 10, Township 11 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, in Providence City, Cache County, Utah



This Survey was ordered by Amsource Development to create 2 Commercial Lots.



This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Cache County, Utah and Incorporated Areas Map Number 190003C0379 C dated 24 May, 2011. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

Notes

All expenses involving the necessary improvements or extensions for a culinary water system, sanitary systems, gas service, telephone service, cable television service, landscaping and landscaping, storm drainage system, curbs and gutters, fire hydrants, sidewalks, signage, street lighting and other improvements shall be paid for the developers.

All Lots have an adequate bulletable envelope with regards to hazardous slops, incoming attacks, etc.

Presidence City will not issue and building permit for any lot until minimum improvements are completed.

Domintion Energy

For the purposes of confirming that the plant contains public utility elements, Dominion Energy may require additional easements in order to serve this customer. This approval does not constitute approval or waiver of any other existing rights, obligations of law or contract, present rights and other rights, covenants of liabilities provided by law or contract, or any other legal or contractual obligations or covenants of any kind. The terms contained in the plant, including those set forth in the contract, and the terms contained in the purchase, including the purchase of particular terms or conditions of natural gas service, do not constitute a guarantee of the accuracy or completeness of the information or further information please contact Dominion Energy (Van's, Night-of-Way, Department at 800-368-4652.

Approved this _____ day of _____, 20____,
 Gas Company Gas Dominion Energy Utah
 By _____
 Title _____

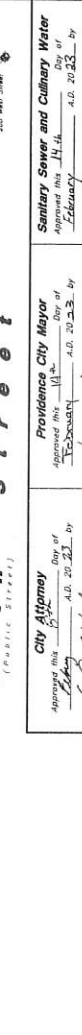
Rocky Mountain Power

Approved this 8 day of February, 1973
Rocky Mountain Power Company
By Stanley R. Peterson

ANA
Developer
Amsource
350 South Alie Court
Tampa, FL 33609
813/289-1100

[illegible]

with the information supplied and is City Engineer	2/14/23 Date
 Chairman	

[illegible][illegible][illegible]

All of Lot 5 of Providence City Center Subdivision recorded as Entry No. 1297377 in Block 2001 at Page 3490 in the Official Records of Cache County, being a Part of Lots 7 and 8, Block 27, Plat "A", Providence Farm Survey within the East Half of Section 9 and the West Half of Section 10, Township 11 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, in Providence City, Cache County, Utah.

[illegible][illegible]

10-25-2023 2:58P NAR 0009 BID Submittal time to the point of
signing.

Owner's Dedication

None of men by these presents that the undersigned Owners of the above described
lot, parcel, tract, block, building containing the same to be subdivided into lots to be hereafter
known as _____

Providence City Center Subdivision 2nd Amended.

do hereby dedicate to the public use of the public all portions of land shown on this
plan as indicated for public use.

In witness whereof, we hereunto set our hands this _____ day of
February, 2023

AssuranceCoindence, LLC a Utah Limited Liability Company

[illegible]

History Public List Name: Melanie Child
Commission Number: _____
Commission Expires: 3/31/76
A History Public Commissioned in Utah
(If you are providing no items required per Utah Code, Title 46,
Chapter 1, Section 18)

Melanie Child
A History Public

MILANIE CHILD
No. _____
Commission Expires on _____
Commission Number: 72347

Providence City Center Subdivision 2nd Amended
Assessing all of Lot 5 in the First Third of Providence City Center Subdivision, being a

Recorded # 1336154
 State of Utah, County of Cache, Requested and Filed at the Request of 352c
 Date 6-14-2020 Time 1:51 PM Page 406-423
 Fee \$4.00
 Fee 2
174 174 174
 Cache County Registrar (Duffy)

Sign Plan

SCOPE OF WORK

- A B C** NEW 5'-0" ILLUM. "CHICK-FIL-A" CHANNEL LETTERS SIGN
- D** NEW 5'-0" ILLUM. "CHICK-FIL-A" ICON LOGO CABINET
- E F G** NEW DIF ILLUM. DIRECTIONAL SIGN

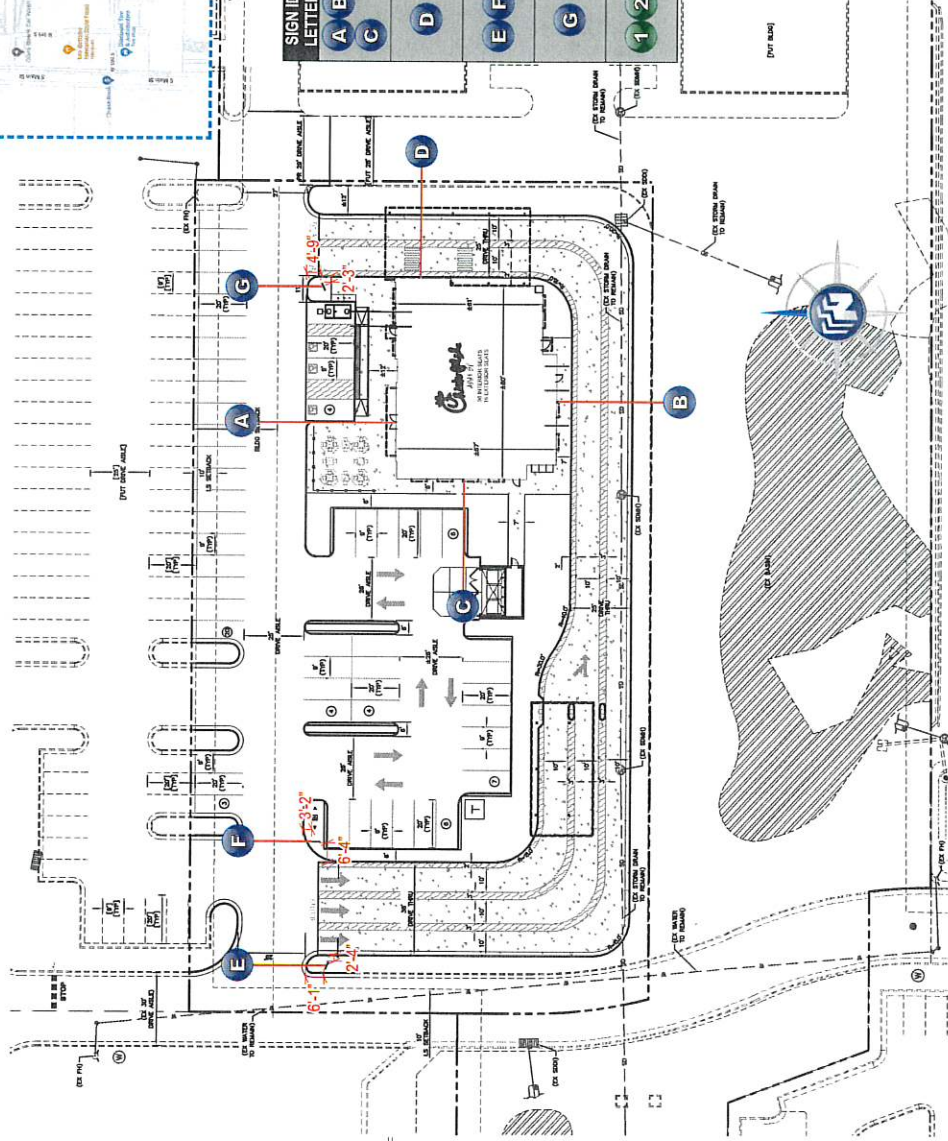
Install Only
Manufacturing By Others

- 1 2 3** DRIVE-THRU MENU BOARD



VICINITY MAP

SIGN ID LETTER	FACE A	FACE B
A B C	Chick-fil-A	N/A
D	Chick-fil-A	N/A
E F	Drive Thru	Drive Thru
G	Thank You	Do Not Enter
1 2		N/A



Note:

ALL NEW SIGNAGE TO CONNECT
TO CLIENT PROVIDED ELECTRICAL
CIRCUITS



National Sign
13801 5th St, Suite 100, CA 91710
Tel: (909) 311-1442 Fax: (909) 311-1446
Litho: 714.500.0000 Fax: 714.500.0000

Project Name:

Chick-fil-A

#5225 S Main & E 1200

Address:

38 S Gateway Dr,
Providence, UT 84332

Account Mgr:

Steve Rosenbloom

Approved by:

Date:

Drawing Number

30000

Revision

Designer:

S. Duffy

Date:

02/16/2021

SITE PLAN

Scale: Page 1

1" = 40'-0"

THIS IS AN ORIGINAL UNPUBLISHED
DRAWING. IT IS THE PROPERTY OF NATIONAL
SIGN. IT IS TO BE USED ONLY FOR THE PROJECT
PLANNED FOR YOUR BUSINESS. IT IS NOT TO BE
REPRODUCED OR COPIED IN ANY MANNER
WITHOUT THE WRITTEN PERMISSION OF NATIONAL
SIGN. ANY VIOLATION OF THIS POLICY WILL BE
PUNISHED BY AN OFFICE OF RECORD.

This sign must be in accordance with
the requirements of Article 100 of the
Providence City Ordinance. This includes proper
spacing and lighting of this sign.





National Sign
A SIGNING CORPORATION
Tel: 800.591.1472 Fax: 800.742.2446
Web: www.national-sign.com
Lic: 742071-Exp. 03/31/24

Project Name:

Click-It-A

#5225 S Main & E 1200

Address:

38 S Gateway Dr
Providence, UT 84332

Account Mgr:

Steve Rosenbloom

Approved by:

Date:

Drawing Number

30000

Revision

Designer:

S. Duffy

Date:

02/16/2023

SITE PLAN

Page 2

Scale:

1" = 40'-0"

THIS IS AN ORIGINAL UNPUBLISHED
DRAWING CREATED FOR YOUR PERSONAL
USE ONLY. IT IS NOT TO BE REPRODUCED,
COPIED, OR TRANSMITTED IN ANY FORM
OR BY ANY MEANS, ELECTRONIC OR
MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION
STORAGE AND RETRIEVAL SYSTEM, WITHOUT
WRITING BY AN OFFICE OF NSC.

This sign must be in accordance with
the requirements of Article 200 of the
Providence Municipal Code and/or other
ordinances governing the use of signs
governing and located in this sign.



ELECTRONIC SIGNS

SCOPE OF WORK

H NEW SINTRA ADDRESS NUMERALS

I J K NEW HANDICAP PARKING SIGNS

L NEW STORE HOURS VINYL

M NEW TEAM MEMBER ENTRANCE VINYL

N NEW CLEARANCE ARM PANEL

Install Only Manufacturing By Others

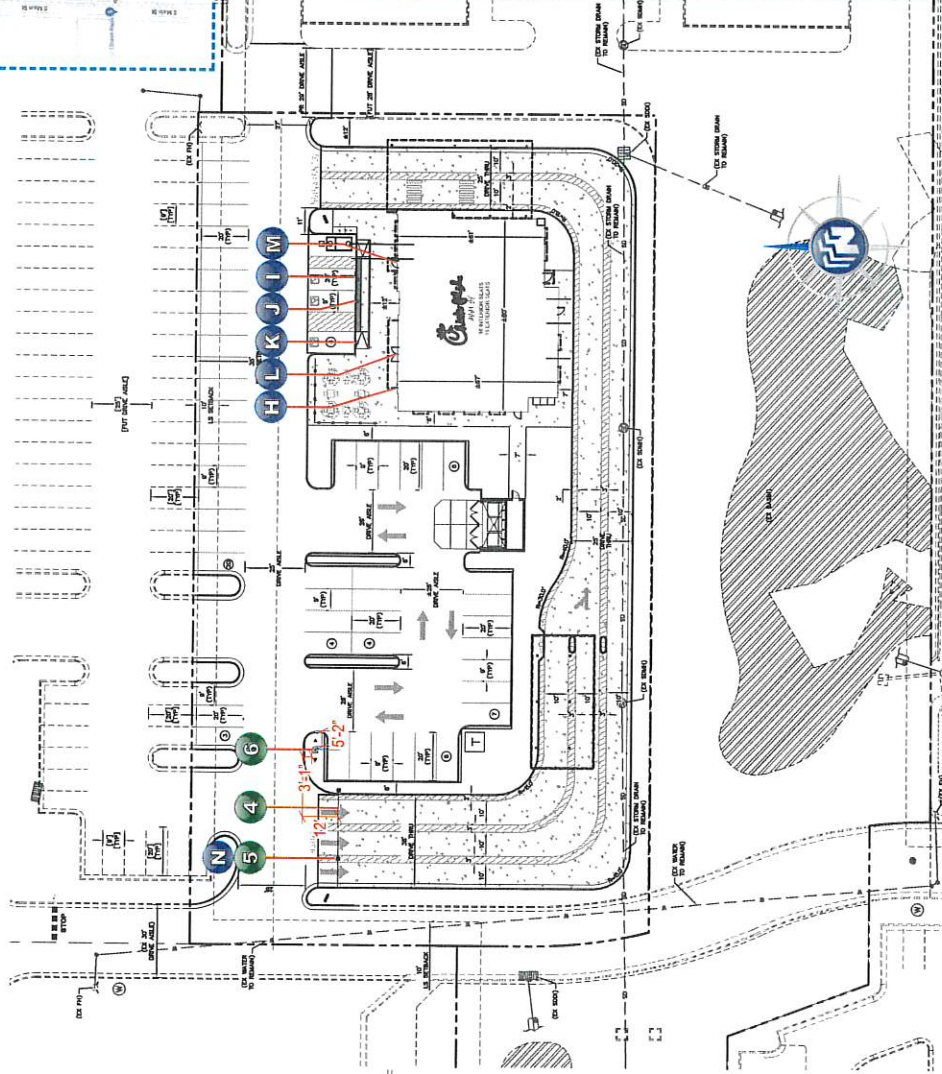
4 5 DRIVE-THRU CLEARANCE ARM

6 FLAG POLE



VICINITY MAP

SIGN ID LETTER	FACE A	FACE B
H	38	N/A
I		N/A
J		N/A
K		N/A
L		N/A
M		N/A
N		N/A
4		N/A
5		N/A
6		N/A



Note:

ALL NEW SIGNAGE TO CONNECT
TO CLIENT PROVIDED ELECTRICAL
CIRCUITS



National Sign
A SIGNAGE SPECIALTY COMPANY
13800 So. St., Chino, CA 91710
Tel: 909.403.2222 Fax: 909.403.2446
Email: info@national-sign.com
Web: www.national-sign.com
Lic# 74500 - Exp. 01/17/18

Project Name: Chick-fil-A

#5225 S Main & E 1200

Address:

38 S Gateway Dr,
Providence, UT 84332

Account Mgr:

Steve Rosenbloom

Approved by:

Date:

Drawing Number

30000

Revision

Designer: S. Duffy

Date: 02/16/2023

ELEVATIONS

Page 3

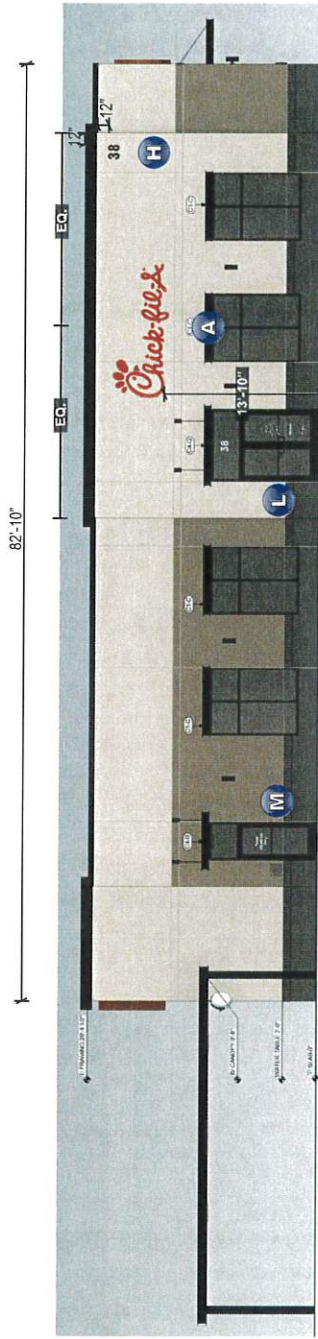
Scale: 3/32" = 1'-0"

THIS IS AN ORIGINAL UNPUBLISHED
DRAWING. IT IS THE PROPERTY OF
NATIONAL SIGN. IT IS NOT TO BE
REPRODUCED OR COPIED IN ANY
MANNER WITHOUT THE WRITTEN
CONSENT OF NATIONAL SIGN.

This sign intended to be in accordance with
the requirements of the International
Building Code (IBC) and the
International Fire Code (IFC). The
signifier and lettering of this sign.

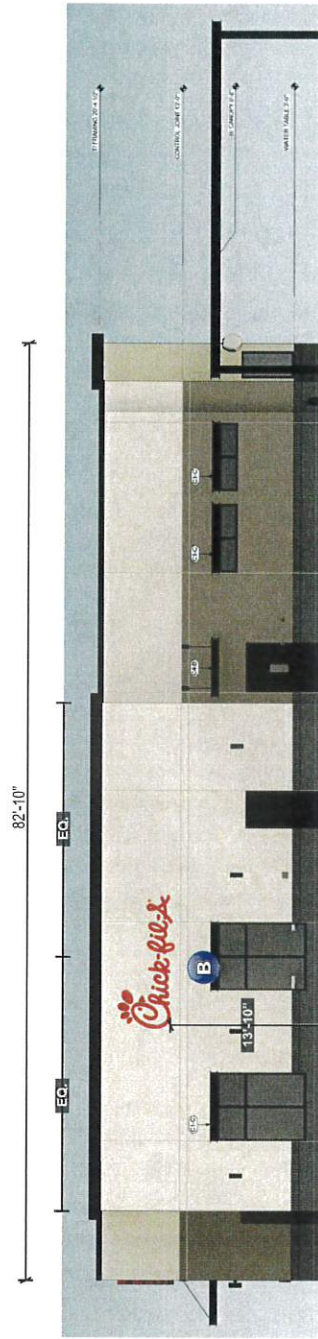


ELECTRONIC SIGNS



- A NEW 5'-0" ILLUM. "CHICK-FIL-A" CHANNEL LETTERS SIGN
- H NEW SINTRA ADDRESS NUMERALS
- L NEW STORE HOURS VINYL
- M NEW TEAM MEMBER ENTRANCE VINYL

North Elevation



- B NEW 5'-0" ILLUM. "CHICK-FIL-A" CHANNEL LETTERS SIGN

South Elevation



National Sign
A MANUFACTURING COMPANY
13300 9th St., Chino, CA 91710
Tel: 909.402.2222
e-mail: info@national-sign.com
Fax: 909.402.2222

Project Name:

Chick-fil-A
#5225 S Main & E 1200

Address:

38 S Gateway Dr.
Providence, UT 84332

Account Mgr.

Steve Rosenbloom

Approved by:

Date:

Drawing Number

30000

Revision

Revision

Designer: S. Dufy

Date: 02/16/2023

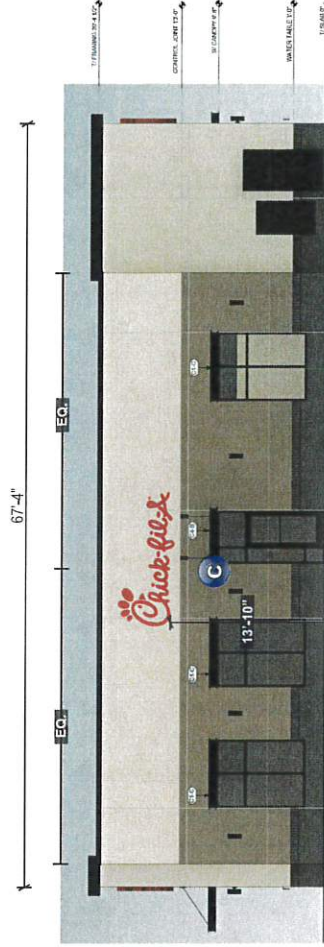
ELEVATIONS

Scale: Page 4

1/8" = 1'-0"

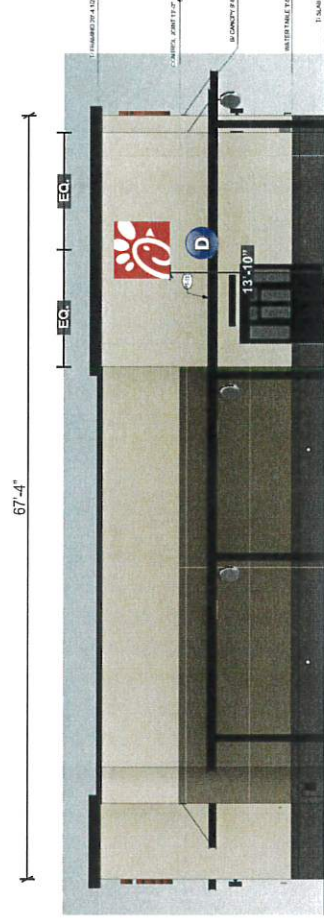
THIS IS AN ORIGINAL UNPUBLISHED
DRAWING. IT IS THE PROPERTY OF
NATIONAL SIGN. IT IS NOT TO BE
REPRODUCED OR TRANSMITTED IN
ANY FORM OR BY ANY MEANS,
ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE
AND RETRIEVAL SYSTEM, WITHOUT
WRITTEN PERMISSION OF THE
OWNER.

This sign intended to be in accordance with
the requirements of Article 202 of the
Providence City Code. The sign is subject to
approval by the City of Providence. The sign is
subject to the provisions of the City of
Providence and the provisions of the City of
Providence and the provisions of the City of
Providence.



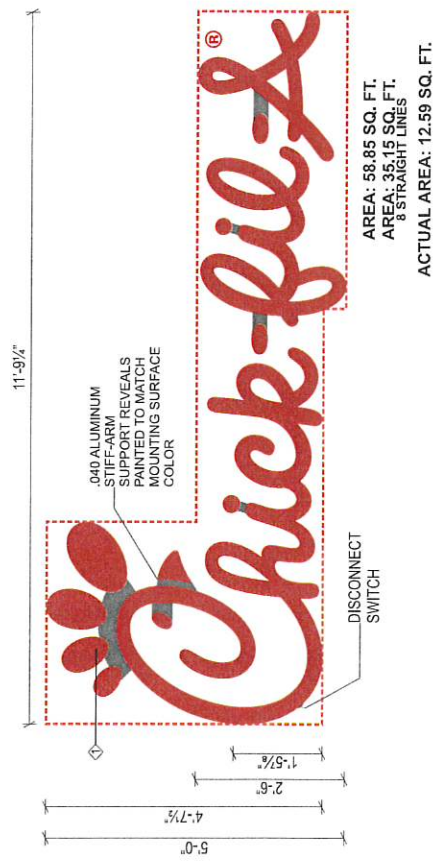
NEW 5'-0" ILLUM. "CHICK-FIL-A" CHANNEL LETTERS SIGN

West Elevation







NEW 5'-0" ILLUM. "CHICK-FIL-A" ICON LOGO CABINET

East Elevation



PERSPECTIVE VIEW

CFA - 00002 - CFA LS 60 CHICK-FIL-A ILLUMINATED

Colors:			
			
R & H 2793 / 3M RED 3632-53 WESTHIGHLAND WHITE SW7566			
STANDOFF:	REGISTERED:	DISCONNECT:	ILLUMINATION:
1/4" SLEEVE ANCHORS WITH 1/2" ALUMINUM SPACERS.	3/16" CLEAR POLYCARBONATE DISK. 3M 3632-53 CARDINAL RED VINYL. © APPLIED FIRST SURFACE.	ELECTRICAL TOGGLE DISCONNECT SWITCH WITH LOCKING COVER WATERPROOF BOOT RED LED.	RED LED.
ALL WIRING & COMPONENTS TO MEET U.L. STANDARDS			

NEW 5'-0" ILLUM. "CHICK-FIL-A" CHANNEL LETTERS SIGN

Sign Specs:

BODY: SF CUSTOM FABRICATED ALUMINUM CHANNEL LETTERS CONSTRUCTED OF .040 WITH .060 ALUMINUM BACKS. ALUMINUM RETURNS MECHANICALLY FASTENED TO BACKS. INTERIOR OF SIGN TO BE PAINTED MATE WHITE.
 FACES: 3/16" #2793 RED ACRYLIC.
 TRIM CAP: 1" RED JEWELITE TRIM CAP
 RETURNS: 5" DEEP RETURNS PAINTED TO MATCH MOUNTING SURFACE COLOR



August 9, 2023

Providence City
164 North, Gateway Dr.
Providence, Ut 84332

RE: Site plan review – Chick-fil-A, 40 S Hwy165, Providence, Ut 84332 (02-336-0001).

The above-named site plans have been submitted to the Logan Fire Department for a fire and life safety review. This review was made in the interest of the fire safety provisions and regulations as adopted by the State of Utah and in accordance with the International Fire Code. This review is not considered comprehensive nor regarded as sanctioning any code deficiencies not identified. The ultimate responsibility for compliance with the applicable codes, standards and ordinances rests with the owner.

This project is being recommended to Providence City for approval with the listed comments and conditions.

Access

(IFC 503.1.1) Fire Apparatus Access shall extend to within 150 feet of all portions of the facility as measured by an approved route around the exterior of the building.

(IFC 503.2.5) Dead-end fire apparatus roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

- Fire department vehicle access appears adequate as submitted on the site plans. Approved.

Fire hydrant locations and number of hydrants

(IFC 507.5.1) Fire Hydrants shall be located within 400 feet of the building as measured by an approved route around the exterior of the building. Exception allows for the distance to be increased to 600 feet for R-3 occupancies.

- Fire hydrants #519 and #395 appears to be within 400 feet of all areas of the proposed lot. Approved.

Fire protection water supplies

(IFC 507.1) An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, building or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.3) Fire flow requirements for buildings or portions of building and facilities shall be determine by an approved method.

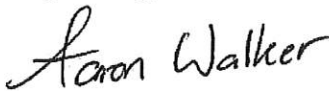
- The building appears to be approx. 4,991 sq. ft. in size. According to Table B105.1(1) the fire flow for a combined fire area 4,991 sq. ft. of construction type V-B is 2,000 GPM at 20 PSI. Fire Flow requirements are subject to change due to separation of fire areas, type of construction, and the installation of fire suppression system.
- The closest fire hydrant (#395) contains approximately 3,200 GPM at 20 PSI and will likely be adequate for the proposed project. Approved.

Other project comments

- A fire hydrant is required to be within 100 feet of the FDC (fire department connection). If the FDC is properly placed, the existing hydrants may be sufficient.
- With the approval from Providence City and all other involved parties, site work may begin. However, a building plans review, fire sprinklers and fire alarm plans review will be required prior to construction beginning on the actual building.
- Building sprinkler plans, fire alarm plans, and kitchen hood suppression plans may be a delayed submittal.

If you have any questions, please contact me.

Respectfully,

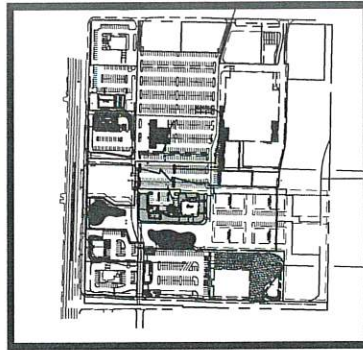
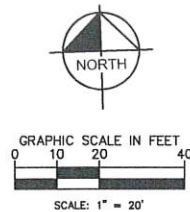
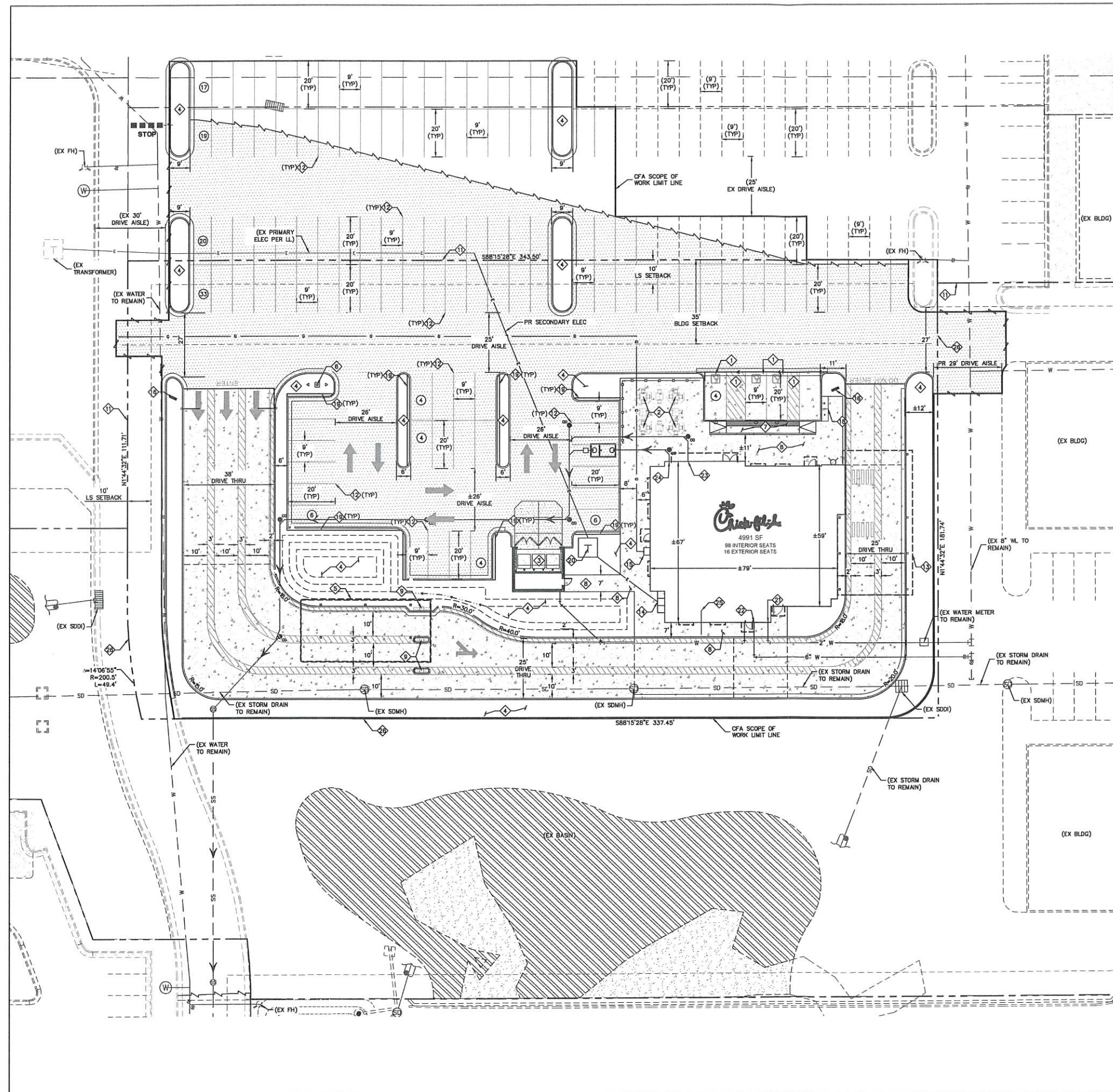


Aaron Walker
Deputy Fire Marshal
Logan Fire Department
435-716-9516
Aaron.walker@loganutah.org

FIRE DEPARTMENT




S Main & E 1200 CFA Cost Estimates	Estimate
Site work	\$900,000
Building	\$750,000
Mechanical	\$125,000
Plumbing	\$120,000
Electrical	\$180,000
Fire Supply Line	\$5,000
Fire Sprinklers	\$25,000
Drive-thru Canopies	\$84,000
Cooler/Freezer (ThermoKool)	\$15,000
Signs	\$27,000
Metal Awnings	\$24,000
Trash Enclosure	\$40,000
Landscaping	\$10,000
Lot Lights	\$21,000




SITE DATA SUMMARY:	
APN:	02-224-0005
JURISDICTION:	CITY OF PROVIDENCE, UT
ZONING:	COMMERCIAL HIGHWAY DISTRICT (CHD)
EX PARCEL:	± 2.0 ACRES
BLDG SETBACK:	N: 35' (INTERIOR) E: 00' (INTERIOR) S: 00' (INTERIOR) W: 00' (S 640 W)
L/S BUFFER:	N: 10' (INTERIOR) E: 10' (INTERIOR) S: 10' (INTERIOR) W: 10' (S 640 W)
D/T STACKING:	43 CARS FROM DT WINDOW
CAR STACK MENU	
BOARD TO DT WINDOW:	9 X 2' (MIN) CARS
STANDARD STALL:	24' - 28' (MINIMUM)
DRIVE AISLE WIDTH:	24' - 30' (MINIMUM)
BIKE REQUIREMENT:	4 SPACES
TE LOADING:	FRONT LOADING
L/S ISLAND:	NO MORE THAN 40 PARKING SPACES IN A ROW
PARKING REQUIRED:	
BLDG SF:	4,991 SF
REQUIREMENT:	1 STALLS PER + FIXED SEATS SF + 1 SPACE PER 40 SF FLOOR AREA FOR MOVABLE SEATING
REQUIRED:	40 REQUIRED
PROVIDED:	17 PROPOSED STALLS 44 EXISTING STALLS 161 TOTAL PROPOSED

- 1 ACCESSIBLE PARKING STALL & STRIPING SIGNAGE
- 2 NON-FIXED PATIO SEATING
- 3 TRASH ENCLOSURE
- 4 LANDSCAPE AREA
- 5 DRIVE THRU CANOPY ABOVE
- 6 PR FLAG POLE
- 7 ACCESSIBLE RAMP (TYP)
- 8 CONCRETE SIDEWALK
- 9 DRIVE-THRU MENU BOARDS BY SIGN COMPANY
- 10 EX PROPERTY LINE
- 11 PAINTED STRIPING
- 12 BUILDING CANOPY ABOVE
- 13 PR ELECTRICAL CABINET
- 14 PR GAS METER
- 15 PR DRIVE-THRU SIGN
- 16 PR BIKE RACKS
- 17 PR STEP OFF CURBS
- 18 PR TRANSFORMER
- 19 PR WATER (DOM) POC
- 20 PR WATER (FIRE) POC
- 21 PR SEWER POC
- 22 PR GREASE POC
- 23 PR TELEPHONE POC
- 24 PR PROPERTY LINE

LEGEND:

 KEY NOTE

 PARKING COUNT



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

PRELIMINARY

FSR# 05225

PROJECT #	09290803
PRINTED FOR	ENTITLEMENTS
DATE	7/18/2021
DESIGN BY	DR
DRAWN BY	CT

Information contained on this drawing and in all

SITE PLAN

STUDY OF THE EFFECTS OF A 10% INCREASE IN THE

SP-1

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
TREES					
	ACER GINNALA	BAILEY COMPACT	8' E.B.	1	MULTI-TRUNKED
	ACER N. CALIFORNICUM	BOX ELDER	8' E.B.	7	MULTI-TRUNKED
	COTINUS COCCINEA	ROYAL PURPLE	8' E.B.	1	MULTI-TRUNKED SPECIMEN
	PINUS FLEXILIS	VANDERWOLF'S PYRAMID	8' E.B.	5	NATURAL
	PYRUS CALLERYANA	CHANTICLEER PEAR	8' E.B.	10	STANDARD
	ZELKOVA SERRATA	ZELKOVA	8' E.B.	2	STANDARDS
SHRUBS					
	BERBERIS THUNBERGII	DWARF JAPANESE BARBERTY	5 GALLON	25	2'-0" O.C.
	BERBERIS THUNBERGII	JAPANESE BARBERTY	5 GALLON	16	4'-0" O.C.
	BUDDEIA DAVIDII	PETITE PLUM BUTTERFLY	5 GALLON	13	5'-0" O.C.
	CALAMAGROSTIS X A. KARL FORSTERI	FEATHER GRASS	5 GALLON	130	AS SHOWN
	CAREX E. 'AUREA'	GOLDEN SEDGE	1 GALLON	134	2'-6" O.C.
	CORNUS SERICEA	RED TWIG DOGWOOD	5 GALLON	8	5'-0" O.C.
	DESCHAMPSIA FLEXUOSA	WAVY HAIRGRASS	5 GALLON	5	3'-0" O.C.
	GALRA LINDENHEIMERI	WHIRLING BUTTERFLIES	5 GALLON	8	1'-6" O.C.
	MISCANTHUS SINENSIS	MAIDEN GRASS	5 GALLON	81	4'-0" O.C.
	PENNISETUM MESSACUM	DWARF FOUNTAIN GRASS	5 GALLON	116	4'-0" O.C.
	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GALLON	32	3'-0" O.C.
	SPIRAEA B. 'LIME MOUND'	LIME MOUND SPIRAEA	5 GALLON	35	3'-0" O.C.
	ZIZOPHORA CLINOPODIOIDES	BLUE MINT BUSH	1 GALLON	48	18" O.C.
VINES					
	WISTERIA FLORIBUNDA	JAPANESE WISTERIA	15 GALLON	2	REMOVE FROM STAKE ATTACH TO WALLS
GROUNDCOVERS					
	JUNIPERUS SABINA	BUFFALO JUNIPER	1 GALLON	568 SF.	4'-0" O.C. TRANSLARLY SPACED
NO SYMBOL					
2" DIAMETER DECORATIVE STONE (TO MATCH STONE ON SITE) - 10,464 SF. INSTALL A FOUR (4) INCH LAYER OVER DEWITT PROS WEED BARRIER. STONE SHALL BE USED IN ALL SHALE AREAS. PRIOR TO INSTALLING STONE, APPLY AN APPLICATION OF PRE-EMERGENT HERBICIDE. STONE SHALL BE CRUSHED FRACTURED, AND TAN RUST COLOR STONE FROM STAKES PARKSON (866-229-0504) COPPER CANYON. SUBMIT SAMPLE FOR APPROVAL. STONE SHALL BE WASHED PRIOR TO INSTALLATION.					

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 10'-0"

PLANTING NOTES

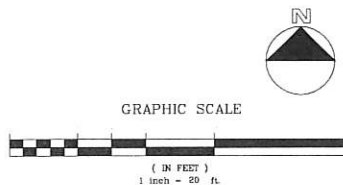
- CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATIONS FROM THE PLANS OR SPECIFICATIONS IS TO HAVE WRITTEN APPROVAL.
- ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "AMERICAN NURSERY AND LANDSCAPE ASSOCIATION" STANDARDS. WWW.ANLA.ORG
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE BALLS WHICH SETTLE BELOW GRADE, FERTILIZING, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTINGS FREE OF INSECTS AND DISEASES, WEEDING, AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AS SPECIFIED ABOVE FOR A PERIOD OF NINETY (90) DAYS.
- LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION.
- FERTILIZER FOR ALL PLANTING AREAS SHALL BE AS SPECIFIED WITHIN THE SOILS REPORT.
- ANY TREES WITHIN 5' OF PAVING, CURBS, WALLS, BUILDINGS, ETC. TO BE INSTALLED WITH A ROOT BARRIER DEVICE.
- CONTRACTOR TO INCLUDE IN HIS BID THE REPAIR OF ANY AND ALL DAMAGE RESULTING FROM INSTALLATION OF PLANTING ITEMS.
- IRRIGATION SHALL CONSIST OF LOW VOLUME DRIP EMITTERS, BUBBLERS OR HIGH EFFICIENCY SPRAY HEADS CONNECTED TO AUTOMATIC REMOTE CONTROL VALVES AND TIED INTO A POTABLE WATER SYSTEM INCLUDING FLOW SENSOR OR SOIL MOISTURE SENSORS AND INTO AN AUTOMATIC IRRIGATION CONTROLLER INSTALLED WITH A REMOTE SENSING. IRRIGATION SHALL BE PROVIDED WITH REQUIRED APPURTENANCES FOR WINTERIZATION OF IRRIGATION SYSTEM.
- ALL PLANTING AND IRRIGATION ON THIS PROJECT TO MEET OR EXCEED CITY LANDSCAPE GUIDELINES, STANDARDS AND AGENCY REQUIREMENTS.

LANDSCAPE RESPONSIBILITY:

ALL PLANTING AND IRRIGATION WITHIN CFA SCOPE OF WORK LINE SHALL BE INSTALLED AND PRIVATELY MAINTAINED BY CHICK-FIL-A.

PROJECT DATA:

CFA LANDSCAPE AREA: 11,484 SQ. FT.
TURF AREA: 0
TOTAL LANDSCAPE AREA: 11,484 SQ. FT.



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



hourian associates inc.
landscape architecture • design
3881 University Avenue, Suite 200, Berkeley, California
e: hourian@hourianassociates.com
p: 949.459.6523



CHICK-FIL-A
S. MAIN & E. 1200 S.
38 S. GATEWAY DRIVE
PROVIDENCE, UT 84303

FSR#05225

BUILDING TYPE / SD: P14 SE LRG
RELEASE: 22.05

ENTITLEMENT

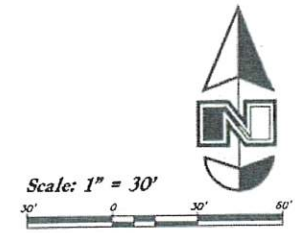
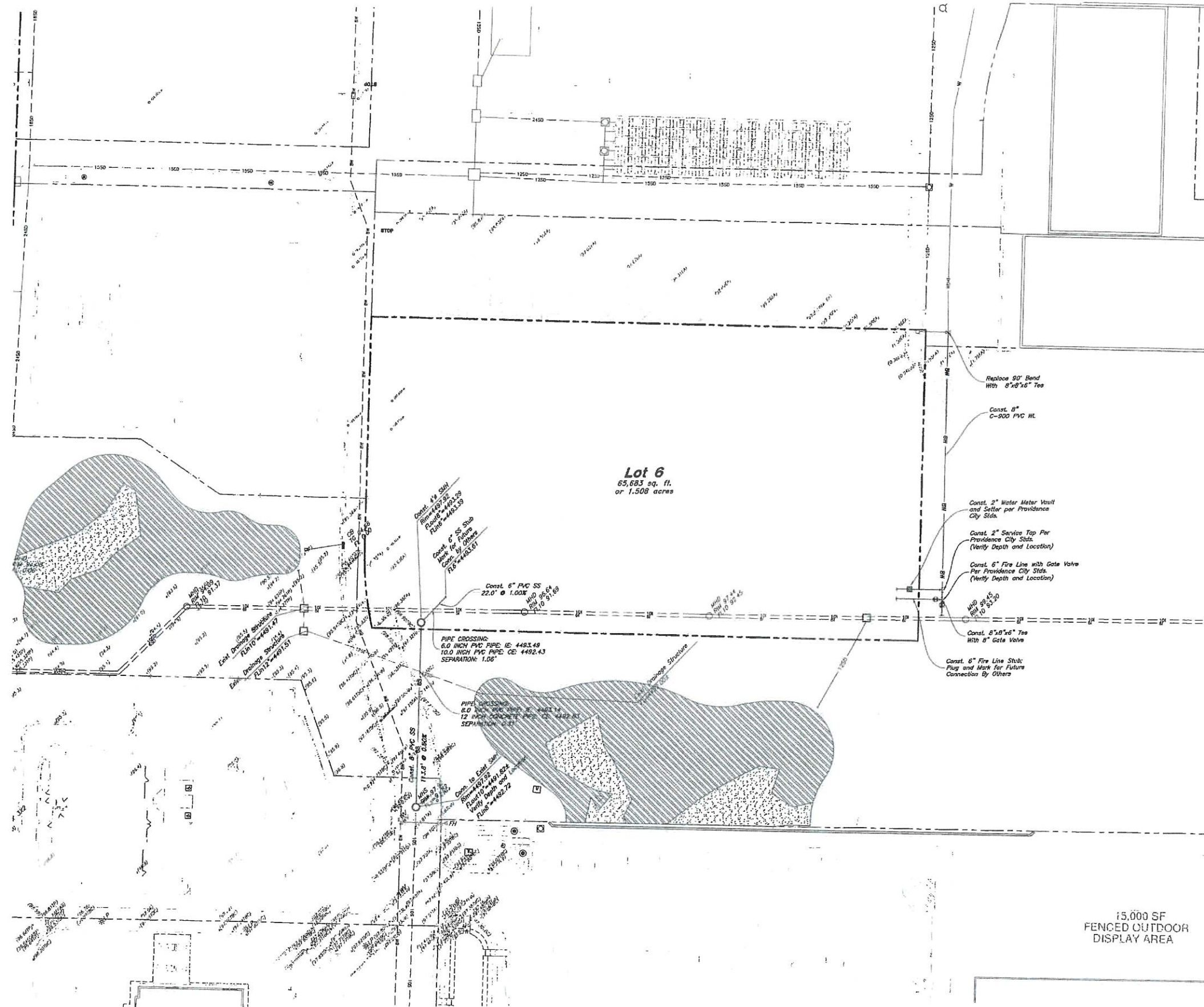
REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT #
DATE: 7/24/2023
DRAWN BY: RAB/H

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SHEET
PRELIMINARY LANDSCAPE PLAN
SHEET NUMBER

L1.0



General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

- Culinary Services Laterals
1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
- Water Main Lines and Fire Lines
1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235
- Sanitary Sewer Lines
1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type F54, SDR 35

CAUTION:
The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. This information is not to be relied on as being exact or complete.

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation.
3. Construction of any onsite utilities prior to the onsite connection will be done at the contractors risk.



Utility Plan
Lot 6 - Providence City Center
38 S Gateway Drive
Providence, UT



10 Feb, 2023
SHEET NO.
C1.0