Providence City Planning Commission Agenda
Providence City Office Building, 164 North Gateway Drive, Providence UT 84332
February 20, 2019 6:00 p.m.
Anyone interested is invited to attend.

Call to Order: Robert James, Chair

Approval of the Minutes:
Item No. 1. The Planning Commission will consider approval of the minutes for January 23, 2019.

Public Comments: Citizens may appear before the Planning Commission to express their views on issues within the City's jurisdiction. Comments will be addressed to the Commission. Remarks are limited to 3 minutes per person. The total time allotted to public comment is 15 minutes.

Public Hearing(s):

Action Item(s):
Item No. 1. Amended Plat: The Providence Planning Commission will consider for approval of a preliminary amended final plat, for DLMAC Subdivision, The amendment of Lot 1 Willow Place Subdivision Amended, 18-dwelling unit multi-family residential subdivision located in the general area of 254 N Gateway Drive, Providence, UT; (Discussion time approximately 10 minutes)

Item No. 2. – Amended Final Plat: The Providence Planning Commission will consider for approval an amended final plat for The Corner Subdivision lot 2 amendment, a 30-dwelling unit multi –family residential subdivision located in the general area of 430 West 100 South, Providence UT; (Discussion time approximately 10 minutes)

Item No. 3. Final Plat: The Providence Planning Commission will consider for approval a final plat for Providence Gateway Subdivision, phases B –E, a multi-family residential subdivision consisting of townhomes and condominiums with approximately 164 units located in the general area of 100 South and Gateway Drive, Providence, UT; (Discussion time approximately 10 minutes) Phase B – 22 dwelling units, Phase C&D – 20 dwelling units, Phase E – 17 dwelling units.

Item No. 4. – Rezone Request: The Providence Planning Commission will consider a recommendation to the City Council to grant a rezone request for Parcel No. 02-209-0006 located in the general area of 593 W 300 S, Providence, UT; The property is currently zone Commercial Highway District (CHD); the applicant is requesting Multi-Family High (MFH)

Study Items(s):
Item No. 1. Ordinance and Design Standards for LCR: The Providence Planning Commission will review proposed changes to Title 10 Chapter 4, Life Cycle Residential Zone. (Discussion time approximately 10 minutes)

Item No. 2. General Plan Map: The Providence Planning Commission will discuss changes to the draft General Plan Map – Future Re-zoning of Existing Districts & Annexed Areas. (Discussion time approximately 10 minutes)

Reports:
Staff Reports: Any items presented by Providence City Staff will be presented as informational only.
Commission Reports: Items presented by the Commission Members will be presented as informational only; no formal action will be taken.

Agenda posted by M Petersen on February 14, 2019

Mindi Petersen

If you have a disability and/or need special assistance while attending the Providence City Planning Commission meeting, please call 435-752-9441 before 5:00 p.m. on the day of the meeting.

Pursuant to Utah Code 52-4-207 Electronic Meetings – Authorization – Requirements the following notice is hereby given:

- Providence City Ordinance Modification 016-2006, adopted 11/14/2006, allows Planning Commission Member(s) to attend by teleconference.
- The anchor location for this meeting is: Providence City Office Building, 164 North Gateway Drive, Providence, UT.
- Member(s) may be connected to the electronic meeting by teleconference.

Providence City Council Members may be in attendance at this meeting; however, no Council action will be taken even if a Quorum exists.

Providence City Planning Commission Minutes
Providence City Office Building, 164 North Gateway Drive, Providence UT 84332
January 23, 2019 6:00 p.m.

Call to Order: Robert James, Chair

Approval of the Minutes:
Item No. 1. The Planning Commission will consider approval of the minutes for January 9, 2019.
Motion to approve the minutes from January 9, 2019 – R Cecil, second – G Sonntag
Vote:
Yea: R Cecil, G Sonntag, B Perry, R James, J Parker
Nay: None
Abstained:
Excused: R Holloway
Excused Alternate:
Corrections:

- Page 1 line 11 Yea: ~~B Perry~~ J Parker
- Page 1 line 31 Yea: ~~B Perry~~ J Parker
- Page 1 line 88 Yea: ~~B Perry~~ J Parker
- Page 3 line 200 Yea: ~~B Perry~~ J Parker
- Page 4 line 200 Yea: ~~B Perry~~ J Parker
- Page 2 line 60 explained that ~~that~~ there

Public Comments: Citizens may appear before the Planning Commission to express their views on issues within the City's jurisdiction. Comments will be addressed to the Commission. Remarks are limited to 3 minutes per person. The total time allotted to public comment is 15 minutes.

- Ashley Nance of Providence asked the commission if cluster housing was discussed when creating the LCR zone. She feels that a fixed density for LCR is important for the city going forward.

Public Hearing(s):
Item No. 1. 6:10 PM Code Amendment:
Prior to making a recommendation on the proposed code amendment, Title 10 Zoning Regulations, by adding Chapter 13 Accessory Dwelling Units, the Planning Commission is holding a public hearing. The purpose of this chapter is to establish a city ordinance governing the construction and use of Accessory Dwelling Units (ADUs). ADUs are separate units detached from the primary residence. Chapter 12 of this Title covers Accessory Apartment Units (AAU), which are attached to the primary residence. The purpose of the public hearing is to provide an opportunity for anyone interested to comment on the proposal before action is taken. The Planning Commission invites you to attend the hearing in order to offer your comments. You may also email comments to the City Recorder, sbankhead@providence.utah.gov by 2:00 PM the day of the meeting. By law, email comments are considered public record and will be shared with all parties involved, including the Planning Commission and the applicant.
Discussion:

- Larry Martin explained that he felt that because the ADU code amendment does not require designated parking it will create issues in the winter.
- A Nance explained that she felt that the city does not have a good method of notifying citizens of public hearings and events. She stated that citizens' property rights should be considered when looking at the ADU code amendment.

Item No. 2. 6:20 PM Rezone:
Prior to making a recommendation on the proposed rezone of Parcel No. 02-209-0006, generally known as 593 West 300 South, from CHD to MFH, the Planning Commission is holding a public hearing. The purpose of the public hearing is to provide an opportunity for anyone interested to comment on the proposal before action is taken. The Planning Commission invites you to attend the hearing in order to offer your comments. You may also email comments to the City Recorder, sbankhead@providence.utah.gov by 2:00 PM the day of the meeting. By law,

email comments are considered public record and will be shared with all parties involved, including the Planning Commission and the applicant.

Discussion:

- Curtis Cooper stated that the Arbor Fields group contacted him after they spoke at the last meeting. He presented a diagram showing the mixed uses. He stated that he feels that leaving the open space in the middle and a mix of residential and commercial will be a great fit for the city. He explained that this would be a great location for affordable housing
- Zack Brown thanked the commission for their service. He explained that LCR is a good idea if it is in the right location. He felt that this location is ideal because it has access to bus stops, schools, grocery stores and is connected to the city center.
- A Nance felt that this is a great location for mixed use.
- Emily Merkley believes that the area around Macey's is a good fit because the infrastructure is already in place. She is in favor of this rezone.
- Lance Zollinger stated that he is in favor of this rezone.

Action Item(s):

Item No. 1. – Final Plat: The Providence Planning Commission will consider for approval a final plat for Ridgeview Estates Subdivision, a 17-lot single –family residential subdivision located in the general area of 150 E and Canyon Road, Providence UT; (Discussion time approximately 10 minutes)

Motion to approve the final plat for Ridgeview Estates Subdivision with conditions as stated –R Cecil, second – J Parker

Vote:

Yea: R Cecil, G Sonntag, B Perry, R James, J Parker

Nay: None

Abstained:

Excused: R Holloway

Excused Alternate:

Discussion:

- S Bankhead presented the findings of fact.

FINDINGS OF FACT:

Residential Development – General Plan Principles

1. New residential development should be developed based on density and include mixed residential uses.
2. Open space shall be included as part of the overall density of new residential development.
3. Sensitive areas (faults, slope, wetlands, flood plains, storm water and other areas) should be identified and residential development should be limited within these areas.
4. New residential development should increase mobility and connectivity of the City's overall transportation system.
5. New residential development should provide design for pedestrian-friendly development.
6. New residential development should include all necessary public and private utilities.
7. Residential development should not be encouraged within the major utilities easement on the east bench of the City.

Transportation Corridors – General Plan Principles:

- As development plans are reviewed, those involved in the review and approval processes rely on the Utah Code, the Public Works Standards and Specifications Manual, and any other applicable codes and/or standards
- The City Code requires connectivity of new streets with existing streets and that the arrangement of streets in new developments provide for the continuation of streets to adjoining undeveloped areas. Because connectivity throughout the City is important, the use of cul-de-sacs should be limited.

City Code:

- 10-8-1: Area Regulations: SFT Min lot area: 12.000 sq. ft.; Min lot width (measured at setback line): 95; Setbacks: side yard-interior, 10'; side yard-street, 20'; front/rear combined: 50' (neither less than 20'); Max units/ac excluding ROW-infrastructure: 3.7
- 11-3-2: Preliminary Plat.

CONCLUSIONS OF LAW:

Residential Development – General Plan Principles

- The proposed final plat density is in harmony with the zone and neighboring developments.
- The proposed final plat notes: *All lots have a buildable envelope with regards to hazardous slopes and zoning setback. No lots have slopes greater than 30% over a horizontal distance of 50 Feet.*
- The proposed final plat notes: *All expenses involving the necessary improvements or extension for a culinary water system, sanitary sewer system, gas service, electrical service, telephone service, cable television service, grading and landscaping, storm drainage systems, curbs and gutters, fire hydrants, pavement, sidewalks, signage, street lighting and other improvements shall be paid for by the developer(s).*

Transportation Corridors – General Plan Principles

- This review relies on Utah Code, the Public Works Standards and Specifications Manual, and any other applicable codes and/or standards.
- The street layout on the proposed final plat provides for connectivity to Canyon Road, Bessie Lane, and 300 East in Millville for both street and pedestrian traffic.

City Code 10-8-1 Area Regulations.

- The proposed final plat indicates that all lots meet or exceed the minimum lot size of 12,000 square feet. The density is less than the maximum allowed.

City Code 11-3-3: Final Plat.

- The proposed final plat meets the requirements of PCC 11-3-3 with conditions listed below.

CONDITIONS:

- Continue to meet all applicable codes, law, rules, statutes, etc.
- Construction drawings need to be signed by the City Engineer.
- Bonding needs to be in place before final plat can be recorded.
- Water shares need to be dedicated before final plat can be recorded.
- The City Council needs to approve by ordinance a vacation of an existing portion of sewer easement and relocate to the north.
- The City Council needs to approve the development agreement by resolution.
- Approval by the City of any application submitted or paperwork 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.

Item No. 2. – Final Plat: The Providence Planning Commission will consider for approval a final plat for Providence Shire Subdivision, a 14-lot single –family residential subdivision located in the general area of 400 East and Spring Creek Parkway , Providence UT; (Discussion time approximately 10 minutes)

Motion to approve the final plat for Providence Shire Subdivision Final Plat with condition No.1 removed – G Sonntag, second – R Cecil

Vote:

Yea: R Cecil, G Sonntag, B Perry, R James, J Parker

Nay: None

Abstained:

Excused: R Holloway

Excused Alternate:

Discussion:

- S Bankhead presented the findings of fact.
- S Bankhead provided the names of the Executive Staff that review preliminary and final plats. She explained that often the applicants and developers attend the meetings during reviews.

  Skarlet Bankhead, Chair – Administrative Services Director
  Rob Stapley – Public Works Director
  Max Pierce – City Engineer
  Mindi Petersen – Administrative Services and Development
  Chad Woolley – City Attorney
  Aaron Walker – Logan City Fire Marshalls Office, Fire Inspector

Brent Fresz – Council Member
Roy Sneddon – Council Member
Mayor John Drew

FINDINGS OF FACT:

Residential Development – General Plan Principles

1. New residential development should be developed based on density and include mixed residential uses.
2. Open space shall be included as part of the overall density of new residential development.
3. Sensitive areas (faults, slope, wetlands, flood plains, storm water and other areas) should be identified and residential development should be limited within these areas.
4. New residential development should increase mobility and connectivity of the City's overall transportation system.
5. New residential development should provide design for pedestrian-friendly development.
6. New residential development should include all necessary public and private utilities.
7. Residential development should not be encouraged within the major utilities easement on the east bench of the City.

Transportation Corridors – General Plan Principles:

- As development plans are reviewed, those involved in the review and approval processes rely on the Utah Code, the Public Works Standards and Specifications Manual, and any other applicable codes and/or standards
- The City Code requires connectivity of new streets with existing streets and that the arrangement of streets in new developments provide for the continuation of streets to adjoining undeveloped areas. Because connectivity throughout the City is important, the use of cul-de-sacs should be limited.

City Code:

- 11-3-3: **FINAL PLAT:** A final plat application cannot be submitted to the City prior to approval of the preliminary plat. The following information and a complete set of construction drawings, including the storm water pollution prevention plan and the engineer's cost estimates shall be submitted for review:

A. Preparation: The final plat shall be prepared in accordance with all the requirements of the City. The final plat shall be prepared by a land surveyor, licensed in the State. The top of the plat shall be either north or east, whichever accommodates the drawing best.

B. Description And Delineation:
1. The final plat shall show:
   a. The name of the development as approved by the Land Use Authority.
   b. Accurate angular and lineal dimensions for all lines, angles and curves used to describe boundaries, streets, alleys, easements, areas to be reserved for public use and other important features.
   c. An identification system for all lots, blocks and names of streets. Lot lines shall show dimensions in feet and hundredths.
   d. The street address for each lot. Each street address shall be assigned by the City. The north and west sides of the streets shall be numbered odd and the south and east shall be numbered even.
   e. True angles and distances to the nearest official US, State, County, or City monuments which shall be accurately described in the plat and shown by the appropriate symbols. All boundary, lot and other geometries (bearings, distances, curve data, etc.) on the final plat posed to an accuracy of not less than one part in five thousand (5,000).
   f. Radii, internal angles, points or curvatures, tangent bearings and the length of all arcs.
   g. Survey markers shall be set at all lot corners and shall be shown or noted on the plat.
   h. The dedication to the City of all improvements which shall include, but shall not be limited to, streets, storm water system, water works, sewer works, etc., included in the proposed development.
   i. Accurate outlines and dimensions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common use of all property owners.

j. A statement that all expenses involving the necessary improvements or extensions for a culinary water system, sanitary sewer system, gas service, electrical service, telephone service, cable television service, grading and landscaping, storm drainage systems, curbs and gutters, fire hydrants, pavement, sidewalks, signage, street lighting and other improvements shall be paid for by the developer(s).

k. All hazard setback(s)

l. A statement verifying that all lots have an adequate buildable envelope with regards to hazardous slope, zoning setbacks, etc.

m. A statement that the City will not issue any building permit for any lot until minimum improvements, as specified in Section 11-5-2 of this Title are complete.

n. Boundary descriptions of the development.

o. Standard forms for the following:

(1) A registered land surveyor's certificate of survey as applicable under State law.
(2) The owner's signature of dedication.
(3) A notary public's acknowledgment.
(4) The City Engineer's certificate of approval.
(5) The City's authority for the culinary water and the sanitary sewer system's signature
(6) The County Board of Health's certificate of approval if a septic tank system is used for sewage disposal.
(7) The Land Use Authority signature of approval.
(8) The City's signature of approval by the Mayor.
(9) The City Attorney's certificate of approval.
(10) A signed statement from each of the utility companies involved stating that they have reviewed the plat, that they approve the plat as it relates to their particular company, that they are in agreement with placing all of their utilities underground within the right-of-way as shown on the plans and are willing to provide the needed service for the development. Also included, if available, in said statements descriptions of any restrictions that will be imposed by the utility companies, any fees that will be assessed by the utility companies to install the utilities and any time tables that the utility companies might use to install their respective utilities.
(11) The County Recorder's stamp of approval according to requirements prior to final plat approval.

2. The final plat shall also:

a. Be drawn to a scale of not less than one inch equaling one hundred feet (1" = 100') and shall indicate the base heading of true north.

b. Be prepared on a minimum twenty inch by thirty inch (20"x30")maximum twenty-four inch by thirty-six inch (24" x 36") paper.

c. Show a workmanlike execution in every detail. A poorly drawn or illegible plat is sufficient cause for rejection. (Subd. Ord., 1-24-1990)

d. Final approved plat for recording shall be prepared on Mylar.

CONCLUSIONS OF LAW:

Residential Development – General Plan Principles

- The proposed final plat density is in harmony with the zone and neighboring developments.
- The proposed final plat identifies that there are no sensitive areas within the development.
- The proposed final plat maintains transportation mobility or connectivity consistent with the area.
- The proposed final plat includes sidewalks and provides for pedestrian connectivity throughout the subdivision.
- The proposed final plat provides for the public and private utilities.

Transportation Corridors – General Plan Principles

- This review relies on Utah Code, the Public Works Standards and Specifications Manual, and any other applicable codes and/or standards.
- The street and cul-de-sac meet the minimum right-of-way width. The asphalt portion of the cul-de-sac will be slightly reduced to accommodate the minimum 7-ft park strip

City Code 10-5-1 & 2: Sensitive Areas.

- The property does not include sensitive areas.

City Code 10-8-1 Area Regulations.

- The proposed final plat indicates all lots meet or exceed the minimum lot size of 12,000 square feet. Lot frontages meet or exceed the 95' frontage requirement. The density is less than the maximum allowed.

City Code 11-3-3: Final Plat. The proposed final plat meets the requirements in 11-3-3 with the following conditions.

CONDITIONS:

1. ~~Show dimensions on the dedication of roadway south of lots 1 and 14.~~
2. Construction drawings will be reviewed and comments will follow.
3. Development Agreement needs to be approved by the City Council.
4. Bonding needs to be in place before final plat can be recorded.
5. Water shares need to be dedicated before final plat can be recorded.
6. Approval by the City of any application submitted or paperwork 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.

Item No. 3. Preliminary Plat: The Providence Planning Commission will consider for approval a preliminary plat for Providence Gateway Subdivision, a multi-family residential subdivision consisting of townhomes and condominiums with approximately 164 units located in the general area of 100 South and Gateway Drive, Providence, UT; (Discussion time approximately 10 minutes)

Motion to approve the preliminary plat for Providence Gateway Subdivision Phases B-M –R Cecil, second – J Parker

Vote:

Yea: R Cecil, G Sonntag, B Perry, R James, J Parker

Nay: None

Abstained:

Excused: R Holloway

Excused Alternate:

Discussion:

- S Bankhead gave a background on the Providence Gateway Subdivision and presented the findings of fact.
- S Bankhead stated that the developer, Jeff Jackson, is in attendance to answer any questions the commission may have.
- J Jackson explained the original preliminary plat was approved with 68 townhomes and 96 apartment units. The decision was made as a company that instead of rental units they would like to create a more affordable product like condominiums. He explained that he would like to bring the condominiums into the market in the high 100's. He feels that they are a much-needed product in the valley.
- He explained that with this decision and the 10-plex design it took the count to 100 condominiums and the townhome count from 68 to 64 to stay at the 164 units that was previously approved.
- J Parker asked about parking for the development. S Bankhead explained that they are meeting the multi-family design standards parking requirement.
- R James asked how the phases are determined. S Bankhead explained that the developer proposes the different phases.
- G Sonntag asked if there was a storm water detention basin. J Jackson explained that it is in the southwest corner where the basketball court and playground are shown. The underground storm tech system will be going in this spring.
- R James asked if on the summary data list the 7.178 acres represents phases B –M. J Jackson stated that was correct. Phase A was previously approved and was not included in this calculation.
- J Jackson explained that the HOA will have to maintain the interior roads. There will be 2 private HOA's. One for the condominiums and one for the townhomes. Each will contribute to the amenities.
- J Jackson explained that he has been working with Blacksmith Fork Irrigation Company for resources for secondary water to use on this development. There is a plan that is being engineered to pull water from the canal on 2nd West and bring it down to 100 S. J Jackson explained that he is working with

homeowners to see if they want to participate. This system would be a gravity fed system with a pressurized pump on 2nd West which would pressurize the entire line so that it could be used on demand. The system would also be metered.

- G Sonntag expressed concern with cross contamination. J Jackson explained that it will be set up for both secondary and culinary in case of emergencies.

FINDINGS OF FACT:

1. ES used Providence City Code 10-8-9: Design Standards for Attached and Multi-Family Residential Development to review the application and preliminary plat.
2. ES used Providence City Code 11-3-2 Preliminary Plat to review the application and preliminary plat.
3. ES used Providence City Code 11-6 Condominium Approval to review the application and preliminary plat.
4. ES used the Providence City Corporation Department of Public Works Standards and Specifications Manual to review the application and preliminary plat.

CONCLUSIONS OF LAW:

1. ES feels that the preliminary plat meets the requirements of General Plan Principles listed above and the Finding of Fact listed above with the following conditions:

CONDITIONS:

1. The Developer will continue to meet all applicable federal, state, county, and local codes, rules, laws, policies, etc.
2. Approval by the City of any application submitted or paperwork 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.

RECOMMENDATION:

The executive staff has reviewed the request; and recommends that the Planning Commission approve the preliminary plat for the Providence Gateway Subdivision Phases B thru M according to the Findings of Fact, Conditions of Law, and Conclusions listed above.

Item No. 4. Ordinance and Design Standards for LCR: The Providence Planning Commission will review proposed changes to Title 10 Chapter 4, Life Cycle Residential Zone. (Discussion time approximately 10 minutes)
Discussion:
Motion to move item No. 4 Ordinance and Design Standards for LCR to Study Items – R Cecil, second – J Parker
Vote:
Yea: R Cecil, G Sonntag, B Perry, R James, J Parker
Nay: None
Abstained:
Excused: R Holloway
Excused Alternate:
This item was not discussed as a study item.

Item No. 5. – Code Amendment: The Providence Planning Commission will consider a recommendation to the City Council to grant approval of a proposed code amendment to Title 10 Zoning Regulations, by adding Chapter 13 Accessory Dwelling Units. The purpose of this chapter is to establish a city ordinance governing the construction and use of Accessory Dwelling Units (ADUs). ADUs are separate units detached from the primary residence. Chapter 12 of this Title covers Accessory Dwelling Units, which are attached to the primary residence. (Discussion time approximately 10 minutes)
Motion to recommend to the City Council to grant approval of proposed code amendment Title 10 Zoning Regulations, by adding Chapter 13 Accessory Dwelling Units as changes have been made and section 10-13-15 to be finalized by City Council – R Cecil, second – J Parker
Vote:
Yea: R Cecil, G Sonntag, B Perry, R James, J Parker
Nay: None

Abstained:
Excused: R Holloway
Excused Alternate:
Discussion:

- R James asked if there is a limit on how many persons can be in the secondary dwelling unit. S Bankhead explained that there is in chapter 12 but not in 13. However, it would fall by default under the definition of family. S Bankhead referred to the definition of family under city code title 10-1-4.
- S Bankhead reviewed the city code and requirements of ADU's and AAU's.
- G Sonntag felt this may be one of the solutions for affordable housing. He urged the commission to consider.
- 10-13-1 provide a ~~home office or~~ extra living space
- 10-13-3 - R James asked for clarification on "by right". S Bankhead said that she would need to verify with legal counsel.
- 10-13-4 ~~Such as~~ or other uses as approved by Administrative Land Use Authority.
- R Cecil felt that off street parking should be required.
- G Sonntag explained that he felt that the setbacks should be the same as a dwelling unit, not the setbacks required for a shed.
- 10-13-12 – parking requirements will be per 10-8-6
- 10-13-15 – City Council to determine length of time to legalize existing ADU's
- R James felt that the checklist should not be part of the ordinance but rather a tool for city staff.
- 10-13-3: ~~Permitted by right~~ An ADU is a permitted use if all applicable ordinances are met. Detached ADUs are permitted in specific zones.

Study Items(s):
Item No. 1. – Rezone Request: The Providence Planning Commission will consider a recommendation to the City Council to grant a rezone request for Parcel No. 02-209-0006, changing the zone from CHD to MFH. (Discussion time approximately 10 minutes)
Discussion:

- R James does not like the idea of losing the commercial general district. He feels that it limits the buildable areas.
- R Cecil felt that it may be very difficult today for commercial in this area because of visibility.
- L Banda asked what percentages of the commercial highway district is vacant. S Bankhead said that she is not aware of the exact percentages.
- G Sonntag explained that on the future rezone draft map the area that will be mixed use is 300 S to 100 S. He feels that the mixed use will not work in this area because there are no streets that front the buildings. He felt that if there were streets it would be more of a strip mall. He feels that Mixed use needs to be in the inner core of the city where everyone is walking around and getting front views from the people.
- R James asked for clarification on sales tax percentages. S Bankhead read from city code Title 10 chapter 6.
- R Cecil felt that this was a good proposal.

Item No. 2. General Plan Map: The Providence Planning Commission will discuss changes to the draft General Plan Map – Future Re-zoning of Existing Districts & Annexed Areas. (Discussion time approximately 10 minutes)
Discussion:

- The Commission discussed the draft General Plan Map and suggested the following changes:
  - Rezone parcels 02-088-0015, 02-088-0010, & 02-090-0001, 02-090-0003, 02-090-0004, and 02-090-0006, in the general area west of Highway 165 and north of 1700 S, to CHD.
  - Rezone parcels 02-090-0002, 02-090-0005, 02-090-0009, 02-090-0008, in the general area west and southwest of the parcels above, to LCR.
  - Rezone parcels 02-090-0011, 02-090-0010, 03-002-0003, 03-002-0004, 03-002-0008, 03-002-0007, 02-090-0013, 02-096-0035, 02-096-0036, 02-096-0058, and 02-117-0005, in the general area south of 1700 S and east and west of Highway 165, to CHD.
  - Rezone parcel 02-209-0006, in the general area north of 300 S and east of Highway 165, to MFH.
  - Rezone parcel 02-096-0010, in the general area east of the above parcel, to MFR.

- Rezone parcel 02-096-0012, in the general area south of 100 S and east and west of 485 W, to SFR.
- Rezone parcels 02-096-0003 and 02-096-0064, in the general area north of 100 S and east of 485 W, to SFH.
- Rezone parcel 02-096-0048, in the general area south of 100 S and west of 200 W, to SFT.
- Rezone parcel 02-096-0061, in the general area north of 500 S and west of 200 W, to SFR.
- Change the map to show parcel 02-162-0013 as MFH.
- Rezone parcel 02-092-0049, in the general area south of Spring Creek Parkway and east of 100 W, to PUB.
- Rezone parcel 02-092-0020, in the general area southeast of the above parcel, to PUB.
- Rezone parcels 02-004-0001 and 02-004-0002, in the general area north of 500 N and west of 1000 E, to LCR.
- Rezone parcel 02-004-0004, in the general area south of 500 N and west of 300 E, to LCR.
- Rezone parcels 02-103-0001 and 02-103-0002, in the general area south of 500 N and east of 300 E, to SFT.
- Rezone parcels 02-102-0044, 02-102-0020, and 02-102-0045, in the general area north of 200 N and east of 300 E (and southwest of the parcels above), to SFT.
- Rezone parcels 02-103-0009 and 02-103-0014, in the general area east of 400 E and north and south of 200 N, to SFT.
- Rezone parcel 02-101-0002, in the general area southeast of the parcels above, to SFL.
- Rezone parcel 02-111-0006, in the general area east of Sherwood Dr, to SFL.
- Rezone parcels 02-117-0022 and 02-117-0023, in the general area east of Highway 165 and north of 550 N in Millville, to CHD.
- Rezone parcels 02-117-0024, 02-117-0048, 02-117-0032, 02-117-0019, and 02-117-0015, in the general area west of 200 W/Millville Main St, and north of 550 N in Milliville, to SFR.
- Rezone parcel 02-124-0009, in the general area south of 620 S and east of 200 W, to SFT.
- Rezone parcels 02-125-0007 and 02-124-0015, in the general area east of 200 W and north of 600 N in Millville, to MFM.
- Rezone parcels 02-125-0016 and 02-125-0015, in the general area south of Canyon Road and east of 100 E (on the bend), to SFT.
- Rezone parcel 02-113-0009 to SFT.
- Rezone parcel 02-113-0023, in the general area east of 300 E and north and south of Bessie Lane, to SFT.
- Rezone parcel 02-113-0038, in the general area south of Canyon Road and east of 400 E, to SFT.
- Rezone parcel 02-113-0049, in the general area south of Sunset Lane and west of Foothill Drive, to SFT.
- Update the map to show Hillcrest subdivision as SFR.
- Rezone parcel 02-115-0034, in the general area south of 875 S and west of 300 E, to PUB.
- Rezone parcels 02-115-0038, 02-115-0054, and 02-115-0020, in the general area south of 1000 S and west of 400 E, to SFT.

Item No. 3. Moderate Income Housing Plan: The Providence Planning Commission will discuss the General Plan Chapter 7. (Discussion time approximately 10 minutes)
This item was not discussed.

Reports:

Staff Reports: Any items presented by Providence City Staff will be presented as informational only.

- None

Commission Reports: Items presented by the Commission Members will be presented as informational only; no formal action will be taken.

- None

Motion to adjourn –R Cecil, second – J Parker
Vote:
Yea: R Cecil, G Sonntag, B Perry, R James, J Parker
Nay: None
Abstained: None
Excused: R Holloway
Excused Alternate:

The next meeting is Wednesday, February 13, 2019

Meeting adjourned approximately 10:05 PM
Minutes prepared by Mindi Petersen

_____ _____

Robert James, Chair Skarlet Bankhead, City Recorder

The Preliminary Plat analysis will be available on Tuesday.

Item No. 1. Amended Plat: The Providence Planning Commission will consider approval of a preliminary amended final plat, for DLMAC Subdivision, The amendment of Lot 1 Willow Place Subdivision Amended, 18- dwelling unit multi-family residential subdivision located in the general area of 254 N Gateway Drive, Providence, UT; (Discussion time approximately 10 minutes)

DLMAC SUBDIVISION

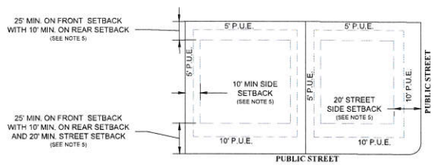
(THE AMENDMENT OF LOT 1, WILLOW PLACE SUBDIVISION AMENDED)

PRELIMINARY PLAT

LOCATED IN THE NW1/4
OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE CITY, CACHE COUNTY, UTAH



VICINITY MAP



PUE & SETBACK DETAIL
(TYPICAL SEE DRAWING FOR EXCEPTIONS)
NTS

LEGEND:

- TOWNHOMES: 0.36 ACRES
- COMMON AREA: 0.71 ACRES
- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINES
- EXISTING BUILDING
- EXISTING FENCE

N

0 30' 60'

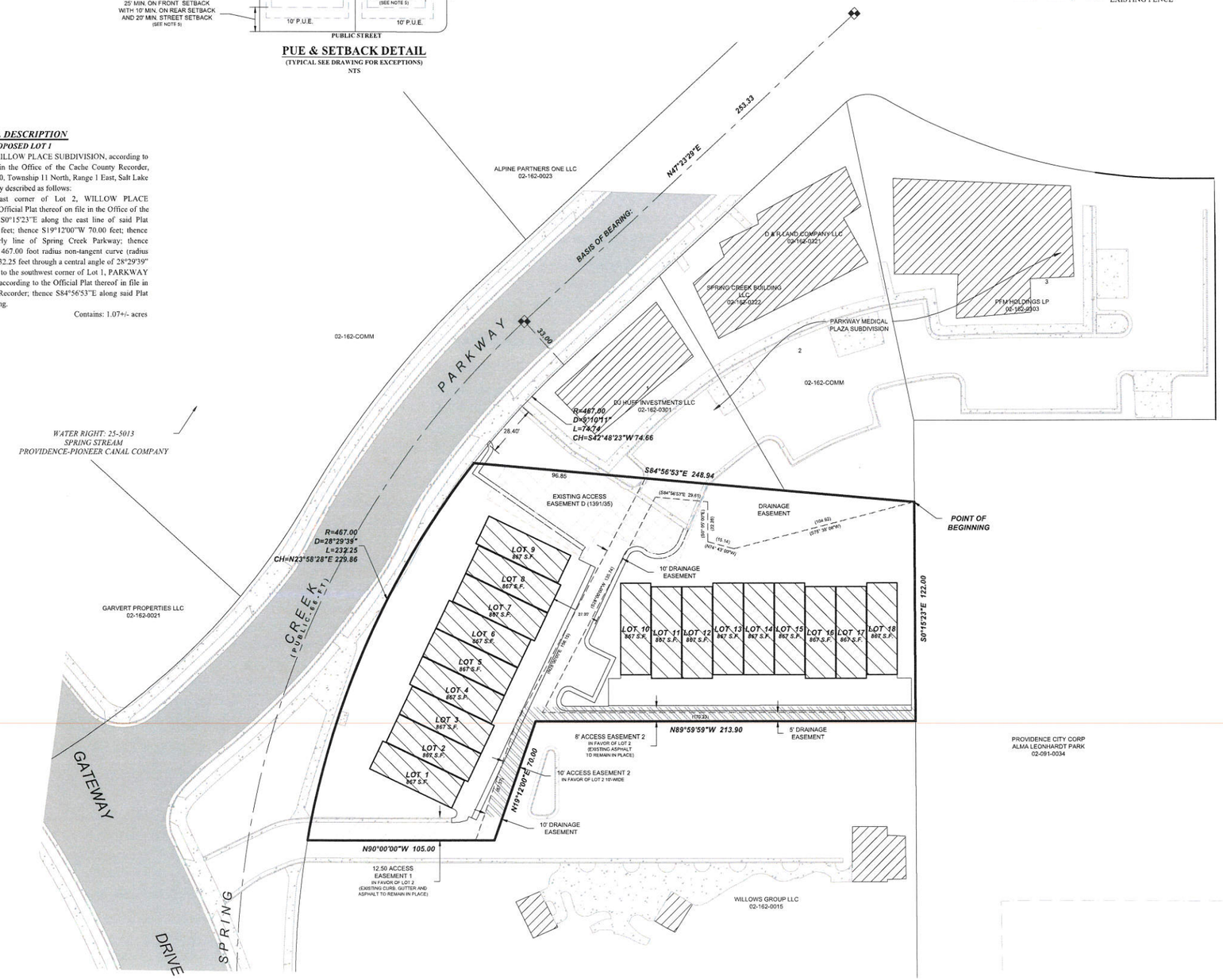
LEGAL DESCRIPTION

PROPOSED LOT 1

A portion of Lots 1 & 2, WILLOW PLACE SUBDIVISION, according to the Official Plat thereof on file in the Office of the Cache County Recorder, located in the NW1/4 of Section 10, Township 11 North, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at the northeast corner of Lot 2, WILLOW PLACE SUBDIVISION, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence S0°15'23"E along the east line of said Plat 122.00 feet; thence West 213.89 feet; thence S19°12'00"W 70.00 feet; thence West 105.00 feet to the easterly line of Spring Creek Parkway; thence Northeasterly along the arc of a 467.00 foot radius non-tangent curve (radius bears: S80°16'21"E) to the right 232.25 feet through a central angle of 28°29'39" (chord: N23°58'29"E 229.86 feet) to the southwest corner of Lot 1, PARKWAY MEDICAL PLAZA Subdivision, according to the Official Plat thereof in file in the Office of the Cache County Recorder; thence S84°56'53"E along said Plat 248.94 feet to the point of beginning.

Contains: 1.07+/- acres



CONTACT INFORMATION:

- CURRENT ZONE: MFH
- PROFESSIONAL LAND SURVEYOR:
  DENNIS CARLISLE, PLS
  UTAH LICENSE #: 172675-2201
  CIVIL SOLUTIONS GROUP, INC.
  540 WEST GOLF COURSE ROAD SUITE B1
  PROVIDENCE, UT 84332
  P: 801.633.6982
  E: DCARLISLE@CIVILSOLUTIONSGROUP.NET
- CIVIL ENGINEER:
  MICHAEL E. TAYLOR, PE
  CIVIL SOLUTIONS GROUP, INC.
  540 WEST GOLF COURSE ROAD SUITE B1
  PROVIDENCE, UT 84332
  P: 435.213.3762
  E: MTAYLOR@CIVILSOLUTIONSGROUP.NET
- DEVELOPER AND OWNER:
  DLMAC, LLC
  540 WEST GOLF COURSE ROAD SUITE B1
  PROVIDENCE, UT 84332
  P: 435.760.7488

PLANNING COMMISSION CHAIRMAN APPROVAL & ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY PLANNING COMMISSION CHAIRMAN THIS _____ DAY OF _____ A.D. 2018, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

DATE _____ PLANNING COMMISSION CHAIRMAN

MAYOR'S APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY MAYOR THIS _____ DAY OF _____ A.D. 2017, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____ MAYOR

CULINARY WATER & SANITARY SEWER AUTHORITY

PLAT APPROVED BY PROVIDENCE CULINARY WATER AUTHORITY AND SANITARY SEWER AUTHORITY.

DATE _____ CULINARY WATER AND SANITARY SEWER AUTHORITY

DESIGN ENGINEER'S CERTIFICATE

I CERTIFY THAT ALL LOTS HAVE AN ADEQUATE BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS SLOPE, BUILDING, WATER, ZONING SETBACKS, ETC.

02.14.19 DATE _____ DESIGN ENGINEER

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

DATE _____ CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 2018.

_____ CITY ATTORNEY

OWNERS'S CERTIFICATE

I THE APPLICANT AM THE OWNER, OR AM AUTHORIZED IN WRITING FOR THE LAND PROPOSED TO BE SUBDIVIDED.

DATE _____ OWNER

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

DLMAC SUBDIVISION
(THE AMENDMENT OF LOT 1, WILLOW PLACE SUBDIVISION AMENDED)
PRELIMINARY PLAT
LOCATED IN THE NW1/4
OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE CITY, CACHE COUNTY, UTAH

PROFESSIONAL ENGINEER
02.14.19
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

PROFESSIONAL LAND SURVEYOR
No. 172675
DENNIS P. CARLISLE
STATE OF UTAH

SCALE:	DRAWN BY:
1"=30'	B. ELWOOD
DATE:	PROJECT #:
2/14/2019	18-294

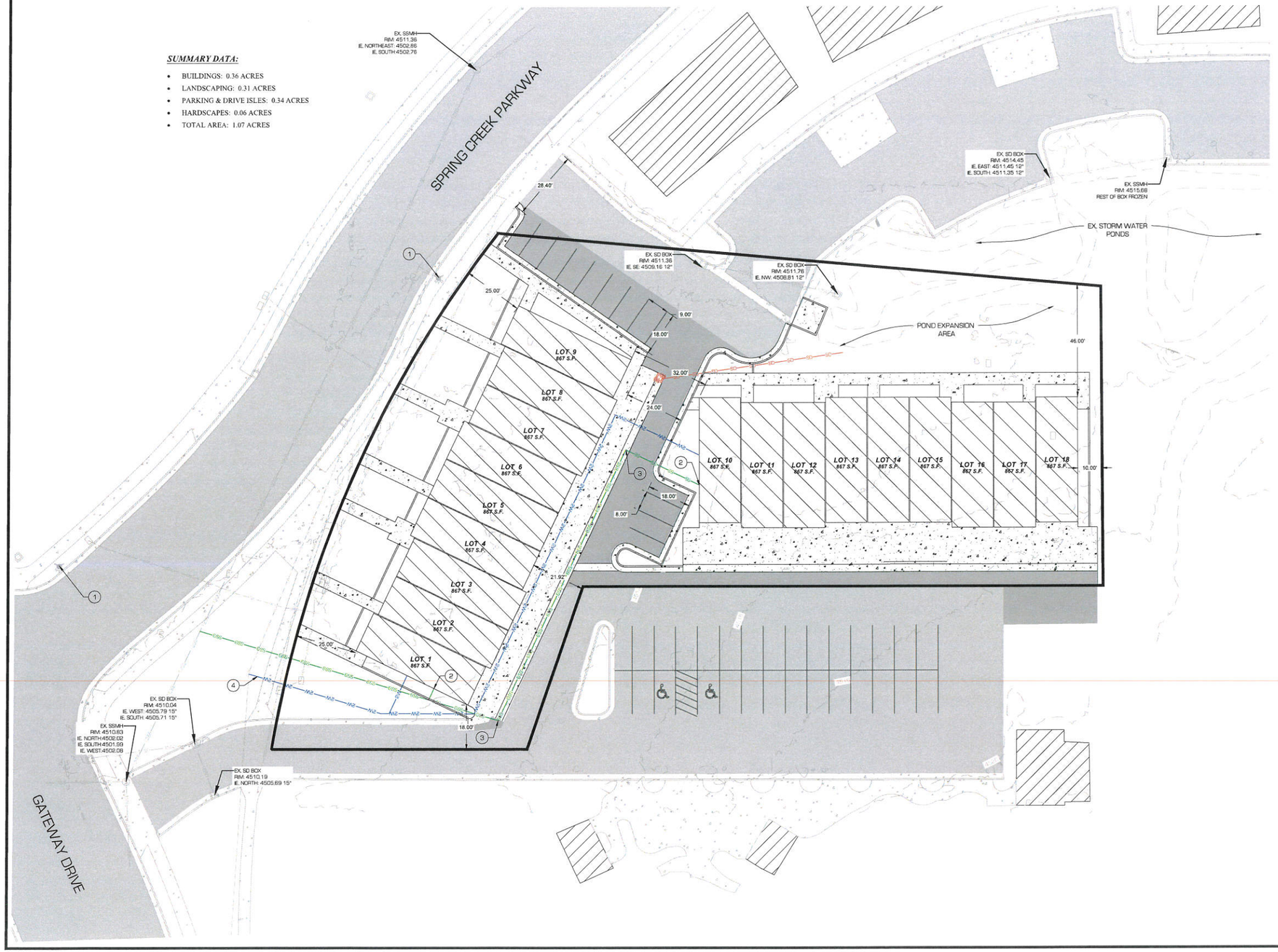
DLMAC SUBDIVISION

(THE AMENDMENT OF LOT 1, WILLOW PLACE SUBDIVISION AMENDED)

PRELIMINARY PLAT (SITE PLAN)

SUMMARY DATA:

- BUILDINGS: 0.36 ACRES
- LANDSCAPING: 0.31 ACRES
- PARKING & DRIVE ISLES: 0.34 ACRES
- HARDSCAPES: 0.06 ACRES
- TOTAL AREA: 1.07 ACRES



GENERAL NOTES:

- CURRENT ZONE: MFH
- COMMON SPACE IN ALL PHASES WITHIN THE DEVELOPMENT WILL BE MAINTAINED BY A PRIVATE HOME OWNERS ASSOCIATION.
- THERE ARE NO EXISTING OR PROPOSED WELLS ON THIS PROPERTY.
- THERE ARE NO POTENTIALLY DEVELOPABLE SENSITIVE AREAS WITHIN THE BOUNDARIES OF THE DEVELOPMENT OR WITHIN 100-FT OF THE DEVELOPMENT.
- UTILITIES ARE PROPOSED AS SHOWN ON PLAN.
- CARRIAGE LIGHTS FOR THE BUILDING ARE BEING ADDRESSED THROUGH THE BUILDING PLANS.
- SETBACKS:
  - FRONT: 25-FT
  - REAR YARD: 10-FT
  - SIDE YARD: 10-FT
  - SIDE YARD (STREET): 20-FT
- UNIT TABULATION
  - TOWNHOMES = 18
- PARKING TABULATION
  - SURFACE PARKING STALLS = 23
    - (12 MARKED ASPHALT)
    - (11 IN FRONT OF LOTS 10-18)
  - GARAGE PARKING STALLS = 18
  - TOTAL STALLS REQUIRED (2.25/UNIT) = 41
  - TOTAL STALLS PROVIDED = 41

STORM WATER NOTES:

- THE ENTIRE PROJECT HAS BEEN ANALYZED USING THE RATIONAL METHOD WITH THE 100 YEAR STORM EVENT AND 0.2 CFS/ACRE ALLOWABLE RELEASE.
- THE REQUIRED DETENTION VOLUME IS 2,651 CF.
- ALL STORM WATER WILL BE COLLECTED INTO THE EXISTING SUBDIVISION POND ON THE NORTH EDGE OF THE PROJECT. THE POND WILL BE EXPANDED TO THE SOUTH TO ACCOMMODATE THE STORM WATER.

KEY NOTES:

1. EXISTING FIRE HYDRANT
2. 6" SEWER SERVICE
3. SEWER CLEANOUT
4. PROPOSED 2" WATER METER

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINES
- EXISTING SEWER SERVICE
- EXISTING WATER SERVICE
- EXISTING POWER LINE
- EXISTING GAS LINE
- EXISTING STORM DRAIN LINE
- EXISTING BUILDING
- EXISTING ASPHALT
- EXISTING FENCE
- EXISTING STORMDRAIN BOX/MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED SEWER SERVICE (SIZE SHOWN)
- PROPOSED WATER SERVICE (SIZE SHOWN)
- PROPOSED POWER LINE
- PROPOSED GAS LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED FENCE
- PROPOSED STORMDRAIN BOX
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT

N

0 20' 40'

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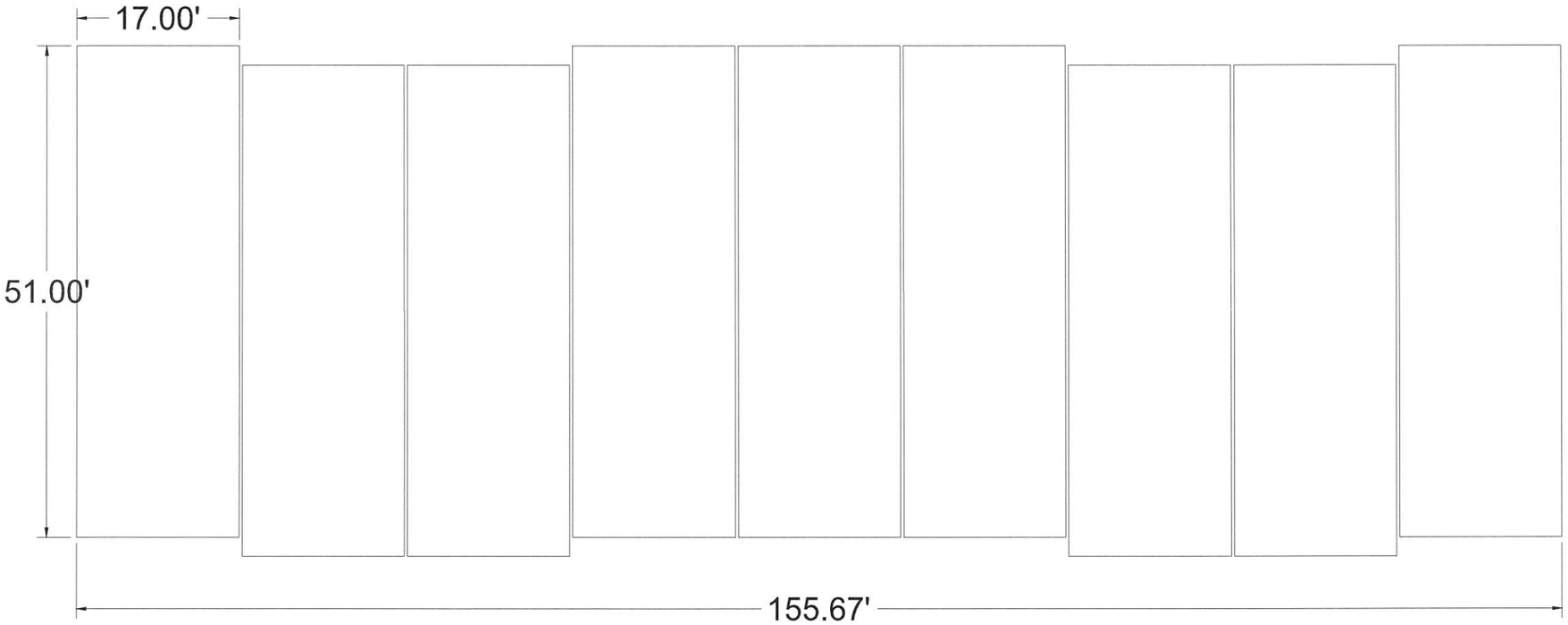
DLMAC SUBDIVISION
(THE AMENDMENT OF LOT 1, WILLOW PLACE SUBDIVISION AMENDED)
PRELIMINARY PLAT
LOCATED IN THE NW1/4
OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE CITY, CACHE COUNTY, UTAH

PROFESSIONAL ENGINEER
02.14.19
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

SCALE:	DRAWN BY:
1"=30'	B. ELWOOD
DATE:	PROJECT #:
2/14/2019	18-294

DLMAC SUBDIVISION
(THE AMENDMENT OF LOT 1, WILLOW PLACE SUBDIVISION AMENDED)
PRELIMINARY PLAT (BUILDING LAYOUT)

TYPICAL TOWNHOME LAYOUT



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DLMAC SUBDIVISION
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PROVIDENCE CITY, CACHE COUNTY, UTAH

PROFESSIONAL ENGINEER
02.14.19
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

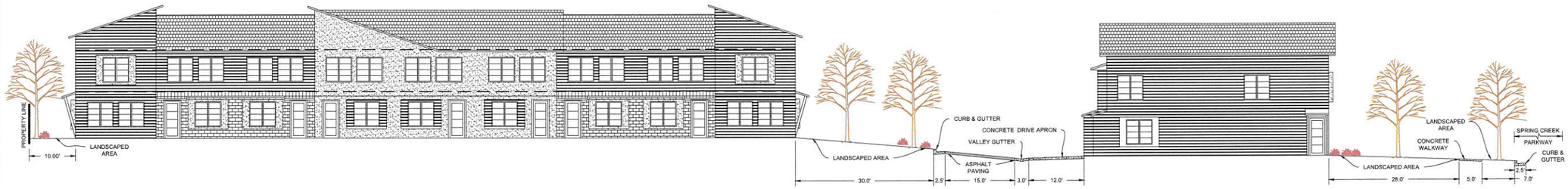
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1"=30'	B. ELWOOD
DATE:	PROJECT #:
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DLMAC SUBDIVISION

(THE AMENDMENT OF LOT 1, WILLOW PLACE SUBDIVISION AMENDED)

PRELIMINARY PLAT (TYPICAL UNIT CROSS-SECTION)



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DLMAC SUBDIVISION
(THE AMENDMENT OF LOT 1, WILLOW PLACE SUBDIVISION AMENDED)
PRELIMINARY PLAT
LOCATED IN THE NW1/4
OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE CITY, CACHE COUNTY, UTAH

PROFESSIONAL ENGINEER
02.14.19
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

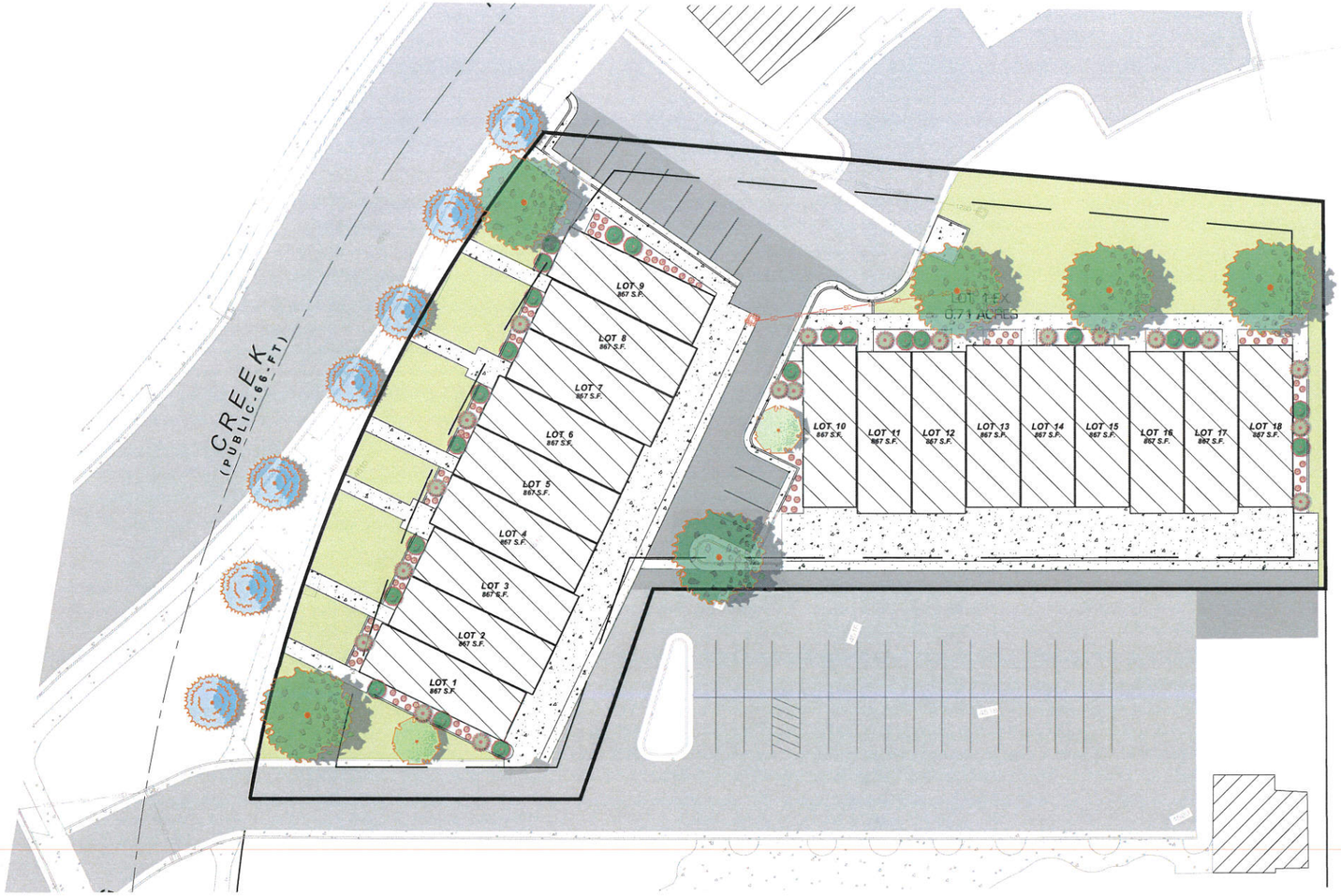
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SCALE:	DRAWN BY:
NTS	B. ELWOOD
DATE:	PROJECT #:
2/14/2019	18-294

DLMAC SUBDIVISION

(THE AMENDMENT OF LOT 1, WILLOW PLACE SUBDIVISION AMENDED)

PRELIMINARY PLAT (LANDSCAPE CONCEPT)



LEGEND:

PROPOSED TURF GRASS

IMPERIAL HONEYLOCUST

JAPANESE TREE LILAC

SILVER LINDEN

GENERAL NOTES:

- ALL PLANTER BEDS WILL INCLUDE AN ASSORTMENT OF SHRUBS, PERENNIALS, & ORNAMENTAL GRASSES

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DLMAC SUBDIVISION

(THE AMENDMENT OF LOT 1, WILLOW PLACE SUBDIVISION AMENDED)

PRELIMINARY PLAT

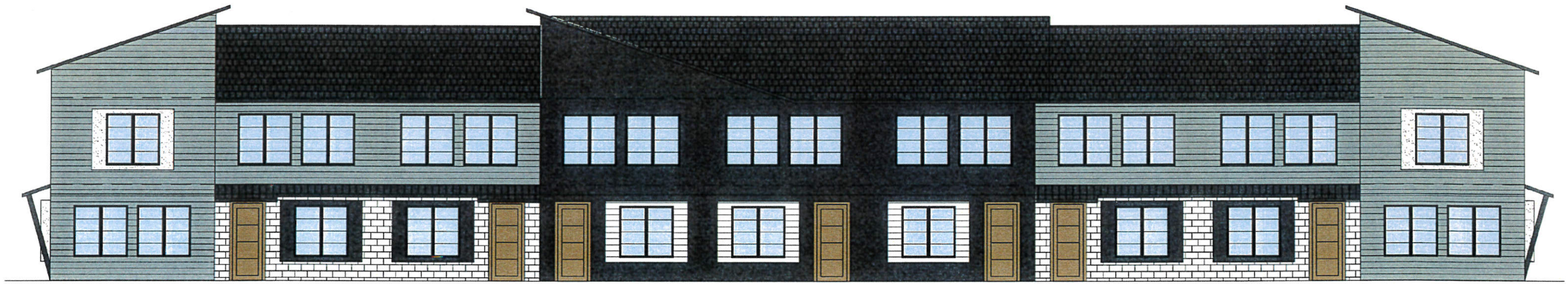
LOCATED IN THE NW1/4

OF SECTION 10, T11N, R1E, SLB&M

PROVIDENCE CITY, CACHE COUNTY, UTAH

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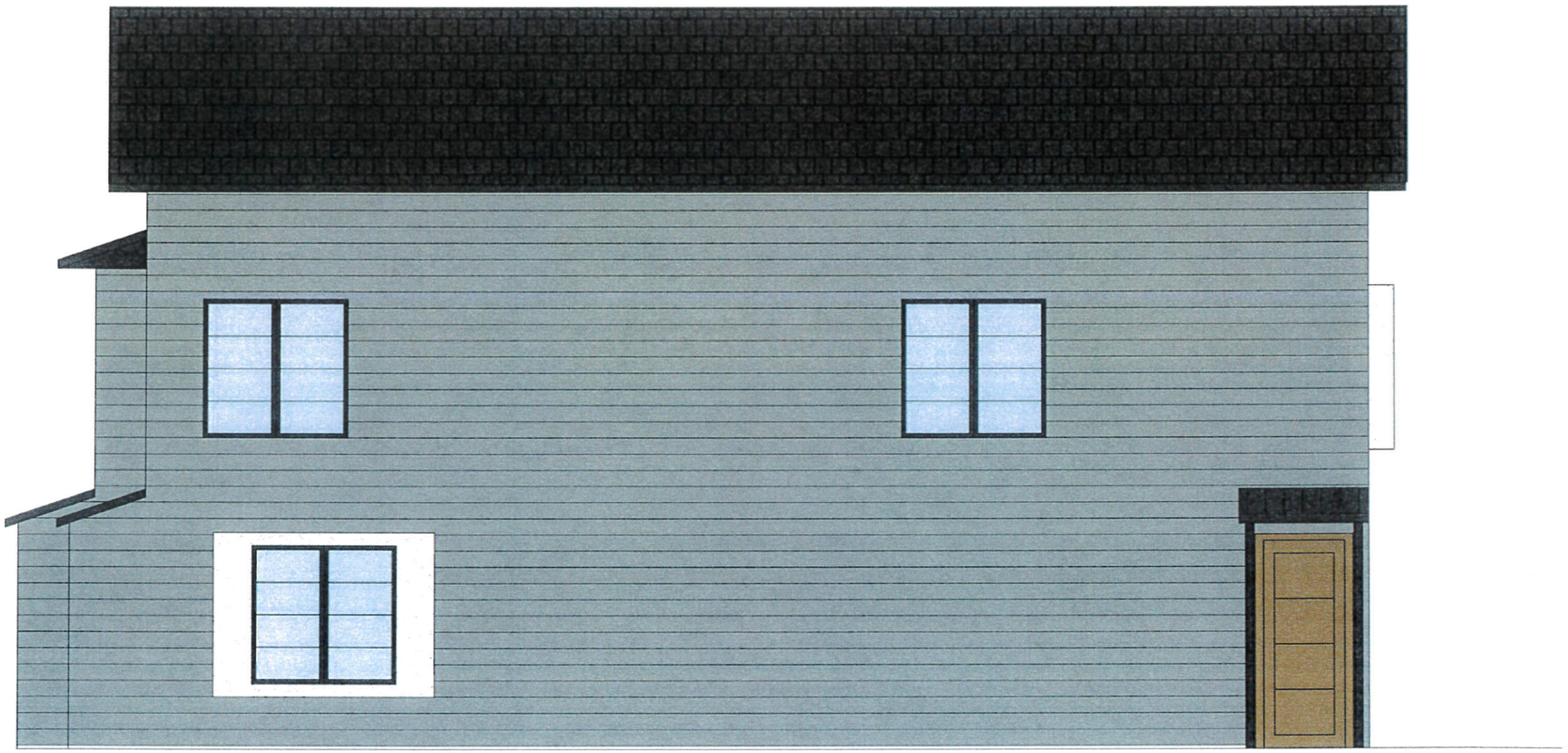
FRONT ELEVATION

RECEIVED
FEB 03 13
By mp



REAR ELEVATION

RECEIVED
FEB 08 2019
By mp



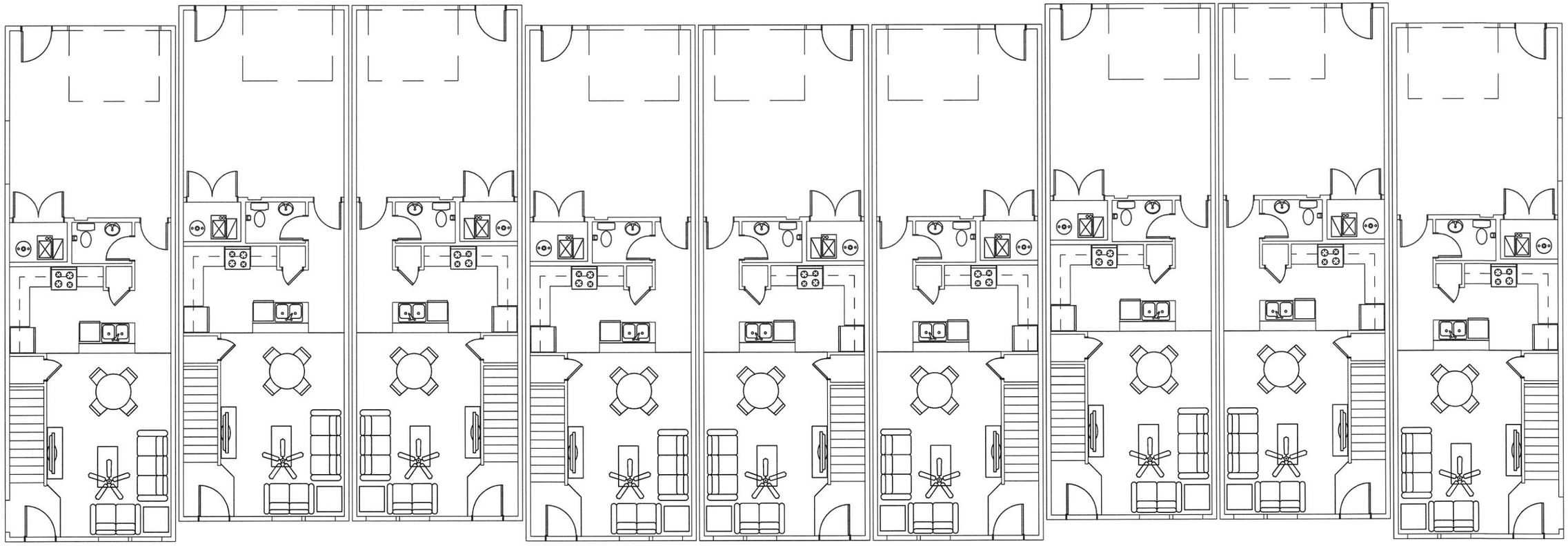
LEFT ELEVATION

RECEIVED
FEB 08 2019
By mp

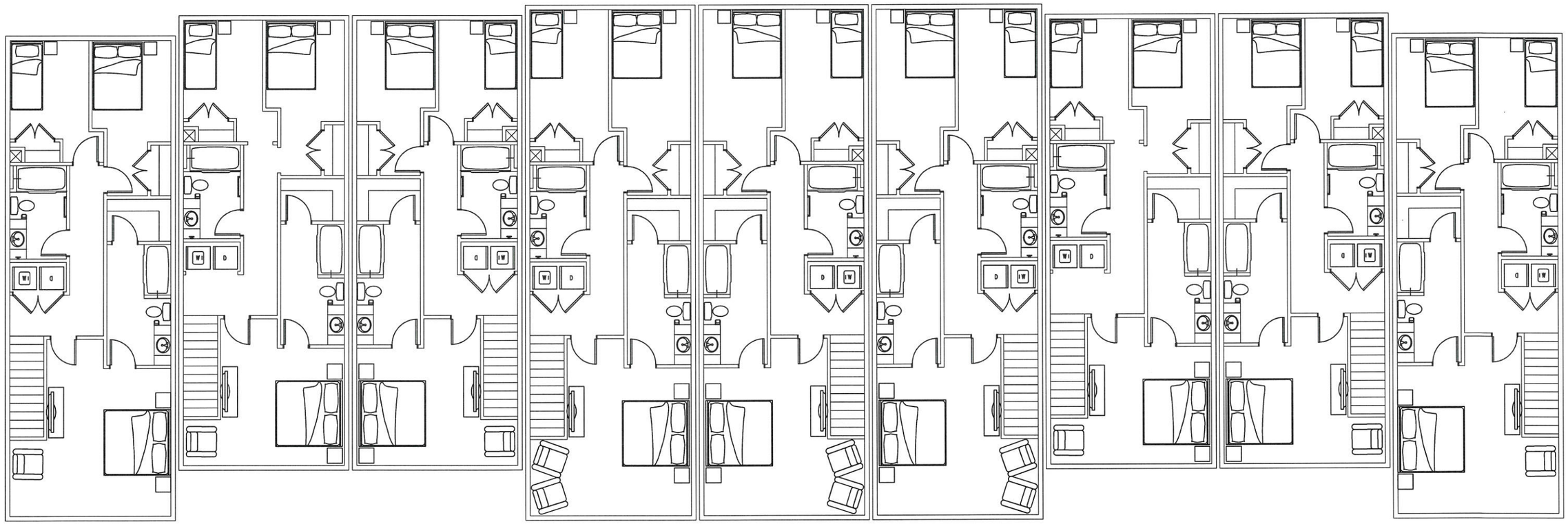


RIGHT ELEVATION

RECEIVED
FEB 08 2019
BY



MAIN FLOOR



END UNIT A (1,334 SF, 1 CAR)

MID UNIT A (1,283 SF, 1 CAR)

MID UNIT B (1,283 SF, 1 CAR)

MID UNIT C (1,385 SF, 1 CAR)

MID UNIT D (1,385 SF, 1 CAR)

MID UNIT D (1,385 SF, 1 CAR)

MID UNIT A (1,283 SF, 1 CAR)

MID UNIT B (1,283 SF, 1 CAR)

END UNIT B (1,334 SF, 1 CAR)

SECOND FLOOR

PROVIDENCE CITY
Staff Report
Planning Commission
Meeting Date: February 13, 2019

Request: The Providence Planning Commission will consider for approval of the Final Plat for The Corner Subdivision Lot 2 Amendment located at 430 West 100 South, Providence, UT

Item Type: Amended Final Plat	**Applicant:** Ironwood Construction	**Agent**: Dan Justice
Prepared by: S Bankhead	**General Plan**: N/A	**Zone**: MFH
Parcel ID #: 02-096-0011	**Proposed Dwelling Units (townhomes):** 30	**Acres:** 1.85

Background Information:

1. Steven and Terri Misener, owners of The Corner Subdivision Lot 2 (Parcel No. 02-096-0011), have given permission to Ironwood Construction to pursue the Multi-Family Design Zoning Permit and design and construct six 5-plex townhome buildings on the parcel.
2. Lot 2 is currently a single lot zoned as Multi-Family-High(MFH). Each townhome unit has an individual parcel number.
3. The purpose of The Corner Subdivision Lot 2 Amendment is to subdivide Lot 2 into 30 townhome units.

RECOMMENDATION: That the Planning Commission give their approval for the final plat of The Corner Subdivision Lot 2 Amendment.

FINDINGS OF FACT:

1. Executive staff used the Providence City Master Plan 2000 as revised, and also examined current and anticipated development in the immediately surrounding area, to review the application. UCA 10-9a-608(1)(a) A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file a written petition with the land use authority to have some or all of the plat vacated or amended.
2. UCA 10-9a-608(2) Unless a local ordinance provides otherwise, the public hearing requirement of Subsection (1)(c) does not apply and a land use authority may consider at a public meeting an owner's petition to vacate of amend a subdivision plat if:
    a. The petition seeks to: (subdivision one or more of the petitioning fee owner's lots, if the subdivision will not result in a violation of land use ordinance of a development condition.
3. UCA 10-9a-609(1) The land use authority may approve the vacation or amendment of a play by signing an amended plat showing the vacation or amendment if the land use authority finds that:
    a. There is good cause for the vacation or amendment; and
    b. No public street, right-of-way, or easement has been vacated or amended.
4. PCC 10-8-9 list the design standards for attached and multi-family residential development.

CONCLUSIONS OF LAW:

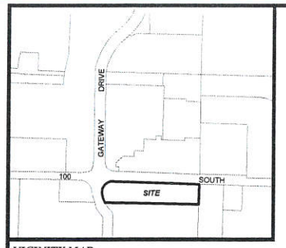
1. It has been determined that this type of development in the area where it is proposed is consistent with the General Plan principles.
2. Executive staff feels the applicant has met all necessary requirements of UCA 10-9a-608(2) and 10-9a-609(1).
3. Executive staff feels there is good cause for the amendment because, pursuant to PCC 10-6-1., single-family, attached is a permitted use in a MFH zone.
4. The applicant provided a site plan, architectural plan, and landscaping/irrigation plan, and parking plan that meet the standards listed in 10-8-9.

CONDITIONS:

1. The applicant shall continue to meet all applicable City, state and federal laws, codes, rules.
2. 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.
3. 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.

FINAL PLAT
OF
THE CORNER SUBDIVISION
(THE AMENDMENT OF LOT 2 THE CORNER SUBDIVISION)

LOCATED IN THE SW1/4 OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE, CACHE COUNTY, UTAH



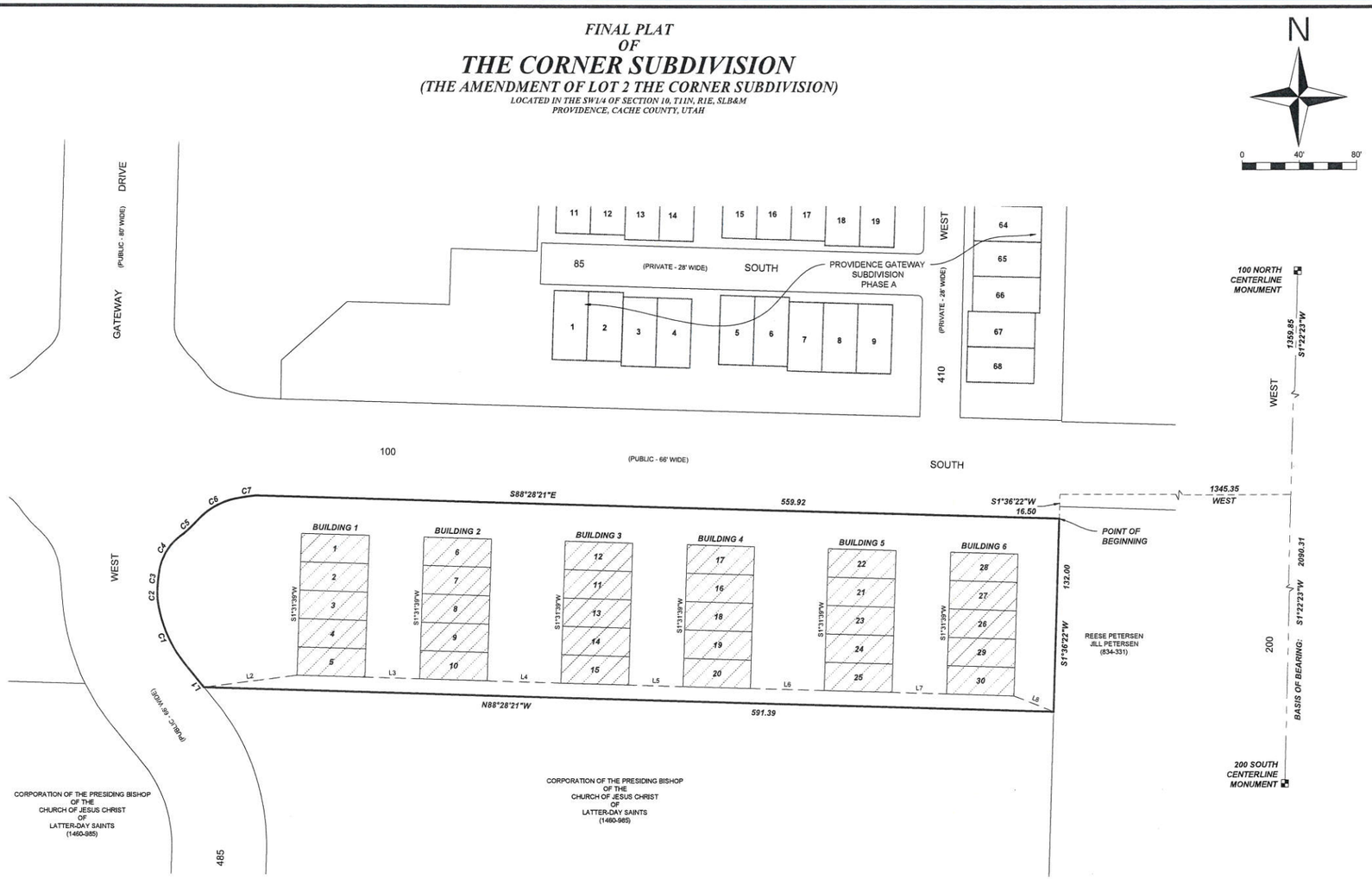
VICINITY MAP

NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS OF THE MAIN BOUNDARY.
2. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER(S).
3. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR A 45° TO THE REFERENCE BEARING SHOWN ON EACH BUILDING.
4. PROVIDENCE CITY WILL NOT ISSUE ANY BUILDING PERMIT FOR ANY LOT UNTIL MINIMUM IMPROVEMENTS, AS SPECIFIED, ARE COMPLETE.
5. WITH EXCEPTION OF THOSE AREAS UNDER PRIVATE OWNERSHIP, THE PROPERTY IS SUBJECT TO A BLANKET EASEMENT OVER, ACROSS, ABOVE, AND UNDER IT FOR INGRESS, EGRESS, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF UTILITIES EXCLUSIVELY SERVICING THE PROPERTY. UTILITIES INCLUDE, WITHOUT LIMITATION, WATER, SEWER, GAS, TELEPHONE, AND ELECTRICITY WITH EXCEPTION OF THOSE AREAS UNDER PRIVATE OWNERSHIP.
6. BE ALL LOTS HAVE ADEQUATE BUILDABLE ENVELOPES WITH REGARDS TO HAZARDOUS SLOPES AND ZONING SETBACKS.
7. NO HAZARDOUS SETBACKS ARE REQUIRED.

ADDRESS TABLE	
BUILDING #	ADDRESS
1 (UNITS 1-5)	XXX W
2 (UNITS 6-10)	XXX W
3 (UNITS 11-15)	XXX W
4 (UNITS 16-20)	XXX W
5 (UNITS 21-25)	XXX W
6 (UNITS 25-30)	XXX W

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N40°08'41"W	20.11
L2	N82°44'13"E	65.44
L3	S88°28'21"E	38.00
L4	S88°28'21"E	51.44
L5	S88°28'21"E	38.00
L6	S88°30'05"E	51.44
L7	S88°29'10"E	38.00
L8	S68°39'27"E	29.60



LEGEND

PRIVATE OWNERSHIP

COMMON SPACE

CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING & DISTANCE
C1	87.00	31°07'21"	47.26	N24°35'19"W 46.68
C2	46.18	11°37'25"	9.37	N3°07'51"W 9.35
C3	119.07	6°10'01"	12.82	N6°07'44"E 12.81
C4	36.50	43°36'01"	27.78	N31°34'20"E 27.11
C5	79.24	11°23'16"	15.75	N48°06'41"E 15.72
C6	51.00	38°23'40"	34.18	N61°36'06"E 33.54
C7	415.80	1°34'22"	11.41	N81°35'11"E 11.41

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ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 53-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(4) ANY OTHER PROVISION OF LAW

UTILITY COMPANIES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____

COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

*DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFORMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND FURTHER CERTIFY THAT IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

_____ _____
COUNTY SURVEYOR DATE

CULINARY WATER AND SANITARY SEWER

APPROVED THIS____DAY OF_____, 20__ BY PROVIDENCE CULINARY WATER AUTHORITY AND SANITARY SEWER AUTHORITY

_____
CULINARY WATER AND SANITARY SEWER AUTHORITY

ATTORNEY APPROVAL

APPROVED AS TO FORM THIS____DAY OF_____, 20__

_____ _____
CITY ATTORNEY DATE

MAYOR APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY MAYOR THIS ____ DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____ _____
PROVIDENCE CITY MAYOR DATE

_____ _____
PROVIDENCE CITY RECORDER DATE

PLANNING COMMISSION APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY PLANNING COMMISSION THIS ____DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

_____ _____
PLANNING COMMISSION CHAIR DATE

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE

_____ _____
CITY ENGINEER DATE

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

_____ _____
DENNIS P. CARLISLE DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

BOUNDARY DESCRIPTION

A portion of Lot 4, Block 27, Plat "A", PROVIDENCE FARM SURVEY located in theSW1/4 of Section 10, Township 11 North, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the easterly line of Lot 4, Block 27, Plat "A", PROVIDENCE FARM SURVEY located S1°22'23"W along the 200 West monument line 1,359.85 feet and West 1,345.35 feet and S1°36'22"W 16.50 feet from a centerline monument at the intersection of 100 North and 200 West, thence S1°36'22"W along the east line of said Lot 132.00 feet, thence N88°28'21"W 591.39 feet along the north line of that Real Property described in Deed Book 1460 Page 985 of the Official Records of Cache County to the easterly line of 485 West Street, thence along said street and other lands of Providence City the following 9 (nine) courses and distances: N40°08'41"W 20.11 feet; thence along the arc of an 87.00 foot radius curve to the right 47.26 feet through a central angle of 31°07'21" (chord: N24°35'19"W 46.68 feet) to a point of compound curvature; thence along the arc of a 46.18 foot radius curve to the right 9.37 feet through a central angle of 11°37'25" (chord: N3°07'51"W 9.35 feet) to a point of compound curvature; thence along the arc of a 119.07 foot radius curve to the right 12.82 feet through a central angle of 6°10'01" (chord: N6°07'44"E 12.81 feet) to a point of compound curvature; thence along the arc of a 36.50 foot radius curve to the right 27.78 feet through a central angle of 43°36'01" (chord: N31°34'20"E 27.11 feet) to a point of reverse curvature; thence along the arc of a 79.24 foot radius curve to the left 15.75 feet through a 11°23'16" (chord: N48°06'41"E 15.72 feet) to a point of reverse curvature; thence along the arc of a 51.00 foot radius curve to the right 34.18 feet through a central angle of 38°23'40" (chord: N61°36'06"E 33.54 feet) to a point of compound curvature; thence along the arc of a 415.80 foot radius curve to the right 11.41 feet through a central angle of 1°34'22" (chord: N81°35'11"E 11.41 feet), thence S88°28'21"E 559.92 feet to the point of beginning.

Contains: 1.85+/- acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS:

THE CORNER SUBDIVISION
(THE AMENDMENT OF LOT 2 THE CORNER SUBDIVISION)

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, AS WELL AS THE COMMON AREAS DESCRIBED HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20__

_____ _____
TERRI MISENER STEVEN R. MISENER

PERSONAL ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME STEVEN R. MISENER AND TERRI MISENER, WHOSE IDENTITY ARE PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY HE/SHE ARE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC

RESIDING IN _____ COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

FINAL PLAT
OF
THE CORNER SUBDIVISION
(THE AMENDMENT OF LOT 2 THE CORNER SUBDIVISION)
LOCATED IN THE SW1/4 OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE, CACHE COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

_____

DATE _____ TIME _____ BOOK _____ PAGE _____

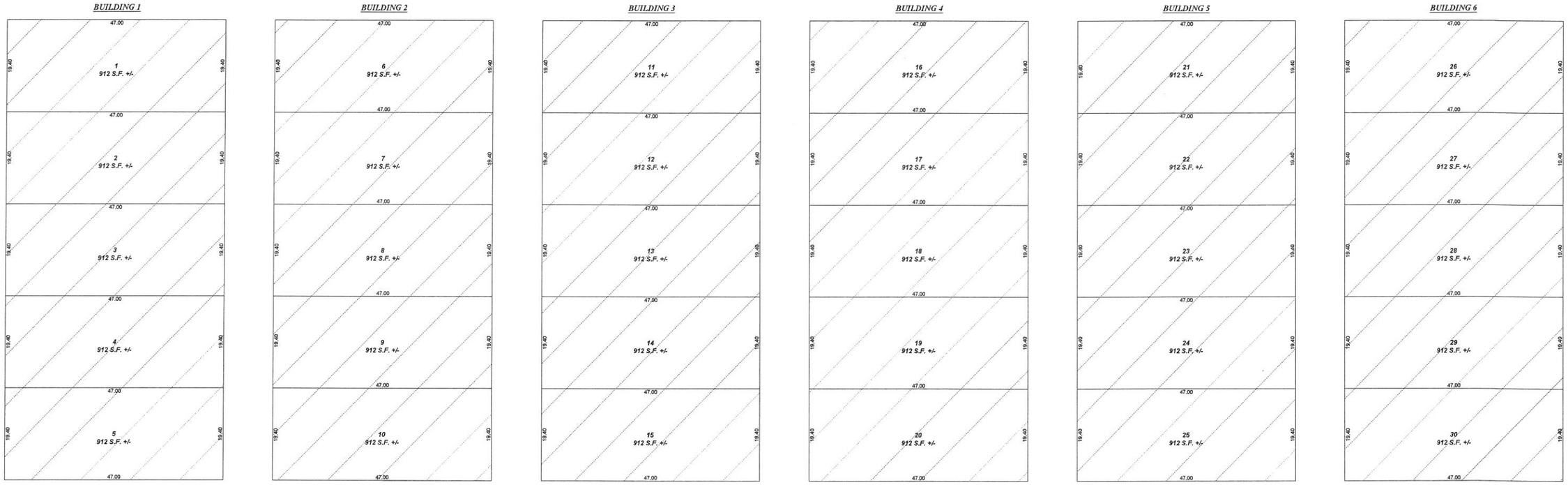
$_____ _____
FEE CACHE COUNTY RECORDER

RECEIVED
FEB 13 2019
By ASF

FINAL PLAT
OF
THE CORNER SUBDIVISION
(THE AMENDMENT OF LOT 2 THE CORNER SUBDIVISION)
LOCATED IN THE SW1/4 OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE, CACHE COUNTY, UTAH

N

0 10' 20'



LEGEND

PRIVATE

COMMON SPACE

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FINAL PLAT
OF
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LOCATED IN THE SW1/4 OF SECTION 10, T11N, R1E, SLB&M
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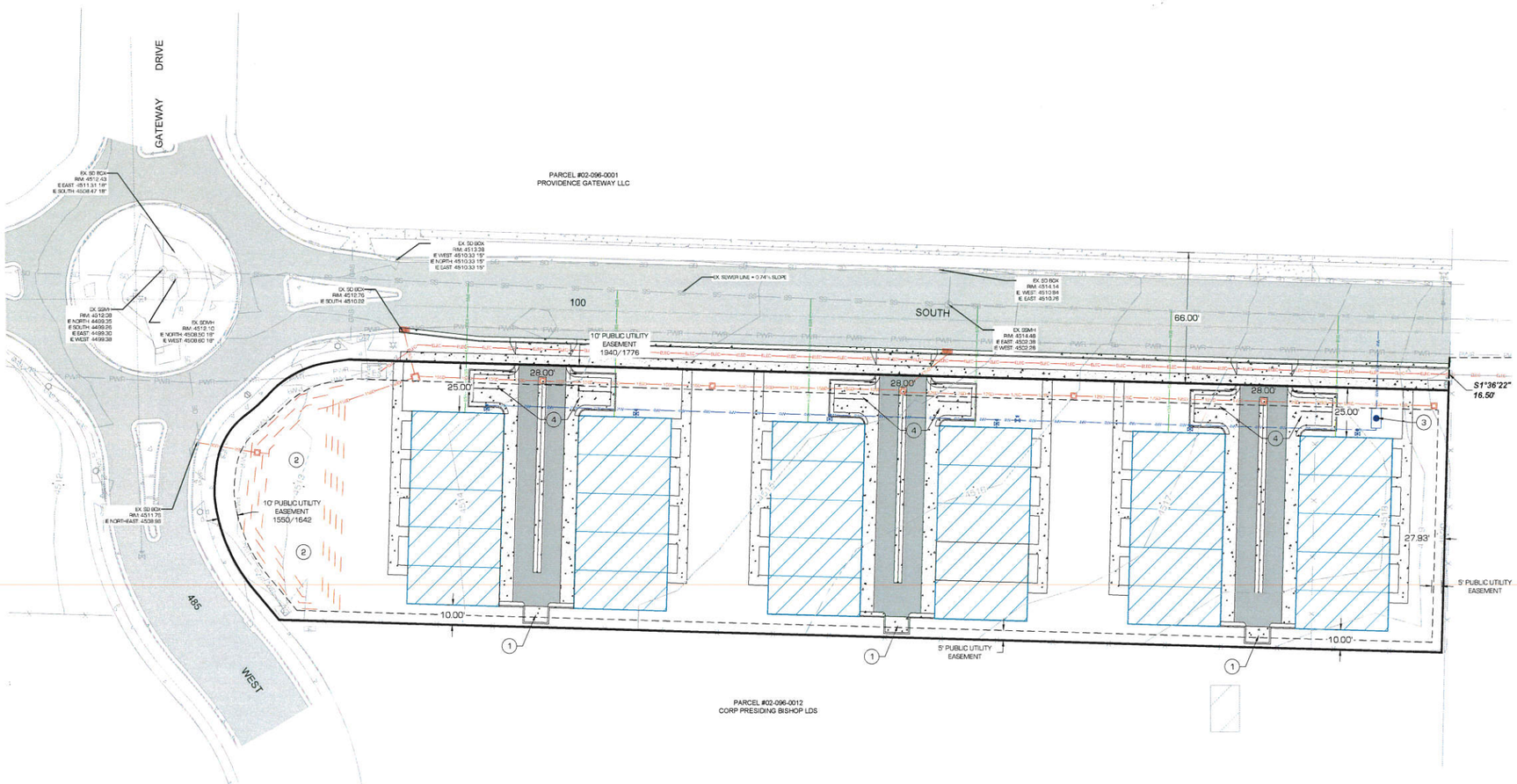
$ _____ _____
FEE CACHE COUNTY RECORDER

This site plan serves as a reference of summary data for buildings, landscaping, parking and hardscape.

PRELIMINARY PLAT OF THE CORNER SUBDIVISION LOT 2 AMENDMENT

(SITE PLAN)

SCALE: 1" = 30'



(1) SHEET KEY NOTES:

1. 10X12 TRASH ENCLOSURE.
2. PROPOSED DETENTION BASIN.
3. PROPOSED 4" CULINARY WATER METER.
4. GUEST PARKING AREA

GENERAL NOTES:

- CURRENT ZONE: MFH
- COMMON SPACE IN ALL PHASES WITHIN THE DEVELOPMENT WILL BE MAINTAINED BY A PRIVATE HOME OWNERS ASSOCIATION.
- UTILITIES ARE PROPOSED AS SHOWN ON PLAN.
- THERE ARE NO EXISTING OR PROPOSED WELLS ON THIS PROPERTY.
- THERE ARE NO POTENTIALLY DEVELOPABLE SENSITIVE AREAS WITHIN THE BOUNDARIES OF THE DEVELOPMENT OR WITHIN 100-FT OF THE DEVELOPMENT.
- CARRIAGE LIGHTS FOR THE BUILDINGS ARE BEING ADDRESSED THROUGH THE BUILDING PLANS.
- SETBACKS:
  - FRONT: 25-FT
  - REAR YARD: 10-FT
  - SIDE YARD: 10-FT
  - SIDE YARD (STREET): 20-FT
- UNIT TABULATION
  - TOWNHOMES = 30
- PARKING TABULATION
  - SURFACE PARKING STALLS (GUEST) = 12
  - GARAGE PARKING STALLS (2/GARAGE) = 60
  - TOTAL STALLS REQUIRED (2.25/UNIT) = 68
  - TOTAL STALLS PROVIDED = 72

STORM WATER NOTES:

- THE ENTIRE PROJECT HAS BEEN ANALYZED USING THE RATIONAL METHOD WITH THE 100 YEAR STORM EVENT AND 0.2 CFS/ACRE ALLOWABLE RELEASE.
- THE REQUIRED DETENTION VOLUME IS 5,767 CF.
- ALL STORM WATER WILL BE COLLECTED INTO THE PROPOSED DETENTION BASIN LOCATED ON THE WEST SIDE OF THE PROPERTY.

SUMMARY DATA:

BUILDINGS:	0.63 ACRES (34%)
LANDSCAPING:	0.75 ACRES (41%)
PARKING & DRIVE ISLES:	0.37 ACRES (20%)
HARDSCAPE:	0.09 ACRES (5%)
TOTAL AREA:	1.85 ACRES

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINES
- EXISTING SEWER SERVICE
- EXISTING WATER SERVICE
- EXISTING POWER LINE
- EXISTING GAS LINE
- EXISTING STORM DRAIN LINE
- EXISTING BUILDING
- EXISTING ASPHALT
- EXISTING FENCE
- EXISTING STORMDRAIN BOX/MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED SEWER SERVICE (SIZE SHOWN)
- PROPOSED WATER SERVICE (SIZE SHOWN)
- PROPOSED POWER LINE
- PROPOSED GAS LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED FENCE
- PROPOSED STORMDRAIN BOX
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT

N

0 30' 60'

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PRELIMINARY PLAT OF
THE CORNER SUBDIVISION
LOT 2 AMENDMENT
PART OF LOT 5, BLOCK 27, PLAT "A"
PROVIDENCE FARM SURVEY
SEC 10, T 11N, R 1E, SLBM
PROVIDENCE, UT 84332

MARK	DATE	DESCRIPTION

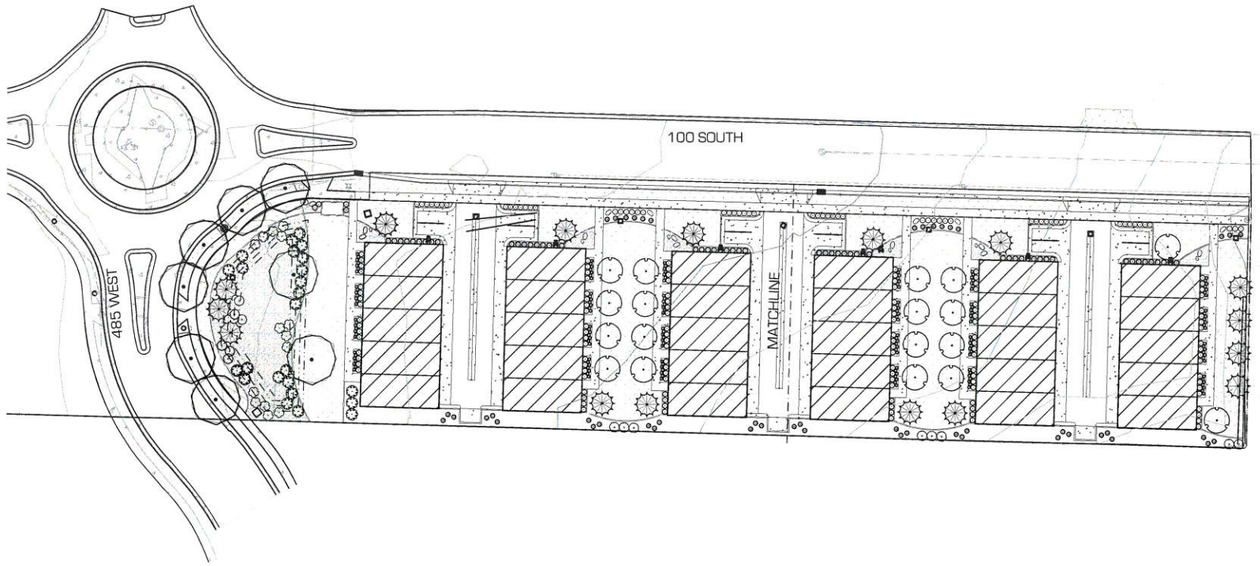
PROJECT #: 18-096
DRAWN BY: B. ELWOOD
REVIEWED BY: M. TAYLOR
ISSUED: 02.07.19

PROFESSIONAL ENGINEER
02.07.19
No. 8243185-2202
MICHAEL E. TAYLOR
STATE OF UTAH

PRELIMINARY PLAT

C-102

THE CORNER
OVERALL PLANTING PLAN
SCALE: 1"=40'



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CAL
	UC	18	ACER PLATANOIDES 'CRIMSON SENTRY' / CRIMSON SENTRY MAPLE	B&B	2"
	PF	16	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` / VANDERWOLF`S PYRAMID PINE	B&B	6` HT
	GI	8	TILIA TOMENTOSA 'STERLING SILVER' / SILVER LINDEN	B&B	2"

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	HEIGHT
	CI	14	CORNUS ALBA `BAILHALO' / IVORY HALO DOGWOOD	5 GAL	
	CC	170	CORNUS SANGUINEA `ARCTIC FIRE` TM / ARCTIC FIRE DOGWOOD	5 GAL	
	CM	14	CORNUS SANGUINEA `MIDWINTER FIRE` / BLOOD-TWIG DOGWOOD	5 GAL	
	PN	20	PHYSOCARPUS OPULIFOLIUS 'TINY WINE' / NINEBARK	5 GAL	
	PS	42	PINUS MUGO `SLOWMOUND` / MUGO PINE	5 GAL	
	RG	24	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	

GRASSES AND PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	HEIGHT
	CK	48	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 GAL	
	PB	168	PENNISETUM ALOPECUROIDES `LITTLE BUNNY` / LITTLE BUNNY FOUNTAIN GRASS	1 GAL	

BOULDERS			
		21	"BROWN'S CANYON" BOULDERS 2'-4' OR APPROVED EQUAL. VERIFY QUANTITY. BOTTOM 1/4-1/3 OF BOULDER IS TO BE BURIED BELOW FINISH GRADE.

N

0 40' 80'

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THE CORNER
485 WEST 100 SOUTH
PROVIDENCE, UT 84332

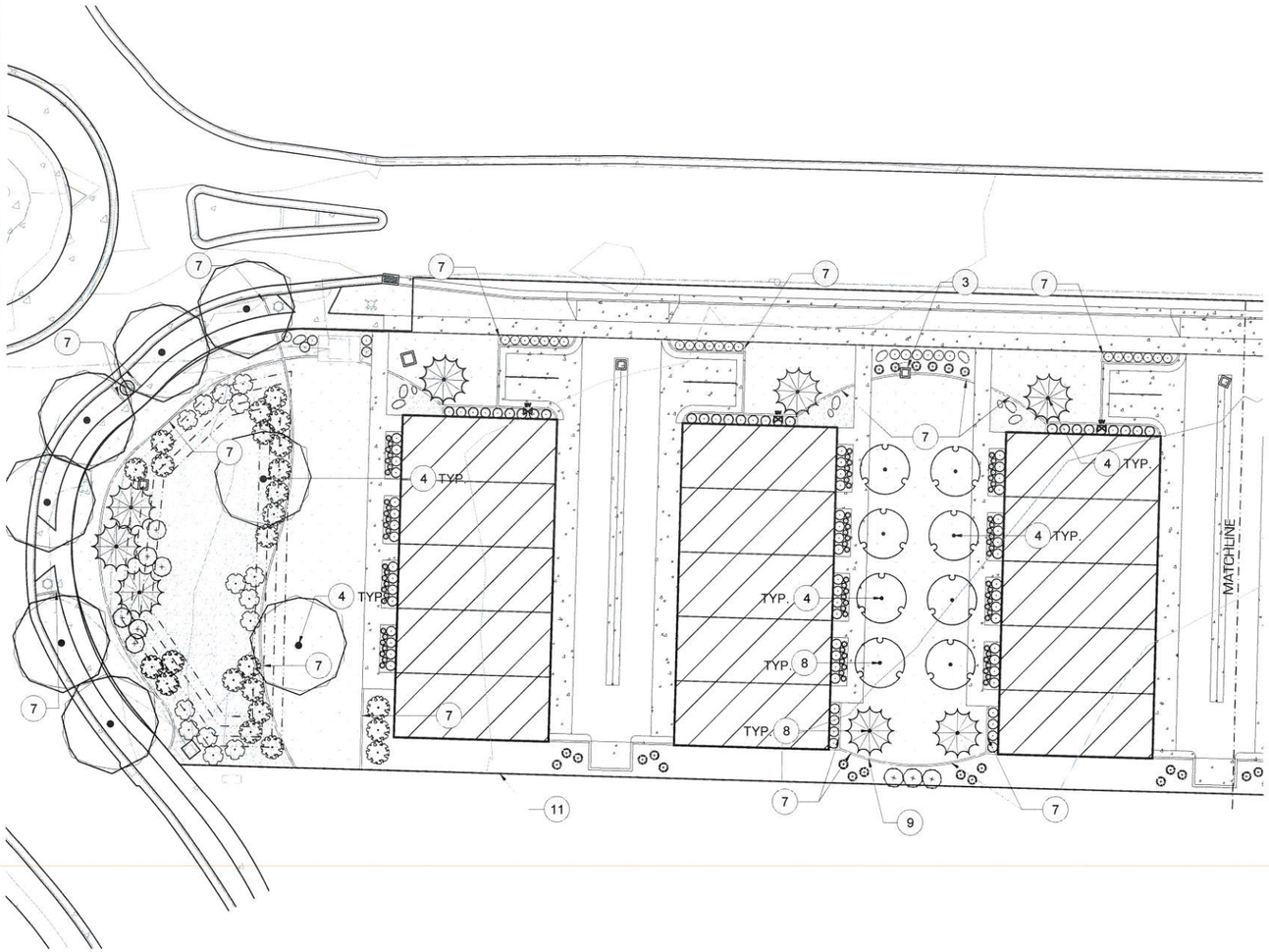
MARK:	DATE:	DESCRIPTION:

PROJECT #: 18-096
REVIEWER: J. HENDRICKSON
DESIGNED BY: J. HENDRICKSON
ISSUED: 09-25-18

STATE OF UTAH
JACOB A. HENDRICKSON
10110348
LICENSED LANDSCAPE ARCHITECT

OVERALL PLANTING PLAN
L-100

THE CORNER
PLANTING PLAN
SCALE: 1"=20'



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CAL
	UC	18	ACER PLATANOIDES 'CRIMSON SENTRY' / CRIMSON SENTRY MAPLE	B&B	2"
	PF	16	PINUS FLEXILIS 'VANDERWOLF`S PYRAMID' / VANDERWOLF`S PYRAMID PINE	B&B	6` HT
	GI	8	TILIA TOMENTOSA 'STERLING SILVER' / SILVER LINDEN	B&B	2"

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	HEIGHT
	CI	14	CORNUS ALBA `BAILHALO' / IVORY HALO DOGWOOD	5 GAL	
	CC	170	CORNUS SANGUINEA `ARCTIC FIRE` TM / ARCTIC FIRE DOGWOOD	5 GAL	
	CM	14	CORNUS SANGUINEA `MIDWINTER FIRE` / BLOOD-TWIG DOGWOOD	5 GAL	
	PN	20	PHYSOCARPUS OPULIFOLIUS 'TINY WINE' / NINEBARK	5 GAL	
	PS	42	PINUS MUGO `SLOWMOUND` / MUGO PINE	5 GAL	
	RG	24	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	5 GAL	

GRASSES AND PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	HEIGHT
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BOULDERS			
		21	"BROWN'S CANYON" BOULDERS 2'-4' OR APPROVED EQUAL. VERIFY QUANTITY. BOTTOM 1/4-1/3 OF BOULDER IS TO BE BURIED BELOW FINISH GRADE.

REFERENCE NOTES SCHEDULE

SYMBOL		DESCRIPTION	QTY	DETAIL
	1	TURF GRASS - SOD KENTUCKY BLUE GRASS MIX. INSTALL 5-INCHES TOPSOIL. SEE SPECIFICATIONS FOR TOPSOIL REQUIREMENTS.	21,909 SF	2/L-501
	2	PLANTER BED - DARK BROWN SHREDDED BARK MULCH 3-INCH DEPTH	9,037 SF	2/L-501
	3	INSTALL COBBLE AROUND STORM DRAIN BOX WITHIN PLANTING BED. BARK MULCH WILL BE INSTALLED AGAINST COBBLE WITH NO ADDITIONAL LANDSCAPE EDGING. INSTALL COBBLE AT DEPTH SPECIFIED ON PLANS.		
	4	CIRCLE WITH 3-FT DIAMETER AROUND TREE WITH TRENCHED EDGE. THERE SHALL BE 3-INCH DEPTH SHREDDED BARK MULCH SURROUNDING TRUNK OF TREE.		2/L-501
	5	COBBLE: WASHED "WEBER RIVER ROCK" FROM STAKER PARSON 801-409-9500 OR APPROVED EQUAL. COBBLE SHALL BE AN EVEN MIXTURE OF 1-2", 2-4", AND 4-8" SIZES. INSTALL AT 5" DEPTH OVER DEWITT PRO WEED BARRIER FABRIC.	5,921 SF	2/L-501
	7	CONCRETE MOWSTRIP - 6" X 6"		2/L-501
	8	TREE SHALL BE PLANTED ON SIDE SLOPE OF SWALE		
	9	CONCRETE MOWSTRIP SHALL NOT BE GREATER THAN 1" HIGHER THAN TOP OF SOIL AT LOW POINT IN SWALE TO PREVENT BLOCKING THE FLOW OF WATER.		
	11	EXISTING FENCE TO REMAIN		
	12	APPROXIMATE LOCATION OF EXISTING POPLAR TREES - FIELD VERIFY LOCATION. PRUNE ALL LIMBS WITHIN PROPERTY TO A HEIGHT OF 12` TO ALLOW FOR GROWTH OF NEW TREES.		
	13	TRENCH EDGE		4/L-502

N

0 20' 40'

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THE CORNER
485 WEST 100 SOUTH
PROVIDENCE, UT 84332

MARK:	DATE:	DESCRIPTION:

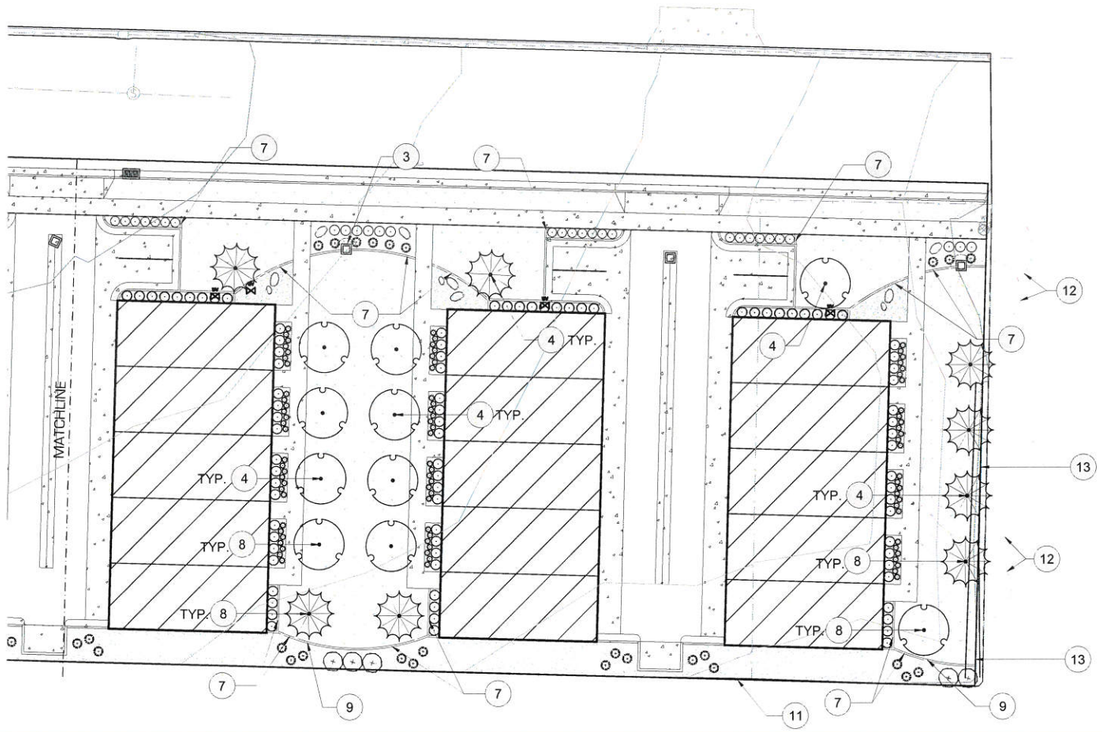
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ISSUED: 09-25-18

STATE OF UTAH
11.16.18
JACOB A. HENDRICKSON
10110348
LICENSED LANDSCAPE ARCHITECT

PLANTING PLAN

L-101

THE CORNER
PLANTING PLAN
SCALE: 1"=20'



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CAL
	UC	18	ACER PLATANOIDES 'CRIMSON SENTRY' / CRIMSON SENTRY MAPLE	B&B	2"
	PF	16	PINUS FLEXILIS 'VANDERWOLF`S PYRAMID' / VANDERWOLF`S PYRAMID PINE	B&B	6` HT
	GI	8	TILIA TOMENTOSA 'STERLING SILVER' / SILVER LINDEN	B&B	2"
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME / COMMON NAME**	**CONT**	**HEIGHT**
	CI	14	CORNUS ALBA `BAILHALO' / IVORY HALO DOGWOOD	5 GAL	
	CC	170	CORNUS SANGUINEA `ARCTIC FIRE` TM / ARCTIC FIRE DOGWOOD	5 GAL	
	CM	14	CORNUS SANGUINEA `MIDWINTER FIRE` / BLOOD-TWIG DOGWOOD	5 GAL	
	PN	20	PHYSOCARPUS OPULIFOLIUS 'TINY WINE' / NINEBARK	5 GAL	
	PS	42	PINUS MUGO `SLOWMOUND` / MUGO PINE	5 GAL	
	RG	24	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	5 GAL	
GRASSES AND PERENNIALS	**CODE**	**QTY**	**BOTANICAL NAME / COMMON NAME**	**CONT**	**HEIGHT**
	CK	48	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 GAL	
	PB	168	PENNISETUM ALOPECUROIDES `LITTLE BUNNY` / LITTLE BUNNY FOUNTAIN GRASS	1 GAL	
BOULDERS					
		21	"BROWN'S CANYON" BOULDERS 2'-4' OR APPROVED EQUAL. VERIFY QUANTITY. BOTTOM 1/4-1/3 OF BOULDER IS TO BE BURIED BELOW FINISH GRADE.		

REFERENCE NOTES SCHEDULE

SYMBOL		DESCRIPTION	QTY	DETAIL
	1	TURF GRASS - SOD KENTUCKY BLUE GRASS MIX. INSTALL 5-INCHES TOPSOIL. SEE SPECIFICATIONS FOR TOPSOIL REQUIREMENTS.	21,909 SF	2/L-501
	2	PLANTER BED - DARK BROWN SHREDDED BARK MULCH 3-INCH DEPTH	9,037 SF	2/L-501
	3	INSTALL COBBLE AROUND STORM DRAIN BOX WITHIN PLANTING BED. BARK MULCH WILL BE INSTALLED AGAINST COBBLE WITH NO ADDITIONAL LANDSCAPE EDGING. INSTALL COBBLE AT DEPTH SPECIFIED ON PLANS.		
	4	CIRCLE WITH 3-FT DIAMETER AROUND TREE WITH TRENCHED EDGE. THERE SHALL BE 3-INCH DEPTH SHREDDED BARK MULCH SURROUNDING TRUNK OF TREE.		2/L-501
	5	COBBLE: WASHED "WEBER RIVER ROCK" FROM STAKER PARSON 801-409-9500 OR APPROVED EQUAL. COBBLE SHALL BE AN EVEN MIXTURE OF 1-2", 2-4", AND 4-8" SIZES. INSTALL AT 5" DEPTH OVER DEWITT PRO WEED BARRIER FABRIC.	5,921 SF	2/L-501
	7	CONCRETE MOWSTRIP - 6" X 6"		2/L-501
	8	TREE SHALL BE PLANTED ON SIDE SLOPE OF SWALE		
	9	CONCRETE MOWSTRIP SHALL NOT BE GREATER THAN 1" HIGHER THAN TOP OF SOIL AT LOW POINT IN SWALE TO PREVENT BLOCKING THE FLOW OF WATER.		
	11	EXISTING FENCE TO REMAIN		
	12	APPROXIMATE LOCATION OF EXISTING POPLAR TREES - FIELD VERIFY LOCATION. PRUNE ALL LIMBS WITHIN PROPERTY TO A HEIGHT OF 12` TO ALLOW FOR GROWTH OF NEW TREES.		
	13	TRENCH EDGE		4/L-502

N

0 20' 40'

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www.civilsolutionsgroup.net

THE CORNER
485 WEST 100 SOUTH
PROVIDENCE, UT 84332

MARK	DATE	DESCRIPTION

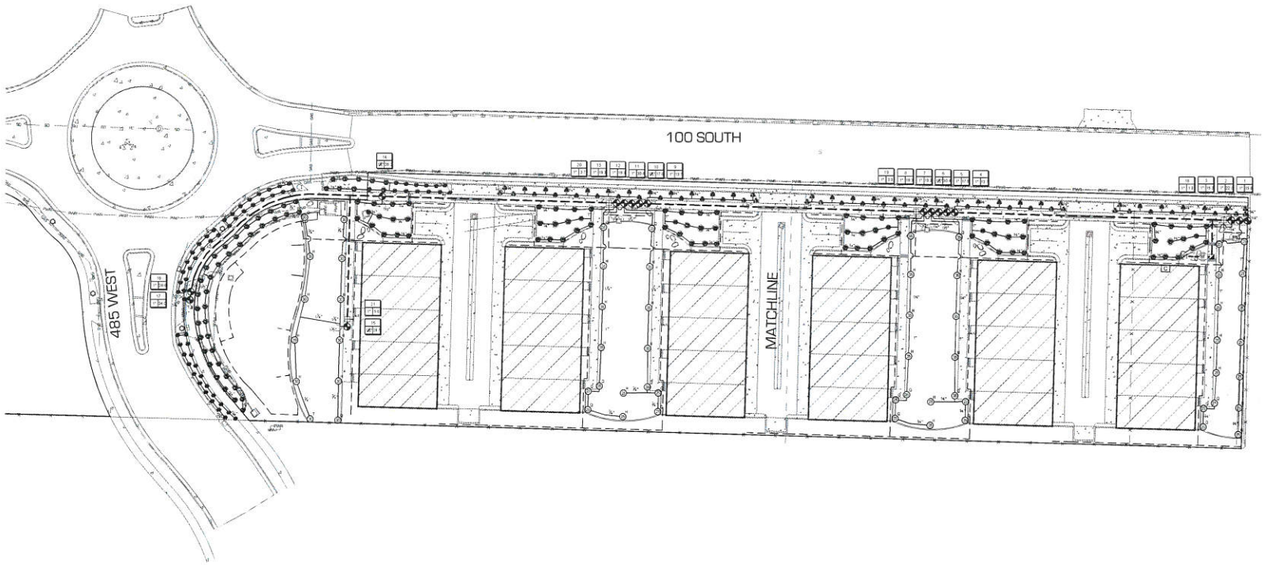
PROJECT #: 18-096
REVIEWER: J. HENDRICKSON
DESIGNED BY: J. HENDRICKSON
ISSUED: 09-25-18

STATE OF UTAH 11.16.18 JACOB A. HENDRICKSON 10110348 LICENSED LANDSCAPE ARCHITECT

PLANTING PLAN

L-102

THE CORNER
OVERALL IRRIGATION PLAN
SCALE: 1"=40'



IRRIGATION SCHEDULE

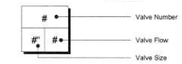
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL
Q T H F	RAIN BIRD 1804 (RD04SP30MPR) 8 SERIES MPR TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL AND SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING HEAD TO 30 PSI. 1/2" NPT FEMALE THREADED INLET.	30	2/L-503
Q T H F	RAIN BIRD 1804 (RD04SP30MPR) 10 SERIES MPR TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL AND SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING HEAD TO 30 PSI. 1/2" NPT FEMALE THREADED INLET.	30	2/L-503
Q T H YG F	RAIN BIRD 1804 (RD04SP30MPR) 12 SERIES MPR TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL AND SEAL-A-MATIC CHECK VALVE. PRESSURE REGULATING HEAD TO 30 PSI. 1/2" NPT FEMALE THREADED INLET.	30	2/L-503
ES LCS RCS CS SS	HUNTER PROS-04-PRS30 5` STRIP SPRAY TURF SPRAY, 30 PSI REGULATED 4.0" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30	

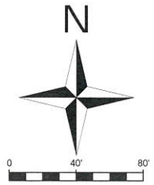
SYMBOL	MANUFACTURER/MODEL	PSI	GPM	DETAIL
ARC 25	RAIN BIRD 5006 (5006PL-PC,FC-SAM-MPR)	45		1/L-503
ARC 30	RAIN BIRD 5006 (5006PL-PC,FC-SAM-MPR)	45		1/L-503
ARC 35	RAIN BIRD 5006 (5006PL-PC,FC-SAM-MPR)	45		1/L-503

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.	4/L-503

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	3/L-503
	RAIN BIRD 33-DRC 3/4" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, DOUBLE TRACK KEY LUG, AND 2-PIECE BODY.	6/L-504
	BRASS STOP AND WASTE VALVE, 1-1/2" MARK II ORISEAL STOP AND WASTE VALVE (H-10284)	5/L-504
BF	WILKINS 375 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY.	2/L-504
C	RAIN BIRD ESP4ME 4 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. ADD MODULES AS NEEDED. VERIFY ACTUAL LOCATION WITH OWNER.	1/L-504
POC	POINT OF CONNECTION 1-1/2" CONNECT TO BUILDING SUPPLY LINE - SEE CIVIL PLANS FOR PIPE LOCATION.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	8/L-504
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40, 1" LATERAL PIPE FOR DRIP IRRIGATION. DISTRIBUTION TUBING,EMITTERS AND TREE RINGS NOT SHOWN ON PLAN FOR GRAPHIC CLARITY.	8/L-504
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1-1/2"	4/L-504
	PIPE SLEEVE: PVC SCHEDULE 40	7/L-504

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THE CORNER
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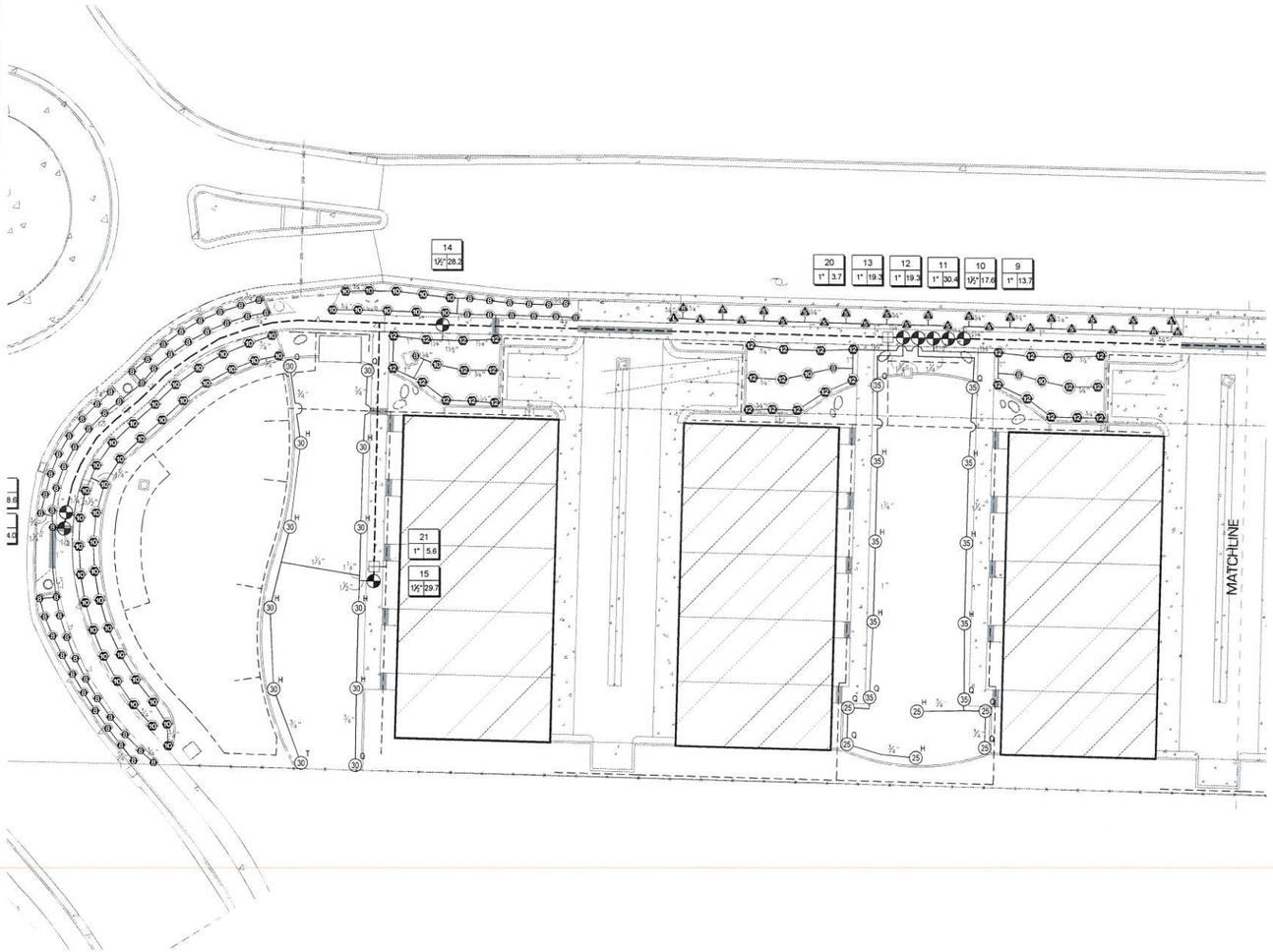
MARK	DATE	DESCRIPTION

PROJECT #: 18-096
REVIEWER: J. HENDRICKSON
DESIGNED BY: J. HENDRICKSON
ISSUED: 11-20-18

STATE OF UTAH
11.16.18
JACOB A. HENDRICKSON
10110348
LICENSED LANDSCAPE ARCHITECT

OVERALL IRRIGATION PLAN
L-200

THE CORNER
IRRIGATION PLAN
SCALE: 1"=20'



IRRIGATION SCHEDULE

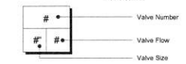
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THE CORNER
485 WEST 100 SOUTH
PROVIDENCE, UT 84332

MARK	DATE:	DESCRIPTION:

PROJECT #: 18-096
REVIEWER: J. HENDRICKSON
DESIGNED BY: J. HENDRICKSON
ISSUED: 11-20-18

STATE OF UTAH
JACOB A. HENDRICKSON
10110348
LICENSED LANDSCAPE ARCHITECT

IRRIGATION PLAN

L-201



	SQUARE FOOTAGE: UNIT 101		SQUARE FOOTAGE: UNIT 102		SQUARE FOOTAGE: UNIT 103		SQUARE FOOTAGE: UNIT 104		SQUARE FOOTAGE: UNIT 105	
	UPPER LEVEL	872 SQ. FT.	UPPER LEVEL	861 SQ. FT.	UPPER LEVEL	861 SQ. FT.	UPPER LEVEL	866 SQ. FT.	UPPER LEVEL	864 SQ. FT.
	MAIN LEVEL	483 SQ. FT.	MAIN LEVEL	483 SQ. FT.	MAIN LEVEL	490 SQ. FT.	MAIN LEVEL	483 SQ. FT.	MAIN LEVEL	483 SQ. FT.
	TOTAL	1355 SQ. FT.	TOTAL	1344 SQ. FT.	TOTAL	1351 SQ. FT.	TOTAL	1349 SQ. FT.	TOTAL	1347 SQ. FT.
INTERIOR SQ. FT.	UPPER LEVEL	822 SQ. FT.	UPPER LEVEL	817 SQ. FT.	UPPER LEVEL	817 SQ. FT.	UPPER LEVEL	822 SQ. FT.	UPPER LEVEL	814 SQ. FT.
	MAIN LEVEL	449 SQ. FT.	MAIN LEVEL	449 SQ. FT.	MAIN LEVEL	459 SQ. FT.	MAIN LEVEL	449 SQ. FT.	MAIN LEVEL	449 SQ. FT.
	TOTAL	1271 SQ. FT.	TOTAL	1266 SQ. FT.	TOTAL	1276 SQ. FT.	TOTAL	1271 SQ. FT.	TOTAL	1263 SQ. FT.
	LOWER LEVEL	N/A	LOWER LEVEL	N/A	LOWER LEVEL	N/A	LOWER LEVEL	N/A	LOWER LEVEL	N/A
	BONUS ROOM	N/A	BONUS ROOM	N/A	BONUS ROOM	N/A	BONUS ROOM	N/A	BONUS ROOM	N/A
	GARAGE	404 SQ. FT.	GARAGE	404 SQ. FT.	GARAGE	404 SQ. FT.	GARAGE	404 SQ. FT.	GARAGE	404 SQ. FT.

MISENER 5-PLEX

AN RML DESIGN PROJECT

GENERAL NOTES

THE GENERAL CONTRACTOR ASSUMES FULL RESPONSIBILITY TO VERIFY THE CONDITIONS, DIMENSIONS, AND STRUCTURAL DETAILS OF THE BUILDING. THE CONTRACTOR ASSUMES FULL LIABILITY FOR ANY PROBLEMS THAT MAY ARISE DUE TO POSSIBLE ERRORS OR OMISSIONS ON THESE PLANS. USE OF THESE PLANS CONSTITUTES COMPLIANCE WITH THE ABOVE TERMS.

IT IS THE DUTY OF THE GENERAL CONTRACTOR TO DISCOVER ANY POTENTIAL ERRORS, OMISSIONS, OR INCONSISTENCIES IN THESE PLANS AND TO REQUEST A SOLUTION OR CLARIFICATION BEFORE CONSTRUCTION BEGINS ON THIS PROJECT.

WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED AND THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES TO EXPEDITE THE JOB IN A SMOOTH AND CONTINUOUS PROCESS.

UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE CONTRACT DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE.

ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DRAWINGS AND OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE 2015 INTERNATIONAL RESIDENTIAL CODE

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND THE SAFETY IN AND AROUND THE JOB SITE AND OF ADJACENT PROPERTIES.

THE GENERAL CONTRACTOR AND OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN BOTH DURING AND AFTER CONSTRUCTION.

COMPLIANCE WITH CODES AND ORDINANCES GOVERNING THE WORK SHALL BE MADE AND ENFORCED BY THE GENERAL CONTRACTOR.

NOTE THAT ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

NOTE THAT ALL PLAN VIEWS TAKE PRECEDENCE OVER ELEVATIONS AND SECTIONS.

ALL MATERIALS, SYSTEMS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE PROVISIONS OF THIS CODE.

ALL INSTALLERS MUST BE APPROVED BY THE MANUFACTURER.

PROFESSIONALS

DESIGNER

RML DESIGN

RANDALL M. LEWIS
1436 S. LEGEND HILLS DRIVE
SUITE #320
CLEARFIELD, UTAH 84015
801-317-3727

ENGINEERS

PRICE ENGINEERING

KYLE PRICE
3677 N. HWY 126, SUITE N
FARR WEST, UTAH 84404
801-771-0542

CONTRACTOR

IRONWOOD CONSTRUCTION

DAN TUSTAN
435.752.1420

BUILDING INFORMATION

OWNER

IRONWOOD CONSTRUCTION

ADDRESS

456 W. 100 S.
PROVIDENCE, UTAH

SQUARE FOOTAGE

UPPER LEVEL	4334 SQ. FT.
MAIN LEVEL	2412 SQ. FT.
TOTAL	6746 SQ. FT.
LOWER LEVEL	N/A
BONUS ROOM	N/A
GARAGE	2020 SQ. FT.

DRAWING INDEX

A0.1 COVER SHEET
A0.2 GENERAL NOTES
A0.3 GENERAL NOTES
A2.1 ELEVATIONS
A2.2 ELEVATIONS
A2.3 ELEVATIONS
A2.4 ELEVATIONS
A3.1 MAIN FLOOR PLAN
A3.2 MAIN FLOOR WALL FRAMING PLAN
A3.3 UPPER FLOOR PLAN
A3.4 UPPER FLOOR WALL FRAMING PLAN
A4.1 HOUSE SECTION
A4.2 SECTIONS & DETAILS
A4.3 SECTIONS & DETAILS
A4.4 SECTIONS & DETAILS
S1.1 FOOTING - FOUNDATION PLAN
S1.2 UPPER FLOOR FRAMING PLAN
S1.3 ROOF FRAMING PLAN
S2.1 STRUCTURAL DETAILS
S2.2 STRUCTURAL DETAILS
S2.3 STRUCTURAL DETAILS

LICENSED STRUCTURAL ENGINEER
NO. 362269
KYLE RUSSELL PRICE
STATE OF UTAH

10/30/2018
STRUCTURAL ITEMS ONLY

RML DESIGN
1436 S. LEGEND HILLS DR. #320
CLEARFIELD, UTAH 84015
801. 217. 3727

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PROJECT NAME:
MISENER
5-PLEX

LOCATION INFO:
ADDRESS
456 W. 100 S.

CITY
PROVIDENCE
STATE
UTAH

CLIENT NAME:
IRONWOOD
CONSTRUCTION

PLAN NAME:
5-PLEX

ORIGINAL RELEASE:
OCTOBER 18, 2018

REVISION DATES
10/30/2018
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX

SHEET VERSION & #

COVER

A0 | 1

LIGHT AND VENTILATION NOTES

1. ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINODWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

2. THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION R310 AND AN APPROVED MECHANICAL VENTILATION SYSTEM IS INSTALLED IN ACCORDANCE WITH SECTION M1507.

3. THE GLAZED AREAS NEED NOT BE INSTALLED IN ROOMS WHERE EXCEPTION ONE ABOVE IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (65 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" (762MM) ABOVE THE FLOOR LEVEL.

4. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOW OF NOT LESS THAN THREE SQUARE FEET, ONE-HALF OF WHICH MIUST BE OPENABLE.

5. THE GLAZED AREA SHALL NOT BE REQUIRED WHERE ARTIFICIAL LIGHT AND A MECHANICAL VENTILATION SYSTEM ARE PROVIDED. THE MINIMUM VENTILATION RATES SHALL BE 50 CFM (24 L/S) FOR INTERMITTENT VENTILATION OR 20 CFM (10 L/S) FOR CONTINUOUS VENTILATION. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE.

6. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS, INCLUDING THE LANDINGS AND TREADS. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING OF THE STAIRWAY. FOR INTERIOR STAIRS THE ARTIFICIAL LIGHT SOURCES SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT-CANDLE (11 LUX) MEASURED AT THE CENTER OF TREADS AND LANDINGS. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTSIDE GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE BOTTOM LANDING OF THE STAIRWAY.

7. AN ARTIFICIAL LIGHT SOURCE IS NOT REQUIRED AT THE TOP AND BOTTOM LANDING, PROVIDED AN ARTIFICIAL LIGHT SOURCE IS LOCATED DIRECTLY OVER EACH STAIRWAY SECTION.

8. WHERE LIGHTING OUTLETS ARE INSTALLED IN INTERIOR STAIRWAYS, THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHTING OUTLET WHERE THE STAIRWAY HAS SIX OR MORE RISERS. THE ILLUMINATION OF EXTERIOR STAIRWAYS SHALL BE CONTROLLED FROM INSIDE THE DWELLING UNIT.

GLASS & GLAZING NOTES

1. 1. SAFETY GLASS (TEMPERED) SHALL BE USED IN ALL HAZARDOUS LOCATIONS. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING:

- GLAZING IN SWINGING DOORS EXCEPT JALOUSIES.
- GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
- GLAZING IN STORM DOORS.
- GLAZING IN ALL UNFRAMED SWINGING DOORS.
- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH (610 MM) ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE.

2. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED ABOVE THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
3.1 EXPOSED AREA OF AN INDIVIDUAL PANE LARGER THAN 9 SQUARE FEET (0.836M2).
3.2 BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
3.3 TOP EDGE MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
3.4 ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE GLAZING.

3. ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OF HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILL PANELS.

4. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE A WALKING SURFACE AND WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE WATER'S EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND TO ALL PANES IN MULTIPLE GLAZING.

5. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES (914 MM) HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES (1524 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.

6. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES (1524 MM) ABOVE THE NOSE OF THE TREAD.

FOUNDATION DRAINAGE NOTES

1. DRAINS SHALL BE PROVIDED AROUND ALL CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE. DRAINAGE TILE, GRAVEL, OR CRUSHED STONE DRAINS, PERFORATED PIPE OR OTHER APPROVED SYSTEMS OR MATERIALS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM. GRAVEL OR CRUSHED STONE DRAINS SHALL EXTEND AT LEAST 1 FOOT BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6 INCHES ABOVE THE FOOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE TOP OF THE OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED WITH STRIPS OF BUILDING PAPER AND THE DRAINAGE TILES OR PERFORATED PIPE SHALL BE PLACED ON A MINIMUM OF 2 INCHES OF WASHED GRAVEL OR CRUSHED ROCK AT LEAST ONE SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR THE PERFORATION ON COVERED WITH NOT LESS THAN 6 INCHES OF THE SAME MATERIAL

A DRAINAGE SYSTEM IS NOT REQUIRED WHEN THE FOUNDATION IS INSTALLED ON WELL-DRAINED GROUND OR SAND-GRAVEL MIXTURE SOILS ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM.

2. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 MM)

PLUMBING NOTES

1. FUEL-FIRED WATER HEATERS SHALL NOT BE INSTALLED IN A ROOM USED AS A STORAGE CLOSET. WATER HEATERS LOCATED IN A BEDROOM OR BATHROOM SHALL BE INSTALLED IN A SEALED ENCLOSURE SO THAT COMBUSTION AIR WILL NOT BE TAKEN FROM THE LIVING SPACE. INSTALLATION OF DIRECT-VENT WATER HEATERS WITHIN AN ENCLOSURE US NOT REQUIRED.

2. WHERE A STORAGE TANK-TYPE WATER HEATER OR A HOT WATER STORAGE TANK IS INSTALLED IN A LOCATION WHERE WATER LEAKAGE FROM THE TANK WILL CAUSE DAMAGE, THE TANK SHALL BE INSTALLED IN A GALVANIZED SPEEL PAN HAVING A MATERIAL THICKNESS OF .0236" (.6010MM)(NO. 24 GAGE), OR OTHER PANS APPROVED FOR SUCH USE. LISTED PANS SHALL COMPLY WITH CSA LC3.

3. NO WATER PIPING DRAINAGE TRAPS SHALL BE PLACED IN WALLS WHICH ARE EXPOSED TO OUTSIDE AIR. THIS INCLUDES, BUT IS NOT LIMITED TO, UNHEATED GARAGES AND ATTIC WALLS.

4. WATER SOFTENER DRAINAGE OUTLETS SHALL BE CONNECTED TO THE BUILDING DRAINAGE SYSTEM THROUGH AIR GAPS.

5. PLUMBING VENTS SHALL TERMINATE AT LEAST 3 FEET ABOVE, 10 FEET AWAY FROM, OR 4 FEET BELOW AN OPENABLE WINDOW, DOOR, OR AIR INTAKE OPENINGS.

6. IN SEISMIC DESIGN CATEGORIES D0, D1, D2 AND TOWNHOUSES
IN SEISMIC DESIGN CATEGORY C, WATER HEATERS SHALL BE ANCHORED OR STRAPPED IN THE UPPER ONE-THIRD AND THE LOWER ONE-THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE-THIRD OF THE OPERATING WEIGHT OF THE WATER HEATER, ACTING IN ANY HORIZONTAL DIRECTION, OR IN ACCORDANCE WITH THE APPLIANCE MANUFACTURER'S RECOMMENDATIONS. MAINTAIN 4" CLEARANCE ABOVE CONTROLS FOR LOWER STRAP

7. BACKFLOW PREVENTERS SHALL NOT BE LOCATED IN AREAS SUBJECT TO FREEZING EXCEPT WHERE THEY CAN BE REMOVED BY MEANS OF UNIONS, OR ARE PROTECTED BY HEAT, INSULATION, OR BOTH.

8. INDIVIDUALLY INSULATE ALL PLUMBING WATER, AND DRAIN LINES IN ALL AREAS SUBJECT TO FREEZING. EXTERIOR WALLS, ATTICS, CRAWL SPACES, GARAGES, AND EXTERIOR WALLS. WATER SERVICE PIPES SHALL BE INSTALLED NOT LESS THAN 12" DEEP AND NOT LESS THAN 6" BELOW THE FROST LINE.

9. CONCEALED SLIP JOINT FIXTURE CONNECTIONS SHALL BE PROVIDED WITH AN ACCESS PANEL TO THE UTILITY AREA WHICH HAS A MINIMUM DIMENSION OF 12 INCHES. THE ACCESS PANEL IS NOT REQUIRED WHEN THE JOINTS ARE MADE BY SCREWING, SOLDERING, OR SOLVENT CEMENTING TO MAKE A SOLID CONNECTION.

10. IN LOCALITIES HAVING A WINTER DESIGN TEMPERATURE OF 32°F (0°C) OR LOWER AS SHOWN IN TABLE R301.2(1) OF THIS CODE, A WATER, SOIL, OR WASTE PIPE SHALL NOT BE INSTALLED OUTSIDE OF A BUILDING, IN EXTERIOR WALLS, IN ATTICS OR CRAWL SPACES, OR IN ANY OTHER PLACE SUBJECTED TO FREEZING TEMPERATURE UNLESS ADEQUATE PROVISION IS MADE TO PROTECT IT FROM FREEZING BY INSULATION OR HEAT OR BOTH. WATER SERVICE PIPE SHALL BE INSTALLED NOT LESS THAN 12 INCHES (305 MM) DEEP AND NOT LESS THAN 6 INCHES (152 MM) BELOW THE FROST LINE.

11. OPEN VENT PIPES THAT EXTEND THROUGH A ROOF SHALL BE TERMINATED AT LEAST 6 INCHES (152 MM) ABOVE THE ROOF OR 6 INCHES (152 MM) ABOVE THE ANTICIPATED SNOW ACCUMULATION, WHICHEVER IS GREATER, EXCEPT THAT WHERE A ROOF IS TO BE USED FOR ANY PURPOSE OTHER THAN WEATHER PROTECTION, THE VENT EXTENSION SHALL BE RUN AT LEAST 7 FEET (2134 MM) ABOVE THE ROOF.

12. WHERE THE 97.5 PERCENT VALUE FOR OUTSIDE DESIGN TEMPERATURE IS 0 DEGREES FAHRENHEIT (-18 DEGREES CELSIUS) OR LESS, EVERY VENT EXTENSION THROUGH A ROOF OR WALL SHALL BE A MINIMUM OF 3 INCHES (76 MM) IN DIAMETER. ANY INCREASE IN THE SIZE OF THE VENT SHALL BE MADE INSIDE THE STRUCTURE A MINIMUM OF 1 FOOT (305 MM) BELOW THE ROOF OR INSIDE THE WALL.

13. ALL SHOWER DOOR OPENINGS SHALL HAVE A MINIMUM OF 22" CLEAR AND UNOBSTRUCTED FINISHED WITDTH WITH THE DOOR OPEN.

PLUMBING NOTES CONT...

14. THE JUNCTURE OF EACH VENT PIPE WITH THE ROOF LINE SHALL BE MADE WATER TIGHT BY AN APPROVED FLASHING. VENT EXTENSIONS IN WALLS AND SOFFITS SHALL BE MADE WATER TIGHT BY CAULKING.

15. VENT TERMINALS SHALL NOT BE USED AS A FLAG POLE OR TO SUPPORT FLAG POLES, TV AERIALS OR SIMILAR ITEMS, EXCEPT WHEN THE PIPING HAS BEEN ANCHORED IN AN APPROVED MANNER.

16. INDIVIDUAL SHOWER AND TUB/SHOWER COMBINATION VALVES SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE-BALANCE, THERMOSTATIC-MIXING OR COMBINATION PRESSURE-BALANCE/THERMOSTATIC-MIXING VALVE TYPES WITH A HIGH LIMIT STOP IN ACCORDANCE WITH ASSE 1016 OR CSA B125.1. THE HIGH LIMIT STOP SHALL BE SET TO LIMIT WATER TEMPERATURE TO A MAXIMUM OF 120 DEGREES FAHRENHEIT (49 DEGREES CELSIUS). IN-LINE THERMOSTATIC VALVES SHALL NOT BE USED FOR COMPLIANCE WITH THIS SECTION.

17. THE HOT WATER SUPPLIED TO BATHTUBS AND WHIRLPOOL BATHTUBS SHALL BE LIMITED TO A MAXIMUM TEMPERATURE OF 120 DEGREES FAHRENHEIT (49 DEGREES CELSIUS) BY A WATER TEMPERATURE-LIMITING DEVICE THAT CONFORMS TO ASSE 1070 OR CSA B125.3, EXCEPT WHERE SUCH A PROTECTION IS OTHERWISE PROVIDED BY A COMBINATION TUB/SHOWER VALVE IN ACCORDANCE WITH SECTION P2708.3.

18. A MEANS FOR CONTROLLING INCREASED PRESSURE CAUSED BY THERMAL EXPANSION SHALL BE PROVIDED WHERE REQUIRED IN ACCORDANCE WITH SECTIONS P2903.4.1 AND P2903.4.2

19. FOR WATER SERVICE SYSTEM SIZES UP TO AND INCLUDING 2 INCHES (51 MM), A DEVICE FOR CONTROLLING PRESSURE SHALL BE INSTALLED WHERE, BECAUSE OF THERMAL EXPANSION, THE PRESSURE ON THE DOWNSTREAM SIDE OF A PRESSURE-REDUCING VALVE EXCEEDS THE PRESSURE-REDUCING VALVE SETTING.

20. WHERE A BACKFLOW PREVENTION DEVICE, CHECK VALVE, OR OTHER DEVICE IS INSTALLED ON A WATER SUPPLY SYSTEM UTILIZING STORAGE WATER HEATING EQUIPMENT SUCH THAT THERMAL EXPANSION CAUSES AN INCREASE IN PRESSURE, A DEVICE FOR CONTROLLING PRESSURE SHALL BE INSTALLED.

21. FIBER-CEMENT, FIBER-MAT REINFORCED CEMENTITIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1288, C 1325, C1178 OR C 1278, RESPECTIVELY, AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS

22. TRAPS SHALL HAVE A LIQUID SEAL NOT LESS THAN 2 INCHES (51 MM) AND NOT MORE THAN 4 INCHES (102 MM). TRAPS FOR FLOOR DRAINS SHALL BE FITTED WITH A TRAP PRIMER OR SHALL BE OF THE DEEP SEAL DESIGN. TRAP SEAL PRIMER VALVES SHALL CONNECT TO THE TRAP AT A POINT ABOVE THE LEVEL OF THE TRAP SEAL.

23. SILLCOCKS, HOSE BIBBS, WALL HYRDRANTS AND OTHER OPENINGS WITH A HOSE CONNECTION SHALL BE PROTECTED BY AN ATMOSPHERIC-TYPE OR PRESSURE-TYPE VACUUM BREAKER OR A PERMANENTLY ATTACHED HOSE CONNECTION VACUUM BREAKER.

24. FIXTURE VALVES, WHEN INSTALLED, SHALL BE LOCATED EITHER AT THE FIXTURE OR AT THE MANIFOLD. IF VALVES ARE INSTALLED AT THE MANIFOLD, THEY SHALL BE LABELED INDICATING THE FIXTURE SERVICED.

25. VALVES SERVING INDIVIDUAL FIXTURES, APPLIANCES, RISERS AND BRANCHES SHALL BE PROVIDED WITH ACCESS. AN INDIVIDUAL SHUTOFF VALVE SHALL BE REQUIRED ON THE FIXTURE SUPPLY PIPE TO EACH PLUMBING FIXTURE OTHER THAN BATHTUBS AND SHOWERS.

26. ACCESS PANEL OPENINGS FOR JETTED TUB PUMPS OR MOTORS MUST BE 18" X 18" WHERE EQUIPMENT IS LOCATED MORE THAN TWO FEET FROM ACCESS OPEING AND 12" X 12" IF SUCH EQUIPMENT IS LESS THAN TWO FEET FROM ACCESS OPENING

27. COPPER TYPE PIPE IS REQUIRED FOR WATER SERVICE

28. PROVIDE BACKFLOW PREVENTION DEVICE FOR BASEMENT DRAINAGES

29. WHERE THE FLOOD LEVEL RIMS OF PLUMBING FIXTURES ARE BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, THE FIXTURES SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE BUILDING DRAIN, BRANCH OF THE BUILDING DRAIN OR HORIZONTAL BRANCH SERVING SUCH FIXTURE. PLUMBING FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE COVER IN THE PUBLIC SEWER SHALLNOT DISCHARGE THROUGH A BACKWATER VALVE

30. INSTALL NON-FREEZE TYPE BACKFLOW PREVENTER HOSE BIBS.
31. MAXIMUM FLOW RATES ARE AS FOLLOWS

LAVATORY FAUCETS - 2.2 GPM AT 60 PSI
SHOWER HEAD - 2.5 GPM AT 80 PSI
SINK - 2.2 GPM AT 60 PSI
TOILET - 1.6 GALLONS PER FLUSH

GARAGE FRAMING NOTES

1. THE HEIGHT OF THE FRAMED WALL INDICATED FOR THE GARAGE REFERENCES THE FINISHED MAIN FLOOR AND NOT THE LITERAL HEIGHT OF THE WALL FROM THE FOUNDATION WALL OF THE GARAGE. THE LITERAL WALL WOULD BE TYPICALLY TALLER THAN THE HEIGHT NOTED.

IF NO WALL HEIGHT INDICATION IS GIVEN, IT IS ASSUMED THAT THE TOP OF THE GARAGE WALL IS CONTINUOUS WITH THE TOP OF THE WALL OF THE PORTION OF THE HOUSE CLOSEST TO THE GARAGE.

THE DESIGNATION AFF. INDICATES ABOVE THE FINISHED MAIN FLOOR.

ELECTRICAL NOTES

1. UNDERGROUND ELECTRICAL SERVICES SHALL BE INSTALLED IN 3 INCH RIGID RISER WITH 3 INCH RIGID ELBOW ATTACHED TO 3 INCH PVC ELECTRICAL DUCT TO WITHIN 1 FOOT OF PEDESTAL AND BURIED A MINIMUM OF 18 INCHES DEEP.

2. OVERHEAD ELECTRICAL SERVICES SHALL BE INSTALLED IN MINIMUM 3 INCH RIGID STEEL ELECTRICAL CONDUIT AT CLEARANCES.

3. PROVIDE AN U-FER GROUND. THERE IS TO BE A METALLIC WATER SERVICE OR A CONCRETE ENCASED ELECTRODE AVAILABLE FOR USE AS A GROUNDING ELECTRODE FOR THE HOUSE. AN ELECTRODE ENCASED BY AT LEAST 2 INCHES (51 MM) OF CONCRETE, LOCATED WITHIN AND NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET (6069 MM) OF ONE OR MORE BARE OR ZINC-GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 1/2 INCH (12.7 MM) DIAMETER, OR CONSISTING OF AT LEAST 20 FEET (6069 MM) OF BARE COPPER CONDUCTOR NOT SMALLER THAN NO. 4 SHALL BE CONSIDERED AS A GROUNDING ELECTRODE. REINFORCING BARS SHALL BE PERMITTED TO BE BOUNDED TOGETHER BY THE USUAL TIE WIRES OR OTHER EFFECTIVE MEANS.

4. ALL BATHROOM RECEPTICLES ARE GFCI PROTECTED.

5. AFCI PROTECT ALL 120 VOLT, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS INSTALLED IN BEDROOMS, KITCHENS, AND LAUNDRY AREAS. THIS INCLUDES INDIVIDUAL BRANCH (MOTOR) CIRCUITS.

6. ALL 125 VOLT, SINGLE PHASE, 15- & 20- AMPERE RECEPTACLES SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL INSTALLED IN THE FOLLOWING LOCATIONS: BATHROOM RECEPTACLES, GARAGE AND ACCESSORY BUILDING RECEPTACLES, OUTDOOR RECEPTACLES, CRAWL SPACE RECEPTACLES, UNFINISHED BASEMENT RECEPTACLES, KITCHEN RECEPTACLES, AND LAUNDRY, UTILITY, AND BAR SINK RECEPTACLES.

7. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: IN EACH SLEEPING ROOM OUTSIDE EACH SEPARATE SLEEPING AREA IN IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWLSPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

8. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.

9. UTAH STATE AMENDMENT REQUIRES CARBON MONOXIDE DETECTORS ON EACH HABITABLE LEVEL OF DWELLING EQUIPPED WITH FUEL BURNING APPLIANCES. CARBON MONOXIDE DETECTORS ARE TO BE COMBINATION UNITS WIRED IN SERIES W/ SMOKE DETECTORS. THEY WILL BE HARD WIRED WITH BATTERY BACK UP.
STATE AMENDMENT

10. ALL ELECTRICAL RECEPTACLES AND SWITCHES SHALL BE AT LEAST 18 INCHES ABOVE THE FLOOR IN THE GARAGE, OR IN ANY ROOM WITH ACCESS ONLY FROM THE GARAGE.

11. A CLEAR WORK AREA AT LEAST 36 INCHES DEEP & 30 INCHES WIDE SHALL EXIST IN FRONT OF THE POWER PANEL.

12. APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN GARAGES.

13. WALL SCONCE LIGHTS ARE TO BE A MINIMUM OF 84" ABOVE FINISHED FLOOR LEVEL

14. IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREA OF A DWELLING UNIT, THE TWO OR MORE 20-AMPRE SMALL-APPLIANCE BRANCH CIRCUITS REQUIRED BY SECTION E3703.2 SHALL SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS COVERED BY SECTIONS E3901.2 AND E3901.4 AND THOSE RECEPTACLE OUTLETS PROVIDED FOR REFRIGERATION APPLIANCES.

IN ADDITION TO THE REQUIRED RECEPTACLES SPECIFIED BY SECTIONS E3901.1 AND E3901.2, SWITCHED RECEPTACLES SUPPLIED FROM A GENERAL-PURPOSE BRANCH CIRCUIT AS DEFINED IN SECTION E3903.2, EXCEPTION 1 SHALL BE PERMITTED.

THE RECEPTACLE OUTLET FOR REFRIGERATION APPLIANCES SHALL BE PERMITTED TO BE SUPPLIED FROM AN INDIVIDUAL BRANCH CIRCUIT RATED AT 15 AMPERES OR GREATER.

THE TWO OR MORE SMALL-APPLIANCE BRANCH CIRCUITS SPECIFIED IN SECTION E3901.3 SHALL SERVE NO OTHER OUTLETS

INSIDE OR OUTSIDE OF A DWELLING SHALL BE LISTED TAMPER RESISTANT

15. ENSURE SMOKE AND CARBON MONOXIDE DETECTORS RECIEVE POWER FROM A BEDROOM CIRCUIT.

16. A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTERTOP 12 INCHES (305 MM) OR WIDER. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES (610 MM), MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE.

RECEPTACLE OUTLETS SHALL NOT BE REQUIRED ON A WALL DIRECTLY BEHIND A RANGE, COUNTER-MOUNTED COOKING UNIT OR SINK IN THE INSTALLATION DESCRIBED IN FIGURE E3901.4.1

ELECTRICAL NOTES CONT...

17. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND COUNTERTOP SPACE WITH A LONG DIMENSION OF 24 INCHES (610 MM) OR GREATER AND A SHORT DIMENSION OF 12 INCHES (305 MM) OR GREATER.

18. RECEPTACLE OUTLETS SHALL BE LOCATED NOT MORE THAN 20 INCHES (1016 MM) ABOVE THE COUNTERTOP. RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN A FACE-UP POSITION IN THE WORK SURFACES OR COUNTERTOPS. RECEPTACLE OUTLETS RENDERED NOT READILY ACCESSIBLE BY APPLIANCES FASTENED IN PLACE, APPLIANCE GARAGES, SINKS OR RANGETOPS AS ADDRESSED IN EXCEPTION TO SECTION E3801.4.1, OR APPLIANCES OCCUPYING DEDICATED SPACE SHALL NOT BE CONSIDERED AS THESE REQUIRED OUTLETS.

RECEPTACLE OUTLETS SHALL BE PERMITTED TO BE MOUNTED NOT MORE THAN 12 INCHES (305 MM) BELOW THE COUNTERTOP. IN CONSTRUCTION DESIGNED FOR THE PHYSICALLY IMPAIRED AND FOR ISLAND AND PENINSULAR COUNTERTOPS WHERE THE COUNTERTOP IS FLAT ACROSS ITS ENTIRE SURFACE AND THERE ARE NO MEANS TO MOUNT A RECEPTACLE WITHIN 20 INCHES (457 MM) ABOVE THE COUNTERTOP, SUCH AS IN AN OVERHEAD CABINET. RECEPTACLES MOUNTED BELOW THE COUNTERTOP IN ACCORDANCE WITH THIS EXCEPTION SHALL NOT BE LOCATED WHERE THE COUNTERTOP EXTENDS MORE THAN 6 INCHES (152 MM) BEYOND ITS SUPPORT BASE.

19. CORD-CONNECTED LIMINAIRES, CHAIN-, CABLE-, OR CORD-SUSPENDED LIMINAIRES, LIGHTING TRACK, PENDANTS, AND CEILING-SUSPENDED (PADDLE) FANS SHALL NOT HAVE ANY PARTS LOCATED WITHIN A ZONE MEASURED 3 FEET (914 MM) HORIZONTALLY AND 8 FEET (2438 MM) VERTICALLY FROM THE TOP OF A BATHTUB RIM OR SHOWER STALL THRESHOLD. THIS ZONE IS ALL ENCOMPASSING AND INCLUDES THE ZONE DIRECTLY OVER THE TUB OR SHOWER. LUMINAIRES LOCATED IN THIS ZONE SHALL BE LISTED FOR DAMP LOCATIONS AND WHERE SUBJECT TO SHOWER SPRAY, SHALL BE LISTED FOR WET LOCATIONS.

20. PROVIDE BUBBLE COVERINGS ON ALL EXTERIOR OUTLETS.

21. ALL 125-VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED INSIDE OR OUTSIDE OF A DWELLING SHALL BE LISTED AS TAMPER RESISTANT RECEPTACLES.

23. WHERE TWO OR MORE NON-METALLIC SHEATHED CABLES (ROMEX) ARE INSTALLED TOGETHER IN THE SAME PLACE WITHOUT MAINTAINING SPACE BETWEEN THEM AND WHERE THE OPENING THEY ARE INSTALLED IN IS FILLED WITH CAULKING, FOAM INSULATION, OR OTHER TYPES OF INSULATION, THE CONDUCTORS MUST BE DERATED
24. ALL LIGHTING OVER TUBS OR SHOWERS MUST BE SUITABLE FOR WET OR DAMP LOCATIONS.
25. CLOSET LIGHTING IS TO COMPLY WITH IRC E4003.12
26. CEILING FAN BOXES SHALL BE LISTED FOR THIS PURPOSE PER E3905.8

MECHANICAL NOTES

1. CLOTHES DRYERS SHALL BE EXHAUSTED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. DRYER EXHAUST SYSTEMS SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS AND SHALL CONVEY THE MOISTURE AND ANY PRODUCTS OF COMBUSTION TO THE OUTSIDE OF THE BUILDING.

2. THE MAXIMUM ALLOWABLE EXHAUST DUCT LENGTH SHALL BE DETERMINED BY ONE OF THE METHOSD SPECIFIED IN SECTION G2439.5.5.1 OR G2439.5.5.2.

THE MAXIMUM LENGTH OF OF THE EXHAUST DUCT SHALL BE 35 FT (10668 MM) FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTER TERMINAL. WHERE FITTINGS ARE USED, THE MAXIMUM LENGTH OF THE EXAUST DUCT SHALL BE REDUCED IN ACCORDANCE WITH TABLE G2439.5.5.1.

THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE DETERMINED BY THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE CODE OFFICIAL SHALL BE PROVIDED WITH A COPY OF THE INSTALLATION INSTRUCTIONS FOR THE MAKE AND MODEL OF THE DRYER. WHERE THE EXHAUST DUCT IS TO BE CONCEALED, THE INSTALLATION INSTRUCTIONS SHALL BE PROVIDED TO THE CODE OFFICIAL PRIOR TO THE CONCEALMENT INSPECTION. IN THE ABSENCE OF FITTING EQUIVALENT LENGTH CALCULATIONS FROM THE CLOTHES DRYER MANUFACTURER, TABLE G2439.5.5.1 SHALL BE USED.

3. APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR IN GARAGES. FOR THE PURPOSE OF THIS SECTION, ROOMS OR SPACES THAT ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT AND THAT COMMUNICATE WITH A PRIVATE GARAGE THROUGH OPENINGS SHALL BE CONSIDERED TO BE PART OF THE GARAGE.

4. APPLIANCES SHALL NOT BE INSTALLED IN A LOCATION SUBJECT TO VEHICLE DAMAGE EXCEPT WHERE PROTECTED BY APPROVED BARRIERS.

5. AIR FOR COMBUSTION, VENTILATION AND DILUTION OF FLUE GASES FOR APPLIANCES INSTALLED IN BUILDINGS SHALL BE PROVIDED BY APPLICATION OF ONE OF THE METHODS PRESCRIBED IN SECTIONS G2407.5 THROUGH G2407.9. WHERE THE REQUIREMENTS OF SECTIONS G 2407.5 ARE NOT MET, OUTDOOR AIR SHALL BE INTRODUCED IN ACCORDANCE WITH ONE OF THE METHODS PRESCRIBED IN SECTIONS G2407.6 THROUGH G2407.9. DIRECT-VENT APPLIANCES, GAS APPLIANCES OF OTHER THAN NATURAL DRAFT DESIGN AND VENTED GAS APPLIANCES OTHER THAN CATAGORY I SHALL BE PROVIDED WITH COMBUSTION, VENTILATION, AND DILUTION AIR IN ACCORDANCE WITH THE APPLIANCE MANUFACTURER'S INSTRUCTIONS.

6. THE REQUIRED VOLUME OF AIR SHALL BE DETERMINED IN ACCORDANCE WITH SECTION G2407.5.1 OR G2407.5.2, EXCEPT THAT WHERE THE AIR INFILTRATION RATE IS KNOWN TO BE LESS TAN 0.40 AIR CHANGES PER HOUR (ACH), SECTION G2407.5.2 SHALL BE USED. THE TOTAL REQUIRED VOLUME SHALL BE THE SUM OF THE REQUIRED VOLUME CALCULATED FOR ALL APPLIANCES LOCATED WITHIN THE SPACE. ROOMS COMMUNICATING DIRECTLY WITH THE SPACE IN WHICH THE APPLIANCES ARE INSTALLED THROUGH OPENINGS NOT FURNISHED WITH DOORS, AND THROUGH COMBUSTION AIR OPENINGS SIZED AND LOCATED IN ACCORDANCE WITH SECTION G2407.5.3, ARE CONSIDERED TO BE PART OF THE REQUIRED VOLUME.

MECHANICAL NOTES CONT...

7. A LEVEL WORKING SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE (762 MM BY 762 MM) SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE AN APPLIANCE. INSTALLATION OF ROOM HEATERS SHALL BE PERMITTED WITH AT LEAST AND 18-INCH (457 MM) WORKING SPACE. A PLATFORM SHALL NOT BE REQUIRED FOR ROOM HEATERS.

8. APPLIANCES INSTALLED IN A COMPARTMENT, ALCOVE, BASEMENT, OR SIMILAR SPACE SHALL BE ACCESSED BY AN OPENING OR DOOR AND AN UNOBSTRUCTED PASSAGEWAY MEASURING NOT LESS THAN 24 INCHES WIDE AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE IN THE SPACE PROVIDED, THAT A LEVEL SERVICE SPACE OF NOT LESS THAN 30 INCHES DEEP AND HEIGHT OF THE APPLIANCE, BUT NOT LESS THAN 30 INCHES IS PRESENT AT THE FRONT OR SERVICE SIDE OF THE APPLIANCE WITH THE DOOR OPEN

9. ATTICS CONTAINING APPLIANCES REQUIRING ACCESS SHALL HAVE WITH AN OPENING AND A CLEAR UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES (762 MM) HIGH AND 22 INCHES (559 MM) WIDE AND NOT MORE THAN 20 FEET (6096 MM) LONG WHEN MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24 INCHES (610 MM) WIDE. A LEVEL SERVICE SPACE AT LEAST 30 INCHES (762 MM) DEEP AND 30 INCHES (762 MM) WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 20 INCHES BY 30 INCHES (508 MM BY 762 MM) WHERE SUCH DIMENSIONS ARE LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.

THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE APPLIANCE CAN BE SERVICED AND REMOVED THROUGH THE REQUIRED OPENING.

10. FUEL-BURNING APPLIANCES SHALL BE VENTED TO THE OUTSIDE IN ACCORDANCE WITH THEIR LISTING AND LABEL AND MANUFACTURER'S INSTALLATION INSTRUCTIONS EXCEPT APPLIANCES LISTED AND LABELED FOR UN-VENTED USE. VENTING SYSTEMS SHALL CONSIST OF APPROVED CHIMNEYS OR VENTS, OR VENTING ASSEMBLIES THAT ARE INTEGRAL PARTS OF LABELED APPLIANCES.

11. ONE PERMANENT OPENING, COMMENCING WITHIN 12 INCHES (305 MM) OF THE TOP OF THE ENCLOSURE, SHALL BE PROVIDED. THE APPLIANCE SHALL HAVE CLEARANCES OF AT LEAST 1 INCH (25 MM) FROM THE SIDES AND BACK AND 6 INCHES (152 MM) FROM THE FRONT OF THE APPLIANCE. THE OPENINGS SHALL DIRECTLY COMMUNICATE WITH THE OUTDOORS OR THROUGH A VERTICAL OR HORIZONTAL DUCT TO THE OUTDOORS, OR SPACES THAT FREELY COMMUNICATE WITH THE OUTDOORS (SEE FIGURE G2407.6.2) AND SHALL HAVE A MINIMUM FREE AREA OF 1 SQUARE INCH PER 3,000 BTU/H (734 MM2/KW) OF THE TOTAL INPUT RATING OF ALL APPLIANCES LOCATED IN THE ENCLOSURE AND NOT LESS THAN THE SUM OF THE AREAS OF ALL VENT CONNECTORS IN THE SPACE.

12. A CLOSED VESSEL IN WHICH WATER IS HEATED BY THE COMBUSTION OF FUELS OR ELECTRICITY AND IS WITHDRAWN FOR USE EXTERNALLY TO THE SYSTEM AT PRESSURES NOT EXCEEDING 160 PSIG (100 KPA (GAGE)), INCLUDING THE APPARATUS BY WHICH HEAT IS GENERATED AND ALL CONTROLS AND DEVICES NECESSARY TO PREVENT WATER TEMPERATURES FROM EXCEEDING 210 DEGREES FAHRENHEIT (99 DEGREES CELSIUS).
UTAH STATE AMMENDMENT R202

13. INSURE THAT THE GAS LOGS AND EACH GAS APPLIANCE SHALL HAVE A SHUT OFF VALVE WITHIN 6 FEET OF THE APPLIANCE

14. BATHROOM EXHAUST FAN DUCTS MUST NOW CONTINUE AND DISCHARGE DIRECTLY OUTSIDE THE STRUCTURE. CLOSE PROXIMITY TO ATTIC VENTS OR TO SOFFIT AREAS ARE SPECIFICALLY PROHIBITED. ALL EXHAUST DUCTS MUST NOW CONNECT TO AN OPENING WITH PROPER SCREEN FOR TERMINATIONS IN WALL AREAS OR TO AN APPROVED THROUGH THE ROOF DISCHARGE FITTING INSTALLED AS NOT TO BE BLOCKED OR STOPPED BY SNOW OR ICE.

15. APPLIANCES SHALL NOT BE INSTALLED IN A LOCATION SUBJECT TO VEHICLE DAMAGE EXCEPT WHERE PROTECTED BY APPROVED BARRIERS.

16. WHEN THE WINTER DESIGN TEMPERATURE IN TABLE R301.2(1) IS BELOW 60°F (16°C), EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MANTAINING A MINIMUM ROOM TEMPERATURE OF 68°F (20°C) AT A POINT 3 FEET (914 MM) ABOVE THE FLOOR AND 2 FEET (610 MM) FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE

17. CONDENSATE FROM ALL COOLING COILS OR EVAPORATORS SHALL BE CONVEYED FROM THE DRAIN PAN OUTLET TO AN APROVED PLACE OF DISPOSAL. CONDENSATE SHALL NOT DISCHARGE INTO A STREET, ALLEY, OR OTHER AREAS SO AS TO CAUSE A NUISANCE.

18. IN ADDITION TO THE REQUIREMENTS OF SECTION M1411.3, A SECONDARY DRAIN OR AUXILLIARY DRAIN PAN SHALL BE REQUIRED FOR EACH COOLING OR EVAPORATOR COIL WHERE DAMAGE TO ANY BUILDING COMPONENTS WILL OCCUR AS A RESULT OF OVERFLOW FROM THE EQUIPMENT DRAIN PAN OR STOPPAGE IN THE CONDENSATE DRAIN PIPING. SUCH PIPING SHALL MAINTAIN A MINIMUM HORIZONTAL SLOPE IN THE DIRECTION OF DISCHARGE OF NOT LESS THAN 1/8 UNIT VERTICAL IN 12 UNITS HORIZONTAL (1 PERCENT SLOPE). DRAIN PIPING SHALL BE A MINIMUM OF 3/4 INCH (19 MM) NOMINAL PIPE SIZE.

19. PROVIDE 100 SQUARE INCHES OF MAKE UP AIR FOR CLOTHES DRYERS LOCATD WITHIN CLOSETS OR COMPARTMENTS.

20. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL. THE CERTIFICATE SHALL LIST THE PREDOMINANT R- VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BASEMENT WALL, CRAWLSPACE WALL AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES. THE CERTIFICATE SHALL ALSO LIST EFFICIENCY OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT.

21. EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE (.19 CUBIC METERS PER SECOND SHALL BE MECHANICALLY OR NATURALLY PROVIDED WITH MAKE-UP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE.

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GENERAL NOTES

SCALE: NTS

RML DESIGN

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ORIGINAL RELEASE:
OCTOBER 18, 2018

REVISION DATES
10/30/2018
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX

GENERAL
NOTES

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EXCAVATION FOUNDATION NOTES

1. SLOPES FOR PERMANENT FILLS SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL
2. ALL ORGANIC MATERIALS SUCH AS RUBBISH, ETC. SHALL BE REMOVED FROM BENEATH LOCATIONS OF PROPOSED FOOTINGS, CONCRETE SLABS, AND ASPHALT PAVING.
3. ALL FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED SOIL UNLESS APPROVED BY ENGINEER
4. ALL EXTERIOR FOOTINGS SHALL BE PLACED AT LEAST 12 INCHES (305 MM) BELOW THE UNDISTURBED GROUND SURFACE.
   - 4.1. EXCEPT WHERE OTHERWISE PROTECTED FROM FROST, FOUNDATION WALLS, PIERS AND OTHER PERMANENT SUPPORTS OF BUILDINGS AND STRUCTURES SHALL BE PROTECTED FROM FOST BY ONE OF MORE OF THE FOLLOWING METHODS.
   - 4.1.1. EXTENDED BELOW THE FROST LINE SPECIFIED BY THE LOCAL JURISDICTION
   - 4.1.2. CONSTRUCTING IN ACCORDANCE WITH SECTION R4033
   - 4.1.3. COSTRUCTING IN ACCORDANCE WITH ASCE 32, OR
   - 4.1.4. ERECTED ON SOLID ROCK.
5. FINISH GRADING SHALL BE DONE AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS
6. A MINIMUM SLOPE OF FIVE PERCENT SHALL BE MAINTAINED FOR THE FIRST TEN FEET WITH TWO PERCENT THEREAFTER TO PROVIDE DRAINAGE AREA
7. IF SOIL IS TO BE PLACED OVER THE CURB, GUTTER, AND SIDEWALK TO ALLOW DRIVING OF EQUIPMENT OVER THE CONCRETE WITHOUT BREAKING IT, AT LEAST A 4 INCH IN DIAMETER PIPE IS TO BE PLACED IN THE GUTTER TO ALLOW FOR DRAINAGE OF SURFACE WATER.
8. THE TOP OF ALL FOOTINGS SUPPORTING WOOD SHALL EXTEND AT LEAST 6 INCHES ABOVE THE SURROUNDING SOIL
9. PROVIDE A VAPOR RETARDER 6 MIL PLY-ETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES UNDER ALL CONCRETE SLABS EXCEPT FOR GARAGES, UTILITY BUILDINGS, AND OTHER UNHEATED BUILDINGS.
10. SHOW COMPACTION ON ALL BACKFILLED AREAS. ALL DIRT RAMPS OVER SIDEWALKS ARE TO BE OF ROAD BASE MATERIAL.
11. EXCEPT WHERE REQUIRED BY SECTION R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE DAMPPROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE. MASONRY WALLS SHALL HAVE NOT LESS THAN 3/8 INCH (9.5 MM) PORTLAND CEMENT PARGING APPLIED TO THE EXTERIOR OF THE WALL. THE PARGING SHALL BE DAMPPROOFED IN ACCORDANCE WITH ONE OF THE FOLLOWING:
   - BITUMINOUS COATING
   - 3 POUNDS PER SQUARE YARD (1.83 KG/M2) OF ACRYLIC MODIFIED CEMENT.
   - 1/8 INCH (3.2 MM) COAT OF SURFACE-BONDING CEMENT COMPLYING WITH ASTM C 887
   - ANY MATERIAL PERMITTED FOR WATERPROOFING IN
   - OTHER APPROVED METHODS OR MATERIALS

   PARGING OF UNIT MASONRY WALLS IS NOT REQUIRED WHERE A MATERIAL IS APPROVED FOR DIRECT APPLICATION TO THE MASONRY.
12. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24 INCHES (610 MM) FOR CLEAN SAND OR GRAVEL AND 8 INCHES (203 MM) FOR EARTH.
13. A 4 INCH THICK (102 MM) BASE COURSE CONSISTING OF CLEAN GRADED SAND, GRAVEL, CRUSHED STONE, OR CRUSHED BLAST-FURNACE SLAG PASSING A 2 INCH (51 MM) SIEVE SHALL BE PLACED ON THE PREPARED SUB-GRADE WHEN THE SLAB IS BELOW GRADE.
14. PROVIDE AN U-FER GROUND. THERE IS TO BE A METALLIC WATER SERVICE OR A CONCRETE ENCASED ELECTRODE AVAILABLE FOR USE AS A GROUNDING ELECTRODE FOR THE HOUSE. AN ELECTRODE ENCASED BY AT LEAST 2 INCHES (41 MM) OF CONCRETE, LOCATED WITHIN AND NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET (6096 MM) OF ONE OR MORE BARE OR ZINC-GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 1/2 INCH (12.7 MM) DIAMETER, OR CONSISTING OF AT LEAST 20 FEET (6096 MM) OF BARE COPPER CONDUCTOR NOT SMALLER THAN NO. 4 SHALL BE CONSIDERED AS A GROUNDING ELECTRODE. REINFORCING BARS SHALL BE PERMITTED TO BE BOUNDED TOGETHER BY THE USUAL TIE WIRES OR OTHER EFFECTIVE MEANS.
15. DIRT CAN'T BE PLACED OVER THE SIDEWALK OR GUTTER IF THAT NEEDS TO BE DONE, FIND OTHER MEASURES TO ACCOMPLISH WHAT YOU NEED.

HOME THEATRE NOTE

1. THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION R310 AND AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR IN THE ROOM OR A WHOLE HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOOR VEITILATION AIR OF 15 CUBIC FEET PER MINUTE (CFM/7.08L/S) PER OCCUPANT COMPUTED ON THE BASIS OF TWO OCCUPANTS FOR THE FIRST BEDROOM AND ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM.
2. THE GLAZED AREAS NEED NOT BE PROVIDED IN ROOMS WHERE EXCEPTION 1 ABOVE IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (6.46 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL

FLASHING NOTES

1. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
   - 1.1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE
   - 1.2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
   - 1.3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
   - 1.4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
   - 1.5. WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD-FRAME CONSTRUCTION.
   - 1.6. AT WALL AND ROOF INTERSECTIONS.
   - 1.7. AT BUILT-IN GUTTERS.
2. FLASH AND CAULK ALL EXTERIOR WINDOWS AND DOORS AS PER MANUFACTURER'S INSTRUCTIONS.
3. SILL PLATES TO BE MADE OF REDWOOD OR PRESSURE TREATED WOOD.

EGRESS & EXIT NOTES

1. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXTERIOR DOOR. THE FLOOR OR LANDING AT THE EXTERIOR DOOR SHALL NOT BE MORE THAN 1.5 INCHES (38 MM) LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED .025 UNITS VERTICAL TO 12 UNITS HORIZONTAL (2-PERCENT).

   WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE OF A DOOR, OTHER THAN THE REQUIRED EXIT DOOR, A LANDING IS NOT REQUIRED FOR THE EXTERIOR SIDE OF THE DOOR PROVIDED THE DOOR, OTHER THAN AN EXTERIOR STORM OR SCREEN DOOR, DOES NOT SWING OVER THE STAIRWAY.

   THE EXTERIOR LANDING AT AN EXTERIOR DOORWAY SHALL NOT BE MORE THAN 1-3/4 INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD, PROVIDED THE DOOR, OTHER THAN AN EXTERIOR STORM OR SCREEN DOOR, DOES NOT SWING OVER THE LANDING.

   THE HEIGHT OF FLOORS AT EXTERIOR DOORS OTHER THAN THE EXIT DOOR REQUIRED BY SECTION R311.4.1 SHALL NOT BE MORE THAN 1-3/4 INCHES (196 MM) LOWER THAN THE TOP OF THE THRESHOLD.

   THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL.
2. BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR EXTERIOR DOOR OPENING FOR EMERGENCY ESCAPE AND RESCUE. WHERE OPENINGS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD ENCLOSURE SHALL COMPLY WITH IRC SECTION R311.6.3. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE WINDOW OR DOOR OPENING FROM INSIDE. ESCAPE AND RESCUE WINDOW OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL.
   - THE MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQ. FT.
   - THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.
   - THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.
   - THE EMERGENCY AND ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE.
3. WINDOW WELLS REQUIRED FOR EMERGENCY ESCAPE AND RESCUE SHALL HAVE HORIZONTAL DIMENSIONS THAT ALLOW THE DOOR OR WINDOW OF THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. THE HORIZONTAL DIMENSIONS OF THE WINDOW WELL SHALL PROVIDE A MINIMUM NET CLEAR AREA OF 9 SQUARE FEET WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES.

   THE LADDER OR STEPS REQUIRED BY SECTION R311.7.2.1 SHALL BE PERMITTED TO ENCROACH A MAXIMUM OF 6 INCHES INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.
4. WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES BELOW THE ADJACENT GROUND LEVEL SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USEABLE WITH THE WINDOW IN THE FULLY-OPENED POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTIONS R314 AND R315. LADDERS OR RUNGS SHALL HAVE AND INSIDE WIDTH OF AT LEAST 12 INCHES, SHALL PROJECT AT LEAST 3 INCHES FROM THE WALL, AND SHALL BE SPACED NOT MORE THAN 18 INCHES O.C. VERTICALLY TO THE FULL HEIGHT OF THE WINDOW WELL.
5. HALLWAYS SHALL NOT HAVE LESS THAN 36 INCHES FINISHED WIDTH
6. BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY EGRESS AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM. WHERE EMERGENCY ESCAPES AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) MEASURED FROM THE FINISHED FLOOR TO THE BOTTOM OF THE CLEAR OPENING.
7. ALL EXTERIOR DOORS LANDINGS SHALL NOT BE MORE THAN 7 ¾" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING.

OCCUPANCY SEPARATION NOTES

1. THE ONE HOUR OCCUPANCY SEPARATION BETWEEN THE R3 (RESIDENCE) AND THE U (ATTACHED GARAGE OR CARPORT) MAY BE LIMITED TO MATERIALS APPROVED FOR ONE HOUR FIRE RESISTIVE CONSTRUCTION ON THE GARAGE OR CARPORT SIDE.
2. PROVIDE 5/8 INCH TYPE X GYPSUM BOARD ON ALL WALLS AND CEILING OF GARAGE
3. IF LIVING SPACE IS ABOVE THE GARAGE, PROVIDE 5/8 INCH GYPSUM BOARD ON CEILING OF GARAGE.
4. A SELF CLOSING TIGHT FITTING SOLID WOOD DOOR 1-3/8 INCHES IN THICKNESS WILL BE PERMITTED IN LIEU OF A 20 MINUTE FIRE ASSEMBLY BETWEEN THE R3 AND THE U OCCUPANCIES.
5. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH 20-MINUTE FIRE-RATED DOORS.
6. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY INSTALLATION OF MATERIALS APPROVED FOR ONE-HOUR FIRE RESISTIVE CONSTRUCTION APPLIED TO THE GARAGE SIDE. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY INSTALLATION OF MATERIALS APPROVED FOR ONE-HOUR FIRE RESISTANCE.
7. THE ATTIC ACCESS IN THE GARAGE MUST ALSO MEET THE SAME FIRE RATING OF 5/8" TYPE X GYPSUM
8. ATTIC DOORS LOCATED IN GARAGES SHALL BE OF 1 HOUR FIRE RESISTIVE CONSTRUCTION, BE HINGED, AND HAVE A POSITIVE LATCH. THE ATTIC DOOR SHALL BE SELF CLOSING.
9. MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION R302.4.2, WHERE WALLS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE SCN INSTALLED SUCH THAT THE REQUIRED FIRE RESISTANCE WILL NOT BE REDUCED.
   EXCEPTION:
   - 9.1. MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE-RESISTANCE-RATED WALLS AND PARTITIONS BY STEEL ELECTRICAL BOXES THAT DO NOT EXCEED 16 SQUARE INCHES (0.103 M IN ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING. RECESSED FIXTURES SHALL BE SCN INSTALLED SUCH THAT THE REQUIRED FIRE RESISTANCE WILL NOT BE REDUCED. EXCEPTION: MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE-RESISTANCE-RATED WALLS AND PARTITIONS BY STEEL ELECTRICAL BOXES THAT DO NOT EXCEED 16 SQUARE INCHES (0.103 M IN ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING. RECESSED FIXTURES SHALL BE SCN INSTALLED SUCH THAT THE REQUIRED FIRE RESISTANCE WILL NOT BE REDUCED. EXCEPTION: MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE-RESISTANCE-RATED WALLS AND PARTITIONS BY STEEL ELECTRICAL BOXES THAT DO NOT EXCEED 16 SQUARE INCHES (0.103 M IN ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING. RECESSED FIXTURES SHALL BE SCN INSTALLED SUCH THAT THE REQUIRED FIRE RESISTANCE WILL NOT BE REDUCED. EXCEPTION:
   - 9.1.1. BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES EXCEPT AT WALLS OR PARTITIONS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS.
   - 9.1.2. BY A HORIZONTAL DISTANCE OF NOT LESS THAN THE DEPTH OF THE WALL CAVITY WHEN THE WALL CAVITY IS FILLED WITH CELLULOSE LOOSE-FILL ROCKWOOL OR SLAG MINERAL WOOL INSULATION.
   - 9.1.3. BY SOLID FIRE BLOCKING IN ACCORDANCE WITH SECTION R602.8.1
   - 9.1.4. BY PROTECTING BOTH BOXES WITH LISTED PUTTY PADS, OR
   - 9.1.5. BY OTHER LISTED MATERIALS AND METHODS
10. PLUMBING PENETRATIONS THROUGH GARAGE FIRE WALL MUST BE MADE WITH METAL PIPING. THIS INCLUDES WASTE LINES, VACUUM LINES, ETC. AN APPROVED FIRE STOP MATERIAL MUST BE USED.
11. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" INCH (15.9 MM) TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILINGS ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" (12.7 MM) GYPSUM BOARD OR EQUIVALENT.

INSULATION NOTES

1. THE THICKNESS OF BLOWN IN OR SPRAYED ROOF/CEILING INSULATION (FIBERGLASS OR CELLULOSE) SHALL BE WRITTEN IN INCHES (MM) ON MARKERS THAT ARE INSTALLED AT LEAST ONE FOR EVERY 300 SQ. FT. (28 SQ. M) THROUGHOUT THE ATTIC SPACE. THE MARKERS SHALL BE AFFIXED TO THE TRUSSES OR JOISTS AND MARKED WITH THE MINIMUM INITIAL INSTALLED THICKNESS WITH NUMBERS A MINIMUM OF 1" (25 MM) HIGH. EACH MARKER SHALL FACE THE ATTIC ACCESS OPENING.
2. ALL RECESSED LUMINAIRES (CAN LIGHTS) SHALL BE SEALED TO LIMIT AIR LEAKAGE.
3. THE AIR BARRIER SHALL BE VERIFIED WITH BUILDING TESTING (BLOWER DOOR TEST).
4. THE ATTIC ACCESS DOOR FROM THE CONDITIONED SPACE TO UNCONDITIONED SPACE (ATTIC) SHALL BE WEATHER STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
5. RECESSED LIGHTING MUST BE SEALED PER IRC N1102.4.5 AND IC RATED WHERE IN DIRECT CONTACT WITH INSULATION PER IRC E4004.8

CRAWL SPACES

1. THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING (EXCEPT SPACE OCCUPIED BY A BASEMENT) SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT (0.0929 METERS SQUARE) FOR EACH 150 SQUARE FEET (14 METERS SQUARE) OF UNDER-FLOOR SPACE AREA, UNLESS THE GROUND SURFACE IS COVERED BY A CLASS 1 VAPOR RETARDER MATERIAL. WHEN A CLASS 1 VAPOR RETARDER MATERIAL IS USED, THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT (0.0929 METERS SQUARE) FOR EACH 1500 SQUARE FEET (140 METERS SQUARE) OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATION OPENING SHALL BE WITHIN 3 FEET (914 MM) OF EACH CORNER OF THE BUILDING.
2. ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES. ACCESS OPENINGS THROUGH THE FLOOR SHALL BE A MINIMUM OF 18" BY 24" (457 MM BY 610 MM). OPENINGS THROUGH A PERIMETER WALL SHALL BE NOT LESS THAN 16" BY 24" (407 MM BY 610 MM). WHEN ANY PORTION OF THE THROUGH-WALL ACCESS IS BELOW GRADE, AN AREAWAY NOT LESS THAN 16" BY 24" (407 MM BY 610 MM) SHALL BE PROVIDED. THE BOTTOM OF THE AREAWAY SHALL BE BELOW THE THRESHOLD OF THE ACCESS OPENING. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE. SEE SECTION M1305.1.4 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED UNDER FLOORS.

FIRE SAFETY NOTES

1. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 5/8 INCH (13MM) GYPSUM BOARD
2. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER FLOOR SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

   WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
3. REQUIRED SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. ALL DETECTORS SHALL BE WIRED "IN SERIES" SO THAT THE ALARM IS AUDIBLE IN ALL SLEEPING AREAS.
4. PROTECT ENCLOSED USABLE SPACE UNDER STAIRS WITH 5/8 INCH GYPSUM BOARD.
5. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS.
   - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
     - a. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
     - b. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
     - c. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
     - d. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R311.2.2
     - e. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
     - f. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
     - g. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

EXTERIOR FINISH NOTES

1. EXTERIOR WALL FINISHES MUST BE LISTED, LABELED AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTION GUIDE. ALL INSTALLERS MUST BE APPROVED BY THE MANUFACTURER.

BATHROOM NOTES

1. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR

WINDOW NOTES

1. ALL U-FACTORS SHALL BE DETERMINED BY TESTING IN ACCORDANCE WITH NFRC 100 AND LABELED AS SUCH BY THE MANUFACTURER, PER IECC SECTION 102.1.3

A GENERAL NOTES
SCALE: NTS

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5-PLEX

LOCATION INFO:
ADDRESS
456 W. 100 S.

CITY
PROVIDENCE
STATE
UTAH

CLIENT NAME:
IRONWOOD CONSTRUCTION

PLAN NAME:
5-PLEX

ORIGINAL RELEASE:
OCTOBER 18, 2018

REVISION DATES
10/30/2018
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX

GENERAL NOTES

A0 | 3

SHED ROOF NOTE

VERIFY FIELD CONDITIONS AND INSURE THAT ALL ROOF FRAMING IN THIS AREA DOES NOT INTERFERE WITH LOCATION, HEIGHT OR OPERATION OF WINDOWS ABOVE ROOF. ADJUST SLOPE AS NEEDED.



Total Siding	1,568
Total Stone	395
Total Fiber Cement Siding	1,227
Total Percentage Of Masonry	100%

A FRONT ELEVATION

SCALE: 1/8" = 1'-0"

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FRONT
REAR
ELEVATIONS

A2 | 1



A REAR ELEVATION

SCALE: 1/8" = 1'-0"

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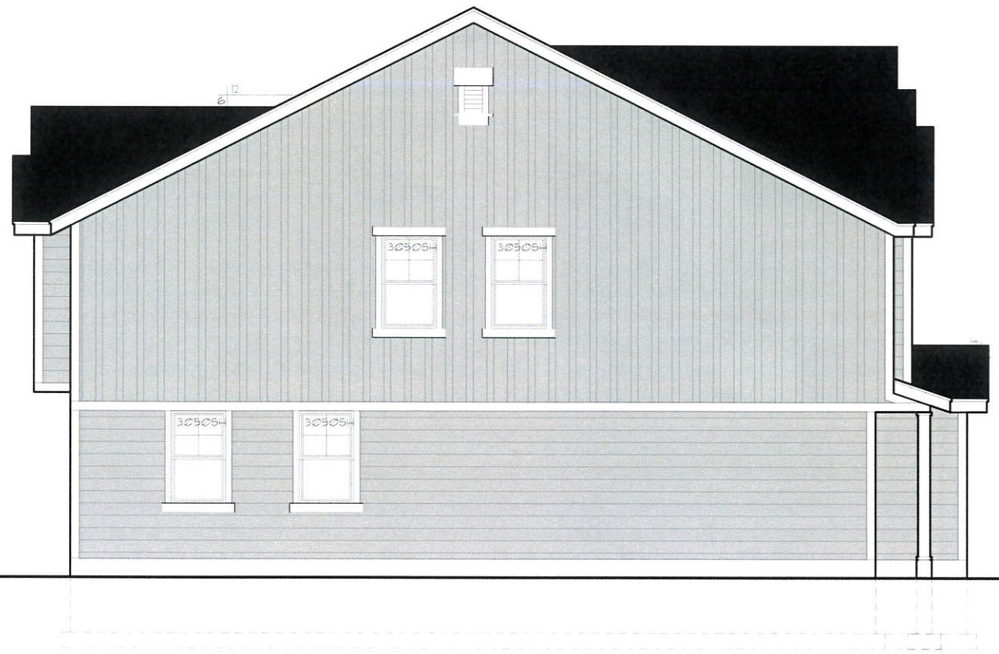
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REAR ELEVATION

A2 | 2



A LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

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LEFT
ELEVATION

A2 | 3



A RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

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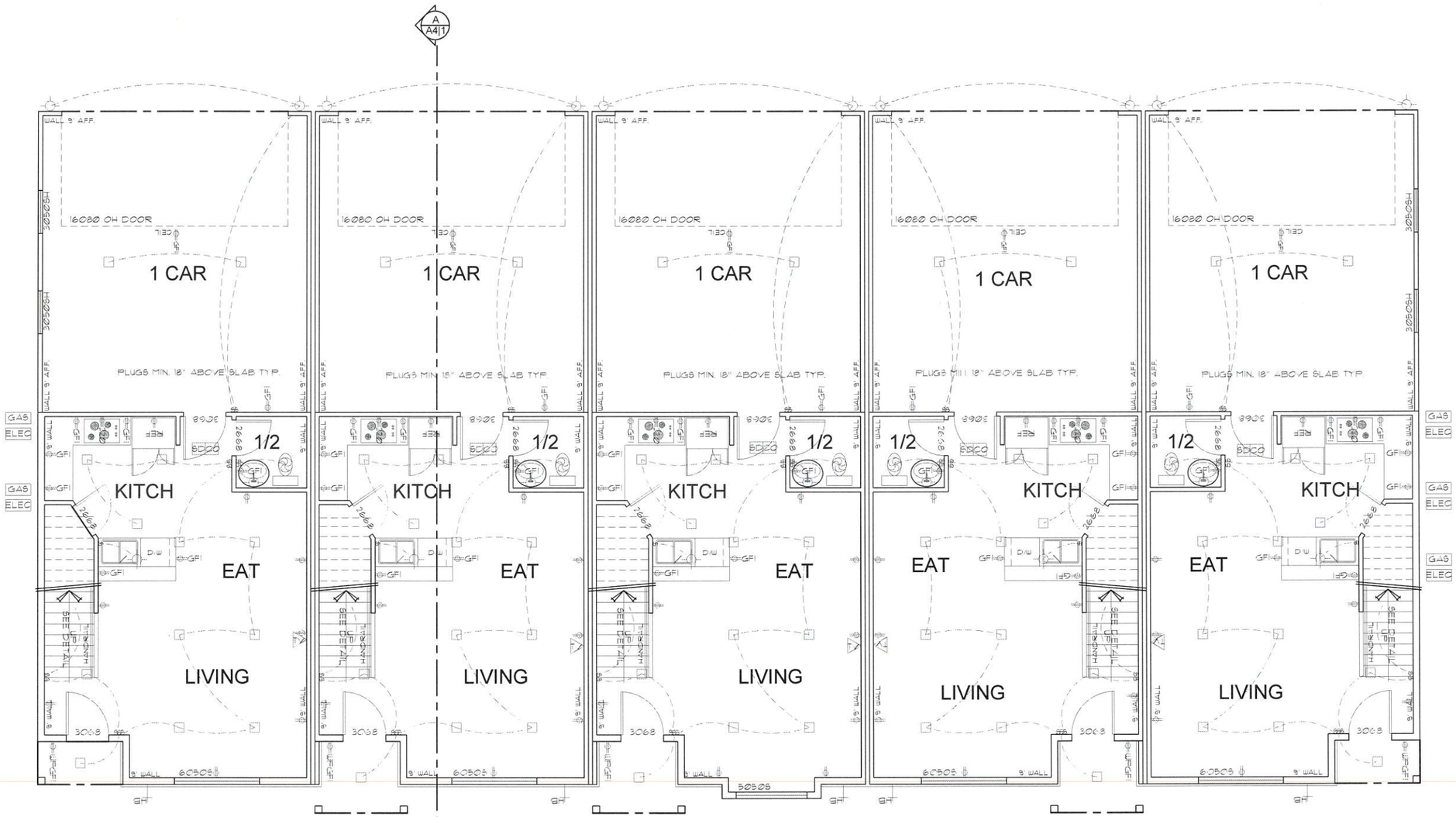
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XX/XX/XXXX

RIGHT ELEVATION

A2 | 4



A MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

WINDOW TYPE NOTE

ALL SLIDERS AND SINGLE HUNG WINDOWS ARE ASSUMED TO OPEN 50% UNLESS OTHERWISE INDICATED

KEY TO TYPE

SH	-SINGLE HUNG	S	-SLIDER
C	-CASEMENT	F	-FIXED
AW	-AWNING		

SHEETROCK NOTE

BECAUSE OF THE STYLE AND SPECIFIC ARCHITECTURE DO NOT USE ANY ROUNDED CORNERS IN THE FINISH OF ANY OF THE SHEETROCK IN THIS PROJECT UNLESS SPECIFICALLY INSTRUCTED BY THE HOMEOWNER. UNLESS OTHERWISE INSTRUCTED USE ONLY SHARP CORNER TRIM IN THE COMPLETION OF THE SHEETROCK OF THIS PROJECT.

ELECTRICAL SCHEDULE

	CEILING MOUNTED INCANDESCENT
	WALL MOUNTED INCANDESCENT
INCAN	INCANDESCENT PULL CORD LIGHT
	8"HALL APERATURE RECESSED LIGHT
	LARGE APERATURE RECESSED LIGHT
	EXTERIOR RATED FLOOD LIGHT
SCONCE	SCONCE AS PER OWNER
	FLOURESCENT LIGHT
	FLOOR HALL OR STAIR LIGHT
	TRACK LIGHTS
	CEILING FAN W/ LIGHT
	CEILING FAN
	EXHAUST FAN
	EXHAUST FAN W/ LIGHT
	EXHAUST FAN W/ HEATER
SD	SMOKE DETECTOR W/BATT BACKUP
CD	CARBON MONOXIDE DETECTOR
	110 VOLT DUPLEX OUTLET
	220 VOLT OUTLET
GFI	110 VOLT GROUND FAULT INTERRUPTER
WPGFI	110 VOLT WATERPROOF GFI OUTLET
TP	PHONE JACK
TV	TELEVISION CABLE JACK
	MULTI-MEDIA OUTLET (CAT 5E WIRING WITH 4 PORT OUTLET)
S	NORMAL SWITCH

RML DESIGN

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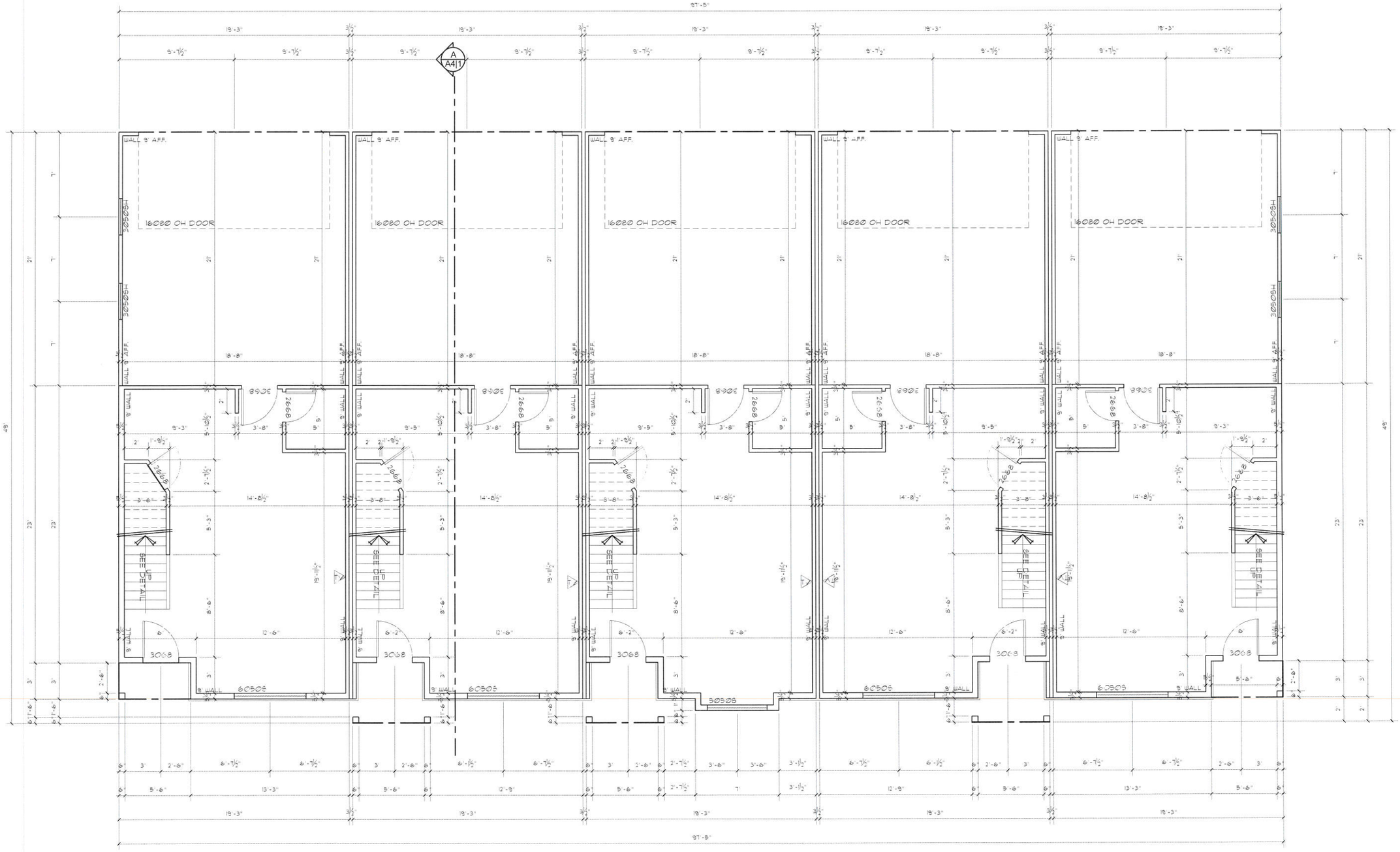
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MAIN FLOOR PLAN

A3 | 1



A MAIN FLOOR WALL FRAMING PLAN

SCALE: 1/8" = 1'-0"

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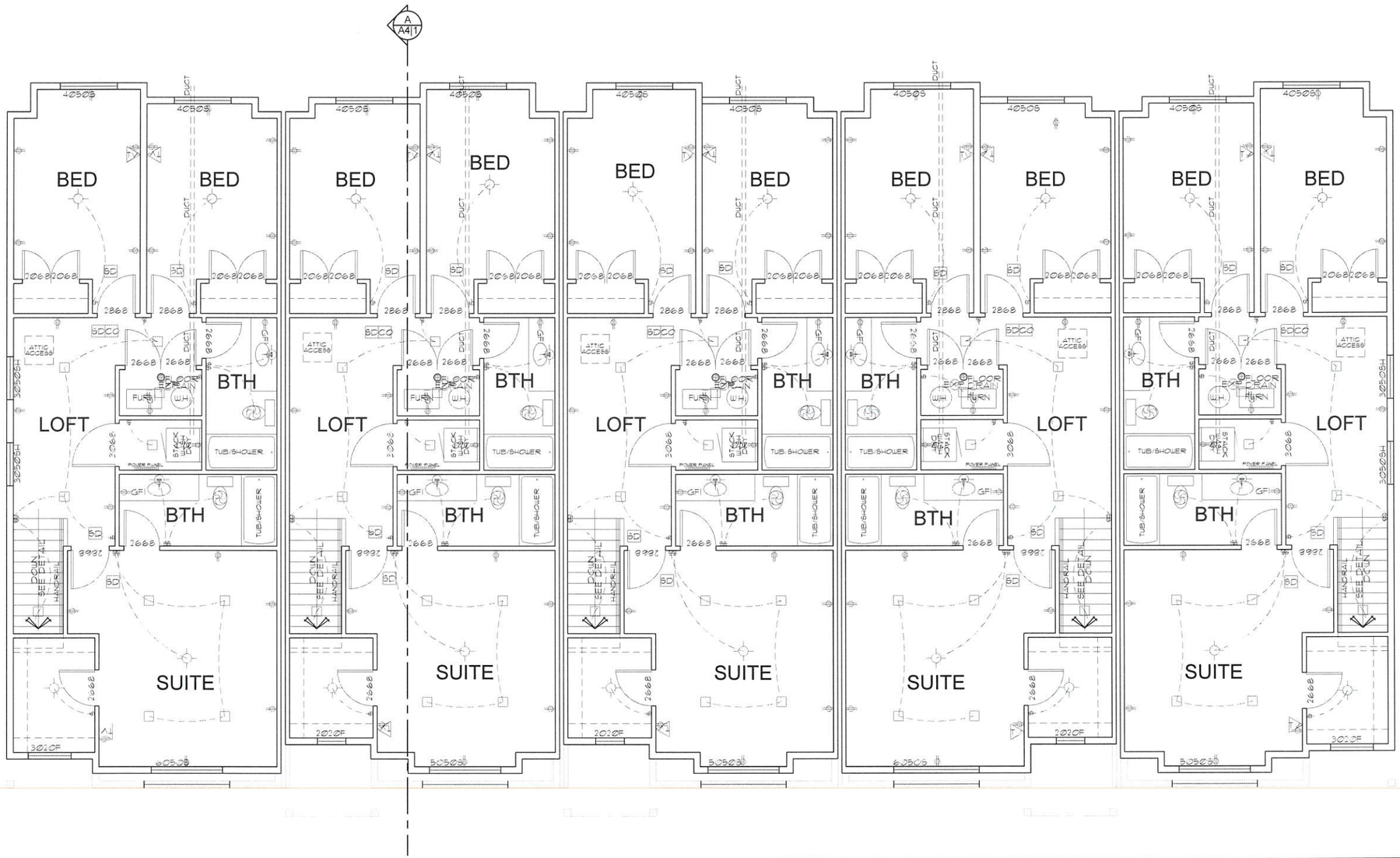
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MAIN FLOOR WALL FRAMING PLAN

A3|2



WINDOW TYPE NOTE

ALL SLIDERS AND SINGLE HUNG WINDOWS ARE ASSUMED TO OPEN 50% UNLESS OTHERWISE INDICATED

KEY TO TYPE

SH	-SINGLE HUNG	S	-SLIDER
C	-CASEMENT	F	-FIXED
AW	-AWNING		

SHEETROCK NOTE

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ELECTRICAL SCHEDULE

- CEILING MOUNTED INCANDESCENT
- WALL MOUNTED INCANDESCENT
- INCANDESCENT PULL CORD LIGHT
- SMALL APERATURE RECESSED LIGHT
- LARGE APERATURE RECESSED LIGHT
- EXTERIOR RATED FLOOD LIGHT
- SCONCE AS PER OWNER
- FLOURESCENT LIGHT
- FLOOR HALL OR STAIR LIGHT
- TRACK LIGHTS
- CEILING FAN W/ LIGHT
- CEILING FAN
- EXHAUST FAN
- EXHAUST FAN W/ LIGHT
- EXHAUST FAN W/ HEATER
- SMOKE DETECTOR W/BATT BACKUP
- CARBON MONOXIDE DETECTOR
- 110 VOLT DUPLEX OUTLET
- 220 VOLT OUTLET
- 110 VOLT GROUND FAULT INTERRUPTER
- 110 VOLT WATERPROOF GFI OUTLET
- PHONE JACK
- TELEVISION CABLE JACK
- MULTI-MEDIA OUTLET (CAT 5E WIRING W/ 4 PORT OUTLET)
- NORMAL SWITCH

A UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0"

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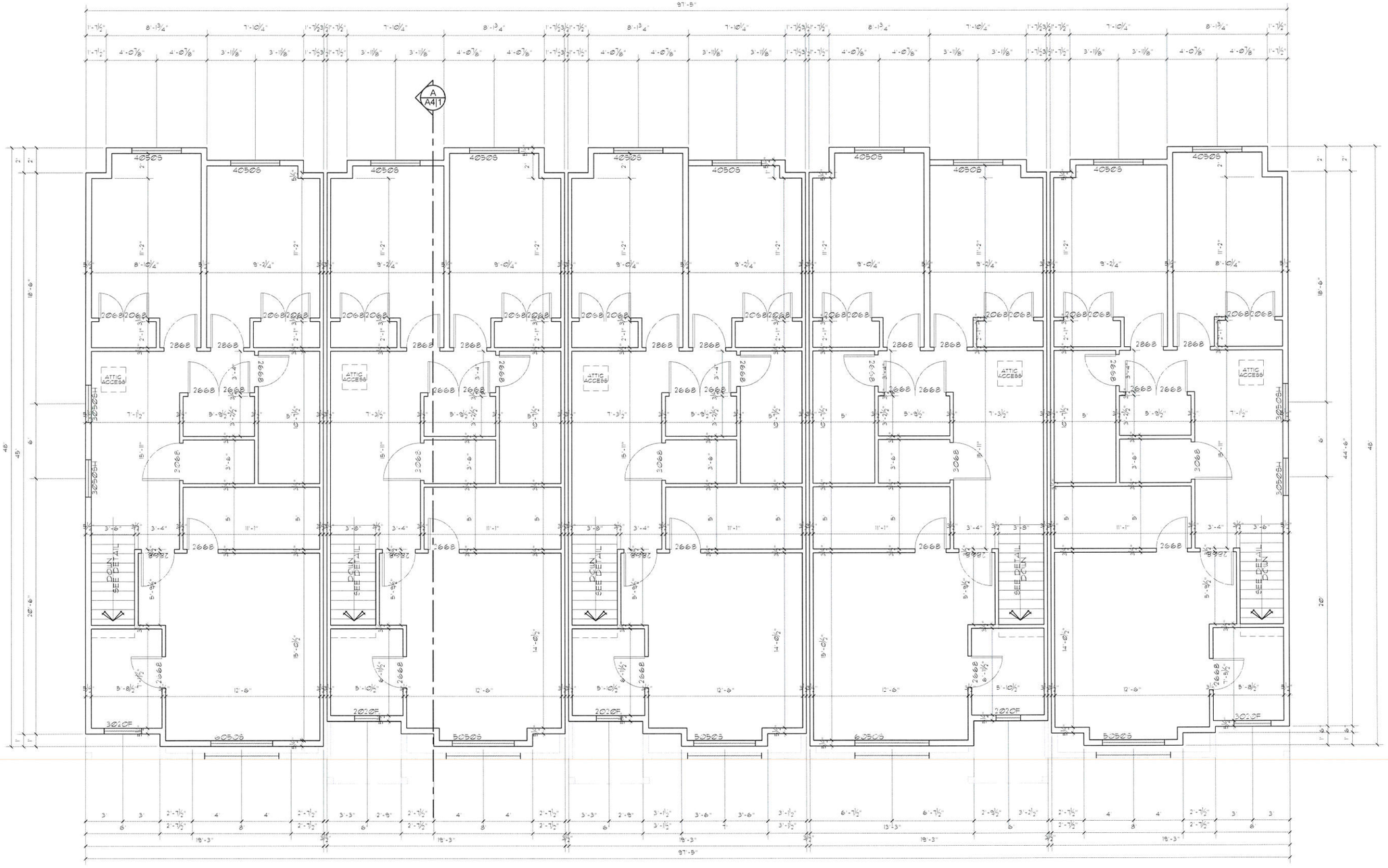
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TUSTIAN 5PLEX - PROVIDENCE

UPPER FLOOR PLAN

A3 | 3



A UPPER FLOOR WALL FRAMING PLAN

SCALE: 1/8" = 1'-0"

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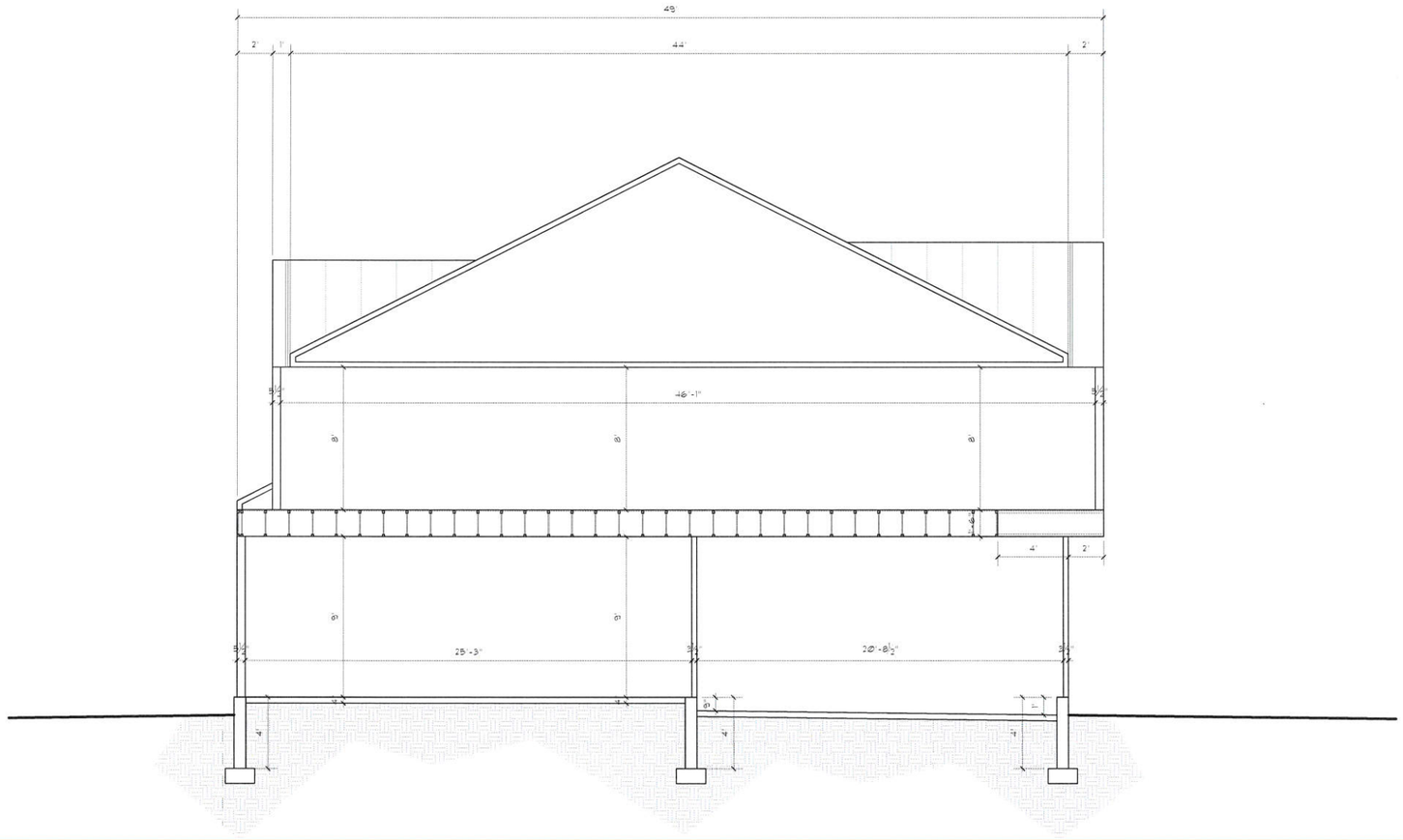
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UPPER FLOOR WALL FRAMING PLAN

A3 | 4



A HOUSE SECTION 1

SCALE: 1/8" = 1'-0"

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XX/XX/XXXX

HOUSE SECTIONS

A4 | 1

PROVIDENCE CITY
Executive Staff Review
Planning Commission Meeting Date: 02/13/2019

Request: The applicant is requesting approval of final plats for Providence Gateway Phases B and Phase E.

Item Type: Final Plat	**Applicant:** Providence Gateway LLC	**Agent**: Janet Thomas
Prepared by: S Bankhead	**General Plan**:	**Zone**: MFH
Parcel ID #: 02-096-0001 **Address**: Generally located at 100 S Gateway Drive.	**Acres:** 9.44 Total Development (Phases A – M) 0.41 ROW 164 Total units **Density per net acre:** 18.49 **Zone:** 18	**Number of Properties:** 1 **Proposed Dwelling Units:** **Phase B:** 22 **Phase E:** 17

Staff Report Summary of Key Issues:

Residential Development – General Plan Principles

1. New residential development should be developed based on density and include mixed residential uses.
2. Open space shall be included as part of the overall density of new residential development.
3. Sensitive areas (faults, slope, wetlands, flood plains, storm water and other areas) should be identified and residential development should be limited within these areas.
4. New residential development should increase mobility and connectivity of the City's overall transportation system.
5. New residential development should provide design for pedestrian-friendly development.
6. New residential development should include all necessary public and private utilities.
7. Residential development should not be encouraged within the major utilities easement on the east bench of the City.

Transportation Corridors – General Plan Principles:

- As development plans are reviewed, those involved in the review and approval processes rely on the Utah Code, the Public Works Standards and Specifications Manual, and any other applicable codes and/or standards
- The City Code requires connectivity of new streets with existing streets and that the arrangement of streets in new developments provide for the continuation of streets to adjoining undeveloped areas. Because connectivity throughout the City is important, the use of cul-de-sacs should be limited.

Background Information:

1. The final plat for Phase A for this development was recorded in January 2018.
2. At the time Phase A was approved, the Developer intended to construct townhomes and apartments. The preliminary plat being presented for approval changes the apartments to condominiums.
3. The public infrastructure was installed as part of Phase A.
4. The Developer is also working with Blacksmith Fork Irrigation Company to install a private secondary water system for landscape watering.
5. The Planning Commission approved the preliminary plat for Phases B – M on January 23, 2019.

FINDINGS OF FACT:

1. ES used Providence City Code 10-8-9: Design Standards for Attached and Multi-Family Residential Development to review the application and final plats.
2. ES used Providence City Code 11-3-3 Final Plat to review the application and final plats.
3. ES used the Providence City Corporation Department of Public Works Standards and Specifications Manual to review the application and final plats.

CONCLUSIONS OF LAW:

1. ES determined that this type of development in the area where it is proposed is consistent with the General Plan principles.
2. The applicant provided a site plan, architectural plan, and landscaping/irrigation plan, and parking plan that meet the standards listed in 10-8-9.

CONDITIONS:

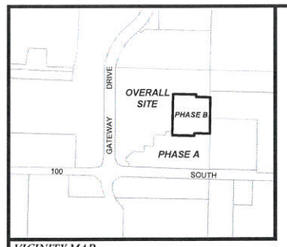
1. The Developer will continue to meet all applicable federal, state, county, and local codes, rules, laws, policies, etc.
2. Approval by the City of any application submitter or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local,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

RECOMMENDATION:

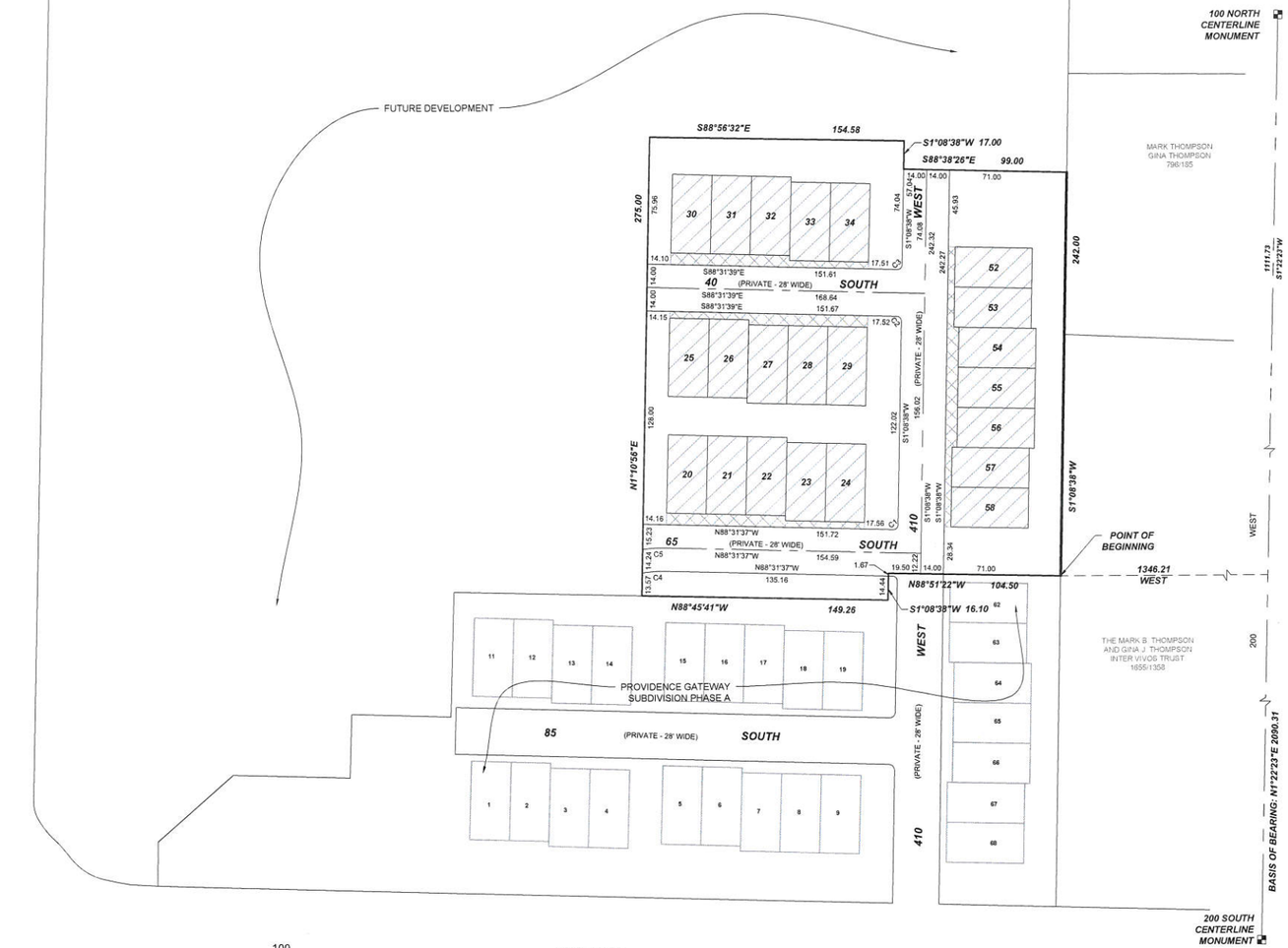
The executive staff has reviewed the request; and recommends that the Planning Commission approve the final plats for the Providence Gateway Subdivision Phase B and Phase E according to the Findings of Fact, Conditions of Law, and Conclusions listed above.

FINAL PLAT
OF
PROVIDENCE GATEWAY SUBDIVISION
PHASE B

(A PORTION OF LOT 9, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY)
LOCATED IN THE NW1/4 OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE, CACHE COUNTY, UTAH



VICINITY MAP





ADDRESS TABLE	
LOT NO.	ADDRESS
20	
21	
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NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS OF THE MAIN BOUNDARY.
2. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER(S).
3. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR A 45° TO PRIVATE STREET REFERENCE BEARING.
4. PROVIDENCE CITY WILL NOT ISSUE ANY BUILDING PERMIT FOR ANY LOT UNTIL MINIMUM IMPROVEMENTS, AS SPECIFIED, ARE COMPLETE.
5. WITH EXCEPTION OF THOSE AREAS UNDER PRIVATE OWNERSHIP, THE PROPERTY IS SUBJECT TO A BLANKET EASEMENT OVER, ACROSS, ABOVE, AND UNDER IT FOR INGRESS, EGRESS, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF UTILITIES EXCLUSIVELY SERVICING THE PROPERTY. UTILITIES INCLUDE, WITHOUT LIMITATION, WATER, SEWER, GAS, TELEPHONE, AND ELECTRICITY WITH EXCEPTION OF THOSE AREAS UNDER PRIVATE OWNERSHIP.
6. ALL LOTS HAVE ADEQUATE BUILDABLE ENVELOPES WITH REGARDS TO HAZARDOUS SLOPES AND ZONING SETBACKS.
7. NO HAZARDOUS SETBACKS ARE REQUIRED.

LEGEND

PRIVATE

COMMON SPACE

LIMITED COMMON SPACE

CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING & DISTANCE
C1	3.00	90°19'44"	4.73	N46°18'31"E 4.25
C2	3.00	89°40'17"	4.70	N43°41'30"W 4.23
C3	3.00	90°19'43"	4.73	N46°18'30"E 4.25
C4	68.00	11°56'39"	14.18	S85°30'03"W 14.15
C5	82.00	9°56'01"	14.22	S86°30'22"W 14.20

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info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 53-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

UTILITY COMPANIES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____

COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

*DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFORMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND FURTHER CERTIFY THAT IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

_____ _____
COUNTY SURVEYOR DATE

CULINARY WATER AND SANITARY SEWER

APPROVED THIS____DAY OF_____, 20__, BY PROVIDENCE CULINARY WATER AUTHORITY AND SANITARY SEWER AUTHORITY

_____
CULINARY WATER AND SANITARY SEWER AUTHORITY

ATTORNEY APPROVAL

APPROVED AS TO FORM THIS____DAY OF_____, 20__.

_____ _____
CITY ATTORNEY DATE

MAYOR APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY MAYOR THIS ____ DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____ _____
PROVIDENCE CITY MAYOR DATE

_____ _____
PROVIDENCE CITY RECORDER DATE

PLANNING COMMISSION APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY PLANNING COMMISSION THIS _____DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

_____ _____
PLANNING COMMISSION CHAIR DATE

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

_____ _____
CITY ENGINEER DATE

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

_____ _____
DENNIS P. CARLISLE DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

BOUNDARY DESCRIPTION

A portion of Lot 9, Block 27, Plat "A", PROVIDENCE FARM SURVEY located in the NW1/4 of Section 10, Township 11 North, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at the northeast corner of Phase A, PROVIDENCE GATEWAY Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder and the easterly line of Lot 9, Block 27, Plat "A", PROVIDENCE FARM SURVEY located S1°22'23"W along the 200 West monument line 1,111.73 feet and West 1,346.21 feet from a centerline monument at the intersection of 100 North and 200 West; thence along said Plat the following 3 (three) courses and distances: N88°51'22"W 104.50 feet; thence S1°08'38"W 16.10 feet; thence N88°45'41"W 149.26 feet; thence N1°10'56"E 275.00 feet; thence S88°56'32"E 154.58 feet; thence S1°08'38"W 17.00 feet; thence S88°38'26"E 99.00 feet to the easterly line of said Lot 9; thence S1°08'38"W along said line 242.00 feet to the point of beginning.

Contains: 1.53+/- acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS:

PROVIDENCE GATEWAY SUBDIVISION
PHASE B

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, AS WELL AS THE COMMON AREAS DESCRIBED HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20__.

_____(SIGNATURE)
PROVIDENCE GATEWAY, LLC

BY:_____(PRINTED NAME)

ITS:_____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ___ DAY OF _____ A.D. 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS A _____ OF PROVIDENCE GATEWAY, LLC, A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED. AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC
RESIDING IN _____ COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

FINAL PLAT
OF
PROVIDENCE GATEWAY SUBDIVISION
PHASE B

(A PORTION OF LOT 9, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY)
LOCATED IN THE NW1/4 OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE, CACHE COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

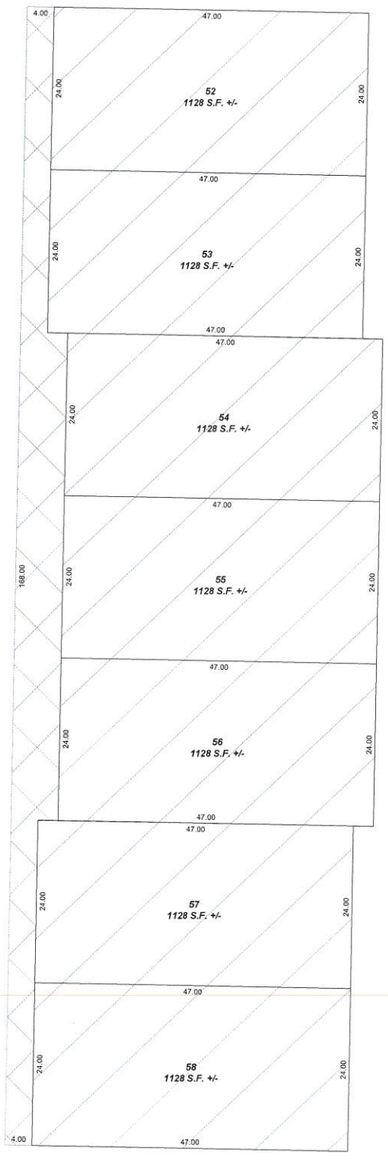
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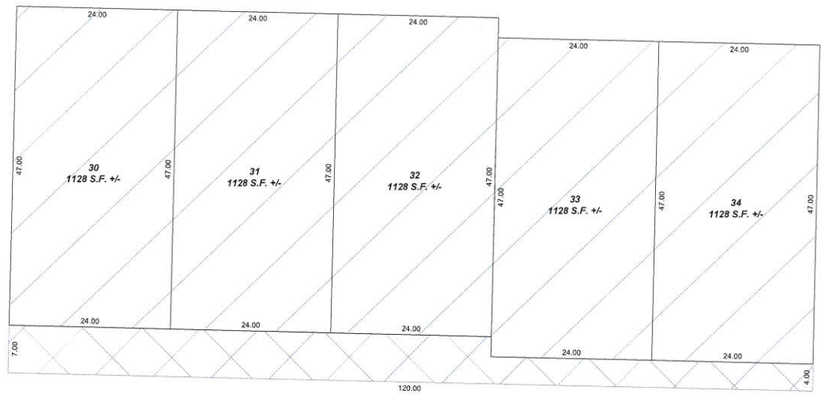
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

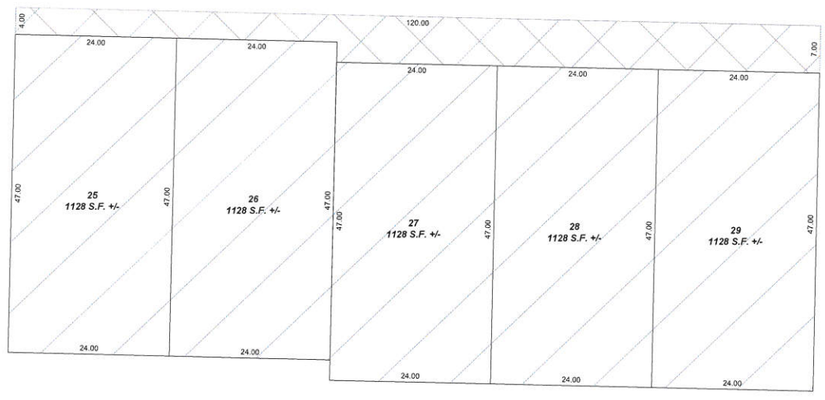
$_____ _____
FEE CACHE COUNTY RECORDER

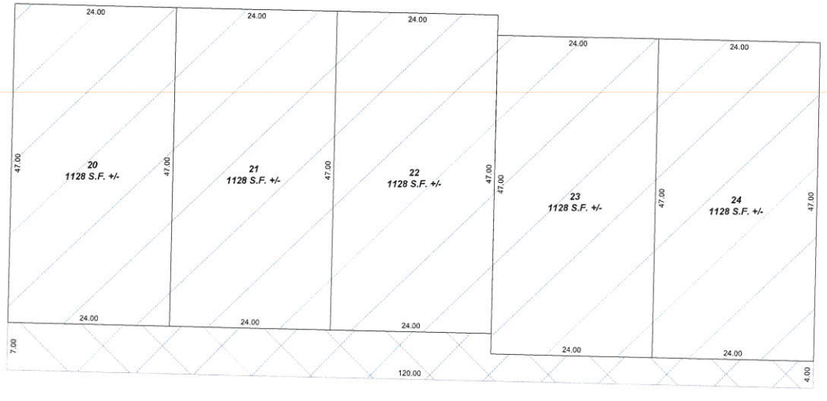
FINAL PLAT
OF
PROVIDENCE GATEWAY SUBDIVISION
PHASE B

(A PORTION OF LOT 9, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY)
LOCATED IN THE NW1/4 OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE, CACHE COUNTY, UTAH











LEGEND

- PRIVATE
- COMMON SPACE
- LIMITED COMMON SPACE

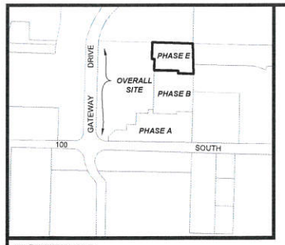
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UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

FINAL PLAT
OF
PROVIDENCE GATEWAY SUBDIVISION
PHASE B
(A PORTION OF LOT 9, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY)
LOCATED IN THE NW1/4 OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE, CACHE COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:
_____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
$_____ _____
FEE CACHE COUNTY RECORDER

FINAL PLAT
OF
PROVIDENCE GATEWAY SUBDIVISION
PHASE E

(A PORTION OF LOT 9, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY)
LOCATED IN THE NW1/4 OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE, CACHE COUNTY, UTAH

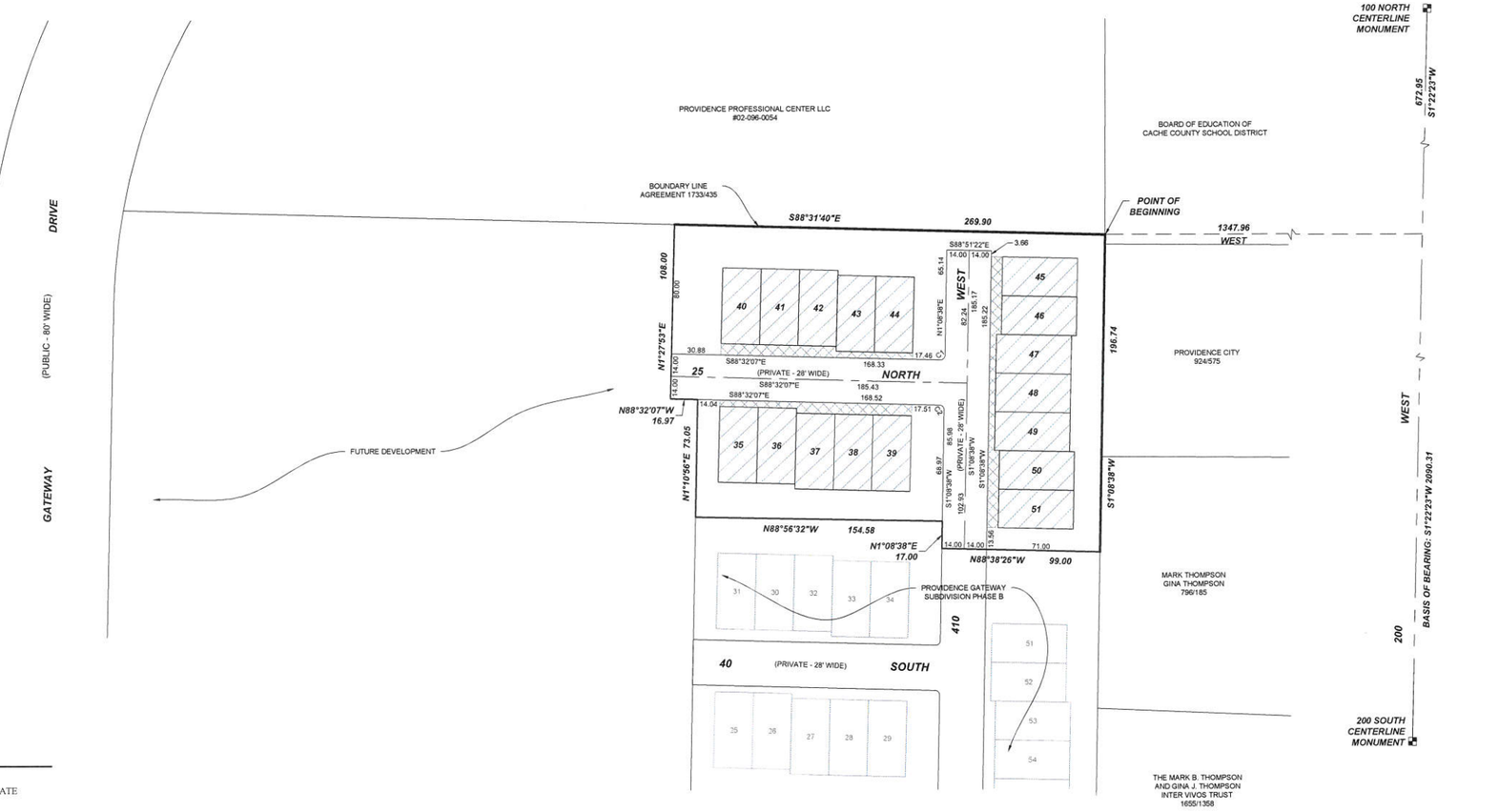


VICINITY MAP

NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS OF THE MAIN BOUNDARY.
2. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER(S).
3. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR A 45° TO PRIVATE STREET REFERENCE BEARING.
4. PROVIDENCE CITY WILL NOT ISSUE ANY BUILDING PERMIT FOR ANY LOT UNTIL MINIMUM IMPROVEMENTS, AS SPECIFIED, ARE COMPLETE.
5. WITH EXCEPTION OF THOSE AREAS UNDER PRIVATE OWNERSHIP, THE PROPERTY IS SUBJECT TO A BLANKET EASEMENT OVER, ACROSS, ABOVE, AND UNDER IT FOR INGRESS, EGRESS, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF UTILITIES EXCLUSIVELY SERVICING THE PROPERTY. UTILITIES INCLUDE, WITHOUT LIMITATION, WATER, SEWER, GAS, TELEPHONE, AND ELECTRICITY WITH EXCEPTION OF THOSE AREAS UNDER PRIVATE OWNERSHIP.
6. BE ALL LOTS HAVE ADEQUATE BUILDABLE ENVELOPES WITH REGARDS TO HAZARDOUS SLOPES AND ZONING SETBACKS.
7. NO HAZARDOUS SETBACKS ARE REQUIRED.

ADDRESS TABLE	
LOT NO.	ADDRESS
35	
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LEGEND

- PRIVATE
- COMMON SPACE
- LIMITED COMMON SPACE

CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING & DISTANCE
C1	3.00	90°19'15"	4.73	N46°18'16"E 4.25
C2	3.00	89°40'45"	4.70	S43°41'44"E 4.23

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ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 53-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

UTILITY COMPANIES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____

COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

*DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFORMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND FURTHER CERTIFY THAT IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

_____ _____
COUNTY SURVEYOR DATE

CULINARY WATER AND SANITARY SEWER

APPROVED THIS____DAY OF_____, 20__, BY PROVIDENCE CULINARY WATER AUTHORITY AND SANITARY SEWER AUTHORITY

_____
CULINARY WATER AND SANITARY SEWER AUTHORITY

ATTORNEY APPROVAL

APPROVED AS TO FORM THIS____DAY OF_____, 20__.

_____ _____
CITY ATTORNEY DATE

MAYOR APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY MAYOR THIS ____ DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____ _____
PROVIDENCE CITY MAYOR DATE

_____ _____
PROVIDENCE CITY RECORDER DATE

PLANNING COMMISSION APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY PLANNING COMMISSION THIS ____DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

_____ _____
PLANNING COMMISSION CHAIR DATE

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

_____ _____
CITY ENGINEER DATE

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DENNIS P. CARLISLE DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

BOUNDARY DESCRIPTION

A portion of Lot 9, Block 27, Plat "A", PROVIDENCE FARM SURVEY located in the NW1/4 and the SW1/4 of Section 10, Township 11 North, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the easterly line of Lot 9, Block 27, Plat "A", PROVIDENCE FARM SURVEY at the extension of a Boundary Line Agreement recorded in Deed Book 1733 Page 435 of the Official Records of Cache County located S1°22'23"W along the 200 West monument line 672.95 feet and West 1,347.96 feet from a centerline monument at the intersection of 100 North and 200 West; thence S1°08'38"W along said lot line 196.74 feet; thence N88°38'26"W 99.00 feet; thence N1°08'38"E 17.00 feet; thence N88°56'32"W 154.58 feet; thence N1°10'56"E 73.05 feet; thence N88°32'07"W 16.97 feet; thence N1°27'53"E 108.00 feet to said Boundary Line Agreement; thence S88°31'40"E along said line 269.90 feet to the point of beginning.

Contains: 1.13+/- acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS:

PROVIDENCE GATEWAY SUBDIVISION
PHASE E

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, AS WELL AS THE COMMON AREAS DESCRIBED HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20__.

_____(SIGNATURE)
PROVIDENCE GATEWAY, LLC

BY:_____(PRINTED NAME)

ITS:_____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS A ____ OF PROVIDENCE GATEWAY, LLC, A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED. AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC
RESIDING IN _____ COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

FINAL PLAT
OF
PROVIDENCE GATEWAY SUBDIVISION
PHASE E

(A PORTION OF LOT 9, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY)
LOCATED IN THE NW1/4 OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE, CACHE COUNTY, UTAH

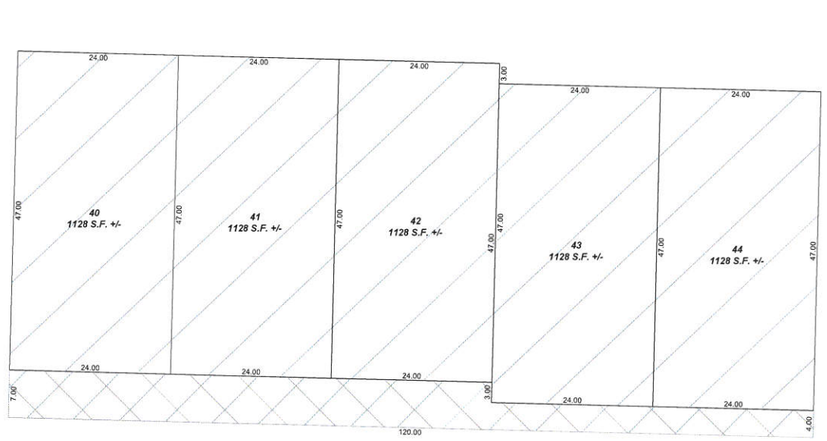
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STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

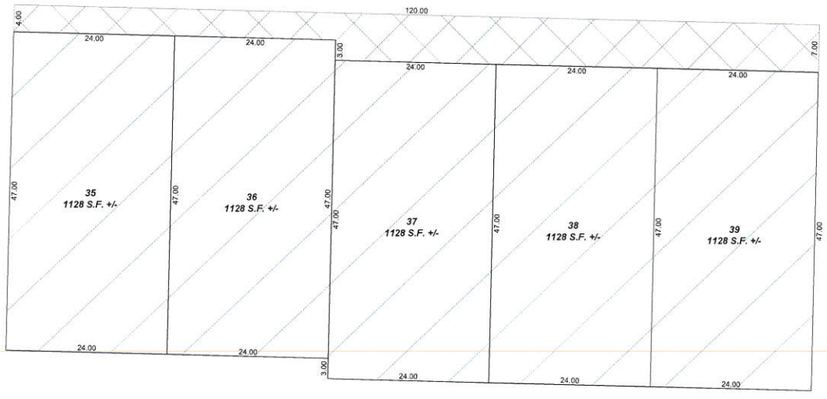
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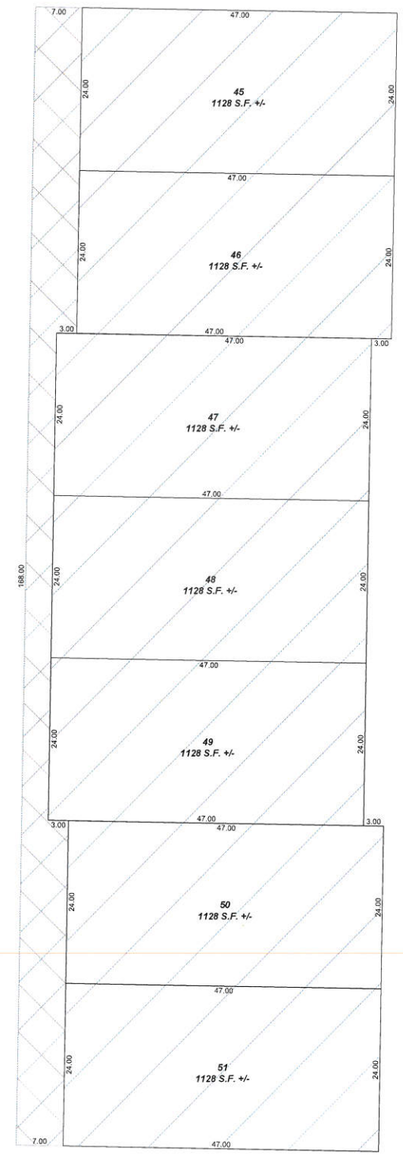
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FEE CACHE COUNTY RECORDER

FINAL PLAT
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LOCATED IN THE NW1/4 OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE, CACHE COUNTY, UTAH







LEGEND

- PRIVATE
- COMMON SPACE
- LIMITED COMMON SPACE

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N

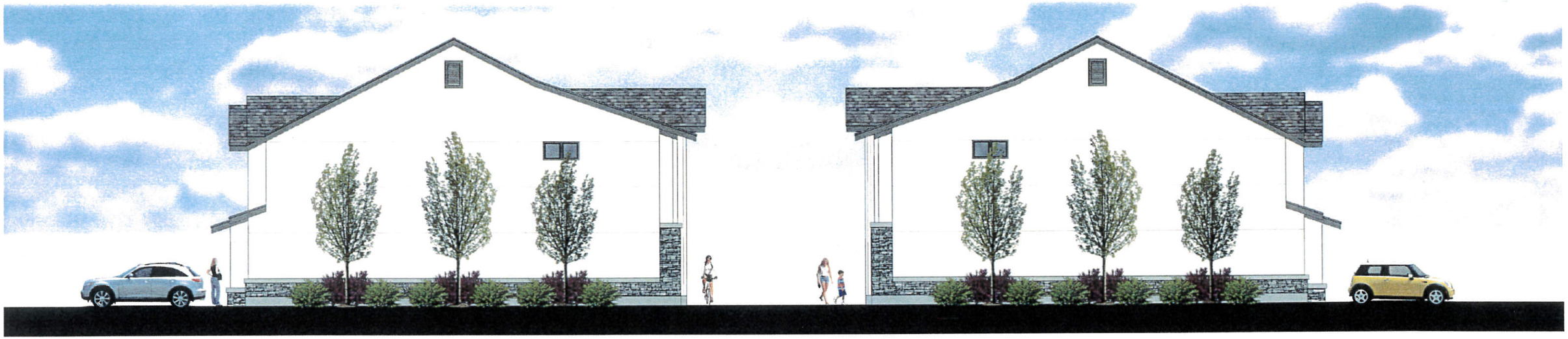
0 10' 20'

FINAL PLAT
OF
PROVIDENCE GATEWAY SUBDIVISION
PHASE E
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PROVIDENCE, CACHE COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$_____ _____
FEE CACHE COUNTY RECORDER



STREET VIEW 5-PLEX LANE LOAD



STREET LOAD 7-PLEX





PROVIDENCE CITY
Executive Staff Review
Planning Commission Meeting Date: 02/13/2019

Request: The applicant is requesting approval of final plat for Providence Gateway Phases C and D.

Item Type: Final Plat	**Applicant:** Providence Gateway LLC	**Agent**: Janet Thomas
Prepared by: S Bankhead	**General Plan**:	**Zone**: MFH
Parcel ID #: 02-096-0001 **Address**: Generally located at 100 S Gateway Drive.	**Acres:** 9.44 Total Development (Phases A – M) 0.41 ROW 164 Total units **Density per net acre:** 18.49 **Zone:** 18	**Number of Properties:** **Proposed Dwelling Units:** 20

Staff Report Summary of Key Issues:

Residential Development – General Plan Principles

1. New residential development should be developed based on density and include mixed residential uses.
2. Open space shall be included as part of the overall density of new residential development.
3. Sensitive areas (faults, slope, wetlands, flood plains, storm water and other areas) should be identified and residential development should be limited within these areas.
4. New residential development should increase mobility and connectivity of the City's overall transportation system.
5. New residential development should provide design for pedestrian-friendly development.
6. New residential development should include all necessary public and private utilities.
7. Residential development should not be encouraged within the major utilities easement on the east bench of the City.

Transportation Corridors – General Plan Principles:

- As development plans are reviewed, those involved in the review and approval processes rely on the Utah Code, the Public Works Standards and Specifications Manual, and any other applicable codes and/or standards
- The City Code requires connectivity of new streets with existing streets and that the arrangement of streets in new developments provide for the continuation of streets to adjoining undeveloped areas. Because connectivity throughout the City is important, the use of cul-de-sacs should be limited.

Background Information:

1. The final plat for Phase A for this development was recorded in January 2018.
2. At the time Phase A was approved, the Developer intended to construct townhomes and apartments. The preliminary plat being presented for approval changes the apartments to condominiums.
3. The public infrastructure was installed as part of Phase A.
4. The Developer is also working with Blacksmith Fork Irrigation Company to install a private secondary water system for landscape watering.
5. The Planning Commission approved the preliminary plat for Phases B – M on January 23, 2019.

FINDINGS OF FACT:

1. ES used Providence City Code 10-8-9: Design Standards for Attached and Multi-Family Residential Development to review the application and final plat.
2. ES used Providence City Code 11-3-3 Final Plat to review the application and final plat.
3. ES used Providence City Code 11-6 Condominium Approval to review the application and final plat.
4. ES used the Providence City Corporation Department of Public Works Standards and Specifications Manual to review the application and final plat.

CONCLUSIONS OF LAW:

1. ES determined that this type of development in the area where it is proposed is consistent with the General Plan principles.
2. The applicant provided a site plan, architectural plan, and landscaping/irrigation plan, and parking plan that meet the standards listed in 10-8-9.

CONDITIONS:

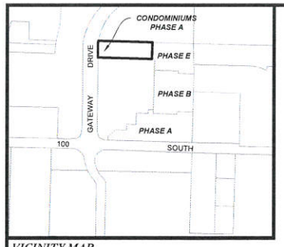
1. The Developer will continue to meet all applicable federal, state, county, and local codes, rules, laws, policies, etc.
2. City Attorney approval of the declaration of condominium.
3. Approval by the City of any application submitter or paperwork does not alleviate the owners and/or their agents from 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.

RECOMMENDATION:

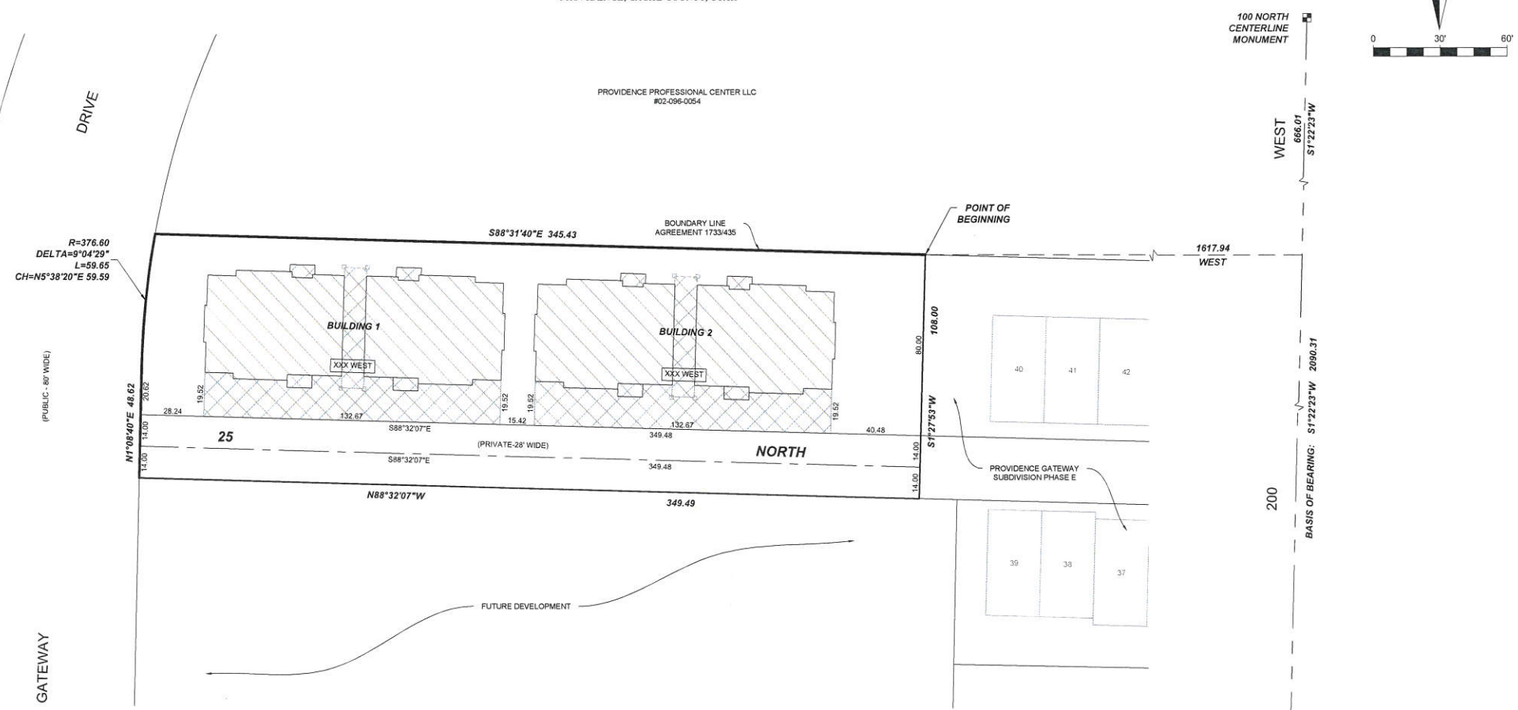
The executive staff has reviewed the request; and recommends that the Planning Commission approve the final plats for the Providence Gateway Subdivision Phases C and D according to the Findings of Fact, Conditions of Law, and Conclusions listed above.

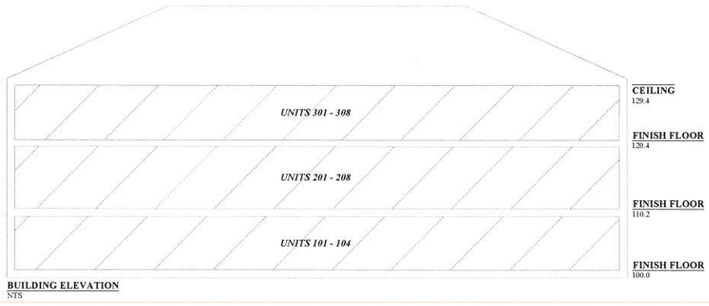
FINAL PLAT
OF
PROVIDENCE GATEWAY CONDOMINIUMS
PHASE C & D

(A PORTION OF LOT 9, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY)
LOCATED IN THE NW1/4 AND THE SW1/4 OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE, CACHE COUNTY, UTAH



VICINITY MAP





BUILDING ELEVATION
NTS

NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS OF THE MAIN BOUNDARY.
2. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER(S).
3. ALL BUILDINGS WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT A 45° ANGLE TO THE THE BEARING OF THE FRONTING PRIVATE DRIVE.
4. PROVIDENCE CITY WILL NOT ISSUE ANY BUILDING PERMIT FOR ANY LOT UNTIL MINIMUM IMPROVEMENTS, AS SPECIFIED, ARE COMPLETE.
5. WITH EXCEPTION OF THOSE AREAS UNDER PRIVATE OWNERSHIP, THE PROPERTY IS SUBJECT TO A BLANKET EASEMENT OVER, ACROSS, ABOVE, AND UNDER IT FOR INGRESS, EGRESS, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF UTILITIES EXCLUSIVELY SERVICING THE PROPERTY. UTILITIES INCLUDE, WITHOUT LIMITATION, WATER, SEWER, GAS, TELEPHONE, AND ELECTRICITY WITH EXCEPTION OF THOSE AREAS UNDER PRIVATE OWNERSHIP.
6. ALL LOTS HAVE ADEQUATE BUILDABLE ENVELOPES WITH REGARDS TO HAZARDOUS SLOPES AND ZONING SETBACKS.
7. ALL INTERIOR DIMENSIONS ARE TO ARE TO FINISHED SURFACES.
8. NO HAZARDOUS SETBACKS ARE REQUIRED.

LEGEND

	PRIVATE
	COMMON SPACE
	LIMITED COMMON SPACE
M	MECHANICAL ROOM

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ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 53-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

UTILITY COMPANIES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____

COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

*DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFORMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND FURTHER CERTIFY THAT IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

_____ _____
COUNTY SURVEYOR DATE

CULINARY WATER AND SANITARY SEWER

APPROVED THIS____DAY OF_____, 20__, BY PROVIDENCE CULINARY WATER AUTHORITY AND SANITARY SEWER AUTHORITY

_____
CULINARY WATER AND SANITARY SEWER AUTHORITY

ATTORNEY APPROVAL

APPROVED AS TO FORM THIS____DAY OF_____, 20__.

_____ _____
CITY ATTORNEY DATE

MAYOR APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY MAYOR THIS ____ DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____ _____
PROVIDENCE CITY MAYOR DATE

_____ _____
PROVIDENCE CITY RECORDER DATE

PLANNING COMMISSION APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY PLANNING COMMISSION THIS _____DAY OF_____, 20__, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

_____ _____
PLANNING COMMISSION CHAIR DATE

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

_____ _____
CITY ENGINEER DATE

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF THE SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED PROVIDENCE GATEWAY CONDOMINIUMS PHASE C & D, AND THIS RECORD OF SURVEY MAP, CONSISTING OF TOW (2) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THE SURVEY.

DENNIS P. CARLISLE DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

BOUNDARY DESCRIPTION

A portion of Lot 9, Block 27, Plat "A", PROVIDENCE FARM SURVEY located in the NW1/4 and the SW1/4 of Section 10, Township 11 North, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on a Boundary Line Agreement recorded in Deed Book 1733 Page 435 of the Official Records of Cache County located S1°22'23"W along the 200 West monument line 666.01 feet and West 1,617.94 feet from a centerline monument at the intersection of 100 North and 200 West; thence S1°27'53"W 108.00 feet; thence N88°32'07"W 349.49 feet to the easterly line of Gateway Drive conveyed to Providence City in Deed Book 1946 Page 1303 of the Official Records of Cache County; thence along said roadway the following 2 (two) courses and distances: N1°08'40"E 48.62 feet; thence along the arc of a 376.60 foot radius curve to the right 59.65 feet (deed: 59.33 feet) through a central angle of 9°04'29" (chord: N5°38'20"E 59.59 feet) to the southeasterly corner of that Real Property described in Deed Book 1932 Page 423 of the Official Records of Cache County; thence S88°31'40"E along said Boundary Line Agreement 345.43 feet to the point of beginning.

Contains: 0.87+/- acres

OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, DO HEREBY:

1. CERTIFY (A) THAT WE ARE THE SOLE OWNERS OF FEE SIMPLE TITLE TO THE LAND SHOWN ON THIS RECORD OF SURVEY MAP, (B) THAT WE HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREON TO BE MADE AND THIS RECORD OR SURVEY MAP, CONSISTING OF TWO (2) PAGES, TO BE DESCRIBED HEREON;
2. CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREON;
3. CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES AND PUBLIC UTILITY AGENCIES PROVIDING THE UTILITY SERVICES IN QUESTION, THEIR SUCCESSORS AND ASSIGNS A PERPETUAL NON-EXCLUSIVE EASEMENT IN, THROUGH, ALONG AND UNDER ALL COMMON AREAS SHOWN HEREON WHICH ARE ARE NOT COVERED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SEWER AND WATER LINES AND APPURTENANCES THERETO SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCESS THERETO; AND

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20__.

_____
PROVIDENCE GATEWAY, LLC.

BY:_____(PRINTED NAME)

ITS:_____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH)
S.S.
COUNTY OF UTAH)

ON THE ___ DAY OF _____A.D. 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF PROVIDENCE GATEWAY, L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEY OF UTILITY EASEMENTS AND DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED. AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC
RESIDING IN _____ COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

FINAL PLAT
OF
PROVIDENCE GATEWAY CONDOMINIUMS
PHASE C & D

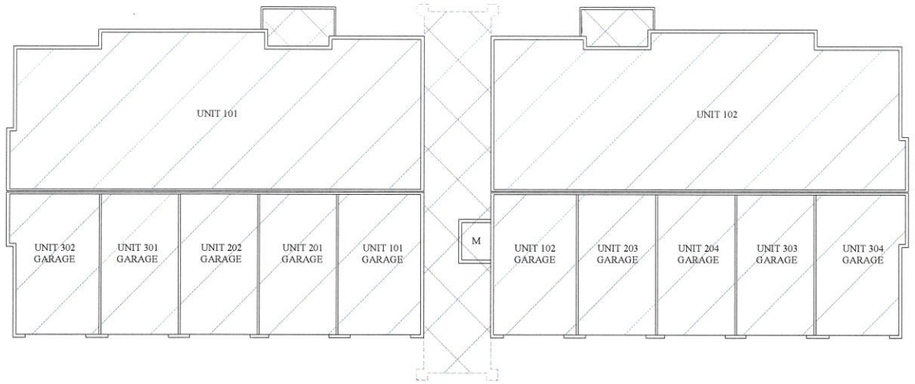
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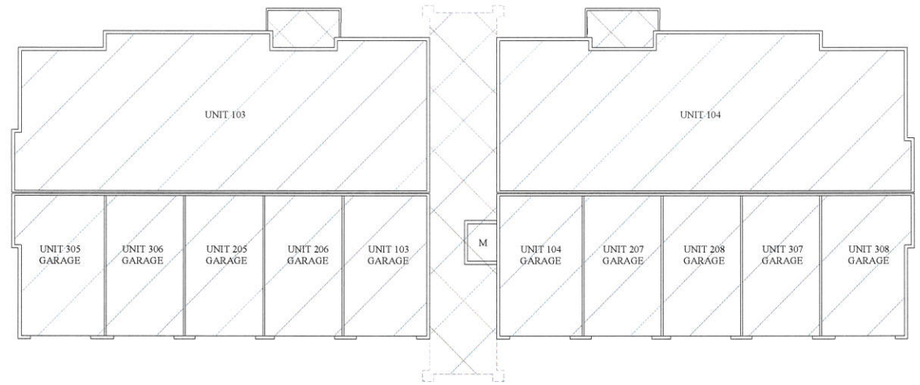
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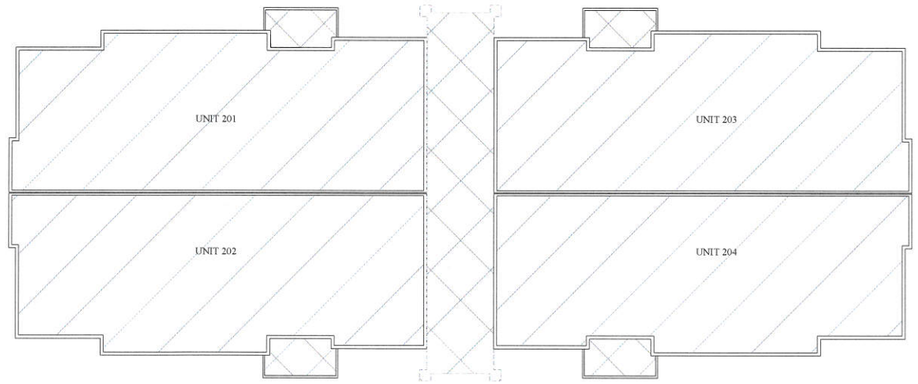
$_____ _____
FEE CACHE COUNTY RECORDER



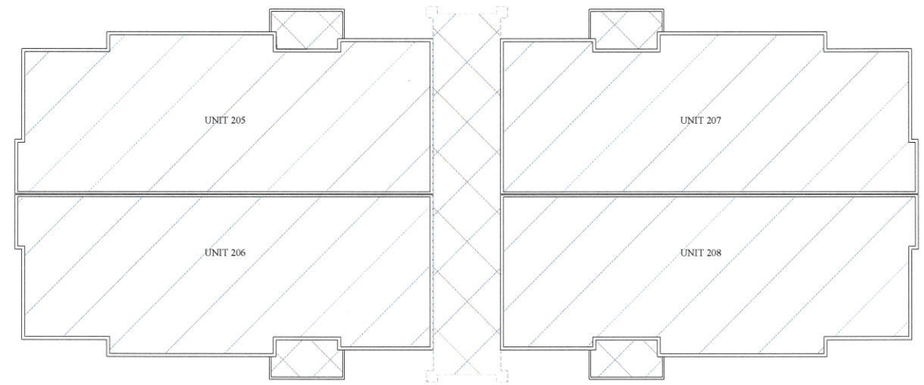
BUILDING 1 - 1ST FLOOR



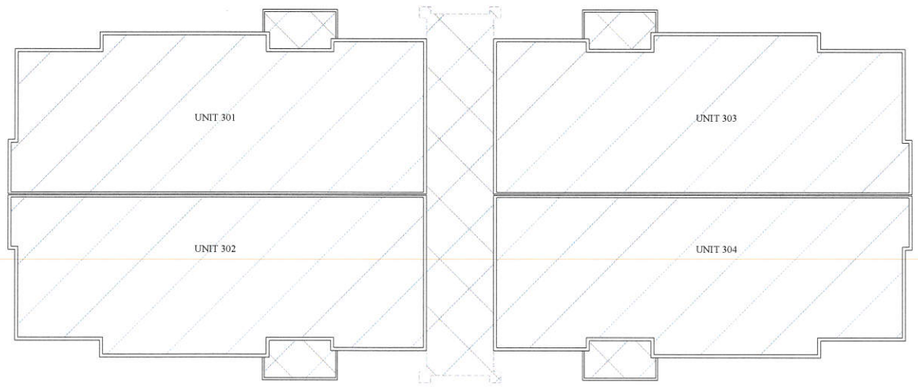
BUILDING 2 - 1ST FLOOR



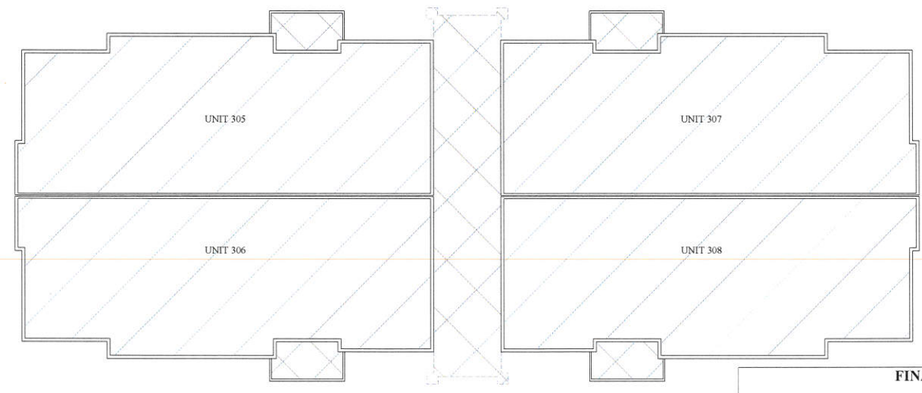
BUILDING 1 - 2ND FLOOR



BUILDING 2 - 2ND FLOOR



BUILDING 1 - 3RD FLOOR



BUILDING 3 - 3RD FLOOR

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LEGEND

	PRIVATE
	COMMON SPACE
	LIMITED COMMON SPACE
M	MECHANICAL ROOM

FINAL PLAT
OF
PROVIDENCE GATEWAY CONDOMINIUMS
PHASE C & D
(A PORTION OF LOT 9, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY)
LOCATED IN THE NW1/4 AND THE SW1/4 OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE, CACHE COUNTY, UTAH

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STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:
_____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
$_____ _____
FEE CACHE COUNTY RECORDER



STREET VIEW 10-PLEX CONDO SIDE



These sheets are supplemental data for phases B, E, C and D

PROVIDENCE GATEWAY

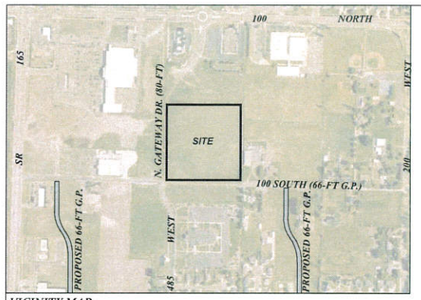
PRELIMINARY PLAT

PHASES B THRU M

(A PORTION OF LOT 9, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY)

LOCATED IN THE NW1/4 AND THE SW1/4 OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 1 EAST, S.L.B.&M.

PROVIDENCE, CACHE COUNTY, UTAH



VICINITY MAP:

LEGEND:

- TOWNHOME LOT AREA — TOTAL AREA = 1.01 ACRES
- COMMON AREA (EXCLUDES LOTS & CONDOS) — TOTAL AREA = 4.75 ACRES
- CONDOMINIUMS AREA — TOTAL AREA = 1.41 ACRES
- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINES
- SS — EXISTING SEWER SERVICE
- W — EXISTING WATER SERVICE
- PWR — EXISTING OVERHEAD POWER LINES
- SD — EXISTING STORM DRAIN LINE
- EXISTING BUILDING
- X — EXISTING FENCE
- PHASES LINES
- D — EXISTING STORMDRAIN BOX/MANHOLE
- S — EXISTING SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE

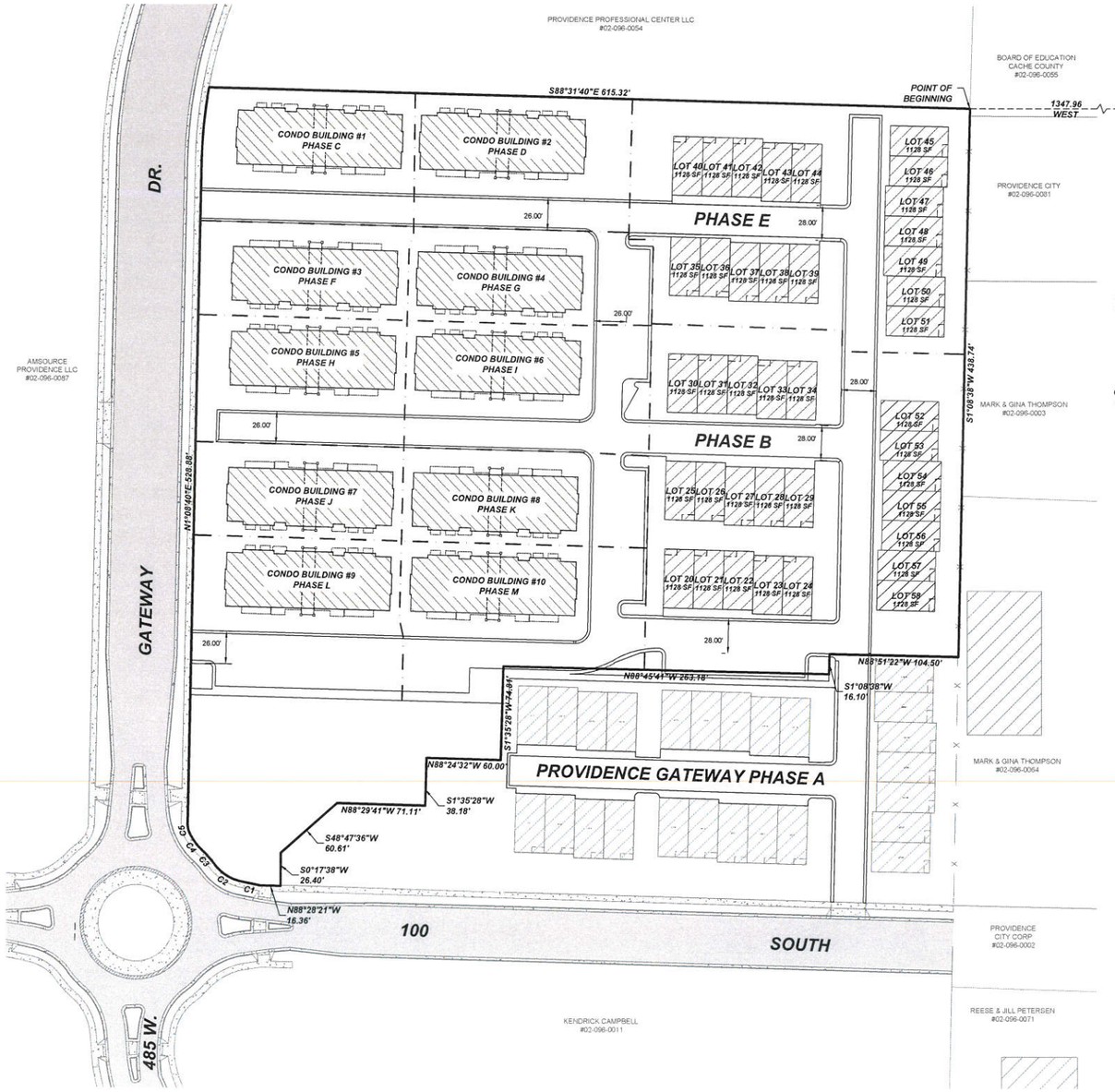
LEGAL DESCRIPTION:

A PORTION OF LOT 9, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY LOCATED IN THE NW1/4 AND THE SW1/4 OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF LOT 9, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY AT THE EXTENSION OF A BOUNDARY LINE AGREEMENT RECORDED IN DEED BOOK 1733 PAGE 435 OF THE OFFICIAL RECORDS OF CACHE COUNTY LOCATED S1°22'23"W ALONG THE 200 WEST MONUMENT LINE 672.95 FEET AND WEST 1,347.96 FEET FROM A CENTERLINE MONUMENT AT THE INTERSECTION OF 100 NORTH AND 200 WEST; THENCE S1°08'38"W ALONG SAID LOT LINE AND EXISTING FENCE LINE 438.74 FEET TO THE NORTHEAST CORNER OF PROVIDENCE GATEWAY PHASE A SUBDIVISION, (RECORDATION PENDING); THENCE ALONG SAID PROPOSED PLAT THE FOLLOWING 9 (NINE) COURSES AND DISTANCES: N88°51'22"W 104.50 FEET; THENCE S1°08'38"W 16.10 FEET; THENCE N88°45'41"W 263.18 FEET; THENCE S1°35'28"W 74.81 FEET; THENCE N88°24'32"W 60.00 FEET; THENCE S1°35'28"W 38.18 FEET; THENCE N88°29'41"W 71.11 FEET; THENCE S48°47'36"W 60.61 FEET; THENCE S0°17'38"W 26.40 FEET TO THE EASTERLY LINE OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 1946 PAGE 1303 OF THE OFFICIAL RECORDS OF CACHE COUNTY; THENCE ALONG SAID DEED THE FOLLOWING 8 (EIGHT) COURSES AND DISTANCES: N88°28'21"W 16.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 446.73 FOOT RADIUS CURVE (RADIUS BEARS: N10°46'12"E) TO THE RIGHT 15.72 FEET (DEED: 15.60 FEET) THROUGH A CENTRAL ANGLE OF 2°01'00" (CHORD: N78°13'18"W 15.72 FEET); THENCE ALONG THE ARC OF A 36.00 FOOT RADIUS CURVE TO THE RIGHT 26.04 FEET THROUGH A CENTRAL ANGLE OF 41°26'44" (CHORD: N57°27'10"W 25.48 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 79.00 FOOT RADIUS CURVE TO THE LEFT 14.14 FEET THROUGH A CENTRAL ANGLE OF 10°15'26" (CHORD: N41°51'31"W 14.12 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 51.00 FOOT RADIUS CURVE TO THE RIGHT 15.87 FEET THROUGH A CENTRAL ANGLE OF 17°49'48" (CHORD: N38°04'20"W 15.81 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT 10.58 FEET THROUGH A CENTRAL ANGLE OF 30°18'06" (CHORD: N14°00'23"W 10.45 FEET); THENCE N1°08'40"E 528.88 FEET; THENCE ALONG THE ARC OF A 376.60 FOOT RADIUS CURVE TO THE RIGHT 59.65 FEET (DEED: 59.33 FEET) THROUGH A CENTRAL ANGLE OF 9°04'29" (CHORD: N5°38'20"E 59.59 FEET) TO THE SOUTHEASTERLY CORNER OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 1932 PAGE 423 OF THE OFFICIAL RECORDS OF CACHE COUNTY; THENCE S88°31'40"E ALONG SAID BOUNDARY LINE AGREEMENT 615.32 FEET TO THE POINT OF BEGINNING.

CONTAINS: 7.17+/- ACRES

CURVE TABLE				
CURVE #	*RADIUS*	*DELTA*	*ARC LENGTH*	*CHORD BEARING & DISTANCE*
C1	446.73	2°01'00"	15.72	N78°13'18"W 15.72
C2	36.00	41°26'44"	26.04	N57°27'10"W 25.48
C3	79.00	10°15'26"	14.14	N41°51'31"W 14.12
C4	51.00	17°49'48"	15.87	N38°04'20"W 15.81
C5	20.00	30°18'06"	10.58	N14°00'23"W 10.45





CONTACT INFORMATION:

- CURRENT ZONE: MFH
- PROFESSIONAL LAND SURVEYOR:
  DENNIS CARLISLE, PLS
  UTAH LICENSE #: 172675-2201
  CIVIL SOLUTIONS GROUP, INC.
  540 WEST GOLF COURSE ROAD SUITE B1
  PROVIDENCE, UT 84332
  P: 801.633.6982
  E: DCARLISLE@CIVILSOLUTIONSGROUP.NET
- CIVIL ENGINEER:
  MICHAEL E. TAYLOR, PE
  CIVIL SOLUTIONS GROUP, INC.
  540 WEST GOLF COURSE ROAD SUITE B1
  PROVIDENCE, UT 84332
  P: 435.213.3762
  E: MTAYLOR@CIVILSOLUTIONSGROUP.NET
- DEVELOPER AND OWNER:
  IRONWOOD DEVELOPMENT, LLC
  50 EAST 2500 NORTH
  NORTH LOGAN, UT 84341
  P: 435.744.0438

PLANNING COMMISSION CHAIRMAN APPROVAL & ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY PLANNING COMMISSION CHAIRMAN THIS _____ DAY OF _____, A.D. 2018, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

_____ _____
DATE PLANNING COMMISSION CHAIRMAN

MAYOR'S APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY MAYOR THIS _____ DAY OF _____, A.D. 2017, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____
MAYOR

CULINARY WATER & SANITARY SEWER AUTHORITY

PLAT APPROVED BY PROVIDENCE CULINARY WATER AUTHORITY AND SANITARY SEWER AUTHORITY.

_____ _____
DATE CULINARY WATER AND SANITARY SEWER AUTHORITY

DESIGN ENGINEER'S CERTIFICATE

I CERTIFY THAT ALL LOTS HAVE AN ADEQUATE BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS SLOPE, BUILDING, WATER, ZONING SETBACKS, ETC.

02.07.19 _____
DATE DESIGN ENGINEER

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

_____ _____
DATE CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 2018.

_____
CITY ATTORNEY

OWNERS'S CERTIFICATE

I THE APPLICANT AM THE OWNER, OR AM AUTHORIZED IN WRITING FOR THE LAND PROPOSED TO BE SUBDIVIDED.

_____ _____
DATE OWNER

civilsolutionsgroup inc.

CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

PROVIDENCE GATEWAY
A PORTION OF LOT 9, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY LOCATED IN THE NW1/4 AND THE SW1/4 OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
200 SOUTH GATEWAY DR., PROVIDENCE, UTAH 84332

MARK:	DATE:	DESCRIPTION:

PROJECT #: 746-1701
REVIEWER: D. CARLISLE
PROJECT MANAGER: M. TAYLOR
DESIGNED BY: M. TAYLOR
ISSUED: 12.20.18

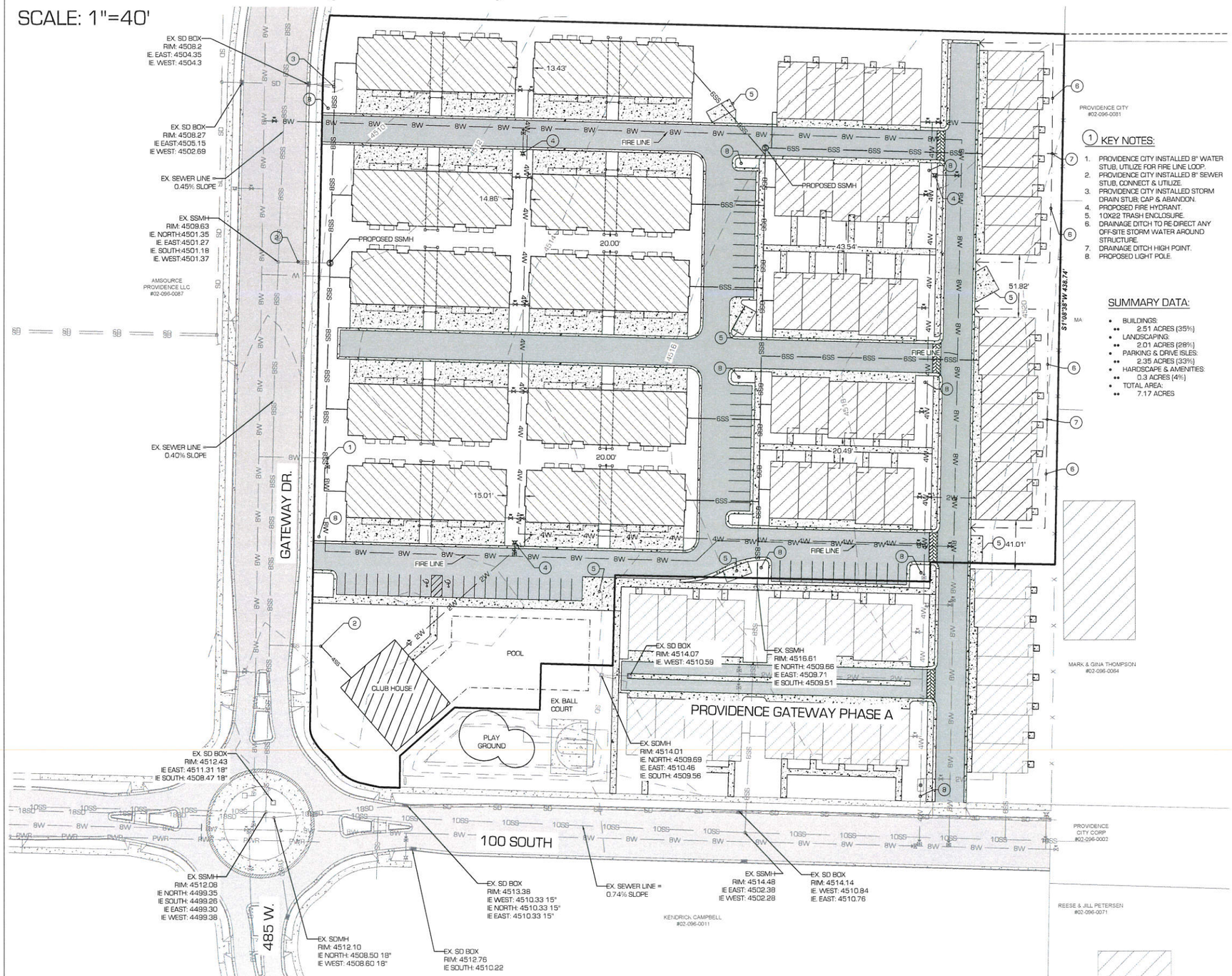


PRELIMINARY PLAT

C-101

PROVIDENCE GATEWAY
PRELIMINARY PLAT (SITE PLAN)

SCALE: 1"=40'



KEY NOTES:

1. PROVIDENCE CITY INSTALLED 8" WATER STUB, UTILIZE FOR FIRE LINE LOOP.
2. PROVIDENCE CITY INSTALLED 8" SEWER STUB, CONNECT & UTILIZE.
3. PROVIDENCE CITY INSTALLED STORM DRAIN STUB; CAP & ABANDON.
4. PROPOSED FIRE HYDRANT.
5. 10X22 TRASH ENCLOSURE.
6. DRAINAGE DITCH TO RE-DIRECT ANY OFF-SITE STORM WATER AROUND STRUCTURE.
7. DRAINAGE DITCH HIGH POINT.
8. PROPOSED LIGHT POLE.

SUMMARY DATA:

- BUILDINGS:
  - 2.51 ACRES (35%)
- LANDSCAPING:
  - 2.01 ACRES (28%)
- PARKING & DRIVE ISLES:
  - 2.35 ACRES (33%)
- HARDSCAPE & AMENITIES:
  - 0.3 ACRES (4%)
- TOTAL AREA:
  - 7.17 ACRES

GENERAL NOTES:

- CURRENT ZONE: MFH
- COMMON SPACE IN ALL PHASES WITHIN THE DEVELOPMENT WILL BE MAINTAINED BY A PRIVATE HOME OWNERS ASSOCIATION.
- THERE ARE NO EXISTING OR PROPOSED WELLS ON THIS PROPERTY.
- THERE ARE NO POTENTIALLY DEVELOPABLE SENSITIVE AREAS WITHIN THE BOUNDARIES OF THE DEVELOPMENT OR WITHIN 100-FT OF THE DEVELOPMENT.
- THE PROPERTY IS SUBJECT TO A BLANKET EASEMENT OVER, ACROSS, ABOVE, AND UNDER IT FOR INGRESS, EGRESS, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF UTILITIES EXCLUSIVELY SERVICING THE PROPERTY. UTILITIES INCLUDE, WITHOUT LIMITATION, WATER, SEWER, GAS, TELEPHONE, AND ELECTRICITY.
- SETBACKS:
  - FRONT: 25-FT
  - REAR YARD: 10-FT
  - SIDE YARD: 10-FT
  - SIDE YARD (STREET): 20-FT
- UNIT TABULATION (INCLUDING PHASE A)
  - CONDOMINIUMS = 100
  - TOWNHOMES = 64
  - TOTAL UNITS = 164
- GARAGE TABULATION (INCLUDING PHASE A)
  - SURFACE PARKING STALLS = 157
  - GARAGE PARKING STALLS = 228
  - TOTAL STALLS REQUIRED (2.25/UNIT) = 369
  - TOTAL STALLS PROVIDED = 385

STORM WATER NOTES:

- THE ENTIRE PROJECT HAS BEEN ANALYZED USING THE RATIONAL METHOD WITH THE 100 YEAR STORM EVENT AND 0.2 CFS/ACRE ALLOWABLE RELEASE.
- THE REQUIRED DETENTION VOLUME IS 26,629 CF.
- ALL STORM WATER WILL BE COLLECTED INTO THE PROPOSED UNDERGROUND DETENTION SYSTEM LOCATED UNDERNEATH A PORTION OF THE AMENITIES AREA IN THE SOUTHWEST CORNER OF THE PROPERTY. CURRENTLY THERE IS AN OPEN-AIR DETENTION BASIN IN THE SAME LOCATION.
- THE STORM WATER STUB FROM GATEWAY BLVD TO THE WESTSIDE MID-POINT OF THE PROJECT WILL BE CAPPED AND ABANDONED.

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINES
- EXISTING SEWER SERVICE
- EXISTING WATER SERVICE
- EXISTING POWER LINE
- EXISTING GAS LINE
- EXISTING STORM DRAIN LINE
- EXISTING BUILDING
- EXISTING ASPHALT
- EXISTING FENCE
- EXISTING STORMDRAIN BOX/MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED SEWER SERVICE (SIZE SHOWN)
- PROPOSED WATER SERVICE (SIZE SHOWN)
- PROPOSED POWER LINE
- PROPOSED GAS LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED FENCE
- PROPOSED STORMDRAIN BOX
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT

N

0 40' 80'

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AN SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER.

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200 SOUTH GATEWAY DR., PROVIDENCE, UTAH 84332

MARK:	DATE:	DESCRIPTION:

PROJECT #: 746-1701
REVIEWER: D. MACFARLANE, M. TAYLOR
PROJECT MANAGER: M. TAYLOR
DESIGNED BY: 02.07.19
ISSUED:

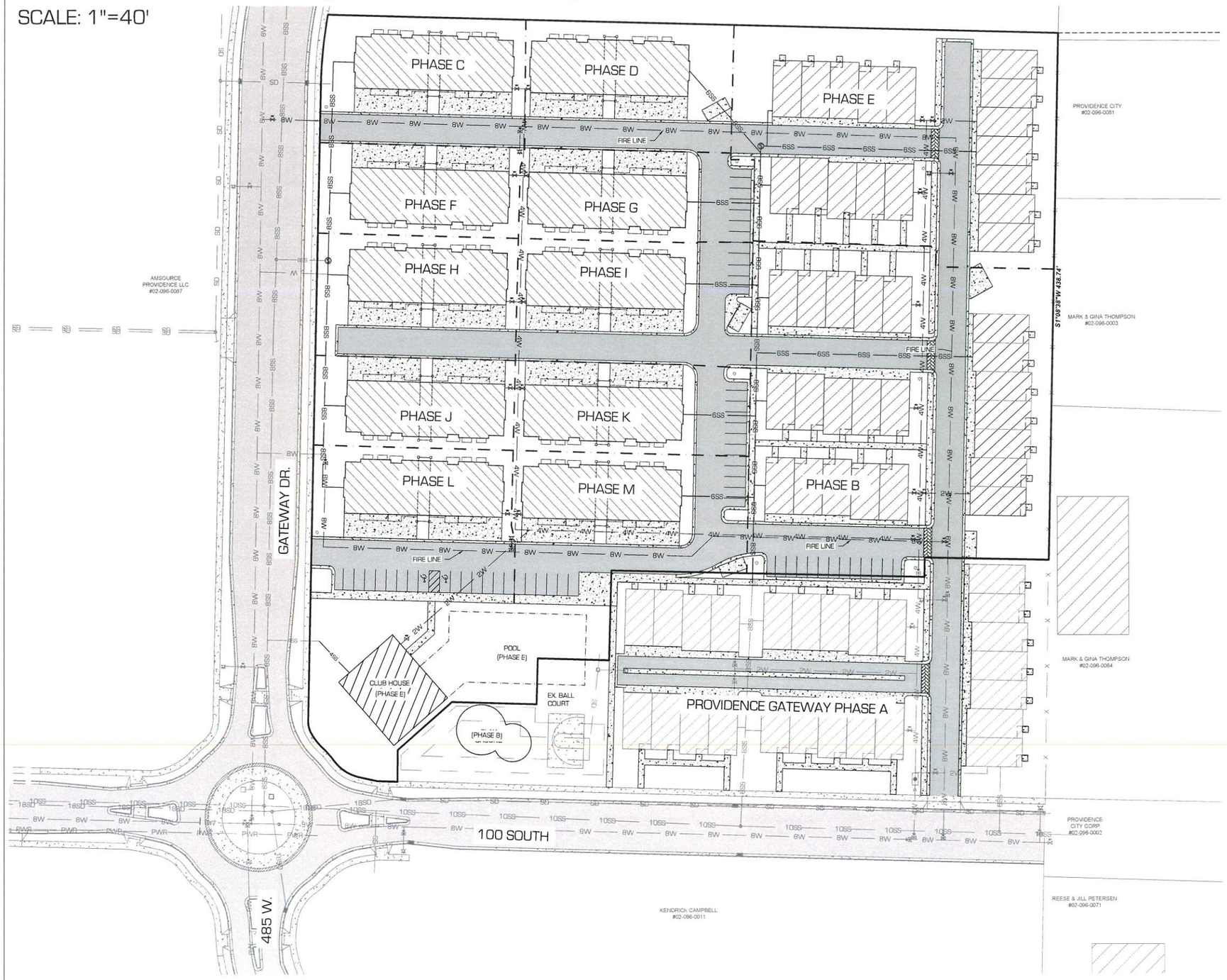
PROFESSIONAL ENGINEER
02.07.19
No. 8243186-2202
MICHAEL E. TAYLOR
STATE OF UTAH

PRELIMINARY PLAT

C-102

PROVIDENCE GATEWAY
PRELIMINARY PLAT (PHASING PLAN)

SCALE: 1"=40'



PHASING NARRATIVE:

ALL PHASES WILL BE DESIGNED TO BE STAND ALONE PHASES TO MEET OR EXCEED THE PROVIDENCE CITY TITLE AND ALL CONDITIONS OF APPROVAL. THE PHASES WILL BE COMPLETED BASED UPON MARKET DEMAND.

PHASE B:
- 22 TOWN HOMES
- PLAYGROUND AREA

PHASE C & D:
- 1 CONDOMINIUM EACH PHASE

PHASE E:
- 17 TOWN HOMES

PHASE F-M
- 1 CONDOMINIUM EACH PHASE
- REMAINDER OF PARKING AREAS
- CLUB HOUSE
- POOL

LEGEND:

- PHASE LINE
- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINES
- EXISTING SEWER SERVICE
- EXISTING WATER SERVICE
- EXISTING POWER LINE
- EXISTING GAS LINE
- EXISTING STORM DRAIN LINE
- EXISTING BUILDING
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- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT

N

0 40' 80'

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200 SOUTH GATEWAY DR., PROVIDENCE, UTAH 84332

MARK	DATE	DESCRIPTION

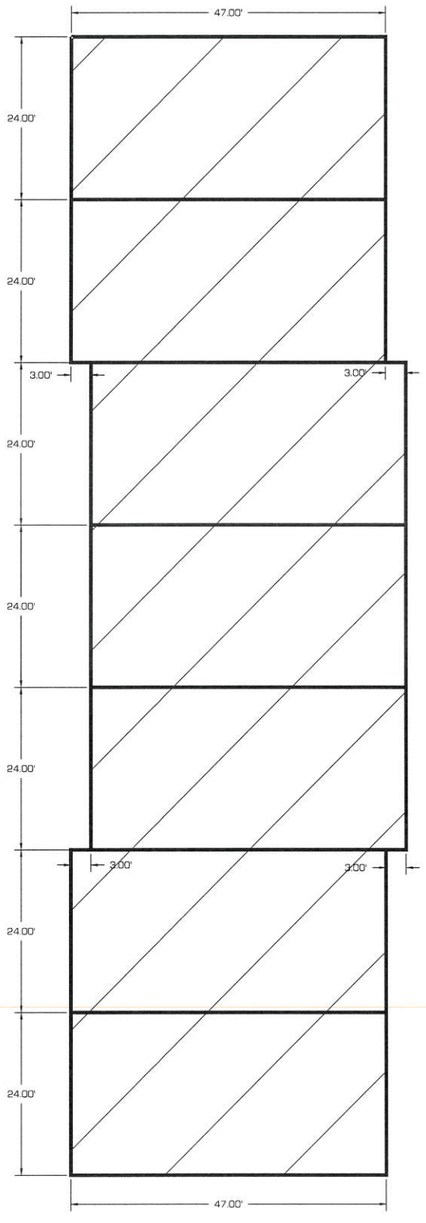
PROJECT #: 746-1701
REVIEWER: D. MACFARLANE, M. TAYLOR
PROJECT MANAGER: M. TAYLOR
DESIGNED BY:
ISSUED: 02.07.19

PROFESSIONAL ENGINEER
02.07.19
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

PRELIMINARY PLAT

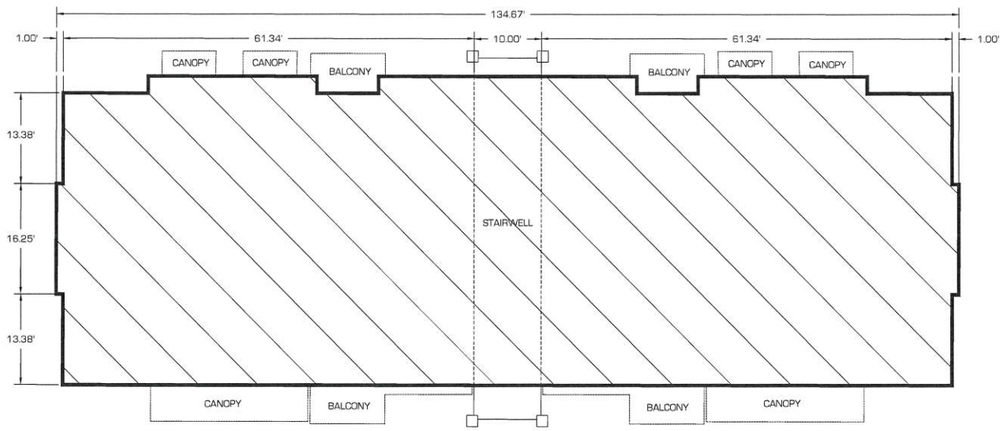
C-103

PROVIDENCE GATEWAY
BUILDING LAYOUTS

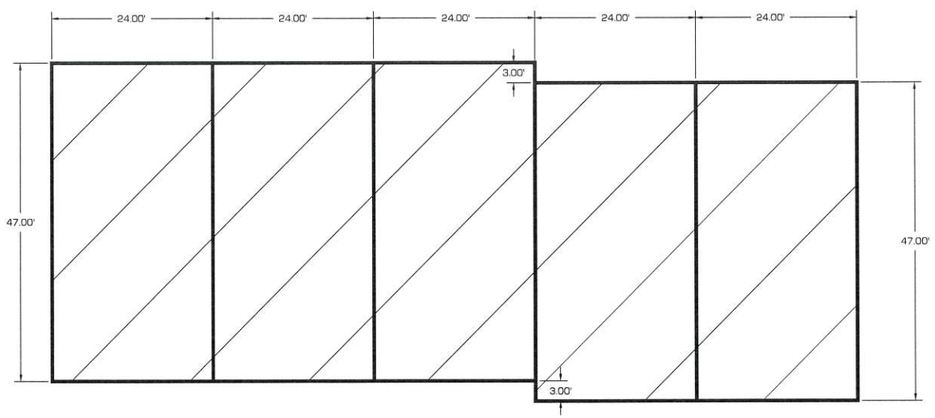


FRONT-LOADING TOWNHOME

CONDOMINIUM



REAR-LOADING TOWNHOME



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200 SOUTH GATEWAY DR., PROVIDENCE, UTAH 84332

MARK	DATE	DESCRIPTION

PROJECT #: 746-1701
REVIEWER: D. MACFARLANE, M. TAYLOR
PROJECT MANAGER: M. TAYLOR
DESIGNED BY: M. TAYLOR
ISSUED: 02.07.19

PROFESSIONAL ENGINEER
02.07.19
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

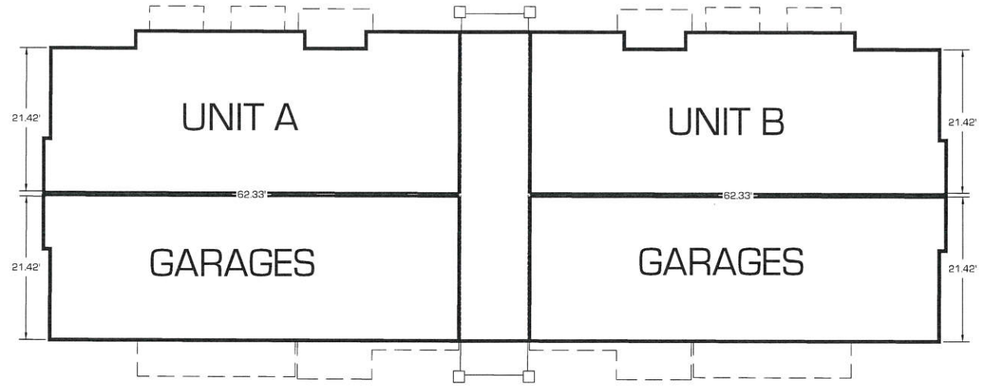
PRELIMINARY PLAT

C-104

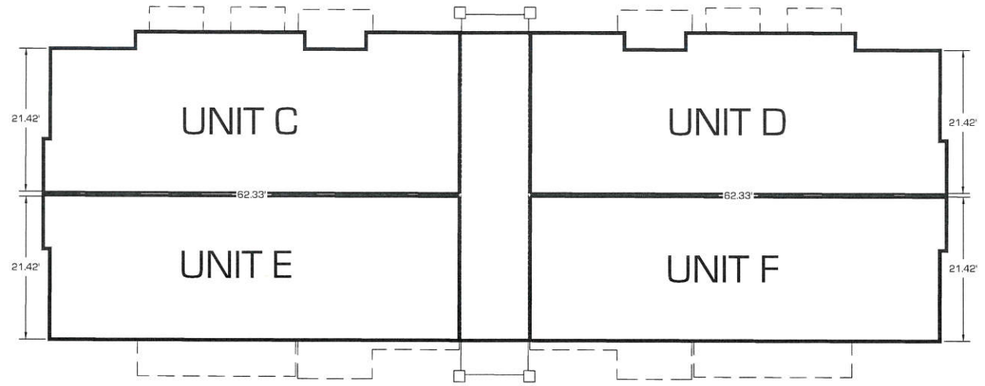
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PROVIDENCE GATEWAY
CONDOMINIUM LAYOUTS

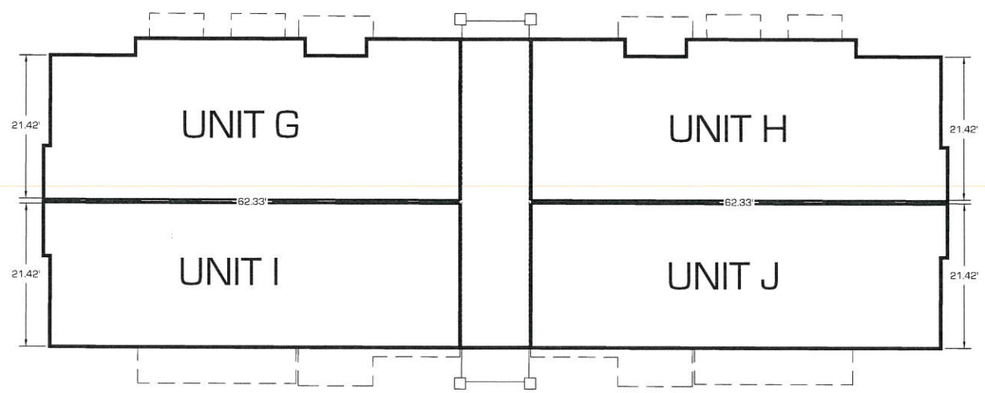
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



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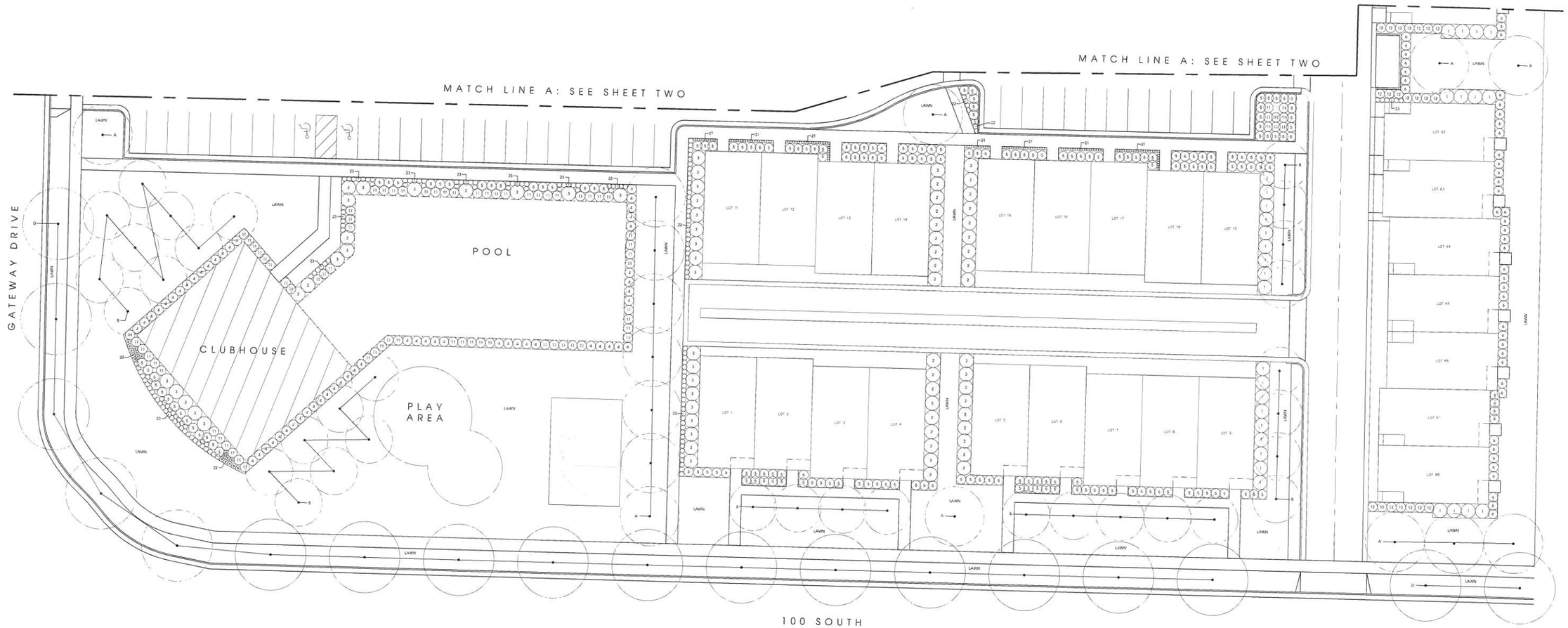
PROJECT #: 746-1701
REVIEWER: D. MACFARLANE, M. TAYLOR
PROJECT MANAGER: M. TAYLOR
DESIGNED BY: 02.07.19
ISSUED:

PROFESSIONAL ENGINEER
02.07.19
No. 8243188-2202
MICHAEL E. TAYLOR
STATE OF UTAH

PRELIMINARY PLAT

C-105

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North 1" = 20 Feet

20 10 0 20 40

Plant List . Providence Gateway . Providence, Utah . Ironwood Construction

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A	Shade Tree	Ulmus x 'Frontier'	Frontier Elm	2" cal.	
B	Accent Tree	Malus 'Perfect Purple'	Perfect Purple Crabapple	2" cal.	
C	Evergreen Tree	Picea pungens	Colorado Spruce	6 ft.	
D	Street Tree	Tilia cordata 'Greenspire'	Little Leaf Linden	2" cal.	
1	Tall Shrubs	Cornus sericea 'Bailey'	Red Twig Dogwood	5 gal.	
2		Cotoneaster acutifolia	Peking Cotoneaster	5 gal.	
3		Euonymus alatus compacta	Dwarf Winged Euonymus	5 gal.	
4	Medium Shrubs	Ligustrum v. 'Lodense'	Lodense Privet	2 gal.	
5		Spiraea b. 'Anthony Waterer'	Dwarf Red Spiraea	2 gal.	
6		Taxus baccata repandens	English Spreading Yew	2 gal.	
11	Ornamental Grasses	Calamagrostis x a. 'Karl Foerster'	Karl Foerster Feather Grass	1 gal.	
12		Panicum v. 'Heavy Metal'	Heavy Metal Switch Grass	1 gal.	
21	Groundcover	Vinca minor	Dwarf Periwinkle	flat	Plant 12" oc
22	Perennial Flower	Hemerocallis 'Stella Supreme'	Stella Supreme Dayilly	1 gal.	
23		Salvia spp.	Perennial Salvia	1 gal.	

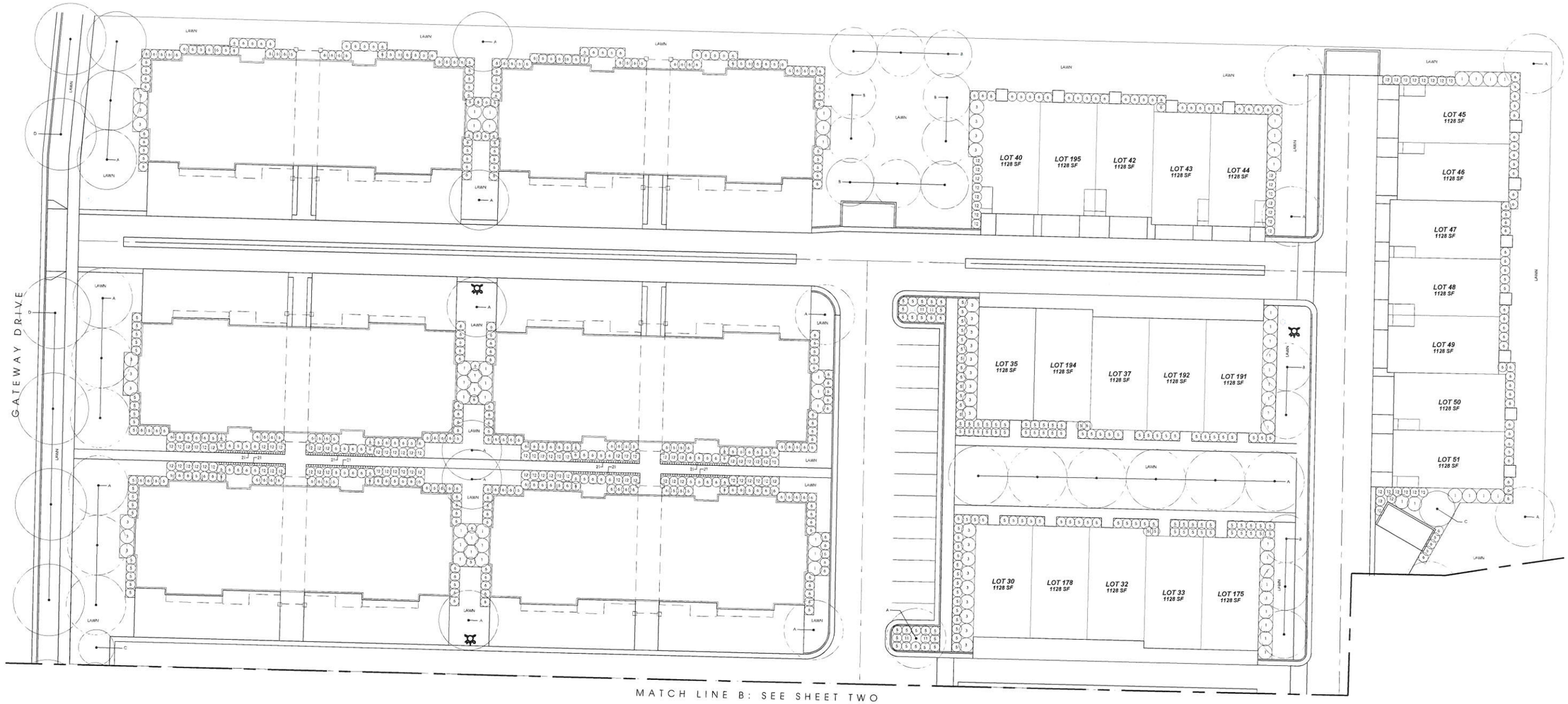
SHEET ONE
5 FEBRUARY 2019
Planting Plan

PROVIDENCE GATEWAY

Providence, Utah

Ironwood Construction . 50 East 2500 North . North Logan, Utah

R. MICHAEL KELLY
CONSULTANTS
LAND PLANNING • LANDSCAPE ARCHITECTURE
P.O. Box 409, Millville, UT 84326 435 753-3955



Plant List . Providence Gateway . Providence, Utah . Ironwood Construction

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
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11	Ornamental Grasses	Calamagrostis x a. 'Karl Foerster'	Karl Foerster Feather Grass	1 gal.	
12		Panicum v. 'Heavy Metal'	Heavy Metal Switch Grass	1 gal.	
21	Groundcover	Vinca minor	Dwarf Periwinkle	flat	Plant 12" oc
22	Perennial Flower	Hemerocallis 'Stella Supreme'	Stella Supreme Daylily	1 gal.	
23		Salvia spp.	Perennial Salvia	1 gal.	

North 1" = 20 Feet

20 10 0 20 40

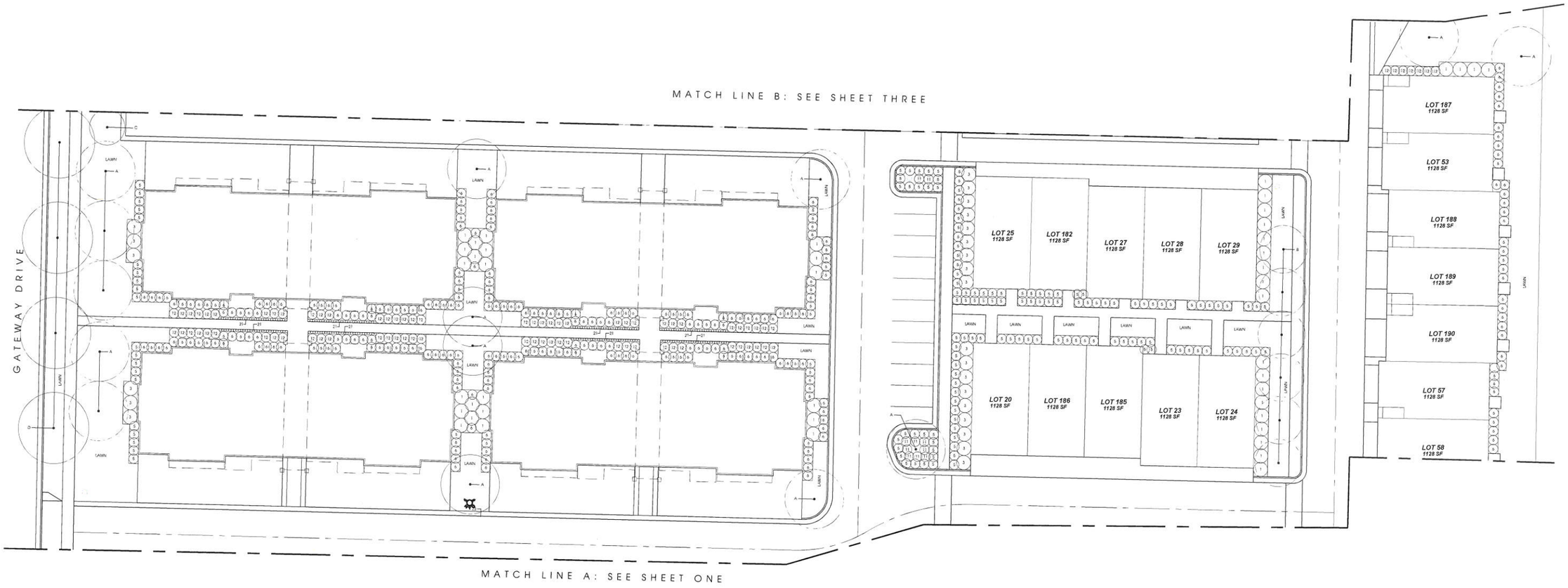
SHEET THREE
5 FEBRUARY 2019
Planting Plan

PROVIDENCE GATEWAY

Providence, Utah

Ironwood Construction . 50 East 2500 North . North Logan, Utah

R. MICHAEL KELLY
CONSULTANTS
LAND PLANNING • LANDSCAPE ARCHITECTURE
P.O. Box 469, Millville, UT 84326 435.753.2955



Plant List . Providence Gateway . Providence, Utah . Ironwood Construction

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A	Shade Tree	Ulmus x. 'Frontier'	Frontier Elm	2" cal.	
B	Accent Tree	Malus 'Perfect Purple'	Perfect Purple Crabapple	2" cal.	
C	Evergreen Tree	Picea pungens	Colorado Spruce	6 ft.	
D	Street Tree	Tilia cordata 'Greenspire'	Little Leaf Linden	2" cal.	
1	Tall Shrubs	Cornus sericea 'Bailey'	Red Twig Dogwood	5 gal.	
2		Cotoneaster acutifolia	Peking Cotoneaster	5 gal.	
3		Euonymus alatus compacta	Dwarf Winged Euonymus	5 gal.	
4	Medium Shrubs	Ligustrum v. 'Lodense'	Lodense Privet	2 gal.	
5		Spiraea b. 'Anthony Waterer'	Dwarf Red Spiraea	2 gal.	
6		Taxus baccata repandens	English Spreading Yew	2 gal.	
11	Ornamental Grasses	Calamagrostis x a. 'Karl Foerster'	Karl Foerster Feather Grass	1 gal.	
12		Panicum v. 'Heavy Metal'	Heavy Metal Switch Grass	1 gal.	
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SHEET TWO
5 FEBRUARY 2019
Planting Plan

PROVIDENCE GATEWAY

Providence, Utah

Ironwood Construction . 50 East 2500 North . North Logan, Utah

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LAND PLANNING - LANDSCAPE ARCHITECTURE
P.O. Box 469, Millville, UT 84326 435.753.2955

PROVIDENCE CITY
Staff Report
Planning Commission
Meeting Date: 02/13/2019

Request: Proposed rezone of Parcel 02-209-0006, containing 3.70 acres, generally known as 593 W 300 S. The property is currently zoned Commercial Highway District (CHD); the applicant is requesting Multi-Family High (MFH)

Item Type: Rezone	**Applicant:** Arbor Fields LLC	**Agent**: Angie Housley	
Prepared by: S Bankhead	**General Plan**: CHD	**Zone**:	
		Current	**Requested**
		CHD	MFH
Parcel ID #: 02-209-0006	**Address:** 593 W. 300 S.	**Acres:** 3.70	

Staff Report Summary of Key Issues:

1. This property is Lot 6 in the Edwards Furniture Subdivision.
2. This property fronts 300 South and is approximately 400 feet east of SR165.
3. The Edwards Furniture Subdivision is currently zoned CHD. The CHD zone requires 88% of the total building(s) square footage must be retail. The CHD zone conditionally allows a maximum of 12% of the total building(s) for incidental uses (non-retail uses).
4. The adjacent property to the east is zoned Agricultural (AGR).
5. The MFH zone allows single-family attached, dwelling/two-family, dwelling/three-family, dwelling/four-family, and dwelling/multi-family with a density of not more than 18 units/net acre. The MFH zone conditionally allows hotel/motels and lodging houses. Home businesses may be allowed as a permitted or a conditional use.

Background Information:

1. The complete application for rezone was received by the City Office on December 4, 2018. The original application was for Mixed Use District (MXA), and later amended to MFH.
2. Executive Staff (ES) reviewed the request.
3. The Planning Commission studied the request on January 9, 2019, and scheduled a public hearing for January 23, 2019.

RECOMMENDATION:

ES feels this parcel should remain CHD. ES recognized the City has limited area for commercial growth, especially along SR165, and expressed concern this would reduce commercial area.

FINDINGS OF FACT:

1. ES used the Providence City Master Plan 2000 as revised, and examined current and anticipated development in the immediately surrounding area, to review the application. General Plan Sheet 5-BFuture Re-Zone of Existing Districts does not presently call for the zone for this area to change to Multi-Family High (MFH)
2. Providence City Master Plan 2000 Revised 8 December 2009 lists Principles Governing the Master Plan 2000, including but not limited to the following:
    - Strengthen the economic base of the community by encouraging the growth of a quality commercial area.
    - Focus prime development opportunities on strong retail facilities that generate sales taxes. (Res 09-035, 12/08//2009)

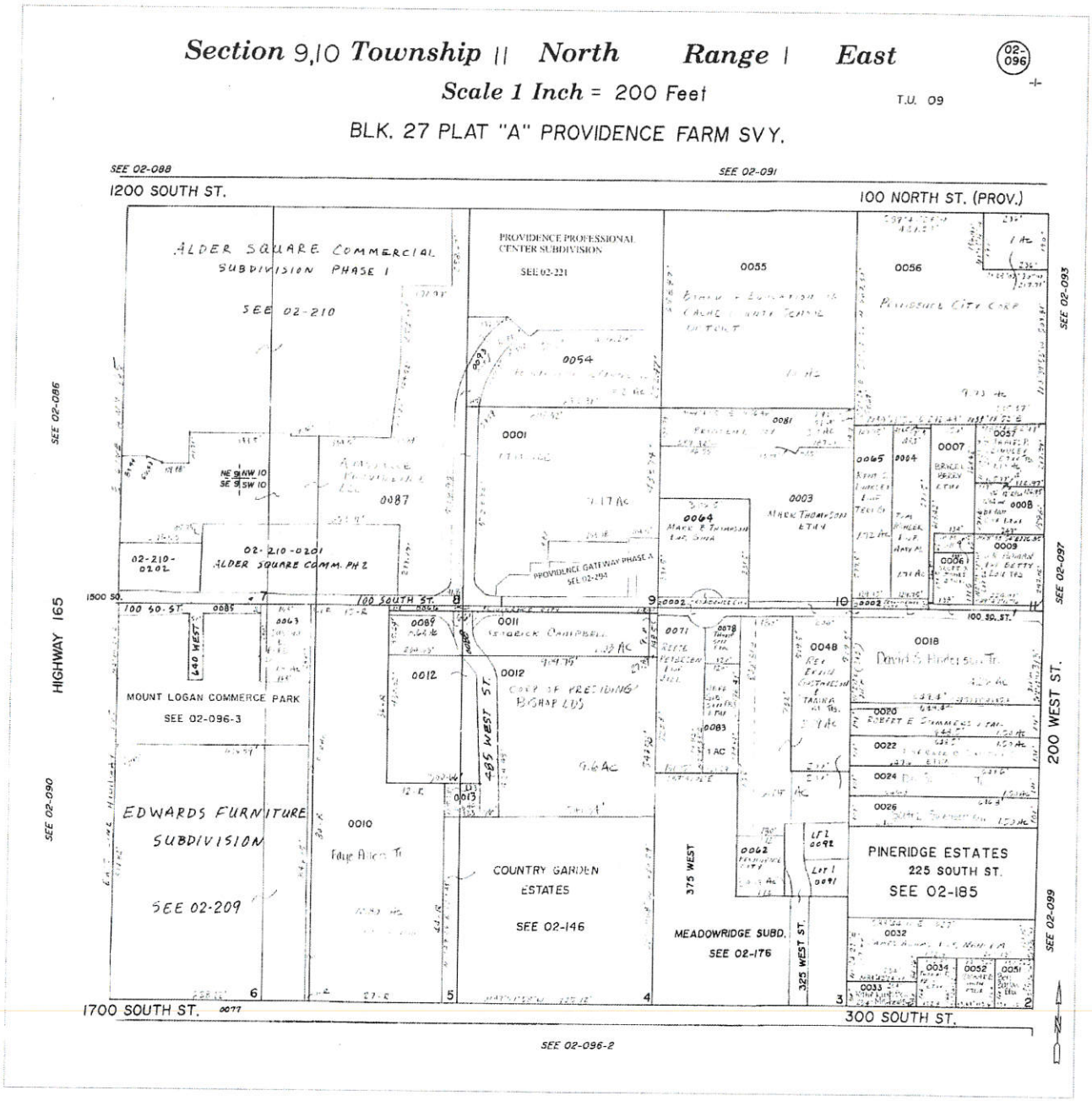
CONCLUSIONS OF LAW:

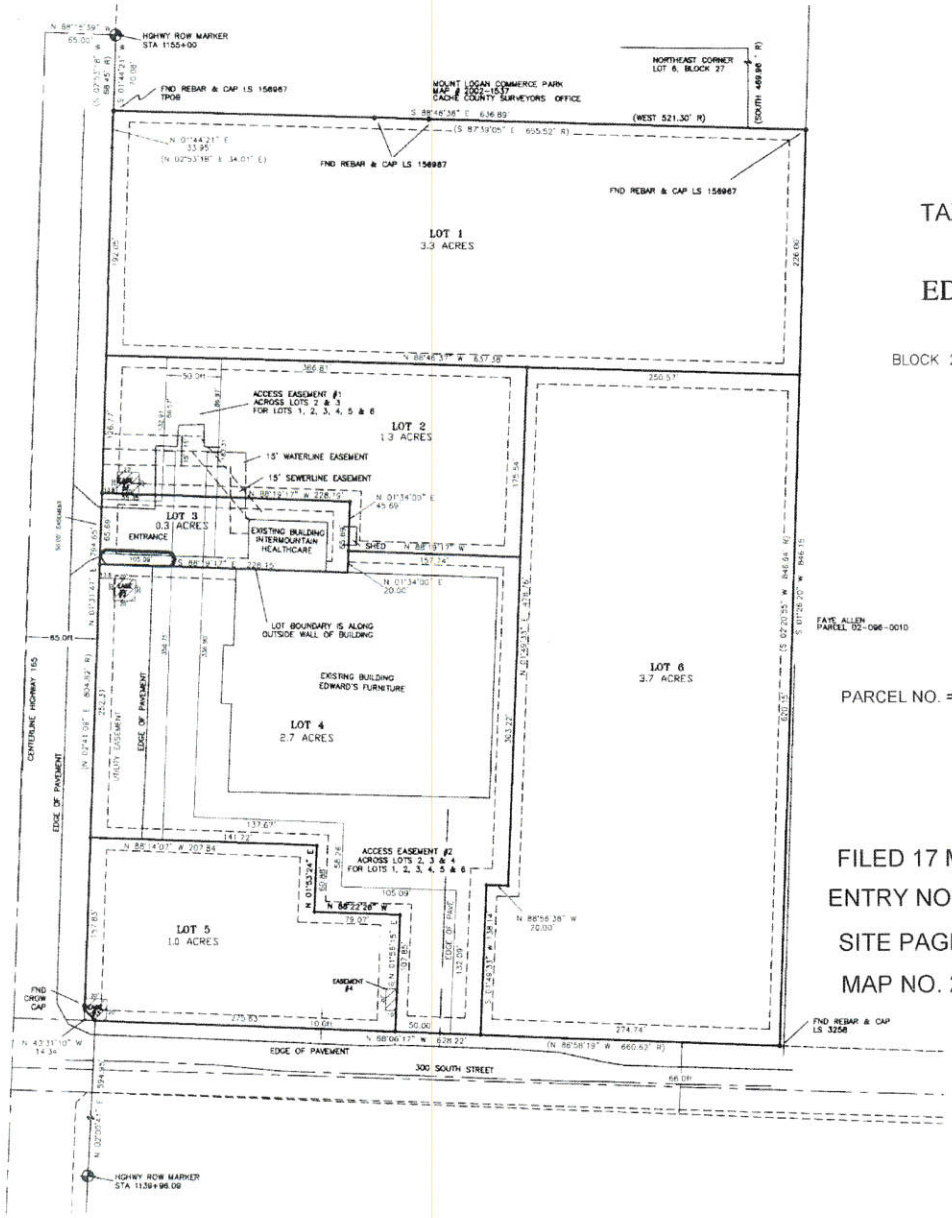
1. The General Plan does not anticipate this property zone changing from CHD.
2. Changing the zone to MFH is not in harmony with the Master Plan directives listed in Findings of Fact, Item 2.
3. The General Plan should be amended in order to make a favorable recommendation on this rezone request.

CONDITIONS:

1. The applicant shall meet all applicable City, state and federal laws, codes, rules.

Plat Maps for Parcel 02-096-0010. - Cache County CORE





02-209

Electronic Only

TAX UNIT 09

EDWARDS FURNITURE SUBDIVISION

A COMMERCIAL SUBDIVISION
BLOCK 27, PLAT "A" PROVIDENCE FARM SURVEY
SECTION 10, T.11N. R.1E. S.L.B.&M.
PROVIDENCE CITY, CACHE COUNTY, UTAH

1 INCH = 60 FEET

0' 60' 120' 180'

FAYE ALLEN
PARCEL 02-096-0010

BASIS OF BEARING = LOGAN CITY NETWORK

PARCEL NO. = 02-209-LOT NO.

LOT ADDRESSES:

LOT 1: 190 SOUTH HWY 165
LOT 2: 218 SOUTH HWY 165
LOT 3: 230 SOUTH HWY 165
LOT 4: 250 SOUTH HWY 165
LOT 5: 284 SOUTH HWY 165 & 645 WEST 300 SOUTH
LOT 6: 593 WEST 300 SOUTH

FILED 17 MARCH 2006
ENTRY NO. 912240
SITE PAGE 02-096-1
MAP NO. 2006-2042

RECEIVED
NOV 9 5 2018
mf

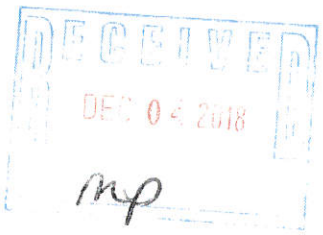
Printed: 10/9/2018 9:31 AM

November 18, 2018

To: Whom it may concern

We would ask that 0006 be changed to the multi-family zone: MFH 18 Units/ net acre.
I have also included a 11 x 17 map showing the areas proposed for the rezone.
We would like to create a mix of retail, commercial, possibly entertainment, office, personal services and residential dwelling uses for this property, that can be developed in a compact design that encourages compatibility of uses.

Thank you for your consideration
Arbor Fields
c/o Angie Housley 435-764-6888
angiehousley@aol.com



10-4-6: **Life Cycle Residential Zone**

A. Purpose and Intent
B. Compliance With Standards
C. Definitions
D. Zone Location
E. Permitted/Conditional Uses
F. Lot Regulations
G. Development Standards

A. **Purpose and Intent.** It is the intent of this zone to guide development in accordance with the following goals:

1. Provide attractively landscaped neighborhoods with a mix of single-family~~, two-family~~ and multi-family residential lots, structures, and associated uses~~, in areas where slopes do not exceed twenty percent (20%). Areas with slopes in excess of twenty percent (20%) shall be subject to Providence City Code Chapter 5 of this Title, Sensitive Areas~~ that encourage diversity in population and housing types.

2. Provide an integrated design for the development of residential uses to allow flexibility and initiative in site and building design and location in accordance with an approved plan and imposed general requirements as specified by this chapter.

~~3. Maintain a residential character compatible with surrounding traditional single-family neighborhoods.~~

4. Provide functional community space for public use.

5. This chapter provides enabling authority and standards for the review, and approval of applications for Life Cycle Residential (LCR) developments. The intent of this ordinance is to provide an alternative to traditional subdivision design by encouraging innovation and offering flexibility in the design of residential developments, which will result in the enjoyment and benefit of the citizens of Providence, both current and future.

B. **Compliance with Standards.** Substantial compliance with the zone regulations and other provisions of this title in requiring adequate standards related to the public health, safety and general welfare shall be observed, without unduly inhibiting the advantages of large scale site planning for residential and related purposes.

C. **Housing Definitions.** The types of dwelling units permitted in an LCR zone shall have the definitions found in Providence City Code 10-1-4
1. Single Family Detached, see Chapter 1 Section 4 of this Title for the definition for "Dwelling, Single-Family Detached".
2. Multi-family:
    a. A group of two or more dwelling units within a building (this definition is specific to LCR). Multi-family includes single-family attached and apartments.
    b. See Chapter 1 Section 4 of this Title for definitions for "Dwelling Unit" and "Dwelling, Single-Family Attached".
    c. For the purposes of LCR, apartments are a group of two or more dwelling units within a building on a single lot of record.

D. **Zone Location.** The LCR is intended to be located in many areas throughout Providence. LCR is an independent zone. Changing from an existing zone to LCR is a rezone.

E. **Permitted~~/Conditional Uses~~ Housing Types**
1. The following uses are permitted in an LCR.
    a. Single-family detached residential housing (i.e. single-family homes)

~~b. Single-family duplex housing~~

c. Single-family attached residential housing (i.e. condominiums, town homes, twin homes)

~~d. Residential Care facilities for 8 persons or less~~

e. Apartments (i.e. duplex/two-family, three-family, four-family, multiple family)

~~2. Providence City may conditionally permit uses in the LCR outside of those listed above. Such conditional uses are outlined in Providence City Code 10-6: Use Regulations.~~

F. **Lot Regulations**

Minimum Project Size	2 acres
Minimum Density[1]	4 dwelling units per acre
Maximum Density[1]	~~12~~ 10 dwelling units per acre
Minimum Lot Area[2] • Single Family Detached • ~~Duplex~~	 5,000 sq ft ~~7,500 sq ft~~
Minimum Dwelling Unit Size (total, not per floor) • **Single Family Attached** • ~~**Apartments**~~	 800 sq ft per dwelling unit ~~750 sq ft per dwelling unit~~
Minimum Lot Width • Single Family Detached • Single Family Attached (alley garage access) • Single Family Attached (street garage access) • ~~Duplex~~ • Apartments	 ~~60~~ 50 feet 16 feet minimum, 20 feet average 16 feet minimum, 20 feet average ~~80 feet~~ 60 feet, plus 10 additional feet per building. See Subsection ~~B~~ 2 below
Setbacks(Single Family Detached~~, Duplex~~)[3] • Front Yard (street garage access) • Front Yard (alley garage access) • Rear Yard • Side Yard • Corner Lot	 20 feet minimum/35 feet maximum 10 feet minimum 10 feet minimum 7.5 feet minimum 15 feet minimum on side adjacent to street
Setbacks (Single Family Attached, Apartment) • Front Yard (street garage access) • Front Yard (alley garage access) • Rear Yard • Side Yard • Corner Lot	See Subsection ~~C~~ 3 below
Maximum Structure Height • Single Family Detached ~~and Duplex~~ • Single-Family Attached/Apartments	 35 feet 45 feet
Maximum Lot Coverage (Single Family/Duplex)	75 percent of the buildable area of the lot

[1] Density = Housing Units/(Gross project acreage-acreage dedicated to rights-of-way)

[2] Minimum Lot Area not included for single family attached (townhome) and apartments, as all areas outside of the individual dwelling units are traditionally held in common ownership. Single family attached (townhome) and apartments are required instead to have a minimum square footage requirement for each dwelling unit.

[3] Setbacks are calculated from the front property line along a publicly dedicated road. In cases where the development is served by private roads, the front setback shall be calculated from the edge of the asphalt of the private road adjacent to the front plane of the home.

Off-Street Parking • Single Family Detached • Single Family Attached • ~~Duplex~~ • Apartments (0-1 bedroom) • Apartments (2+ bedrooms)	 4 per dwelling unit 2 per dwelling unit +.25 guest spot per unit ~~2 per dwelling unit~~ 1.5 per dwelling unit + .25 guest spot per unit 2 per dwelling unit + .25 guest spot per unit

1. **Diversity of Housing Types.** Housing may be comprised of different types and sub-types of housing, as defined above. No more than fifty percent (50%) of the total dwelling units in any project governed by this ordinance shall be composed of any one type of housing. Regardless of project size, all projects are required to have a minimum of twenty-five percent (~~20%~~ 25%) of dwelling units in the project be composed of single-family detached ~~housing~~ dwelling units.
    a. **Project Size and Diversity of Housing Types**
        I. Projects ~~ranging from 2-10.00~~ less than 25 acres shall be required to have a minimum of two (2) housing types.
        II. Projects ~~ranging from 10.01-~~25.00 acres or larger shall be required to have ~~a minimum of~~ three (3) housing types.
        ~~III. Projects 25.01 or more acres shall be required to have a minimum of four (4) housing sub-types, with a minimum of one (1) from each type~~

2. **Minimum Lot Width, Apartments**. The required lot width for apartments shall be based on the number of buildings of apartments on the lot. Each lot containing apartments shall have a minimum of 50' lot width, plus an additional 60' for each building containing apartments.

3. **Setbacks for Single Family Attached and Apartment Housing**. No front or rear building setback is in place for single family attached and apartment housing, provided that the development's open space is integrated throughout the project so that each group of single family attached dwelling units and each building of apartments has a minimum of 10' of landscaped open space on all sides, said landscaping being calculated from the front/rear plane of the dwelling unit or exterior wall of the apartment building, with the exception of one side of single-family attached which may be needed for alley garage access. Buildings whose front plane faces the front plane of another building shall have a minimum of 20' separation between the buildings' front planes.

4. All other development standards, shall be complied with as outlined in the Providence City Subdivision ordinance and engineering design standards.

G. **Development Standards**. In addition to development standards contained herein, all Single-Family Attached and Multi-Family areas of the projects developed under the LCR zone shall be developed and landscaped in accordance with the Providence City Multi-Family Design Standards.

H. **Functional Community Space.** Space used for community enjoyment and to encourage social interaction that consists of developed space and optional green space. Developed space consists of parks, manicured grass, trails, playgrounds, gardens, landscaped areas with trees, ~~community structures~~ pavilions or similar amenities. Area required for building setbacks is not considered functional community space. Green space (see Open Space as defined in Chapter 1 Section 4 of this Title) and includes non-irrigated native grasses, plants, and terrain.
    1. Functional community space shall be deemed usable for a variety of recreational and community activities.
    2. Excluding building lots, communities must have a minimum acreage of functional community space equal to 25% of the total acreage of the development.

3. Area that is part of a utility easement or sensitive area as defined in Chapter 5 of this Title, may be eligible for functional community space as a conditional use. See Chapter 3 Section 5 for the conditional use process.
4. To the greatest degree practicable, functional community space shall be ~~designated as a single~~ large blocks and not be divided into unconnected small parcels.
5. Private facilities that are not open to the general public are not considered functional community space.

I. **Application for Rezone.** A complete application must include the following:
1. Payment of the application fee established by resolution.
2. Written statement of the purpose for the rezone.
3. Combined legal description of the area(s) proposed for rezone.
4. Map showing the area(s) proposed for rezone, including the general location of all non-developable sensitive areas, all potentially developable sensitive areas, existing infrastructure (including but not limited to: roads, water mains, sewer mains, storm water facilities, parks, etc.), and any proposed infrastructure shown in the City's general plan and associated maps.
5. Names and addresses for affected entities, as defined by UCA 10-9a-103.
6. Names and addresses for adjacent property owner(s) as defined by Providence City Code 10-1-6:B.2.

J. **Phasing**. As part of the application for a rezone to an LCR, developers shall be required to submit a proposed concept/phasing plan for the project.
1. Said phasing plan shall tentatively outline what types and numbers of various housing types shall be constructed in each phase.
2. The final phasing plan shall be incorporated into a Master Development Agreement, which shall be prepared and developed by the City at the time an LCR project is given preliminary plat approval and shall be recorded against the property at that time.
3. The phasing of an LCR project shall follow Providence City Code 11-3-2-B-4, with the exception of 11-3-2-B-4-D, which requires each phase to be a stand-along phase. However, no more than two phases of an LCR project may be constructed before at least twenty-five percent (25%) of the single-family detached must be presented for final plat approval.

Section I will be moved to PCC 10-1-5:B.1.

Section J will be moved to PCC 11-3-2:B.4.i.

FUTURE RE-ZONING OF EXISTING DISTRICTS & ANNEXED AREAS OF THE CITY OF PROVIDENCE UTAH

SHEET 5-B OF THE
PROVIDENCE CITY MASTER PLAN
REVISED: FEBRUARY 12, 2019
PROJECT NUMBER: 18004L.1

WITH TRANSPORTATION CLASSIFICATION

LEGEND

- PROVIDENCE CORPORATE LIMITS
- NEIGHBORING CITY LIMITS
- ZONING DISTRICT BOUNDARY *
- PROPERTY LINE
- PAGE BOOK — PARCEL
- 00-000-0000 PROPERTY TAX NUMBER
- SECTION CORNER

ZONING DISTRICTS *

- AGR AGRICULTURAL DISTRICT
- SFE SINGLE FAMILY ESTATE DISTRICT
- SFL SINGLE FAMILY LARGE DISTRICT
- SFT SINGLE FAMILY TRADITIONAL DISTRICT
- SFR SINGLE FAMILY RESIDENTIAL DENSITY DISTRICT
- SFM SINGLE FAMILY MEDIUM DENSITY DISTRICT
- SFH SINGLE FAMILY HIGH DENSITY DISTRICT
- SMH SINGLE FAMILY MOBILE HOME DISTRICT
- MFR MULTIFAMILY RESIDENTIAL DENSITY DISTRICT
- MFM MULTIFAMILY MEDIUM DENSITY DISTRICT
- MFH MULTIFAMILY HIGH DENSITY DISTRICT
- MXD MIXED USE DISTRICT
- LCR LIFE CYCLE RESIDENTIAL
- CND COMMERCIAL NEIGHBORHOOD DISTRICT
- CGD COMMERCIAL GENERAL DISTRICT
- CHD COMMERCIAL HIGHWAY DISTRICT
- PUB PUBLIC USE DISTRICT

* NOTE: THIS ZONING MAP IS A COMPILATION OF ZONE BOUNDARIES THAT HAVE BEEN DRAWN ON COPIES OF CACHE COUNTY RECORDER'S PLATS ON FILE IN THE PROVIDENCE CITY OFFICE. REFER TO THESE CITY PLATS FOR DETAILED LOCATIONS OF ZONE BOUNDARIES.

ZONING DISTRICT BOUNDARIES ARE DELINEATED ON THIS MAP BY CHANGES IN COLOR. UNLESS DEFINED BY LEGAL DESCRIPTION OR NOTED OTHERWISE ON THIS MAP, ALL ZONING DISTRICT BOUNDARIES RUN ALONG THE FOLLOWING LINES:

1. ALONG THE CENTER LINE OF A STREET, RIGHT-OF-WAY, CANAL, OR OTHER LANDMARK.
2. ALONG LOT LINES OR PARCEL LINES AS DETAILED ON THE CITY'S PLATS.
3. ALONG THE CITY'S CORPORATE LIMITS.

① DENOTES A DISTRICT BOUNDARY ALONG THE RIGHT-OF-WAY LINE OF A PUBLIC STREET.

CRS ENGINEERS
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