

**Providence City
Administrative Land Use Authority
Agenda – Thursday, March 25, 2019 10:00 AM
Providence City Office Building
164 North Gateway Drive, Providence UT 84332**

The Providence City Land Use Authority will hold a public meeting at the Providence City Office Building at 10:00 AM to discuss the following items. Anyone interested is invited to attend.

Item No. 1. Conditional Use – Site Plan: The Providence City Administrative Land Use Authority will consider for approval a request by Jeremy White for approval of a conditional use site plan for a detached accessory boat storage garage located at 865 E Canyon Road, Providence UT.

Item No. 2. Conditional Use – Site Plan: The Providence City Administrative Land Use Authority will consider for approval a request by Nate and Katie Stokes for approval of a conditional use site plan for a single-family residence located at 668 E 400 N, Providence UT.

Agenda posted on March 25, 2019


Mindi Petersen

If you have a disability and/or need assistance while attending the Providence City Administrative Land Use Authority meeting, please call 435-752-9441 before 9:00 AM on the day of the meeting.



PROVIDENCE CITY APPLICATION FOR A CONDITIONAL USE

Please Note: City Staff will NOT accept the application and fee payment if they are incomplete. Incomplete applications will NOT be processed or scheduled for review by the City. Application fees do not include professional firm fees, which will be billed separately.

Initial SW Name Jeremy White

Date 03-11-19

SUBMITTAL REQUIREMENTS

- \$100 application fee
- An 11"x17" of the property showing the location, function and characteristics of the use, including parking and percentage of space being used
- Cache County plat map of the property
- Copy of Cache County GIS Parcel Summary
<http://66.232.67.238/Websites/Parcel%20and%20Zoning%20Viewer/>
- Mitigation Strategies for applicable sensitive areas
- Mailing addresses for the owners of adjacent properties
- Property owner consent for pursuit of conditional use (if owner is different than Applicant)
- Electronic copy of structure elevations & square footage including attached garage(s), covered porches, covered decks etc.
- Electronic copy of ALL submittals (email or flash drive is acceptable)

Staff Check

Applicant Information (all information MUST be provided)

Name Jeremy and Nicole White

Address 1130 E. Windsor Dr. River Heights, UT 84321

Phone C: (435) 232-5444

Email jeremyjonwhite@gmail.com

Party Responsible for Payment (if different than applicant)- the individual/firm to whom any and all professional services invoices (attorney/engineer/etc.) will be sent and who will be responsible for payment of such invoices.

Name Jeremy and Nicole White

Address 1130 E. Windsor Dr. River Heights, UT 84321

Phone C: (435) 232-5444

Email jeremyjonwhite@gmail.com

Property Information

Owner of record " "

Owner address " "

Owner phone C: (435) 232-5444

Owner email jeremyjonwhite@gmail.com

Parcel address 865 E. Canyon Rd. Providence, UT Parcel Tax I.D. 02-114-0038

Zone SFE Height 15'-0" Initial SW

Setbacks (front yard) 30'-0" (side yard) 5' int. 20' st. (rear yard) 5'-0" Initial SW

Written Statement of Request (attach additional sheets if necessary)

- Briefly explain why you are seeking a conditional use and what the intended use of the property will be if the conditional use is granted.

Proposed addition of detached accessory boat storage garage to existing home. Intended use will remain as a single family residential use with detached garage accessory.

164 N. Gateway Dr * Providence UT 84332

435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

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

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

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

Signature of Applicant [Signature] Printed Name Jeremy White Date 3.12.2019

The following is a general summary of which body reviews each land use application in Providence City. Public hearings may be required by the Planning Commission and City Council, as shown below. This matrix does not include zoning clearance/permits for new single-home construction or for business licenses, both of which are reviewed and approved by city staff.

Application	Executive Staff	Land Use Authority	Planning Commission	Public Hearing	City Council	Public Hearing	Appeal Authority	Filing Fee ¹
Code Amendment	✓	----	✓	✓ ²	✓	----	----	\$100
Annexation	✓	----	----	----	✓	✓	----	\$150
Rezone	✓	----	✓	✓	✓	----	----	\$100
Conditional Use	✓	✓	----	----	----	----	----	\$100
Subdivision Concept Plan	✓	----	----	----	----	----	----	\$300
Preliminary Subdivision Plat	✓	----	✓	----	----	----	----	\$400
Final/Amended Subdivision Plat ³	✓	----	✓	----	✓ ⁴	----	----	\$600
Site Plan	✓	✓	----	----	----	----	----	\$50
Lot Consolidation ⁵	✓	----	✓	----	----	----	----	\$50
Exception to Title ⁶	✓	----	✓	----	✓	----	----	\$100
General Plan Amendment	✓	----	✓	✓	✓	----	----	\$100
Right-of-Way Vacation	✓	----	✓	----	✓	✓	----	\$100
Variance/ Appeal	----	----	----	----	----	----	✓	\$100

FOR OFFICE USE ONLY			
Application Fee	Date Paid	Receipt #	Clerk Signature
\$100			

¹ Filing Fees do **not** include professional firm review fees. Those will be billed to the applicant separately.

² Public Hearing required at Planning Commission only when the proposed code amendment is related to land use.

³ Construction drawings are reviewed/approved by the City Engineer and Public Works Director.

⁴ The City Council does not review the final plat itself, but rather reviews and approves the development agreement associated with the final plat.

⁵ Lot consolidations are only required to have City approval when they are in a platted/recorded subdivision.

⁶ Developers may ask for an exception from the requirements of the Providence City Subdivision Code (Title 11) through this process. All other variance/exception requests shall be handled by the Appeal Authority.

Tuesday, March 12, 2019

Providence City, Planning Department
164 North Gateway Drive
Providence, UT 84332

Attn: Mindi Petersen, Planning Official
Re: Conditional Use Permit- White Residence

Dear Land Use Authority Members:

We would like to request a conditional use permit for the property at 865 E. Canyon Road in Providence City, Utah for a detached Garage and boat storage. The property has been defined as a sensitive area for wildfire hazard, steep slopes, and an adjacent natural waterway. We would appreciate the opportunity to address the sensitive area concerns of the committee, and will attach a proposed site plan for your review, along with, an outline describing the mitigation efforts incorporated into the proposed plan below. We appreciate your time and consideration.

Sincerely,



Anna Friend, Designer
Lloyd Architects

Common Boundary Neighbor's

Brian and Kristen Baer
1520 E. Canyon Rd.
Providence, UT 84332

Stan Checketts Properties LLC
805 E. Canyon Rd.
Providence, UT 84332

Kent and Patricia Frandsen
880 E. Canyon Rd.
Providence, UT 84332

Travis Cox
PO Box 338
Providence, UT 84332

Proposed Mitigation Efforts

Wildfire Hazard Area:

- Installation of 2 additional hydrants along Canyon Road. One located near drive entrance on property line.
- Combined flow rate of 3 nearby hydrants exceeds 2,500 gpm minimum flow rate for home size. Accessory structure adds 1,022 sf.
- Integration of asphalt/compacted road base surface for fire truck "T" turn around in driveway.
- Use of metal roofs where sloped and stone ballast over membrane roofs where flat.
- Minimal trees planted near home offering a 30 foot fuel break around the home.
- Fully enclosed soffits and non-combustable concrete patio. Use of unvented roofs to eliminate risk of spark infiltration through roof vents.
- Where air intake vents occur, they shall be covered with wire mesh no larger than 1/8" to keep sparks from entering home.

Steep Slopes:

- No grade exceeds the 20% slope within 50 feet maximum. See grade slope notes shown on the attached site plan SD100

Natural Waterway:

- As proposed, all structures shall be constructed a minimum of 30 feet from the creek's high water mark. See creek setback shown on attached site plan SD100.



Public Works Infrastructure Inspection

Permit #: 2019-0017

Project Address: 865 E Canyon Road

Contact Name: Jeremy White

Phone Number: 435-232-5444

Inspection	Pass/Fail	Notes
Concrete	N/A	
Curb/Gutter	N/A	
Utilities	N/A	
☒ Conditional Use Fire Hydrants: Location Flow		
SWPPP Needed: Yes ☒ No	SWPPP Completed: Yes No ☒ N/A	
NOI Needed: Yes ☒ No	NOI UTR: _____ NOI Issued To: _____	
Inspection Completed by <u>[Signature]</u> Date <u>3.22.19</u>		
Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		
Inspection Completed by _____ Date _____		

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTH QUARTER OF SECTION 14, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 14, TOWNSHIP 11 NORTH, RANGE 1 EAST, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 0°35'40" WEST 2671.48 FEET, THENCE NORTH 0°35'40" WEST 1287.03 ALONG THE EAST LINE OF SAID NORTH QUARTER QUARTER AND WEST 1209.98 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING A PLY IN BRBR AND CAP STAMPE.

SMITH 334561, AND RUNNING THENCE SOUTH 51°53'15" EAST 35.42 FEET; THENCE SOUTH 6°29'43" EAST 51.83 FEET; THENCE SOUTH 40°37'25" EAST 109.67 FEET; THENCE SOUTH 22°53'11" EAST 344.84 FEET; THENCE SOUTH 36°24'54" EAST 283.00 FEET; THENCE NORTH 85°45'36" WEST 226.35 FEET; THENCE SOUTH 47°38'49" WEST 389.71 FEET; THENCE NORTH 39°38'17" WEST 14.13 FEET; THENCE NORTH 26°22'14" WEST 202.88 FEET; NORTH 24°34'52" WEST 202.89 FEET; THENCE SOUTH 69°41'54" EAST 39.14 FEET; THENCE NORTH 70°28'04" EAST 226.80 FEET; THENCE NORTH 11°47'53" EAST 157.88 FEET TO A FOUND REBAR AND CAP STAMPED 260003; THENCE NORTH 0°53'10" WEST 280.65 FEET TO THE POINT OF BEGINNING.

CONTAINS 4.61 ACRES MORE OR LESS.

CULINARY WATER & SANITARY SEWER AUTHORITY
APPROVALS

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

DATED THIS _____ DAY OF _____, 2017

CULINARY WATER AND SANITARY SEWER AUTHORITY

CITY ATTORNEY APPROVAL

APPROVED THIS _____ DAY OF _____, 2017 BY THE PROVIDENCE CITY ATTORNEY.

BY: _____
PROVIDENCE CITY ATTORNEY

MAYOR APPROVAL

APPROVED THIS _____ DAY OF _____, 2017 BY THE PROVIDENCE CITY
MAYOR

PROVIDENCE CITY MAYOR

UTILITY COMPANIES APPROVAL

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

QUESTAR GAS _____ DATE _____

ROCKY MOUNTAIN POWER _____ DATE _____

COMCAST CABLE _____ DATE _____

CENTURYLINK COMMUNICATIONS _____ DATE _____

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ENDORSEMENT OF ANY THINGS CONTAINED IN THE 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 QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

CITY ENGINEER APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT IS CORRECT
AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE,

DATED THIS _____ DAY OF _____, 2017

CITY ENGINEER

COUNTY RECORDER'S NO. _____

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE
REQUEST _____
DATE _____ TIME _____ FEE _____
ABSTRACTED _____

INDEX _____
FILED IN: FILE OF PLATS _____ COUNTY RECORDER _____

LOT #:	ADDRESS:
1	850 EAST CANYON ROAD
2	835 EAST CANYON ROAD
3	803 EAST CANYON ROAD

CHECKETTS FARM LLC
PARCEL
02-114-0037

ALLAN
WOLFORD
PARCEL
02-114-0013

PROV.
DEVELOPMENT LLC
PARCEL
02-114-0038

ROCKY MOUNTAIN POWER NOTE:

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 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. § 17-27 & 603(4)(c)(i) 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 UTILITY FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

ACCESS NOTE:

LOTS 1 AND 2 AND PARCEL 02-114-0038
WILL NOT HAVE ACCESS TO THE PRIVATE
DRIVEWAY.

ACKNOWLEDGEMENT

SURVEYOR'S CERTIFICATE

I, JAMES D TAYLOR, A LICENSED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT A SURVEY WAS MADE UNDER MY DIRECTION OF THE PROPERTY DESCRIBED IN THIS BOUNDARY DESCRIPTION AND THAT THE PLAT UPON WHICH THIS CERTIFICATE APPEARS WAS MADE UNDER MY DIRECTION, THAT SAID PLAT SHOWS THE WHOLE OF THE DESCRIBED LAND WHICH IS KNOWN AS CANYON CREEK SUBDIVISION IN CACHE COUNTY, UTAH; THAT SAID PLAT CORRECTLY REPRESENTS THE LOTS AS SURVEYED ON THE GROUND, AND THE PERTINENT PROVISIONS OF THE STATUTES OF THE STATE OF UTAH HAVE BEEN COMPLIED WITH. I FURTHER CERTIFY THIS IS A TRUE COPY OF SAID PLAT.

DATE: 05.12.17

JAMES D. TAYLOR

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A 3 LOT SUBDIVISION AND AN ACCESS ROAD ON PARCEL NUMBER 02-114-0038. IN DETERMINING THE BOUNDARY FOR THE SUBDIVISION, WE RELIED ON THE SECTION CORNERS AS SHOWN HEREON.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 0°35'40" EAST.

LEGEND

	BOUNDARY
	RIGHT-OF-WAY/PARCEL LINE
	UTILITY EASEMENT
	PUBLIC UTILITY EASEMENT
	20' ROAD EASEMENT
	HAZARDOUS/SENSITIVE AREA
	ROADWAY DEDICATION AREA
	PROPERTY CORNER SET
	BUILDABLE AREA
	PROPERTY CORNER FOUND

GENERAL NOTES:

1. NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT EXCEPT AS APPROVED BY THE CITY ENGINEER. PUBLIC UTILITY EASEMENTS ARE 10.00 FT. ALONG THE FRONT AND REAR OF LOTS AND 5.00 FEET ON THE SIDES AND AS SHOWN ON THE FINAL PLAT.
2. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE SERVICE, LANDSCAPING AND LANDSCAPING, STORM DRAINAGE, SIGNAGE, STREET LIGHTING, CURBS AND GUTTERS, FLYDRAINS, PAVEMENT, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER.
3. BUILDING SETBACKS PER ZONING TOGETHER WITH OTHER RESTRICTIONS ON THIS PLAT.
4. ALL LOTS HAVE ADEQUATE BUILDABLE ENVELOPES WITH REGARDS TO HAZARDOUS SLOPES AND ZONING SETBACKS.
5. HAZARDOUS WATER TABLE ZONE CITY CODE 11-5-2: PROVIDENCE CITY WILL NOT ISSUE ANY BUILDING PERMIT FOR ANY LOT UNTIL MINIMUM IMPROVEMENTS, AS SPECIFIED, ARE COMPLETE.
6. STREET ADDRESSES SHALL BE ASSIGNED BY PROVIDENCE CITY.
7. PURSUANT TO PROVIDENCE CITY CODE 10-5-3: NO LOTS FALL INTO A HAZARD FLOOD ZONE.
8. PURSUANT TO PROVIDENCE CITY CODE 10-5-4: THE BUILDABLE ENVELOPE OF NO LOT WILL CONTAIN SLOPES IN EXCESS OF 30%.
9. PURSUANT TO PROVIDENCE CITY CODE 10-5-5: NO LOTS FALL INTO A HAZARD WATER TABLE ZONE.
10. ACCESS FOR LOT 2 WILL BE A PRIVATE DRIVEWAY & BRIDGE LOCATED ON PARCEL 02-114-0038.
11. ACCESS FOR LOT 1 IS A PRIVATE DRIVEWAY 35' SOUTH OF THE EXISTING DRIVEWAY.
12. ACCESS FOR LOT 3 AND PARCEL 02-114-0035 WILL BE THE EXISTING DRIVE.
13. SETBACKS: 20' SIDE, COMBINATION OF 50' FRONT & REAR, 30' SETBACK FROM TOP OF BANK AND 15' SETBACK FROM HAZARDOUS SLOPES.
14. CURRENT ZONE: SINGLE FAMILY ESTATE.
15. MINIMUM LOT SIZE: 1 ACRE.
16. LOT #3 WILL REQUIRE THAT A SIGN BE LOCATED ON CANYON ROAD IDENTIFYING THE LOT ADDRESS.

Line #	Length	Direction
L1	73.12	S73° 31' 03.75"W
L2	78.74	S73° 21' 07.63"W
L3	29.72	S83° 16' 50.63"W
L4	36.57	S83° 16' 50.63"W
L5	30.81	S83° 16' 50.63"W
L6	50.96	N68° 01' 34.83"W
L7	40.64	N68° 01' 34.83"W
L8	31.79	N38° 48' 31.50"W
L9	37.96	S38° 48' 31.50"E
L10	30.90	N33° 16' 07.63"E
L11	90.05	N33° 16' 07.63"W
L12	54.41	S33° 16' 44.62"E
L13	37.05	S33° 10' 20.78"E
L14	90.46	N33° 16' 07.63"W
L15	31.45	N55° 32' 24.14"W
L16	37.07	S49° 17' 48.42"E
L17	7.21	S47° 38' 49.35"W
L18	38.40	S64° 24' 47.40"E
L19	55.66	N24° 34' 51.52"W
L20	37.47	N25° 18' 36.28"W
L21	38.14	S69° 41' 53.91"E
L22	92.89	S63° 19' 20.45"W
L23	30.31	N68° 01' 34.83"W
L24	44.13	N38° 48' 31.50"W
L25	10.00	S68° 54' 45.27"W
L26	29.59	S22° 23' 28.93"E
L27	41.01	S50° 49' 29.74"W
L28	187.79	N63° 31' 35.85"E

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS CANYON CREEK SUBDIVISION, AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC THE STREETS AND ALL AREAS THEREIN SHOWN ON THE PLAT AS INTENDED FOR PUBLIC USE, INCLUDING PUBLIC UTILITY AND OTHER EASEMENTS. WE ALSO DEDICATE TO THE CITY ALL IMPROVEMENTS INCLUDING THE STREETS, WATER WORKS, AND SEWER WORKS. THE UNDERSIGNED OWNER ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY DEDICATED SHOWN ON THE PLAT TO THE CITY OF DENVER FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. FURTHERMORE, WE INCORPORATE ALL GENERAL NOTES AND RESTRICTIONS AS LISTED HEREON.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURES THIS _____
DAY OF _____ 2017.

DANNY MACFARLANE, MEMBER
PROVIDENCE DEVELOPMENT, LLC

JEREMY WHITE, MEMBER
PROVIDENCE DEVELOPMENT, LLC

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. A SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNER 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.

civilsolutionsgroup inc.



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

CANYON CREEK SUBDIVISION
FINAL PLAT
PROVIDENCE, UTAH 84332

PROVIDENCE, UTAH 84332

[illegible]

PROJECT #: 17006
DRAWN BY: D. MACFARLANE
REVIEWED BY: D. MACFARLANE
ISSUED: 05.12.2017



FINAL PLAT

C-101

WHITE RESIDENCE
865 E. CANYON ROAD PROVIDENCE UT 84332

LloydArchitects
573 EAST 600 SOUTH
SALT LAKE CITY, UT
84102
PHONE: 801.328.3245
WEB: LLOYD-ARCH.COM

WHITE RESIDENCE
865 E. CANYON RD. PROVIDENCE, UT 84332

SEAL
PERMIT SUBMITTAL
02/01/18

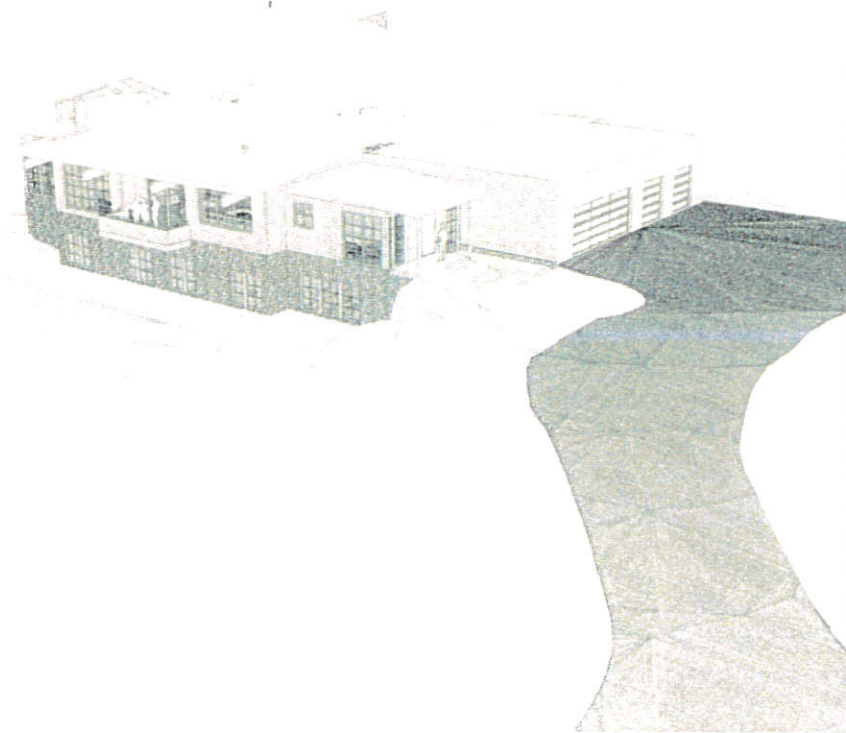
PROJECT PHASE
SCHEMATIC DESIGN 02/14/17
DESIGN DEVELOPMENT 07/07/17
10% BID SET
15% BID SET
PERMIT SET
DRAWING REVISIONS
10% BID SET 1/22/17
15% BID SET 01/03/18
15% BID SET 01/12/18
ASI #2 03/19/18
ASI #3 04/02/18
ASI #4 04/20/18
ASI #5 07/03/18

SHEET TITLE
COVER SHEET

SHEET NUMBER
G100

IF THIS SHEET IS LESS THAN 24X36" IT IS A REDUCED PRINT. SCALE ACCORDINGLY.

PROJECT RENDERING



SHEET INDEX

GENERAL INFORMATION		DOOR & WINDOW SCHEDULE- BOAT HOUSE	
G100	COVER SHEET	A610	DOOR & WINDOW SCHEDULE- BOAT HOUSE
G101	NOTES & LEGENDS	A701	INTERIOR DETAILS
G102	SYMBOLS & ABBREVIATIONS	STRUCTURAL DRAWINGS	
G103	SEALING DETAILS	S101	GENERAL NOTES
G104	GAS LINE DIAGRAM & RADON MITIGATION ...	S102	FOOTING AND FOUNDATION PLAN
SITE DRAWINGS		S103	MAIN LEVEL FLOOR FRAMING PLAN
SD100	SITE PLAN	S104	MAIN LEVEL ROOF FRAMING - MASTER SUITE FLOOR FRAMING
SD101	PLAT- FOR REFERENCE ONLY	S105	UPPER ROOF FRAMING PLAN
SD110	PROGRAMMING	S106	STRUCTURAL DETAILS
ARCHITECTURAL DRAWINGS		S107	STRUCTURAL DETAILS
A100	BASEMENT FLOOR PLAN	S108	STRUCTURAL DETAILS
A101	MAIN FLOOR PLAN	S109	STRUCTURAL SCHEDULES
A102	FOUNDATION PLAN- BOAT HOUSE	S110	SPECIAL INSPECTIONS
A103	MAIN FLOOR- BOAT HOUSE		
A110	BASEMENT FLOOR- DIMENSION PLAN		
A111	MAIN FLOOR- DIMENSION PLAN		
A120	ROOF PLAN		
A121	ROOF PLAN- BOAT HOUSE		
A130	BASEMENT REFLECTED CEILING PLAN		
A131	MAIN FLOOR REFLECTED CEILING PLAN		
A132	BOAT HOUSE REFLECTED CEILING PLAN		
A201	ELEVATIONS		
A202	ELEVATIONS		
A203	ELEVATIONS		
A204	ELEVATIONS		
A205	ELEVATIONS- BOAT HOUSE		
A210	SIDING OPTIONS FOR BIDDING		
A211	SIDING OPTIONS CONT.		
A301	BUILDING SECTIONS		
A302	BUILDING SECTIONS		
A303	BUILDING SECTIONS		
A304	BOAT HOUSE SECTION		
A401	STAIR SECTIONS		
A501	BUILDING DETAILS		
A502	BUILDING DETAILS		
A510	WALL TYPES		
A511	WALL TYPES		
A520	WINDOW & DOOR DETAILS		
A521	WINDOW & DOOR DETAILS		
A601	DOOR SCHEDULE		
A602	WINDOW SCHEDULE		
A603	WINDOW LEGEND		

REVISION INDEX

REV. ID	DATE	DESCRIPTION	SHEETS
ASI #01	03/12/18	DIMENSIONS CHANGED, ADDED AT DRIVEWAY	SD 100
ASI #02	03/19/18	WINDOW & DOOR UPDATES, WINDOW DIMENSION, ELEC PANEL CALLOUT	A100, A101, A110, A111, A130, A131, A201, A202, A203, A204, A601, A602, A603,
ASI #03	04/02/18	STRUCTURAL WINDOW HEADER AND SHEAR WALL UPDATES	G100, S104, S109
ASI #04	04/20/18	BEAM DIMENSIONS ADDED	G100, A302
ASI #05	07/03/18	REMOVED DOOR 109, INCREASED WIDTH OF DOOR 110	G100, A101, A111, A131, A201, A601, S104



PROJECT TEAM

OWNER
JEREMY & NICOLE WHITE
P: (435) 232-5444
CONTACT: JEREMY WHITE

ARCHITECT
LLOYD ARCHITECTS
573 EAST 600 SOUTH
SALT LAKE CITY, UTAH 84102
P: 801.328.3245
CONTACT: WARREN LLOYD

STRUCTURAL ENGINEER
REEVE & ASSOCIATES INC
5160 S. 1500 W.
RIVERDALE, UTAH 84405
P: 801.621.3100
CONTACT: JEFF TURVILLE, PE

GENERAL CONTRACTOR
SUMMERS CONSTRUCTION INC
1450 S. CENTER
WESTVILLE, UTAH 84339
P: 435.512.5522
CONTACT: ROB SUMMERS

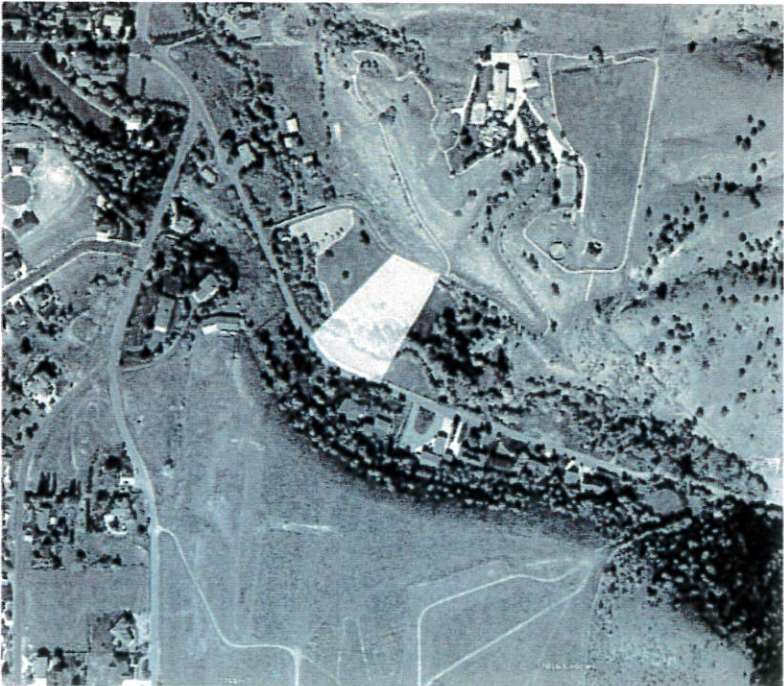
SCOPE

NEW RESIDENCE; 1 1/2 STORIES ABOVE GRADE w/ POOL
(ALREADY APPROVED)
NEW BOAT HOUSE; 1 STORY ABOVE GRADE (PROPOSED)

DEFERRED SUBMITTAL ITEMS

SPECS. FOR ALL SELECTIONS WITH
SIGNIFICANT RELEVANCE TO FIRE SAFETY,
MAJOR UTILITIES, OR BUILDING ENVELOPE
ASSEMBLY SHALL BE REVIEWED PRIOR TO
INSTALLATION INCLUDING: FIREPLACES,
EXTERIOR SIDING, SHOP DRAWINGS, &
DETAILED GAS LINE DIAGRAM; PER IRC R106

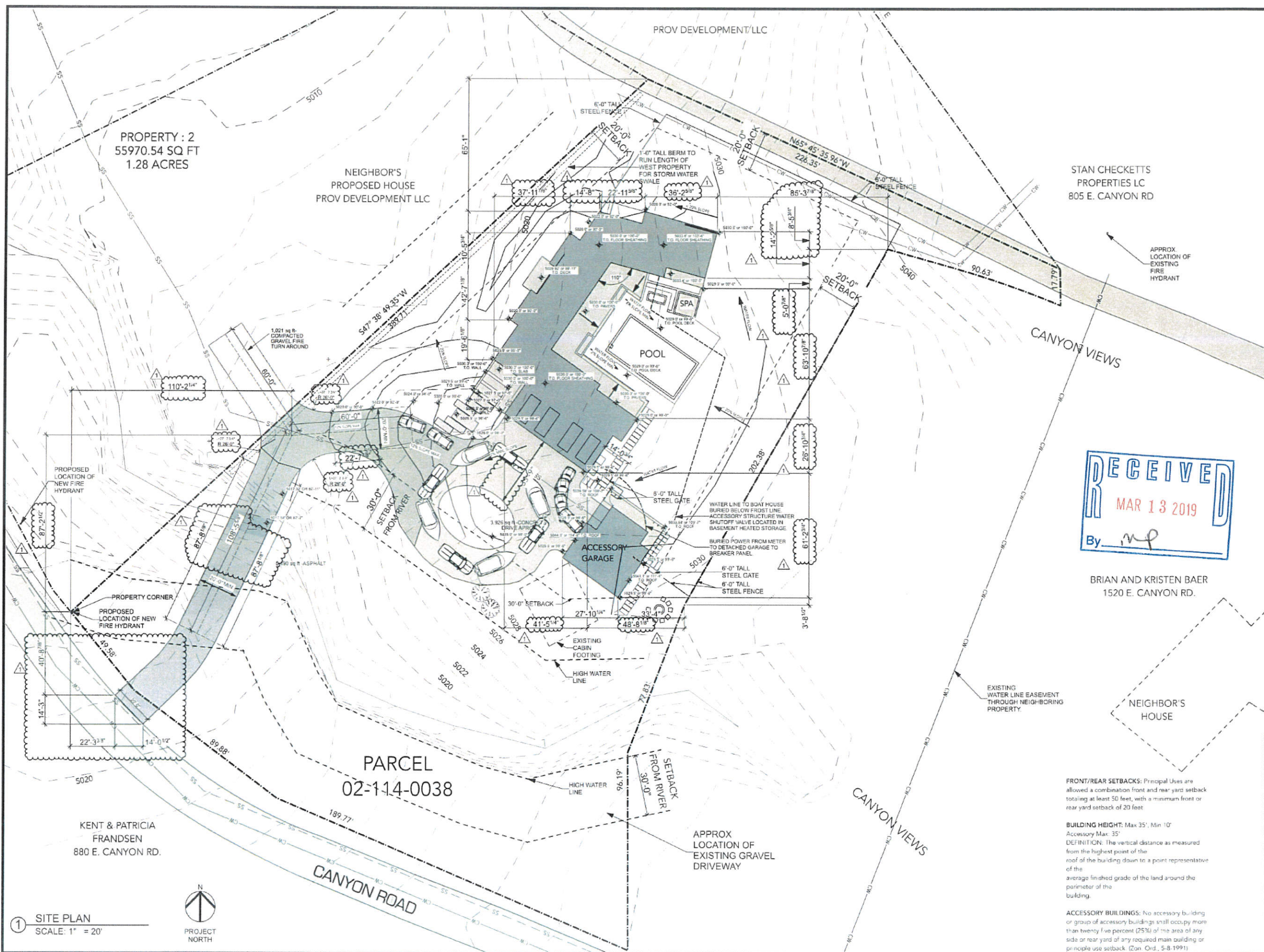
AREA MAP



CODE ANALYSIS

PARCEL ID:	02-114-0038
ZONE:	SFE- SINGLE FAMILY ESTATE
BUILDING USE:	SINGLE FAMILY DWELLING
OCCUPANCY TYPE:	R-3
CONSTRUCTION TYPE:	V-B
STORIES ABOVE GRADE:	2
LOT AREA:	87,120 SF, OR 2 ACRES
ALLOWABLE HEIGHT:	35'-0" MAX, 10'-0" MIN ACCESSORY BUILDING- 15'-0" MAX.
ACTUAL HEIGHT:	22'-3" TO SECOND FLOOR PEAK, ACCESSORY- 15'-0"
SETBACKS:	FRONT- 30'-0" MIN FROM CREEK, SIDE- 20'-0" REAR- 20'-0"
AREA:	ACCESSORY: FRONT- 30'-0", SIDE INT.- 5'-0", SIDE ST. 20'-0", REAR- 5'-0" BASEMENT FLOOR CONDITIONED: 4075 SF MAIN FLOOR CONDITIONED: 3948 SF TOTAL CONDITIONED AREA: 8023 SF UNCONDITIONED ACCESSORY: 1,022 SF

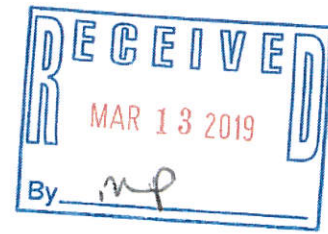
APPLICABLE CODES:
2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
2011 NATIONAL ELECTRICAL CODE (NEC)
2015 INTERNATIONAL PLUMBING CODE (IPC)
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2009 ACCESSIBILITY CODE (ANSI A117.1)



Lloyd
573 EAST 600 SOUTH
SALT LAKE CITY, UT
84102
PHONE 801.328.3245
WEB LLOYD-ARCH.COM

WHITE RESIDENCE
865 E. CANYON RD. PROVIDENCE, UT 84332

SEAL



PERMIT SUBMITTAL
02/01/18

PROJECT PHASE	
SCHEMATIC DESIGN	01/01/17
DESIGN DEVELOPMENT	07/07/17
90% BID SET	
100% BID SET	
FINAL SET	
DRAWING REVISIONS	
90% BID SET	12/22/17
70% BID SET	01/03/18
90% BID SET	01/17/18
ASB #01	03/12/18

BRIAN AND KRISTEN BAER
1520 E. CANYON RD.



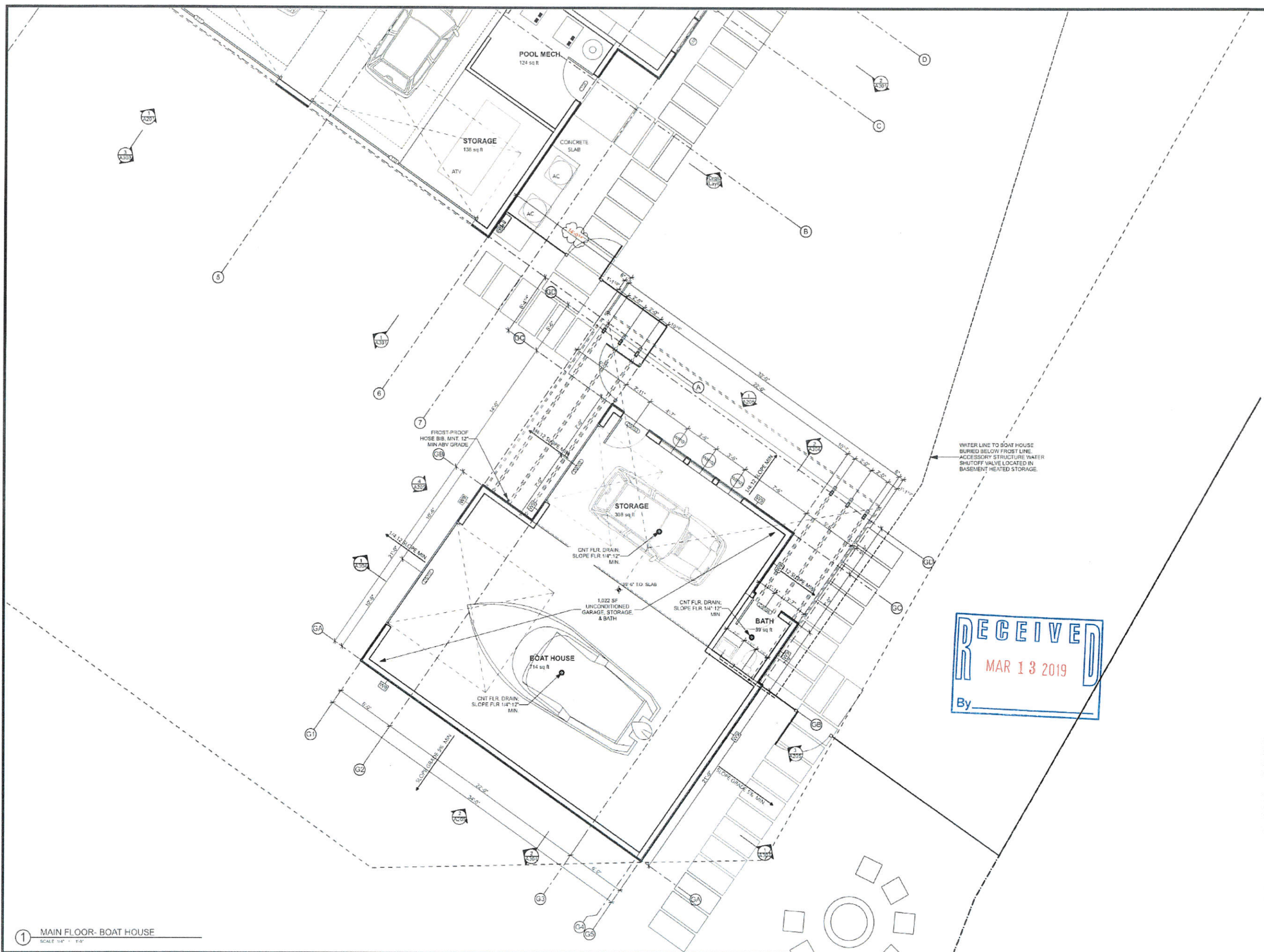
FRONT/REAR SETBACKS: Principal Uses are allowed a combination front and rear yard setback totaling at least 50 feet, with a minimum front or rear yard setback of 20 feet.

BUILDING HEIGHT: Max 35', Min 10'
Accessory Max 35'
DEFINITION: The vertical distance as measured from the highest point of the roof of the building down to a point representative of the average finished grade of the land around the perimeter of the building.

ACCESSORY BUILDINGS: No accessory building or group of accessory buildings shall occupy more than twenty five percent (25%) of the area of any side or rear yard of any required main building or principle use setback (Zon Ord., 5-8-1991)

SHEET TITLE
SITE PLAN
SHEET NUMBER
SD100

1 SITE PLAN
SCALE: 1" = 20'
PROJECT NORTH



Lloyd
573 EAST 600 SOUTH
SALT LAKE CITY, UT 84102
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WHITE RESIDENCE
865 E. CANYON RD. PROVIDENCE, UT 84332

SEAL

PERMIT SUBMITTAL
02/01/18

PROJECT PHASE
SCHEMATIC DESIGN 04/14/17
DESIGN DEVELOPMENT 07/27/17
10% BID SET
20% BID SET
30% BID SET

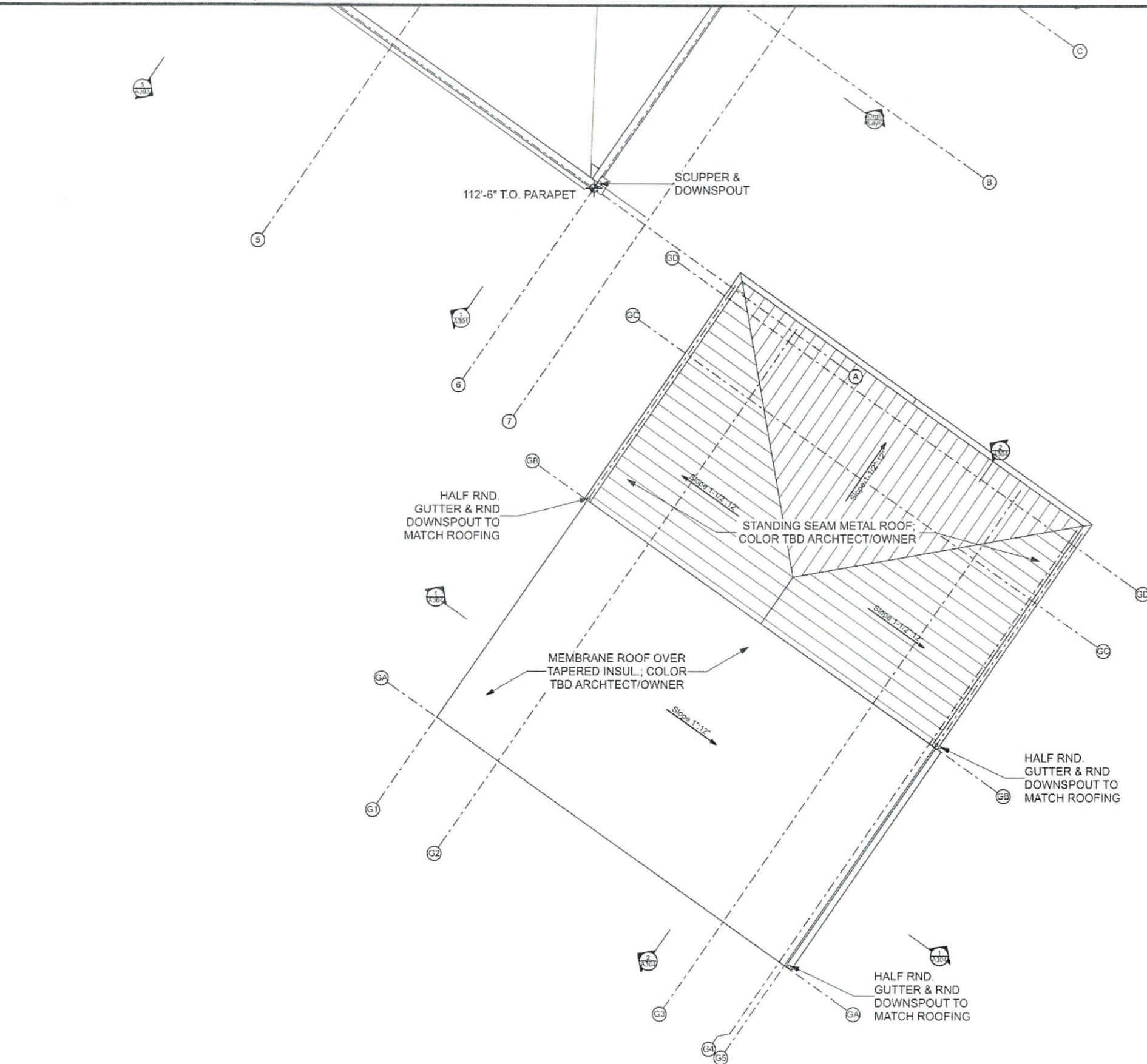
DRAWING REVISIONS
10% BID SET 12/22/17
20% BID SET 01/02/18
30% BID SET 01/12/18

SHEET TITLE
MAIN FLOOR-
BOAT HOUSE

SHEET NUMBER
A103

IF THIS SHEET IS LESS THAN 24"X36" IT IS A REDUCED PRINT. SCALE ACCORDINGLY.

1 MAIN FLOOR- BOAT HOUSE
SCALE: 1/4" = 1'-0"



1 ROOF PLAN- BOAT HOUSE
SCALE 1/4" = 1'-0"

RECEIVED
MAR 13 2019
By _____

Lloyd Architects
573 EAST 600 SOUTH
SALT LAKE CITY, UT
84102
PHONE 801.328.3245
WEB LLOYD-ARCH.COM

WHITE RESIDENCE
865 E. CANYON RD. PROVIDENCE, UT 84332

SEAL

PERMIT SUBMITTAL
02/01/18

PROJECT PHASE
SCHEMATIC DESIGN 01/14/17
DESIGN DEVELOPMENT 02/01/17
10% BID SET
30% BID SET
60% BID SET
90% BID SET
PERMIT SET

DRAWING REVISIONS
50% BID SET 12/22/17
70% BID SET 01/03/18
90% BID SET 01/12/18

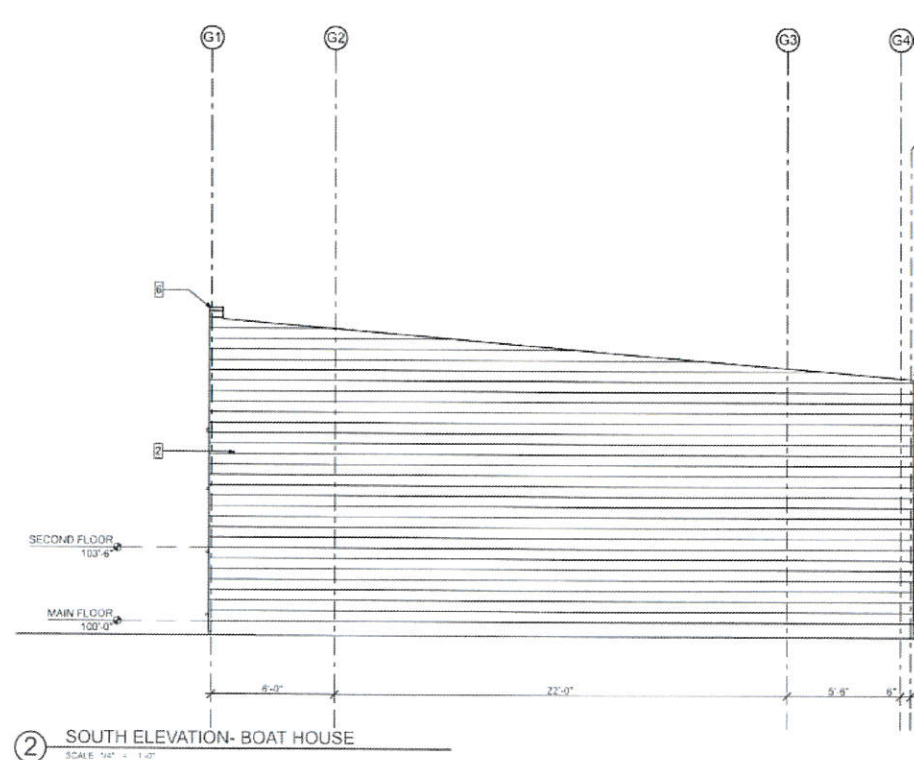
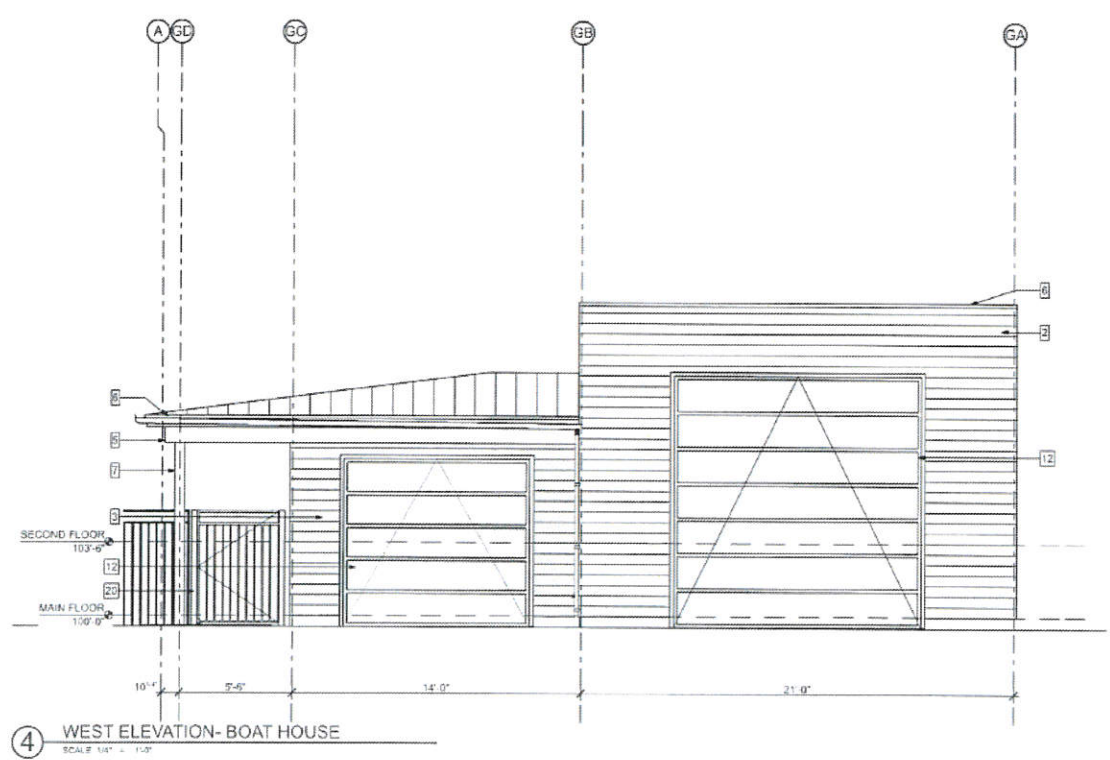
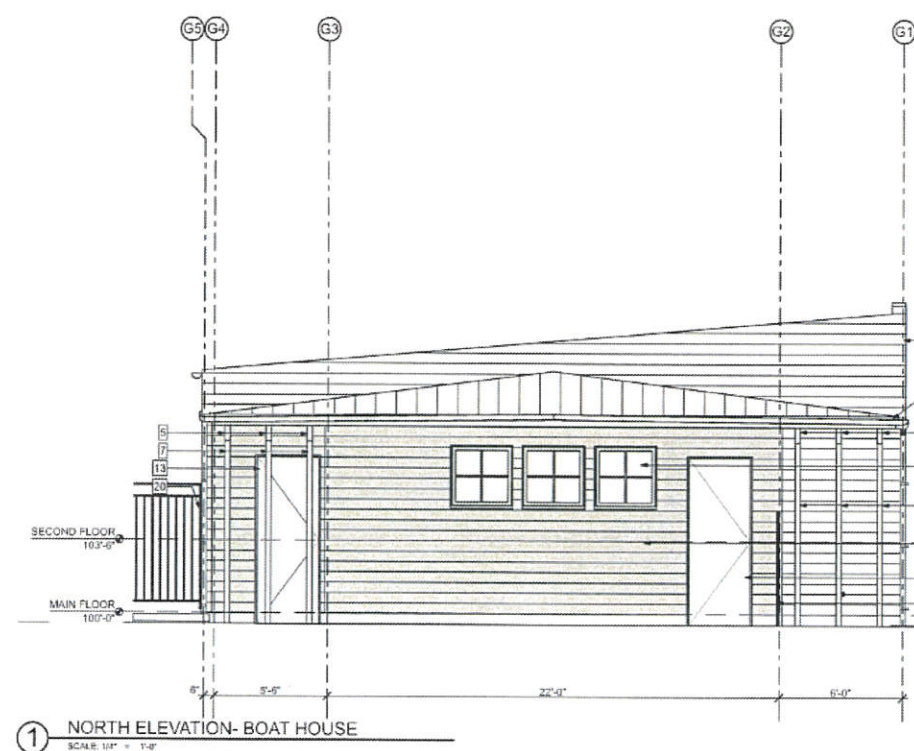
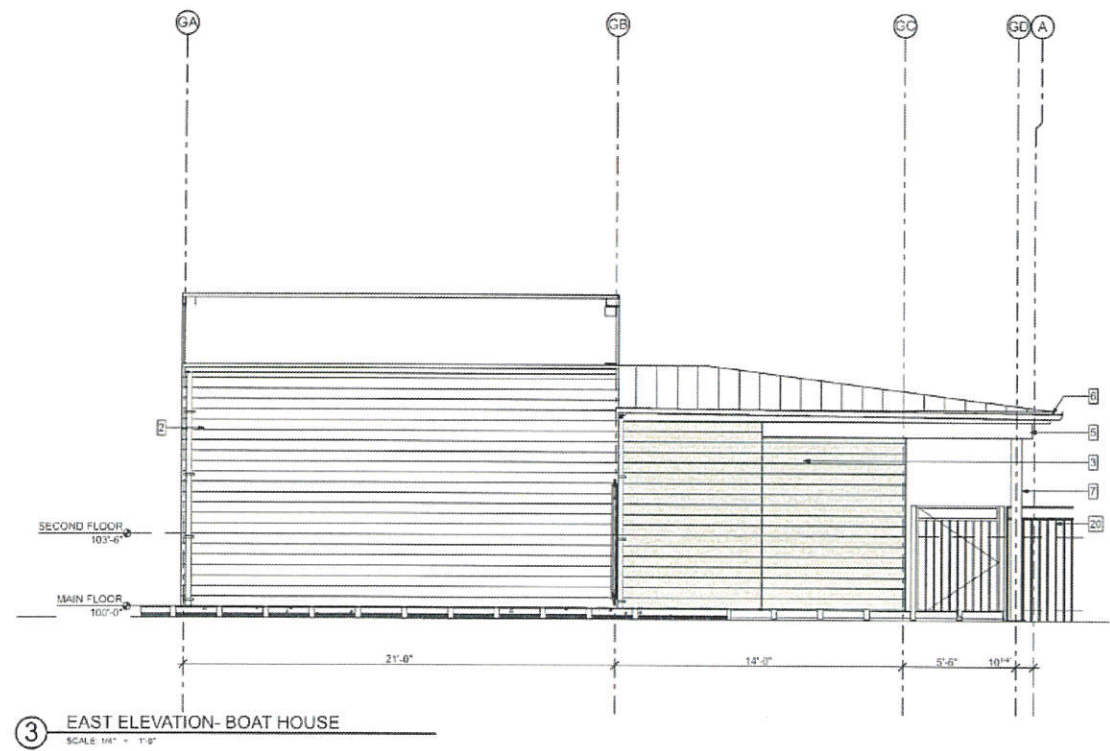
SHEET TITLE
ROOF PLAN-
BOAT HOUSE

SHEET NUMBER
A121

IF THIS SHEET IS LESS THAN 24"X36" IT IS A REDUCED PRINT. SCALE ACCORDINGLY.

MATERIALS BREAKDOWN - BUILDING FACADE			
	WEATHERED WOOD SIDING (A)	STAINED OR BURNT WOOD SIDING (B)	STONE (C)
			
BUILDING WALL (SF)	3573	211	1623
TOTAL (%)	66%	4%	30%

WINDOWS AND DOOR AREAS NOT INCLUDED IN FINISH CALCULATIONS
FINISH MATERIALS ARE APPROXIMATED FOR PRELIMINARY BIDDING
PURPOSES ONLY.



- GENERAL NOTES
- 1) CONTRACTOR TO PROVIDE FINAL SELECTION SAMPLES
 - 2) FIELD VERIFY GRADE CONDITIONS; SEE CIVIL DWGS.
 - 3) STANDING SEAM ROOF; PAINTED COLOR TBD BY ARCHITECT/OWNER FROM SAMPLES PROVIDED BY CONTRACTOR.
 - 4) CLADDING 'A': HORIZONTAL ENG. WEATHERED WOOD SIDING OR EQ.; FINISH TBD BY ARCHITECT/OWNER. SEE A210 FOR WEATHERED WOOD OPTIONS.
 - 5) CLADDING 'B': HORIZONTAL DARK FINISH 1X6 CEDAR SIDING OR EQ.; STAINED DARK & SEALED W/ MATTE CLEAR EXTERIOR POLYURETHANE OR SUGI BAN BURNT. COLOR TBD BY ARCHITECT/OWNER FROM MOCK-UP PROVIDED BY CONTRACTOR. SEE A210 FOR DARKENED WOOD OPTIONS.
 - 6) CLADDING 'C': THIN STONE VENEER; COLOR SEE A210 FOR STONE OPTIONS. GROUT COLOR TBD BY ARCHITECT/OWNER FROM MOCK-UP PROVIDED BY CONTRACTOR. SEE A210 FOR THIN STONE VENEER OPTIONS.
 - 7) SEALED GLULAM BEAM; SEE STRUCT. DWGS.; SEALED W/ MATTE CLEAR EXTERIOR POLYURETHANE. COLOR TBD BY ARCHITECT/OWNER FROM MOCK-UP PROVIDED BY CONTRACTOR. CAP TOP OF EXPOSED BEAM W/ BREAK METAL TO MATCH ROOFING.
 - 8) 3/4" THICK WOOD FASCIA TO MATCH SIDING, STAINED & SEALED; METAL DRIP EDGE TO MATCH STANDING SEAM ROOFING; ALIGN DRIP EDGE; TYP.; SEE DETAIL
 - 9) STEEL COLUMN; SEE STRUCT. DWGS.; PAINT TO MATCH WINDOW FRAME
 - 10) BOARDFORM CONCRETE
 - 11) STEEL PLATE FIN; SEE DETAIL
 - 12) BRAKE METAL TO MATCH WINDOWS; TYP.
 - 13) WINDOWS & DOORS TO BE DARK BRONZE ALUMINUM CLAD WOOD. COLOR TO MATCH ON INTERIOR & EXTERIOR.
 - 14) GARAGE DOORS TO BE DARK BRONZE ALUMINUM WITH FROSTED GLASS PANELS; FINISH TBD BY ARCHITECT/OWNER FROM SAMPLES PROVIDED BY CONTRACTOR
 - 15) CUSTOM SOLID WOOD ENTRY DOOR; FINISH TBD BY ARCHITECT/OWNER FROM SAMPLES PROVIDED BY CONTRACTOR
 - 16) LIGHT CONCRETE SLABS OR STEPS; SEE STRUCT. DWGS. FOR REBAR SCHEDULE; FINISH W/ HORIZONTAL BRUSH FINISH.
 - 17) EXTERIOR 1"x6" T&G WOOD SOFFIT TO MATCH CLADDING 'A' OR EQUAL; NATURAL TO WEATHER.
 - 18) HONED LIMESTONE WALL CAP; COLOR TO MATCH THIN WALL VENEER
 - 19) SHOP PAINTED STEEL HANDRAIL; SEE DETAIL. COLOR TO MATCH WINDOW FINISH, TBD BY ARCHITECT/OWNERS.
 - 20) WOOD COLUMN; SEE STRUCT. DWGS.; FINISH TO MATCH CLADDING 'A'.
 - 21) CUSTOM WOOD ENTRY DOOR; SEE STRUCT. DOOR SCHEDULE FOR MORE INFORMATION.
 - 22) 8FT TALL PAINTED WROUGHT IRON STYLE FENCE & GATE WHERE SHOWN ON PLAN.

Lloyd Architects
573 EAST 600 SOUTH
SALT LAKE CITY, UT
84102
PHONE 801.326.3245
WEB LLOYD-ARCH.COM

WHITE RESIDENCE
865 E. CANYON RD. PROVIDENCE, UT 84332

SEAL

PERMIT SUBMITTAL
02/01/18

PROJECT PHASE	
SCHEMATIC DESIGN	3/14/17
DESIGN DEVELOPMENT	3/27/17
90% BID SET	
100% BID SET	
PERMIT SET	

DRAWING REVISIONS	
10% BID SET	12/22/17
70% BID SET	01/03/18
90% BID SET	01/12/18



SHEET TITLE

ELEVATIONS-
BOAT HOUSE

SHEET NUMBER

A205

IF THIS SHEET IS LESS THAN 24"X36" IT IS A REDUCED PRINT. SCALE ACCORDINGLY.

Lloyd
573 EAST 600 SOUTH
SALT LAKE CITY, UT
84102
PHONE 801.333.3245
WEB LLOYD.ARCH.COM

WHITE RESIDENCE
865 E. CANYON RD. PROVIDENCE, UT 84332

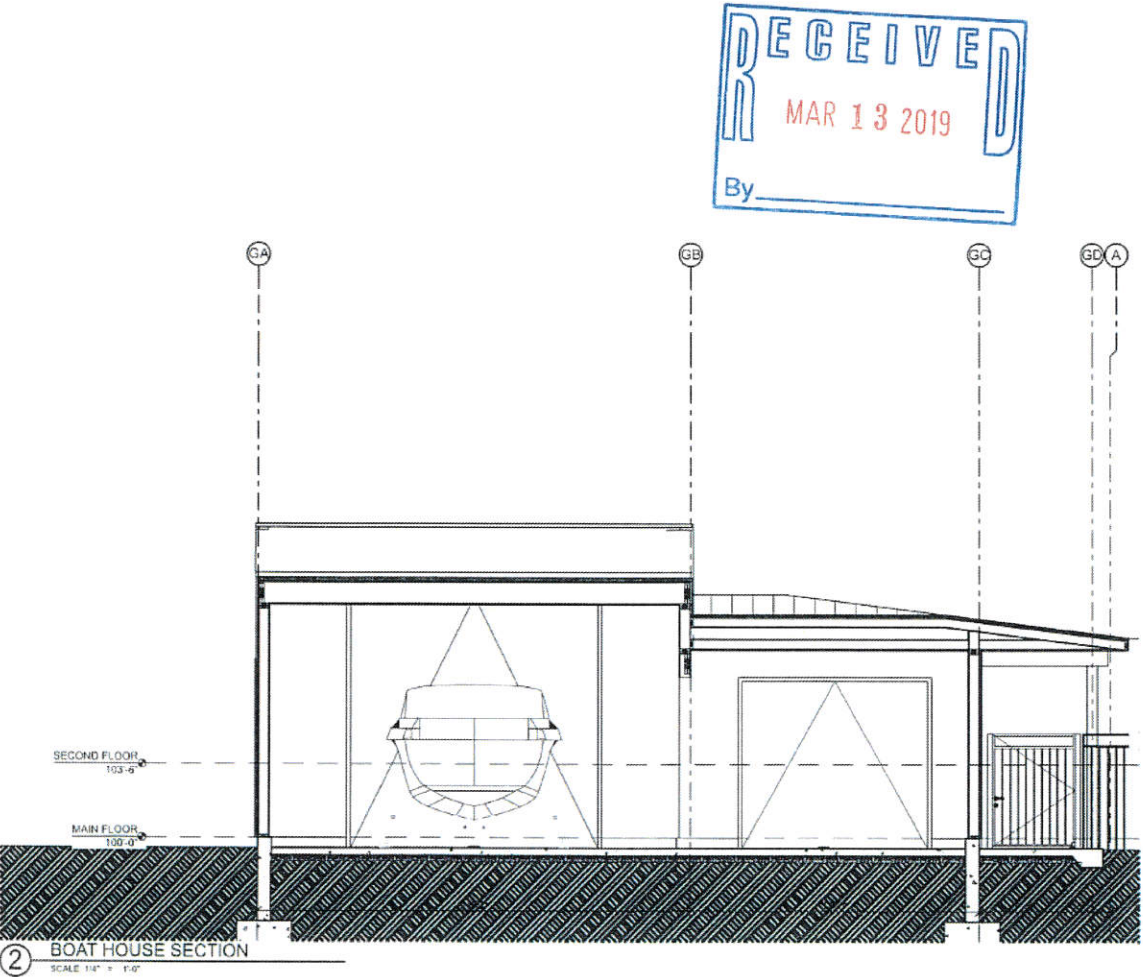
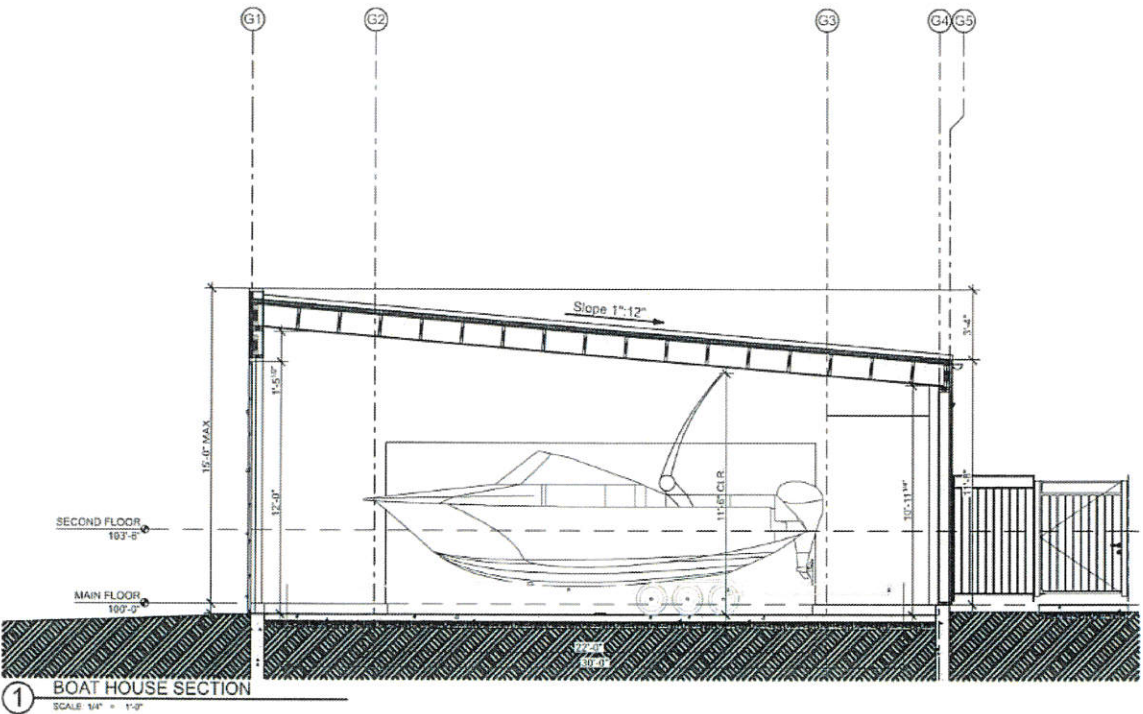
SEAL

PERMIT SUBMITTAL
02/01/18

PROJECT PHASE	
SCHEMATIC DESIGN	04/12/17
DESIGN DEVELOPMENT	07/07/17
20% BID SET	
30% BID SET	
PERMIT SET	
DRAWING REVISIONS	
50% BID SET	12/22/17
70% BID SET	01/03/18
90% BID SET	01/10/18

SHEET TITLE
BOAT HOUSE SECTION

SHEET NUMBER
A304



IF THIS SHEET IS LESS THAN 24"X36" IT IS A REDUCED PRINT. SCALE ACCORDINGLY.

2019-0020



PROVIDENCE CITY APPLICATION FOR A CONDITIONAL USE

Please Note: City Staff will NOT accept the application and fee payment if they are incomplete. Incomplete applications will NOT be processed or scheduled for review by the City. Application fees do not include professional firm fees, which will be billed separately.

Initial N/S Name NATE STOKES

Date 3-15-19

SUBMITTAL REQUIREMENTS

- \$100 application fee
- An 11"x17" of the property showing the location, function and characteristics of the use, including parking and percentage of space being used
- Cache County plat map of the property
- Copy of Cache County GIS Parcel Summary
<http://66.232.67.238/Websites/Parcel%20and%20Zoning%20Viewer/>
- Mitigation Strategies for applicable sensitive areas
- Mailing addresses for the owners of adjacent properties
- Property owner consent for pursuit of conditional use (if owner is different than Applicant)
- Electronic copy of structure elevations & square footage including attached garage(s), covered porches, covered decks etc.
- Electronic copy of ALL submittals (email or flash drive is acceptable)

Staff Check

EC
EC
EC

Applicant Information (all information MUST be provided)

Name NATE AND KATIE STOKES
Address 461 MEADOW LAKE
Phone 435-881-2256 Email NATEKATESTOKES@GMAIL.COM

Party Responsible for Payment (if different than applicant)- the individual/firm to whom any and all professional services invoices (attorney/engineer/etc.) will be sent and who will be responsible for payment of such invoices.

Name _____
Address _____
Phone _____ Email _____

Property Information

Owner of record NATE AND KATIE STOKES
Owner address 461 MEADOW LAKE
Owner phone 435-881-2256 Owner email NATEKATESTOKES@GMAIL.COM
Parcel address 668 E 400 NORTH Parcel Tax I.D. 02-295-0013
Zone SFT Height 30' Initial N/S
Setbacks (front yard) 32'-6" (side yard) 13'-1" (rear yard) 43'-9" Initial N/S
20'-9"

Written Statement of Request (attach additional sheets if necessary)

- Briefly explain why you are seeking a conditional use and what the intended use of the property will be if the conditional use is granted.

RESIDENTIAL HOME IN A MODERATE FIRE RISK AREA, WILL USE ASPHALT SHINGLES AND SOFFIT UNDERSIDE OF DECK

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

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

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

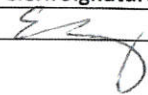
Signature of Applicant

Printed Name

Date

The following is a general summary of which body reviews each land use application in Providence City. Public hearings may be required by the Planning Commission and City Council, as shown below. This matrix does not include zoning clearance/permits for new single-home construction or for business licenses, both of which are reviewed and approved by city staff.

Application	Executive Staff	Land Use Authority	Planning Commission	Public Hearing	City Council	Public Hearing	Appeal Authority	Filing Fee ¹
Code Amendment	✓	---	✓	✓ ²	✓	---	---	\$100
Annexation	✓	---	---	---	✓	✓	---	\$150
Rezone	✓	---	✓	✓	✓	---	---	\$100
Conditional Use	✓	✓	---	---	---	---	---	\$100
Subdivision Concept Plan	✓	---	---	---	---	---	---	\$300
Preliminary Subdivision Plat	✓	---	✓	---	---	---	---	\$400
Final/Amended Subdivision Plat ³	✓	---	✓	---	✓ ⁴	---	---	\$600
Site Plan	✓	✓	---	---	---	---	---	\$50
Lot Consolidation ⁵	✓	---	✓	---	---	---	---	\$50
Exception to Title ⁶	✓	---	✓	---	✓	---	---	\$100
General Plan Amendment	✓	---	✓	✓	✓	---	---	\$100
Right-of-Way Vacation	✓	---	✓	---	✓	✓	---	\$100
Variance/ Appeal	---	---	---	---	---	---	✓	\$100

FOR OFFICE USE ONLY			
Application Fee	Date Paid	Receipt #	Clerk Signature
\$100	3-15	738122	

¹ Filing Fees do **not** include professional firm review fees. Those will be billed to the applicant separately.

² Public Hearing required at Planning Commission only when the proposed code amendment is related to land use.

³ Construction drawings are reviewed/approved by the City Engineer and Public Works Director.

⁴ The City Council does not review the final plat itself, but rather reviews and approves the development agreement associated with the final plat.

⁵ Lot consolidations are only required to have City approval when they are in a platted/recorded subdivision.

⁶ Developers may ask for an exception from the requirements of the Providence City Subdivision Code (Title 11) through this process. All other variance/exception requests shall be handled by the Appeal Authority.

164 N. Gateway Dr * Providence UT 84332

435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

02-295

T.U.09

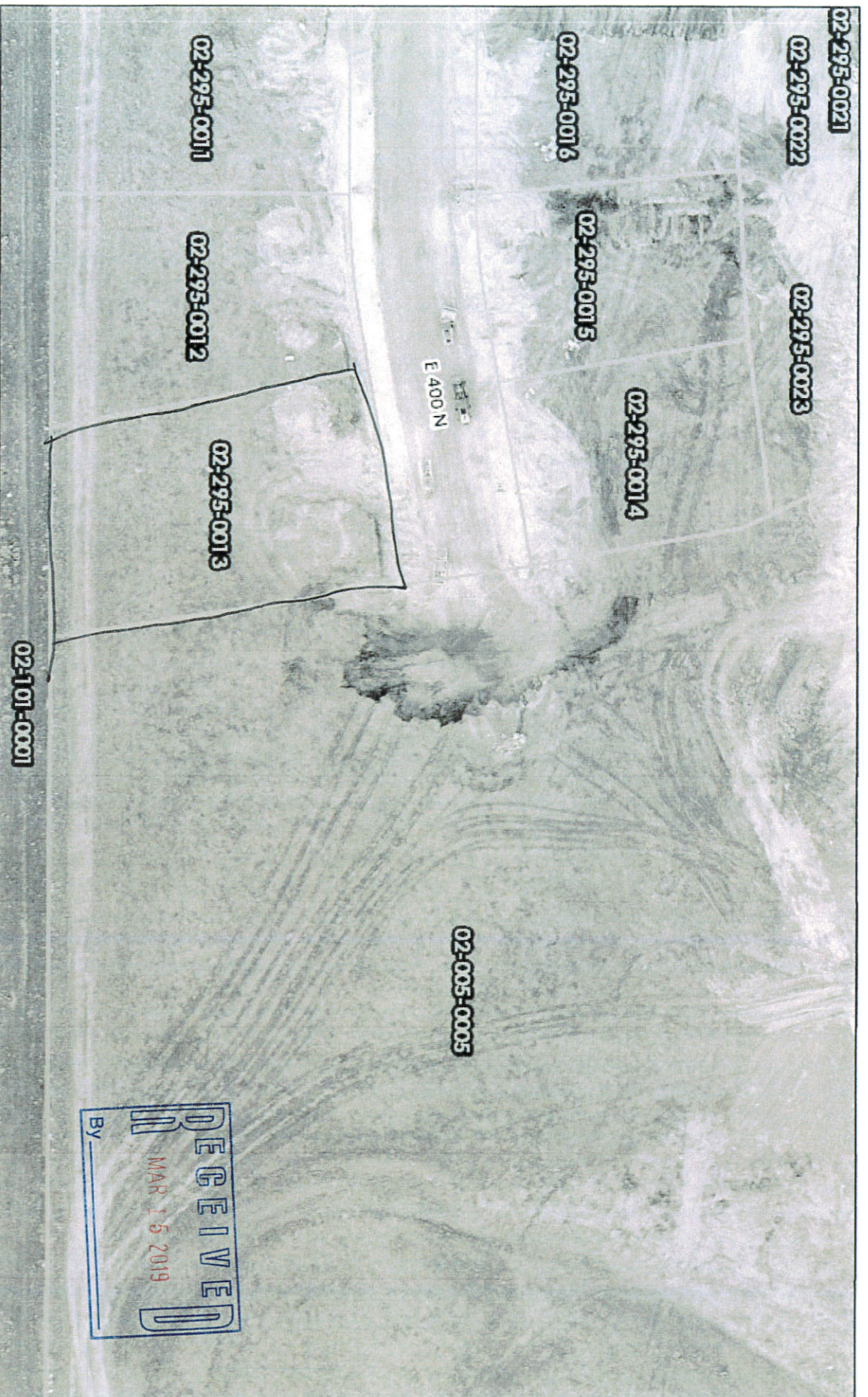
PARCEL NO. =
02-295-LOT NO.

FILED 9 MARCH 2018
ENT 1191300
MAP NO. 2018-3115
SITE PAGE 02-005

PARCEL NO. = 02295101NO
RECEIVED
 MAR 15 2019
 By _____



Parcel Map 02-295-0013



3/14/2019, 3:05:20 PM

Parcel Tax ID Label

State Roads

County Boundary

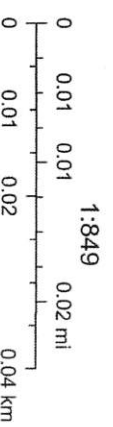
County Centerline



Municipal Boundaries



Cache Parcels





March 22, 2019

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

RE: Conditional Use Review, Stokes Home, 668 East 400 North, Providence Ut.

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

This project was reviewed using 2015 IFC, 2006 Utah Wildland-Urban Interface Code and Providence City Code Title 10, Chapter 5 for Hazard Wildfire Area, and has been found to meet the intent of the codes.

This project is being recommended for approval by Providence City.

The following comments document the review process:

Access

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

- **Access approved at subdivision review**

Fire Hydrant Locations and number of Hydrants

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

- **Fire hydrant location approved at subdivision review**

Fire Water Flow

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

- The building appears to be approx. 6,200 sq. ft. According to Table B105.1 the fire flow for a combined fire area 6,200 sq. ft. of type V-B is 2,000 GPM. Fire Flow requirements are subject to change due to separation of fire areas, type of construction, and the installation of fire suppression system.
- **Two fire hydrants exist within 600 feet of the home.**

2006 Utah Wildland-Urban Interface Code

SECTION 506 Class 3 - Ignition-resistant Construction:

506.1 General. Class 3 ignition-resistant construction shall be in accordance with Sections 506.

*506.2 Roof covering. Roofs shall have at least a Class A covering, Class C roof assembly or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire-stopped to preclude entry of flames or embers. (No wood shakes or combustible roofing used) **Builder is planning on a Class A roof covering as listed on application. Approved.***

*506.3 Unenclosed under-floor protection. Buildings or structures shall have all under-floor areas enclosed to the ground with exterior walls. Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction. (Per County Fire Marshal - Soffits to be installed as to close underside of combustible decks and supported structures) **Builder is planning on covering all underfloor decks and eaves with soffits as indicated on application. Approved.***

*506.4 Vents. Attic ventilation openings, soffit vents, foundation or under-floor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches each. Such vents shall be covered with noncombustible corrosion resistant mesh with openings not to exceed 1/8 inch. **Home owner is planning on installing 1/8" mesh screen on all openings. Approved.***

Providence City Code Title 10, Chapter 5 for Hazard Wildfire Area

Property owners are encouraged to implement the following:

- Construct the roof with fire-resistant materials like tile or metal, asphalt or fiberglass shingles. Clean roof surfaces and gutters of pine needles, leaves, branches, etc. regularly to avoid accumulation of flammable materials.
- Inspect your property regularly, clearing dead wood and dense vegetation from at least 30' around your house. Rake piles of leaves and twigs. If on a hill, more space will be needed to protect your home. A fuel break should be maintained around all structures.
- Move firewood away from the house or attachments like fences or decks.
- Cover vents with wire mesh no larger than 1/8 of an inch to keep sparks from enter your home through vents.
- Driveways should be wide enough for firefighting equipment to maneuver.

If you have any questions, please call me.

Respectfully,

Aaron Walker
Deputy Fire Marshal, Fire Inspector
Logan Fire Department
435-716-9516



Public Works Infrastructure Inspection

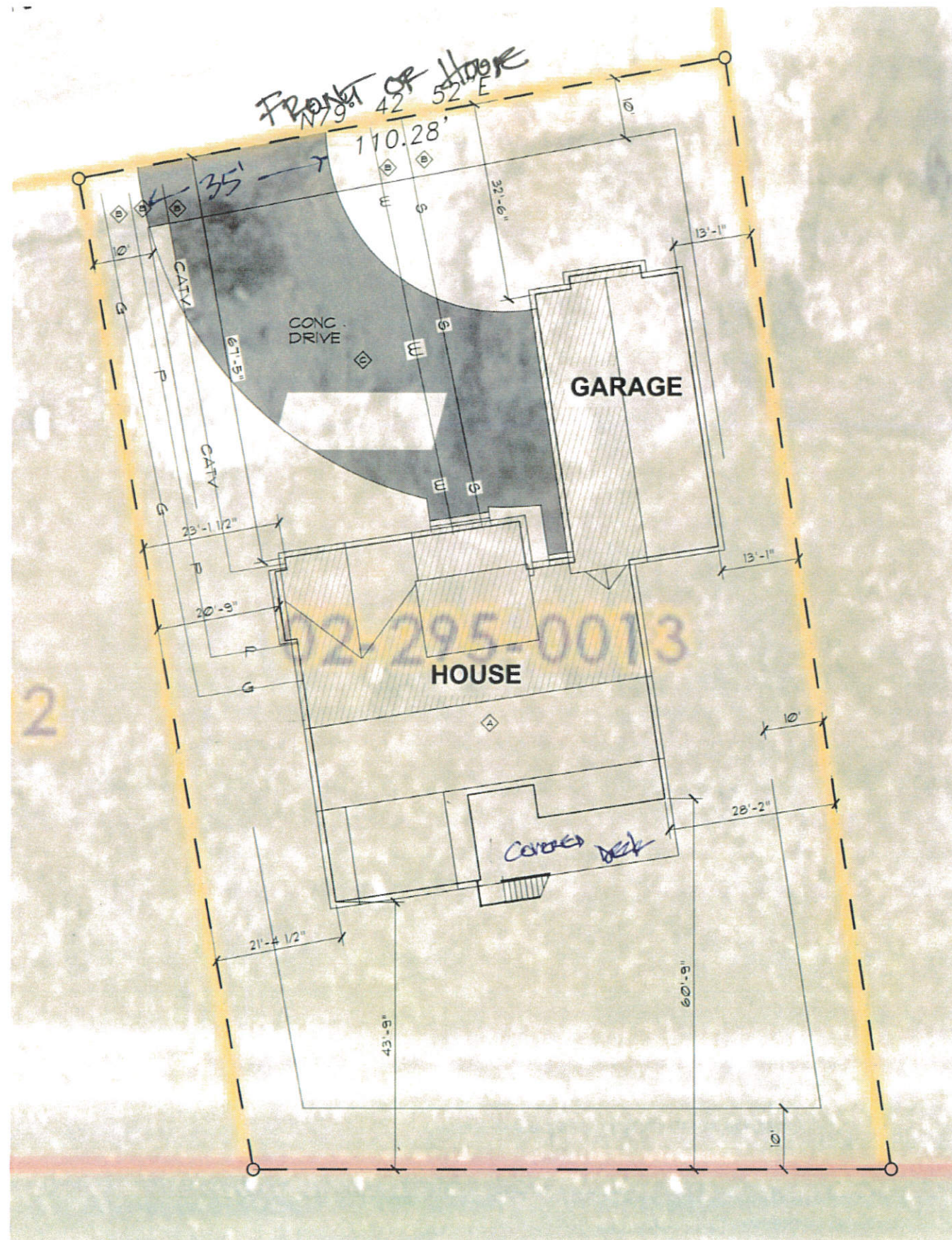
Permit #: 2019-0020

Project Address: 668 E 400 N

Contact Name: Nate & Katie Stokes

Phone Number: 435-881-2256

Inspection	Pass/Fail	Notes
Concrete	Pass	No Flaws
Curb/Gutter	Pass	No Flaws
Utilities	Pass	No Flaws
X Conditional Use Fire Hydrants: Location Flow	Hyd. # 508 + 507	508 Top of Road - Static = 136 Dynamic = 40 Flow = 850 gpm logarithmic = 1000 gpm @ 20 507 Between lots 11 & 12 Static = 166 Dynamic = 105 Flow = 1400 logarithmic = 2242 @ 20 psi
SWPPP Needed: ☒ Yes ☐ No		SWPPP Completed: Yes ☐ No ☐ N/A
NOI Needed: ☒ Yes ☐ No		NOI UTR: _____ NOI Issued To: _____
Inspection Completed by <u>Rob Stapley</u>		Date <u>3.21.19</u>
Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		
Inspection Completed by _____		Date _____



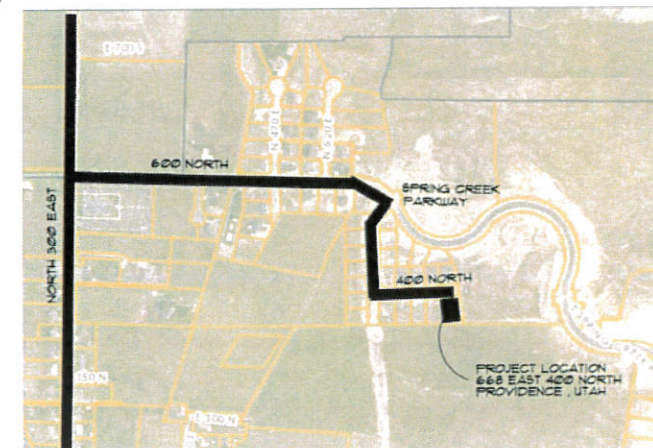
SITE PLAN
SCALE: 1" = 30' - 0"

LOT# 07-295-0013

STOKES RESIDENCE

668 EAST 400 NORTH PROVIDENCE, UTAH

Provence Hollows Phase 2 Lot #13



VICINITY MAP
NOT TO SCALE

SHEET INDEX

JOSEPH T. BECK ARCHITECT, INC.
497 EAST 520 SOUTH
SMITHFIELD, UTAH 84335
435-764-6742
JTBARCHITECT@GMAIL.COM

A0.0 COVER SHEET/SITE PLAN
A1.0 FOUNDATION PLAN
A1.1 MAIN FLOOR PLAN
A1.2 LOWER FLOOR PLAN
A1.3 FLOOR FRAMING PLAN
A1.4 ROOF FRAMING PLAN
A2.0 EXTERIOR ELEVATIONS
A2.1 EXTERIOR ELEVATIONS
A3.0 ELECTRICAL PLANS - MAIN
A3.1 ELECTRICAL PLAN - LOWER



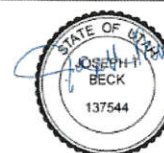
SITE PLAN KEYNOTES

- A VERIFY ACTUAL LOCATION OF HOUSE PRIOR TO CONSTRUCTION.
- B OWNER PROVIDED SITE UTILITY / CONNECTIONS AS SHOWN.
- C CONCRETE FOOTING SHOWN FOR REFERENCE ONLY.

PRESCRIPTIVE ENERGY NOTES

- ALL WINDOWS TO BE DOUBLE PANED LOW-E GLAZED (U-FACTOR 0.32 MIN)
- ALL EXTERIOR MAIN FLOOR WALLS TO HAVE A MINIMUM OF R20-S (R-22 PREFERRED) MINIMUM
- ALL FLOOR JOIST CAVITIES TO HAVE A MINIMUM OF R-30 INSULATION
- ALL ATTIC SPACES TO HAVE A MINIMUM OF R-50

JOSEPH T. BECK ARCHITECT, INC.
497 EAST 520 SOUTH
SMITHFIELD, UTAH
(435) 764-6742



DATE
DEC 19, 2018

PROJECT TITLE
STOKES RESIDENCE
668 EAST 400 NORTH
PROVIDENCE, UTAH

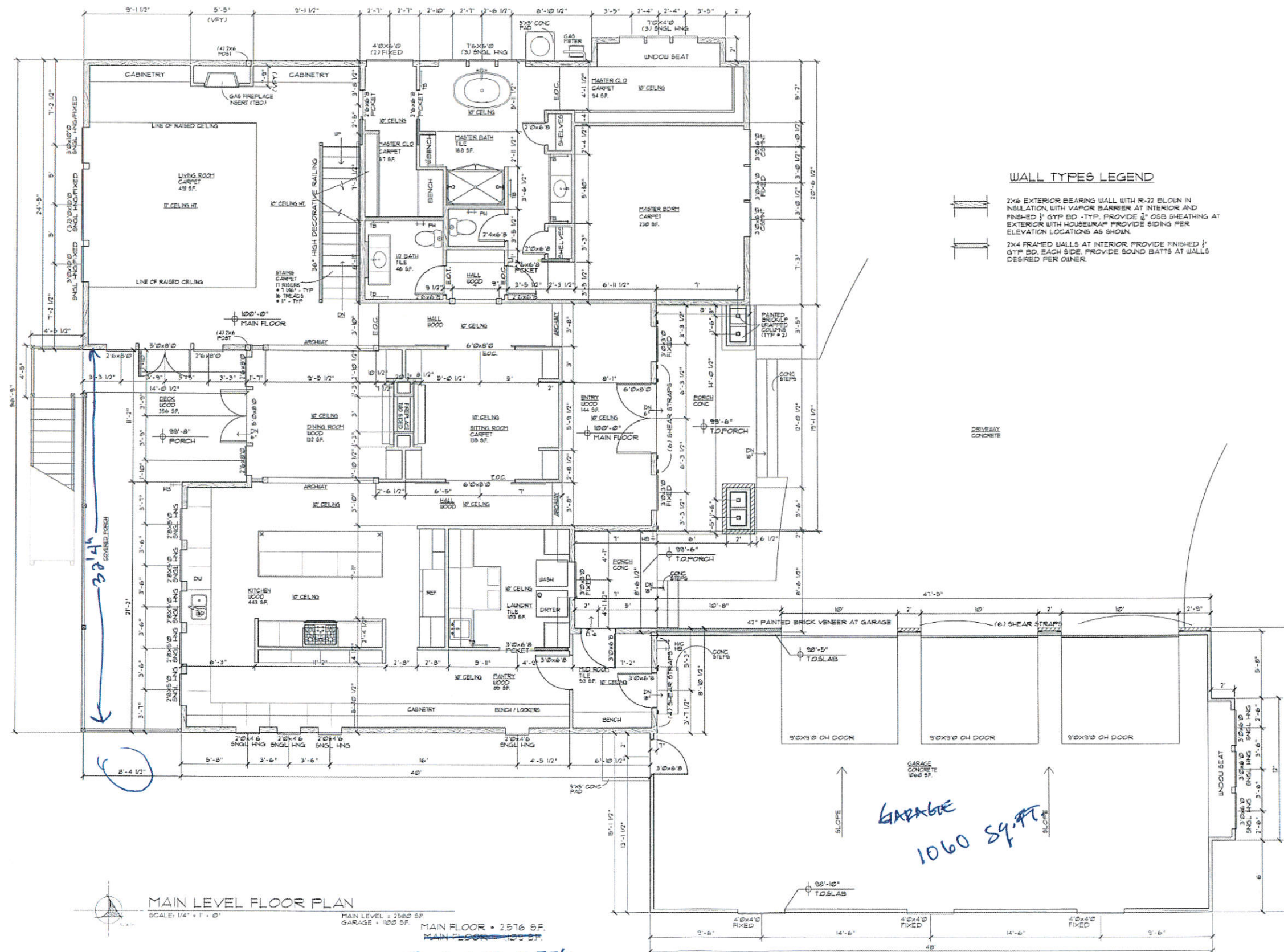
SHEET TITLE
COVER SHEET
SITE PLAN
SHEET INDEX

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REVISIONS

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A0.0



MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1' - 0"
MAIN LEVEL = 2580 SF
GARAGE = 1060 SF
MAIN FLOOR = 2576 SF
Basement 2,576

WALL TYPES LEGEND

2x6 EXTERIOR BEARING WALL WITH R-22 BLOWN IN INSULATION WITH VAPOR BARRIER AT INTERIOR AND FINISHED 1/2" GYP BD. -TYP. PROVIDE 1/2" OSB SHEATHING AT EXTERIOR WITH HOUSEWRAP. PROVIDE SIDING PER ELEVATION LOCATIONS AS SHOWN.

2x4 FRAMED WALLS AT INTERIOR. PROVIDE FINISHED 1/2" GYP BD. EACH SIDE. PROVIDE SOUND BATTS AT WALLS DESIRED PER OWNER.

JOSEPH T. BECK ARCHITECT, INC.
497 EAST 520 SOUTH
SMITHFIELD, UTAH
(435) 764-6742

STATE OF UTAH
JOSEPH T. BECK
137544

DATE
FEB 11, 2019

PROJECT TITLE
STOKES RESIDENCE
668 EAST 400 NORTH
PROVIDENCE, UTAH

SHEET TITLE
MAIN FLOOR PLAN
WALL TYPES

PROJECT NUMBER

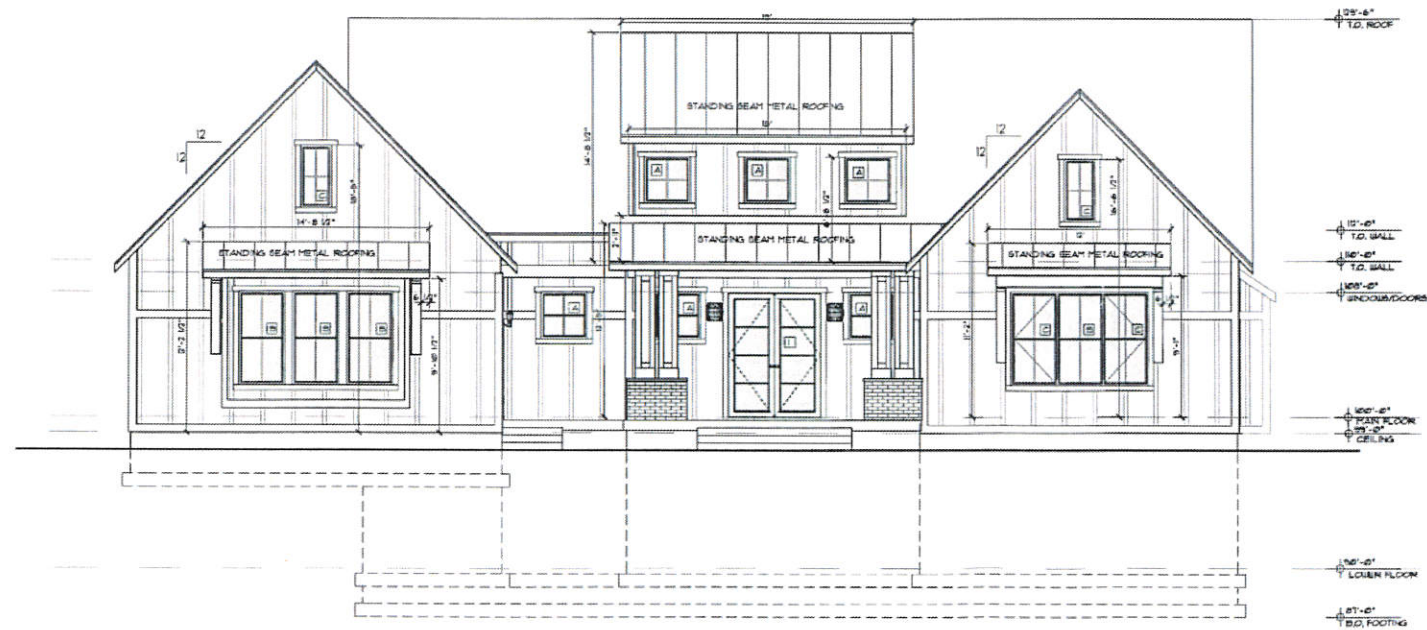
REVISIONS

SHEET NUMBER
A1.0



REAR ELEVATION (SOUTH)

SCALE: 3/16" = 1' - 0"



FRONT ELEVATION (NORTH)

SCALE: 3/16" = 1' - 0"

ROOF CONSTRUCTION:

1. 25 YEAR ASPHALT SHINGLES ON ROOFING MEMBRANE OVER 5/8" ROOF SHEETING
2. 2X PREMANUFACTURED TRUSSES AT 24" O.C. TYP W/ 12" OVERHANG
3. ALUMINUM SOFFIT AND 8" FASCIA WITH GUTTER AND DOWNSPOUTS TO MATCH
4. FLASH ALL PENETRATIONS THROUGH ROOF SYSTEMS
5. R-50 BLOWN IN INSULATION AT ATTIC SPACE
6. PROVIDE CONTINUOUS RIDGE VENTING

WALL CONSTRUCTION:

1. 2X6 EXTERIOR STUD CONSTRUCTION W/ R-22 BLOWN IN INSULATION - TYP
2. 7/16" OSB WALL SHEATHING TYP AT ALL EXTERIOR WALLS
3. PROVIDE CONTINUOUS "HOUSEWRAP" UNDERLAYMENT AT EXTERIOR SURFACES
4. PAINTED HARDIBOARD SYSTEMS AS SHOWN (COLORS BY OWNER)
5. PROVIDE METAL 8" FASCIA, VENTED METAL SOFFIT, AND GUTTER AND DOWNSPOUT TO MATCH
6. PROVIDE 4" CORNER TRIM AND 6" BELLY BANDING TO MATCH
7. ALL TRIM SHOWN TO BE WHITE COLOR TO MATCH
8. PROVIDE COUNTER FLASHING AT ALL EXTERIOR WALL OPENINGS - TYP

FOUNDATION CONSTRUCTION:

1. 8" FOUNDATION WALL W/ #4 BARS AT 24" VERT. AND 24" O.C. HORIZ. (TYP)
2. 10" TALL X 22" WIDE CONTINUOUS CONCRETE FOOTINGS W/ (2) #4 BARS CONTINUOUS - TYP
3. PROVIDE 4" REINFORCED CONCRETE SLAB AT GARAGE AND LOWER FLOOR OVER 4" CRUSHED ROCK (TYP) SLOPE GARAGE TO DRAIN AS SHOWN
4. PROVIDE BITUMINOUS DAMPROOFING AT FOUNDATION PERIMETER FROM BOTTOM OF FOOTING TO FINISH GRADE (TYP)
5. PROVIDE MIN. 8" CLEAR SIDING MATERIALS TO FINISH GRADE TYPICAL

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PROJECT TITLE
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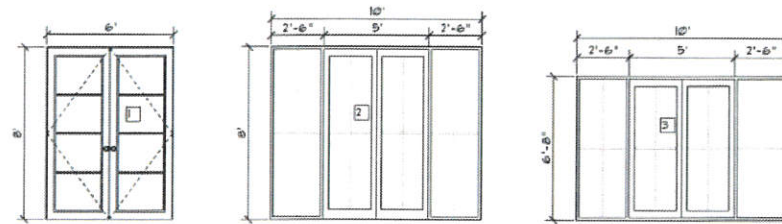
SHEET TITLE
EXT ELEVATIONS

PROJECT NUMBER

REVISIONS

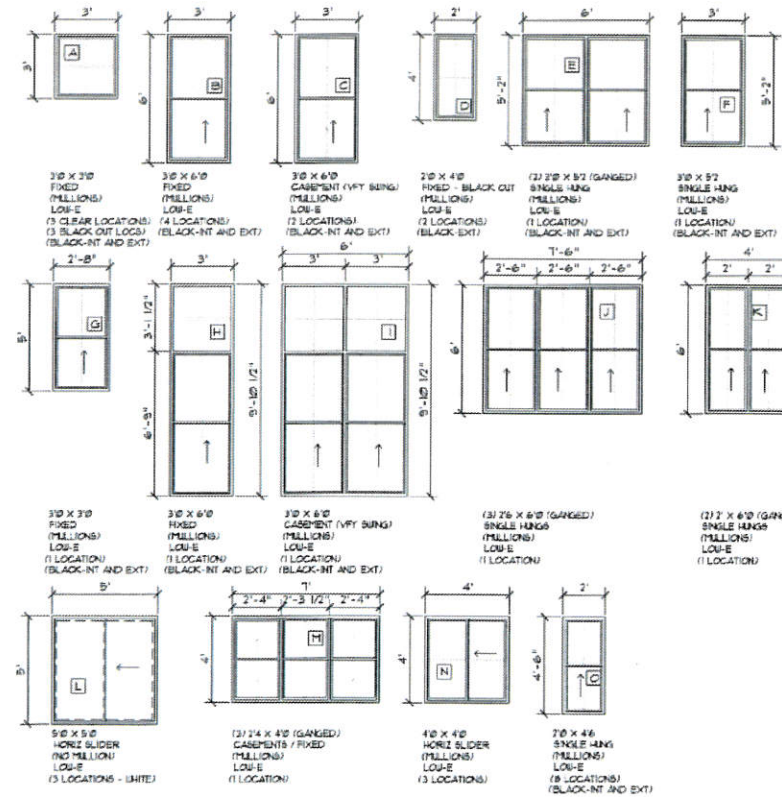
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A2.0



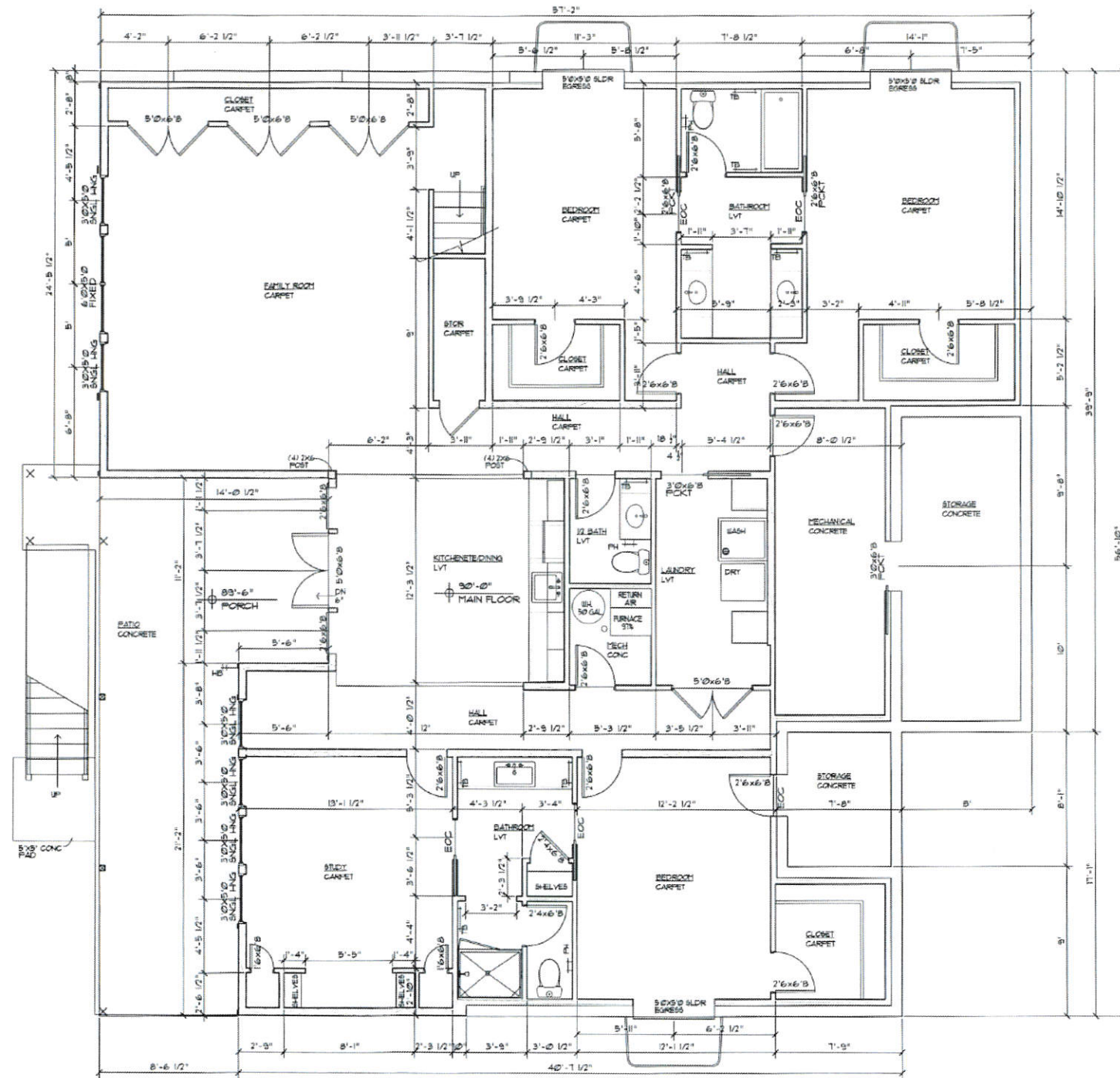
GLAZED DOOR SCHEDULE

ALL DOORS TO BE FIBERGLASS WITH BLACK PAINTED FINISH.
PROVIDE MANUF STANDARD LATCHING HARDWARE.
PROVIDE BLACK FACED MULLION AT LOCATIONS SHOWN.
PROVIDE CLEAR INT, 3RD FACE LOWE THROUGHOUT.
(VERIFY ACTUAL CONFIGURATIONS WITH OWNER)



WINDOW SCHEDULE

ALL WINDOWS TO BE VINYL WITH BLACK PAINTED FINISH.
PROVIDE MANUF STANDARD LATCHING HARDWARE.
PROVIDE BLACK FACED MULLION AT LOCATIONS SHOWN.
PROVIDE CLEAR INT, 3RD FACE LOWE THROUGHOUT.



LOWER LEVEL FLOOR PLAN

SCALE: 1/4" = 1' - 0"

LOWER FLOOR

WALL TYPES LEGEND

-
-
-

JOSEPH T. BECK ARCHITECT, INC.
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DATE
DEC 19, 2018

PROJECT TITLE
**STOKES RESIDENCE
668 EAST 400 NORTH
PROVIDENCE, UTAH**

SHEET TITLE
LOWER LEVEL PLAN

PROJECT NUMBER

REVISIONS

SHEET NUMBER

A1.1