

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: February 6, 2020

Request: Applicant is requesting approval of a commercial site plan for EForce Corporate Office Bldg.

Item Type: Commercial Site Plan

Applicant: 500 North LLC (Danny Macfarlane)

Address: 168 N Gateway Dr.

Parcel ID #: 02-153-0022

General Plan: CGD

Zone: CGD

Background Information:

A complete application was received January 21, 2020; application contained:

1. Commercial Site Plan Application.
2. Payment of \$100 fee.
3. Rob Stapley, Public Works director, inspected the current infrastructure on January 27, 2020.
4. Diane Campbell, Office Specialist, reviewed and signed the Zoning Permit.

FINDINGS OF FACT:

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

1. 10-8-5 Commercial Zoned Districts; Site Development
2. Official Zoning Map Revised Jan. 2019

CONCLUSIONS OF LAW:

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

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, ordinances.
2. The applicant has met the parking requirements. Once the construction drawings are reviewed and approved, if any changes to the construction drawings are made, the parking will need to be reviewed to make sure it still meets Providence City standards.
3. 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 violate.

DECISION:

The Providence Administrative Land Use Authority met on February 6, 2020.

Members present: Skarlet Bankhead, Max Pierce, Rob Stapley

The above Findings of Facts, Conclusions of Law, and Conditions were presented during the meeting.

Motion to approve the conditional use on the findings of facts, conclusions of law, and conditions – , second -
Vote:

Vote: Yea: S. Bankhead, M. Pierce, R. Stapley

Nay: None

Abstained: None

Excused: None

Skarlet Bankhead, Chair



Public Works Infrastructure Inspection

Permit #: 2020-0012

Project Address: 168 N Gateway Dr.

Contact Name: Danny Macfarlane

Phone Number: 435-760-7488

Inspection	Pass/Fail	Notes
Concrete	N/A	HOA
Curb/Gutter	N/A	HOA
Utilities	PASS	
<input type="checkbox"/> 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><i>[Signature]</i></u>		Date <u>1.27.20</u>
Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		
Inspection Completed by _____		Date _____



January 28, 2020

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

RE: Site plan review – EForce Office Building, 168 N. Gateway Drive (02-153-0022)

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.

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 from Gateway Drive, and through the common parking lot is adequate.**

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.

- **Fire hydrants are not Identified on submitted site plans, however, there is at least one fire hydrant within 400 feet of the farthest point of the proposed structure.**
- **If the building contains a fire sprinkler system, a fire hydrant needs to be within 100 feet of the FDC (fire department connection). The hydrant located in the parking lot could suffice if sprinklers are installed in the building.**

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. 4,300 sq. ft. per floor, in size. According to Table B105.1 the fire flow for a combined fire area 8,600 sq. ft. (Two floors) of type V-B is 2,500 GPM at 20 PSI from 2 fire hydrants. Fire Flow requirements are subject to change due to separation of fire areas, type of construction, and the installation of fire suppression system.
- **There are three Hydrants in the area of the proposed building.**
- **Fire Hydrant #342 flows 3,981 Gallons per minute at 20 PSI.**

Other project comments

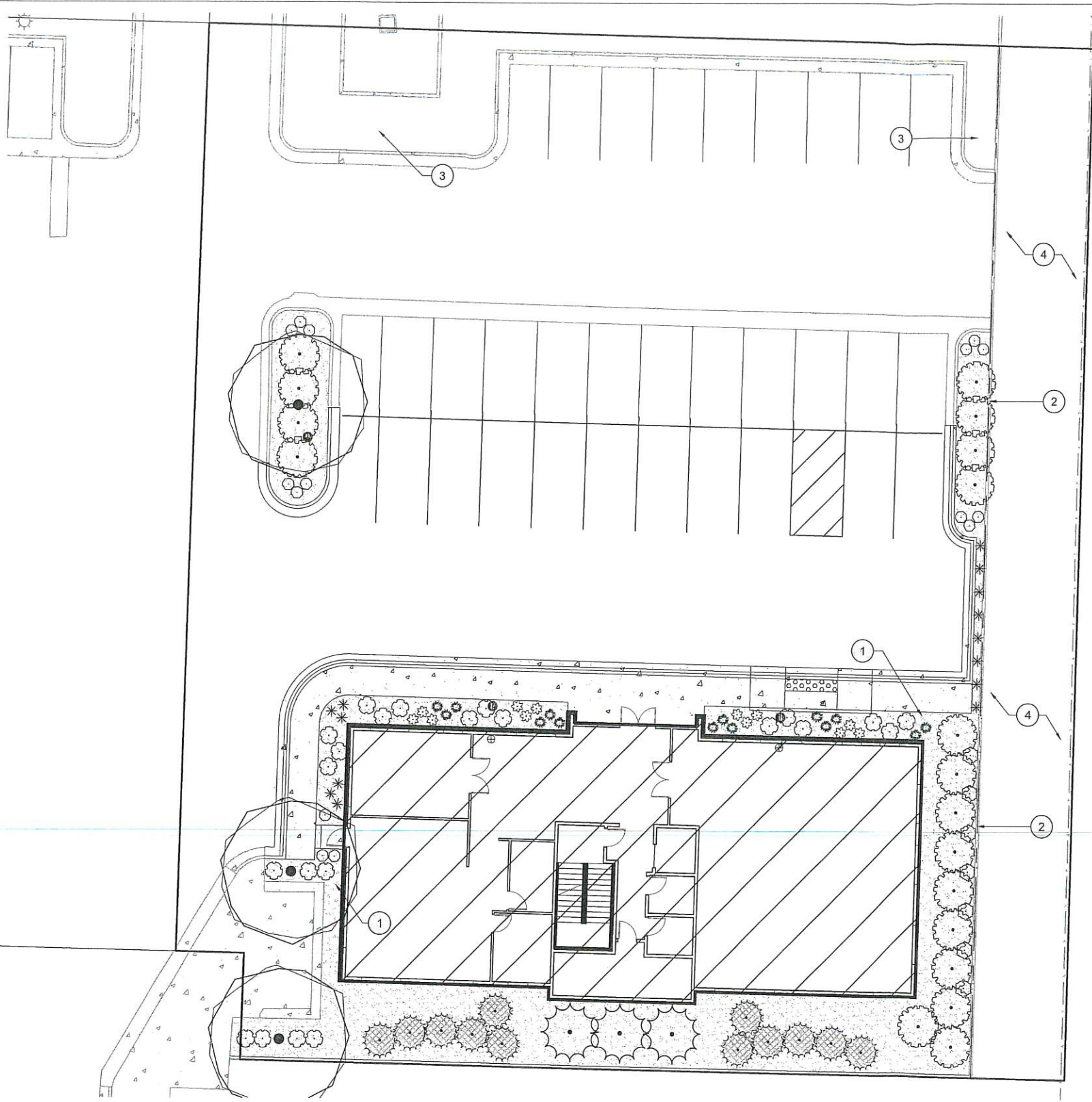
- This is a site review only. The Building and Fire Departments will need to complete a building plan review prior to construction beginning on the building.
- It appears that the submitted site plans indicate the building use to be an accounting office (business occupancy per 2018 IFC) on one half of the building. It is unclear what the use will be for the rest of the building.
- Fire sprinklers and/or fire alarms may be required depending on building use, Type of construction, overall square footage and number of stories.
- Fire sprinklers and fire alarms if installed may be a delayed submittal and are subject to any applicable inspections and acceptance testing.

FIRE DEPARTMENT

If you have any questions, please call me.

Respectfully,

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



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	MS	3	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	2" CAL
	PC	3	PICEA ABIES 'CUPRESSINA' / NORWAY SPRUCE	2" CAL
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CC	23	CORNUS SANGUINEA 'ARCTIC FIRE' TM / ARCTIC FIRE DOGWOOD	5 GAL
	PN	12	PICEA ABIES 'NIDIFORMIS' / NEST SPRUCE	5 GAL
	RR	7	RHAMNUS FRANGULA 'FINE LINE' / FINE LINE BUCKTHORN	5 GAL
	RG	18	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL
PERENNIALS AND GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CI	14	CAREX MUSKINGUMENSIS 'ICE FOUNTAINS' / SEDGE	1 GAL
	PR	12	PULMONARIA X 'RASPBERRY SPLASH' / LUNGWORT	1 GAL
	SC	21	SALVIA NEMOROSA 'CARDONNA' / CARDONNA PERENNIAL SALVIA	1 GAL
	SS	14	SCHIZACHYRIUM SCOPARIUM 'THE BLUES' / THE BLUES LITTLE BLUESTEM GRASS	5 GAL

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
①	CONCRETE MOWSTRIP, 6" WIDE	
②	EXISTING WALL TO REMAIN	
③	EXISTING LANDSCAPE TO REMAIN	
④	P.U.E. AND R.O.W. SEE CIVIL PLANS	
SYMBOL	DESCRIPTION	QTY
	ROCK MULCH, 1" (WASATCH TAN CRUSHED ROCK FROM STAKER PARSON OR APPROVED EQUAL) INSTALLED AT DEPTH OF 3" INSTALLED OVER DEWITT PRO 5 BARRIER FABRIC.	3,136 SF

GENERAL NOTES:

- SEE L-301 FOR DETAILS
- TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. CONTRACTOR TO COORDINATE ANY SLEEVING PRIOR TO PLACEMENT OF ASPHALT

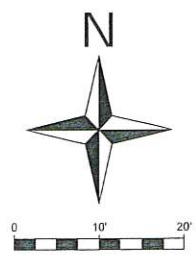
PROVIDENCE CITY - GENERAL COMMERCIAL ZONE

LANDSCAPE REQUIREMENTS

PLANT TYPE	REQUIREMENT	NUMBER REQUIRED	NUMBER PLANNED
SITE TREES	1 tree / 1000 S.F. OF LANDSCAPE AREA	4	6

SITE CALCULATIONS

AREA DESCRIPTION	AREA IN SQUARE FEET	PERCENTAGE
TOTAL SITE	27,010	100%
LANDSCAPE (PROPOSED LANDSCAPE AND EXISTING TOR REMAIN)	4,263	16%
BUILDING	4,440	16%
PUBLIC UTILITY EASEMENT / RIGHT OF WAY	2,898	11%
HARDSCAPE	15,409	57%



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. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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

EFORCE COPORATE OFFICE
 168 N GATEWAY DRIVE
 PROVIDENCE UTAH, 84392

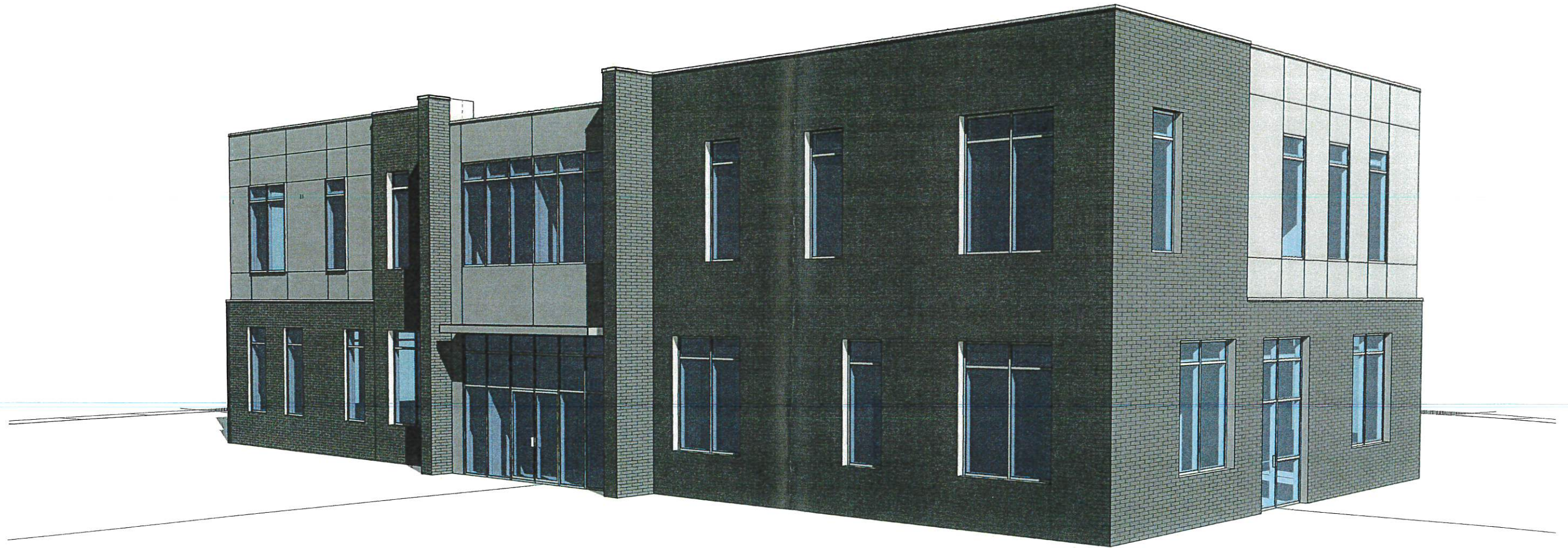
MARK	DATE	DESCRIPTION

PROJECT #: 19-405
 DRAWN BY: J. HENDRICKSON
 PROJECT MANAGER: J. HENDRICKSON
 ISSUED: 01.20.20



LANDSCAPE PLAN

L-100



PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: February 6, 2020

Request: Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a home at 537 N Sarah St, Providence UT.

Item Type: Conditional Use

Applicant: Western Trades Construction
(Ascentive Homes – Chris Williams)

Property Address: 537 N Sarah
St, Providence UT

Parcel ID #: 02-295-0311

General Plan: SFT

Zone: SFT

Background Information:

Complete Application was received January 2, 2020; application contained:

1. Providence City Conditional Use application and Residential Site Plan application
2. Payment of \$100 fee, January 2, 2020.

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on January 13, 2020

Diane Campbell, Office Specialist, reviewed and signed the Zoning Permit.

FINDINGS OF FACT:

1. UCA 10-9a-507. Conditional Uses allow a municipality to adopt a land use ordinance that includes conditional uses and provisions for conditional uses that require compliance with standards set for in an applicable ordinance.
2. The Cache County GIS Parcel Summary shows sensitive areas that may require further analysis.
3. Providence City Code (PCC) 10-5 Sensitive Areas, Section 1 Conditional use permit required states, all requests for permits involving a lot, parcel or site located wholly or partially within an area subject to the Hazard Flood (HF), Hazard Slope (HS), Hazard Water Table (HW) or Hazard Earthquake Primary Fault (HE), Hazard Wildfire (WF) regulations, shall be dealt with as a request for a conditional use permit under the provisions of Section 10-3-5 of this Title. All applications shall comply with the following regulations before any permit shall be issued.
4. PCC 10-3-5 Conditional Use Permits allows the City to impose reasonable conditions: to mitigate the reasonably anticipated detrimental effects of the proposed use on the health, safety, or general welfare of persons residing, working, or conducting business in the vicinity; to mitigate injury to property in the vicinity; to mitigate any risk to safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes.

CONCLUSIONS OF LAW:

1. Providence City has adopted land use ordinances that include conditional uses and provisions for conditional uses.
2. The Cache County GIS Parcel Summary indicates this parcel is in a Hazard Wildfire area.
3. Providence City has the authority to impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.
4. The request meets the requirements of the Codes listed in the Findings of Fact with the following conditions:

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, ordinances.

2. The applicant will mitigate Hazard Wildfire area by:
 - a. See Aaron Walker inspection letter dated January 14, 2020.
3. This conditional use is for the residence only as shown on the site plan date stamped February 5, 2020.
4. Payment of fees listed on the Providence City Zoning Permit.
5. 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.

DECISION:

The Providence Administrative Land Use Authority met on February 6, 2020

Members present: Skarlet Bankhead, M Pierce, Rob Stapley

The above Findings of Facts, Conclusions of Law, and Conditions were presented during the meeting.

Motion to approve the conditional use on the findings of facts, conclusions of law, and conditions – second –

Vote:	Yea:	S Bankhead, M Pierce, R Stapley
	Nay:	None
	Abstained:	None
	Excused:	None

Skarlet Bankhead, Chair



Public Works Infrastructure Inspection

Permit #: 2020-0001

Project Address: 537 Sarah St.

Contact Name: Chris Williams (Western Trades Constr.) Ascentive Homes

Phone Number: 435-999-9686

Inspection	Pass/Fail	Notes
Concrete	PASS	New
Curb/Gutter	PASS	New
Utilities	PASS	New
<input type="checkbox"/> 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><i>[Signature]</i></u>		Date <u>1.13.20</u>
Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		
Inspection Completed by _____		Date _____



DEVELOPMENT SERVICES DEPARTMENT

BUILDING | SURVEYING | ENGINEERING | GIS | PLANNING & ZONING | ROADS | WEEDS

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 02 Jan. 2020 at 01:59 PM

Parcel Number: 02-295-0311

Property Address: 537 SARAH STREET
PROVIDENCE

Tax Roll Acreage: 0.29

Owner Name: ASCENTIVE HOMES LLC

Owner Address: 485 E 500 N
PROVIDENCE, UT 84332-8803

Jurisdiction: Providence

Future

Annexation Area: n/a

Base Zone: Contact Providence for Zoning

Overlay Zone: n/a

Initial Parcel Incorporated Area

Legality Review: Contact Providence for Applicable Regulations



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

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

Areas That May Require Further Analysis

Moderate Slopes
Landslides

Wildfire Hazard Areas

Ag. Protection Area Buffers

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

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



January 14, 2020

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

RE: Conditional Use Review, 537 N Sarah Street, 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 2018 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 to Providence City for approval.

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. 4,480 sq. ft. in size. According to Table B105.1(1) and B105.1(2), the fire flow for a combined fire area 4,480 sq. ft. of type V-B is 1,750 GPM at 20 PSI. Fire Flow requirements are subject to change due to separation of fire areas, type of construction, and the installation of fire suppression system.
- **There are two fire hydrants within 600 feet of the proposed site.**
- **Hydrant 527 has approximately 2,286GPM at 20PSI.**
- **Fire Flows in the area have proven to be greater than 1,500 GPM. Fire flows are adequate for this size of construction.**

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). Per phone discussion with Chris Williams, they are planning on using Class A asphalt shingles. **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). Per phone discussion with Chris Williams, they are planning on aluminum soffits under all eves and deck spaces. **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. Per phone discussion with Chris Williams, they are planning on using screens on all vents with no greater than 1/8-inch mesh. **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

Project Area

Main Level: 1348
 Second: 1085
 Basement: 1340 (unfinished)
 3 Car Garage: 710

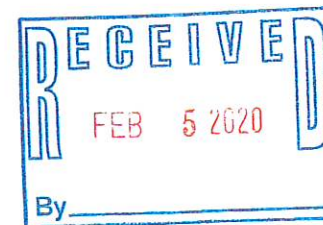
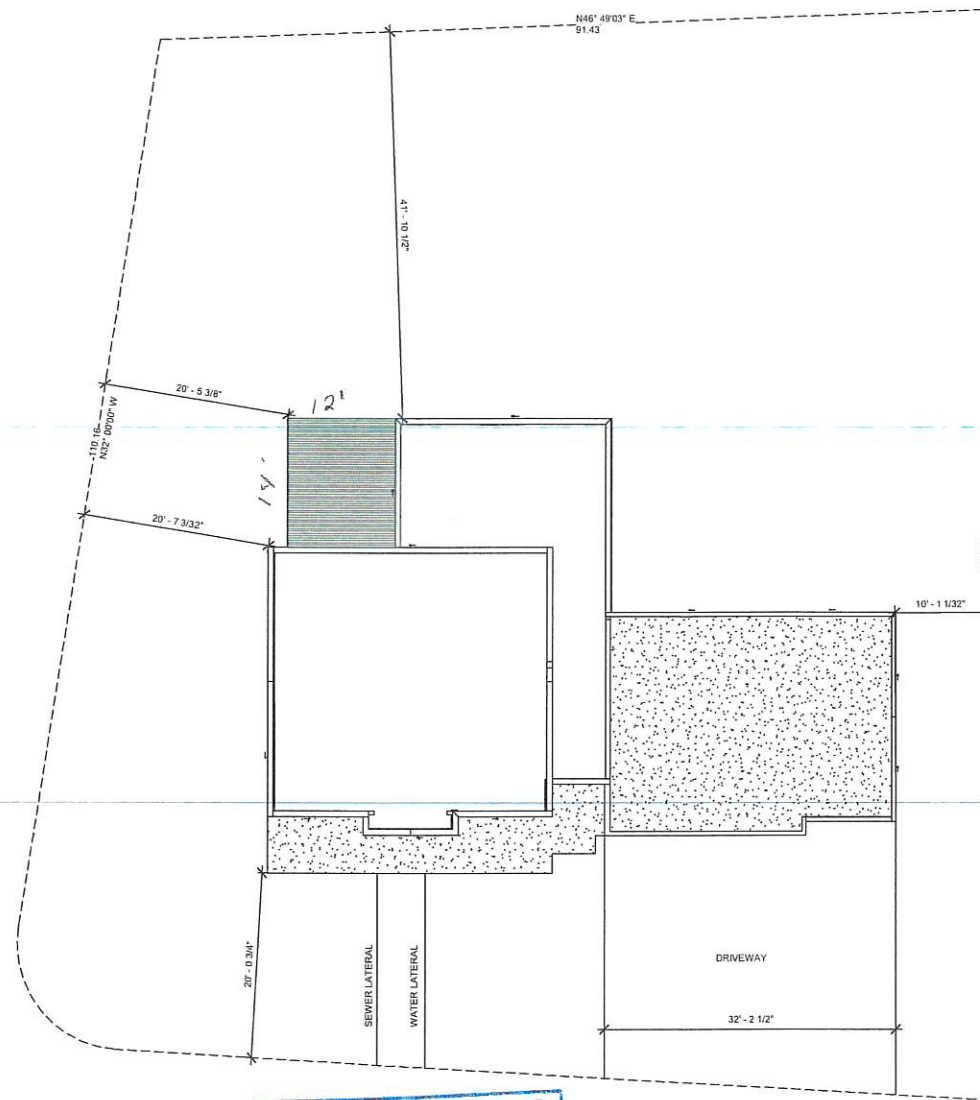


② 3D View 2

Sheet List	
Sheet Name	Sheet Number

Basement Floor Plan	A0
First Floor Plan	A1
Second Floor Plan	A2
Roof Plan	A5
Unnamed	A6
Elevations	AA.1
Elevations	AA.2
Site Plan	C1
Basement Electrical Plan	E0
First Floor Electrical	E1
Second Floor Electrical	E2
Foundation Plan	S0
First Floor Framing Plan	S1
Second Floor Framing	S2

① Site Plan
 1/8" = 1'-0"



Drawn by
 Joseph Lefson
 Checked by
 Checker
 Date
 10/10/2019

Site Plan

Western Trades Construction

PH3-11

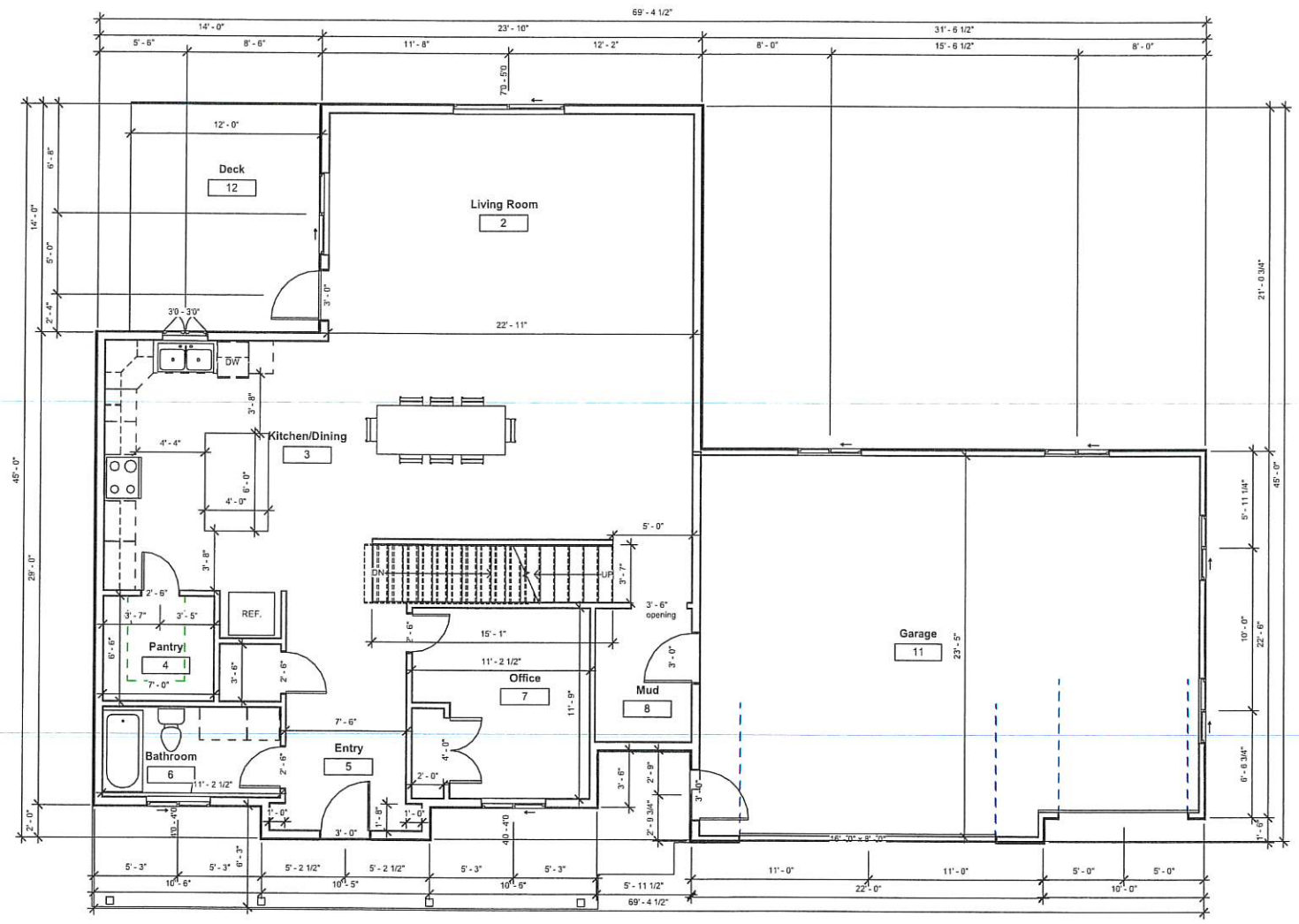


ALL WORK PERFORMED ON THIS DESIGN SHALL BE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH I.E.C., STATE AND LOCAL CODES. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO WORK. CONTRACTOR IS TO ASSUME RESPONSIBILITY FOR ANY OMISSIONS OR ERRORS IN THE DESIGN AND OR THESE DRAWINGS.

C1

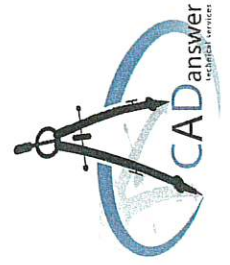
Scale 1/8" = 1'-0"

2/4/2020 6:47:53 PM



1 First Floor
1/4" = 1'-0"

RECEIVED
FEB 5 2020
By _____



Drawn by
Joseph Lefson
Checked by
Checker
Date
10/10/2019

First Floor Plan

Western Trades Construction

PH3-11

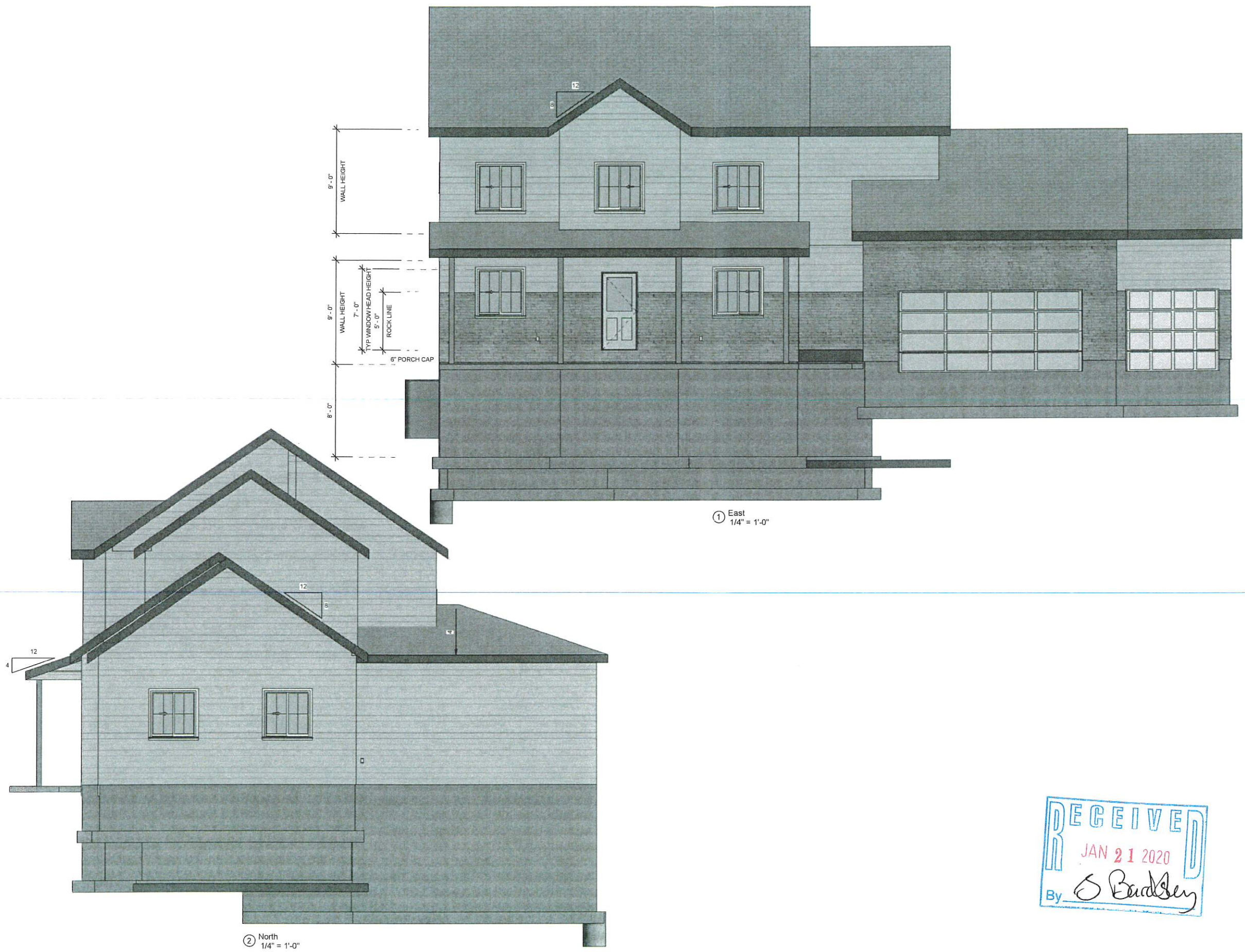


ALL WORK PERFORMED ON THIS DESIGN SHALL BE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH I.E.C., STATE AND LOCAL CODES. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO WORK. CONTRACTOR IS TO ASSUME RESPONSIBILITY FOR ALL DIMENSIONS OR OMISSIONS OR ERRORS IN THE DESIGN AND ON THESE DRAWINGS.

A1

Scale 1/4" = 1'-0"

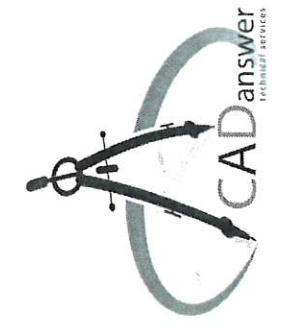
2/20/20 6:46:57 PM



② North
1/4" = 1'-0"

① East
1/4" = 1'-0"

RECEIVED
JAN 21 2020
By *S. Beckley*



Drawn by
Joseph Leifson
Checked by
Jason Petersen
Date
10/10/2019

Elevations

Western Trades Construction

PH3-11



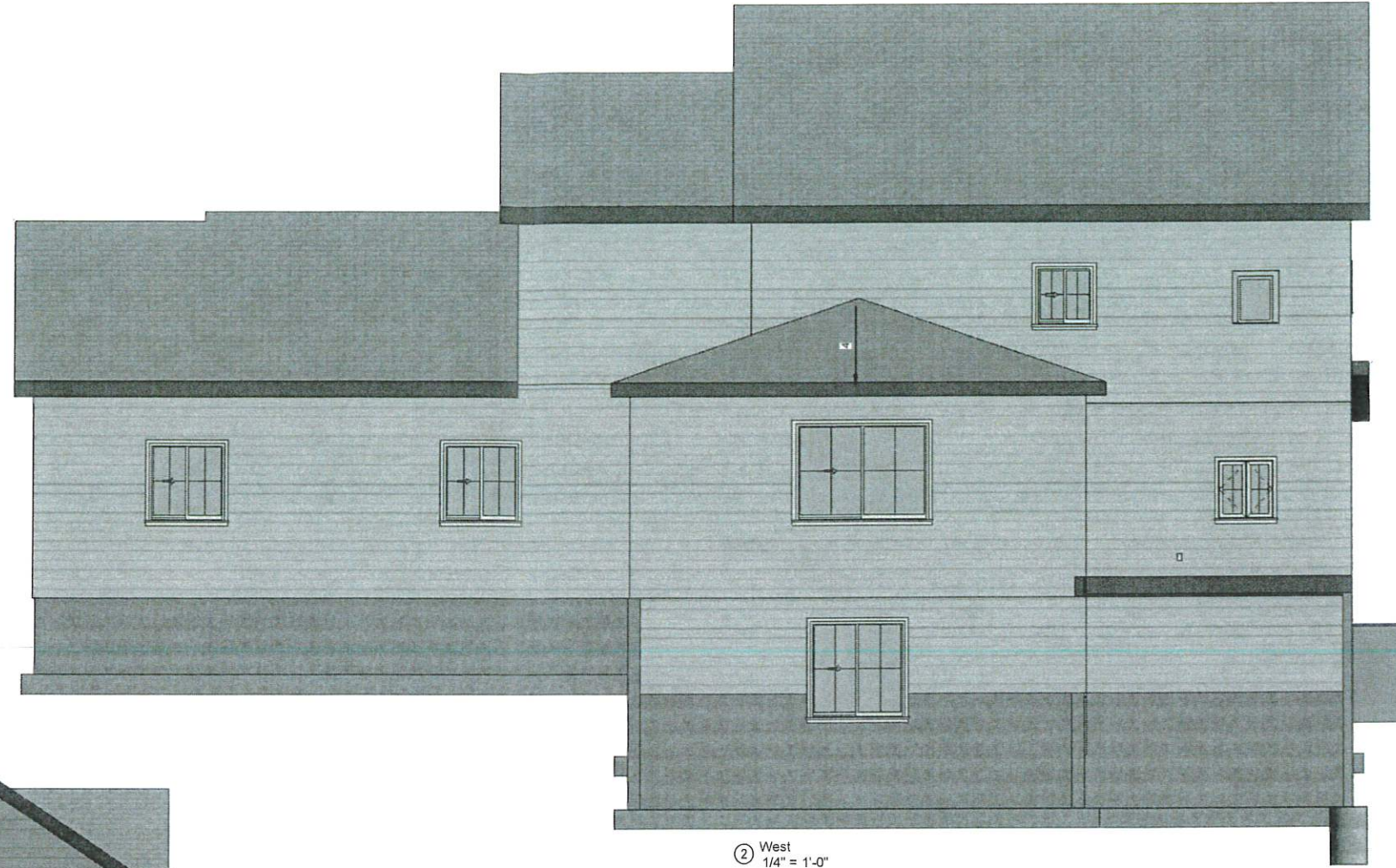
ALL WORK PERFORMED ON THIS DESIGN SHALL BE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH I.B.C., STATE AND LOCAL BUILDING CODE REQUIREMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING ANY AND ALL CONSTRUCTION OR WORK. CONTRACTOR IS TO ASSUME RESPONSIBILITY FOR ANY DAMAGES OR STRUCTURAL FAILURES DUE TO ANY ERRORS OR OMISSIONS IN THE DESIGN AND/OR THESE DRAWINGS.

AA.1

Scale 1/4" = 1'-0"

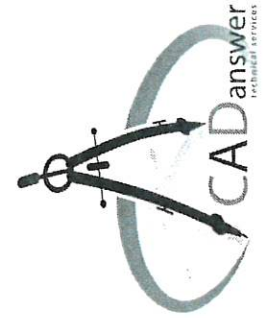


① South
1/4" = 1'-0"



② West
1/4" = 1'-0"

RECEIVED
JAN 21 2020
By *BT Bardsley*



Drawn by
Joseph Leifson
Checked by
Checker
Date
10/10/2019

Elevations

Western Trades Construction

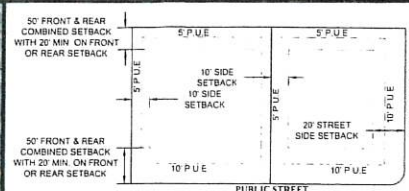
PH3-11



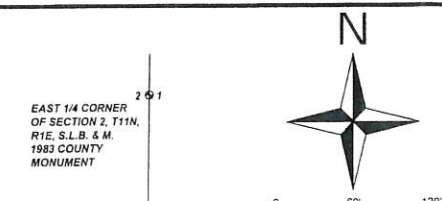
ALL WORK PREPARED ON THIS DESIGN SHALL BE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH I.B.C., STATE AND LOCAL BUILDING CODE REQUIREMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS STARTING FROM THE CORNER OF THE WORK. CONTRACTOR IS TO ASSUME RESPONSIBILITY FOR ANY DAMAGES OR STRUCTURAL FAILURES DUE TO ANY ERRORS OR OMISSIONS IN THE DESIGN AND OR THESE DRAWINGS.

AA.2

Scale 1/4" = 1'-0"



PROVIDENCE HOLLOW SUBDIVISION PHASE 3 (INCLUDES THE VACATION OF PARCEL "C" & A PORTION OF PARCEL "D", LITTLE BALDY SUBDIVISION) LOCATED IN THE SE1/4 OF SECTION 2, T11N, R1E, SLB& M PROVIDENCE, UTAH



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 88, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS 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
DENNIS P. CARLISLE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

NOV 5 2019
DATE

BOUNDARY DESCRIPTION
A portion of the SE1/4 of Section 2, Township 11 North, Range 1 East, Salt Lake Base & Meridian, Providence, Utah, more particularly described as follows:
Beginning at a point located N0°36'54"E along the Section line 1,325.28 feet and N89°33'58"W along the 40-acre (1 16th Section) line 1,715.06 feet from the Southeast Corner of Section 2, T11N, R1E, S.L.B. & M., thence S0°20'00"E 420.01 feet, thence S12°51'33"E 60.06 feet, thence S0°20'32"E 145.00 feet to the northerly right-of-way line of Spring Creek Parkway as defined and described as part of LITTLE BALDY PLACE Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence along said right-of-way the following (9) (nine) courses and distances: Southwesterly along the arc of a 338.00 foot radius non-tangent curve (radius bears S20°56'28"E) to the left 140.72 feet through a central angle of 24°52'13" (chord S50°37'25"W 145.57 feet) to a point of reverse curvature; thence along the arc of a 267.00 foot radius curve to the right 553.00 feet through a central angle of 118°41'18" (chord N82°28'03"W 459.37 feet) to a point of reverse curvature; thence along the arc of a 333.00 foot radius curve to the left 43.52 feet through a central angle of 7°29'14" (chord N27°00'22"W 43.48 feet) to a point of reverse curvature; thence along the arc of a 25.00 foot radius curve to the right 35.04 feet through a central angle of 80°18'30" (chord N9°50'48"E 32.24 feet); thence N50°00'03"E 14.09 feet; thence N39°59'57"W 60.00 feet; thence S50°00'03"W 14.09 feet; thence along the arc of a 25.00 foot radius curve to the right 35.29 feet through a central angle of 80°52'48" (chord N89°33'37"W 32.43 feet) to a point of reverse curvature; thence along the arc of a 330.00 foot radius curve to the left 229.46 feet through a central angle of 39°50'21" (chord N69°02'02"W 224.86 feet); thence N88°41'22"W 7.42 feet; thence N87°56'20"W 16.16 feet to the southeast corner of Lot 25, PROVIDENCE HOLLOW Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence N2°03'40"E along said Plat 150.00 feet to the southwest corner of that Real Property described in Deed Book 1899 Page 1080 of the Official Records of Cache County; thence along said deed the following (3) (three) courses and distances: N12°23'17"E 40.09 feet; thence N12°22'20"W 113.49 feet to the southwest corner of that Real Property described in Deed Book 1869 Page 836 of the Official Records of Cache County; thence N12°22'20"W along said deed 103.00 feet; thence N8°05'28"W along said deed 6.59 feet to the southeast corner of Lot 21 of said Subdivision; thence N8°05'28"W along said Subdivision 40.13 feet; thence N2°27'04"W along said Subdivision 24.38 feet to the north line of the South 1/2 of said SE1/4; thence S89°33'58"E along the 40-acre (1 16th Section) line 691.65 feet to the point of beginning.
Contains: 12.03+ acres

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, 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

**PROVIDENCE HOLLOW SUBDIVISION
PHASE 3**

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS, WATER, SEWER, STORM DRAIN, ETC. 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. 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.

SARAH STREET, LLC
By: *Sarah Street, LLC* (PRINTED NAME)
ITS: *Monopole*

LIMITED LIABILITY ACKNOWLEDGMENT
ON THIS 7 DAY OF December, 2019, PERSONALLY APPEARED BEFORE ME *Sarah Street, LLC*, WHO AFTER BEING DULY SWORN, DID ACKNOWLEDGE TO ME THAT THEY ARE THE *OWNER* OF SARAH STREET, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC (SIGNATURE)
RESIDING IN _____ COUNTY

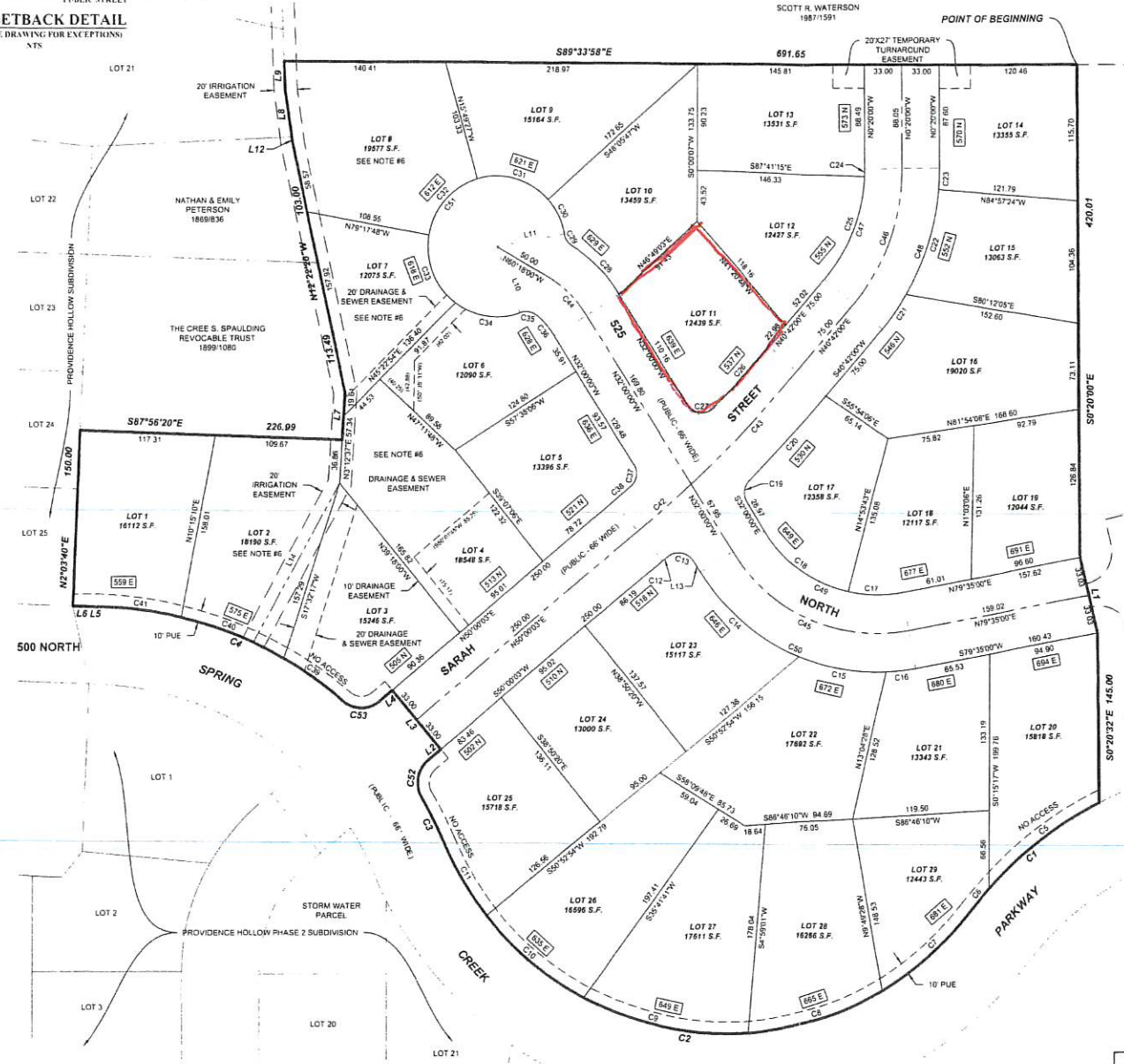
MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY

**PROVIDENCE HOLLOW SUBDIVISION
PHASE 3
(INCLUDES THE VACATION OF PARCEL "C" & A PORTION OF PARCEL "D", LITTLE BALDY SUBDIVISION)
LOCATED IN THE SE1/4 OF SECTION 2, T11N, R1E, SLB& M
PROVIDENCE, UTAH**

RECORDED # 1211201
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED IN THE OFFICE OF THE COUNTY CLERK
OF OWNER
DATE: 8 JAN 2019 TIME: 10:47 AM BOOK: 2019 PAGE: 3204
FEE: _____
CACHE COUNTY RECORDER
Michael J. ...

RECEIVED
JAN 02 2020
R. Carlisle

CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	338.00	24°52'13"	146.72	S50°37'25"W	145.57
C2	267.00	118°41'18"	553.09	N82°28'03"W	459.37
C3	333.00	7°29'14"	43.52	N27°00'22"W	43.48
C4	330.00	39°50'21"	229.46	N89°02'02"W	224.86
C5	338.00	20°18'57"	119.85	S52°54'03"E	119.22
C6	338.00	4°33'16"	26.87	N40°37'56"E	26.86
C7	267.00	21°46'57"	101.51	N49°04'47"E	100.90
C8	267.00	26°24'19"	123.05	N73°10'25"E	121.96
C9	267.00	31°19'37"	145.99	S77°57'37"E	144.17
C10	267.00	23°42'02"	110.45	S50°26'47"E	109.66
C11	267.00	15°28'23"	72.10	S30°51'35"E	71.89
C12	1233.00	0°15'04"	5.41	N49°52'31"E	5.41
C13	15.00	98°15'01"	25.72	S81°07'31"E	22.68
C14	183.00	35°59'13"	114.94	S48°59'37"E	113.06
C15	183.00	24°06'50"	77.02	N80°02'38"W	76.45
C16	183.00	8°18'57"	26.56	S83°44'29"W	26.54
C17	117.00	23°21'46"	47.71	S88°44'07"E	47.38
C18	117.00	45°03'14"	92.00	S44°31'33"E	89.65
C19	15.00	77°15'58"	20.23	S6°37'59"W	18.73
C20	123.00	4°33'58"	98.26	S42°58'59"W	98.24
C21	208.00	10°00'04"	36.31	S35°41'58"W	36.26
C22	208.00	25°59'10"	94.34	S17°42'21"W	93.53
C23	208.00	5°02'46"	18.32	N2°41'23"E	18.31
C24	142.00	2°38'30"	6.55	N0°59'15"E	6.55
C25	142.00	38°23'30"	95.15	S21°30'15"W	93.38
C26	1167.00	3°29'05"	70.98	S42°26'33"W	70.97
C27	15.00	103°48'55"	27.18	N83°54'27"W	23.61
C28	133.00	25°22'07"	58.89	S44°29'12"E	58.41
C29	15.00	47°15'28"	12.37	S33°43'14"E	12.02
C30	60.00	31°31'50"	33.02	S25°51'26"E	32.60
C31	60.00	65°18'09"	68.35	N74°15'25"W	64.71
C32	60.00	63°38'06"	66.64	S41°11'28"W	63.27
C33	60.00	62°35'23"	65.54	S21°49'17"E	62.33
C34	60.00	57°23'31"	60.10	S81°48'44"E	57.62
C35	15.00	58°33'13"	15.33	S81°13'53"E	14.67
C36	67.00	20°02'38"	23.44	S40°37'50"E	23.32
C37	15.00	81°03'24"	21.22	N8°31'42"E	19.49
C38	1167.00	0°56'39"	19.23	N49°31'44"E	19.23
C39	330.00	10°50'22"	62.43	S54°32'02"E	62.34
C40	330.00	16°33'30"	95.37	N68°13'58"W	95.04
C41	330.00	12°26'29"	71.66	S82°43'58"E	71.52
C42	1200.00	2°54'33"	60.93	N48°32'46"E	60.92
C43	1200.00	6°23'30"	133.87	N43°53'45"E	133.80
C44	100.00	28°18'00"	49.39	N46°09'30"W	48.89
C45	150.00	68°25'00"	179.11	S66°12'30"E	168.66
C46	175.00	41°02'00"	125.33	N20°11'00"E	122.67
C47	142.00	41°02'00"	101.70	N20°11'00"E	99.54
C48	208.00	41°02'00"	148.96	N20°11'00"E	145.80
C49	117.00	68°25'00"	139.71	S66°12'30"E	131.56
C50	183.00	68°25'00"	218.52	S66°12'30"E	205.77
C51	60.00	140°12'29"	146.83	N80°11'45"W	112.84
C52	25.00	80°18'30"	35.04	N9°50'48"E	32.24
C53	25.00	80°52'48"	35.29	N89°33'37"W	32.43



LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S12°51'33"E	66.06
L2	N50°00'03"E	14.09
L3	N39°59'57"W	60.00
L4	S50°00'03"W	14.09
L5	N88°41'22"W	7.42
L6	N87°56'20"W	16.16
L7	N3°12'37"E	40.09
L8	N8°05'28"W	40.15
L9	N2°27'04"W	24.38
L10	S20°30'29"E	60.00
L11	N79°54'29"E	60.00
L12	N8°05'28"W	6.59
L13	S32°00'00"E	11.19
L14	N29°04'42"E	155.08

NOTES:

- #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL WASHER TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.
- 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).
- PURSUANT TO PROVIDENCE CITY CODE 11-5-2, PROVIDENCE CITY WILL NOT ISSUE ANY BUILDING PERMIT FOR ANY LOT UNTIL MINIMUM IMPROVEMENTS, AS SPECIFIED, ARE COMPLETE.
- ALL LOTS HAVE A BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS SLOPES AND ZONING SETBACKS. NO LOTS HAVE SLOPES GREATER THAN 30% OVER A HORIZONTAL DISTANCE OF 50 FEET.
- LOTS 3, 20, & 25 SHALL HAVE NO DRIVEWAY ACCESS ONTO SPRING CREEK PARKWAY.
- IRRIGATION EASEMENT RESTRICTIONS ON LOTS 2, 4, 7, & 8:
A. NO PERMANENT STRUCTURES ARE ALLOWED WITHIN THE EASEMENT, NOR IS THE STORAGE OF VEHICLES OR OTHER ITEMS ALLOWED WITHIN THE EASEMENT.
B. IT WILL BE THE RESPONSIBILITY OF EACH LOT OWNER TO REPAIR AND REPLACE ANY DAMAGE TO LANDSCAPING OR YARD IMPROVEMENTS WITHIN THE EASEMENT. ANY DAMAGE OUTSIDE OF THE EASEMENT WILL BE THE RESPONSIBILITY OF THE IRRIGATION COMPANY.
C. ALTERING OF THE EXISTING GRADE WITHIN THE EASEMENT IS NOT ALLOWED.

ROCKY MOUNTAIN POWER
1. PURSUANT TO UTAH CODE ANN. § 53-3-2 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: 11/9/2018
COMCAST CABLE DATE: 12-3-18 CENTURYLINK COMMUNICATIONS DATE: 11/16/18

*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 OWNER'S 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 1-800-366-8512

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 _____ 2019 BY _____
PROVIDENCE CITY PLANNING COMMISSION CHAIR

ATTORNEY APPROVAL
APPROVED AS TO FORM THIS _____ DAY OF _____ 2019 BY _____
CITY ATTORNEY _____ DATE _____

MAYOR APPROVAL AND ACCEPTANCE
PRESENTED TO THE PROVIDENCE CITY MAYOR THIS _____ DAY OF _____ 2019 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

PROVIDENCE CITY MAYOR _____ DATE: 11/3/19
PROVIDENCE CITY RECORDER _____ DATE: 11/20/19

PLANNING COMMISSION APPROVAL AND ACCEPTANCE
PRESENTED TO THE PROVIDENCE CITY PLANNING COMMISSION THIS _____ DAY OF _____ 2019 AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIR _____ DATE: 11/14/19

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: 10/19/18

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