

**Providence City
Administrative Land Use Authority
Agenda – March 2, 2020 3:00 pm
Providence City Office Building
164 North Gateway Drive, Providence UT 84332**

Item No. 1 - Conditional Use Application: The Providence City Administrative Land Use Authority will consider for approval a request by Immaculate Construction (Bob Washburn) for a conditional use application for a retaining wall located at 69 N. Sherwood Dr., Providence UT.

Item No. 2 – Conditional Use Site Plan: The Providence City Administrative Land Use Authority will consider for approval a request by Visionary Homes for a conditional use site plan for a townhome building (4-plex) located at 174 E. through 180 E. 550 N., Providence UT.

Item No. 3 – Conditional Use Site Plan: The Providence City Administrative Land Use Authority will consider for approval a request by Visionary Homes for a conditional use site plan for a townhome building (4-plex) located at 184 E. through 190 E. 550 N., Providence UT.

Agenda posted on February 28, 2020

Diane Campbell

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 2:00 pm on the day of the meeting.

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: March 2, 2020

Request: Applicant is requesting approval of a conditional use application for a retaining wall located at 69 N. Sherwood Dr., Providence UT.

Item Type: Conditional Use

Applicant: Immaculate Constr. (Bob Washburn)

Address: 69 N Sherwood Dr.

Parcel ID #: 02-288-0003

General Plan: SFT

Zone: SFT

Background Information:

A complete application was received February 26, 2020, containing:

1. Providence City Conditional Use and Residential Site Plan Application
2. Payment of \$100 fee, February 26, 2020
3. Rob Stapley, Providence City Public Works Director, signed inspection on March 2, 2020.
4. 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 Landslide Hazard 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, and ordinances.
2. The applicant will mitigate Landslide Area by:

- a. See General Structural Notes and site plan/plat map.
3. This conditional use is for the retaining wall only as shown on the site plan dated Feb 26, 2020.
4. 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 March 2, 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:	Yea:	S Bankhead, M Pierce, R Stapley
	Nay:	None
	Abstained:	None
	Excused:	None

Skarlet Bankhead, Chair

YOU ACRES
37,212 SF

LOT 35
1.27 ACRES
55,534 SF

1.00 ACRES
43,559 SF

0.88 ACRES
38,547 SF

02-190-001
BAER & NIXON

S82° 48' 12" W 21.15'

S81° 23' E 99.58'

L9 68.85'

L61

C25

90.49'

L2

C4

C2

DRAINAGE EASEMENT
(INCLUDES ACCESS)
SEE GENERAL NOTE 20

L13

10' TEMPORARY
SNOW EASEMENT

L13

156.02'
64° 21' 30" E 385.90'

800 E STREET

C71 C1

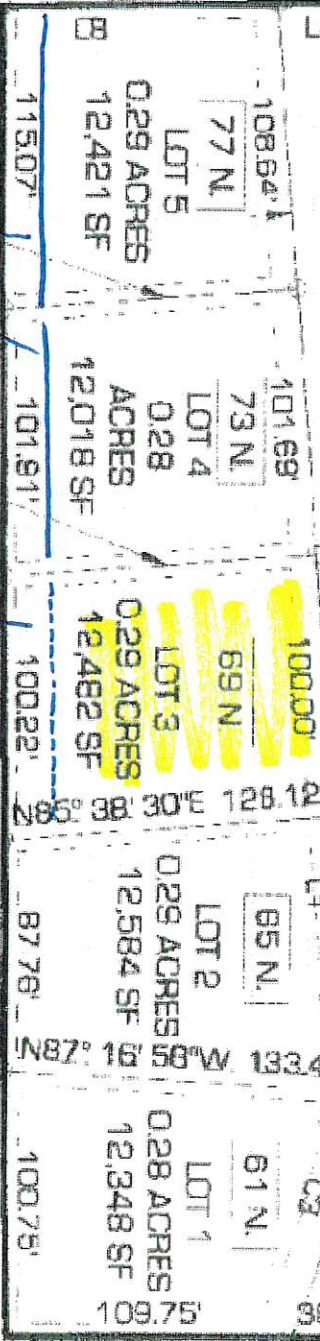
02-190-001
BAER & NIXON

02-190-0000
PROVIDENCE
CITY

S85° 38' 30" W 114.84'

N85° 38' 30" E 121.53'

N0° 35' 29" W 505.71'



Walls already installed

proposed wall

EAGLEVIEW DRIVE

02-101-0002

TAMMY JO TESSMER TR
DANCE

02-190-0016

BRYAN &
LINDSAY
BISHOP

02-190-0017

BRYAN &
LINDSAY
BISHOP

02-190-0018

BENJAMIN N
& ALECIA D
DAVIS

02-190-0019

STANLEY E
BLACKETT TR

5' BERM EASEMENT (WEST
SIDE LOTS 1-5). SEE GENERAL
NOTE 18.

* Retaining wall on lot #3 will follow the
same general line/direction as lot #4 in
the 5' berm easement

RECEIVED
FEB 20 20
BY



DEVELOPMENT SERVICES DEPARTMENT

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

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 27 Feb. 2020 at 09:30 AM

Parcel Number: 02-288-0003

Property Address: 69 N 0800 E
PROVIDENCE

Tax Roll Acreage: 0.29

Owner Name: JAMES ROBERT & EDITH
LUCILLE WASHBURN

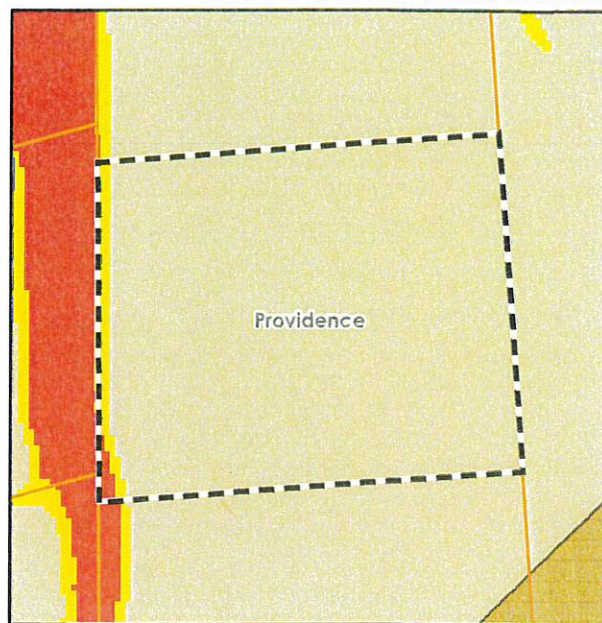
Owner Address: 69 N SHERWOOD DR
PROVIDENCE, UT 84332-9221

Jurisdiction: Providence
Future

Annexation Area: n/a

Base Zone: Contact Providence for Zoning

Overlay Zone: n/a



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

Initial Parcel Incorporated Area

Legality Review: Contact Providence for Applicable Regulations

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

Areas That May Require Further Analysis

Moderate Slopes
Steep Slopes

Landslides

Wildfire Hazard Areas

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

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GENERAL

1. Code: I.B.C. 2018.
2. Notes: Notes apply to all drawings unless noted otherwise.
3. Design Criteria:

$$\text{Soil Bearing Pressure} = 1500 \text{ psf} + 33\% \text{ FOR SEISMIC}$$

(assumed, Contractor to verify)
4. Coordination: Check with conditions at the job site and with all other subcontractors.
5. Datum: See PLAN.
6. Details: Details, sections, and notes as shown on the drawings are intended to be typical and shall apply to all similar situations elsewhere unless noted otherwise.

1. No Soil Report has been prepared for this site. If a report becomes available, all recommendations within the Soils Report shall be followed.
2. Unless noted otherwise in a Soils Report, remove top 12" of soil including all vegetation and debris. Remove existing elements as required and replace voids and soft spots with compacted granular fill.
3. All footings are to be placed on undisturbed natural earth, and/or properly compacted granular fill down to natural undisturbed earth. The natural undisturbed soil below all footings shall be proof rolled prior to placing fill material. Replace voids and soft spots with compacted granular fill. Clear excavations of debris and loose soil prior to placing concrete.
4. Compacted Granular (Structural) Fill: Unless noted otherwise in a project Soils Report, Contractor shall be responsible for the selection of all fill material, and verification of adequate compaction. All fill shall be tested to ensure adequate compaction and proper gradation by a qualified materials testing agency. Compact all fill to 95% dry density minimum. All fill shall be placed and compacted in lift heights not to exceed 8".
5. Frost protection: All exterior footings shall be placed a minimum of 18" below finish grade.
6. Locate footings as dimensioned below walls. Proper placement of vertical reinforcing in retaining walls is critical. Care shall be taken to locate all reinforcing in its proper location.
7. Contractor is responsible to verify natural undisturbed soil below all footing is adequate to support loading of 1500 psf with negligible settlement.
8. FOUNDATION DRAINAGE AND WATERPROOFING SYSTEMS SHALL BE SPECIFIED & DESIGNED BY OTHERS.

1. Grade: ASTM A615, Grade 60.
2. Dowel and lap lengths: For concrete work provide 60 bar diameters for vertical reinforcing dowel embedment and splice lap lengths, and 48 bar diameters for horizontal bars in footings and walls.
3. Detailing and fabrication: Reference "American Concrete Institute" (ACI 318-14).
4. Field bending: Reinforcing steel shall not be bent or straightened in a manner injurious to the concrete or steel. Bars larger than #5 shall not be field bent.
5. Splice locations: In slabs, beams and girders, reinforcing steel shall not be spliced at zones of maximum tensile stress, unless noted otherwise on the drawings.
6. Embedments, dowels, & all reinforcement shall be securely tied to formwork or adjacent reinforcement prior to concrete or grout placement using tie wire or positioners. "Wet-sticking" is not permitted.

1. Concrete Density: Normal Weight Concrete approximately 145 to 150 pounds per cubic foot.

2. Strength: Minimum ultimate 28-day compressive strength:

Footings	4000 psi
Slabs on grade	4000 psi
Walls	4000 psi
All other site cast concrete	4000 psi

3. Construction Joints: Continue vertical and horizontal reinforcing through all construction joints.

4. Slabs: Slabs are to be placed in as large of sections as possible. Where construction joints are necessary, provide bulkhead shear keyways and reinforcing dowels as required to maintain full section capacity. Control joints shall be installed in slabs on grade so the length to width ratio of the slab is no more than 1.25:1. Control joints shall be completed within 12 hours of concrete placement. Control joints may be installed by saw cut or tooled joints a depth of 1/4 the thickness of the slab. Contractor is responsible for exact locations and spacing of all control & construction joints.

5. Form Work: Form work shall comply with ACI Standards Publication 347 and Project Specifications.

6. Wall reinforcing: Unless noted otherwise on the drawings, reinforce all concrete wall as follows:

THICKNESS	HORIZONTAL	VERTICAL
see details		

7. Provide corner bars at intersecting wall corners using the same size and spacing as horizontal wall reinforcing. Dowel vertical reinforcing to the footing or structure below with the same size and spacing as wall, column, or pier reinforcing above. Footing dowels shall terminate with a 90 degree standard hook.

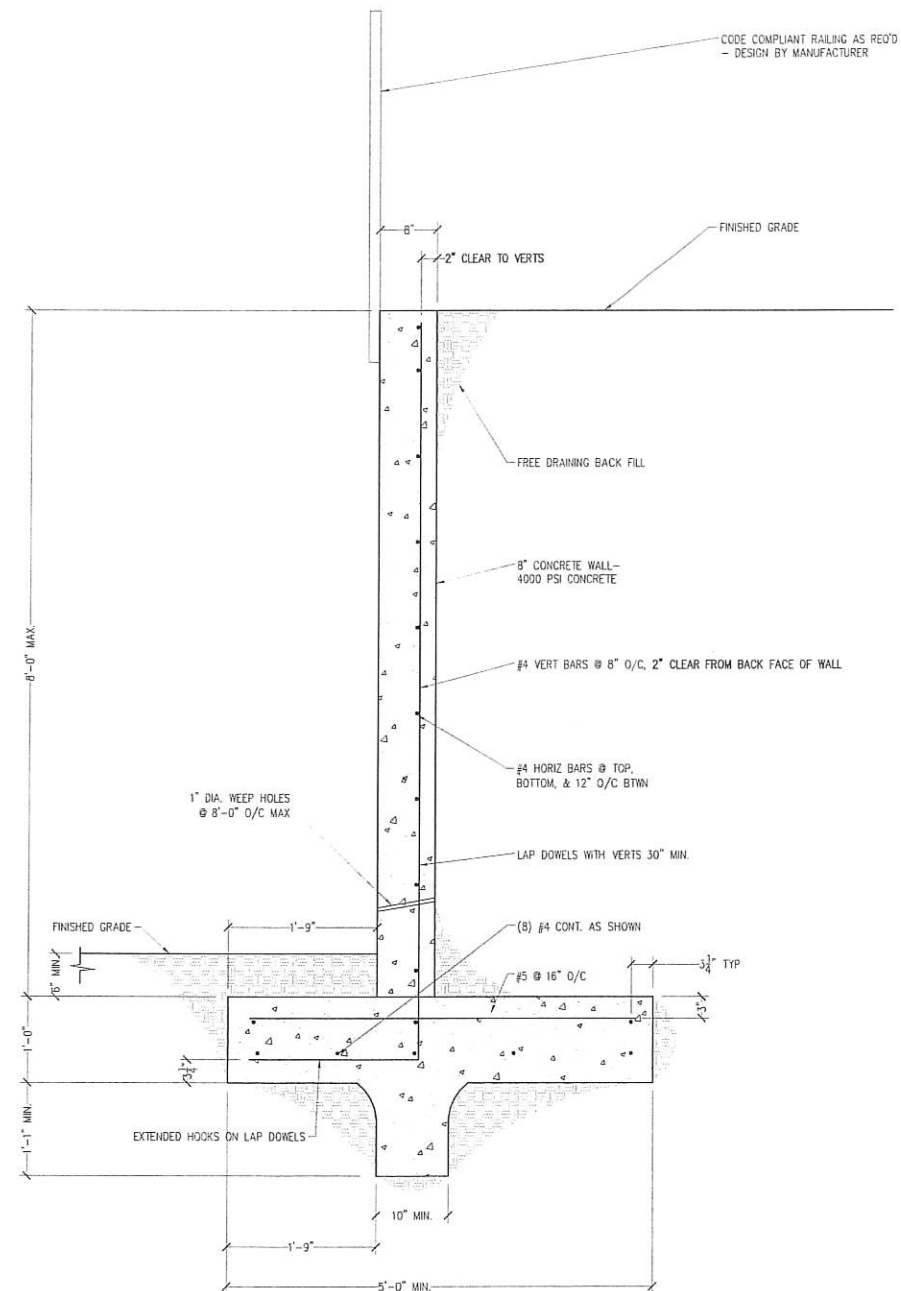
8. Openings: Around all sides of openings with a size greater than 12" provide (2) #5 bars (unless noted otherwise) and extend 24" beyond the corners of the opening.

9. Concrete protection for reinforcing steel: Provide concrete cover equal to the bar diameter but not less than:

See details	
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10. Slabs on grade: Any reinforcing steel shall be adequately supported on precast concrete units or stand chairs, to keep the reinforcing the minimum height specified or indicated above the grade. Lifting the reinforcing off the grade during placement will not be permitted.

11. Curing: All concrete is to be cured and protected in strict accordance with ACI Cold Weather Curing Procedures. Testing of the concrete and added heat may be required for certain temperature levels. If heat is added, proper venting shall be provided to eliminate the harmful effects of carbon dioxide exposed to fresh concrete.



NOTE: THIS WALL IS INTENDED TO SPAN THE ENTIRE REAR PROPERTY LINE, AND RETURN APPROXIMATELY 15 FEET ON EACH END.

TYPICAL RETAINING WALL SECTION

SCALE: 1"=1'-0"	REF:
-----------------	------

1



OCTOBER 29, 2019

WASHBURN
RETAINING WALL
69 N. 800 E.
PROVIDENCE, UT

REVISIONS

REV #	DATE	COMMENTS
1		
2		
3		
4		

RETAINING WALL
SECTION

RW-1

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: March 2, 2020

Request: Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a townhome building (4-plex) at 174 E through 180 E 550 N, Providence UT.

Item Type: Conditional Use

Applicant: Visionary Homes

Property Address: 174 through
180 E 550 N., Providence UT

Parcel ID #: 02-301-0019 to 22

General Plan: LCR

Zone: LCR

Background Information:

Complete Application was received Feb. 10, 2020; application contained:

1. Providence City Conditional Use application and Residential Site Plan application
2. Payment of \$100 fee, Feb. 10, 2020
3. Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on Feb. 18, 2020
4. 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 Water Table 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 Water Table by:
 - a. See High Water Table Mitigating Strategies.
3. This conditional use is for the residence only as shown on the site plan date stamped Feb. 10, 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 March 2, 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



DEVELOPMENT SERVICES DEPARTMENT

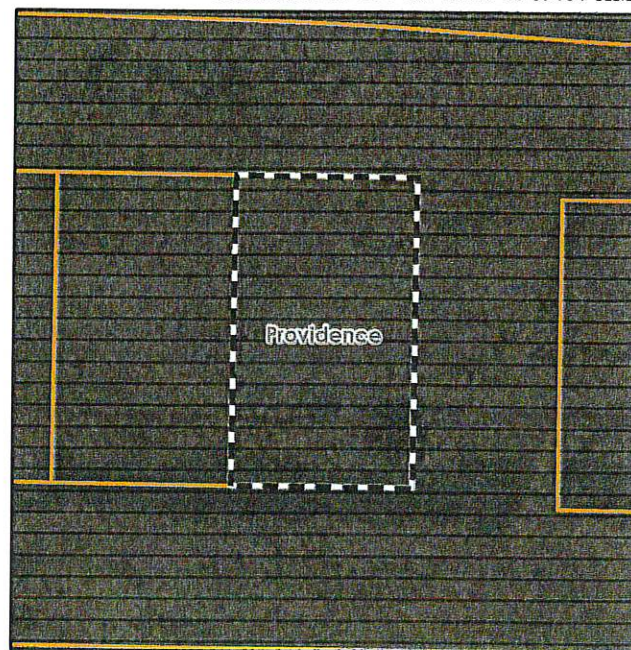
BUILDING | SURVEYING | ENGINEERING | GIS | PLANNING & ZONING | ROADS | WEEDS

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 11 Feb. 2020 at 09:37 AM

Parcel Number: 02-301-0022
Property Address: 180 E 0550 N
PROVIDENCE
Tax Roll Acreage: 0.02
Owner Name: RIDGEVIEW PARK LLC
Owner Address: 50 E 2500 N STE 101
NORTH LOGAN, UT 84341-3090
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

Wildfire Hazard Areas

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

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High Water Table Mitigating Strategies:

A land drain has been installed to mitigate the high water table in the subdivision. The townhomes are all slab on grade as well.



REAR ELEVATION

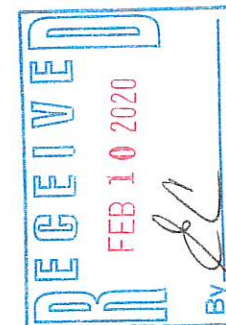
RECEIVED
FEB 10 2020
By *[Signature]*



LEFT ELEVATION



RIGHT ELEVATION



ENGINEER INFO & STAMP

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

© STERLING BRANDS LLC
50 East 2500 North, #101
North Logan, UT, 84341
(435) 752-1480
buildwithvisionary.com

Plan current up to:
Addendum

Proj: VINEYARD

Client:
BLDG 1

4-PLEX BLDG 1
LEFT & RIGHT ELEVATIONS

Date: 01/13/2020

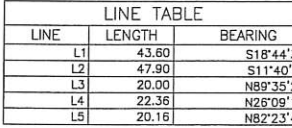
Drawn By:
Blake Hamblin

Checked by:

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

SHEET:

03



of

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: March 2, 2020

Request: Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a townhome building (4-plex) at 184 E through 190 E 550 N, Providence UT.

Item Type: Conditional Use

Applicant: Visionary Homes

Property Address: 184 through
190 E 550 N., Providence UT

Parcel ID #: 02-301-0023 to 26

General Plan: LCR

Zone: LCR

Background Information:

Complete Application was received Feb. 10, 2020; application contained:

1. Providence City Conditional Use application and Residential Site Plan application
2. Payment of \$100 fee, Feb. 10, 2020
3. Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on Feb. 18, 2020
4. 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.
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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 Water Table 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 Water Table by:
 - a. See High Water Mitigating Strategies.
3. This conditional use is for the residence only as shown on the site plan date stamped Feb. 10, 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 March 2, 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 #:

Project Address: Vineyard Bldg. #2 184-90 E 550 N

Contact Name: jessica@visionaryhomes.com

Phone Number: 435-752-1480

Inspection	Pass/Fail	Notes
Concrete	Pass	Not yet installed
Curb/Gutter	Pass	New (Private) New (Public)
Utilities	Pass	
☒ 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>2.18.2020</u>		
Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		
Inspection Completed by _____ Date _____		



Cache
County
1857

DEVELOPMENT SERVICES DEPARTMENT

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

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 11 Feb. 2020 at 09:39 AM

Parcel Number: 02-301-0023

Property Address: 184 E 0550 N
PROVIDENCE

Tax Roll Acreage: 0.02

Owner Name: RIDGEVIEW PARK LLC

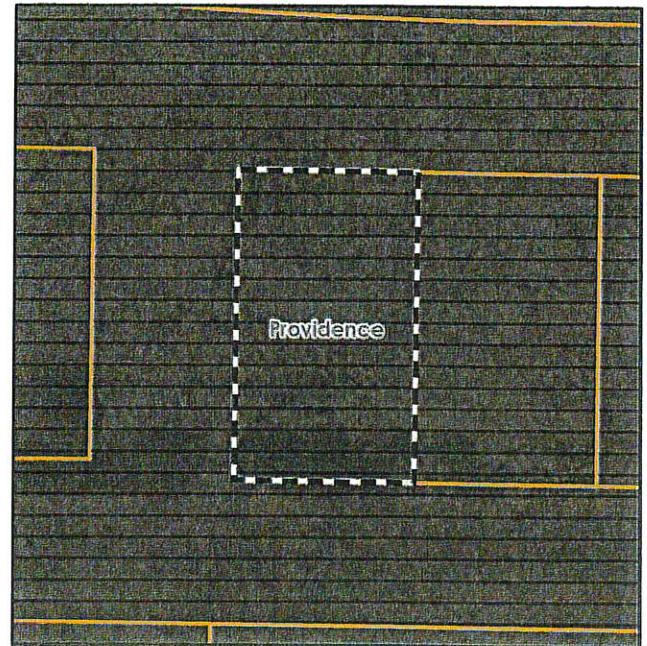
Owner Address: 50 E 2500 N STE 101
NORTH LOGAN, UT 84341-3090

Jurisdiction: Providence
Future

Annexation Area: n/a

Base Zone: Contact Providence for Zoning

Overlay Zone: n/a



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

Initial Parcel Incorporated Area

Legality Review: Contact Providence for Applicable Regulations

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Areas That May Require Further Analysis

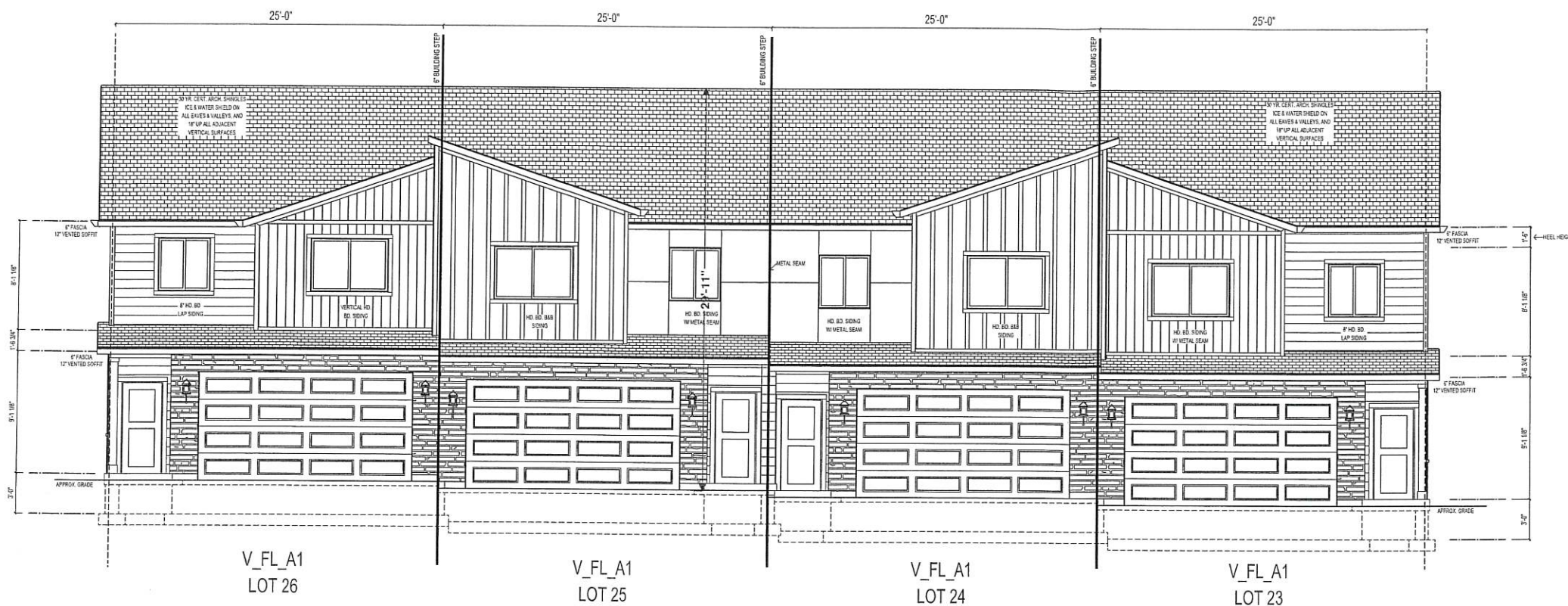
No areas requiring further analysis were found on, or within 100 feet of, parcel 02-301-0023.

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High Water Table Mitigating Strategies:

A land drain has been installed to mitigate the high water table in the subdivision. The townhomes are all slab on grade as well.



FRONT ELEVATION



REAR ELEVATION



ENGINEER INFO & STAMP

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

STERLING BRANDS LLC
50 East 2500 North, #101
North Logan, UT, 84341
(435) 752-1480
buildwithvisionary.com

Plan current up to:
Addendum

Proj: VINEYARD

Client:
BLDG 2

4-PLEX BLDG 2
FRONT & REAR ELEVATIONS

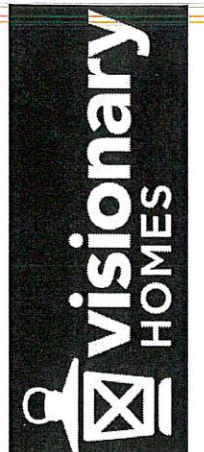
Date: 10/30/2019

Drawn By:
Blake Hamblin
Checked by:

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

SHEET:

02





LEFT ELEVATION



RIGHT ELEVATION



ENGINEER INFO & STAMP

PRICE ENGINEERING
KYLE PRICE
3877 N. HWY 126, SUITE N
FARR WEST, UTAH 84404
801-771-0542

© STERLING BRANDS LLC
50 East 2500 North, #101
North Logan, UT, 84341
(435) 752-1480
buildwithvisionary.com

Plan current up to:
Addendum

Proj: VINEYARD

Client:
BLDG 2

4-PLEX BLDG 2
LEFT & RIGHT ELEVATIONS

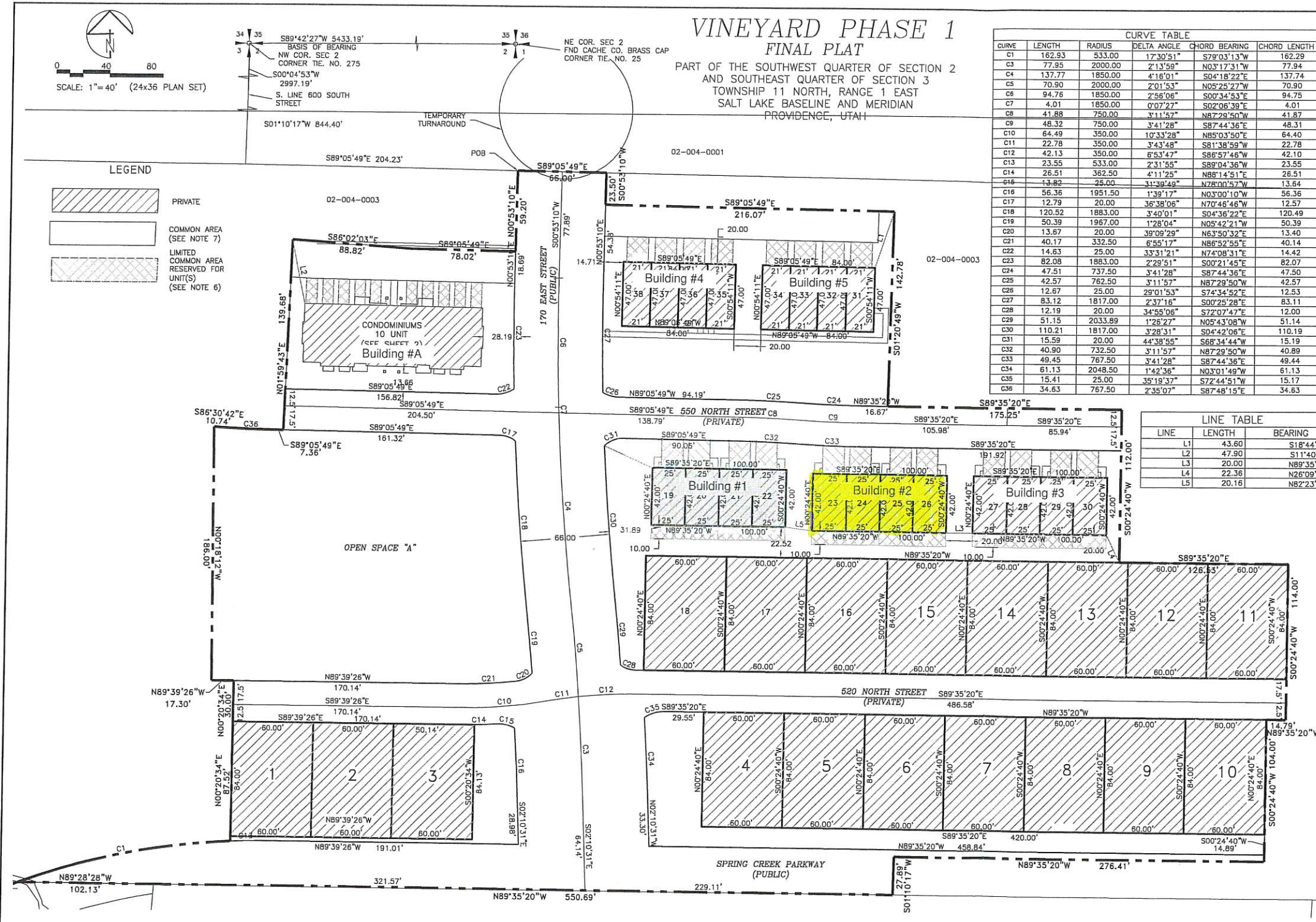
Date: 10/30/2019

Drawn By:
Blake Hamblin

Checked by:

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

SHEET:
03



VINEYARD PHASE 1
FINAL PLAT
PART OF THE SOUTHWEST QUARTER OF SECTION 2
AND SOUTHEAST QUARTER OF SECTION 3
TOWNSHIP 11 NORTH, RANGE 1 EAST
SALT LAKE BASELINE AND MERIDIAN
PROVIDENCE, UTAH

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	162.93	533.00	17°30'51"	S79°03'13"W	162.29
C2	77.95	2000.00	2°13'59"	N03°17'31"W	77.94
C3	137.77	1850.00	4°18'01"	S04°18'22"E	137.74
C4	70.90	2000.00	2°01'53"	N05°25'27"W	70.90
C5	94.76	1850.00	2°58'06"	S00°34'53"E	94.75
C6	4.01	1850.00	0°07'23"	S00°06'39"E	4.01
C7	41.88	750.00	3°11'57"	N87°28'50"W	41.87
C8	48.32	750.00	3°41'28"	S87°44'36"E	48.31
C9	64.49	350.00	10°33'28"	N85°03'50"E	64.40
C10	22.78	350.00	3°43'48"	S81°38'59"W	22.78
C11	42.13	350.00	6°53'47"	S86°57'46"W	42.10
C12	23.55	533.00	2°31'55"	S89°04'36"W	23.55
C13	26.51	362.50	4°11'25"	N88°14'51"E	26.51
C14	13.82	25.00	31°39'49"	N78°00'57"W	13.64
C15	56.36	1951.50	1°39'17"	N03°00'10"W	56.36
C16	12.79	20.00	36°38'06"	N70°46'46"W	12.57
C17	120.52	1883.00	3°40'01"	S04°36'22"E	120.49
C18	50.39	1967.00	1°28'04"	N05°42'21"W	50.39
C19	13.67	20.00	39°09'29"	N63°50'32"E	13.40
C20	40.17	332.50	6°55'17"	N86°52'55"E	40.14
C21	14.63	25.00	33°31'21"	N74°08'31"E	14.42
C22	82.08	1883.00	2°29'51"	S00°21'45"E	82.07
C23	47.51	737.50	3°41'28"	S87°44'36"E	47.50
C24	42.57	762.50	3°11'57"	N87°29'50"W	42.57
C25	12.67	25.00	29°01'53"	S74°34'52"E	12.53
C26	83.12	1817.00	2°37'18"	S00°25'28"E	83.11
C27	12.19	20.00	34°55'06"	S72°07'47"E	12.00
C28	51.15	2033.89	1°26'27"	N05°43'08"W	51.14
C29	110.21	1817.00	3°28'31"	S04°42'08"E	110.19
C30	15.59	20.00	44°38'55"	S68°34'44"W	15.19
C31	40.90	732.50	3°11'57"	N87°29'50"W	40.89
C32	49.45	767.50	3°41'28"	S87°44'36"E	49.44
C33	61.13	2048.50	1°42'36"	N03°01'49"W	61.13
C34	15.41	25.00	35°19'37"	S72°44'51"W	15.17
C35	34.63	767.50	2°35'07"	S87°48'15"E	34.63

LINE TABLE		
LINE	LENGTH	BEARING
L1	43.60	S18°44'33"W
L2	47.90	S11°40'39"E
L3	20.00	N89°35'20"W
L4	22.36	N26°09'15"W
L5	20.16	N82°23'43"W

SURVEYOR'S CERTIFICATE

I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat, which is accurately described therewith, and have subdivided said tract of land into lots and streets to be hereafter known as VINEYARD, PHASE 1A, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this _____ day of _____, 2019.



NOTES

- The developer shall meet Providence City Code Title B Chapter 1, Section 21. Indoor use: 48 Residences x 0.45 ac-ft = 21.6 ac-ft. Outdoor use: 3.9 acres x 64' x 4' = 9.98 ac-ft.
- 5/8" rebar with cap will be set at all rear and interior property corners. Curb pins will be set at the intersection of the lot line with the curbing once it is placed.
- All lots have an adequate buildable envelope with regards to hazardous slope, building, water and zoning setback.
- The City will not issue any building permit for any lot until minimum improvements, as specified in Section 11-5-2 of the City code are complete.
- There are no known Sensitive lands as defined in Providence Code 10-5-2.
- All driveways, patios, decks and balconies as shown on each unit contained within the project are considered limited common areas. They are set aside and reserved for the use of the respective unit to which they are attached and/or appurtenant.
- All other areas contained within the project, but not shown with diagonal stripes or shading or public streets are considered common area, including parking, private streets, storm water detention and drainage easement area.
- All common areas are considered to be an easement for all public utilities, irrigation and drainage purposes. This includes the ingress/egress area.
- 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, curb and gutters, fire hydrants, pavement, sidewalks, signage, street lighting and other improvements shall be paid for by the subdivider.

LEGAL DESCRIPTION

Part of the Southwest Quarter of Section 2 and the Southeast Quarter of Section 3, Township 11 North, Range 1 East of the Salt Lake Meridian described as follows:

Commencing at the Northeast Corner of Section 2, Township 11 North, Range 1 East of the Salt Lake Meridian monumented with a Cache County Brass Cap, thence S89°42'27"W 5433.19 feet to the Northwest Corner of Section 2; thence S00°04'53"W 2997.19 feet to a point on the south right of way line of 600 South Street; thence S01°10'17"W 844.40 feet along the east line of South Fields Subdivision; thence S89°05'49"E 204.23 feet to the POINT OF BEGINNING and running

thence S 89°05'49" E 66.00 feet; thence S 00°53'10" W 23.50 feet; thence S 89°05'49" E 216.07 feet; thence S 01°20'49" W 142.78 feet; thence S 89°35'20" E 175.25 feet; thence S 00°24'40" W 112.00 feet; thence S 89°35'20" E 126.53 feet; thence S 00°24'40" W 114.00 feet; thence S 89°35'20" W 14.79 feet; thence S 00°24'40" W 104.00 feet; thence S 89°35'20" W 276.41 feet; thence S 01°10'17" W 27.89 feet; thence S 89°35'20" W 550.69 feet; thence S 89°28'28" W 102.13 feet; thence Easterly, a distance of 162.93 feet along a non tangent curve to the right of which the radius point lies S 19°42'12" E, 533.00 feet, having a central angle of 17°30'51" and a chord that bears N 79°03'13" E 162.29 feet; thence N 00°20'34" E 87.52 feet; thence continue Northerly along said line, a distance of 30.00 feet; thence S 89°39'26" W 17.30 feet; thence N 00°18'12" W 186.00 feet; thence S 88°30'42" E 10.74 feet; thence Easterly, 34.63 feet along a curve to the left having a radius of 767.50 feet, a central angle of 02°35'07" and a chord that bears S 87°48'15" E 34.63 feet; thence S 89°05'49" E 7.36 feet; thence N 01°59'43" E 139.68 feet; thence S 86°02'03" E 88.82 feet; thence S 89°05'49" E 78.02 feet; thence S 00°53'10" E 59.20 feet to the point of beginning, containing 7.44 acres, more or less.

OWNERS DEDICATION

Know all by these presents that we the undersigned owners of the above-described tract of land, having caused the same to be subdivided into single family dwelling lots, townhome lots, streets and common areas to be hereafter known as VINEYARD, PHASE 1, do hereby dedicate for the perpetual use of the owners of the lots, streets and common areas shown as private streets and common areas on this plat, subject to declarations of covenants, conditions and restrictions for the project which will be recorded in the Office of the County Recorder of Cache County, Utah, concurrently with the recording of this plat. The undersigned further consents to the recordation of this plat in accordance with Utah State Law. We also dedicate easements as shown hereon to the public for the installation and maintenance of utilities. 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. Furthermore, we incorporate all notes and restrictions as listed hereon.

- A) Public Streets: Dedicate, grant and convey to Providence City, Utah all those parts or portions of said tract of land designated as public streets the same to be used as public thoroughfares forever.
- B) Public utilities, and drainage easements: Grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat as public utility, drainage easements, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities whichever is applicable as may be authorized by Providence City, Utah with no buildings or structures being erected within such easements.

In witness whereof the undersigned have hereunto set their signatures this day of _____, 20____.

Ridgeview Park, LLC
Jeff Jackson, Managing Member

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } ss
On this _____ day of _____, in the year 2018, before me
Member of Ridgeview Park, LLC, a notary public, personally appeared Jeff Jackson, Manager
of the installation, maintenance and operation of public utility service lines, storm drainage facilities whichever is applicable as may be authorized by Providence City, Utah with no buildings or structures being erected within such easements.
document was signed by him in behalf of said Ridgeview Park, LLC by authority of its bylaws.
Notary Public Signature _____
Notary Public Full Name _____
Commission Number _____
My Commission Expires _____
A Notary Public Commissioned in Utah

LAND USE AUTHORITY APPROVAL APPROVED THIS _____ DAY OF _____, 2019 BY THE PROVIDENCE LAND USE AUTHORITY	MAYOR APPROVAL APPROVED THIS _____ DAY OF _____, 2019 BY THE PROVIDENCE CITY MAYOR PROVIDENCE CITY MAYOR	CITY ENGINEER APPROVAL APPROVED THIS _____ DAY OF _____, 2019 BY THE PROVIDENCE CITY ENGINEER PROVIDENCE CITY ENGINEER	UTILITIES APPROVAL Each of the utility companies below state 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. CITY'S CULINARY WATER AND SANITARY SEWER REPRESENTATIVE _____ ROCKY MOUNTAIN POWER REPRESENTATIVE _____ DOMINION ENERGY REPRESENTATIVE _____ COMCAST CABLE REPRESENTATIVE _____ CENTURY LINK REPRESENTATIVE _____	SETBACKS Setbacks (Single Family Detached, Duplex) Front Yard (street garage access): 20 feet min./35 feet max. Front Yard (alley garage access): 10 feet min. Rear Yard: 10 feet min. Side Yard: 7.5 feet min. Corner Lot: 15 feet min. on side adjacent to street Setbacks (Single Family Attached, Apartment) 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 landscaping open space on all sides, and 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 plan faces the front plane of another building shall have a minimum of 20' separation between the building's front planes.
COUNTY RECORDER'S NO. State of Utah, County of Cache, recorded and filed at the request of _____ Time _____ Fee _____ Entry _____ Index _____ Filed In: File of plats _____ County Recorder	PLANNING COMMISSION APPROVAL APPROVED BY THE CITY OF PROVIDENCE PLANNING COMMISSION THIS _____ DAY OF _____, 2019, A.D. PROVIDENCE CITY ATTORNEY	CITY ATTORNEY APPROVAL APPROVED THIS _____ DAY OF _____, 2019 BY THE PROVIDENCE CITY ATTORNEY PROVIDENCE CITY ATTORNEY		

ALLIANCE CONSULTING ENGINEERS
130 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
alliance@alliance-engineers.com

OWNER:
RIDGEVIEW PARK, LLC
SUITE 101
NORTH LOGAN, UTAH 84341
(435)752-1480



VINEYARD
PART OF THE SOUTHWEST QUARTER OF SECTION 2
AND SOUTHEAST QUARTER OF SECTION 3
TOWNSHIP 11 NORTH, RANGE 1 EAST
SALT LAKE BASELINE AND MERIDIAN
PROVIDENCE, UTAH
PRELIMINARY PLAT
DATE: FEB. 26, 2019
DRAWING NO. _____
1 of 2