

corrected



PROVIDENCE CITY APPLICATION FOR A CONDITIONAL USE

FOR OFFICE USE ONLY

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

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.

Initial JW Name Jessica Williamson

Date 5/4/20

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 VHD LLC
Address 50 E 2500 N Ste. 101 North Logan, UT 84341
Phone 435-752-1480 Email jessica@visionaryhomes.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 _____

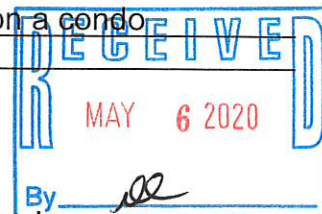
Property Information

Owner of record VHD LLC
Owner address 50 E 2500 N Ste. 101 North Logan, UT 84341
Owner phone 435-752-1480 Owner email jessica@visionaryhomes.com
Parcel address Bldg. A 163 E 0550 N Parcel Tax I.D. 02-302-COMM
Zone _____ Height 22' Initial JW
Setbacks (front yard) _____ (side yard) _____ (rear yard) _____ Initial JW

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.

We are seeking a conditional use permit to begin construction on a condo building.



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 JW Name Jessica Williamson

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 JW

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

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.

Jessica Williamson
Signature of Applicant

Jessica Williamson/VHD LLC
Printed Name

5/4/20
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

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.



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Initial JW Name Jessica Williamson

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SUBMITTAL REQUIREMENTS

Staff Check

- \$100 application fee
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- 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)

Applicant Information (all information MUST be provided)

Name VHD LLC
Address 50 E 2500 N Ste. 101 North Logan, UT 84341
Phone 435-752-1480 Email jessica@visionaryhomes.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 VHD LLC
Owner address 50 E 2500 N Ste. 101 North Logan, UT 84341
Owner phone 435-752-1480 Owner email jessica@visionaryhomes.com
Parcel address Bldg. A 163 E 0550 N Parcel Tax I.D. 02-302-COMM
Zone _____ Height 22' Initial JW
Setbacks (front yard) _____ (side yard) _____ (rear yard) _____ Initial JW

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.

We are seeking a conditional use permit to begin construction on a 4 unit
townhome building.



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 JW Name Jessica Williamson

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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.

Jessica Williamson Jessica Williamson/VHD LLC 5/4/20
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.

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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

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

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Multi – Family Design Application

Date: 5/4/20

FOR OFFICE USE ONLY

Date _____
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Amount _____
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Clerk _____



Required Submittals

(See attached Providence City Code 10-8-9 for details)

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JW Initial Application fees do not include professional firm fees, which will be billed separately.

Construction Type	Application	Filing Fee \$100	11x17 Site Plan (existing buildings, dimensions, setbacks)	11x17 Landscaping Plan	11x17 Parking Plan	Stormwater NOI Permit	Stormwater Pollution Prevention Plan (SWPPP)
Single-Family Attached Townhome							
Single-Family Attached Condominium							
Multi-Family Apartment							
Multi-Family Duplex							

Applicant Information

Name: VHD LLC

Mailing Address: 50 E 2500 N Ste. 101 North Logan, UT 84341

Telephone: 435-752-1480

Email: jessica@visionaryhomes.com

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

Name: Same

Mailing Address: _____

Telephone: _____ Email: _____

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: Same

Address: _____

Phone: _____ Email: _____

Project Information

Address: Bldg A 163 E 0550 N

Division: Vineyard

Property Tax ID: 02-302-COMM

Valuation: \$625,000 Occupancy Classification: Multi-family Type of Construction: Residential

Zone: R1, 1st, 2nd, 3rd Height: 22' Initial: JW

Set Backs (front yard) _____ (side yard) _____ (rear yard) _____ Initial: JW

Contractor InformationName: VHD LLCMailing Address: 50 E 2500 N Ste. 101 North Logan, UT 84341Telephone: 435-752-1480Email: jessica@visionaryhomes.com

Property owner and contractor shall have responsibility to determine grades, 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 JW Name Jessica Williamson

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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.

Jessica Williamson
Signature of Applicant

Jessica Williamson
Printed Name

5/4/20
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.

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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
Multi-Family Design	✓	---	✓	---	---	---	---	\$100

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



Stormwater Notice of Intent (NOI) Information



NOI No. UTR UTR397985

Permit issued to: VHD LLC

If this construction will occur in an approved subdivision, you may be able to use the NOI permit taken out by the development contractor or the developer. If you have to obtain your own NOI permit, please visit: <https://secure.utah.gov/account/log-in.html>. You will create a log in and then access the Storm Water Permit Issuance System. There is a \$150 NOI fee, paid directly to the state when you file your permit.

All Applicants Must Read The Following Before Signing This Application

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

Sensitive and Hazard Areas:

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

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

Applicant Signature: _____

Jessica Williamson

Date: 5/4/20



PROVIDENCE CITY BUILDING DIVISION CONSTRUCTION POLICIES

(Required for all zoning permit applications)

1. Zoning requirements

- a. Site plan required to be on site at footing inspection
- b. Property corners to be marked and staked for inspection

2. Lot ID

- a. Posting of a lot ID sign is required during construction for inspections and emergency services. This sign is provided by the City and shall be posted by the first scheduled inspection and visible from the street.

3. Toilets

- a. The IPC and OSHA require a toilet on site during construction and in place prior to the first inspection. This has to be accessible to all workers in the area and requires the cooperation of all.

4. Water Meter

- a. Unauthorized use of City water will result in a fine and a stop work order on the property.
- b. Meter and sewer clean outs are not allowed to be encased or surrounded in concrete. (Contact the Public Works for the required specs.) The moving cost will be the responsibility of the owner.

5. Streets/Sidewalks

- a. No material will be allowed on public streets or sidewalks. "Material" is defined as construction products, or any size or dimension of aggregate. (See Providence City's specs.)
- b. Dirt piled over curb and sidewalk requires a minimum 4" pipe installed to allow drainage to the gutter. This temporary (180 days) blockage to the sidewalk requires safety tape or cones to divert traffic.
- c. All sidewalks, curbs, gutters, and streets associated with the property are to be kept clean during construction with a final cleaning required prior to final occupancy.
- d. Construction sites should be kept clean and all debris contained to that site.

6. Elevations

- a. I accept responsibility for all the soils and hazard conditions to the site. Approval of this permit does not constitute a representation by the City that the building at any specified elevation will solve any ground water, slope or hazard condition. The solution to this problem is the sole responsibility of the permit applicant, agent, or property owner.

7. Final Occupancy

- a. Occupying the building prior to final occupancy will result in revocation of the \$500 power bond. After the initial inspection, the Building Official will determine whether any furniture can be moved into the house or garage.

8. Temporary Occupancy

- a. Will only be issued with special permission. Temporary permits will expire after 30 days of issue and the construction bond will be forfeited if work is not completed

9. Permits

- a. Plan review and permit fees are good for 180 days. Only the permit portion will be refunded, after a written letter of request is received. No fees will be refunded after this period has expired.

By signing below, I state that I have read and agreed to the above terms and understand that I am the responsible party for the information contained on this sheet.

Jessica Williamson
Signature

Jessica Williamson
Printed Name

VHD LLC
On Behalf Of

5/4/20
Date

APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY WATER SYSTEM

(Required only for applications for new home/commercial construction)

178 E 5070 N, #35
176 E 5070 N, #36
174 E 5070 N, #37
172 E 5070 N, #38

I hereby apply to Providence City for permission to connect my residence at _____ to the Providence City water system and receive water services thereby provided. I agree to the following:

1. Providence City will install a water meter for the premises when the service line and meter set is in and has been accepted by the City.
 - a. This acceptance is also contingent upon any changes or alteration to grade of landscape made by the homeowner/builder around the meter set. These changes must also meet Providence City specifications.
2. If a homeowner/builder is required to make a connection to the Providence City water system, all costs of this connection, service line, meter set and permits shall be paid by the homeowner/builder.
 - a. Applicant shall purchase an excavation permit.
 - b. Applicant shall post an \$800 bond with the City, \$750 refundable upon satisfactory acceptance by the City.
 - c. Installation shall follow all guidelines of Providence City standard specifications (a copy is available for purchase at the City Office).
 - d. All work shall be inspected by the City. If not approved, the applicant will have the problems rectified at his expense to meet Providence City requirements.
 - e. Any connection and service line made from the City's main line up to and including the meter shall remain the property of the City, and Providence City shall have access thereto at all times.
 1. Cost for installation and maintenance of service lines, including homeowner connection to the meter setter is the sole responsibility and cost to the homeowner/builder.
3. The applicant understands that the billing for water service begins once the meter is set. Time frame for setting of the water meter needs to be scheduled with Providence City Water Dept.
 - a. Providence City shall have 30 days in which to install the requested water meter after payment of all fees and satisfactory inspections have been completed. Providence City Water Dept. reserves the right to evaluate the feasibility of a water service or water meter being installed between November 1 and April 1.
4. No water meter set shall be installed in a sidewalk, driveway or encased in concrete. Providence City shall have a minimum of an 18 inch unobstructed radius from the center of the lid and free access to the lines and meters installed under this agreement and at reasonable times, through applicants property if necessary.
5. Sprinkler systems or other possible contamination sources on the homeowner's property that connect to the City water system shall have approved backflow assemblies installed and registered with the City.
6. Applicant hereby agrees to abide by all rules, regulations, resolutions or ordinances enacted or adopted by the governing body applicable to the Providence City Water System.

Jessica Williamson

Signature

Jessica Williamson

Printed Name

VHD LLC

On Behalf Of

5/4/20

Date



APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY SEWER SYSTEM

(Required only for applications for new home/commercial construction)

178 E 5070 N, #35

176 E 5070 N, #36

174 E 5070 N, #37

172 E 5070 N, #38

I hereby apply to Providence City for permission to connect my premises at _____

_____ to the Providence City sewer system. I agree to the following:

1. Providence City will allow the applicant to connect to the sewer trunk line or the service line extension, if one exists.
2. Applicant will obtain an excavation permit and comply with it if connection to the trunk line is required.
 - a. Applicant shall purchase an excavation permit.
 - b. Applicant shall post an \$800 bond with the City, \$750 refundable upon satisfactory acceptance by the City.
 - c. Installation shall follow all guidelines of Providence City standard specifications (a copy is available for purchase at the City Office).
 - d. All work shall be inspected by the City. If not approved, the applicant will have the problems rectified at his expense to meet Providence City requirements.
 - e. Applicant will bear all the costs associated with the permits, excavation, pipe, installation, backfill, compaction, and repair of curbs, sidewalks and streets.
 - f. Applicant shall use the mechanical connection apparatus approved by the Public Works Director.
 - g. All materials used that are placed on City property shall become the property of Providence City.
 - h. Applicant shall call for a City inspector 48 hours prior to any work beginning on a City right-of-way. All work shall be inspected prior to backfill.
3. Before making connection with the sewer system, applicant shall cause the plumbing upon the premises to be inspected by the municipality, and if it is not approved, it shall be rectified at the applicant's expense.
4. The Providence City Water Department reserves the right to evaluate the feasibility of installing a sewer connection between November 1 and April 1.
5. Providence City shall maintain all sewer trunk lines in the City, but it shall be the responsibility of the home owner to maintain the line on the premises and to the junction with the sewer trunk line, commonly known as the "Y".
6. Applicant agrees to abide by all rules, regulations, resolutions or ordinances enacted or adopted by the governing body applicable to the Providence City Sewer System.

Jessica Williamson
Signature

Jessica Williamson
Printed Name

VHD LLC
On Behalf Of

5/4/20
Date



Public Works Infrastructure Inspection

Project Address: 163 E. 550 N. Providence, 10-unit condos, Bldg A

Contact Name: Jessica Williamson (Visionary Homes)

Phone Number: 435-752-1480

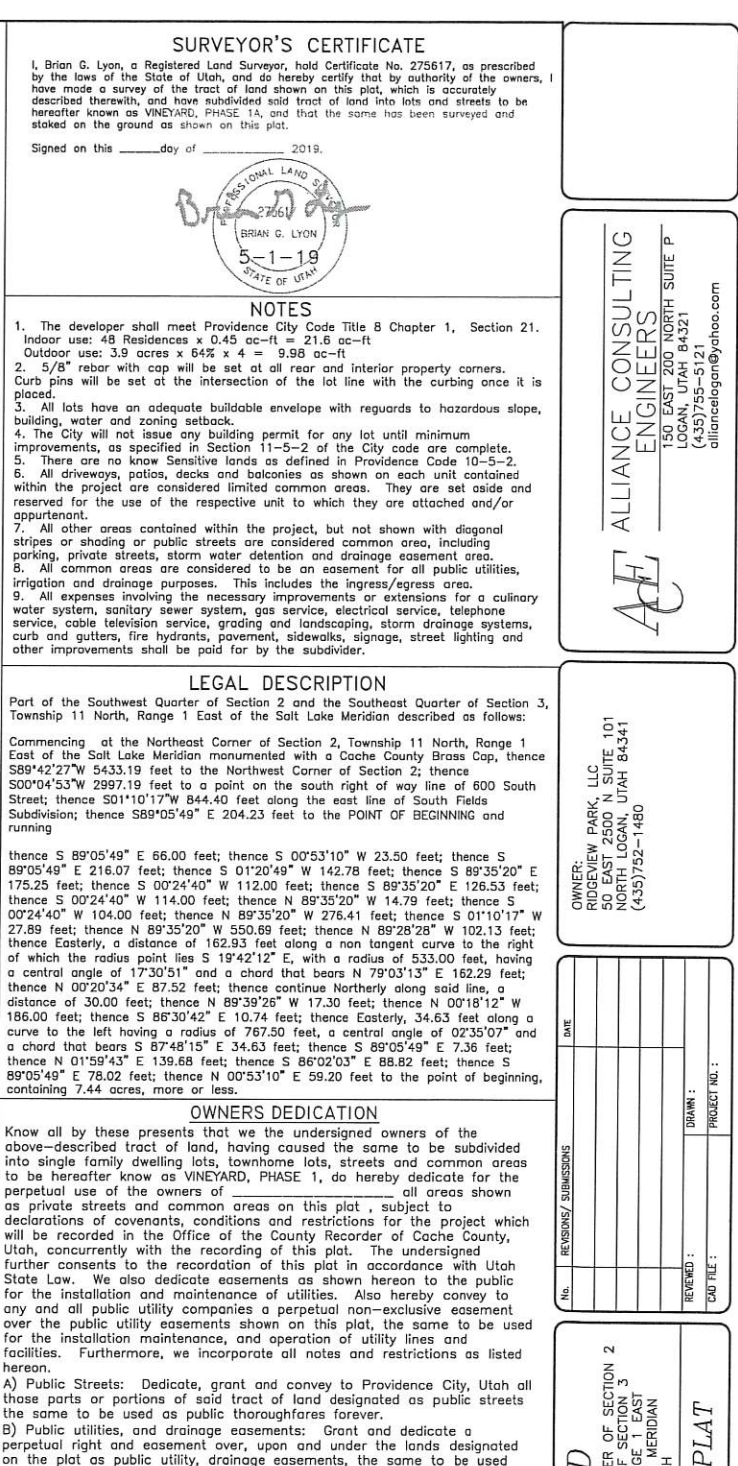
Inspection	Pass/Fail	Notes
Concrete	Pass	
Curb/Gutter	Pass	
Utilities	Pass	
☐ Conditional Use Fire Hydrants: Location Flow		
SWPPP Needed: Yes No	SWPPP Completed: Yes No N/A	
NOI Needed: Yes No	NOI UTR: _____ NOI Issued To: _____	
Inspection Completed by <u><i>R. B. B.</i></u> Date <u>5.7.2020</u>		
Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		
Inspection Completed by _____ Date _____		

High Water Table Mitigating Strategies:

Land drain

Condo buildings will be slab on grade, no basements





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


BRIAN G. LYON
5-1-19
STATE OF UTAH

NOTES

1. The developer shall meet Providence City Code Title 8 Chapter 1, Section 21. Indoor use: 48 Residences $\times$ 0.45 ac/lot = 21.6 ac-ft
2. Outdoor use: 3.9 acres $\times$ 64% $\times$ 4 = 9.98 ac-ft
3. 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.
4. All lots have an adequate buildable envelope with regards to hazardous slope, building, water and zoning setback.
5. 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.
6. There are no known Sensitive lands as defined in Providence Code 10-5-2.
7. 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.
8. All other areas contained within the project, but not shown with diagonal stripes or shading or public streets are considered common areas, including parking, private streets, storm water detention and drainage easement area.
9. All common areas are considered to be an easement for all public utilities, irrigation and drainage purposes. This includes the ingress/egress area.
10. All expenses involving the necessary improvements or extensions for a culinary water system, sanitary sewer system, storm water 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.

Commencing at the Northeast Corner of Section 2, Township 11 North, Range 1 East of the Salt Lake Meridian monumented with a Coche County Brass Cap, thence S89°42'27" W 5433.19 feet to the Northwest Corner of Section 2; thence S00°04'23" 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" E 76.41 feet; thence S 01°10'17" W 27.89 feet; thence S 89°35'20" W 550.69 feet; thence N 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, with a radius of 533.00 feet, having a central angle of 17°30'51" and a chord that bears N 79°03'13" E 162.19 feet; thence N 00°20'34" E 87.52 feet; thence continue Northerly along said line, a distance of 89°39'25" W 17.30 feet; thence N 00°18'12" E 186.00 feet; thence S 89°30'42" E 10.77 feet; thence Easterly, 34.63 feet along a curve to the left having a radius of 767.50 feet, a central angle of 0°23'50" 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" S 88.82 feet; thence S 89°05'49" E 78.02 feet; thence N 00°53'10" E 59.20 feet to the point of beginning, containing 7.44 acres, more or less.

OWNERS DEDICATION

Know all of 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 and to hereafter know as VINEYARD, PHASE 1, do hereby dedicate for the perpetual use and benefit of the owners of the lots, streets and common areas 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 reclaration 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 _____, a notary public, personally appeared Jeff Jackson, Manager of Ridgeview Park, LLC, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged that said document was signed by him in behalf of said Ridgeview Park, LLC by authority of its owners.

Notary Public Signature _____
Notary Public Full Name _____
Commission Number _____
My Commission Expires _____
A Notary Public Commissioned in Utah

OWNER:
RIDGEVIEW PARK, LLC
50 EAST 2500 N SUITE 101
NORTH LOGAN, UTAH 84341
(435)752-1480

[illegible]

PROJECT TITLE *VINEYARD*
PART OF THE SOUTHWEST QUARTER OF SECTION 2
AND SOUTHEAST QUARTER OF SECTION 3
TOWNSHIP 11 NORTH, RANGE 1 EAST
SALT LAKE BASINE AND MERIDIAN
PROVIDENCE, UTAH

DRAWING TITLE *PRELIMINARY PLAT*

DATE : FEB.26,2019

DRAWING No.

1 - 5 - 2

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.



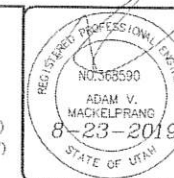
Diagram of a circular structure with a cross-section. The cross-section shows a vertical line from the center to the top, a horizontal line from the center to the left, and a diagonal line from the center to the right. The structure is labeled with a scale bar below it.

0 40 80

SCALE: 1" = 40' (24x36 PLAN SET)
SCALE: 1" = 80' (11x17 PLAN SET)

SCALE: 1"= 40' (24x36 PLAN SET)
SCALE: 1"= 80' (11x17 PLAN SET)

NEW STORM AS NOTED
EXISTING MJR CONTOUR (5')
EXISTING MNR CONTOUR (1')
PROPOSED MJR CONTOUR (2.5')
PROPOSED MNR CONTOUR (0.5')
EXISTING ASPHALT
PROPOSED ASPHALT



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

OWNER:
RIDGEVIEW PARK, LLC
60 EAST 2500 N SUITE 101
NORTH LOGAN, UTAH 84341
(435)752-1480

[illegible]

PROJECT 204
VINEYARD PHASE 1
PART OF THE SOUTHWEST QUARTER OF SECTION 2
AND SOUTHEAST QUARTER OF SECTION 3
TOWNSHIP 1 NORTH, RANGE 1 EAST
SALT LAKE BASELINE AND MERIDIAN
PROVIDENCE, UTAH

GRADING PLAN

DATE : MAY, 2019
DRAWING No.

ex-
blde

UNIVERSITY OF CALIFORNIA
LIBRARY
MAY 06 1972
K. M. A.



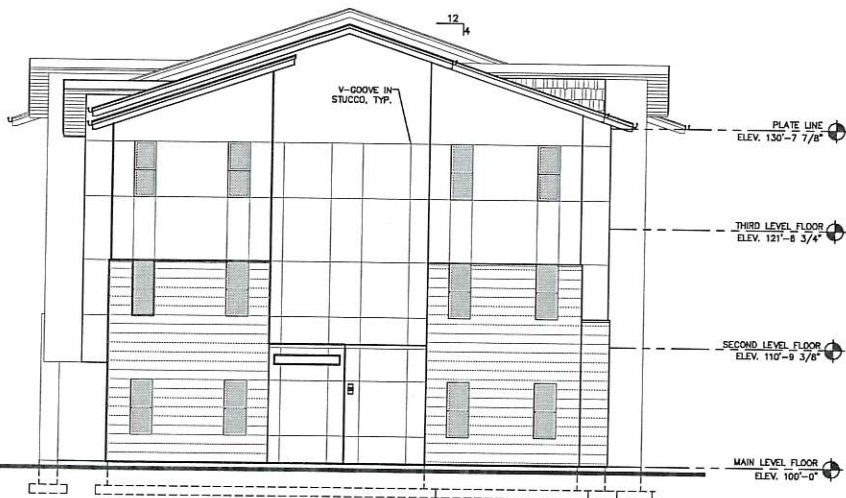
A NORTH ELEVATION

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



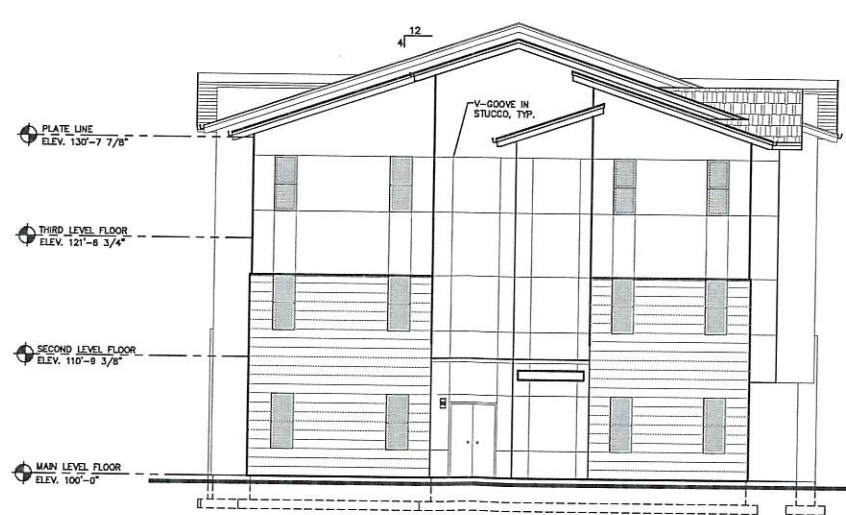
B SOUTH ELEVATION

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



C WEST ELEVATION

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

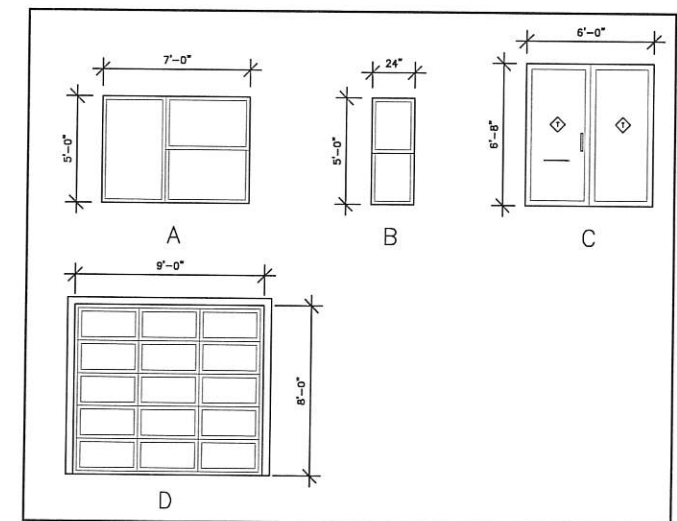


D EAST ELEVATION

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

BUILDING 2B

NORTH WALL					
FIRE SEPARATION DISTANCE 30' OR GREATER - UNPROTECTED OPENINGS ALLOWED NO LIMIT - NONSPRINKLERED					
SOUTH WALL					
FIRE SEPARATION DISTANCE 25' TO LESS THAN 30' - UNPROTECTED OPENINGS ALLOWED 70% - NONSPRINKLERED					
EAST WALL					
FIRE SEPARATION DISTANCE 30' OR GREATER - UNPROTECTED OPENINGS ALLOWED NO LIMIT - NONSPRINKLERED					
WEST WALL					
FIRE SEPARATION DISTANCE 15' TO LESS THAN 20' - UNPROTECTED OPENINGS ALLOWED 25% - NONSPRINKLERED					
NORTH WALL - LEVEL 1					
		LENGTH	HEIGHT	SQUARE FEET	PERCENT
		126'-4"	11'-3"	1,418	
DOOR TYPE D	LENGTH	9'-0"	8'-9"	72 S.F.	
BREEZEWAY OPENING	HEIGHT	8'-9"	9'-7"	84 S.F.	
TOTAL				804 S.F.	56.6%
NORTH WALL - LEVELS 2&3 (EACH)					
		LENGTH	HEIGHT	SQ. FT.	NUMBER
		126'-4"	10'-9"	1,358	
WINDOW TYPE A	LENGTH	7'-0"	5'-0"	35 S.F.	8
DOOR TYPE C	HEIGHT	8'-9"	8'-9"	40 S.F.	2
BREEZEWAY OPENING				84 S.F.	1
TOTAL				444 S.F.	32.6%
SOUTH WALL - LEVELS 1-3 (EACH)					
		LENGTH	HEIGHT	SQ. FT.	NUMBER
		95'-0"	10'-9"	1,024	
WINDOW TYPE A	LENGTH	7'-0"	5'-0"	35 S.F.	5
DOOR TYPE C	HEIGHT	8'-9"	8'-9"	40 S.F.	2
BREEZEWAY OPENING				84 S.F.	1
TOTAL				339 S.F.	33.1%
WEST WALL - LEVELS 1-3					
		LENGTH	HEIGHT	SQ. FT.	NUMBER
		43'-0"	10'-9"	467	
WINDOW TYPE B	LENGTH	2'-0"	5'-0"	10 S.F.	4
TOTAL				40 S.F.	.08%
EAST WALL - LEVEL 1					
		LENGTH	HEIGHT	SQ. FT.	NUMBER
		45'-7"	10'-9"	491	
WINDOW TYPE B	LENGTH	2'-0"	5'-0"	10 S.F.	4
DOOR TYPE E	HEIGHT	4'-0"	6'-8"	30 S.F.	1
TOTAL				70 S.F.	14.2%
EAST WALL - LEVEL 2 & 3					
		LENGTH	HEIGHT	SQ. FT.	NUMBER
		45'-7"	10'-9"	491	
WINDOW TYPE B	LENGTH	2'-0"	5'-0"	10 S.F.	4
TOTAL				40 S.F.	.08%



SCHOLZ ARCHITECTS

ARCHITECTURE PLANNING INTERIOR DESIGN

1603 SOUTH 40 EAST STE 230, PROVO, UT 84606
BUS: 801.373.2129 FAX: 801.373.2130 E-MAIL: kwscholz@scholz-arch.com



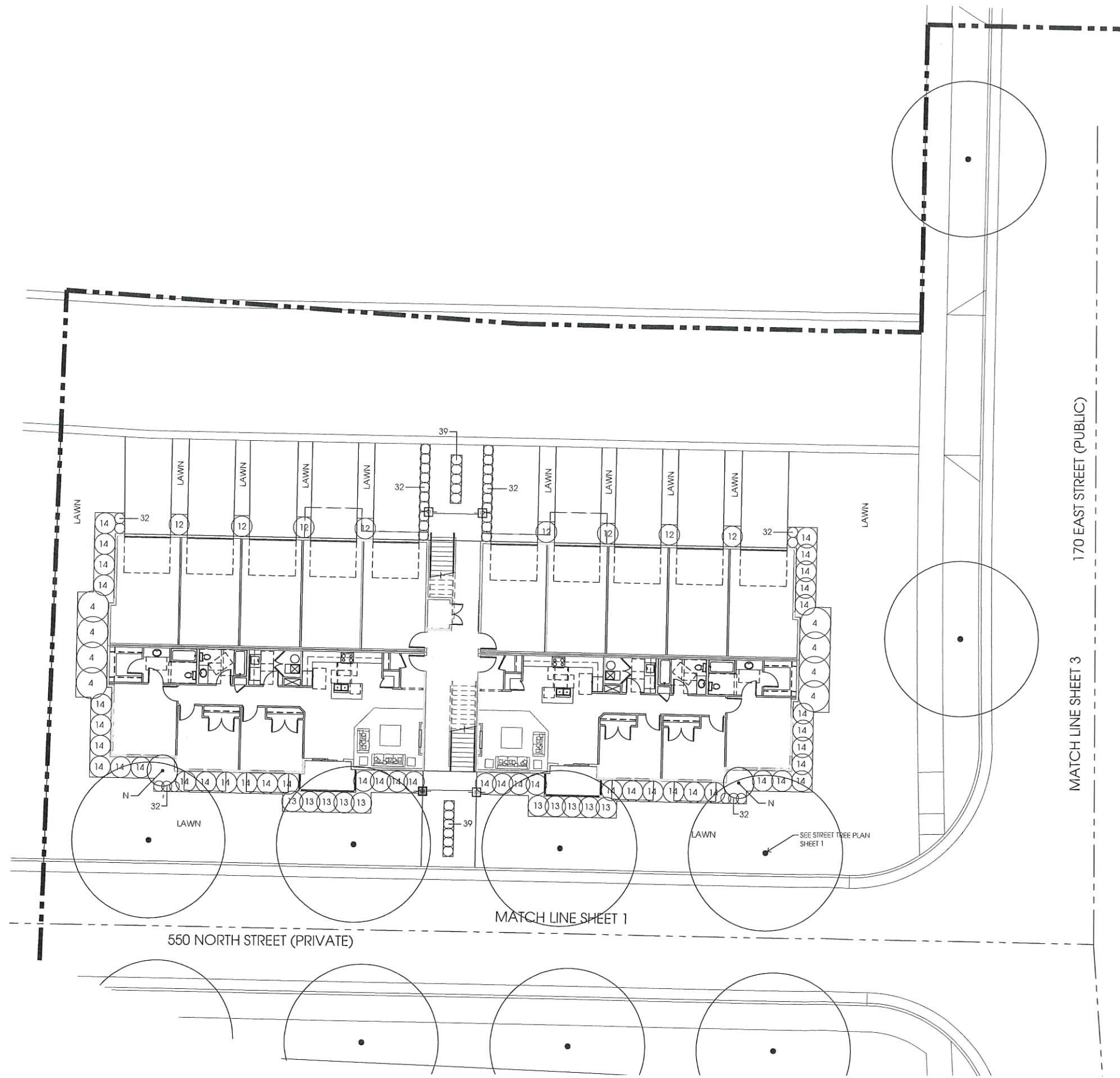
PROVIDENCE VINEYARD - BUILDING 2-B

PROVIDENCE
OPENING CALCULATIONS

UTAH
DATE: 4.30.20
JOB: #19-004
A02_PR-B2_OC
PW

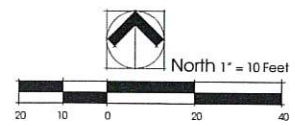
DATE	REVISION

A0.2



Plant List - Vineyard - Providence, Utah - Ironwood Construction				
KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE NOTES
A	Street Trees	Acer platanoides 'Deborah'	Deborah Maple	2" cal
B		Acer x a.p. 'Warrenred'	Pacific Sunset Maple	2" cal
C		Fraxinus p.l. 'Patmore'	Patmore Ash	2" cal
D		Quercus rubra	Red Oak	2" cal
E		Tilia cordata 'Greenspire'	Little Leaf Linden	2" cal
F	Accent Trees	Acer griseum	Paperbark Maple	1 1/2" cal
G		Crataegus phoenopyrum	Washington Thorn	1 1/2" cal
H		Gleditsia t.l. 'Shademaster'	Thornless Honeylocust	1 1/2" cal
J		Malus 'Prairie Fire'	Prairie Fire Crabapple	1 1/2" cal
K		Malus 'Spring Snow'	Spring Snow Crabapple	1 1/2" cal
L		Syringa reticulata 'Ivory Silk'	Tree Lilac	1 1/2" cal
M		Ulmus x 'Frontier'	Frontier Elm	1 1/2" cal
N		Picea abies 'Cupressina'	Columnar Norway Spruce	6 ft. tall
1	Tall Shrubs	Cornus stolonifera	Red Osier Dogwood	5 gal.
2		Physocarpus o. 'Diablo'	Diablo Ninebark	5 gal.
3		Ribes alpinum	Alpine Currant	5 gal.
4		Spiraea vanhouttei	Bridal Wreath	5 gal.
5		Viburnum burwoodi	Burkwood Viburnum	5 gal.
6		Viburnum rhytidophyllum	Leatherleaf Viburnum	5 gal.
11	Evergreen Shrubs	Mahonia repens	Creeping Oregon Grape	1 gal.
12		Taxus baccata repandens	English Spreading Yew	5 gal.
13	Flowering Shrubs	Spiraea b. 'Anthony Waterer'	Dwarf Red Spiraea	1 gal.
14		Hydrangea m. 'Endless Summer'	Hydrangea	5 gal.
15		Hydrangea o. 'White Dome'	Hydrangea	5 gal.
16	Low Shrub	Rhus aromatica 'Grow Low'	Grow Low Sumac	1 gal.
17	Roses	Rosa 'Knockout'	Knockout Rose	1 gal.
18		Rosa meigull	Peach Drift Rose	1 gal.+
21	Ornamental Grasses	Calamagrostis o. 'Karl Foerster'	Feather Grass	1 gal.
22		Panicum v. 'Heavy Metal'	Heavy Metal Switch Grass	1 gal.
23		Pennisetum o. 'Hameln'	Fountain Grass	1 gal.
31	Perennial Flowers	Anemone sylvestris 'Snowdrop'	Windflower	1 gal. Plant 12" o.c.
32		Coreopsis v. 'Zagreb'	Coreopsis	1 gal. Plant 24" o.c.
33		Geranium sanguineum	Hardy Geranium	1 gal. Plant 18" o.c.
34		Gallardia aristata	Blanket Flower	1 gal. Plant 24" o.c.
35		Heuchera spp.	Coral Bells	1 gal. Plant 12" o.c.
36		Iberis sempervirens	Evergreen Candytuft	1 gal. Plant 12" o.c.
37		Lavendula angustifolia	English Lavender	1 gal. Plant 24" o.c.

- Planting Notes**
1. Provide and place four (4) inches of topsoil over all planting areas prior to commencement of planting operations.
 2. Backfill for all planting pits shall be native material excavated from the pit.
 3. Following completion of shrub and groundcover plantings, treat beds with a pre-emergent herbicide.
 4. Provide and install finely shredded bark mulch ("Soil Pep" or equal) to a depth of two (2) inches over all exposed soil in completed shrub and groundcover beds.
 5. At shrub beds, install steel lawn edging to provide straight lines or smooth curves as shown on the plan.
 6. All lawn areas shall be installed with sod consisting of primarily *Poa pratensis* Kentucky Bluegrass species.
 7. Refer to Planting Specification.



SHEET TWO
11 JUNE 2019
Planting Plan: Condominiums

VINEYARD

Providence, Utah
Ironwood Construction - 50 East 2500 North - North Logan, Utah