Providence City
Administrative Land Use Authority (ALUA)
Agenda – September 2, 2020 – 2:30 PM
Providence City Office Building
164 North Gateway Drive, Providence UT 84332
Members of the ALUA may be attending this meeting electronically.
This meeting will live stream on Providence City's YouTube Channel
Persons wishing to comment on agenda items may email their comments to providencecityutah@gmail.com or text comments to 435-752-9441.

Call to Order: Skarlet Bankhead, Chair

Item No. 1 - Commercial Site Plan: The Providence City Administrative Land Use Authority will consider for approval a request by Randy Gnehm for a commercial building located at 550 W. 465 N., Providence, UT.

Item No. 2 - Conditional Use – New Home: The Providence City Administrative Land Use Authority will consider for approval a request by Cameron and Casey Widner and Visionary Homes for a new home located at 96 N 850 E., Providence, UT.

Item No. 3 - Conditional Use – Accessory Building: The Providence City Administrative Land Use Authority will consider for approval a request by Richard Crosbie and Ellis Builders Company for an accessory building located at 463 Vons Way, Providence, UT.

Item No. 4 – Conditional Use – Accessory Building: The Providence City Administrative Land Use Authority will consider for approval a request by Eric and Marci Broadbent for an accessory building located at 330 E Center St., Providence, UT.

Agenda posted on September 1, 2020

Diane Campbell

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 1:00 pm on the day of the meeting.

PROVIDENCE CITY Land Use Authority – Staff Report Meeting Date: September 2, 2020		
Request: Applicant is requesting approval of a commercial site plan for Cobblestone Commercial Bldg. 5		
Item Type: Commercial Site Plan	**Applicant:** Randy Gnegm	**Address:** 550 W 465 N
Parcel ID #: 02-206-0009	**General Plan**: CGD	**Zone**: CGD

Background Information:

A complete application was received August 24, 2020; application contained:

1. Commercial Site Plan Application.
2. Payment of $50 fee.
3. Rob Stapley, Public Works director, inspected the current infrastructure on August 26, 2020.

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 July 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 violated.

DRAFT

Commercial Site Plan Application

FOR OFFICE USE ONLY
Date
Payment Form
Amount
Receipt #
Clerk

Date: _____

Please Note: City Staff will NOT accept the application and fee payment if they are incomplete. Incomplete applications will NOT be processed or scheduled for review by the City. Application fees do not include professional firm fees, which will be billed separately. Engineered site plans may, at the City's discretion, be required. The City will contact the applicant if an engineered site plan is deemed necessary. Accessory buildings include sheds (over 200 sq ft) and all detached buildings (shop, garage, etc.)

Name Randy Grehm Initial R.E.G

Required Submittals

- ✓ $50 application fee
- ✓ Cache County Plat Map
- ✓ Storm Water Pollution Prevention Plan and Notice of Intent if applicable (see #10 below)
- ✓ Site Plan. The site plan must meet all the requirements for Commercial Zoned Districts in Providence City Code 10-8-5. The site plan must include:

1. ✓ Show north arrow, scale, building location, property lines, setbacks, abutting rights-of-way, parking layout, ADA parking and ramps, entrances to site, curbs, water and sewer lines, fire hydrants, fire lanes, storm drain lines and appurtenances.
2. ✓ Show all existing fire hydrants within 300 feet.
3. ✓ Show parking/loading computations for proposed use.
4. ✓ Show connectivity with adjacent parking lots and interior private roadways.
5. ✓ Show landscaping computations for proposed use.
6. ✓ Provide elevations with rendered elevations for all elevations. Include color renderings of design concept or intent, site elements, and building facades.
7. ✓ Provide floor plans; include the proposed low floor elevation.
8. ✓ Provide cross-sections of the site showing spatial relationships between all vertical elements (building, trees, berms, Light standards, etc.) as they relate to activities and use of streetscape, pedestrian, and parking areas.
9. ✓ Provide lighting and signage plan for the entire site. Indicate how signs will be illuminated, their design and spatial relationship to other site amenities including buildings, and a graphic example of each type of sign. This does not take the place of a sign permit application.
10. ✓ Provide storm water pollution prevention plan if the site disturbs an acre or more, or is part of a larger development.
11. Provide cost estimates for site development, including but not limited to: landscaping, parking/loading areas, pedestrian areas.
12. ✓ Summary data indicating the area of the site in the following classification: total area of the lot, total area and percentage of the site utilized by buildings, total area and percentage of the site in landscape area, total area and percentage of the site for parking areas (including the number of parking spaces).

RECEIVED
AUG 13 2020
By JBardsley

Applicant Information
Name: Randy Grehm
Mailing address: 743 Stewart Hill Dr River Heights Ut 84321
Telephone: 435-994-0098 Email: _____

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 as contractor
Mailing address: _____
Telephone: _____ Email: Reggrehm@gmail.com

Project Information
Address: 550 West 465 North Providence Ut 84332
Subdivision: Cobble Stone Parcel Tax ID:
Valuation: Zone Height Initial REG
Setbacks (front yard) (side yard) (rear yard) Initial REG
Type of commercial use (restaurant, office, etc):
Name of business

Contractor Information
Name: Randy Grehm
Mailing address: 743 S Fremont Hill Dr River Heights
Telephone: 435-994-0098 Email:

Stormwater Notice of Intent (NOI) Information
NOI No. UTR 00299 Permit issued to: Sorensen & Grehm

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.

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 REG Name Randy Grehm

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 REG

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 REG

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. GEOLOGICAL 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 affirm 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 may 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 that the City has no liability. I accept responsibility for all soils and hazardous conditions on the site.

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.

Randy Gnehm RANDY GNEHM 8/13/20

Signature of Applicant | Printed Name | Date

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 of 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 agree to the above terms and understand that I am the responsible party for the information contained on this sheet.

Signature	Printed Name	On Behalf Of	Date
Randy Guehun	Randy Guehun		8/13/20

APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY WATER SYSTEM

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

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 of the homeowner/builder.
3. The applicant understands that the billing for water service begins once the meter is set. The 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 at reasonable times, through applicant's 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.

Randy Gneiting	Randy Gneiting		8/13/20
Signature	Printed Name	On Behalf Of	Date

APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY SEWER SYSTEM
(Required only for applications for new home/commercial construction)

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.

Randy Jaeken | Randy Jaeken | | 8/13/20

Signature | Printed Name | On Behalf Of | Date

From: Matthew Crump [mailto:mcrump@cachelandmark.com]
Sent: Friday, August 21, 2020 3:31 PM
To: Steven Earl
Subject: South Cache Development Site Specifications

Floor Space:

Building 5 = 9,703 SF

Building 6 = 9,703 SF

Building 7 = 9,552 SF

Building 8 = 9,717 SF

Total = 38,675 SF

Parking Stalls Provided = 150

Total Land Area = 144,803 SF

Total Green Space = 26,712 SF (18.4%)

Public Works Infrastructure Inspection

Project Address: 550 W 465 N Cobblestone Commercial Office Building
Contact Name: Randy Gnehm
Phone Number: 435-994-0098

Inspection	Pass/Fail	Notes
Concrete	Pass	Will need Thickened sidewalk at Driveway approach to 8" min.
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_____		Date 8.26.2020

Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		
Inspection Completed by_____		Date_____

LOGAN CITY UNITED IN SERVICE
FIRE DEPARTMENT

August 25, 2020

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

RE: Site plan review – Cobblestone Commercial Building 5, 550 W 465 N, Gateway Drive (02-206-0009)

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 465 North, through the east entrance, and through the parking lot exiting on to Gateway Drive provides most of the required fire department access.
- There is also fire department access from 465 North, straight into the west driveway at less than 150 feet, and as such would not require a turn around.
- In a phone conversation with Randy Gnehm it was discussed and decided that if the City of Providence approved his proposal to have the parking lots connected by way of a driveway around the south side of building 5, it would not be required by the fire department to be 20 feet wide, as it is not a required portion of the fire department access.
- Fire department access is adequate as submitted with either of the two site plans submitted on 08.25.2020.

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 381 and 382 are both within 400 feet of all buildable areas of the lot

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. 9,700 sq. ft. in size. According to Table B105.1 the fire flow for a combined fire area 9,700 sq. ft. of type V-B is 2,750 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 three Hydrants in the area of the proposed building.
- Fire Hydrants 381, and 382 are reported by Providence City to have flows between 3,700 and 5,200 Gallons per minute at 20 PSI.
- Available water for fire flow is sufficient for this size and type of construction.

FIRE DEPARTMENT

Other project comments

- This is a site plan and building shell plan review only, Building and Fire Departments will need to complete a building plan review prior to construction of any tenant improvements within the building.

If you have any questions, please call me.

Respectfully,

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

Cost estimate - total



Diane Campbell <dcampbell@providence.utah.gov>

Fwd: Cobblestone Commercial Providence City Review Drawings

Randy Gnehm <reggnehm@gmail.com> Mon, Aug 24, 2020 at 2:17 PM
To: Diane Campbell <dcampbell@providence.utah.gov>

It should be about 850,000

Randy Gnehm

> On Aug 24, 2020, at 2:03 PM, Diane Campbell <dcampbell@providence.utah.gov> wrote:
>
> [Quoted text hidden]



Diane Campbell <dcampbell@providence.utah.gov>

Fwd: Cobblestone Commercial Providence City Review Drawings

Randy Gnehm <reggnehm@gmail.com> Mon, Aug 24, 2020 at 6:22 PM
To: Diane Campbell <dcampbell@providence.utah.gov>

The landscape bid is 22,850. Do you know when I can get my clearance and impact fees? Also when you can send it to Paul At the building department so I can get me permit?
Thanks
Randy Gnehm

> On Aug 24, 2020, at 2:28 PM, Diane Campbell <dcampbell@providence.utah.gov> wrote:
>
> [Quoted text hidden]

2018-3131

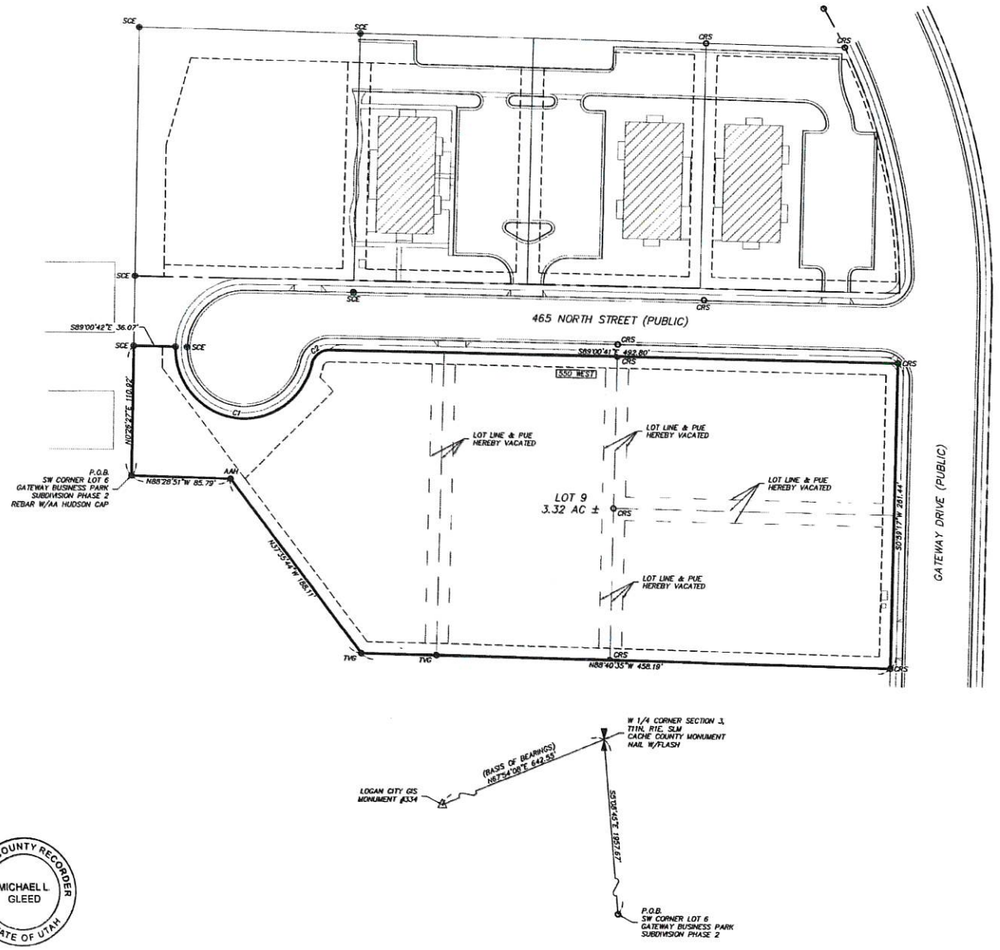
FINAL PLAT

SOUTH CACHE COMMERCIAL SUBDIVISION - PARTIAL AMENDMENT

CONSOLIDATING LOTS 5, 6, 7 & 8 AND VACATING INTERIOR PUBLIC UTILITY EASEMENTS

PART OF THE SW ¼ OF SEC 3, T11N, R1E, SLM

PROVIDENCE CITY, CACHE COUNTY, UTAH



NOTES & RESTRICTIONS

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.

1. ALL LOTS HAVE AN ADEQUATE BUILDING ENVELOPE WITH REGARDS TO HAZARDOUS SLOPE, ZONING SETBACKS, ETC.
2. THE CITY WILL NOT ISSUE ANY BUILDING PERMIT FOR ANY LOT UNTIL MINIMUM IMPROVEMENTS, AS SPECIFIED IN SECTION 11-5-2 OF THE PROVIDENCE CITY CODE ARE COMPLETE.
3. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OF OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
4. DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING 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 OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE 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 1-800-366-8532.

LEGEND

- BOUNDARY
- SECTION LINE
- LOT LINE
- LOT LINE HEREBY VACATED
- PUBLIC UTILITY EASEMENT 10 FEET WIDE, EXCEPTIONS NOTED
- PUBLIC UTILITY EASEMENT HEREBY VACATED
- EXISTING BUILDING
- RIGHT-OF-WAY LINE
- 1234 WEST — STREET ADDRESS
- SCE — SET REBAR W/CAP
- TVG — FOUND REBAR W/TIM GIBBONS CAP
- ORS — FOUND REBAR W/CRS ENGINEERING CAP
- AAH — FOUND REBAR W/AAH HUDSON CAP
- JCN — FOUND REBAR W/JEFF NIELSEN CAP

0 25 50 100 Feet
1:600

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C1	176.42'	60.00'	168°27'58"	S83°14'36"E	119.39'
C2	20.54'	15.00'	78°26'03"	N51°44'27"E	18.97'

SURVEY CERTIFICATE

I, STEVEN C. EARL, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE NO. 318575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE 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 TO BE HEREAFTER KNOWN AS SOUTH CACHE COMMERCIAL SUBDIVISION – PARTIAL AMENDMENT, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF PROVIDENCE, COUNTY OF CACHE, STATE OF UTAH, DESCRIBED AS FOLLOWS:

LOTS 5, 6, 7 AND 8 OF SOUTH CACHE COMMERCIAL SUBDIVISION, RECORDED AS ENTRY 897392 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, LESS THAT PORTION DEEDED TO PROVIDENCE CITY FOR WIDENING GATEWAY DRIVE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, GATEWAY BUSINESS PARK SUBDIVISION, PHASE 2;
THENCE N0°26'27"E 110.92 FEET TO THE NORTHWEST CORNER OF SAID LOT 5;
THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOTS 5, 6, AND 7 THE FOLLOWING FOUR COURSES:
1. S89°00'42"E 36.07 FEET;
2. SOUTHERLY, EASTERLY, AND NORTHERLY 176.42 FEET ALONG A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 60.00 FEET AND A LONG CHORD BEARING S83°14'36"E 119.39 FEET;
3. NORTHEASTERLY 20.54 FEET ALONG A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 15.00 FEET AND A LONG CHORD BEARING N51°44'27"E 18.97 FEET;
4. S89°00'41"E 492.80 FEET TO THE WEST LINE OF GATEWAY DRIVE;

THENCE S0°59'17"W 261.44 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID LOT 8;
THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOTS 8, 5, AND 5 THE FOLLOWING THREE COURSES:
1. N88°40'35"W 458.19 FEET;
2. N37°35'44"W 188.11 FEET;
3. N88°28'51"W 85.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.32 ACRES, MORE OR LESS.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE CONSOLIDATED INTO ONE LOT, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:
SOUTH CACHE COMMERCIAL SUBDIVISION – PARTIAL AMENDMENT
AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. WE DEDICATE TO PROVIDENCE CITY ALL IMPROVEMENTS INCLUDING THE STORM WATER SYSTEM, WATER WORKS, SEWER WORKS, ETC... 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. FURTHERMORE, WE INCORPORATE ALL NOTES AND RESTRICTIONS AS LISTED HEREON.

SOUTH CACHE LAND COMPANY, LLC
BY: Rod Blossom
ROD BLOSSOM, MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF UTAH §
COUNTY OF CACHE

ON THIS 21st DAY OF November, IN THE YEAR 2017, BEFORE ME Stephanie Jones A NOTARY PUBLIC, PERSONALLY APPEARED ROD BLOSSOM, MANAGING MEMBER OF SOUTH CACHE LAND COMPANY, 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 SOUTH CACHE LAND COMPANY, LLC BY AUTHORITY OF ITS BYLAWS.

NOTARY PUBLIC SIGNATURE: Stephanie Jones
NOTARY PUBLIC FULL NAME: Stephanie Jones
COMMISSION NUMBER: 690424
MY COMMISSION EXPIRES: 04/04/2020
A NOTARY PUBLIC COMMISSIONED IN UTAH

SURVEY NARRATIVE

THIS SURVEY WAS ORDERED BY ROD BLOSSOM TO CONSOLIDATE LOTS 5 THRU 8 OF THE SOUTH CACHE COMMERCIAL SUBDIVISION. SEVERAL SURVEY MONUMENTS WERE FOUND AND HELD AS SHOWN. THE ORIGINAL SURVEY WAS ROTATED TO THE UTAH NORTH NAD83 STATE PLANE COORDINATE GRID AS SHOWN. NO MAJOR DISCREPANCIES WERE FOUND.

5/8" X 24" REBARS W/ORANGE PLASTIC CAPS STAMPED "STEVEN C. EARL PLS 318575" WERE SET AT THE LOCATIONS INDICATED.

UTILITY COMPANY APPROVALS

WE HAVE REVIEWED AND APPROVE THIS PLAT AS IT RELATES TO OUR PARTICULAR COMPANY, AND ARE IN AGREEMENT WITH PLACING ALL OF OUR UTILITIES UNDERGROUND WITHIN THE RIGHT-OF-WAY. AS SHOWN ON THE PLANS AND ARE WILLING TO PROVIDE THE NEEDED SERVICE FOR THE DEVELOPMENT.

DOMINION ENERGY Cristin Sewell DATE: 11-27-17
ROCKY MOUNTAIN POWER Jon Swager DATE: 11/27/2017
CENTURY LINK DATE: 11/21/17
COMCAST CORPORATION DATE: 11/21/17
PROVIDENCE-LOGAN IRRIG. CO. D. Pauli DATE: 11/22/17

CACHE COUNTY RECORDER
MICHAEL L GLEED
STATE OF UTAH

LAND USE AUTHORITY

PRESENTED TO THE PROVIDENCE CITY LAND USE AUTHORITY THIS 4 DAY OF December 2017, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

LAND USE AUTHORITY

CULINARY WATER AND SANITARY SEWER AUTHORITY

PRESENTED TO THE PROVIDENCE CULINARY WATER AND SANITARY SEWER AUTHORITY THIS 5th DAY OF December 2017, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR'S APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY MAYOR THIS 28 DAY OF November, 2017 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Don W. Beckerwood
MAYOR

COUNTY RECORDER'S NO. 1194612

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF DWMBB
DATE 30 APR 2018 TIME 8:49 AM FEE $31.00
ABSTRACTED

INDEX 2018-3131
FILED IN: FILE OF PLATS
Michael L Gleed
MICHAEL GLEED, COUNTY RECORDER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 4th DAY OF DECEMBER 2017

CITY ATTORNEY

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, THIS 28th DAY OF November 2017

CITY ENGINEER

RECEIVED
AUG 24 2020
By

FINAL PLAT
S3 T11N R1E SLM
SOUTH CACHE COMMERCIAL SUBDIVISION - PARTIAL AMENDMENT
SHEET DESCRIPTION

Cache • Landmark
Engineers
Surveyors
Planners
95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE: 21 NOVEMBER 2017
SCALE: 1" = 60'
CALCULATED BY: S. EARL
CHECKED BY: L. ANDERSON
APPROVED BY: S. EARL
PROJECT NUMBER: 585-1701

1 / 1

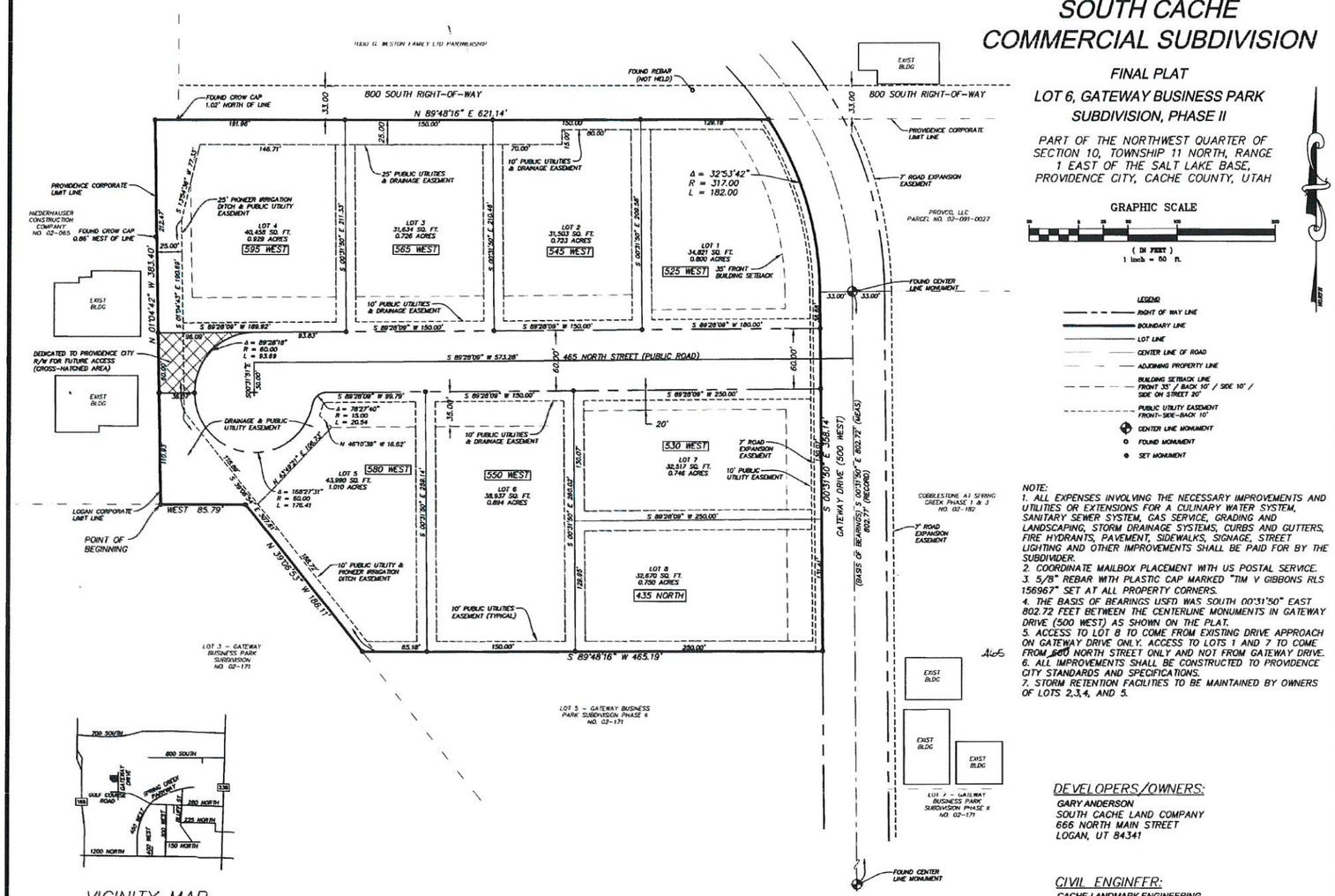
2005-1984

SOUTH CACHE COMMERCIAL SUBDIVISION

FINAL PLAT

LOT 6, GATEWAY BUSINESS PARK SUBDIVISION, PHASE II

PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE, PROVIDENCE CITY, CACHE COUNTY, UTAH



VICINITY MAP

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

LEGEND
- RIGHT OF WAY LINE
- BOUNDARY LINE
- LOT LINE
- CENTER LINE OF ROAD
- ADJOINING PROPERTY LINE
- BUILDING SETBACK LINE FRONT 35' / BACK 10' / SIDE 10' / SIDE ON STREET 20'
- PUBLIC UTILITY EASEMENT FRONT-SIDE-BACK 10'
- CENTER LINE MONUMENT
- FOUND MONUMENT
- SET MONUMENT

NOTE:
1. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS AND UTILITIES OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS 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 SUBDIVIDER.
2. COORDINATE MAILBOX PLACEMENT WITH US POSTAL SERVICE.
3. 5/8" REBAR WITH PLASTIC CAP MARKED "TIM V GIBBONS RLS 156967" SET AT ALL PROPERTY CORNERS.
4. THE BASIS OF BEARINGS USED WAS SOUTH 00°31'50" EAST 802.72 FEET BETWEEN THE CENTERLINE MONUMENTS IN GATEWAY DRIVE (500 WEST) AS SHOWN ON THE PLAT.
5. ACCESS TO LOT 8 TO COME FROM EXISTING DRIVE APPROACH ON GATEWAY DRIVE ONLY. ACCESS TO LOTS 1 AND 7 TO COME FROM 600 NORTH STREET ONLY AND NOT FROM GATEWAY DRIVE.
6. ALL IMPROVEMENTS SHALL BE CONSTRUCTED TO PROVIDENCE CITY STANDARDS AND SPECIFICATIONS.
7. STORM RETENTION FACILITIES TO BE MAINTAINED BY OWNERS OF LOTS 2,3,4, AND 5.

DEVELOPERS/OWNERS:
GARY ANDERSON
SOUTH CACHE LAND COMPANY
666 NORTH MAIN STREET
LOGAN, UT 84341

CIVIL ENGINEER:
CACHE-LANDMARK ENGINEERING
666 North Main, Suite 303
Logan City, Utah 84321
ATTN: Rod Blossom, P.E.
TELE: (435) 713-0099
FAX: (435) 713-0055
E-mail: rod@cachelandmark.com

SURVEY CERTIFICATE

I, TIM V. GIBBONS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 156967 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE AND/OR SUPERVISED THE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT INTO LOTS AND STREETS, HEREINAFTER TO BE KNOWN AS:
"SOUTH CACHE COMMERCIAL SUBDIVISION."
AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

REGISTERED LAND SURVEYOR NO. 156967 STATE OF UTAH TIM V. GIBBONS

TIM V. GIBBONS R.L.S. NO. 156967 DATE 8/15/05

BOUNDARY DESCRIPTION

ALL OF LOT 6 OF THE GATEWAY BUSINESS PARK SUBDIVISION, PHASE II, ALSO BEING PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE, PROVIDENCE CITY, CACHE COUNTY, STATE OF UTAH, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS THE SOUTHWEST CORNER OF LOT 6, GATEWAY BUSINESS PARK SUBDIVISION, PHASE 2 AND RUNNING THENCE NORTH 01°04'42" WEST 383.40 FEET; THENCE NORTH 89°48'16" EAST 621.14 FEET TO A POINT ON A CURVE; THENCE ALONG THE ARC OF A 317.00 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS SOUTH 16°58'40" EAST 179.51 FEET) A DISTANCE OF 182.00 FEET; THENCE SOUTH 00°31'50" EAST 358.14 FEET; THENCE SOUTH 89°48'16" WEST 465.19 FEET; THENCE NORTH 39°06'53" WEST 188.11 FEET; THENCE WEST 85.79 FEET TO THE POINT OF BEGINNING.

CONTAINS: 7.597± ACRES

NARRATIVE

THIS SURVEY WAS ORDERED BY SOUTH CACHE LAND COMPANY FOR THE PURPOSE OF CREATING COMMERCIAL BUILDING LOTS. THE RIGHT-OF-WAY ALONG GATEWAY DRIVE AND THE SOUTH BOUNDARY LINE OF THE PROPERTY WAS ESTABLISHED FROM THE GATEWAY BUSINESS PARK SUBDIVISION PHASE II PLAT. THE BASIS OF BEARINGS USED SOUTH 00°31'50" EAST, AS ESTABLISHED BY THE CENTERLINE MONUMENTS LOCATED IN GATEWAY DRAIVE AS SHOWN. NO. 5 REBARS WITH PLASTIC CAPS STAMPED "TIM V. GIBBONS RLS 156967" WERE SET AT ALL LOT CORNERS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREINAFTER KNOWN AS: "SOUTH CACHE COMMERCIAL SUBDIVISION"
DO HEREBY DEDICATE, GRANT AND CONVEY TO PROVIDENCE CITY, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS A PRIVATE THOROUGHFARES FOREVER, AND ALSO DEDICATE TO PROVIDENCE CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS INTENDED FOR PUBLIC USE.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURES THIS 17 DAY OF AUGUST A.D. 2005

R. Blossom - Manager — South Cache Land Co.

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF CACHE

ON THIS 17th DAY OF August, 2005 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE SAID COUNTY OF CACHE IN THE SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

Brenda Nelson
NOTARY PUBLIC

MY COMMISSION EXPIRES Aug 25, 2008

BRENDA NELSON, Notary Public, 15 South Main, Hyrum, Utah 84319, My Commission Expires August 25, 2008, STATE OF UTAH

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.

DATE — COUNTY SURVEYOR

PLANNING COMMISSION APPROVAL

APPROVED THIS 5th DAY OF February A.D. 2004 BY THE PROVIDENCE CITY PLANNING AND ZONING COMMISSION.

CHAIRPERSON

COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY COUNCIL THIS 23 DAY OF June A.D. 2004 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

COUNCIL CHAIRPERSON — ATTEST

COUNTY RECORDER'S NO. 897392

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF CITY
DATE 18 AUG 2005 TIME 8:58 am FEE $
ABSTRACTED
INDEX 2005-1984
FILED IN: FILE OF PLATS
Michael L. Gleed COUNTY RECORDER

MICHAEL L. GLEED — CACHE COUNTY RECORDER — STATE OF UTAH

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 6th DAY OF April A.D. 2004

ATTORNEY

ENGINEER'S CERTIFICATE

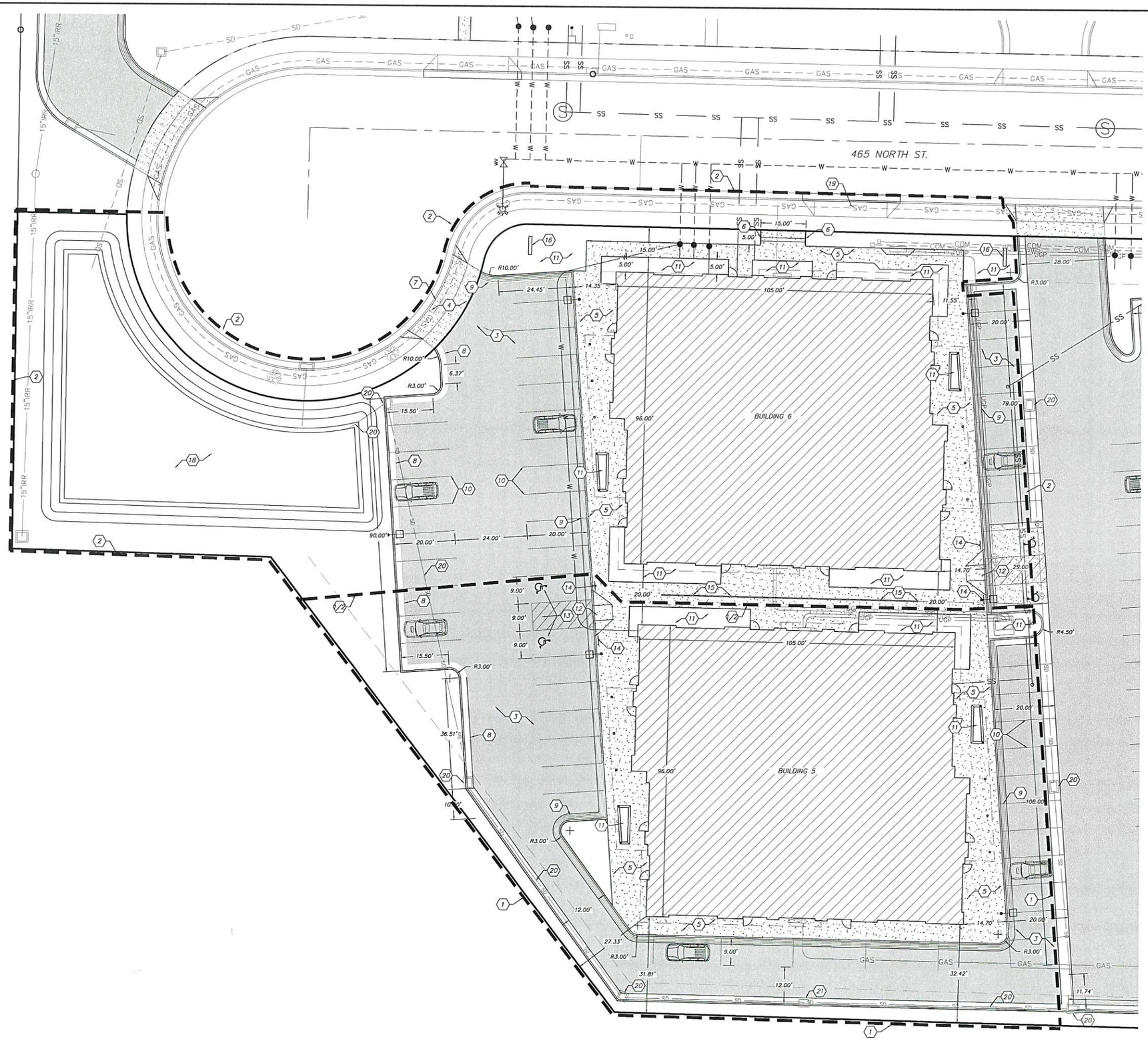
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

DATE — ENGINEER

CACHE • LANDMARK
ENGINEERS • SURVEYORS • PLANNERS
666 NORTH MAIN, SUITE 303
LOGAN, UT 84321 • 435.713.0099

DATE:	10/13/04
CALCULATED BY:	R. BLOSSOM
DRAWN BY:	B. JENSEN
CHECKED BY:	R. BLOSSOM
JOB #:	03585-10
LOCATION:	PROVIDENCE CITY, UT

RECEIVED
AUG 24 2020
By



SITE LAYOUT GENERAL NOTES

1. PRIOR TO PLACING ASPHALT, COORDINATE SLEEVE INSTALLATIONS WITH THE LANDSCAPE CONTRACTOR.
2. PRIOR TO PLACING ASPHALT, COORDINATE ELECTRICAL CONDUIT INSTALLATIONS AS SHOWN, WITH ROCKY MOUNTAIN POWER.
3. COORDINATE ALL IRRIGATION SLEEVING AND ELECTRICAL CONDUITS WITH THE APPROPRIATE CONTRACTOR PRIOR TO THE INSTALLATION OF ASPHALT OR OTHER FLATWORK.
4. ALL CURB & GUTTER TO BE 30" WIDE.
5. MOST DIMENSIONS ARE TO FACE OF CURB. CURVE RADII ARE DIMENSIONED TO BACK OF CURB.
6. ALL EXTERIOR CONCRETE TO BE 4500 PSI 28-DAY STRENGTH, 4" SLUMP, 6% AIR WITH FIBERMESH REINFORCEMENT.
7. NEW DRIVEWAY APPROACHES TO BE INSTALLED WITH HEAVY DUTY CONCRETE, 8" THICK PER DETAIL AND CITY STANDARDS.

OVERALL SITE LAYOUT KEYED NOTES

1. BUILDING 5 SITE LIMIT
2. BUILDING 6 SITE LIMIT
3. CONSTRUCT ASPHALT
4. CONSTRUCT CONCRETE PAVEMENT, HEAVY DUTY
5. CONSTRUCT CONCRETE PAVEMENT, LIGHT DUTY
6. INSTALL CONCRETE STEPS WITH HANDRAILS (TYPICAL STEP IS 12" RUN X 6" RISE)
7. SAWCUT BACK OF CURB FOR DRIVEWAY APPROACH AND FLARES
8. CONSTRUCT CATCH CURB & GUTTER
9. CONSTRUCT SPILL CURB & GUTTER
10. PROPOSED PAINT STRIPING
11. CONSTRUCT PLANTER AREA, SEE SITE PLANTING PLAN SHEET L-100
12. CONSTRUCT ADA RAMP
13. PAVEMENT MARKING AND HANDICAP SYMBOL
14. INSTALL HANDICAP SIGN WITH BASE
15. INSTALL SLOTTED DRAIN
16. CONSTRUCT MONUMENT SIGN.
17. CONSTRUCT TRASH ENCLOSURE WITH GATES (PER ARCH. DETAIL)
18. DETENTION POND TO BE COMPLETED
19. REMOVE DRIVEWAY APRON AND RECONSTRUCT CURB
20. EXISTING STORM DRAIN
21. INSTALL STORM DRAIN BOX

RECEIVED
AUG 20 2020
By

0 7.5 15 30
GRAPHIC SCALE 1"= 15'

STEVEN C. EARL
318578-2202
PROFESSIONAL ENGINEER
STATE OF UTAH
5/31/20

NO.	DATE	DESCRIPTION

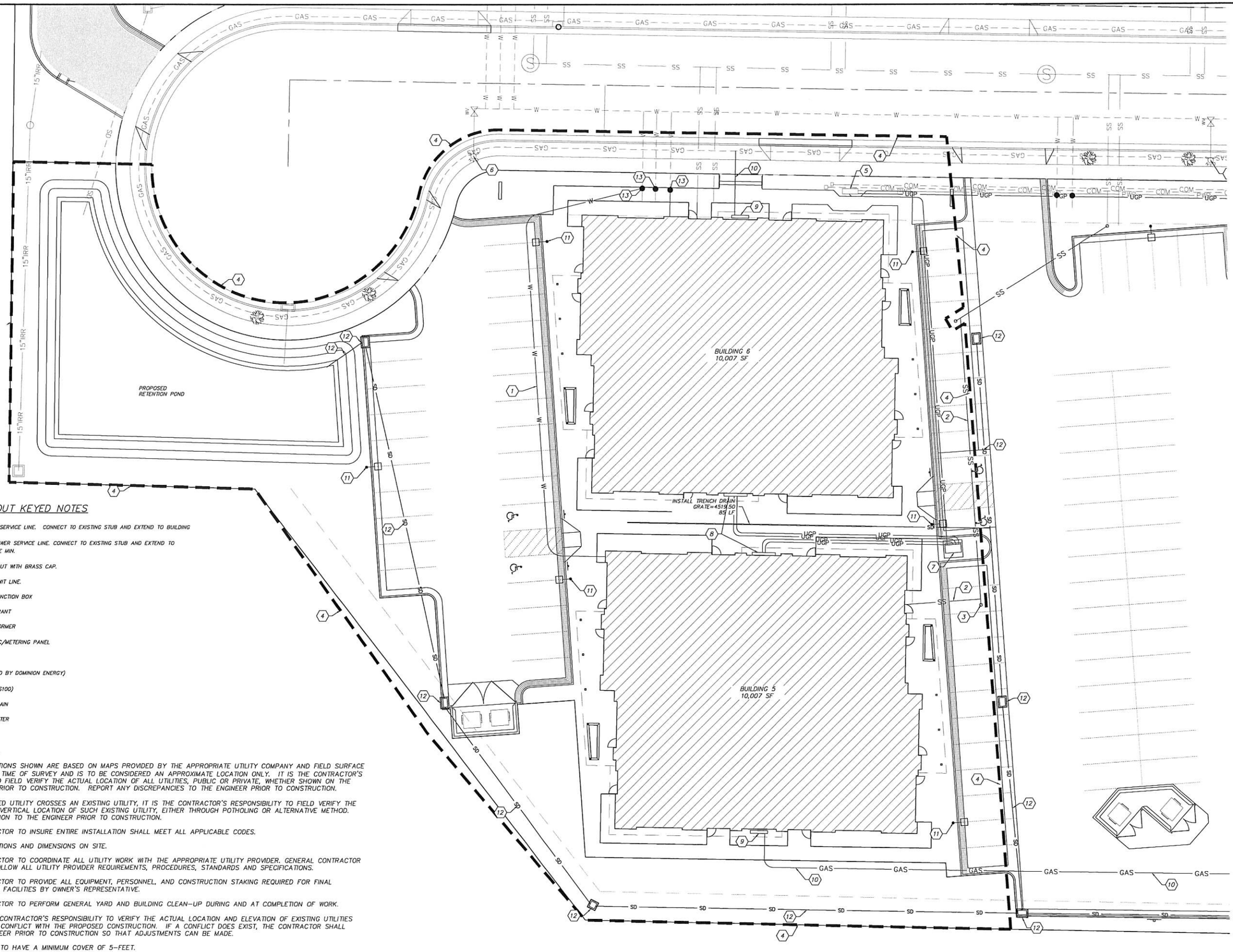
SHEET DESCRIPTION: SITE PLAN

COBBLESTONE COMMERCIAL 5&6
465 N GATEWAY DRIVE
PROVIDENCE, UT 84332

Cache • Landmark
Engineers
Surveyors
Planners
95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE: 02 JULY 2020
SCALE: 1" = 15'
CALCS BY: D. AUSTIN
CHECKED BY: S. EARL
APPROVED BY: S. EARL
PROJECT NUMBER: 585-2001
SHEET: C-100

7/2/2020 8:39 AM J:\2020 PROJECTS\585-2001 SOUTH CACHE BUILDINGS 5&6\ACAD\CONSTRUCTION DOCUMENTS\200701 - C-100 585-2001 SITE PLAN.DWG



UTILITY LAYOUT KEYED NOTES

1. INSTALL 1" WATER SERVICE LINE. CONNECT TO EXISTING STUB AND EXTEND TO BUILDING
2. INSTALL 4" PVC SEWER SERVICE LINE. CONNECT TO EXISTING STUB AND EXTEND TO BUILDING. 2% SLOPE MIN.
3. INSTALL 4" CLEANOUT WITH BRASS CAP.
4. PHASE UTILITIES LIMIT LINE.
5. EXISTING POWER JUNCTION BOX
6. EXISTING FIRE HYDRANT
7. PROPOSED TRANSFORMER
8. PROPOSED ELECTRIC/METERING PANEL
9. GAS METER
10. GAS PIPELINE (SIZED BY DOMINION ENERGY)
11. LIGHT POLE (SEE ES100)
12. EXISTING STORM DRAIN
13. EXISTING WATER METER

UTILITY NOTES

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE ACTUAL LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. GENERAL CONTRACTOR TO INSURE ENTIRE INSTALLATION SHALL MEET ALL APPLICABLE CODES.
4. VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE.
5. GENERAL CONTRACTOR TO COORDINATE ALL UTILITY WORK WITH THE APPROPRIATE UTILITY PROVIDER. GENERAL CONTRACTOR TO VERIFY AND FOLLOW ALL UTILITY PROVIDER REQUIREMENTS, PROCEDURES, STANDARDS AND SPECIFICATIONS.
6. GENERAL CONTRACTOR TO PROVIDE ALL EQUIPMENT, PERSONNEL, AND CONSTRUCTION STAKING REQUIRED FOR FINAL CHECKOUT OF ALL FACILITIES BY OWNER'S REPRESENTATIVE.
7. GENERAL CONTRACTOR TO PERFORM GENERAL YARD AND BUILDING CLEAN-UP DURING AND AT COMPLETION OF WORK.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION AND ELEVATION OF EXISTING UTILITIES WHICH MAY BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION. IF A CONFLICT DOES EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION SO THAT ADJUSTMENTS CAN BE MADE.
9. ALL WATER LINES TO HAVE A MINIMUM COVER OF 5-FEET.
10. SEPARATE WATER AND SEWER MAIN LINES AND SERVICES BY 10-FEET MINIMUM FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
11. ALL UTILITIES TO BE STUBBED TO WITHIN 5' OF BUILDING.

0 7.5 15 30 Feet
1:180

PROFESSIONAL ENGINEER
STEVEN C. EARL
316575-2202
3/11/20
STATE OF UTAH

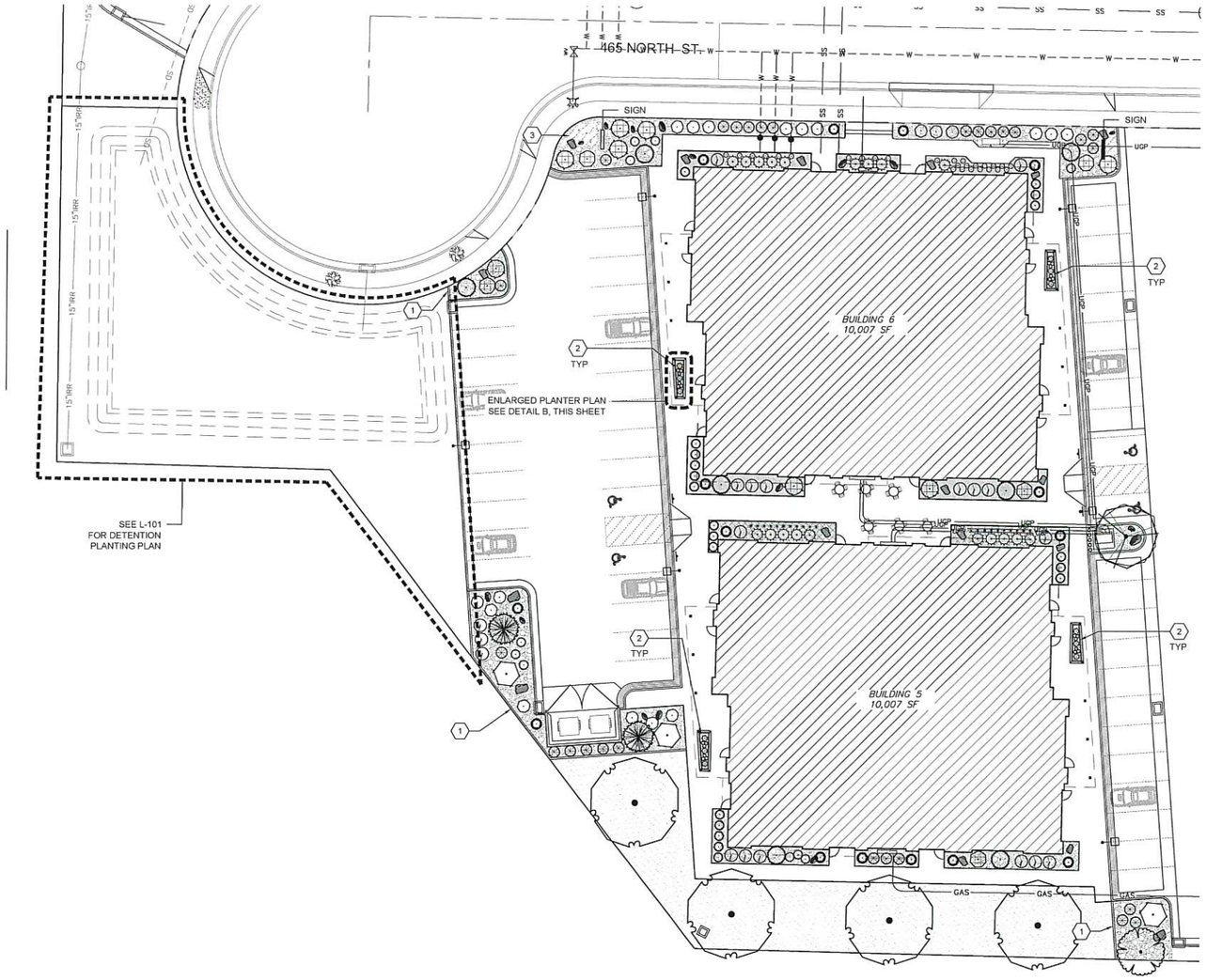
NO.	DATE	DESCRIPTION

SHEET DESCRIPTION:
UTILITIES & STORM DRAIN

COBBLESTONE COMMERCIAL 5&6
465 N GATEWAY DRIVE
PROVIDENCE, UT 84332

Cache • Landmark
Engineers
Surveyors
Planners
95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE: 11 MARCH 2020
SCALE: 1" = 15'
CALCS BY: S. EARL
CHECKED BY: XXX
APPROVED BY: S. EARL
PROJECT NUMBER: 585-2001
SHEET: C-200



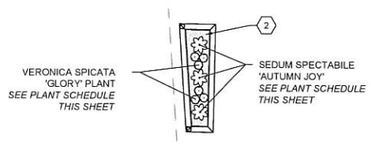
A PLANTING PLAN

SCALE: 1" = 20'

GRAPHIC SCALE 1"= 20 (0, 10, 20, 40)

PLANTING KEYED NOTES

1. 6" MOWCURB, SEE DETAIL F, SHEET L-102
2. RAISED PLANTERS TO RECEIVE 3" DEPTH OF 1½" COBBLE MULCH. SEE ENLARGED PLANTER DETAIL B, THIS SHEET. SEE PLANT SCHEDULE FOR MORE INFORMATION
3. THYMUS SERPYLLUM 'COCCINEUM' TO BE PLANTED AT LEAST 9" FROM CURB OR MOWCURB



NOTE: ENLARGED DETAIL APPLIES TO ALL FOUR RAISED PLANTERS

B ENLARGED PLANTER DETAIL

SCALE: 1/8" = 1'

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	QTY	REMARKS
	ABIES CONCOLOR 'CANDICANS'	CANDICANS WHITE FIR	2	B&B/6' MIN HEIGHT A/L-102
	ACER GRANDIDENTATUM 'HIGHLAND PARK'	HIGHLAND PARK BIGTOOTH MAPLE	1	15 GAL/ 2" CAL B/L-102
	ACER PLATANOIDES 'CRIMSON SENTRY'	CRIMSON SENTRY MAPLE	1	15 GAL/ 2" CAL B/L-102
	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	4	15 GAL/ 2" CAL B/L-102
	PICEA ABIES 'CUPRESSINA'	NORWAY SPRUCE	7	B&B/6' MIN HEIGHT A/L-102

SHRUBS	BOTANICAL NAME	COMMON NAME	QTY	
	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	DWARF REDLEAF JAPANSES BARBERRY	10	5 GAL C/L-102
	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	19	5 GAL C/L-102
	EUONYMUS FORTUNEI 'EMERALD GAIETY' TM	EMERALD GAIETY EUONYMUS	19	5 GAL C/L-102
	JUNIPERUS HORIZONTALIS 'ICEE BLUE' TM	ICEE BLUE JUNIPER	8	5 GAL C/L-102
	JUNIPERUS SABINA 'SCANDIA'	SCANDIA JUNIPER	3	5 GAL C/L-102
	PHILADELPHUS LEWISII 'BLIZZARD'	BLIZZARD MOCKORANGE	5	5 GAL C/L-102
	PINUS MUGO 'SLOWMOUND'	MUGO PINE	15	5 GAL C/L-102

GRASSES	BOTANICAL NAME	COMMON NAME	QTY	
	MISCANTHUS SINENSIS 'LITTLE ZEBRA'	SILVER GRASS	27	3 GAL D/L-102
	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	20	3 GAL D/L-102

PERENNIALS	BOTANICAL NAME	COMMON NAME	QTY	
	HEUCHERA MICRANTHA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	22	3 GAL E/L-102
	HEUCHERA X 'PEACH FLAMBE'	PEACH FLAMBE' CORAL BELLS	27	3 GAL E/L-102
	HOSTA X 'BLUE ANGEL'	PLANTAIN LILY	19	3 GAL E/L-102
	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	12	3 GAL E/L-102
	VERONICA SPICATA 'ROYAL CANDLES'	SPIKE SPEEDWELL	29	3 GAL E/L-102

GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	QTY	REMARKS
	ASARUM CANADENSE	CANADIAN WILD GINGER	1GAL, 12" o.c.	435 SF	DETAIL D, SHEET L-102
	4" DEEP 1½" STONE MULCH 'SOUTH TOWN' FOUND AT NEPHI SANDSTONE, OR APPROVED EQUAL. [NOTE: RAISED PLANTERS TO RECEIVE 3" DEPTH - 110 SF]			1665 SF	DETAIL F, SHEET L-102
	4" DEEP 3" STONE MULCH, 'SOUTH TOWN' FOUND AT NEPHI SANDSTONE, OR APPROVED EQUAL			2879 SF	DETAIL F, SHEET L-102
	SOD - DROUGHT TOLERANT FESCUE BLEND			4226 SF	DETAIL F, SHEET L-102
	THYMUS SERPYLLUM 'COCCINEUM'	CREEPING RED THYME	1GAL, 18" o.c.	69 SF	DETAIL D, SHEET L-102
2' 3' 5'	2' - 5' LANDSCAPE BOULDERS, "WALNUT" FOUND AT NEPHI SANDSTONE, OR APPROVED EQUAL. SIZES TO VARY, SEE PLAN. 2' MINIMUM DIMENSION IN ANY DIRECTION.			35 ct	DETAIL G, SHEET L-102

PLANTING GENERAL NOTES

1. PLANTING PLAN IS DIAGRAMATIC. CONTRACTOR SHALL VERIFY PLANT QUANTITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN PLANT SYMBOLS AND QUANTITIES PRIOR TO PURCHASE ORDER.
2. THE LANDSCAPE PLAN IS TO BE USED IN CONJUNCTION WITH THE IRRIGATION, CIVIL, MECHANICAL, ELECTRICAL AND ARCHITECTURAL SITE PLANS TO FORM COMPLETE INFORMATION REGARDING THIS SITE. CONTRACTOR TO COORDINATE ALL UTILITIES WITH PLANTINGS AS SHOWN HERE.
3. ALL PLANTING BEDS TO RECEIVE 3" DEPTH OF CEDAR BARK MULCH, OVER APPROVED WEED BARRIER FABRIC, *UNLESS OTHERWISE INDICATED ON PLAN AND SCHEDULE*. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED. SEE DETAIL F, L102.
4. AUTOMATIC DRIP IRRIGATION SYSTEM TO BE PROVIDED BY CONTRACTOR (DESIGN-BUILD). CONTRACTOR TO INSTALL BACKFLOW PREVENTION TO MEET STATE AND LOCAL STANDARDS.

RECEIVED
AUG 20 2020
By

LANDSCAPE ARCHITECT
KRISTOFOR T. KVARFORDT
03/10/20
STATE OF UTAH

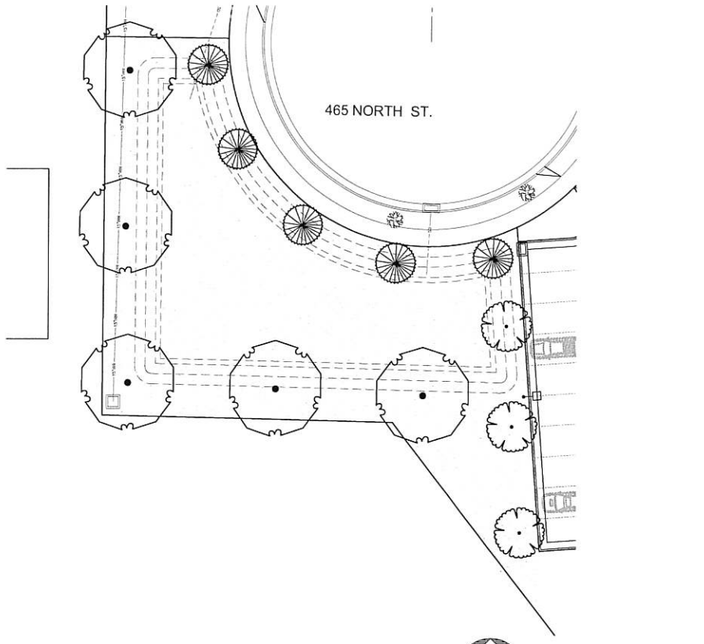
NO.	DATE	DESCRIPTION:

SHEET DESCRIPTION: PLANTING PLAN

SOUTH CACHE COMMERCIAL BLDG. 5&6
550 W 465 N
PROVIDENCE, UT 84323

Cache • Landmark
Engineers
Surveyors
Planners
95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE:	11 MARCH 2020
SCALE:	1" = 20'
DESIGN BY:	J. MAUGHAN
CHECKED BY:	K. KVARFORDT
APPROVED BY:	S. EARL
PROJECT NUMBER:	585-2001
SHEET:	L-100



A RETENTION POND PLANTING PLAN

SCALE: 1" = 20'

GRAPHIC SCALE 1"= 20 (0, 10, 20, 40)

PLANT SCHEDULE RETENTION POND

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY	REMARKS
	ACER PLATANOIDES `CRIMSON SENTRY`	CRIMSON SENTRY MAPLE	15 GAL	3	SEE DETAIL B, SHEET L-102
	ACER RUBRUM `RED SUNSET`	RED SUNSET MAPLE	15 GAL	5	SEE DETAIL B, SHEET L-102
	PICEA PUNGENS `BABY BLUEEYES`	BABY BLUE EYES SPRUCE	15 GAL	5	SEE DETAIL A, SHEET L-102
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	QTY	REMARKS
	SOD. DROUGHT TOLERANT FESCUE BLEND			10,377 SF	SEE DETAIL F, SHEET L-102

PLANTING GENERAL NOTES

1. PLANTING PLAN IS DIAGRAMATIC. CONTRACTOR SHALL VERIFY PLANT QUANTITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN PLANT SYMBOLS AND QUANTITIES PRIOR TO PURCHASE ORDER.

2. THE LANDSCAPE PLAN IS TO BE USED IN CONJUNCTION WITH THE IRRIGATION, CIVIL, MECHANICAL, ELECTRICAL AND ARCHITECTURAL SITE PLANS TO FORM COMPLETE INFORMATION REGARDING THIS SITE. CONTRACTOR TO COORDINATE ALL UTILITIES WITH PLANTINGS AS SHOWN HERE.

3. ALL PLANTING BEDS TO RECEIVE 3" DEPTH OF CEDAR BARK MULCH, OVER APPROVED WEED BARRIER FABRIC, *UNLESS OTHERWISE INDICATED ON PLAN AND SCHEDULE*. SEE DETAIL F, SHEET L102. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.

4. AUTOMATIC DRIP IRRIGATION SYSTEM TO BE PROVIDED BY CONTRACTOR (DESIGN-BUILD). CONTRACTOR TO INSTALL BACKFLOW PREVENTION TO MEET STATE AND LOCAL STANDARDS.

LICENSED LANDSCAPE ARCHITECT
KRISTOFOR K. KVARFORDT
03/10/20
STATE OF UTAH

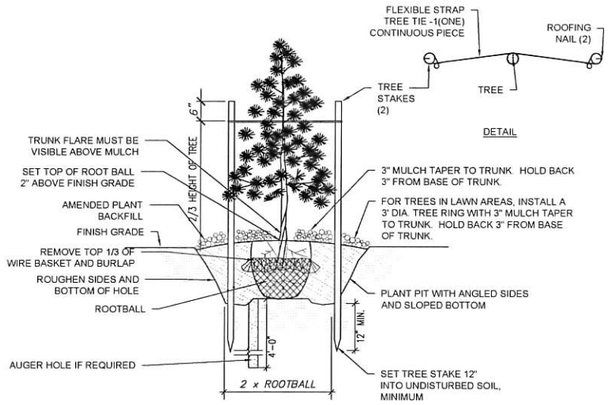
NO.	DATE	DESCRIPTION

SHEET DESCRIPTION: *PLANTING PLAN*

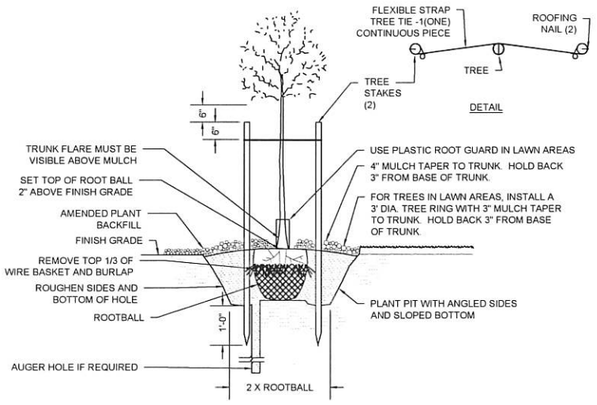
SOUTH CACHE COMMERCIAL BLDGS. 5&6
550 W 465 N
PROVIDENCE, UT 84323

Cache • Landmark
Engineers
Surveyors
Planners
95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

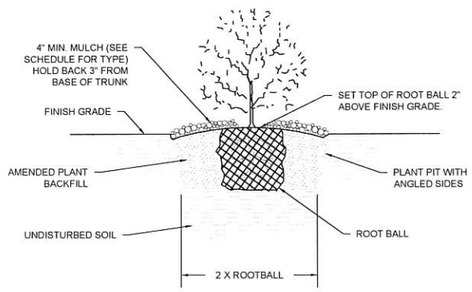
DATE: 11 MARCH 2020
SCALE: 1" = 20'
DESIGN BY: J. MAUGHAN
CHECKED BY: K. KVARFORDT
APPROVED BY: S. EARL
PROJECT NUMBER: 585-2001
SHEET: L-101



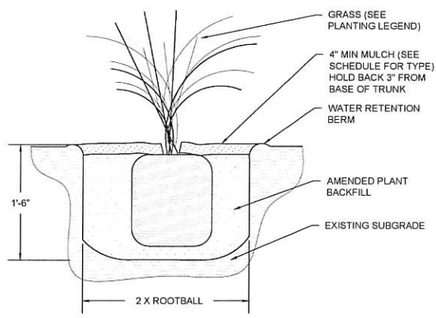
A EVERGREEN PLANTING DETAIL
1" = 1'-0" T-PL-CLM-07



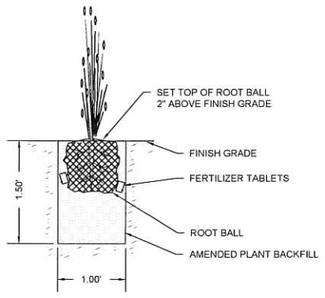
B TREE PLANTING AND STAKING DETAIL
1" = 1'-0" T-PL-CLM-09



C SHRUB PLANTING DETAIL
N.T.S. T-PL-CLM-01

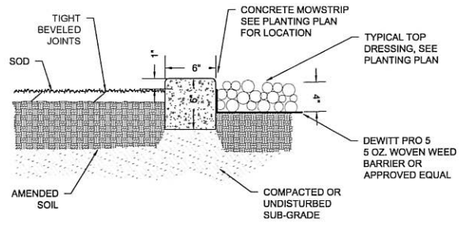


D ORNAMENTAL GRASS PLANTING DETAIL
N.T.S. T-PL-CLM-02

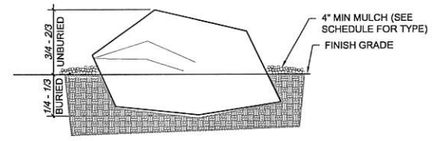


E PERENNIAL PLANTING DETAIL
N.T.S. T-PL-CLM-03

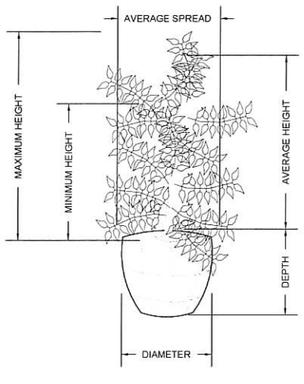
NOTES:
1. MOWSTRIP TO BE CAST-IN-PLACE AND POURED USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
2. CONTROL JOINTS TO BE SPACED AT 5' O.C. AND EXPANSION JOINTS AT 20' AND WHERE IT ABUTTS OTHER CONCRETE ELEMENTS.
3. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND MOWSTRIPS-DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOWSTRIP.
4. MAXIMUM 1/4" WIDTH VARIATION.
5. PRECISELY FOLLOW LAYOUT AS SHOWN ON PLANTING PLAN.



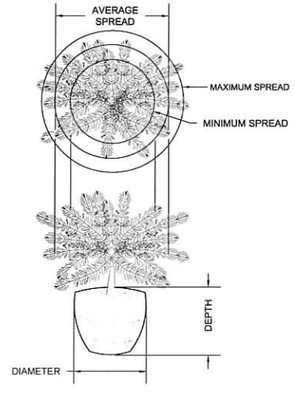
F 6" MOWSTRIP, SOD, AND MULCH DETAIL
N.T.S. T-PL-CLM-06



G BOULDER PLACEMENT DETAIL
N.T.S. T-PL-CLM-08



H TYPICAL MEASUREMENT BROAD UPRIGHT PLANTS
N.T.S. T-PL-CLM-04



I TYPICAL MEASUREMENT FOR PROSTRATE PLANTS
N.T.S. T-PL-CLM-05

LICENSED LANDSCAPE ARCHITECT
NO. 5846802-5501
KRISTOFORT
KVARFORDT
03/10/20
STATE OF UTAH

NO.	DATE:	DESCRIPTION:

SHEET DESCRIPTION:

PLANTING DETAILS

SOUTH CACHE COMMERCIAL BLDGS. 5&6
550 W 465 N
PROVIDENCE, UT 84323

C·L
Cache • Landmark
Engineers
Surveyors
Planners
95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE: 11 MARCH 2020
SCALE: N/A
DESIGN BY: J. MAUGHAN
CHECKED BY: K. KVARFORDT
APPROVED BY: S. EARL
PROJECT NUMBER: 585-2001
SHEET: L-102



C1 NORTH ELEVATION

SCALE: 1"=10'-0"



A1 EAST ELEVATION

SCALE: 1"=10'-0"

STATE OF UTAH
J. CHRISTIAN WILSON
#5050453
08.19.20
LICENSED ARCHITECT

PLEASE NOTE:
LANDSCAPE SHOWN FOR SCALE ONLY.
PLEASE SEE CIVIL DRAWINGS FOR
PROPOSED LANDSCAPE PLAN.

RECEIVED
AUG 21 2020
By

FOR CITY REVIEW

CENTER STREET
ARCHITECTS
170 E. CENTER STREET
LOGAN, UTAH 84321
CENTERSTREETARCH.COM

MELLE DETTENMAIER 453.890.2009
CHRISTIAN WILSON 435.232.8662

TITLE: EAST AND NORTH ELEVATIONS
PROJECT: COBBLESTONE COMMERCIAL (BUILDING 5)
CLIENT: SORENSEN & GNEHM CONSTRUCTION
ADDRESS: 550 WEST 465 NORTH, PROVIDENCE, UTAH 84332

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 08.19.20
JOB NO: 20116
SCALE: 1" - 10'-0"
DRAWN: JCW

SHEET
A200

ALL DRAWINGS, SPECIFICATIONS, DESIGNS AND IDEAS REPRESENTED HEREIN ARE, AND SHALL REMAIN THE PROPERTY OF THE DESIGNER. NO PART THEREOF SHALL BE COPIED AND/OR DISCLOSED TO OTHERS OR USED IN CONJUNCTION WITH ANY OTHER PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. WRITTEN DIMENSIONS OF THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. NOTIFY DESIGNER OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. COPYRIGHT 2018 CENTER STREET ARCHITECTS PLLC



C1 SOUTH ELEVATION

SCALE: 1"=10'-0"



STATE OF UTAH
C. CHRISTIAN WILSON
#5050453
08.19.20
LICENSED ARCHITECT

PLEASE NOTE:
LANDSCAPE SHOWN FOR SCALE ONLY.
PLEASE SEE CIVIL DRAWINGS FOR PROPOSED LANDSCAPE PLAN.

RECEIVED
AUG 21 2020
By

FOR CITY REVIEW

A1 WEST ELEVATION

SCALE: 1"=10'-0"

CENTER STREET
ARCHITECTS
170 E. CENTER STREET
LOGAN, UTAH 84321
CENTERSTREETARCH.COM

MELLE DETTENMAIER 453.890.2009
CHRISTIAN WILSON 435.232.8662

TITLE WEST AND SOUTH ELEVATIONS
PROJECT COBBLESTONE COMMERCIAL (BUILDING 5)
CLIENT SORENSEN & GNEHM CONSTRUCTION
ADDRESS 550 WEST 465 NORTH, PROVIDENCE, UTAH 84332

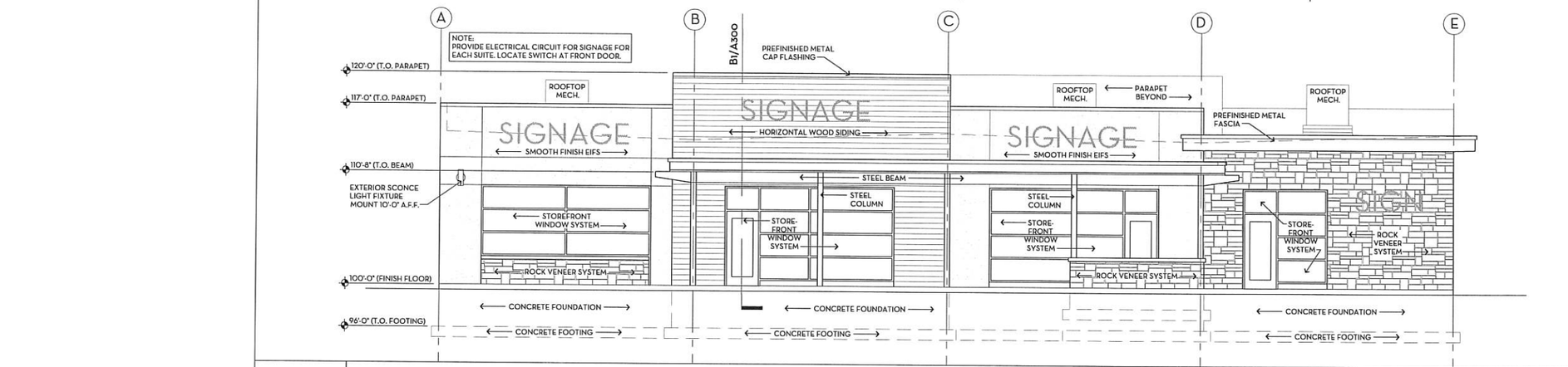
REVISIONS

NO.	DATE	DESRIPTION

DATE: 08.19.20
JOB NO: 20116
SCALE: 1" - 10'-0"
DRAWN: JCW

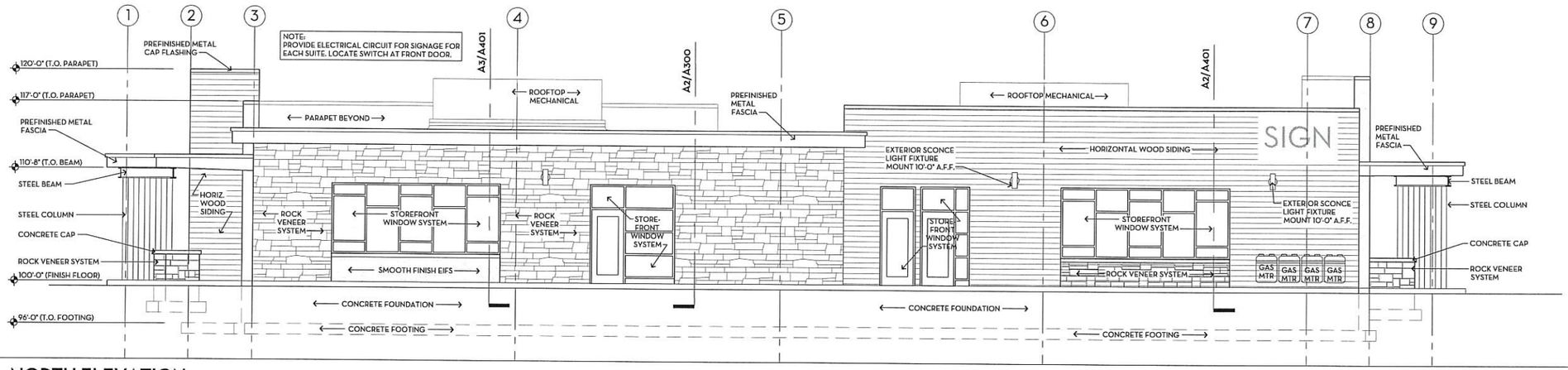
SHEET
A201

ALL DRAWINGS, SPECIFICATIONS, DESIGNS AND IDEAS REPRESENTED HEREIN ARE (AND SHALL REMAIN THE PROPERTY OF THE DESIGNER. NO PART THEREOF SHALL BE COPIED AND/OR DISCLOSED TO OTHER OR USED IN CONJUNCTION WITH ANY OTHER PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. WRITTEN DIMENSIONS OF THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. NOTIFY DESIGNER OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. COPYRIGHT 2016 CENTER STREET ARCHITECTS LLC.



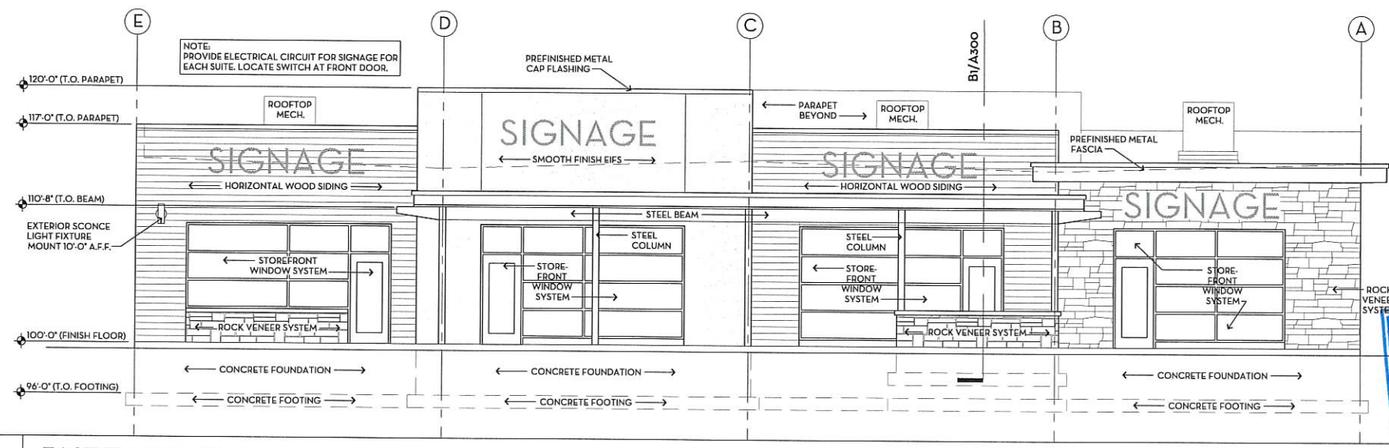
D1 WEST ELEVATION

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



B1 NORTH ELEVATION

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



A2 EAST ELEVATION

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

CENTER STREET ARCHITECTS
170 E. CENTER STREET
LOGAN, UTAH 84321
CENTERSTREETARCH.COM

CHRISTIAN WILSON 435.232.8662
MELLE DETTENMAIER 453.890.2009

TITLE: EXTERIOR ELEVATIONS
PROJECT: COBBLESTONE COMMERCIAL (BUILDING 5)
CLIENT: SORENSEN & GNEHM CONSTRUCTION
ADDRESS: 550 WEST 465 NORTH, PROVIDENCE, UTAH 84332

REVISIONS

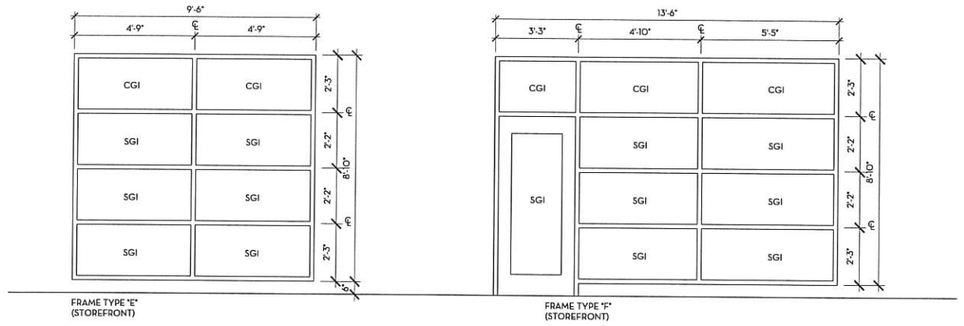
NO.	DATE	DESRIPTION

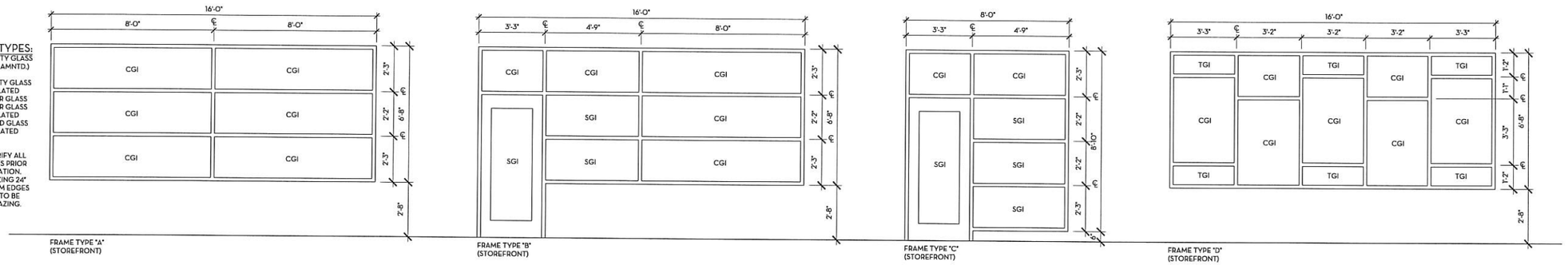
RECEIVED
AUG 20 2020
By

DATE: 07.01.2020
JOB NO: COBBLESTONE BLDG 5
SCALE: 3/16"=1'-0"
DRAWN: JCW

SHEET
A200

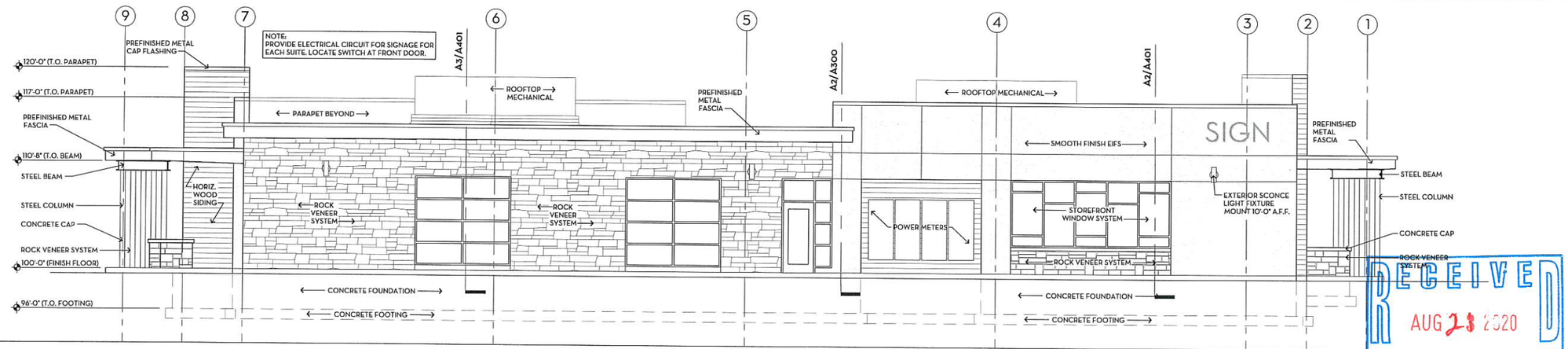
ALL DRAWINGS, SPECIFICATIONS, DESIGNS AND IDEAS REPRESENTED HEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER. NO PART THEREOF SHALL BE COPIED AND/OR DISCLOSED TO OTHERS OR USED IN CONJUNCTION WITH ANY OTHER PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. WRITTEN DIMENSIONS OF THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. NOTIFY DESIGNER OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. COPYRIGHT 2018 CENTER STREET ARCHITECTS PLLC.





B1 WINDOW SCHEDULE

SCALE: 3/8"=1'-0"



A1 SOUTH ELEVATION

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

RECEIVED
AUG 21 2020
By

CENTER STREET ARCHITECTS
170 E. CENTER STREET
LOGAN, UTAH 84321
CENTERSTREETARCH.COM

CHRISTIAN WILSON 435.232.8662
MELLE DETTENMAIER 453.890.2009

TITLE: EXTERIOR ELEVATIONS
PROJECT: COBBLESTONE COMMERCIAL (BUILDING 5)
CLIENT: SORENSEN & GNEHM CONSTRUCTION
ADDRESS: 550 WEST 465 NORTH, PROVIDENCE, UTAH 84332

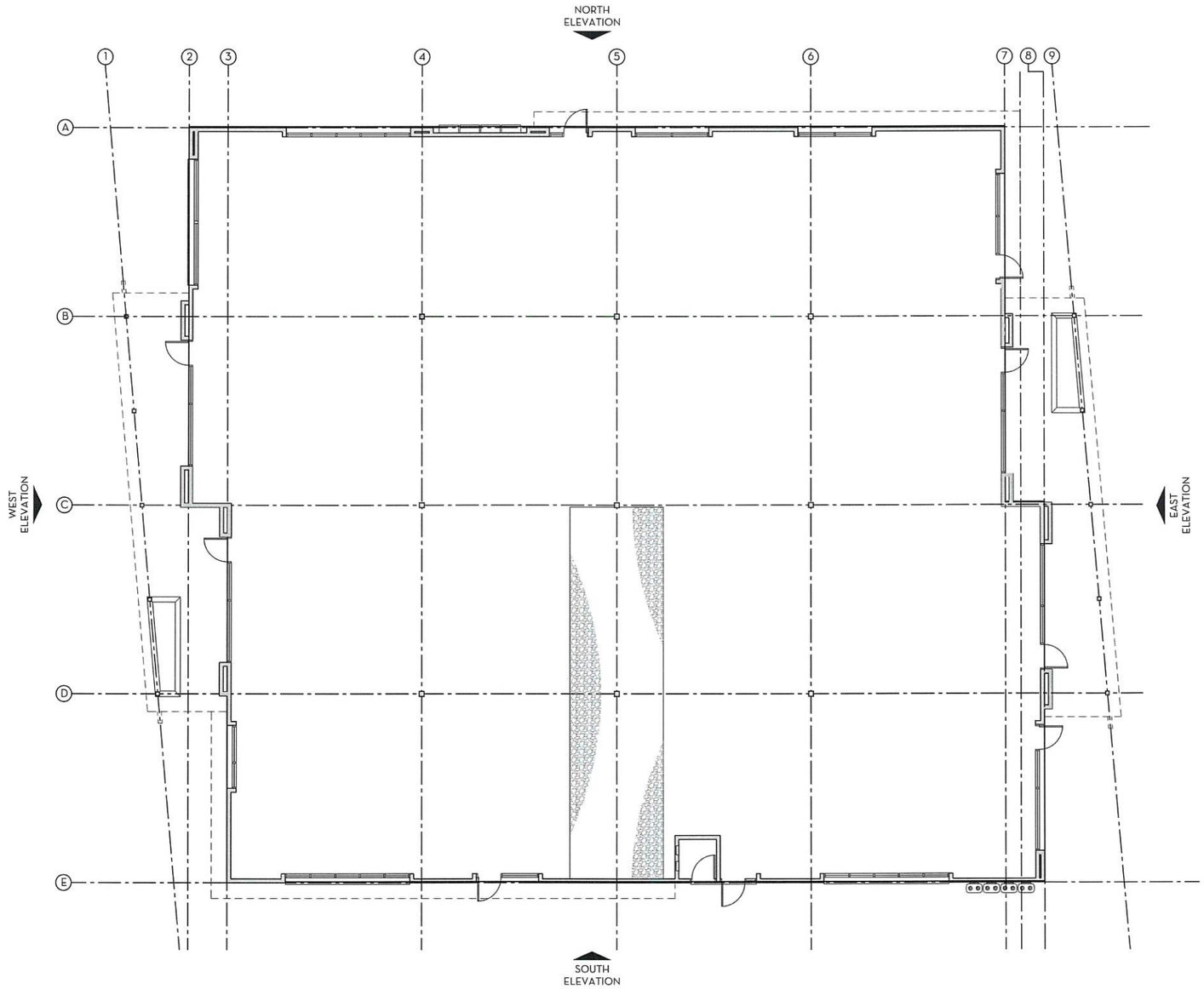
REVISIONS

NO.	DATE	DESRIPTION

DATE: 07.01.2020
JOB NO. COBBLESTONE BLDG 5
SCALE: 3/16" = 1'-0"
DRAWN: MLD

SHEET A201

ALL DRAWINGS, SPECIFICATIONS, DESIGNS, AND IDEAS REPRESENTED HEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER. NO PART THEREOF SHALL BE COPIED AND/OR DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. WRITTEN DIMENSIONS OF THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN BY THEIR DRAWINGS. COPYRIGHT 2018 CENTER STREET ARCHITECTS PLLC.



STATE OF UTAH
C. CHRISTIAN WILSON
#5050453
08.19.20
LICENSED ARCHITECT

RECEIVED
AUG 21 2020
By

FOR CITY REVIEW

A1	FLOOR PLAN
SCALE: 1"=16'-0"	

CENTER STREET ARCHITECTS
170 E. CENTER STREET
LOGAN, UTAH 84321
CENTERSTREETARCH.COM

MELLE DETTENMAIER 453.890.2009
CHRISTIAN WILSON 435.232.8662

TITLE	FLOOR PLAN
PROJECT	COBBLESTONE COMMERCIAL (BUILDING 5)
CLIENT	SORENSEN & GNEHM CONSTRUCTION
ADDRESS	550 WEST 465 NORTH, PROVIDENCE, UTAH 84332

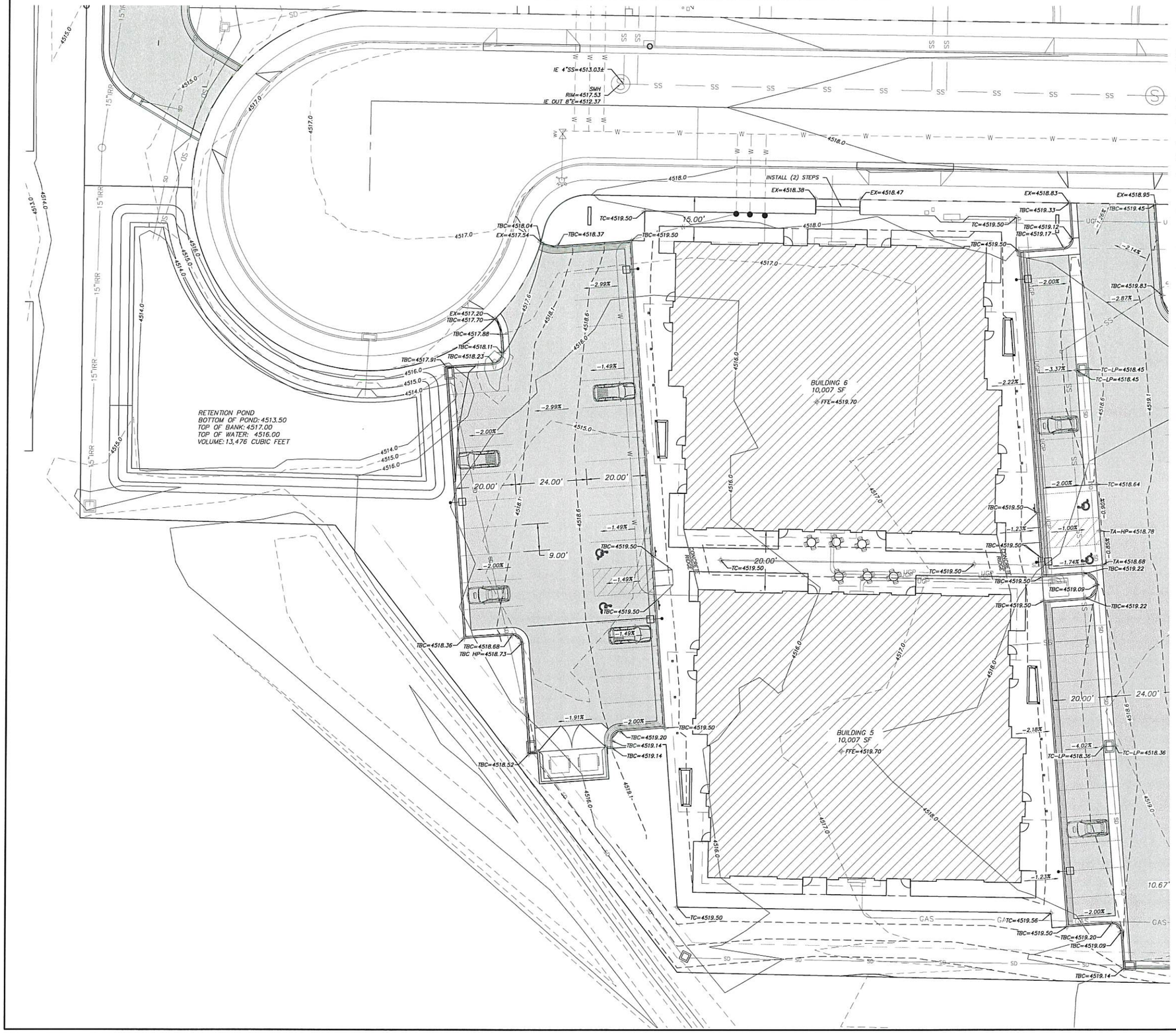
REVISIONS

NO.	DATE	DESRIPTION

DATE: 08.19.20
JOB NO. 20116
SCALE: 1'-10'-0"
DRAWN: JCW

SHEET
A100

ALL DRAWINGS, SPECIFICATIONS, DESIGNS AND IDEAS REPRESENTED HEREIN ARE, AND SHALL REMAIN THE PROPERTY OF THE DESIGNER. NO PART THEREOF SHALL BE COPIED AND/OR DISCLOSED TO OTHERS OR USED IN CONJUNCTION WITH ANY OTHER PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. WRITTEN DIMENSIONS OF THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. NOTIFY DESIGNER OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. COPYRIGHT 2018 CENTER STREET ARCHITECTS P.L.L.C.



GRADING LAYOUT GENERAL NOTES

1. REQUIREMENTS SHOWN ON THE SITE PLAN SHALL GOVERN, DRAWINGS AND SPECIFICATIONS. SHOWING OTHERWISE NOTWITHSTANDING. CONTRACTOR TO IDENTIFY ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BID.
2. NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED.
3. FILL ALL CURRENT TRENCHES ON SITE WITH APPROVED FILL IN 8" LIFTS COMPACTED TO 95% MODIFIED PROCTOR.
4. FINAL GRADES ARE SUBJECT TO MINOR CHANGES AS APPROVED BY OWNER. NO GRADE CHANGES IN EXCESS OF 0.05 FEET WITHOUT OWNER APPROVAL.
5. ALL FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL SOIL APPROVED BY ENGINEER.
6. ALL LANDSCAPING AREAS SHALL BE GRADED TO WITHIN 0.10 FOOT WITH OWNER APPROVED SOIL. SEE LANDSCAPE PLAN.
7. ALL TOP OF CURB GRADES ARE 6" HIGHER THAN FINISH GRADES SHOWN ON DRIVEWAYS UNLESS OTHERWISE NOTED. TOP OF CURB IS 5" HIGHER THAN TA WHERE CATCH CURB IS SHOWN, 7" HIGHER THAN TA WHERE SPILL CURB IS SHOWN, AND 6" HIGHER IN TRANSITION AREAS.
8. SPOT ELEVATIONS LISTED MID-WAY THROUGH CURBS MAY INDICATE A GRADE BREAK AT THAT LOCATION. SPOT ELEVATIONS SHOWN IN ASPHALT OR CONCRETE FIELDS LIKELY INDICATE HIGH POINTS, GRADE BREAKS, OR OTHER INFLECTION POINTS OF SIGNIFICANCE IN THE FINAL GRADING SURFACE.
9. GENERAL CONTRACTOR TO PROVIDE BARRICADE PROTECTION WITH FLASHING LIGHTS AROUND ALL FOOTINGS, EXCAVATIONS AND ALL OFFSITE WORK.
10. ALL WALLED AND GATED TRASH ENCLOSURE AREAS TO SLOPE TOWARDS ASPHALT OR DRIVEWAY AREAS AT A 1.5% SLOPE. CONCRETE APPROACH AREAS TO EACH TRASH ENCLOSURE TO FOLLOW STANDARD GRADING PLAN AND MATCH GRADES SHOWN AT ADJOINING ASPHALT AREAS.

RECEIVED
AUG 21 2020
By

0 7.5 15 30 Feet
1:160

PROFESSIONAL ENGINEER
STEVEN C. EARL
318575-2202
3/11/20
STATE OF UTAH

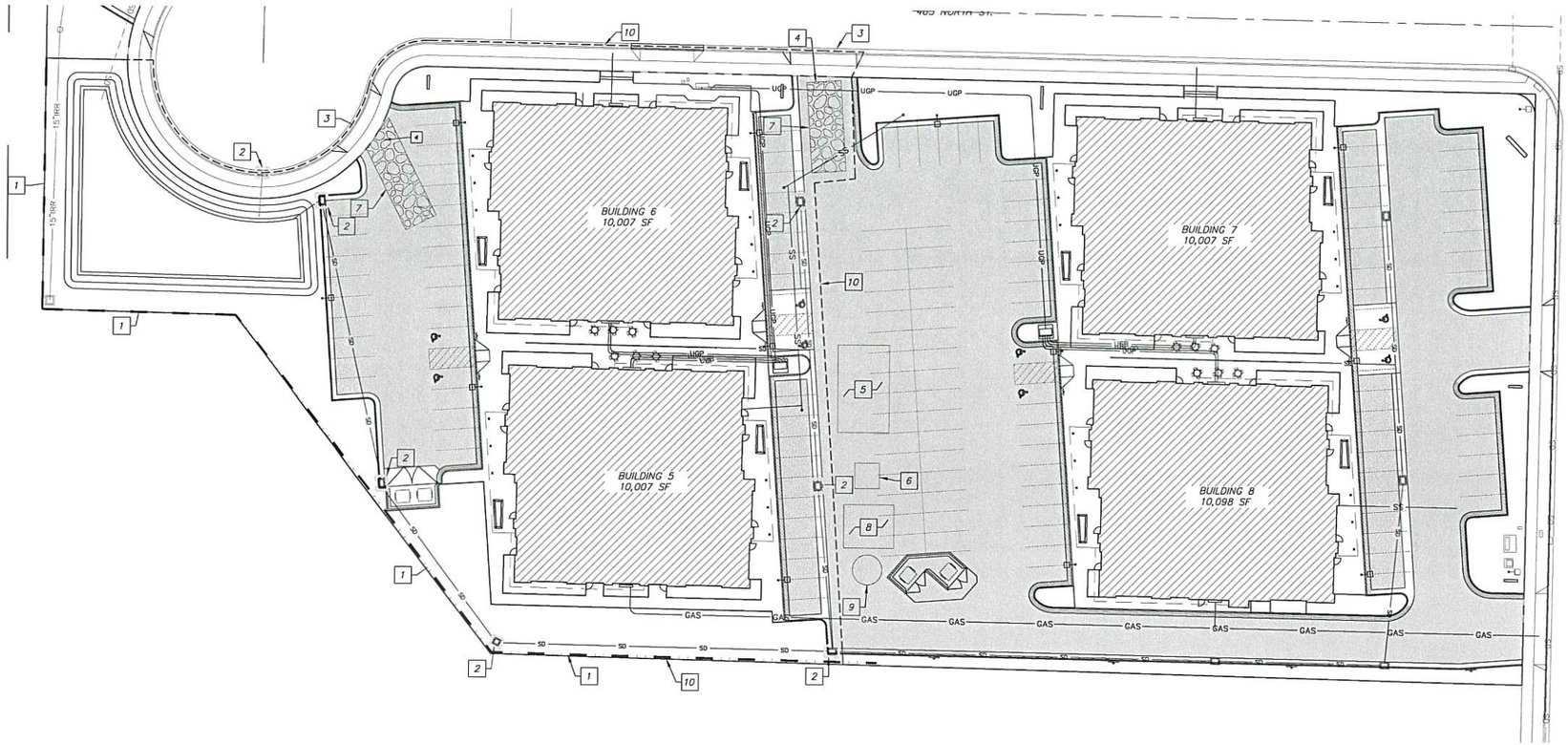
NO.	DATE:	DESCRIPTION:

SHEET DESCRIPTION:
GRADING PLAN

COBBLESTONE COMMERCIAL 586
465 N GATEWAY DRIVE
PROVIDENCE, UT 84332

Cache • Landmark
Engineers
Surveyors
Planners
95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE:	11 MARCH 2020
SCALE:	1" = 15'
CALCS BY:	S. EARL
CHECKED BY:	XXX
APPROVED BY:	S. EARL
PROJECT NUMBER:	585-2001
SHEET:	C-300



EROSION CONTROL PLAN
SCALE: 1"=30'

GRAPHIC SCALE: 1"=30'
0 30' 60'

KEY NOTES:

REMOVALS/RELOCATE

1. INSTALL SILT FENCE
2. PROTECT STORM DRAIN INLET BOXES
3. STABILZE ENTRANCES AS NEEDED TO PREVENT SEDIMENT FROM LEAVING SITE.
4. STABILIZE MAIN CONSTRUCTION ENTRANCE BEFORE CONSTRUCTION BEGINS TO PREVENT SEDIMENT TRACKOUT.
5. STOCK PILE AREA
6. INSTALL CONCRETE WASHOUT BASIN
7. EQUIPMENT AND VEHICLE WASHDOWN AREA.
8. BUILDING PRODUCTS AND STORAGE AREA AND CHEMICAL STORAGE AREA.
9. SOLID WASTE CONTAINER.
10. APPROXIMATE PROJECT LIMITS (1.31 ACRES)

LEGEND

PROPOSED ASPHALT.

EXISTING ASPHALT TO REMAIN.

RECEIVED
AUG 21 2020
By

1. GENERAL INFORMATION
THE EROSION CONTROL PLAN IS DIAGRAMMATIC AND IS INTENDED TO BE VIEWED AS A GUIDELINE FOR LOCATING AND IMPLEMENTING EROSION CONTROL BEST MANAGEMENT PRACTICES (BMPs). IT IS THE CONTRACTORS RESPONSIBILITY TO FINALIZE THE TYPE AND LOCATION OF ALL BMPs IN ORDER TO MEET THE REGULATIONS OF THE STATE OF UTAH.

CONTRACTOR TO IMPLEMENT CONSTRUCTION SEQUENCE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN.

2. LIMIT OF DISTURBANCE
THE LIMIT OF DISTURBANCE LINE SHOWN ON THIS DRAWING IS FOR MAJOR DEMOLITION AND EXCAVATION OF CIVIL RELATED ELEMENTS. IT IS ANTICIPATED THAT THERE WILL BE SOME ADDITIONAL DISTURBANCE OUTSIDE OF THESE LIMITS, PRIMARILY RELATED TO IRRIGATION/REVEGETATION IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING EROSION CONTROL BMPs ARE IMPLEMENTED FOR ALL EARTH DISTURBING ACTIVITIES, AND THAT DISCHARGE OF SEDIMENT LADEN RUN-OFF IS NOT PERMITTED.

3. STREET CLEANING: IF SEDIMENT IS TRANSPORTED ON TO THE STREET AND/OR EXISTING PARKING AREAS IT SHALL BE REMOVED ON A DAILY BASIS. SEDIMENT SHOULD BE SHOVELED AND/OR SWEPT FROM THE ASPHALT OR CONCRETE SURFACE AND DISPOSED OF IN A MANNER, WHICH PREVENTS CONTAMINATION WITH STORM WATER OR SURFACE WATER (E.G., COVERED SOIL STOCKPILE). IN ADDITION, A STREET SWEEPER MAY BE USED TO MAINTAIN CLEAN HARDSCAPE AREAS ON AN AS-NEEDED BASIS. ALL ADJACENT PARKING LOT AREAS TO THE SITE SHALL ALSO BE SWEPT DURING WORK DAYS AND AT OTHER TIMES AS NEEDED IN ORDER TO KEEP THE TRAVELED WAY CLEAN FROM MUD, DUST, SILT, AND DEBRIS.

4. VEHICLE WASH-DOWN: THE STABILIZED CONSTRUCTION ACCESSES MAY BE CONSTRUCTED TO SERVE AS A TEMPORARY TRUCK WASH STATION TO ENSURE CONTROL OF SEDIMENT AT THE CONSTRUCTION EXIT POINT OR A SEPERATE WASH-DOWN AREA SHALL BE PROVIDED. THE WASH-DOWN SYSTEM CONSISTS OF A COBBLE PAD (STABLIZED AREA) LINED BELOW WITH FILTER FABRIC, GRADED TO DRAIN AND CONNECT TO THE ADJACENT DRAINAGE SWALE AND CONVEY WATER TO A TEMPORARY SEDIMENTATION BASIN TO COLLECT WASH WATER FOR SETTLEMENT OF DEBRIS. WASH WATER MAY BE RE-USED AFTER SETTLING, INFILTRATED ON SITE, OR TRANSPORTED OFF SITE FOR DISPOSAL. ACCUMULATED SEDIMENTS MAY BE REUSED ON SITE OR DISPOSED OF OFF SITE.

5. CONCRETE CLEANOUT BASIN: A DUMPSTER OR LINED BASIN SHALL BE PLACED NEAR THE ENTRANCE/EXIT TO THE SITE AND ALL CONCRETE DELIVERY VEHICLES SHALL BE REQUIRED TO WASH OUT ONLY INTO THE DUMPSTER/BASIN. CONTRACTOR SHALL REMOVE WASTE AND DISPOSE OF IN A LAWFUL MANNER AS NECESSARY. CONCRETE WASH OUT MAY NOT BE DISPOSED OF ON-SITE OR ALLOWED TO INFILTRATE.

6. DUST CONTROL: SOILS, GRAVELS, AND ETC., WHETHER STOCKPILED OR PLACED, SHALL BE KEPT COVERED AND/OR ADEQUATELY MOIST TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. ALL CONSTRUCTION AREAS AND EXISTING PAVED ARES SHALL BE KEPT ADEQUATELY MOIST TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE.

7. DRAIN INLET PROTECTION: ALL EXISTING STORM DRAIN INLETS WITHIN THE PROJECT AREA OR WHICH MAY RECEIVE RUNOFF FROM THE PROJECT AREA SHALL BE PROTECTED ON-SITE. INLET PROTECTION TO BE INSTALLED AND APPROVED/INSPECTED PRIOR TO ANY EARTH DISTURBING ACTIVITIES.

ALL STORM DRAINS, SUMPS, AND STORM DRAIN PIPES THAT ARE INSTALLED OR MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED TO PREVENT STORM WATER FROM ENTERING WITHOUT FIRST BEING FILTERED OR TREATED TO REMOVE SEDIMENT. METHOD OF PROTECTION SHALL BE AS SHOWN OR APPROPRIATE TO NEED.

8. SILT FENCING: SILT FENCING SHALL BE INSTALLED ALONG GRADING LIMIT LINE AS SHOWN ON PLAN AND ALL OTHER LOW AREAS ALONG THE LIMIT OF DISTURBANCE LINE. IT IS THE CONTRACTORS RESPONSIBILITY TO WALK THE PERIMETER OF THE CONSTRUCTION SITE AND TO DETERMINE ALL APPROPRIATE LOCATIONS FOR SILT FENCING TO PREVENT SEDIMENT LADEN DISCHARGE FROM LEAVING THE SITE. SILT FENCING MAY BE COORDINATED AND INSTALLED IN CONJUNCTION WITH OTHER BMPs TO PREVENT RUNOFF FROM LEAVING THE SITE DURING CONSTRUCTION.

9. TEMPORARY SWALE: A TEMPORARY SWALE MAY BE INSTALLED PROVIDING CONVEYANCE FROM THE CONSTRUCTION WASHDOWN AREA TO TA TEMPORARY SEDIMENTATION BASIN LOCATED ON-SITE. THE SWALE SHALL BE SIZED AS NECESSARY TO MEET THE NEED, BUT SHALL NOT EXCEED 4' WIDE AND 6" DEEP. THE SWALE SHALL BE INSTALLED IN CONJUNCTION WITH THE OTHER SELECTED BMPs TO ENSURE NO UNFILTERED RUNOFF LEAVES THE SITE.

10. TEMPORARY SEDIMENTATION BASIN: A TEMPORARY SEDIMENTATION BASIN MAY BE USED TO ALLOW SEDIMENT TO FALL OUT OF RUNOFF FROM STORM EVENTS AND FROM THE WASHOUT AREA AND OTHER AREAS ON SITE WHERE RUNOFF IS NOT CONTAINED AND IS LIKELY TO CONTAIN SEDIMENT.

11. SANDBAGGING: SANDBAGS MAY BE REQUIRED TO PREVENT RUNOFF ON HARDSCAPE AREAS THAT MAY NOT BE REMOVED AS PART OF DEMOLITION, AND DO NOT ALLOW FOR PROPER INSTALLATION OF SILT FENCE. SANDBAGS MAY BE USED ON EXISTING CONCRETE, ASPHALT OR CURB AND GUTTER AREAS. SANGBAGS ARE TO BE USED TO ENSURE NO UNTREATED RUNOFF ESCAPES THE SITE.

12. INSTALLATION SEQUENCING: INLET PROTECTION, TEMPORARY SEDIMENT BASINS, SILT FENCE, AND OTHER BMPs INTENDED TO TRAP SEDIMENT ON SITE SHALL BE INSTALLED BEFORE LAND-DISTURBING ACTIVITIES TAKE PLACE. TEMPORARY SWALE/CONVEYANCE AND STABILIZED CONSTRUCTION ACCESS AND WASH-DOWN AREAS SHOULD BE CREATED IMMEDIATELY UPON INITIAL REMOVAL OF EXISTING MATERIAL AS A PRELIMINARY STEP IN THE SITE DEMOLITION PROCESS. INLET PROTECTION MEASURES SHOULD REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND ALL FINISH GRADE MATERIALS HAVE BEEN PLACED..

13. OTHER SELECTED BMPS: AS DETERMINED BY CONTRACTOR

STEVEN C. EARL
318575-2202
3/11/20
STATE OF UTAH

NO.	DATE:	DESCRIPTION:

SHEET DESCRIPTION: EROSION CONTROL

COBBLESTONE COMMERCIAL 5&6
465 N GATEWAY DRIVE
PROVIDENCE, UT 84332

Cache • Landmark
Engineers
Surveyors
Planners
95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE: 11 MARCH 2020
SCALE: 1" = 30'
CALCS BY: S. EARL
CHECKED BY: XXX
APPROVED BY: S. EARL
PROJECT NUMBER: 585-2001
SHEET: C-400

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

Request: Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a home at 96 N. 850 E., Providence UT.

Item Type: Conditional Use	**Applicant:** Visionary Homes – Cameron and Casey Widner	**Property Address:** 96 N 850 E, Providence UT
Parcel ID #: 02-154-0038	**General Plan**: SFL	**Zone**: SFL

Background Information:
Complete Application was received July 17, 2020; application contained:

1. Providence City Conditional Use Application, Residential Site Plan Application
2. Payment of $100 fee, July 17, 2020

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on July 29, 2020.
Aaron Walker, Deputy Fire Marshal/Fire Inspector, reviewed site; see letter dated August 18, 2020.

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 Wildfire Hazard area.
3. Providence City has the authority to impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.
4. Aaron Walker, Deputy Fire Marshall/Fire Inspector – Logan City Fire Department, reviewed the parcel 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.
5. 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 Wildfire Area by:
    a. See letter from Aaron Walker dated August 18, 2020.
    b. See Mitigation strategies dated August 31, 2020.
3. This conditional use is for the residence only as shown on the site plan date stamped August 31, 2020.
4. Aaron Walker, Deputy Fire Marshall/Fire Inspector – Logan City Fire Department, reviewed the parcel 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.
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.

DRAFT

PROVIDENCE CITY
APPLICATION FOR A CONDITIONAL USE

FOR OFFICE USE ONLY	
Date	7-17-20
Payment Form	Check
Amount	100.00
Receipt #	174034
Clerk	EC

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 7/6/20

SUBMITTAL REQUIREMENTS — **Staff Check**

- $100 application fee — EC
- An 11"x17" of the property showing the location, function and characteristics of the use, including parking and percentage of space being used — JC
- Cache County plat map of the property — JC
- Copy of Cache County GIS Parcel Summary http://66.232.67.238/Websites/Parcel%20and%20Zoning%20Viewer/ — JC
- Mitigation Strategies for applicable sensitive areas — JC
- Mailing addresses for the owners of adjacent properties — JC
- Property owner consent for pursuit of conditional use (if owner is different than Applicant) — JC
- 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 Cameron & Casey Widner
Owner address 50 E 2500 N Ste. 101 North Logan, UT 84341
Owner phone 435-752-1480 Owner email jessica@visionaryhomes.com
Parcel address 96 N 850 E Parcel Tax I.D. 02-154-0038
Zone Height 22' Initial JW
Setbacks (front yard) 30' (side yard) 10' (rear yard) 20' 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 single family dwelling. The property will be used residentially for a new build home.

164 N. Gateway Dr * Providence UT 84332
435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

Property owner and contractor shall have responsibility to determine grades, and final placement and elevations of footings/foundations. Property owner and contractor shall be responsible for compliance with all state, national and local building codes and ordinances. Initial 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 — Jessica Williamson/VHD LLC — 7/6/20

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.

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.

164 N. Gateway Dr * Providence UT 84332

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

Residential Site Plan Application

FOR OFFICE USE ONLY
Date 7/17/20
Payment Form CK
Amount 100.00
Receipt # 17964
Clerk EC

Date: 7/6/20

Required Submittals

Please Note: City Staff will NOT accept the application and fee payment if they are incomplete. Incomplete applications will NOT be processed or scheduled for review by the City. Application fees do not include professional firm fees, which will be billed separately. Engineered site plans may, at the City's discretion, be required. The City will contact the applicant if an engineered site plan is deemed necessary. Accessory buildings include sheds (over 200 sq ft) and all detached buildings (shop, garage, etc.)

Name Jessica Williamson Initial JW

Construction Type	Application	Filing Fee $50- New Home $25- all other	11x17 Site Plan Must Include: Existing buildings, dimensions, & setbacks	Existing/ proposed utilities	Dimensions of driveway cut – (35' max)	Cache County Plat Map	Stormwater NOI Permit	Stormwater Pollution Prevention Plan (SWPPP)
New Home								
Acc. Building							*	*
Addition							*	*
Deck							*	*
Other								

*May not apply in all cases

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: Cameron & Casey Widner
Mailing address: 50 E 2500 N Ste. 101 North Logan, UT 84341
Telephone: 435-752-1480 Email: jessica@visionaryhomes.com

Utilities (circle, if applicable): Septic tank City sewer Water Well
Construction Type (circle): New home Accessory building Deck Addition Other

oject Information
ddress: 96 N 850 E
Subdivision: Little Baldy Parcel Tax ID: 02-288-0033

Square footage for fire flow (includes all floors and all areas under the roof, including garages and covered porches):
~~1,940~~ 2990 Initial JW

Zone _____ Height 22' Initial JW

Setbacks (front yard) 30' (side yard) 10' (rear yard) 20' Initial JW

Contractor Information

Name: VHD LLC

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

Telephone: 435-752-1480 Email: jessica@visionaryhomes.com

Stormwater Notice of Intent (NOI) Information

NOI No. UTR UTRH00755 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.

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

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. GEOLOGICAL 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.

_, submitting this application, I affirm 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 may 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 that the City has no liability. I accept responsibility for all soils and hazardous conditions on the site.

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	7/6/20
Signature of Applicant	Printed Name	Date

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 of 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 agree to the above terms and understand that I am the responsible party for the information contained on this sheet.

Jessica Williamson	Jessica Williamson/VHD LLC		7/6/20
Signature	Printed Name	On Behalf Of	Date

APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY SEWER SYSTEM
(Required only for applications for new home/commercial construction)

I hereby apply to Providence City for permission to connect my premises at 96 N 850 E 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	Jessica Williamson/VHD LLC		7/6/20
Signature	Printed Name	On Behalf Of	Date

RECEIVED
JUL 18 2020
By

APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY WATER SYSTEM

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

I hereby apply to Providence City for permission to connect my residence at 96 N 850 E 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 of the homeowner/builder.
3. The applicant understands that the billing for water service begins once the meter is set. The 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 at reasonable times, through applicant's 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	Jessica Williamson/VHD LLC		7/6/20
Signature	Printed Name	On Behalf Of	Date

Cache County
1857

Development Services Department

Building | GIS | Planning | CPDO | Trails

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 21 Jul. 2020 at 01:56 PM

Parcel Number: 02-288-0033

Property Address: 96 N 0850 E
PROVIDENCE

Tax Roll Acreage: 3.97

Owner Name: STAN CHECKETTS PROPERTIES LC

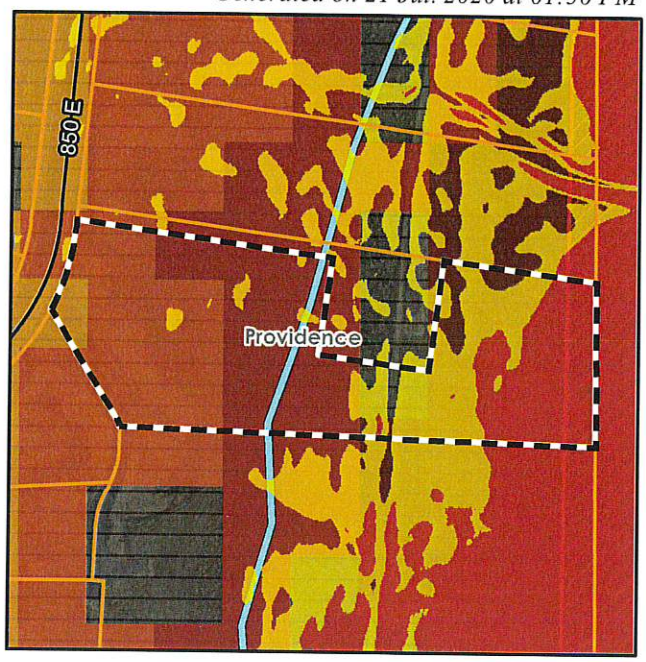
Owner Address: PO BOX 55
PROVIDENCE, UT 84332-0055

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 Legality Review: Incorporated Area
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

Fault Lines
Wildland-Urban Interface

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.

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.

August 18, 2020

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

RE: Conditional Use Review, Widner Residence, 96 N 850 E, Providence Ut. Little Baldy Lot #33.

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.

This project is being recommended to Providence City for approval.

The following comments document the review process:

Access

Fire Apparatus Access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the facility as measured by an approved route around the exterior of the building (2018 IFC 503.1.1).

- Fire department apparatus access roads shall extend to within 150 feet of all portions of the structure and all portions of the exterior walls of the first story of the building as measured around the exterior of the building (2018 IFC 503.1.1). **Approved.**
- Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Identify and provide dimensions for an approved fire department turn around as outlined in 2018 IFC figure D103.1 **Approved.**
- The maximum grade of the fire department access road shall not exceed 12% grade. Identify slope and grade of driveway and turn around on plans. **Approved.**
- The maximum grade of the turnaround shall not exceed 4% in slope. Identify on plans. Grade is at 2% through turn around. **Approved.**
- The existing Bonneville Shoreline Trail / deer fence trail also serves as a permanent emergency vehicle and wildland fire department access easement and must always be maintained useable as such. Any proposed gates, fences, and/or any other obstructions crossing this easement shall be approved by the fire department and Providence City prior to installation. **Acknowledged**.

- Fire access roads shall be constructed of an asphalt, concrete or other approved all weather driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds. Compaction test required. **Acknowledged.**
- The driveway will need to be graded and roughed-in as to allow for a fire department response prior to combustible materials being delivered to the job site. **Acknowledged.**
- Address numbers are required to be in a conspicuous location at the entrance to the driveway. Numbers shall be at least 4 inches in height, with one-inch stroke and on contrasting background.

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 1 allows for the distance to be increased to 600 feet for R-3 occupancies.

- Hydrant (#485) located at the driveway entrance, is within 600 feet of all exterior areas of the proposed home. **Approved.**

Fire Water Flow

An approved water supplies 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 507.1).

- The fire-flow calculation area shall be the total floor area of all floor levels within the exterior walls and under the horizontal projections of the roof of a building (2018 IFC B104.1).
- The building appears to be approx. 2,990 sq. ft. in size. According to Table B105.1(1) the fire flow for a combined fire area 2,990 sq. ft. of type V-B is 1,000 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.
- Fire hydrant *#485* located at the driveway entrance to the building lot is within 600 feet of all exterior areas of the proposed structure and contains a water flow of approximately 1,215 GPM at 20PSI. **Approved.**
- If this home is ever increased in size above 3,600 square feet due to remodel or addition, fire sprinklers may be required.
- **The amount of water available for fire flow is sufficient for this size and construction type of structure.**

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). During a phone conversation with Mr. Widner, **Class A roof covering of asphalt shingles will be installed.**

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). During a phone conversation with Mr. Widner, **all combustible underfloor decks and eaves will be covered with soffits.**

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. During a phone conversation with Mr. Widner, **1/8" mesh screen will be installed on all openings per building code.**

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.

FIRE DEPARTMENT

Respectfully,

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

Public Works Infrastructure Inspection

Project Address: 96 N 850 E
Contact Name: Jessie Williamson
Phone Number: 435-752-1480

Inspection	Pass/Fail	Notes
Concrete	Pass	850 E.
Curb/Gutter	Pass	850 E.
Utilities	Pass	
☒**Conditional Use Fire Hydrants: Location Flow**	Hyd.# 485	Static = 86 psi Residual = 40 psi Flow = 1000 gpm Logarithmic = 1215 gpm (Hyd at top of Private Lane)
SWPPP Needed: Yes **No**		SWPPP Completed: Yes No **N/A**
NOI Needed: Yes No		NOI UTR:_____ NOI Issued To:_____
Inspection Completed by [signature]		Date 7.29.2020

Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		
Inspection Completed by_____		Date_____

Jessica Williamson

From: Casey W <kc3212@gmail.com>
Sent: Monday, July 6, 2020 12:25 PM
To: Jessica Williamson
Subject: Re: Zoning Info

Jessica-
We give Visionary Homes permission to apply for the zoning permit and complete any other zoning or building permit processes in our name.

Casey Widner

Mitigating Strategies:

No vinyl siding.
Class A roof covering.
All vents will have screens with holes no larger than 1/8th inch.
All overhang areas on home will have soffit.
Curb and gutter, sidewalks and fire hydrants are planned and already present from development.
A road that does not exceed 12% slope, is 20' wide and a turnaround that meets the Fire Marshal's requirements is being put in.

The Bonneville Shoreline Trail/Deer Fence Trail access easement will be maintained as accessible. If any gate or fence is ever installed the homeowner understands it has to be approved by the city and fire department first.

Rupp's Trucking has done excavation work to prepare the buildable area of the lot. They have leveled a building pad and cut a road to the home. This mitigates the slope in the buildable area. They have compacted the soil to buildable standards.

Following the engineer recommendations per the 2008 Sage Crest Fault Hazard Assessment the home will be built away from the rupture zone in the south east corner of the site.
"From the recommendations presented regarding the fault zone hazard, it is our understanding that the site is suitable for construction with the only design constraint being to follow the recommendations presented in the report with regards to maintaining the 50 foot setback from the mapped fault line in the southeast corner of the site."-Price Engineering.
As measured on the site plan, the home is roughly 500' from the south east corner property line, placing it will outside the rupture zone.

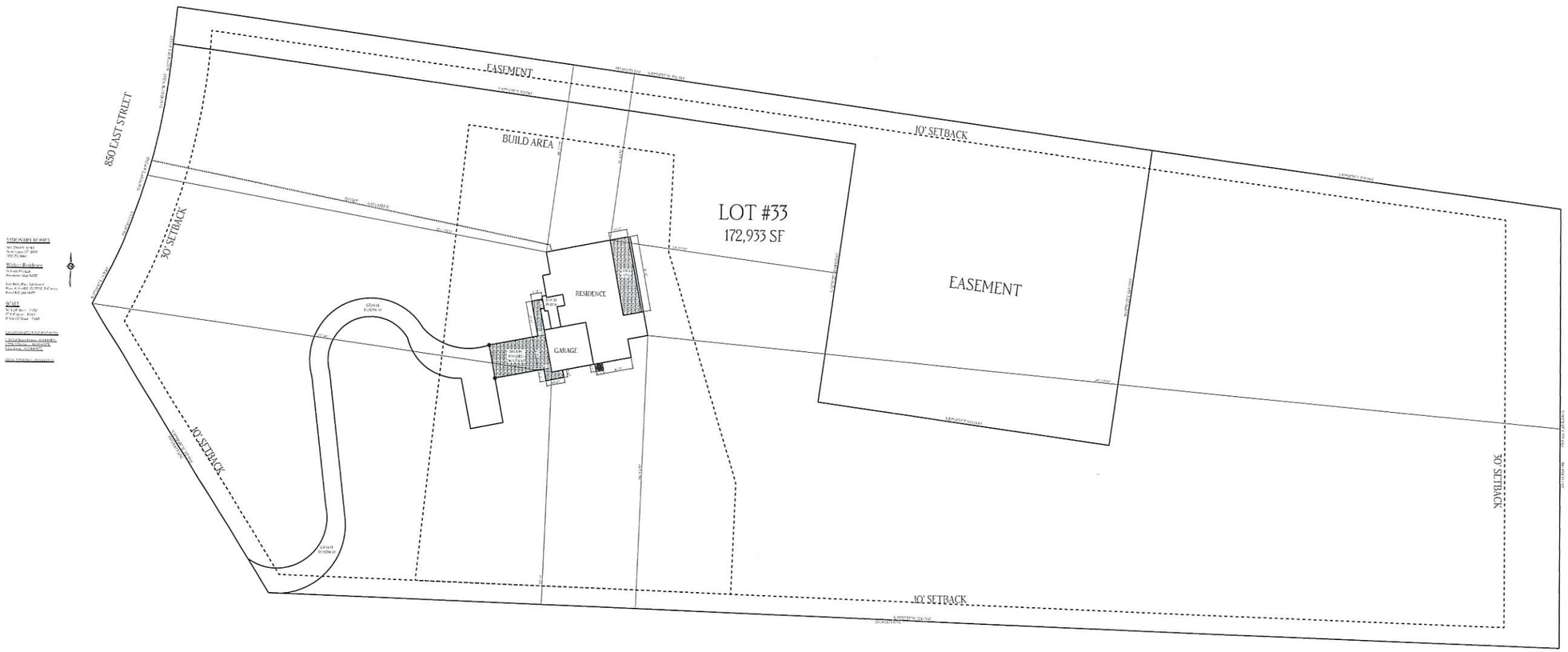
Adjacent Property Mailing Addresses:

Property to north-Stan Checketts Properties, PObox 55 Providence, UT 84332

Property to south-Mark & Sunny Reeder, 388 W 500 S Providence, UT 84332

Property to south east-Mark & Sunny Reeder, 388 W 500 S Providence, UT 84332

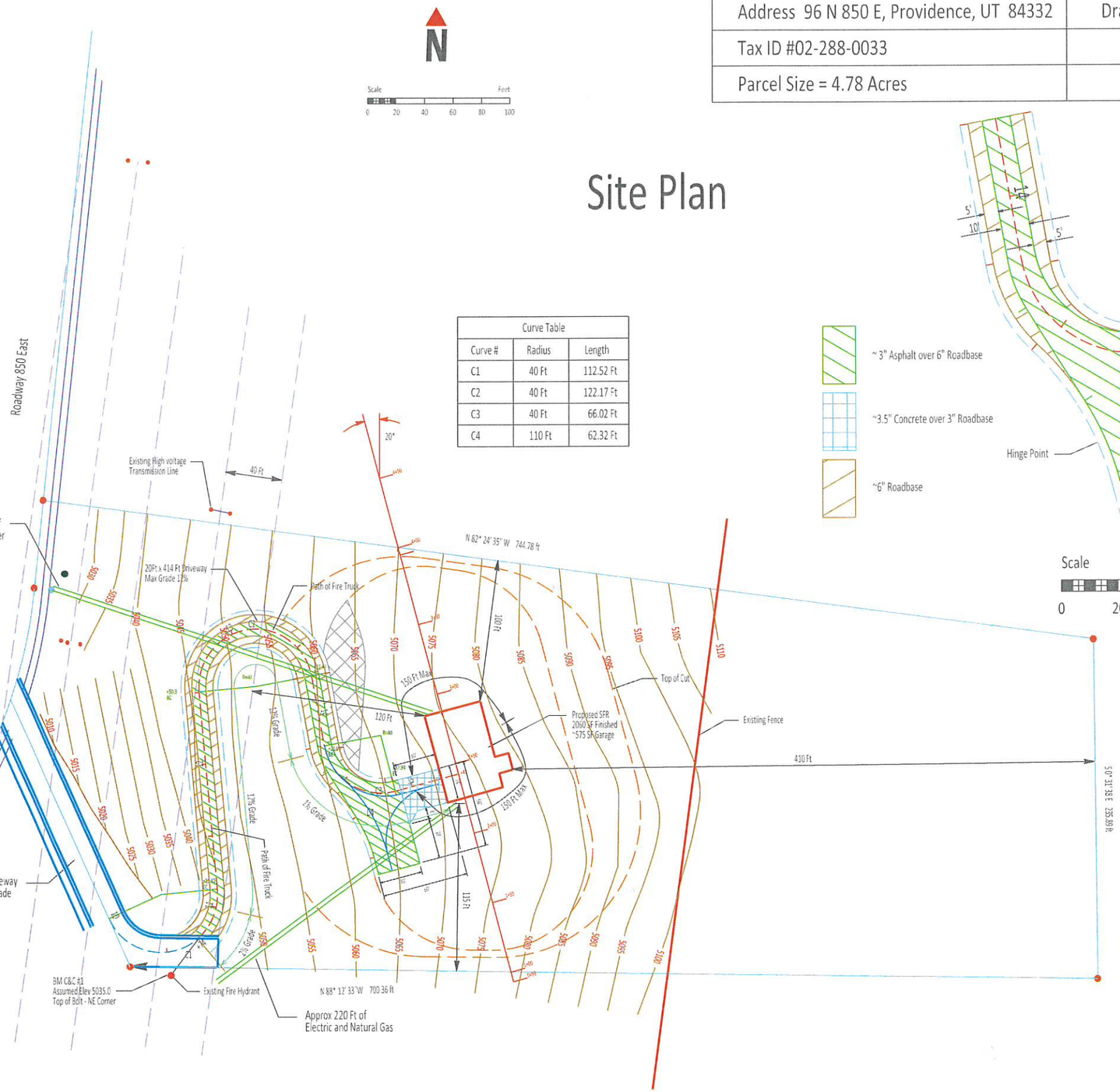




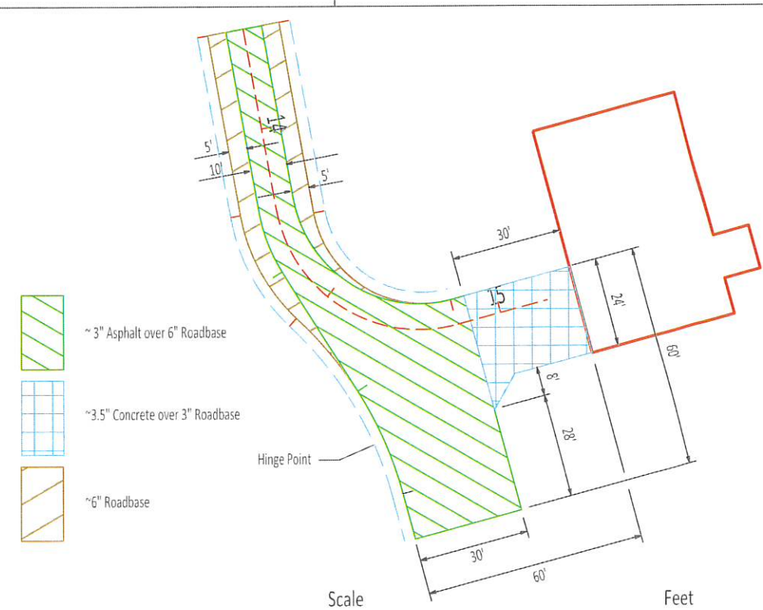
RECEIVED
JUL 18 2020
By

Widner Residence	Date: Rev 25 AUG 20
Address 96 N 850 E, Providence, UT 84332	Drawn by: Dale Widner
Tax ID #02-288-0033	
Parcel Size = 4.78 Acres	

Site Plan



Curve Table		
Curve #	Radius	Length
C1	40 Ft	112.52 Ft
C2	40 Ft	122.17 Ft
C3	40 Ft	66.02 Ft
C4	110 Ft	62.32 Ft



Turnaround Detail

Notes:

Driveway to be 20 ft wide driveable surface (see Turnaround Detail).

Fire Department Design Vehicle can navigate all curves while remaining on all-weather driving surface.

Fire Department access around the strucure is less than 150 Ft each way from truck parked at Station 15+00 in front of garage.

Fire Department access along the path the truck would drive from the hydrant to park at the end of the driveway and then around the structure each way is less than 600 Ft (measured from the hydrant).

Driveway will be engineered and constructed to support 75,000 pounds and built of an all-weather driving surface.

Contours are based on local Bench Mark assumed on the fire hydrant. BM C&C#1 = 5035.0 (Top of bolt on NE Corner)

RECEIVED
AUG 17 2020
RECEIVED
BY
AUG 31 2020
By

&25(3ODW 0DSV IRU 3DUFHO ..

2019-3220

LITTLE BALDY PLACE SUBDIVISION PARTIAL AMENDED

[INCLUDES THE AMENDMENT OF LOTS 33-37, LITTLE BALDY PLACE SUBDIVISION]

LOCATED IN THE NE¼ OF SECTION 11, T11N, R1E, S.L.B &M.
PROVIDENCE, CACHE COUNTY, UTAH



VICINITY MAP

NOTES:

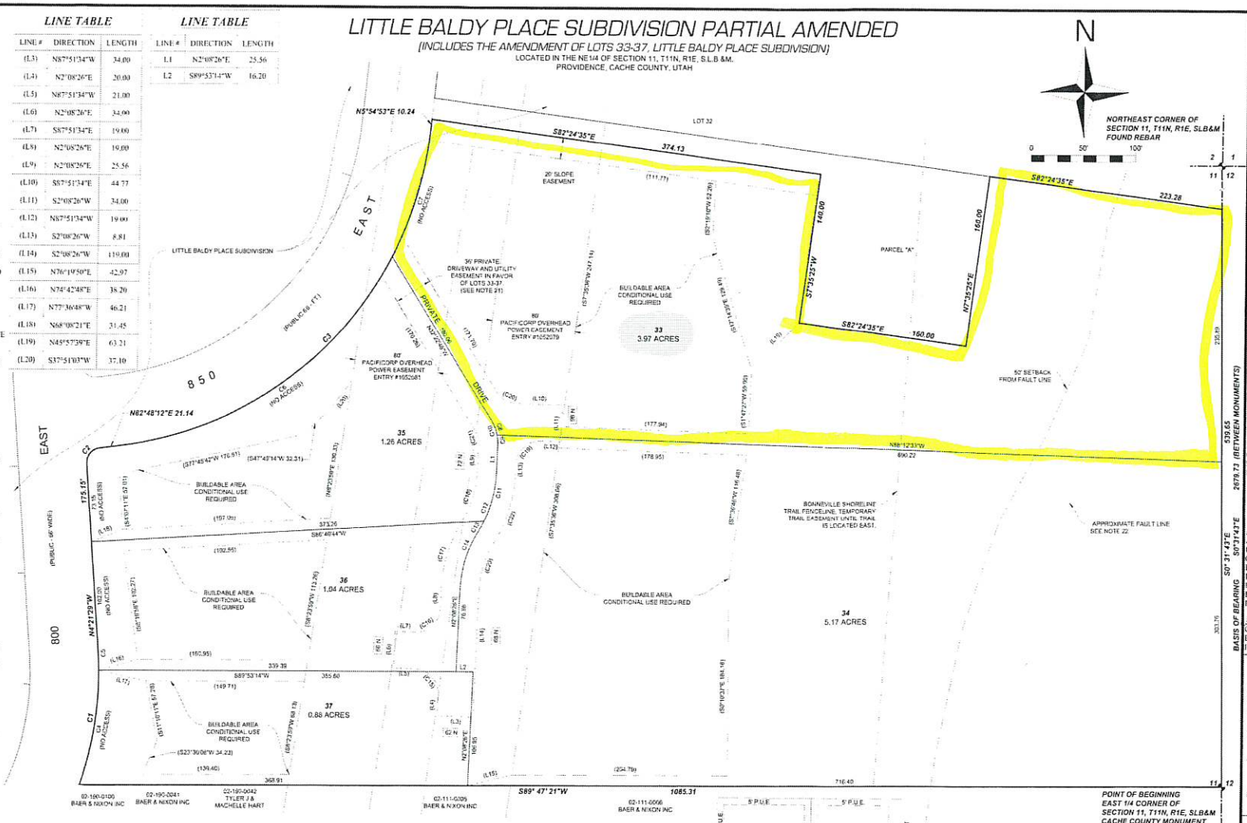
1. NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT EXCEPT AS APPROVED BY THE CITY ENGINEER. PUBLIC UTILITY EASEMENTS ARE 10 FT ALONG THE FRONT OF LOTS AND 5 FEET ON THE SIDES AND REAR. THOSE PORTIONS OF THE 22' PRIVATE DRIVEWAY/UTILITY EASEMENT WITHIN THE WEST SIDE OF LOTS 33 & 34, THE EAST SIDE OF LOTS 35 & 36, AND THE NORTHEAST CORNER OF LOT 37 WILL SERVE AS PUBLIC UTILITY EASEMENTS FOR THOSE RESPECTIVE LOTS, AND WILL AUGMENT THE PUE (PUBLIC UTILITY EASEMENT) LOCATIONS HEREON DESCRIBED.
2. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SIGNAGE, STREET LIGHTING, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER.
3. CURRENT ZONE: SINGLE FAMILY LARGE.
4. MINIMUM LOT SIZE: 21,000 SF. (0.50 ACRES)
5. MINIMUM FRONTAGE (MEASURED AT SETBACK): 100-FT
6. BUILDING SETBACKS. SIDE 10 FT. FRONT AND REAR COMBINATION: 50.0 FT. (20 FT. & 30 FT. COMBINATION) UNLESS OTHERWISE NOTED ON THE PLAT.
7. ALL DRIVEWAYS SHALL BE 30 FT. APART PER PROVIDENCE CITY STANDARD.
8. PRIVATE DRIVES SHALL HAVE A MINIMUM CLEAR WIDTH OF 20 FEET AND A MINIMUM CLEAR HEIGHT OF 13.5 FEET.
9. ALL LOTS HAVE ADEQUATE BUILDABLE ENVELOPES WITH REGARDS TO HAZARDOUS SLOPES AND ZONING SETBACKS.
10. 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.
11. STREET ADDRESSES SHALL BE ASSIGNED BY PROVIDENCE CITY.
12. FRONT SETBACKS FOR LOTS 34 & 33 COINCIDE WITH THE EAST LINE OF THE 80' WIDE PACIFICORP POWER OVERHEAD POWER LINE EASEMENT RECORDED AS ENTRY #1052079.
13. PURSUANT TO PROVIDENCE CITY CODE 10-5-3: NO LOTS FALL WITHIN A FLOOD ZONE HAZARD AREA.
14. PURSUANT TO PROVIDENCE CITY CODE 10-5-4: THE BUILDABLE ENVELOPES OF EACH LOT WILL NOT CONTAIN SLOPES IN EXCESS OF 30% SUBSEQUENT TO RE-GRADING ACTIVITY AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS.
15. PURSUANT TO PROVIDENCE CITY CODE 10-5-5: NO LOTS FALL WITHIN A HAZARD WATER TABLE ZONE.
16. PURSUANT TO PROVIDENCE CITY CODE 10-5-6: AFOREMENTIONED SETBACK REQUIREMENTS ACCOUNT FOR THE HAZARD EARTHQUAKE PRIMARY FAULT ZONE.
17. PURSUANT TO PROVIDENCE CITY CODE 10-5-7: APPROVED FIRE APPARATUS ACCESS ROAD SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL COMPLY WITH THIS SECTION AND SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND AROUND PORTIONS OF THE EXTERIOR WALL OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. THE CODE ALLOWS THE FIRE CODE OFFICIAL TO EXTEND THIS DISTANCE IF AN AUTOMATIC FIRE SPRINKLER IS INSTALLED IN THE STRUCTURE. THAT DISTANCE IS APPROVED TO BE INCREASED TO 300 FEET.
18. THE EAST CACHE FAULT LINE WAS LOCATED ON THIS PLAT BY LOCATING THE MOST RECENT FAULT MAP CREATED BY USGS (MCALPIN, 1996), TITLED GEOLOGIC MAP OF THE LOGAN QUADRANGLE. THIS MAP WAS GEOLOCATED TO THIS PLAT BY LOCATING THREE COMMON INTERSECTIONS IN PROVIDENCE CITY AS SHOWN ON THE MAP AND AS LOCATED BY AERIAL IMAGERY. THE FAULT LINE WAS THEN TRACED AND TRANSPOSED ONTO THIS PLAT. THE DEVELOPER ALSO HAD A FAULT STUDY COMPLETED BY GEOSTRATA IN 2008. A TRENCH WAS EXCAVATED AND SURVEYED. NO FAULT LINE WAS FOUND IN THE AREA OF THE TRENCH. THE LOCATION OF THE FAULT LINE IS A BEST APPROXIMATION OF THE EAST CACHE FAULT LINE.
19. IF WATER TANK CONSTRUCTION OCCURS PRIOR TO THE RELOCATION OF THE BONNEVILLE SHORELINE TRAIL TO THE EAST, THE DEVELOPER WILL ADJUST THE TRAIL LOCATION TO SKIRT THE EASTERN BOUNDARY OF PARCEL "A", LITTLE BALDY PLACE SUBDIVISION.
20. ALL DRIVEWAYS ARE TO BE BUILT WITH SLOPE OF LESS THAN OR EQUAL TO 15% AND MUST HAVE AN APPROVED TURN AROUND AT THE END IF LONGER THAN 150 FEET.
21. THE PRIVATE DRIVEWAY IS IN FAVOR OF THE OWNERS OF LOTS 33-37 INCLUSIVE, AND IS THE ONLY ALLOWABLE VEHICULAR ACCESS TO THESE LOTS. NO VEHICULAR ACCESS WILL BE ALLOWED FROM THESE LOTS ONTO THE PUBLIC STREETS ADJACENT TO THESE LOTS. SAID PRIVATE DRIVEWAY ALSO SERVES AS A PUBLIC UTILITY EASEMENT IN ITS ENTIRETY. PER CITY REQUIREMENTS:
A). THE PRIVATE DRIVEWAY WILL REQUIRE A MINIMUM OF 20' OF ASPHALT WITH CARRYING CAPACITY THAT COMPLIES WITH THE INTERNATIONAL FIRE CODE.
B). IF GATED, EMERGENCY ACCESS THROUGH SAID GATE IS REQUIRED.
C). GARBAGE COLLECTION WILL TAKE PLACE AT THE NORTHERLY TERMINUS OF THE PRIVATE DRIVEWAY AT 850 EAST.
D). AS SHOWN HEREON, THE OWNERSHIP OF LOT 33-36 EXTENDS TO THE CENTERLINE OF SAID PRIVATE DRIVEWAY.
E). SNOW REMOVAL SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS AND SHALL BE CONTAINED WITHIN THE LOTS AND/OR PRIVATE DRIVEWAY.
F). NO PARKING ALLOWED ALONG BALDY VIEW LANE. "NO PARKING" SIGNS SHALL BE INSTALLED PER PROVIDENCE CITY

LINE TABLE

LINE #	DIRECTION	LENGTH
(L3)	N87°51'34"W	34.00
(L4)	N2°08'26"E	20.00
(L5)	N87°51'34"W	21.00
(L6)	N2°08'26"E	34.00
(L7)	S87°51'34"E	19.00
(L8)	N2°08'26"E	19.00
(L9)	N2°08'26"E	25.56
(L10)	S87°51'34"E	44.77
(L11)	S2°08'26"W	34.00
(L12)	N87°51'34"W	19.00
(L13)	S2°08'26"W	8.81
(L14)	S2°08'26"W	110.00
(L15)	N76°19'50"E	42.97
(L16)	N74°42'48"E	38.20
(L17)	N77°36'48"W	46.21
(L18)	N68°08'21"E	31.45
(L19)	N45°57'29"E	63.21
(L20)	S37°51'03"W	37.10

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N2°08'26"E	25.56
L2	S89°53'34"W	16.20



CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C4	300.00	20°23'00"	106.80	S79°05'56"W	106.22
C5	300.00	3°51'01"	17.83	S72°41'58"E	17.83
C6	330.00	55°30'22"	322.61	N55°56'56"E	310.14
C7	330.00	21°52'47"	126.06	N76°36'17"E	125.34
C8	42.00	20°33'31"	15.07	N22°09'57"W	14.99
C9	42.00	13°37'23"	10.23	N4°58'54"W	10.21
C10	42.00	34°30'54"	25.30	S15°07'12"E	24.92
C11	330.00	29°20'45"	56.14	N16°52'45"E	55.80
C12	330.00	23°39'26"	46.62	S31°57'30"W	46.29
C13	330.00	5°40'49"	31.52	N29°42'01"E	31.51
C14	330.00	29°20'45"	56.68	N16°52'45"E	55.97

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C15	23.00	90°00'00"	36.13	N42°51'34"W	32.53
C16	23.00	90°00'00"	36.13	N47°08'26"E	32.53
C17	126.00	29°20'45"	65.80	N16°52'45"E	65.08
C18	95.00	29°20'45"	49.56	N16°52'45"E	49.01
C19	23.00	90°00'00"	36.13	S47°08'26"W	32.53
C20	23.00	55°26'46"	22.27	S59°07'31"E	21.41
C21	24.00	34°33'14"	14.46	N35°07'31"W	14.24
C22	130.00	29°20'45"	67.80	S16°52'45"W	66.66
C23	92.00	29°20'45"	47.53	S16°52'45"W	46.81

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	388.00	25°41'07"	125.12	N72°29'55"E	124.12
C2	16.00	87°09'42"	24.34	N39°13'21"E	19.38
C3	333.00	70°55'19"	146.87	N45°23'33"E	414.09



TYPICAL PUE DETAIL
(SEE NOTE 1 FOR EXCEPTIONS)
NTS

UTILITY COMPANIES

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

DOMINION ENERGY* _____ DATE 7-25-18
ROCKY MOUNTAIN POWER _____ DATE 7-25-18
COMCAST CABLE _____ DATE 7-5-18
CENTURYLINK COMMUNICATIONS _____ DATE 7-26-18

*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 OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532

ATTORNEY APPROVAL

APPROVED AS TO FORM THIS 11 DAY OF September 2018
CITY ATTORNEY _____ DATE

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-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.

CULINARY WATER AND SANITARY SEWER

APPROVED THIS 5th DAY OF September 2018 BY PROVIDENCE CULINARY WATER AUTHORITY AND SANITARY SEWER AUTHORITY.

CULINARY WATER AND SANITARY SEWER AUTHORITY

MAYOR APPROVAL AND ACCEPTANCE

PRESENTED TO PROVIDENCE CITY MAYOR THIS 11th DAY OF September 2018 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CITY MAYOR _____ DATE 9/11/18

PLANNING COMMISSION APPROVAL AND ACCEPTANCE

PRESENTED TO PROVIDENCE CITY PLANNING COMMISSION THIS 6 DAY OF August 2018 AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIR _____ Aug. 8 2018 DATE

CITY 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 9/10/18

SURVEYOR'S CERTIFICATE

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

Dennis P. Carlisle — JUNE 29, 2018
DENNIS P. CARLISLE — DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

BOUNDARY DESCRIPTION

All of Lots 33-37, inclusive, of LITTLE BALDY SUBDIVISION, according to the Official Plat thereof on file in the Office of the Cache County Recorder, located in a portion of the NE¼ of Section 11, Township 11 North, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows.

Beginning at a Cache County monument marking the East 1/4 Corner of Section 11, T11N, R1E, S.L.B.&M.; thence S89°47'21"W along the south line of said Subdivision 1,085.30 feet to the easterly line of 800 East Street; thence along said Street the following 3 (three) courses and distances: Northeasterly along the arc of a 308.00 foot radius non-tangent curve (radius bears: N70°48'20"W) to the left 127.32 feet through a central angle of 23°41'07" (chord: N7°29'05"E 126.42 feet); thence N4°21'29"W 135.15 feet; thence along the arc of a 14.00 foot radius curve to the right 21.30 feet through a central angle of 87°09'42" (chord: N39°13'21"E 19.30 feet) to the southeasterly line of 850 East Street; thence along said Street the following 3 (three) courses and distances: S82°48'12"E 21.15 feet, thence along the arc of a 333.00 foot radius curve to the left 446.87 feet through a central angle of 76°53'19" (chord: N44°12'37"E 414.09 feet); thence N5°54'53"E 10.25 feet to the southwest corner of Parcel "A", LITTLE BALDY SUBDIVISION; thence along said Parcel "A" the following 4 (four) courses and distances: S82°24'35"E 374.13 feet; thence S7°35'25"W 148.00 feet; thence S82°24'35"E 160.00 feet; thence N7°35'25"E 160.00 feet to the south line of Lot 32 of said Subdivision; thence S82°24'35"E along the south line of said lot 223.28 feet to the easterly line of said Subdivision coincident with the East line of the NE¼ of said Section 11; thence S0°31'43"E along said Subdivision and Section line 539.65 feet to the point of beginning.

Contains: 12.32+/- acres

OWNER'S DEDICATION

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

LITTLE BALDY PLACE SUBDIVISION PARTIAL AMENDED
(INCLUDES THE AMENDMENT OF LOTS 33-37, LITTLE BALDY PLACE SUBDIVISION)

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, 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.

C.A. FULLMER FAMILY, LLC
By: _____
Its: _____

STAN CHECKETTS PROPERTIES, LC
By: STANLEY J. CHECKETTS
Its: MANAGER

LIMITED LIABILITY ACKNOWLEDGMENT

ON THIS 11 DAY OF July 2018 PERSONALLY APPEARED BEFORE ME Stan Checketts WHO AFTER BEING DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE/SHE IS THE Manager OF STAN CHECKETTS PROPERTIES, LC, A UTAH LIMITED COMPANY AND THAT HE/SHE 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 RESIDING IN Cache COUNTY
PRINTED FULL NAME OF NOTARY

NOTARY PUBLIC JAY J. DAVIS Commission #694271 My Commission Expires August 1, 2019 State of Utah

LIMITED LIABILITY ACKNOWLEDGMENT

ON THIS 13 DAY OF July 2018 PERSONALLY APPEARED BEFORE ME Kevin Bailey WHO AFTER BEING DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE/SHE IS THE Manager OF C.A. FULLMER FAMILY, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT HE/SHE 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 RESIDING IN Cache COUNTY
PRINTED FULL NAME OF NOTARY

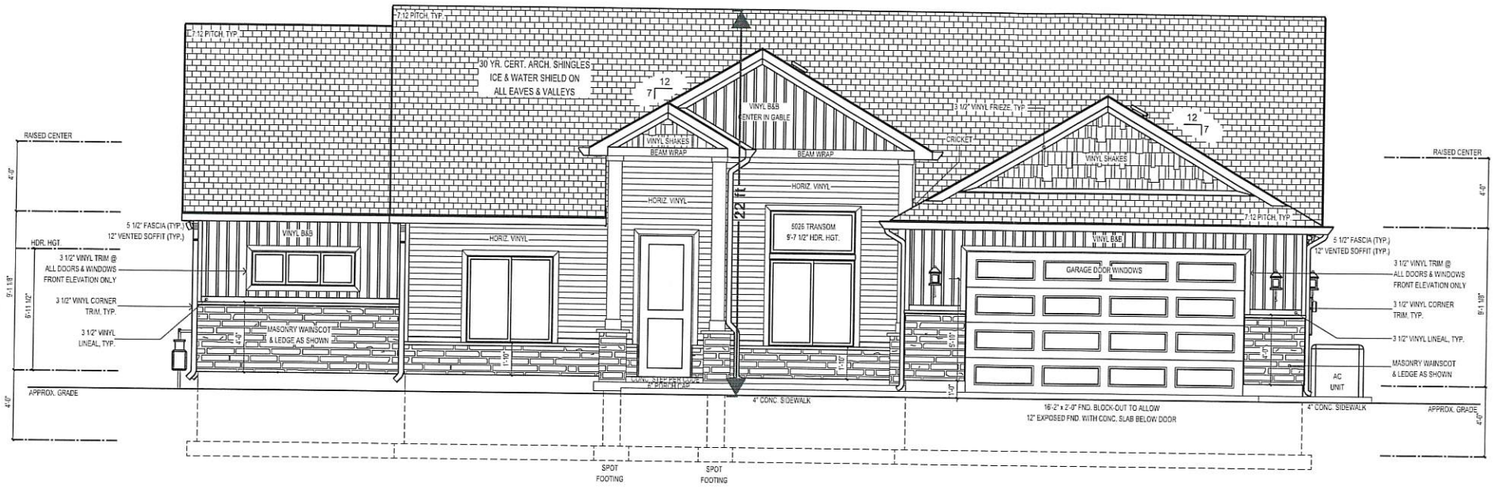
NOTARY PUBLIC JAY J. DAVIS Commission #694271 My Commission Expires August 1, 2019 State of Utah

civil solutions group 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

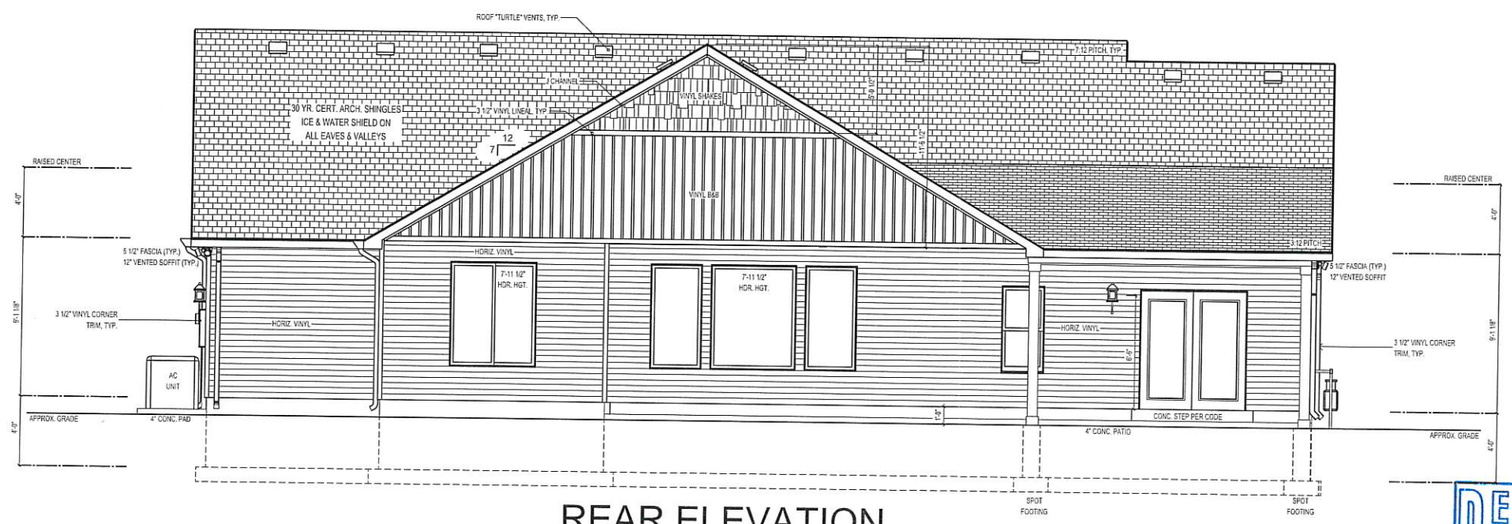
RECORDED # 1214505
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: STAN CHECKETTS
DATE 12 MAR 2019 TIME 9:34 A BOOK 2019 PAGE 3220
$ 35.00 FEE
Michael L. Gleed
CACHE COUNTY RECORDER

RECEIVED
JUL 18 2020
By

„ 25($0 +HOSSHUXVV KWWSV FRUH RDFKLVWRULFDO ODWV



FRONT ELEVATION



REAR ELEVATION

RECEIVED
JUL 18 2020
By EC

PLANS PRINTED ON 11 x 17 PAPER ARE 1/2 THE SCALE NOTED.

visionary HOMES

© STERLING BRANDS LLC

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

Plan current up to:
Addendum 4

Proj: Little Baldy Place 33
Client: Widner Residence

PENDLETON

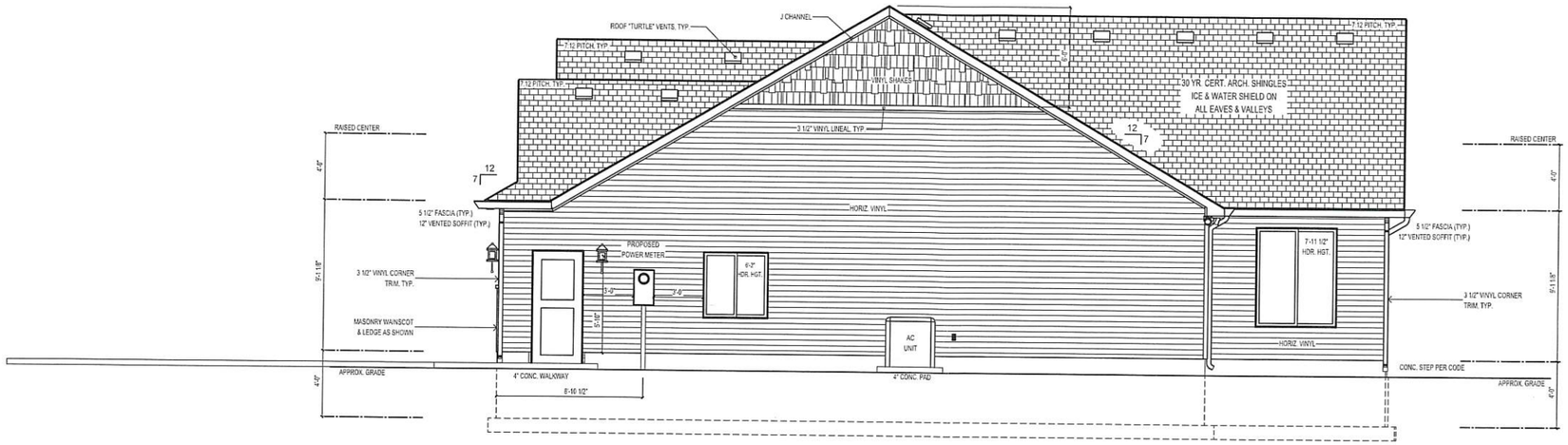
FRONT & REAR ELEVATIONS

Date: 06/17/2020

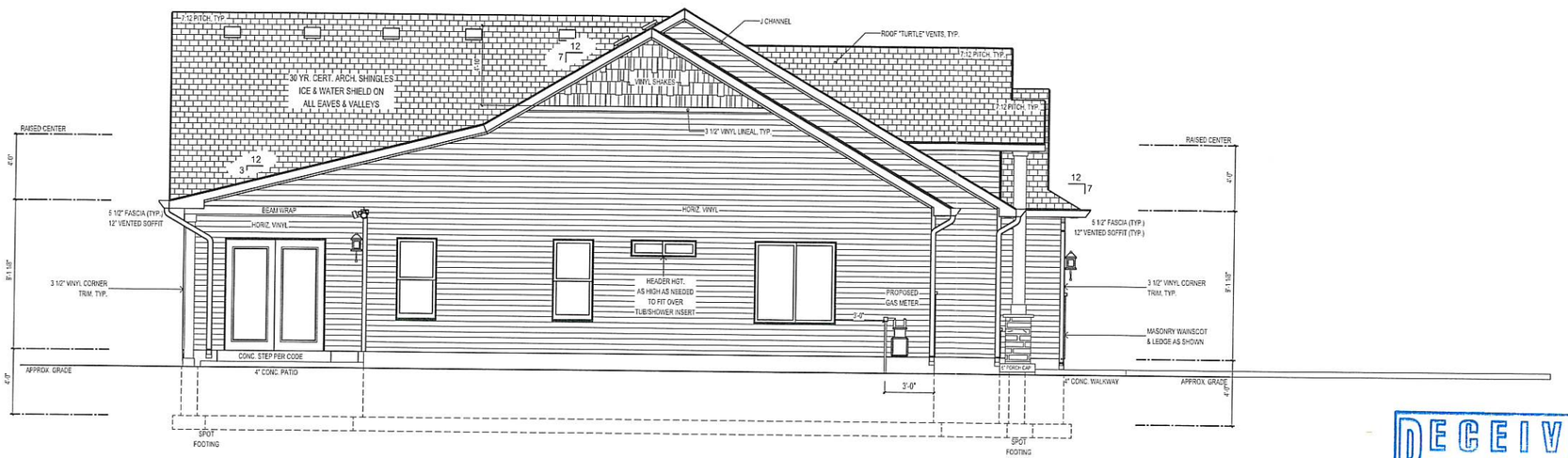
Drawn By: S. Potter
Checked by: K. Shelton

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

SHEET:
02



RIGHT ELEVATION



LEFT ELEVATION

RECEIVED
JUL 18 2020
By

PLANS PRINTED ON 11 x 17 PAPER ARE 1/2 THE SCALE NOTED.

visionary HOMES

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

Plan current up to:
Addendum 4

Proj: Little Baldy Place 33
Client: Widner Residence

PENDLETON

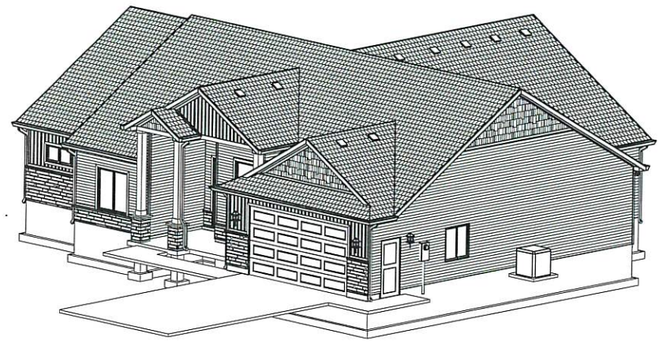
RIGHT & LEFT ELEVATIONS

Date: 06/17/2020

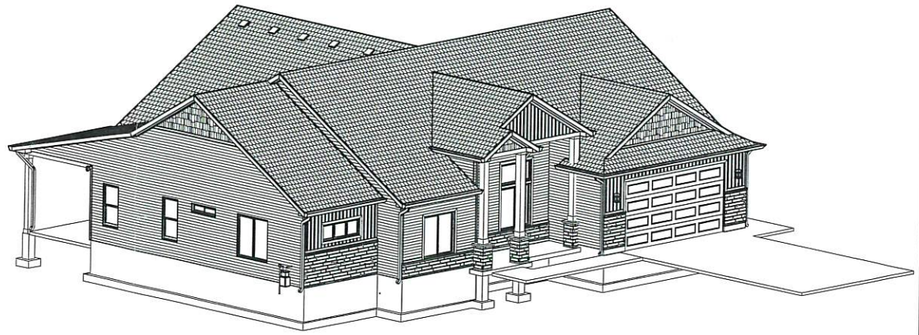
Drawn By: S. Potter
Checked by: K. Shelton

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

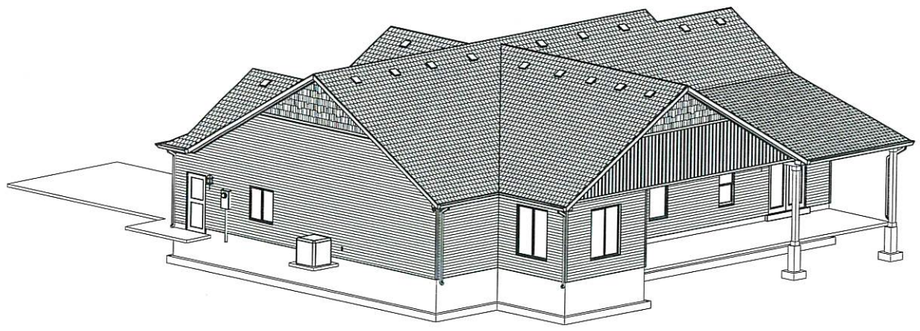
SHEET:
03



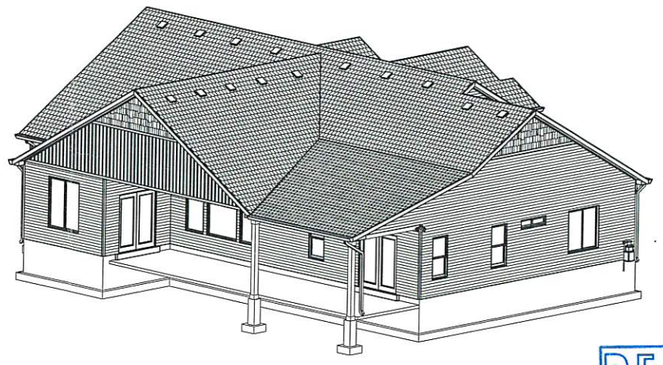
FRONT RIGHT ELEVATION



FRONT LEFT ELEVATION



REAR RIGHT ELEVATION



REAR LEFT ELEVATION

RECEIVED
JUL 18 2020
By

PLANS PRINTED ON 11 x 17 PAPER ARE 1/2 THE SCALE NOTED.

visionary HOMES

© STERLING BRANDS LLC

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

Plan current up to:
Addendum 4

Proj: Little Baldy Place 33
Client: Widner Residence

PENDLETON

PERSPECTIVE VIEWS

Date: 06/17/2020

Drawn By: S. Potter
Checked by: K. Shelton

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

SHEET:

04

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

Request: Applicant is requesting approval of a conditional use and zoning approval for an accessory dwelling unit located at 463 Vons Way, Providence, UT.

Item Type: Conditional Use App	**Applicant:** Jason Ellis, Ellis Builders Richard Crosbie	**Address:** 463 Vons Way, Providence
Parcel ID #: 03-107-0004	**General Plan**: SFT	**Zone**: SFT

Background Information:
A complete application was received August 25, 2020 and contained:

1. Providence City Conditional Use Application and Residential Site Plan application.
2. Payment of $100 fee, August 26, 2020

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure August 28, 2020.
Aaron Walker, Deputy Fire Marshal/Fire Inspector, reviewed site; see letter dated August 26, 2020.

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 Wildfire Hazard area.
3. Providence City has the authority to impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.
4. Aaron Walker, Deputy Fire Marshall/Fire Inspector – Logan City Fire Department, reviewed the parcel 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.
5. The request meets the requirements of the Codes listed in the Findings of Fact with the following conditions:

DRAFT

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 Wildfire Area by:
    a. See letter from Aaron Walker dated August 26, 2020.
    b. See statement from Jason Ellis dated August 27, 2020.
3. This conditional use is for the accessory dwelling unit only as shown on the site plan date stamped August 17, 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.

DRAFT

Residential Site Plan Application

FOR OFFICE USE ONLY
Date
Payment Form
Amount
Receipt #
Clerk

Date: 08/23/2020

Required Submittals

Please Note: City Staff will NOT accept the application and fee payment if they are incomplete. Incomplete applications will NOT be processed or scheduled for review by the City. Application fees do not include professional firm fees, which will be billed separately. Engineered site plans may, at the City's discretion, be required. The City will contact the applicant if an engineered site plan is deemed necessary. Accessory buildings include sheds (over 200 sq ft) and all detached buildings (shop, garage, etc.)

Name Jason Ellis Initial JRE

Construction Type	Application	Filing Fee $50- New Home $25- all other	11x17 Site Plan Must Include:			Cache County Plat Map	Stormwater NOI Permit	Stormwater Pollution Prevention Plan (SWPPP)
			Existing & proposed buildings, dimensions, & setbacks	Existing/ proposed utilities	Dimensions of driveway cut – (35' max)			
New Home								
Acc. Building							*	*
Addition							*	*
Deck							*	*
Other								

*May not apply in all cases

Applicant Information

Name: Jason Ellis, Ellis Builders Company

Mailing address: 1202 S Highway 89 Ste. 120, Logan, UT 84321

Telephone: 434-764-3616 Email: jason@ellisbuildersco.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: Richard Crosbie

Mailing address: 463 Vons Way Drive, Providence, UT 84332

Telephone: (435) 757-1132 Email: richardcrosbie8@gmail.com

Utilities (circle, if applicable): ☐Septic tank ☐City sewer ☐Water ☐Well

Construction Type (circle): ☐New home ☑Accessory building ☐Deck ☐Addition ☐Other

Do the plans include an Accessory Apartment Unit (circle): ☐Yes ☑No

Is this an Accessory Dwelling Unit (circle): ☐Yes ☑No

RECEIVED
AUG 17 2020
By

Project Information

Address: 463 Vons Way, Providence, UT 84332

Subdivision: Fruitland Acres 2-A Parcel Tax ID: 03-107-0004

Square footage for fire flow (includes all floors and all areas under the roof, including garages and covered porches):
1,200 Initial JRE

Zone SFT Height 35 max Initial JRE

Setbacks (front yard) 30 (side yard) 5 (rear yard) 5 Initial JRE

Contractor Information

Name: Ellis Builders Company

Mailing address: 1202 S Highway 89 Ste. 120, Logan, UT 84332

Telephone: (435) 764-3616 Email: jason@ellisbuildersco.com

Stormwater Notice of Intent (NOI) Information

NOI No. UTR_____ Permit issued to:_____

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.

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 JRE Name Jason Ellis

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 JRE

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 JRE

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. GEOLOGICAL 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 affirm 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 may 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 that the City has no liability. I accept responsibility for all soils and hazardous conditions on the site.

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.

Jason R. Ellis	Jason Ellis	8/13/20
Signature of Applicant	Printed Name	Date

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 of 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 agree to the above terms and understand that I am the responsible party for the information contained on this sheet.

Jason R. Ellis	Jason Ellis	Richard Crosbie	8/13/20
Signature	Printed Name	On Behalf Of	Date

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 RE Name Jason Ellis

Date 08/25/20

SUBMITTAL REQUIREMENTS — **Staff Check**

- $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, current; and a copy of the official recorded final plat that includes any notes.
- 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)

Applicant Information (all information MUST be provided)

Name Richard Crosbie
Address 463 Vons Way Dr, Providence, UT 84332
Phone (435) 757-1132 Email richardcrosbie8@gmail.com

Party Responsible for Payment (if different than applicant)- the individual/firm to whom any and all professional services invoices (attorney/engineer/etc.) will be sent and who will be responsible for payment of such invoices.
Name Ellis Builders Company
Address 1202 S Highway 89/91 Ste. 120, Logan, UT 84321
Phone (435) 764-3616 Email jason@ellisbuildersco.com

Property Information
Owner of record RICHARD H & SHERRY S TRS CROSBIE
Owner address 463 Vons Way Dr, Providence, UT 84332
Owner phone (435) 757-1132 Owner email richardcrosbie8@gmail.com
Parcel address 463 Vons Way Dr, Providence, UT 84332 Parcel Tax I.D. 03-107-0004
Zone SFT Height 35' max Initial RE
Setbacks (front yard) 30' (side yard) 5' (rear yard) 5' Initial RE

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.

Lot is considered a wildfire hazard area. As a result, we are seeking a conditional use to build a 1,200 accessory building.

RECEIVED
AUG 27 2020
By

164 N. Gateway Dr * Providence UT 84332
435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

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

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 JRE

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 JRE

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.

Jason R. Ellis — Jason Ellis — 8/25/20

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.

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.

164 N. Gateway Dr * Providence UT 84332
435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

Conditional Use Supplemental Information
Owner: Richard Crosbie
Contractor: Ellis Builders
Page 1

Mitigation Strategies

- The area is in a wildfire hazard area. To mitigate this the following measures are being taken into consideration:
    - Non-combustible building materials
        - Steel framing, roofing, and exterior skin
        - Concrete footing and foundation
    - No vents with screen holes larger than 1/8"
    - No wood
    - Class A Roofing

Addresses and Names of neighboring properties

Parcel ID	03-107-0002
Owner Name	R DEAN & DOROTHY N TRS ROTHE
Owner Address	450 VONS WAY DR
Owner City State Zip	PROVIDENCE, UT 84332-9634

Owner Name	BRADLEY F & JUDY PARKER SORENSEN
Owner Address	60 N 400 E
Owner City State Zip	PROVIDENCE, UT 84332-9600

Owner Name	KAREN P TR FREDERICK
Owner Address	70 N 400 E
Owner City State Zip	PROVIDENCE, UT 84332-9600

Owner Name	TODD K & BARBARA J MOON
Owner Address	450 E 125 N
Owner City State Zip	PROVIDENCE, UT 84332-9666

Owner Name	MICHAEL D & DENISE JENSEN
Owner Address	460 E 125 N
Owner City State Zip	PROVIDENCE, UT 84332-9666

Owner Name	WEI-LUN CHUANG
Owner Address	475 VONS WAY DR
Owner City State Zip	PROVIDENCE, UT 84332-9634



Section 11 Township 11 North Range 1 East

03-107

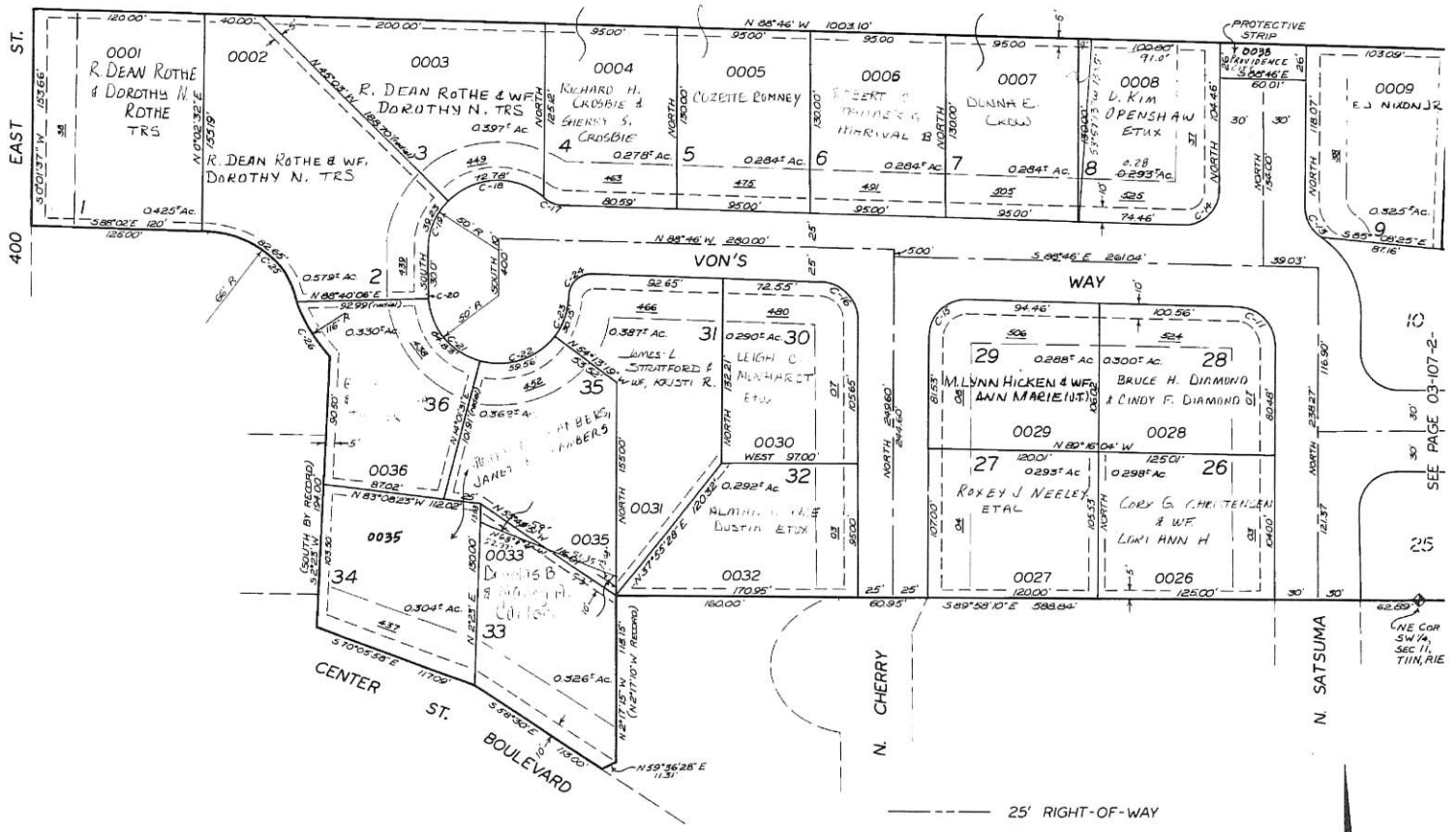
-1-

Scale 1 Inch = 60 FEET

TAX UNIT 09

FRUITLAND ACRES

UNIT 2A



CURVE DATA					
CURVE	Δ	R	T	L	C
11	88°46'	25.00	24.47	38.73	34.97
13	57°15'43"	"	13.62	24.94	23.96
14	91°14'	"	25.54	39.81	35.73
15	"	"	"	"	"
16	88°46'	"	24.47	38.73	34.97
17	37°06'59"	24.05	8.74	15.58	15.31
18	83°23'59"	50.00	44.55	72.78	66.52
19	44°57'	"	20.69	39.23	38.23
20	1°41'22"	"	0.74	2.36	1.47
21	74°17'03"	"	37.87	64.83	60.38
22	68°14'54"	"	33.88	59.56	56.10
23	34°32'41"	"	15.55	30.15	29.69
24	90°00	15.00	15.00	23.56	21.24
25	71°45'	66.00	47.73	82.65	77.36
26	24°30'	116.00	25.18	49.60	49.22

——— 25' RIGHT-OF-WAY

— — — 30' SETBACK LINE

– – – – – UTILITY EASEMENTS

LOTS NOT OTHERWISE INDICATED ARE PROPERTY OF BAER AND NIXON, INC.

FILED: 1-18-78

FILING NO. 409890

N

RECEIVED

AUG 17 19

By

Public Works Infrastructure Inspection

Project Address: 463 Vons Way (Crosbie Accessory Bldg.)
Contact Name: Jason Ellis
Phone Number: 435-764-3676

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_____		Date 8.28.2020

Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		
Inspection Completed by_____		Date_____

RECEIVED
AUG 17 2020
By

Site Map: Richard Crosbie
Address: 463 Vons Way, Providence, UT 84332
Contractor: Ellis Builders

Cache County
1857

Development Services Department

Building | GIS | Planning | CPDO | Trails

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 13 Aug. 2020 at 04:36 PM

Parcel Number: 03-107-0004

Property Address: 463 VONS WAY
PROVIDENCE

Tax Roll Acreage: 1.26

Owner Name: RICHARD H & SHERRY S TRS
CROSBIE

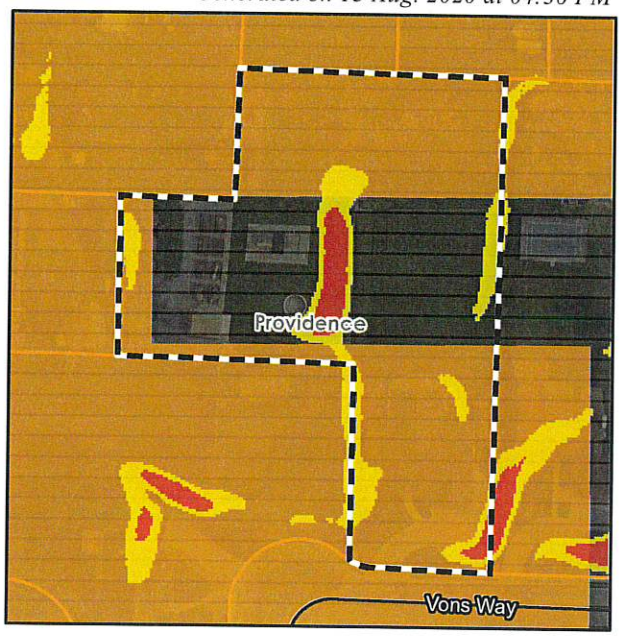
Owner Address: 463 VONS WAY DR
PROVIDENCE, UT 84332-9634

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 Legality Review: Incorporated Area
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

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.

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.

August 26, 2020

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

RE: Conditional Use review for the Crosbie accessory building - (03-107-0004)

The above-named conditional use permit 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 with the conditions listed.

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.

- Limited access from Satsuma, proposed structure is a storage building and not a dwelling unit.
- Limited access is acceptable for group U structures including barns, carports, private garages and sheds per 2018 IFC 503.1.1 (1.3)

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.

- Proposed structure is an outbuilding and per 2018 IFC is considered a group U building not to be used or occupied at any time as any other use. Water supply is presumed adequate with slightly longer than normal distances to hydrants.

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.

- Proposed structure is a group U private garage or shed.
- Homes in the area are much larger than the proposed outbuilding, and as such hydrants are assumed to have adequate water available for fire flow.

Wildfire hazard mitigation

2006 Utah Wildland-Urban Interface Code

SECTION 506 Class 3 - Ignition-resistant Construction:

- Builder is planning on a Class A roof covering. **Approved.**
- Builder is planning on closing all underfloor decks and eaves with soffits. **Approved**
- Builder is planning on installing 1/8-inch mesh on all vents. **Approved**

Other project comments

This project was reviewed as an accessory building (shop/garage) as submitted. If or when the building is used for residential (sleeping) purposes the following items will need addressed prior to approval;

- This project is being given fire department approval on the condition of it being a storage shed and NOT a dwelling unit of any kind. In a discussion with Richard Crosbie it was discussed and agreed that this building could not be used as a dwelling unit due to inadequate access for a dwelling unit.
- Access is through an easement from Satsuma.
- In the event of a fire in the proposed outbuilding, Extended hose lines and hindered access can be expected to increase suppression times.

If you have any questions, please call me.

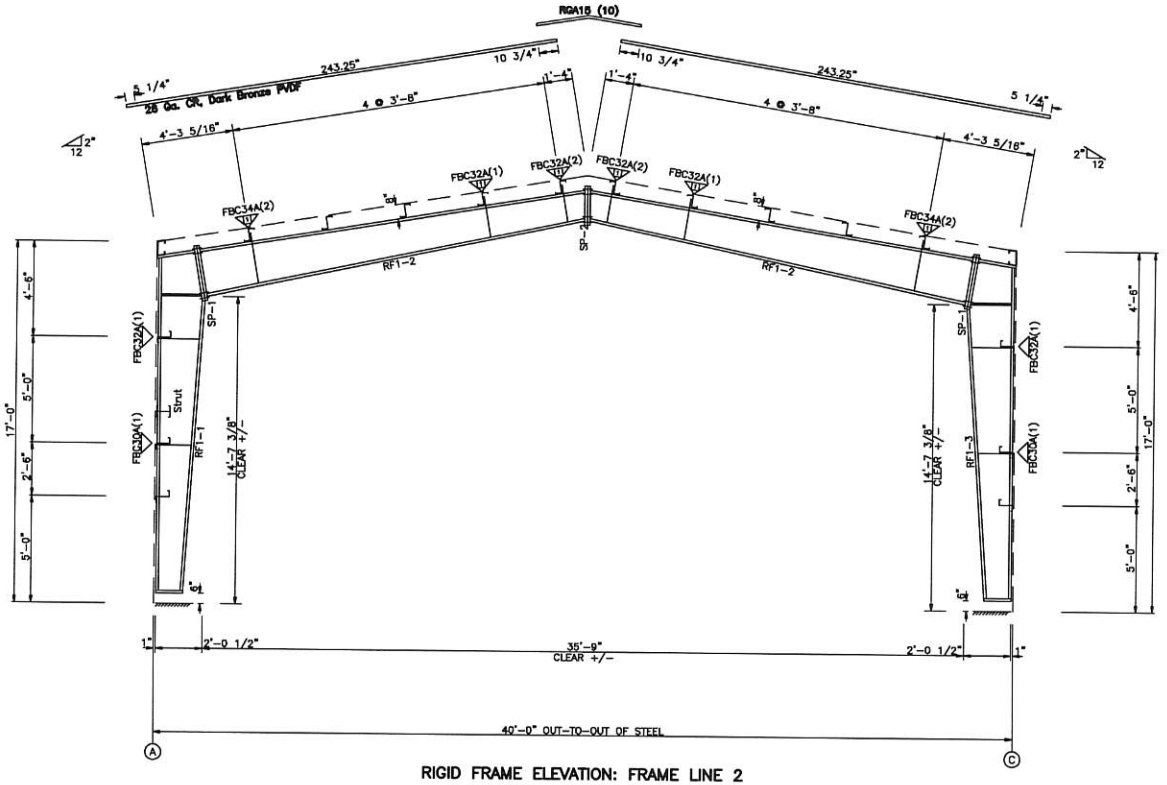
Respectfully,

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

SPLICE PLATE & BOLT TABLE									
Mark	Qty Top	Bot	Int	Type	Dia	Length	Width	Thick	Length
SP-1	4	4	0	A325	0.625	2.25	6"	1/2"	2'-6 1/8"
SP-2	4	4	0	A325	0.625	2.25	6"	1/2"	1'-8 1/4"

MEMBER TABLE					
Mark	Web Depth Start/End	Web Plate Thick	Web Plate Length	Outside Flange W x Thk x Length	Inside Flange W x Thk x Length
RF1-1	12.0/24.0	0.135	166.1	5 x 1/4" x 189.4	5 x 1/4" x 166.5
	24.0/19.6	0.188	26.7	8 x 1/4" x 20.8	
RF1-2	24.0/14.0	0.135	220.7	5 x 1/4" x 220.7	5 x 1/4" x 218.6
RF1-3	19.6/24.0	0.188	26.7	8 x 1/4" x 20.8	5 x 1/4" x 166.5
	24.0/12.0	0.135	166.1	5 x 1/4" x 189.4	

CONNECTION PLATES	
☐ ID	Mark/Part
1	FBL&N01



RIGID FRAME ELEVATION: FRAME LINE 2

GENERAL NOTES

1. ▽ INDICATES FLANGE BRACING LOCATIONS. (1) = ONE SIDE; (2) = TWO SIDES.
2. IF FLANGE BRACING IS REQUIRED ON BOTH SIDES OF AN EXPANDABLE RIGID FRAME, THE OPPOSITE SIDE FLANGE BRACES WILL HAVE TO BE INSTALLED AT THE TIME OF FUTURE EXPANSION. THESE FLANGE BRACES HAVE BEEN PROVIDED, AS REQUIRED, FOR THIS FUTURE CONDITION.
3. RIGID FRAMES SHALL HAVE 50% OF THEIR BOLTS INSTALLED AND TIGHTENED ON BOTH SIDES OF THE WEB ADJACENT TO EACH FLANGE BEFORE THE HOISTING EQUIPMENT IS RELEASED.
4. INTERIOR COLUMN METAL TAG IS ORIENTED TOWARD THE LOW EAVE OF THE BUILDING.

ISSUE	DES.	CHK.	DRN.	DATE
Anchor Bolts for Construction	MBS	JSJ	KDB	08/12/20
Building Department Review	MBS	JSJ	KDB	08/19/20

NUCOR BUILDING SYSTEMS
301 Commerce Street, Suite 3500, Fort Worth, TX 76102
PHONE: (817) 347-2600 FAX: (817) 347-2601
PO BOX 1000, 2100 WESTSIDE RD, BRYSON, SC 29150
PHONE: (800) 849-1180 FAX: (800) 849-1181
600 APACHE TRAIL, TERRELL, TX 75160
PHONE: (972) 524-6607 FAX: (972) 524-6617
1915 S. STATE HWY 121 BUS., LEWISVILLE, TX 75067
PHONE: (469) 818-3100 FAX: (469) 818-3101

PROJECT NAME: RICHARD CROSBIE
463 VONS WAY, PROVIDENCE, UT

CUSTOMER NAME: ELLIS BUILDERS
LOGAN, UT

JOB NUMBER: U20G0717A

SHEET TITLE

PROFESSIONAL ENGINEER
No. 9056471-2202
TREVOR WAYNE BLACK
STATE OF UTAH

08/19/2020

This seal pertains only to the engineering data prepared by this office. Nucor Building Systems, a division of Nucor Corporation, is a manufacturer of metal buildings which may represent the work of other companies. Nucor Building Systems The register professional engineer whose seal appears hereon is employed by Nucor Building Systems and is not surety or insurer of such work. Nucor Building Systems and its seal must be construed as such.

SHEET: E2 of 6

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

Request: Applicant is requesting approval of a conditional use and zoning approval for an accessory dwelling unit and garage located at 330 E Center St., Providence, UT.

Item Type: Conditional Use App	**Applicant:** Eric and Marci Broadbent	**Address:** 330 E Center St., Providence
Parcel ID #: 02-110-0002	**General Plan**: SFT	**Zone**: SFT

Background Information:

A complete application was received August 25, 2020 and contained:

1. Providence City Conditional Use Application and Residential Site Plan application.
2. Payment of $100 fee, August 25, 2020

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure August 26, 2020.
Aaron Walker, Deputy Fire Marshal/Fire Inspector, reviewed site; see letter dated August 25, 2020.

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 Wildfire Hazard area and Floodplain area.
3. Providence City has the authority to impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.
4. Aaron Walker, Deputy Fire Marshall/Fire Inspector – Logan City Fire Department, reviewed the parcel 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.
5. 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 Wildfire Area by:
    a. See letter from Aaron Walker dated August 25, 2020.
    b. See letter from Eric and Marci Broadbent dated August 25, 2020.
3. This conditional use is for the accessory dwelling unit and garage only as shown on the site plan date stamped August 25, 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.

DRAFT

Residential Site Plan Application

FOR OFFICE USE ONLY	
Date	8-25-20
Payment Form	
Amount	/
Receipt #	
Clerk	

Date: 8/19/2020

Required Submittals

Please Note: City Staff will NOT accept the application and fee payment if they are incomplete. Incomplete applications will NOT be processed or scheduled for review by the City. Application fees do not include professional firm fees, which will be billed separately. Engineered site plans may, at the City's discretion, be required. The City will contact the applicant if an engineered site plan is deemed necessary. Accessory buildings include sheds (over 200 sq ft) and all detached buildings (shop, garage, etc.)

Name Marci Initial MB

Construction Type	Application	Filing Fee $50- New Home $25- all other	11x17 Site Plan Must Include:			Cache County Plat Map	Stormwater NOI Permit	Stormwater Pollution Prevention Plan (SWPPP)
			Existing & proposed buildings, dimensions, & setbacks	Existing/ proposed utilities	Dimensions of driveway cut – (35' max)			
New Home								
Acc. Building							*	*
Addition							*	*
Deck							*	*
Other								

*May not apply in all cases

Applicant Information

Name: ERIC BROADBENT

Mailing address: 330 E CENTER ST PROVIDENCE UT 84332

Telephone: 415-699-1970 Email: ERICBROADBENT@HOTMAIL.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:

Mailing address:

Telephone: Email:

Utilities (circle, if applicable): Septic tank City sewer Water Well

Construction Type (circle): New home Accessory building Deck Addition Other

Project Information

Address: 330 E CENTER ST PROVIDENCE UT 84332

Subdivision: Parcel Tax ID: 02-110-0002

RECEIVED AUG 25 [illegible]

Square footage for fire flow (includes all floors and all areas under the roof, including garages and covered porches):
1657 Initial EB

Zone SFT Height 15 ft Initial EB

Setbacks (front yard) 115 (side yard) 55 (rear yard) 48 Initial EB

Contractor Information

Name: _____

Mailing address: _____

Telephone: _____ Email: _____

Stormwater Notice of Intent (NOI) Information

NOI No. UTR _____ Permit issued to: _____

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.

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 MB Name Marci

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 MB

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 MB

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. GEOLOGICAL 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 affirm 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 may 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 that the City has no liability. I accept responsibility for all soils and hazardous conditions on the site.

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

Signature of Applicant	ERIC BROADBENT	8/19/2020
	Printed Name	Date

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 of 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 agree to the above terms and understand that I am the responsible party for the information contained on this sheet.

E. Broadbent — ERIC BROADBENT — 8/19/2020

Signature | Printed Name | On Behalf Of | Date

PROVIDENCE CITY
APPLICATION FOR A CONDITIONAL USE

FOR OFFICE USE ONLY
Date 8-25-20
Payment Form card
Amount 100.00
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 MB Name Marci

Date 8/19/2020

SUBMITTAL REQUIREMENTS — **Staff Check**

- $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, current; and a copy of the official recorded final plat that includes any notes.
- 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)

Applicant Information (all information MUST be provided)

Name ERIC BROADBENT
Address 330 E CENTER ST PROVIDENCE UT 84332
Phone 415-699-1970 Email ERICBROADBENT@HOTMAIL.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 ERIC S AND MARCI G BROADBENT
Owner address 330 EAST CENTER ST PROVIDENCE UT 84332
Owner phone 415-699-1970 Owner email ERICBROADBENT@HOTMAIL.COM
Parcel address 330 EAST CENTER ST Parcel Tax I.D. 02-110-0002
Zone SFT Height 15 ft Initial EB
Setbacks (front yard) 115 (side yard) 55 (rear yard) 48 Initial EB

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.

RECEIVED
AUG 25 2020
By

164 N. Gateway Dr * Providence UT 84332
435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

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

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 MB

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 MB

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.

Marci Broadbent 8/25/2020

Signature of Applicant | Printed Name | Date

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

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

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

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

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

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

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

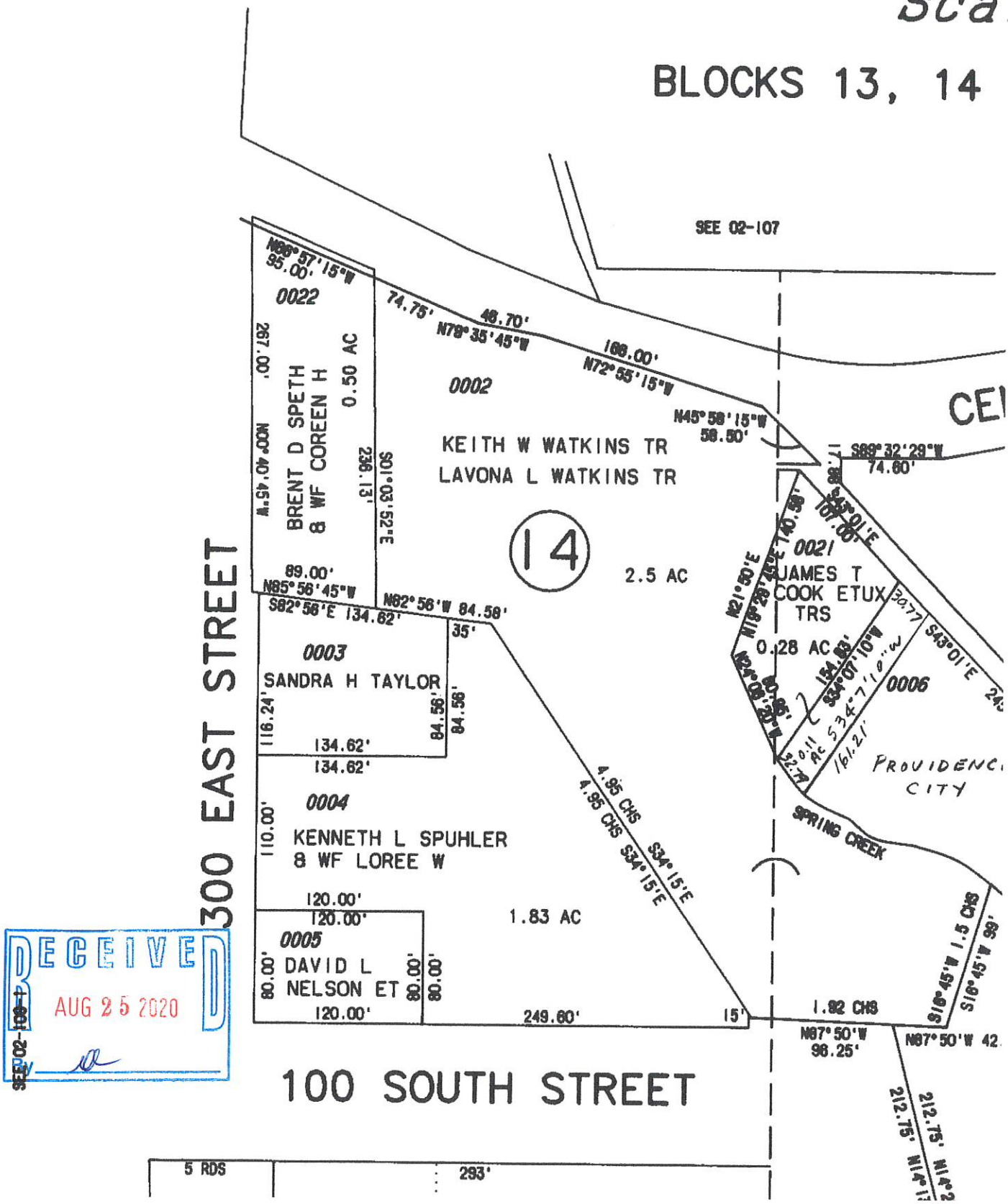
[6] Developers may ask for an exception from the requirements of the Providence City Subdivision Code (Title 11) through this process. All other variance/exception requests shall be handled by the Appeal Authority.

164 N. Gateway Dr * Providence UT 84332
435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

pt N/2 SW/4 Section 1.

Sca

BLOCKS 13, 14



RECEIVED
AUG 25 2020
By
SEE 02-109

Providence City,

We are seeking a conditional use permit for two structures. The first structure is an existing shop west of the main house that already has electrical, water, sewer, and gas running to it. We are looking to update existing electrical as well as add some new electrical. This building will be used as a living space and our plan is to eventually connect it to the main house. Our fire mitigation for this structure is to add smoke detectors as well as update the electrical wiring in the structure.

The second structure we are seeking a conditional use permit is for a proposed garage east of the main house. We would like to add a 18' x 30' prefabricated metal building. It would be used as a third vehicle garage. The only utility running to it would be electrical. For fire mitigation we are using a metal structure instead of wood. While it does fall in the flood zone of the Spring Creek we have spoken with our insurance company and it does not require flood insurance as we are paying cash for it and it is not included in our mortgage. Furthermore, the east side of the Spring Creek where we propose placing the structure sits much higher than the west side which would require Cache Valley to fill with water before reaching the structure.

Thank you,

Eric and Marci Broadbent



Cache County
1857

Development Services Department

Building | GIS | Planning | CPDO | Trails

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 19 Aug. 2020 at 04:28 PM

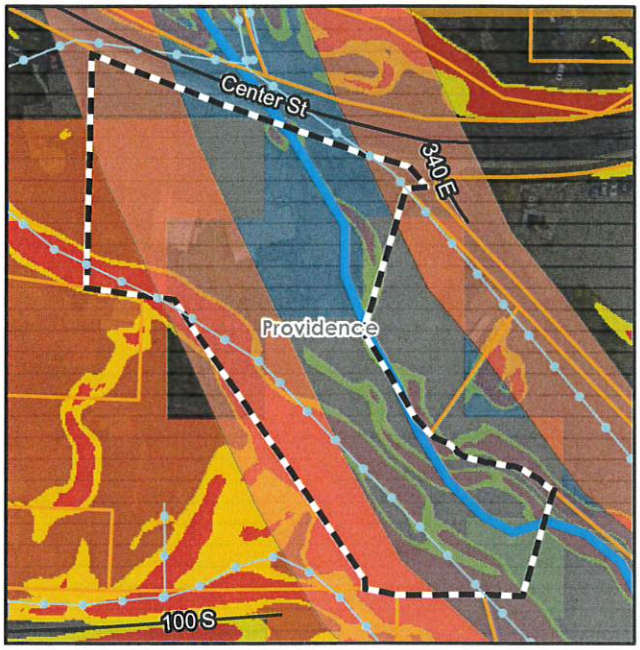
Parcel Number: 02-110-0002

Property Address: 330 EAST CENTER
PROVIDENCE

Tax Roll Acreage: 2.5

Owner Name: ERIC S & MARCI G
BROADBENT

Owner Address: 330 E CENTER ST
PROVIDENCE, UT 84332-9631



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

Jurisdiction: Providence

Future Annexation Area: n/a

Base Zone: Contact Providence for Zoning

Overlay Zone: n/a

Initial Parcel Legality Review: Incorporated Area
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

Canals
Major Waterways
FEMA Floodplain
County Floodplain Buffer
Moderate Slopes
Steep Slopes
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.

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.

August 25, 2020

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

RE: Conditional Use review for the Broadbent shop/remodel - (02-110-0002)

The above-named conditional use permit 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 from Center Street is adequate as submitted.

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 hydrants #121 and #143 are within 600 feet of all buildable areas of the lot.

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.

- A water flow analysis has not been submitted by Providence City, However the physical size of the structure is not increasing at this time.
- A water flow analysis will need to be conducted prior to any size increase of any structure on the property.

Wildfire hazard mitigation

2006 Utah Wildland-Urban Interface Code

SECTION 506 Class 3 - Ignition-resistant Construction:

- **Builder is planning on a Class A roof covering. Approved.**
- **Builder is planning on closing all underfloor decks and eaves with soffits. Approved**
- **Builder is planning on installing 1/8-inch mesh on all vents. Approved**

Other project comments

This project was reviewed as an accessory building (shop/garage) as submitted. If or when the building is used for residential (sleeping) purposes the following items will need addressed prior to approval;

- Driveway will be improved with eventual home remodel providing even better access. Driveway will need to be at least 20 feet in width and constructed to support the imposed load of fire apparatus weighing 75,000 pounds.

If you have any questions, please call me.

Respectfully,

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

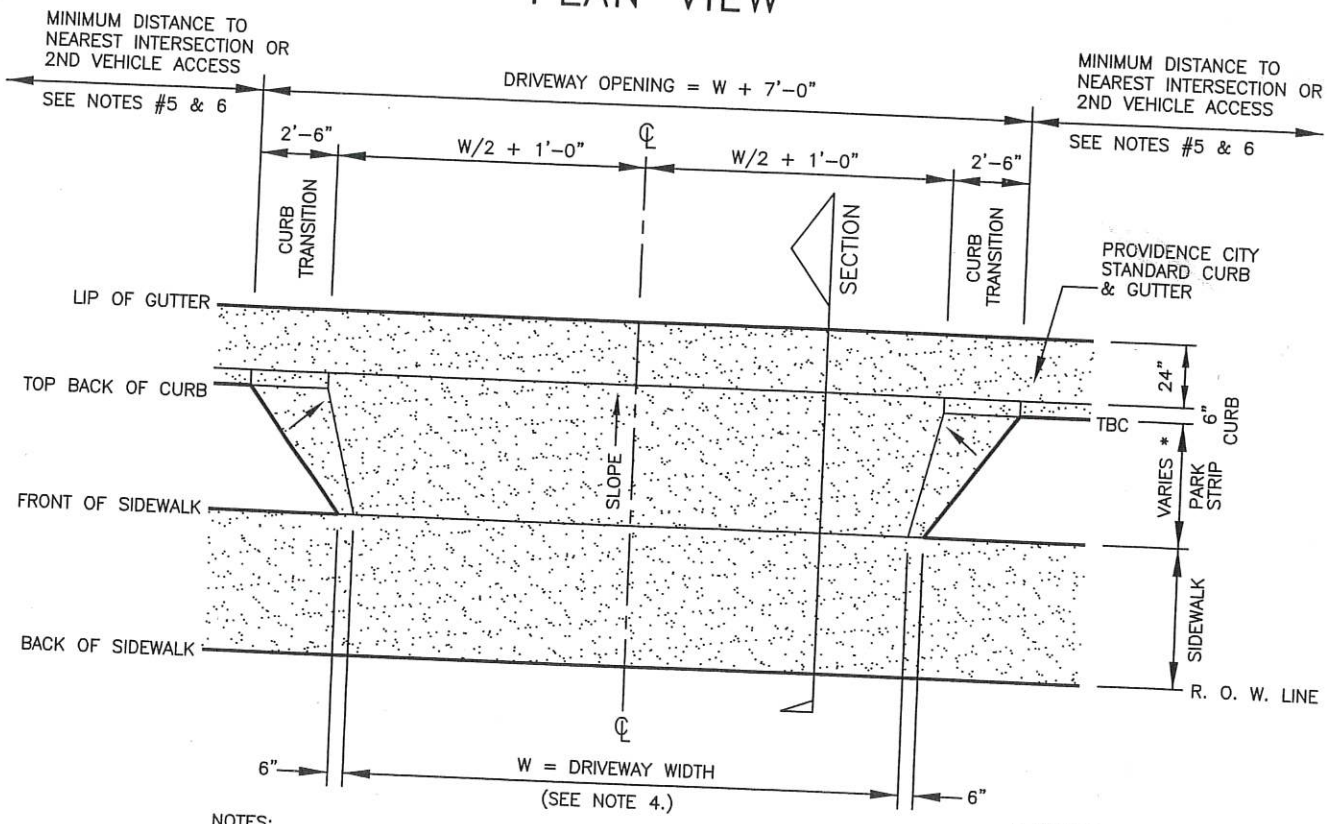
Public Works Infrastructure Inspection

Project Address: 330 Center St.
Contact Name: Eric Broadbent
Phone Number: 415-699-1970

Inspection	Pass/Fail	Notes
Concrete	Pass	likely only 4" thick would need thickened to 6"
Curb/Gutter	-	City spec (Driveway approach C-5) doesn't accomodate this 3rd driveway desire.
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_____		Date 8.26.2020

Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		
Inspection Completed by_____		Date_____

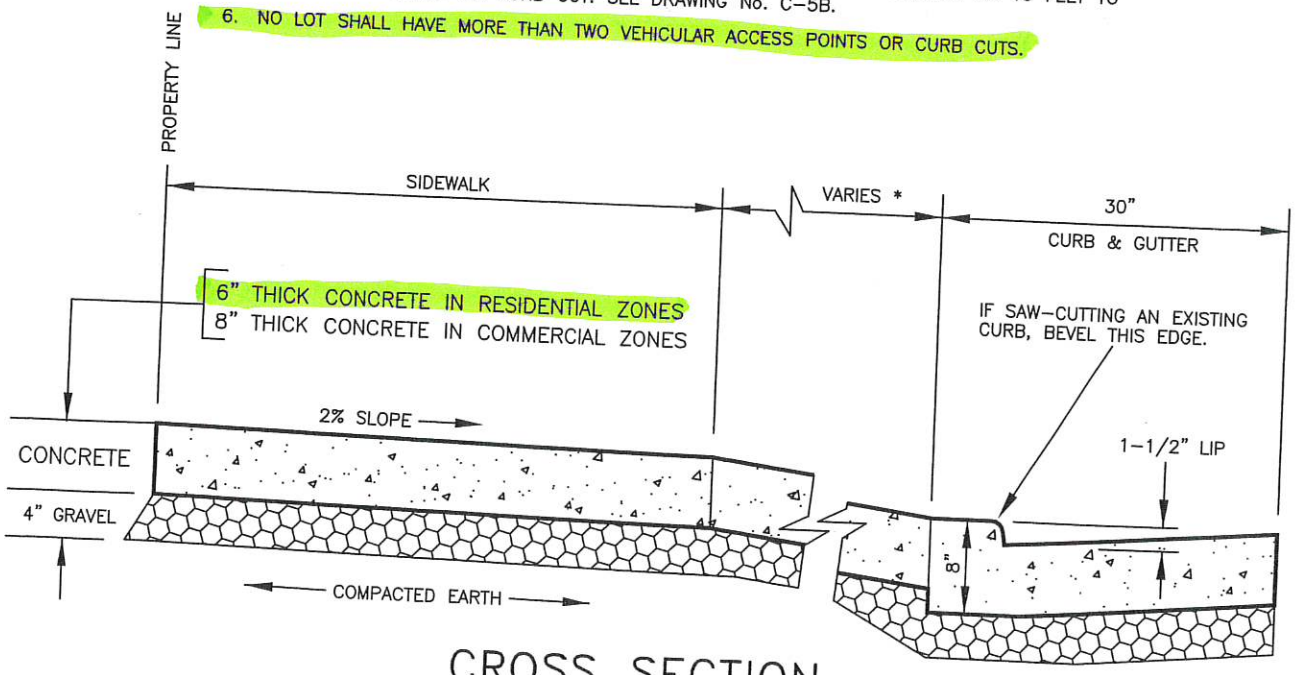
PLAN VIEW



NOTES:

1. SIDEWALK SCORE MARKS 1/2" DEEP EVERY 5 FEET.
2. ALL HORIZONTAL SURFACES TO BE STEEL TROWELED FOLLOWED BY A LIGHT BROOM FINISH.
3. EXISTING CURB & GUTTER MUST BE SAW CUT & BEVELED TO MATCH THIS DETAIL WITH NO BREAKS OR CRACKS. OTHERWISE, THE ENTIRE SECTION MUST BE REPLACED.
4. IN COMMERCIAL ZONES, DRIVEWAY WIDTH SHALL NOT EXCEED 50 FEET. IN RESIDENTIAL ZONES, DRIVEWAY WIDTH SHALL NOT EXCEED 35 FEET.
5. NO DRIVEWAY SHALL BE CLOSER THAN 30 FEET TO A STREET INTERSECTION OR 15 FEET TO A SECOND DRIVEWAY OR CURB CUT. SEE DRAWING No. C-5B.
6. NO LOT SHALL HAVE MORE THAN TWO VEHICULAR ACCESS POINTS OR CURB CUTS.

* SEE PROVIDENCE CITY'S STANDARD STREET SECTIONS



CROSS SECTION

Providence City Public Works Department	**Driveway Approach**	**DRAWING NO. C-5** **REVISED 6-17-15**

1/4" = 1ft

W

Storage

STRUCTURE ALREADY EXISTS.
WE ARE JUST MOVING/ADDING
ELECTRICAL.

LIGHTING
UPGRADE

N

S

KITCHENETTE

TUB

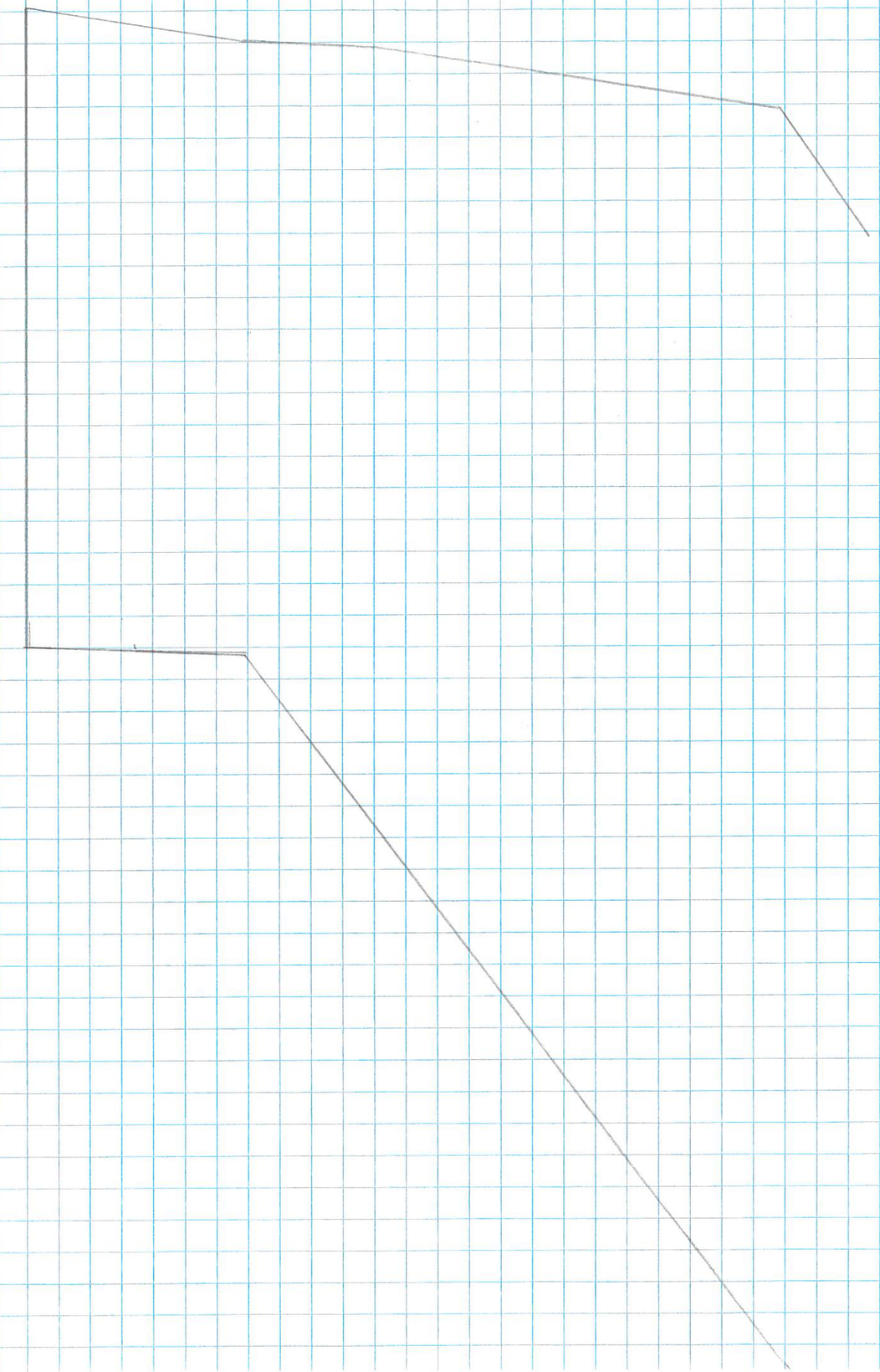
SD

SD

SD

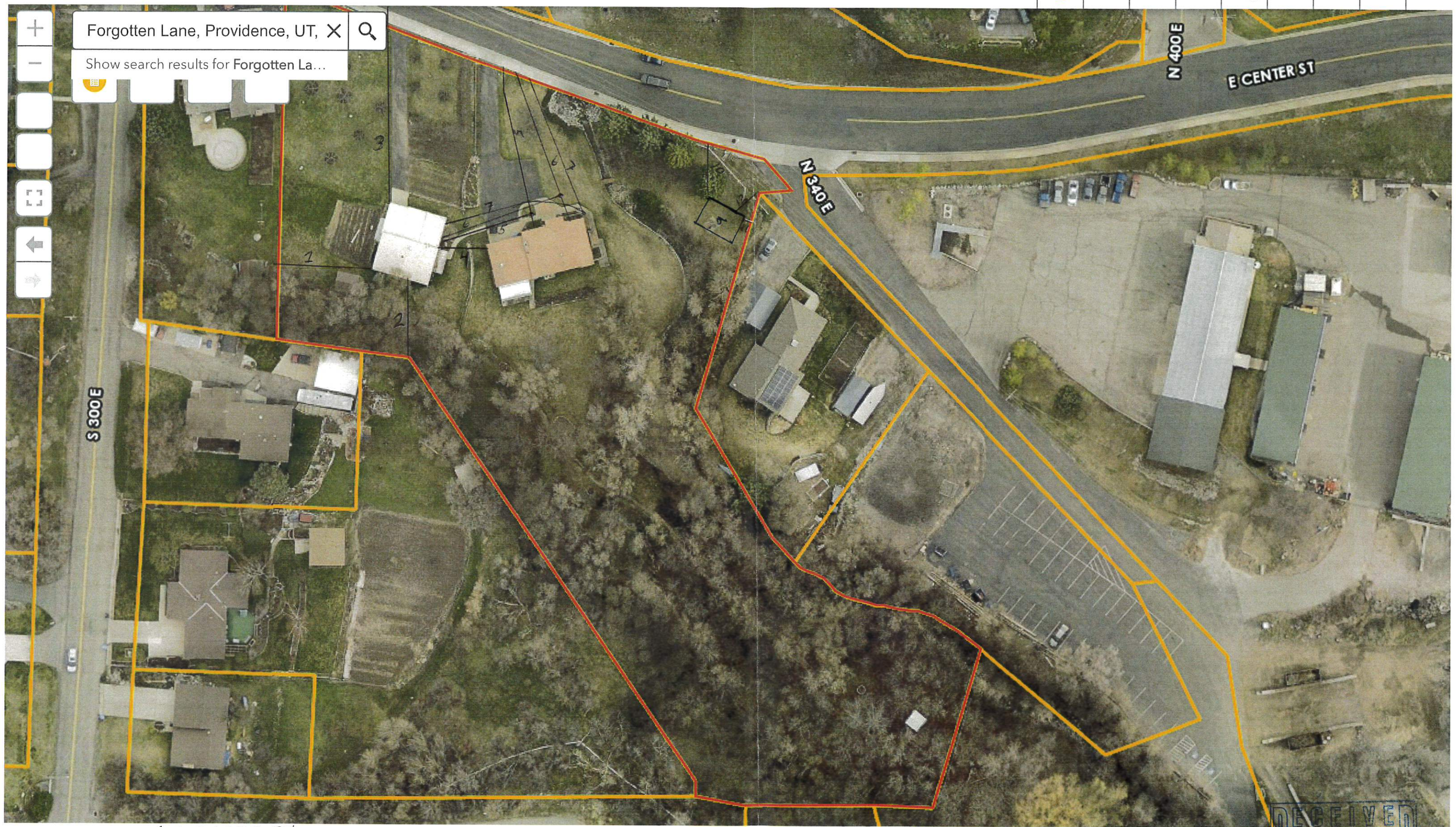
E

RECEIVED
AUG 25 2020
By



Parcel and Zoning Viewer

clear web browser's cache help/ 300 ft mailing list help



60ft

1- SIDE SETBACK 55'
2- REAR SETBACK 48'
3- FRONT SETBACK 115'
4- BETWEEN STRUCTURES 32'

5- WATER
6- SEWER
7- GAS

9- 18' X 30' PRE FAB METAL GARAGE
10- FRONT SET BACK 36'
11- REAR SET BACK 6'
12- SIDE SET BACK 24'

RECEIVED
AUG 25 2020
By