

Providence City
Administrative Land Use Authority (ALUA)
Agenda – October 7, 2020 – 2:30 PM
Providence City Office Building
164 North Gateway Drive, Providence UT 84332

Call to Order: Skarlet Bankhead, Chair

Item No. 1 - Conditional Use – New Home: The Providence City Administrative Land Use Authority will consider for approval a request by Visionary Homes and Brent and Diana Miller for a new home located at 254 N. 850 E., Providence, UT.

Item No. 2 - Conditional Use – Pavilion: The Providence City Administrative Land Use Authority will consider for approval a request by Stone Gate Homes for a pavilion located 247 N. 850 E., Providence, UT.

Item No. 3 – Conditional Use – New Home: The Providence City Administrative Land Use Authority will consider for approval a request by Visionary Homes for a new home located at 188 E. 520 N., Providence, UT

Agenda posted on October 6, 2020


Diane Campbell

If you have a disability and/or need assistance while attending the Providence City Administrative Land Use Authority meeting, please call 435-752-9441 before 1:00 pm on the day of the meeting.



Residential Site Plan Application

FOR OFFICE USE ONLY

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

Date: 9/21/20

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:			Cache County Plat Map	Stormwater NOI Permit	Stormwater Pollution Prevention Plan (SWPPP)
			Existing 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: 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: Brent & Diana Miller

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

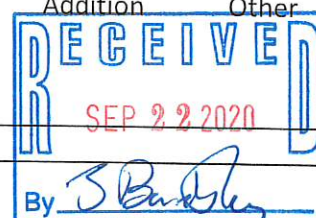
Other

Project Information

Address: 254 N 850 E

Subdivision: Little Baldy

Parcel Tax ID: 02-288-0027



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

6,335 Initial JW

Zone _____ Height 32' 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 JTR4918883 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
Signature of Applicant

Jessica Williamson/VHD LLC
Printed Name

9/21/20
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
Signature

Jessica Williamson/VHD LLC
Printed Name

On Behalf Of

9/21/20
Date



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 254 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

Signature

Printed Name

On Behalf Of

9/21/20

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
Signature

Jessica Williamson/VHD LLC
Printed Name

On Behalf Of

9/21/20
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 JW Name Jessica Williamson

Date 9/21/20

SUBMITTAL REQUIREMENTS

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

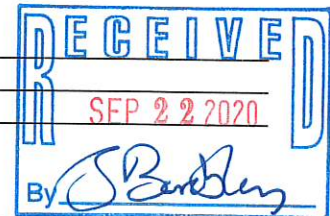
Staff Check

Applicant Information (all information MUST be provided)

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

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

Name _____
Address _____
Phone _____ Email _____



Property Information

Owner of record Brent & Diana Miller
Owner address 50 E 2500 N Ste. 101 North Logan, UT 84341
Owner phone 435-752-1480 Owner email jessica@visionaryhomes.com
Parcel address 254 N 850 E Parcel Tax I.D. 02-288-0027
Zone _____ Height 32' 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.

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 9/21/20
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.



GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 22 Sep. 2020 at 12:47 PM

Parcel Number: 02-288-0027

Property Address: 254 N 0850 E
PROVIDENCE

Tax Roll Acreage: 2.95

Owner Name: BRENT & DIANA MILLER

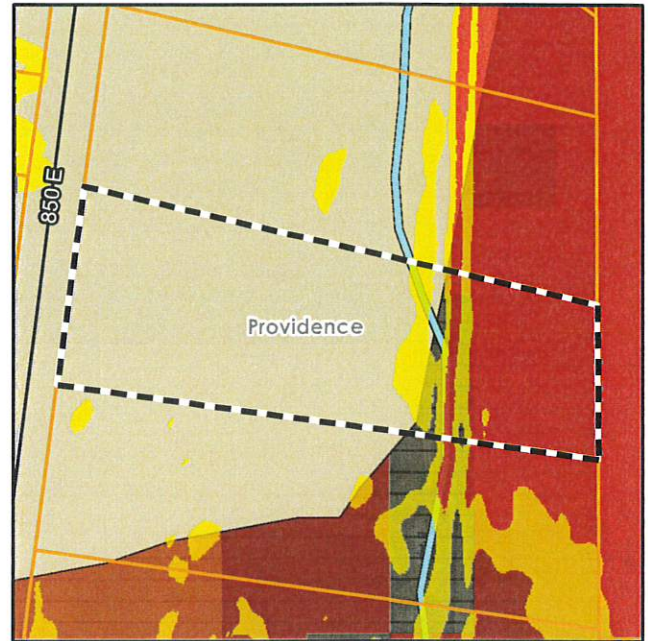
Owner Address: PO BOX 3820
LOGAN, UT 84323-3820

Jurisdiction: Providence
Future

Annexation Area: n/a

Base Zone: Contact Providence for Zoning

Overlay Zone: n/a



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

Initial Parcel Incorporated Area

Legality Review: Contact Providence for Applicable Regulations

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

Areas That May Require Further Analysis

Moderate Slopes
Steep Slopes

Fault Lines
Landslides

Wildfire Hazard Areas

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

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.



September 30, 2020

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

RE: Conditional Use Review, Miller Residence, 254 N 850 E, Providence Ut. Little Baldy Lot #27 (02-288-0027).

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). **Completed.**
- 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 **Completed.**
- 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. **Completed.**
- The maximum grade of the turnaround shall not exceed 4% in slope. Identify on plans. **Completed.**
- 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. **Acknowledged.**

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 (#489) 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. 6,335 sq. ft. in size. According to Table B105.1(1) the fire flow for a combined fire area 6,335 sq. ft. of type V-B is 2,250 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 #489 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 1,409 GPM at 20PSI.
- The homeowner has decided to use sprinklers as a means of meeting the fire flow requirements. Per 2018 IFC table B105.1(1), with the installation of an approved NFPA-13D sprinkler system, the required fire flow becomes 1,125 GPM at 20 PSI.
- **With the fire flow reduction allowance for sprinklers, the amount of water available for fire flow is sufficient for this size and construction type of structure.**

- **Plans for the sprinkler system can be a delayed submittal and shall be reviewed by an approved 3rd party reviewer prior to being submitted to the fire department and prior to work beginning on the sprinkler system. Several on site sprinkler system inspections and tests are required. Refer to the Logan City webpage for an approved list of reviewers.**

https://www.loganutah.org/government/departments/fire/3rd_party_fire_plan_review_services/index.php

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 Brent Miller, **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 Brent Miller, **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 Brent Miller, **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.

FIRE DEPARTMENT

If you have any questions, please call me.

Respectfully,

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

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.

An engineered fire sprinkler system, per the recommendation of the fire marshal.

We have had the lot surveyed and a topograhpy report done. The home is placed on the buildable area of the lot, with slope to the back of lot.

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."-Price Engineering.

The fault line goes across the back third of the lot, the home sits over 50' away from it. We will also be performing a geotech.

Adjacent Property Mailing Addresses:

Property to north-Steven & Tammy Short, PO Box 374 Paradise, UT 84328

Property to south-Stan Checketts Properties, PO BOX 55 Providence, UT 84332



CORE - Plat Maps for Parcel 02-288-0027

RECEIVED
SEP 22 2020
By S. Bandy

02-288

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN

TAX UNIT 05



FILED 4 JAN 2017 ENT 1163617
MAP NO. 2017-3000
SITE PAGE 02-101, 02-005
PARCEL NO = 02-288-LOT NO.

02-288

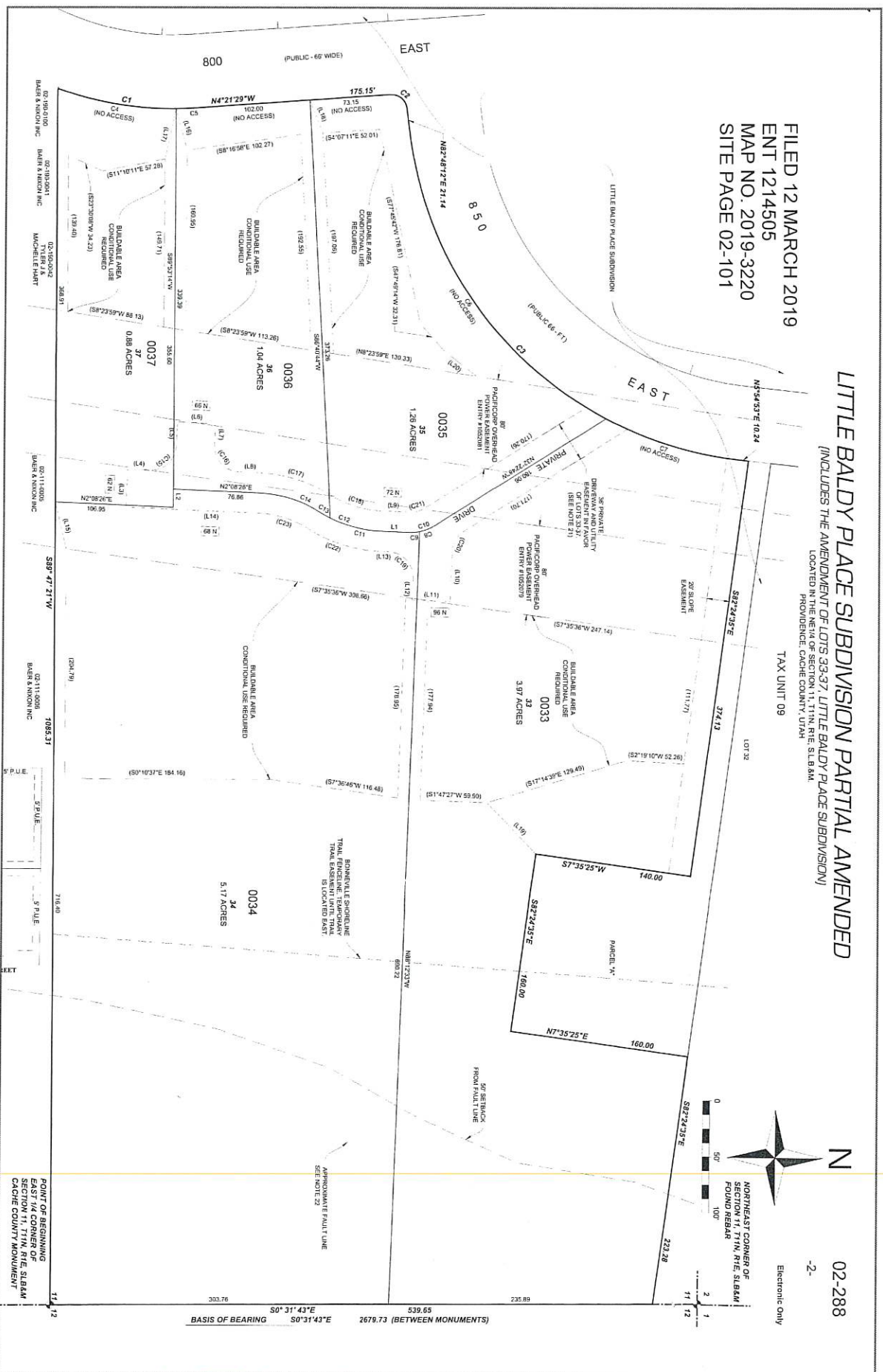
(INCLUDES THE AMENDMENT OF LOTS 33-37, LITTLE BALDY PLACE SUBDIVISION)

LOCATED IN THE NE 1/4 OF SECTION 11, T11N, R11E, PROVIDENCE, CACHE COUNTY, UTAH

TAX UNIT 09

-2-

FILED 12 MARCH 2019
ENT 1214505
MAP NO. 2019-3220
SITE PAGE 02-101





Public Works Infrastructure Inspection

Project Address: 254 N 850 E

Contact Name: Jessie Williamson (Visionary Homes)

Phone Number: 435-752-1480

Inspection	Pass/Fail	Notes
Concrete	Pass	
Curb/Gutter	Pass	
Utilities	Pass	
☒ Conditional Use Fire Hydrants: Location Flow		
SWPPP Needed: Yes ☒ No		SWPPP Completed: Yes No N/A
NOI Needed: Yes ☒ No		NOI UTR: _____ NOI Issued To: _____
Inspection Completed by <u><i>[Signature]</i></u>		Date <u>9.24.2020</u>
Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		
Inspection Completed by _____ Date _____		



PROVIDENCE CITY APPLICATION FOR A CONDITIONAL USE

FOR OFFICE USE ONLY

Date 9/30/20

Payment Form Check

Amount \$100

Receipt # 179866

Clerk

KAC

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 SM Name STEVE COPPIETERS

Date 9/28/2020

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 STONE GATE HOMES, LLC
Address P.O. BOX 4701 LOGAN, UT 84323
Phone (435) 754-5350 Email steve@stonegateutah.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 SAME AS ABOVE
Address _____
Phone _____ Email _____

Property Information

Owner of record DOUGLAS BRINTON
Owner address 247 N. 850 E. PROVIDENCE, UT 84332
Owner phone (435) 225-3573 Owner email douglasbrinton@gmail.com
Parcel address 247 N. 850 E. Parcel Tax I.D. 02-288-0014
Zone SFL Height 13'4 1/4" Initial SM
Setbacks (front yard) 148 (side yard) 25 (rear yard) 83 Initial See

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.

TO CONSTRUCT A PAVILION ON EXISTING PROPERTY

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

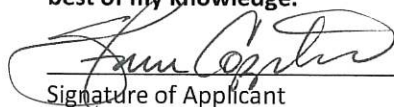


Property owner and contractor shall have responsibility to determine grades, and final placement and elevations of footings/foundations. Property owner and contractor shall be responsible for compliance with all state, national and local building codes and ordinances. Initial SM Name STEVE COPPIETERS

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 SM

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 SM

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.



STEVE COPPIETERS - STONE GATE HOMES, LLC

9/29/2020

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.



Residential Site Plan Application

FOR OFFICE USE ONLY

Date 9/20/20
 Payment Form Check
 Amount \$100
 Receipt # 179866
 Clerk KAC

Date: 9/29/2020

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 Steve Coppiters Initial SM

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	✓		✓	✓	N/A	✓	*	*
Addition							*	*
Deck							*	*
Other								

*May not apply in all cases

Applicant Information

Name: STEVE COPPITERS - STONE GATE HOMES, LLC
 Mailing address: P.O. BOX 4701 LOGAN, UT 84323
 Telephone: (435) 754-5350 Email: steve@stonegateutah.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: DOUGLAS BRINTON
 Mailing address: 247 N. 850 E. PROVIDENCE, UT 84332
 Telephone: (435) 734-1464 Email: douglasbrinton@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



Project InformationAddress: 247 N. 850 E.Subdivision: LITTLE BALDY Parcel Tax ID: 02-288-0014Square footage for fire flow (includes all floors and all areas under the roof, including garages and covered porches):
352 Initial gmZone SFL Height 13'-4 1/4" Initial gmSetbacks (front yard) 148' (side yard) 25' (rear yard) 83' Initial gm**Contractor Information**Name: STONE GATE HOMES, LLCMailing address: P.O. BOX 4701 LOGAN, UT 84323Telephone: (435) 754-5350Email: stev@stonegateutah.com**Stormwater Notice of Intent (NOI) Information**NOI No. UTR N/A Permit issued to: N/A

To obtain your NOI permit, please visit: cdx.epa.gov. 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. For SWPPP templates, visit construction.stormwater.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 gm Name STEVE COPPIETEN

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 gm

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 gm

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:

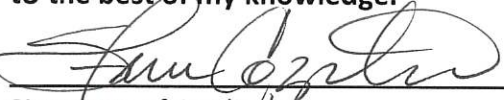
Sensitive and Hazard Areas:

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

STEVE COPPIERENS - STONE GATE HOMES

Printed Name

9/29/2020
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

STEVE COPPITERS

Printed Name

STONE GATE HOMES, LLC

On Behalf Of

9/29/2020

Date

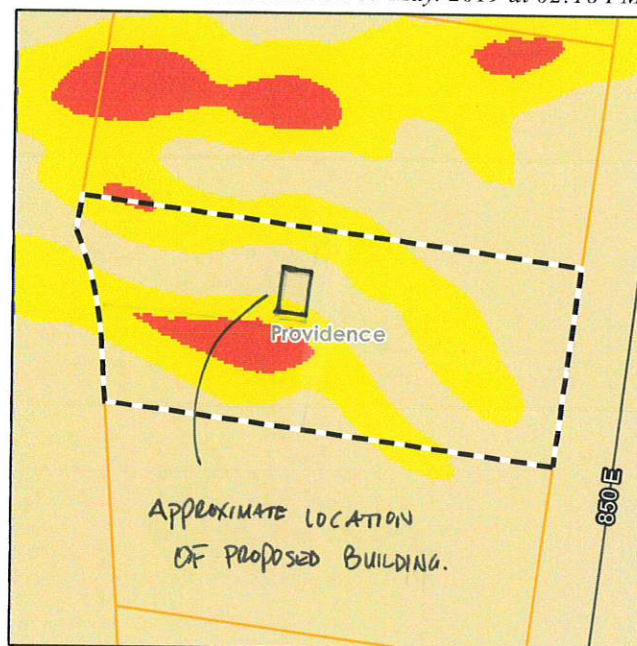


GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Parcel Number: 02-288-0014
Property Address: 247 N 0850 E
PROVIDENCE
Tax Roll Acreage: 0.61
Owner Name: DOUGLAS HATCH & DIANE
MARIE BRINTON
Owner Address: 813 HOLIDAY DR
BRIGHAM CITY, UT 84302-1640
Jurisdiction: Providence
**Future
Annexation Area:** n/a
Base Zone: Contact Providence for Zoning
Overlay Zone: n/a

Generated on 07 May, 2019 at 02:16 PM



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

Initial Parcel Incorporated Area
Legality Review: Contact Providence for Applicable Regulations

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

Areas That May Require Further Analysis

Moderate Slopes
Steep Slopes

Landslides

Wildfire Hazard Areas

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

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.



Public Works Infrastructure Inspection

Project Address: 247 N 850 E. Little Baldy lot 14 (Brinton)

Contact Name: Steve Coppieters (Stone Gate Homes)

Phone Number: 435-754-5350

Inspection	Pass/Fail	Notes
Concrete	Pass	
Curb/Gutter	Pass	
Utilities	Pass	
☐ Conditional Use Fire Hydrants: Location Flow		
SWPPP Needed: Yes No	SWPPP Completed: Yes No N/A	
NOI Needed: Yes No	NOI UTR: _____ NOI Issued To: _____	
Inspection Completed by <u>R. B. S.</u> Date <u>10.2.2020</u>		
Final Inspection	Pass/Fail	Notes
Concrete		
Curb/Gutter		
Utilities		
Inspection Completed by _____ Date _____		



October 5, 2020

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

RE: Conditional Use review for the Brinton accessory building - (02-288-0014)

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.

- Limited access from 850 East, proposed structure is an accessory building and not a dwelling unit.
- Limited access is acceptable for group U structures including barns, carports, private garages and pavilions/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 a private pavilion/shed 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 pavilion/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
- Structure has no vents that need screens

Other project comments

- With the yard being completed to and around the pavilion, this will provide appropriate defensible space.

If you have any questions, please call me.

Respectfully,

FIRE DEPARTMENT

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

(AS APPLICABLE PER LOCAL BUILDING CODE)

EROSION CONTROL NOTES:

CONTROLLED SLOPE, SPIES PLAN SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR TO THE STATE THROUGH HOW EROSION AND SOIL MOVEMENT WILL BE CONTROLLED A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND RETAINING AND MAINTAINING EROSION CONTROL FACILITIES WITH HIGH QUALITY WORK. SHOULD THERE BE A BREACH OF EROSION CONTROL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SLOUT OF EROSION IMMEDIATELY

ALL COSTS ASSOCIATED WITH THE PREPARATION, IDENTIFICATION, AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR

CONTROLLING SEDIMENT TRANSPORTATION AND PREVENTING AVOIDANCE CORRECTING WORKS ASSOCIATED WITH EROSION AND RAINFALL PROCESSES WHICH COULD CAUSE DAMAGE TO THE AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PROVIDE SLOPE SHALL BE MAINTAINED AND PROTECTION OF EROSION CONTROL DEVICES WILL BE SCHEDULED THROUGH THE SCHEDULED COMPLETION OF WORKS

PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING GRADE/FUNCTIONS WITH RAINFALL THROUGHOUT THE PROJECT AREA AND OVER THE SLOPES. THESE SLOPES SHALL BE MAINTAINED AND PROTECTION OF EROSION CONTROL DEVICES WILL BE SCHEDULED THROUGH THE SCHEDULED COMPLETION OF WORKS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND RETAINING AND MAINTAINING EROSION CONTROL FACILITIES WITH HIGH QUALITY WORK. SHOULD THERE BE A BREACH OF EROSION CONTROL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SLOUT OF EROSION IMMEDIATELY

EDUCATION AND ENLIGHTENMENT OF OPERATORS SHALL PROCEED THROUGHOUT THE PROJECT AREA. SLOPES, INCLUDING REGENERATION, SHALL BE ACCOMPANIED AS SOON AS POSSIBLE AFTER HOW-GRAVING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARPED WITH 4:1 VERTICAL LEAVING TRACKS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND RETAINING AND MAINTAINING EROSION CONTROL FACILITIES WITH HIGH QUALITY WORK. SHOULD THERE BE A BREACH OF EROSION CONTROL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SLOUT OF EROSION IMMEDIATELY

CUT AND FILL SLOPES SHALL BE 2:1 MAX. UNLESS ROCK IS ENCOUNTERED. CUT SLOPES IN ROCK MAY BE STEEPER. DEPENDING UPON THE GEOTECHNICAL CONSIDERATIONS. THE TOPS OF ALL SLOPES SHALL BE BOUNDARY FOR A HORIZONTAL DISTANCE OF THREE FEET TO THE "CROWN" OF THE SLOPE. SLOPES SHALL BE MAINTAINED AND PROTECTION OF EROSION CONTROL DEVICES WILL BE SCHEDULED THROUGH THE SCHEDULED COMPLETION OF WORKS

THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND FILL SLOPE SHALL BE DEVELOPED IN CONJUNCTION WITH THE EXISTING NATURAL CONTOURS, SCALE AND AGITATION OF NATURAL TERRAIN

DEFERRED AREAS 5% BOTH ON AND OFF SITE SHALL BE REVEGETATED. THESE AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL UNBURNED AREAS WITHIN THE BURNED AREA AND ALL BURNED AREAS WITHIN THE BURNED AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SLOUT OF EROSION IMMEDIATELY

CONTROLLED SLOPES SHALL BE MAINTAINED AND PROTECTION OF EROSION CONTROL DEVICES WILL BE SCHEDULED THROUGH THE SCHEDULED COMPLETION OF WORKS

SEED SHALL BE APPLIED AT A RATE SUFFICIENT TO DETERMINE AND SUBSEQUENT COVER SHOULD BE 30 PERCENT IN A REPRESENTATIVE 10X10 AREA. IF COVERAGE DOES NOT REACH 30 PERCENT, RESEEDING MUST OCCUR BEFORE RE-VEGETATION

ALL DITCHES AND SWALES BETWEEN 5% AND 8% SHALL BE ARMORED WITH A STRAW-TYPE EROSION CONTROL REVEGETATION STABILIZATION MAT TO PREVENT REVEGETATION

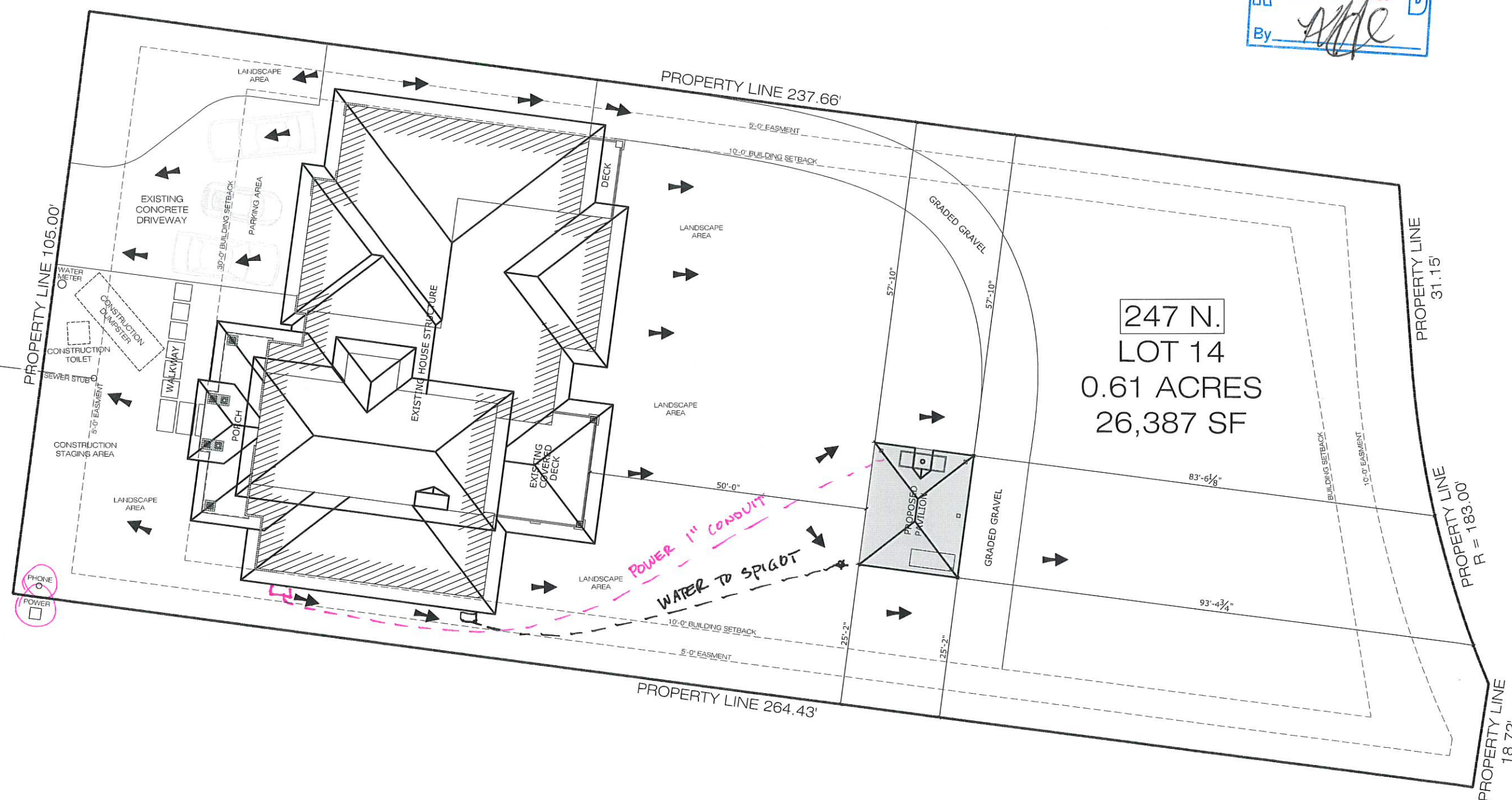
RIP-RAP OF APPROPRIATE SIZE WILL BE CONSTRUCTED INTO ROADSIDE RUNOFF SWALES ACCORDING TO

RIP-RAP SHALL BE LOCATED FOR WATER DISCHARGE, AT DOWN-TOUR



SCALE 1" = 20'-0" (11 X 17 PAPER) OR
1" = 10'-0" (22 X 34 PAPER)

- - - - - PROPERTY LINE
 - - - - - L.O.D. / SILT FENCE
 - - - - - EASEMENT
 ➔ DRAINAGE FLOW



DG Drafting & Design
Stock Plans | Custom Design | Drafting Services
801.557.6711 | www.dgdraftinganddesign.com

Brinton Pavilion
Lot # 14 Little Baldy Place
247 North 850 East
Providence, UT

Doug & Diane Brinton
435.734.1464 (Doug)
435.225.3573 (Diane)
dianebrinton@gmail.com



PYAN B. AIDUN, P.E., S.E.
RYAN@ABR-ENG.COM

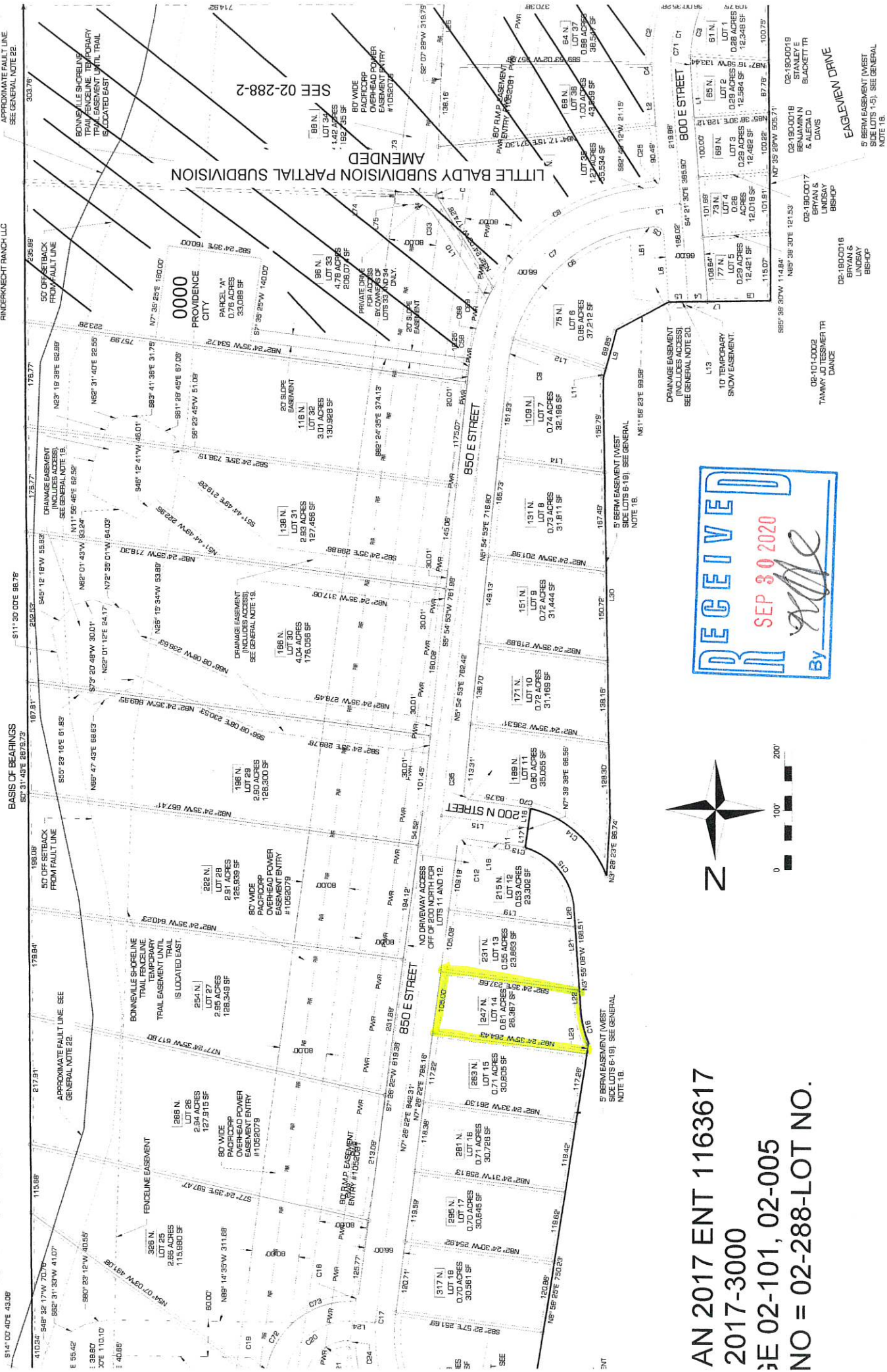
[illegible]

Sheet Title:

AS1.0

LITTLE BALDY PLACE SUBDIVISION

SECTION 11, AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN
 OCTOBER 2016, SCALE: 1"=100'



AN 2017 ENT 1163617
 2017-3000
 E 02-101, 02-005
 NO = 02-288-LOT NO.

BRINTON PAVILION

Lot # 14 LITTLE BALDY PLACE
247 North 850 East
Providence, UT

BUILDING INFORMATION

Building Code Information

Code: 2015 IRC
Occupancy: R (Residential)
Construction Type: Masonry & Wood
Height: Single Story

Zoning Information

Zone: R
Building Size: Building Aprox. 396 sq.ft.
Allowable Building Height: Maximum Structure Height 35'-0"
Actual Building Height: 14'-4-1/4"±

DESIGN CRITERIA

GOVERNING CODE: 2015 IRC
SOIL
BEARING PRESSURE: 1,500 PSF
(PRESUMPTIVE)
FROST DEPTH: 30 INCHES

WIND (ASCE 7-10 CRITERIA)
3 SECOND GUST: 115 MPH
EXPOSURE: C

SEISMIC
DESIGN CATEGORY: D2
IMPORTANCE FACTOR: 1.0

ROOF LOADS
DEAD LOAD: 15 PSF
SNOW LOAD: 45 PSF
TRUSS
TOP CHORD DEAD: 10 PSF
BOTTOM CHORD DEAD: 5 PSF

FLOOR LOADS
DEAD LOAD: 12 PSF
LIVE LOAD: 40 PSF

DEFLECTION CRITERIA
FLOOR: L/360 TOTAL, L/480 LIVE
ROOF: L/240 TOTAL, L/360 LIVE

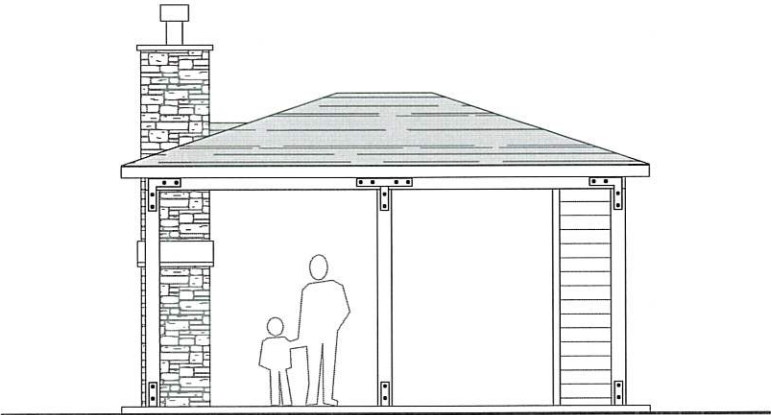
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Draftsman

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BUILDING SKETCH

INTENT OF PLANS:

IT IS THE INTENT OF THESE DRAWINGS, SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS TO DESCRIBE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE THE WORK CALLED FOR, INDICATED OR REASONABLY IMPLIED BY THEM, INCLUDING PARTITIONING, MECHANICAL AND ELECTRICAL WORK, AIR CONDITIONING AND ALL OTHER ITEMS DESCRIBED. FAILURE TO SHOW DETAILS OR REPEAT ON ANY DRAWINGS THAT FIGURES, NOTES OR DETAILS GIVEN ON ANOTHER DRAWING SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PERFORM THE WORK (AT NO ADDITIONAL COST) AS IF SHOWN ON EACH AND EVERY DRAWING.

ALL WORK SHALL BE IN A FIRST CLASS WORKMANSHIP MANNER, NEAT AND COMPLETE IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS AND THE INTERNATIONAL RESIDENTIAL CODE, THE STATE ENERGY EFFICIENCY CODE AND ALL AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL ENDEAVOR TO PROTECT THE OWNER'S AND ADJACENT OWNER'S PROPERTY FROM DAMAGE DUE

CONTRACTOR SHALL ARRANGE FOR INSPECTIONS AND TESTS SPECIFIED OR REQUIRED BY THE CITY/COUNTY BUILDING DEPARTMENT AND SHALL PAY ALL FEES AND COSTS FOR THE SAME. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SECURE AND PAY FOR ALL PERMITS AND UPON COMPLETION OF THE WORK (PRIOR TO FINAL PAYMENT) DELIVER TO THE OWNER A CERTIFIED CERTIFICATE OF OCCUPANCY FROM THE CITY/COUNTY BUILDING AND ZONING DEPARTMENT.

CONTRACTOR SHALL BE REQUIRED TO CARRY COMPREHENSIVE LIABILITY INSURANCE AT HIS OWN EXPENSE.

INDEX OF DRAWINGS:

T1.0	PROJECT COVER SHEET
C-1	Civil Drawings Not Included in this set - submitted separately (AS REQUIRED)
AS1.0	SITE PLAN
N1.0	GENERAL NOTES
A1.0	PAVILION /FOUNDATION / FRAMING PLANS
A3.1	EXTERIOR ELEVATIONS
SD1	STRUCTURAL DETAILS

DEFERRED SUBMITTALS

TRUSS DETAILS
TRUSS DETAILS & LAYOUT DESIGN SCHEMATIC & ENGINEERING CALCULATIONS WILL BE PROVIDED ON SITE FOR FRAMING INSPECTIONS.



REV	DESCRIPTION	DATE

Sheet Title:
T1.0

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Brinton Pavilion
Lot # 14 Little Baldy Place
247 North 850 East
Providence, UT

CONTRACTOR SHALL SIGN
CONTRACTORS WORKING ON THIS
PROJECT TAKE FULL LIABILITY OF
THESE PLANS AND SHALL
THOROUGHLY REVIEW AND VERIFY
ALL DIMENSIONS, LOCATIONS,
NOTES, ETC. PRIOR TO STARTING
ANY STAGE OF CONSTRUCTION.

Doug & Diane Brinton
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Client:
Project Info: BRINTON PAVILION PLANS



Drawing Information:	Project Number: 0108-001-20
Project Manager:	DG
Project Engineer:	ABR ENG
Date:	09-25-2020

Sheet Title:
T1.0

EROSION CONTROL
(AS APPLICABLE PER LOCAL BUILDING CODE)

EROSION CONTROL NOTES

EROSION CONTROL: SITES PLAN SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR TO THE STATE OUTLINE HOW EROSION AND SILT MOVEMENT WILL BE CONTROLLED. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD A SILENT EROSION OCCUR, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY.

ALL COSTS ASSOCIATED WITH THE PREPARATION, MODIFICATION, AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

CONTROLING SEDIMENT TRANSPORTATION AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES WHICH COULD OCCUR DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED THROUGHOUT THE SCHEDULED COMPLETION OF WORK.

PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS WHICH RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO LOCATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM ANY ON-OR-OFF-SITE IMPROVEMENTS TO PREVENT EROSION AND OTHER SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT DRAINAGE FACILITIES ARE BUILT AND FUNCTIONAL.

EROSION AND SEDIMENTATION OPERATIONS SHALL PROCEED AT SUCH A RATE AS TO NOT EXCEED 1:1 SLOPES. SLOPING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARPED WITH HEAVY EQUIPMENT, LEAVING TRUCKS PERPENDICULAR TO THE SLOPE.

CUT AND FILL SLOPES SHALL BE 2:1 MAX. UNLESS ROCK IS ENCOUNTERED. CUT SLOPES IN ROCK MAY BE STEEPER. DETONATING UPON THE GEOTECHNICAL CONSULTANT'S THE TOPS OF ALL CUT SLOPES SHALL BE FORMED FOR A HORIZONTAL DISTANCE OF THREE FEET BEYOND THE CROWN POINT. SLOPE FORMING SHALL OCCUR AS THE SLOPE IS BUILT BUILT DOWN.

THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCORD WITH THE EXISTING NATURAL CONTOURS, SCALE, AND VEGETATION OF NATURAL TERRAIN.

DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO ALL UNGRADED AREAS WITHIN THE PLANNED LIMITS OF DISTURBANCE. STORM AND STORAGE PILES, MINERAL WASTE AREAS, UNDESIRABLE UTILITY CONSTRUCTION AREAS, RE-CHAD AREAS, INCLUDING RETAINING WALLS, BRACKETS, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES. ROCK CUTS STEEPER THAN 1:1 WILL NOT BE RE-VEGETATED.

CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES.

SEED SHALL BE APPLIED AT A RATE 50 THE DETERMINATION AND SUBSEQUENT COVERED REACHES 30 PERCENT IN A REPRESENTATIVE 10X10 AREA. IF COVERAGE DOES NOT REACH 30 PERCENT, RESEEDING MUST OCCUR BEFORE REVEGETATION.

ALL DITCHES AND SWELLS BETWEEN IN AND IN SHALL BE ARMORED WITH A STRIP-TYPE EROSION CONTROL. REVEGETATION STABILIZATION MAT TO PROMOTED REVEGETATION.

RIP RAP OF APPROPRIATE SIZE WILL BE CONSTRUCTED INTO ROADSIDE RUNOFF SWELLS EXCEEDING 30".

RIP RAP SHALL BE LOCATED FOR WATER DISPENSAL AT CULVERT OUTLETS.

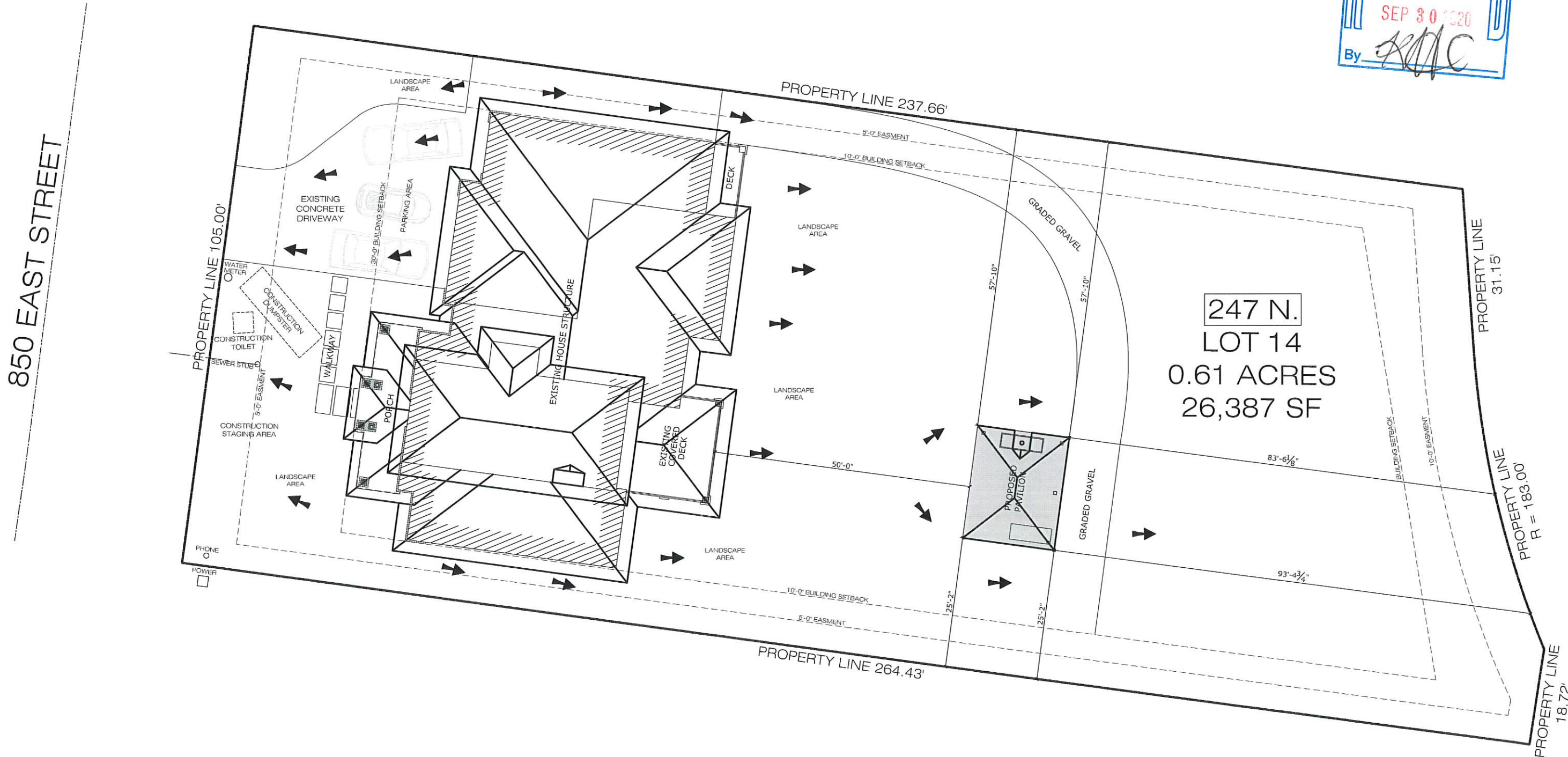


SITE PLAN

SCALE 1" = 20'-0" (11 X 17 PAPER) OR
1" = 10'-0" (22 X 34 PAPER)

LEGEND

- PROPERTY LINE
- - - L.O.D. / SILT FENCE
- - - EASEMENT
- DRAINAGE FLOW



GENERAL

1.

The following was compiled with the intent of summarizing **some** of the construction requirements for single family dwelling and townhouse construction. The following information has been referenced from the **2015 International Residential Code and the Utah State Amendments to the International Codes and the National Electrical Code.** (The actual code should be used for the exact wording, details and requirements)
1.

Construction documents are valid for a single use at the project location and shall not be reused, copied, or reproduced without written approval from DG Drafting & Design.
2.

All submittals and changes to plans shall be approved by the designer prior to being submitted to the building official for approval. Engineer to approve all structural changes.
3.

Contractor / Owner shall review and verify all notes, dimensions, locations, etc. prior to any phase of construction, any existing structures shall be field verified and shall take precedence over any existing drawings, contractor shall notify designer of any discrepancies, omissions, or conflicts between the various elements of the working drawings and/or specifications before proceeding with any work involved.
4.

It is the Contractor's and all Subcontractors' responsibility to perform their trades and duties in conformance with the procedures and requirements as stated in the **2015 INTERNATIONAL RESIDENTIAL CODE**
5.

Fire sprinklers shall be built to NFPA 13R or 13 shall also be built to NFPA 13D (as required per location) fire sprinkler layout shall be designed by others therfore a deferred submittal. (Sprinkler requirements per local Building Official)
6.

All construction debris shall be removed prior to final inspection. Construction debris shall be secured at all stages of construction to prevent traveling from job site.
7.

Special Inspections required by the local Building Official or the International Residential Code are the responsibility of the Owner or Contractor.
8.

Printed dimensions shall take precedence over scales shown on construction documents. The registered design professional in responsible charge does not warrant the accuracy of scaled dimensions

SITE PLAN

1.

No property lines were located. All site measurements have been taken from existing landmarks such as fences, sidewalks, etc. All plat dimensions have been taken from county plat maps.
2.

Curb, gutter, and sidewalk at frontage of lot shall be installed at the time of new construction. Curb, gutter and sidewalk must be clean and in new condition @ time of final inspection.
3.

Contractor shall verify all conditions, dimensions, elevations, etc., at the site and shall coordinate work performed by all trades.
4.

Building location must comply with all regulations of the city ordinances.
5.

Buildings closer than 5 ft. to property line shall be of 1-hr construction without doors or windows.
6.

Eaves, overhangs and projections cannot be less than 2 ft. from the property line and must be of 1-hr. If within 3 ft. of the property line. R302.1
7.

No stumps, roots, or organic material shall be present in soil at the area of the building.
8.

Water meters cannot be located in driveways, approaches, sidewalks
9.

Buildings cannot be located on any easements or right of ways10.Site shall be graded such that the ground slopes away from the foundation at least 6" in the first 10' of the foundation. R401.3
10.

Any retaining wall over 4 feet in height from the bottom of the footing to the top of the wall must be an approved design with engineers details included. R404.5
11.

Address numbers shall be installed which are plainly visible and legible from the street. numbers shall be a minimum of 4" high with a minimum stroke width of ½". R319
12.

Each lot shall have a soils report from a state licensed engineer after the hole is dug, the report and recommendations from the engineer must be on site at the time of the footing inspection.
13.

Roof runoff shall be collected and discharged well outside of the backfill limits, and at least 10' from the structure
14.

Homes located in potential flood areas will be required to have elevation certificates prior to and after completion of construction. R106.1.3

FIRE SEPARATION BETWEEN HOUSE AND GARAGE

22.

Fire separation between the house and garage with material approved for 1-hr. fire resistive construction on the garage side. R302.6
23.

A common method of providing 1-hr. fire protection to these framing members is to use 5/8" type "X" sheetrock on the garage side of the studs and ceiling joists nailed 7" on center or screwed 12" on center. ICBO ES #1602
24.

Fire resistive construction of the separation shall be both horizontal and vertical. Common walls between the house and the garage must be completely protected. All structural members supporting the fire separation shall also be fire protected, this includes bearing walls, columns and beams. R309.2
25.

Any door between the house and the garage must be solid wood 1-3/8" thick tight fitting doors or a 20 min. labeled door (closer not required) R302.5.1
26.

22"x30" attic access door located in the garage ceiling shall be of 1hr. fire resistive construction 5/8" sheetrock or 7/16" OSB min. Access doors shall be latched. All latches shall be screwed into a solid member. "Not into sheetrock only" R302.6
27.

Duct penetrations shall be minimum 26 gage sheet metal with **no openings into the garage.** R302.5.2
28.

Under no circumstances shall a door be permitted between the garage and a sleeping room. R302.5.1

ROOM DIMENSIONS/MISCELLANEOUS

1.

Ceiling height is required to be a minimum of 7'-0" in all rooms, halls and basements. the bottom of all beams, girders, ducts or other obstructions may be 6'-4". Sloped ceilings require the minimum height for more than ½ of the room. R305
2.

Houses shall have at least one room not less than 120 sq. ft. of floor area. Other habitable rooms except kitchens shall have area of not less than 70 sq. ft. R304
3.

Habitable rooms other than kitchens shall have a minimum dimension of not less than 7'-0". R304
4.

Exterior walls shall provide the building with a weather-resistive exterior wall envelope. IRC R703.1 provide weather-resistive barrier flashing details for windows, door and other openings in the building envelope, include manufacturer's installation instructions. R703.8

EXITING REQUIREMENTS

1.

At least one exit door minimum 3'-0" wide and 6'-8" in height with side hinges shall be provided for dwelling unit. R311
2.

All hallways shall not be less than 36" in width. R311.6
3.

Hallways and all other habitable rooms shall have a ceiling height of 7'-0" minimum. R305
4.

All sleeping rooms and basements shall have at least one operable, exterior window or door for emergency escape and rescue. these egress units shall be operable from the inside without special tools.

THE FOLLOWING SHALL APPLY PER R310

1.

Minimum 5.7 sq. ft. net clear opening of windows. (5 sq. ft. for windows on ground floor) minimum net clear opening height of 24"
2.

Minimum net clear opening width of 20"
3.

Maximum finished sill height of 44" above finished floor.
4.

Window wells for egress windows shall have a minimum net clear opening of 9 sq. ft. with a min. dimension of 36" wide and minimum 44" in depth.
5.

Egress windows are allowed under decks and porches if it allows window to be fully opened and provides a path not less than 36" in height directly to out to yard.

GLAZING

1.

Glazing in doors shall be (tempered) safety glazing. R308.4
2.

Glazing within a 24" arc of either edge of a door when closed shall be (tempered) safety glazed if the bottom edge is less than 60" off the ground. R308.4
3.

Glazing panels larger than 9 sq. ft located less than 16" above or within 36" horizontally of a floor or walking surface shall be (tempered) safety glazed. R308.4
4.

Glazing within shower or tub enclosures less than 60" above the tub/shower drain shall be (tempered) safety glazing. R308.4
5.

Glazing within 60" horizontally or vertically of any indoor or outdoor pool or spa deck shall be (tempered) safety glazing. R308.4
6.

Glazing in walls surrounding stairs, stair landings and within 60" horizontally of the stairs and less than 60" above the finished floor shall be (tempered) safety glazing. R308.4
7.

Safety glazing shall have an etched or permanently fixed label. R308.1

NATURAL LIGHT & VENTILATON

1.

All habitable rooms shall be provided with minimum window area shall equal not less than 8% of the floor area of the room unless artificial light is provided capable of producing an average illumination of 6 foot candelas over the area of the room at a height of 30 inches. R303.1
2.

All habitable rooms shall be provided with natural ventilation equaling 4% of the floor area shall be through windows, doors, louvers or other approved openings to the outdoors unless an approved mechanical ventilation system is provided capable of producing 0.35 air changes per hour in the room or a whole-house mechanical ventilation system is installed. R303.1
3.

Room and areas requiring mechanical ventilation other than bathrooms provide an approved mechanical ventilation system capable of producing 0.35 air changes per hour. R303.1
4.

Bathrooms shall be provided with ventilation from a window with a minimum area of 3 sq. ft., not less than 1 ½ sq. ft. operable, or provide exhaust fan capable of (5) air changes per hour. The fan must exhaust outside not less than 3" from any opening. R303.3
5.

Vent clothes dryer to outside. Maximum length of the 4" duct with two 90-degree elbows is 15 feet. M1502.4.4.1 for any other duct fitting applications, see dryer exhaust duct fitting equivalent length table M1502.4.4.1 Where a closet is designed for the installation of a clothes dryer, provide makeup air by an approved means. G2439.4 (614.5)
6.

Provide an attic access of not less than 22" x 30" with minimum of 30" headroom. Locate in a hallway or other accessible location for all attic areas 30 sq. ft. or larger.
7.

All attic areas shall be provided with attic ventilation of not less than 1 sq. ft. per 150 sq. ft. of attic area or 1 sq. ft. per 300 sq. ft. if 50% to 80% of the ventilation is provided in the top 3' of the attic area and the rest is provided from soffit vents. R806

FOOTINGS AND FOUNDATIONS

1.

Perimeter footing is to be continuous and must extend 30" below the frost line minimum. (Depth is measured from the bottom of the footing to finished grade) R403.1.2 & 403.1.4
2.

Foundation walls are to extend at least 6" above the finished grade or 4" above grade with masonry veneer. R404.1.6
3.

Foundation sill plate shall be treated wood or foundation grade redwood. R317
4.

Connections of the structure to the foundation shall be adequate to transfer forces.
A. Anchor bolts must be min. 1/2"
B. Hold downs shall be as required by the engineer or as for alternate braced wall panels.
5.

All footings shall be designed to minimize differential settlement. Footing shall be placed on soils approved by the soils engineer and follow all recommendations included in the soils report. R401.4.1 and R403.1
A. Where footings are dug rather than formed the soil shall be stable enough to maintain near vertical edge without shuffling or forms must be used.
B. Exterior and interior footings may be inspected at the same time or separately.
All footings, including interior footings placed with the basement slab, must be inspected and approved prior to concrete placement. If poured monolithically with the floor the footing must be 18" deep from the top of the slab. R403.1.4

CRAWL SPACE

1.

Wood beams & girders shall **NOT** be located within 12" of exposed ground and floor joists not less than 18" unless they are of treated material. R317
2.

A Min. 18"x 24" crawl space shall be provided. R408.3
3.

If furnace is located in the crawl space the access shall be min. 22"x 30" or the size of the equipment if larger within 20' of the furnace. M1305.1.4
4.

Crawl space ventilation shall be provided by an approved mechanical means or opening in the exterior wall, the openings shall be a min. of 1 sq. ft. per 150 sq. ft. of area under the floor. The openings shall be located within 3' of the corners and shall provide cross ventilation. R408.2

ELECTRICAL

1.

All electrical installations shall comply with the **2015 International Residential Code, and 2014 NEC Code requirements**
2.

All receptacles serving kitchen countertops, in garages, baths, unfinished basements and outside receptacles shall be GFCI protected. -IRC E3902
3.

Lights in closets must comply with the clearance dimensions of IRC E4003.12
4.

Electrical panels must comply with IRC E3405.2 for 30" by 36" minimum working space and 6'-6" minimum headroom.
5.

Provide smoke detectors conforming to IRC section R314. All levels, all bedrooms, access to all bedrooms and in all rooms with sloped ceilings next to halls serving bedrooms. IRC R314.3 All detectors shall be hard-wired, interconnected, and have battery backup. IRC R314.4
6.

Provide at least two outside grade level receptacles. One in the front yard and one in the rear yard. IRC E3801.7
7.

All branch circuits that supply electrical outlets in bedrooms need to be provided with Arc-fault protection. NEC 210-12
8.

Carbon monoxide detectors shall be installed on each habitable level of a dwelling unit equipped with a fuel burning appliance and in dwelling units with attached garages. IRC R315.1 Shall be interconnected with smoke detectors as amended by state
9.

Electrical panel to be 200 amp (Electrician to verify)
10.

Electrical panel is not to be installed in bathrooms, fire rated garage walls or closets may not be located behind a door or in a room that may be locked and have proper working clearances. NEC 110
11.

Pacificorp requires that the main electrical service entrance must be within 10'-0" of the front corner of the house. electrical meter must be on the side of the house. electrical service entrance cannot be located over a window well or within 3'-0" of gas meter.
12.

Install a secondary grounding system when using the water services as the primary ground.
13.

Electrical central heating equipment, other than fixed electric space heating equipment, shall be supplied with an individual branch circuit.
14.

Bathrooms and utility rooms shall be ventilated with a fan capable of (5) air changes per hour if no window ventilation is provided.
15.

A switch controlled light must be provided at all hallways, stairways, exits and each room
16.

Electrical convenience outlets shall be spaced such that no point along the floor line of any wall space is more than 6'-0" from an outlet.
17.

Small wall sections 2'-0" or wider (includes between doors) require an outlet.

ATTIC ELECTRICAL

1.

Switched light and receptacle near the unit with switch near attic access scuttle. Duplex receptacles may not be upward.
2.

Air conditioner condenser to be provided wit a separate dedicated circuit and have a disconnect (fused or "HACR" breaker) in sight of the unit and readily accessible (Within 50')
3.

Identify breaker at meter panel/proper conductor size.
4.

All electrical wiring within six feet of the attic access scuttle must be secured and protected by a guard strip.

MECHANICAL

1.

All mechanical installations shall comply with the **2015 International Mechanical Code and 2015 International Fuel Gas Code.**
2.

Provide a comfort heating system capable of maintaining 68° f at a point 36 inches above the floor in all rooms. These appliances cannot be installed in sleeping rooms, bathrooms, surgical rooms or in a space that opens only into such rooms or spaces. IRC G2406.2
3.

Provide combustion air for all fuel-burning appliances at a minimum rate of 1 sq inch per 3000 btu/hour input. The one opening must be in the top 12 inches of the room. Show minimum 1 inch clearance around equipment at sides and rear of the appliance. Minimum 6 inch clearance in front of the appliance. IRC G2407.6.2 (304.6.2)
4.

Each gas appliance shall have a shut-off valve within 6 feet of the appliance and shall be installed upstream of the union, connector or quick disconnect device it serves. IRC G2420.5.1
5.

Fuel-burning appliances, including fireplaces, are not permitted to be installed in sleeping rooms, bathrooms, or toilet rooms unless the appliances are direct vent appliances. See IRC G2406.2 and IMC 303.3 for more information and the list of exceptions.
6.

Fuel-fired water heaters shall not be installed in a room used as a storage closet. Non-direct-vent water heaters located in a bedroom or bathroom shall be installed in a sealed enclosure so that combustion air will not be taken from the living space. IRC M2005.2
7.

Appliances having an ignition source shall be elevated such that the source of ignition is not less than 18 inches above the floor in garages. Rooms or spaces that are not part of the living space of a dwelling unit and that communicate with a private garage through openings shall be considered to be part of the garage. IRC M1307.3
8.

Appliances located in a garage or carport shall be protected from impact by automobiles. IRC M1307.3.1
9.

Vapor retarder in accordance with ASTM E 96, or aluminum foil with a minimum thickness of 2 mils shall be installed on the exterior of insulation on cooling supply ducts that pass through unfinished areas such as crawl spaces, attics, unheated garages, etc. -M1601.4.5
10.

If gas pipe system is over 4 ounces pressure provide a gas piping schematic for the system. Clearly identify the operating pressure, type of piping material, size of the gas pipe, lengths of the piping runs, capacity of each appliance in btu's/hour or cubic feet of gas per hour, identify the brand and location of each regulator, and venting of each regulator. IRC R106.1.1
11.

Room and areas requiring mechanical ventilation other than bathrooms provide an approved mechanical ventilation system capable of producing 0.35 air changes per hour. IRC R303.1
12.

Provide 6" clearance on combustion air side of furnace room and 30" working space in front of all heating controls. 3" min. all other sides.

PLUMBING

1.

All plumbing installations shall comply with **2015 International Plumbing Code.**
2.

Provide location for gas meters in an area that is protected from snow and ice damage. IMC 15-2.3-4 (J)
3.

Provide anti-scald device. The hot water supplied to bathtubs and whirlpool tubs shall be limited to a maximum temperature of 120° f by a water temperature limiting device that conforms to ASSE 1070. Except where such protection is otherwise provided by a combination of tub/shower valve in accordance with IRC P2708.3
4.

Provide water closets with a flow rate of not more than 1.6 gallons per flush. IRC P2903.2
5.

Provide showerheads with a flow rate of note more than 2.5 gpm. IRC P2903.2
6.

Provide (minimum of 2) non-freeze type backflow prevented hose bibs. IRC P2902.3, P2603.6
7.

Hose bib connections are to be equipped with an atmospheric or pressure type vacuum breaker. P2903.2
8.

All plumbing vents passing through the roof to be minimum 3" pipe, and as direct as possible from the main drain to the open air above the roof. IRC P3103.2
9.

Provide expansion tank on the culinary water system. IRC P2903.4
10.

Provide location of access for whirlpool type tubs. No grouted tile access. IRC P2720.1
11.

Showers shall be finished to a height of not less than 72 inches above the floor. Material shall be nonabsorbent. IRC R307.2
12.

Provide a floor drain by the water heater. Show a metal pan under the water heater or steam shower equipment if located on a wood floor. IRC P2801.5
13.

Provide 21" clearance in front of water closet. Show a full 30" wide finished space for water closet. IRC R307.1
14.

Shower compartment shall have not less than 900 sq. in. of floor area and be sufficient in size to inscribe a circle not less than 30" in diameter. P2708
15.

Water heater shall be anchored or strapped in the upper third of the appliance, and the lower third of the appliance to resist a horizontal force equal to one third of the operating weight of the water heater. IRC P2801.7 (State Amendment)
16.

Water heaters and heating appliances installed in garages or other areas where they are subject to damage shall be guarded against such damage. G2408
17.

Plumbing vents shall not be "Flag poled"

ATTIC PLUMBING

1.

Condensate drain and secondary drain 1/8" per ft. min. slope with supports every 4'. On retrofit units both drains may run to the exterior.
2.

Gas line air test if more than 6' of new gas line piping is added. 10 lbs./15 min.
3.

Gas shut-off within 3' of unit.
4.

Gas supply flexes connectors are not allowed to pass through the equipment housing.

FIREPLACE

1.

Masonry fireplaces: combustible material shall not be placed within 2 inches of fireplace smoke chamber or chimney walls. Combustible material shall not be placed within 6 inches of the fireplace opening. No such combustible material within 12 inches of the fireplace opening shall project more than 1/8" for each 1" distance from such an opening. -IRC R1003.12
2.

All masonry and concrete chimneys shall be anchored at each floor, ceiling line, or roof line more than 6 feet above grade, except where chimney is constructed completely within the exterior walls of the building. IRC R1003.4 Anchorage shall consist of two 3/16" x 1" straps embedded a minimum 12" into the chimney. Straps shall be hooked around the outer bars and extend 6" beyond the bend. Each strap shall be fastened to a minimum of four floor joists or rafters with two 1/2" bolts. IRC R1003.4.1
3.

Chimneys shall extend at least 2 feet higher than any portion of a building within 10 feet, but shall not be less than 3 feet above the point where the chimney passes through the roof. IRC figure R1001.1 (fireplace and chimney details)

STAIRWAY & GUARDRAILS

1.

Stairways shall not be less that 36" in clear width at all points above the permitted handrail height and shall not project more than 4.5" on either side. IRC R311.7.1 Handrails must be installed on all stairs with 4 or more risers IRC R311.7.7 Handrails shall return to wall or terminate into newel posts or safety terminals. IRC R311.7.7.2 Hand railings shall not be less than 34" above nose of tread no more than 38" above nose of tread. IRC R311.7.7.1 Handrail shall have a diameter not less than 1 1/4" and no more than 2". -IRC R311.7.7.3
2.

Guardrails shall be not less than 34" in height. IRC R312.2 Open railing shall have intermittent rails spaced such that a 4" spherical object cannot pass through. IRC R312.3

ROOFING

1.

Roofing material must have an approval from an approved testing agency. Roof slope will determine the type of roofing material that may be used. Roofing must be installed exactly as intended by the approval agency. Asphalt shingles installed on roofs less than 4/12 pitch must be over an approved water shield. Asphalt shingles cannot be installed on roofs with less than a 2/12 pitch. R905.2
2.

Ice and water shield shall be installed at all eaves and valleys, it shall extend from the eave edge to 24" inside the exterior wall. R905.2
3.

Step flashing shall be used where the roof meets a vertical surface. Counter flashing shall be installed at all roof and wall junctures. R905.2



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Brinton Pavilion
Lot # 14 Little Bady Place
247 North 850 East
Providence, UT

Project:
CONTRACTOR & ALL SUB
CONTRACTORS WORKING ON THIS
PROJECT HAVE FULL LIABILITY OF
THESE PLANS AND SHALL
THOROUGHLY REVIEW AND VERIFY
ALL DIMENSIONS, LOCATIONS,
NOTES, ETC. PRIOR TO STARTING
ANY TASK OF CONSTRUCTION

Doug & Diane Brinton
435.734.1464 (Doug)
435.225.3573 (Diane)
dianebrinton@gmail.com

Client:
Project Info: BRINTON PAVILLION PLAN

AIBIR
ENGINEERING
Ryan R. Alder, P.E., E.S.
N: 801.661.2266
www.aibir-eng.com

Drawing Information:
Project Number: 0199-001-20
Project Manager: D.G.
Project Engineer: A.H.E.
Date: 09-25-2020
Revision:

PK#	DESCRIPTION	DATE
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

Sheet Title:

N1.0

ANCHOR BOLTS AND SILL PLATE

1. **TYPICAL DETAILS:** USE 1/2" OR 3/8" DIAMETER ANCHOR BOLTS AT 32" OC. EMBEDDED 6" MINIMUM IN 2x4 SILL PLATE. TYPICAL EXCEPT WHERE SPECIFICALLY NOTED ON FOUNDATION PLAN. MINOR ADJUST. ALLOWED TO MAINTAIN 32" OC. SPACING. REQUIRE 3"x7"x20" SILL PLATE WITH STUDS WITH EQUALS. TYPICAL HOLD DOWN STANCHION SHALL BE 16" x 16" x 20". PLACED 24" FROM END OF WALL. W/ 2" x 4" x 20" WASHER AND NUT. REBAR SHALL BE 1/2" DIA. #4.

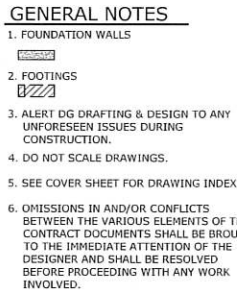
2. **THE FOLLOWING OPTIONS ARE LIMITED FOR USE ON 8 FT TALL FOUNDATION WALLS CONFORMING TO THE UPTI APPROVED FOUNDATION:**

3.1.1. **DOUBLE (2) 2"x4"x20" OR 2"x4"x18" SILL PLATES** WITH 32" OC. TRIPLE (3) 2"x4"x20" SILL PLATES WITH 32" OC. TRIPLE (3) 2"x4"x18" SILL PLATES WITH 32" OC. TRIPLE (3) 2"x4"x18" SILL PLATES WITH 32" OC. QUADRUPLE (4) 2"x4"x18" SILL PLATES WITH 32" OC. TRIPLE (3) 2"x4"x20" SILL PLATES WITH 32" OC.

4. **ANCHOR BOLTS SHALL HAVE ANCHORS W/ PROTECTION TO EXTEND THROUGH ALL PLATES, AT LEASTENLY, SHORT ANCHORS MAY BE EXTENDED TO THE END OF THE ANCHOR WELLS AND ALL THREADS.**

5. **ONLY THE PLATE IN CONTACT WITH THE FOUNDATION IS REQUIRED TO BE TREATED LUGS.**

6. **ALL ANCHOR BOLTS SHALL BE EMBEDDED 7" MINIMUM.**

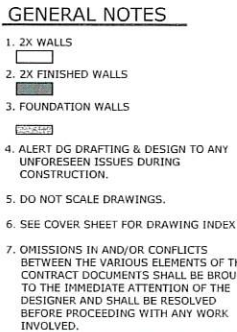


MARK	ANCHOR	NOTES (1-5)
N	HDIN-5052 S w/ 515T BOLT	5

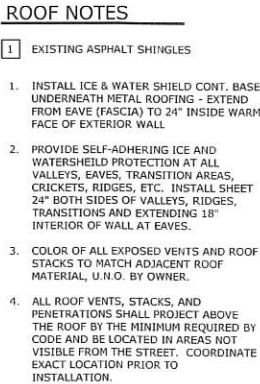
NOTES:

1. ALL ANCHORS ARE SIMPSON STRONG TIE.
2. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
3. USE RPT JOIST MODELS (R) WHEN INSTALLING AT RIM BOARD OR RIM JOIST LOCATIONS.
4. VERTICAL FLOOR TO FLOOR INSTALLATION, NAILS NOT REQUIRED AT RIM BOARD & RILL RATE
5. REFER TO SELECTION TABLE BELOW FOR SSTB ANCHORS
6. NOT ALL HOLDOWNS ARE USED. REFER TO SHEAR WALL AND FOUNDATION PLANS FOR REQUIREMENTS

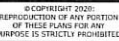
WOOD BURNING FIREPLACE
PROVIDE UL LISTED SPARK ARRESTOR



SCALE 1/8" = 1'-0" (11 X 17 PAPER) OR
1/4" = 1'-0" (22 X 34 PAPER)



SCALE 1/8" = 1'-0" (11 X 17 PAPER) OR
1/4" = 1'-0" (22 X 34 PAPER)



Brinton Pavilion
Lot # 14 Little Baldy Place
247 North 850 East
Providence, UT

CONTRACTOR & ALL SUB-
CONTRACTORS WORKING ON
PROJECT TAKE FULL LIABILITY
THESE PLANS AND SHALL
THOROUGHLY REVIEW AND
ALL DIMENSIONS, LOCATION
NOTES, ETC. PRIOR TO START
ANY STAGE OF CONSTRUCTION

Doug & Diane Brinton
435.734.1464 (Doug)
435.225.3573 (Diane)
dianebrinton@gmail.com

Client: _____

Project Info: BRENTON PAVILLON



Drawing Information:	
Project Number:	0198-00
Project Manager:	DLG
Project Engineer:	ABR/ENC
Date:	09-25-2

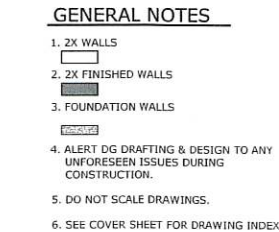
Quest Title:

A1.0

PRE-ENGINEERED TRUSSES	
1.	PROVIDE THE ENGINEER TO RECORD A COPY OF THE TRUSSES DESIGN. PROVIDE TO FABRICATOR OR INSTALLATION TO VERIFY CONFORMANCE TO THE DESIGNED TRUSSES. CHECK WHETHER SEND TO nyam@ar-engineer.com. FAILURE TO DO SO WILL RELIEVE THE ENGINEER FROM ANY LIABILITY CAUSED BY CHANGES TO THE STRUCTURAL SYSTEM BY THE CONTRACTOR. ANY RE-DESIGN OF THE STRUCTURE TO ACCOMMODATE AN ALTERNATE TRUSS LAYOUT WILL RESULT IN ADDED ENGINEERING COSTS
2.	PRE-ENGINEERED TRUSSES SHALL BE BLOCKED AND BRACED PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE CROSS BRACING AT 20° OF D.C. AND A MINIMUM OF (2) CROSS BRACING PER CONTIGUOUS BRACE.
4.	ALL TRUSS CONNECTION HARDWARE SHALL BE DESIGNED BY THE TRUSSES MANUFACTURER.

CONNECTIONS	
1	TRUSS UPLIFT ANCHORS: H/I ANCHOR AT ALL TYPICAL TRUSSES GIRDER TRUSSES - USE ONE OF THE FOLLOWING: - (2) T512 STRIPS (1,330 LBS MAX UPLIFT) - (2) T8E1 ANCHORS (1,700 LBS MAX UPLIFT) - (2) T8E6 (2X4 WALL - 1,070 LBS MAX) - L072 (2-PLT TRUSS - 2,050 LBS) - L073 (3-PLT TRUSS - 3,405 LBS) - L074 (4-PLT TRUSS - 4,560 LBS) CONTACT ENGINEER FOR CONDITIONS NOT LISTED. TIEDOWN ANCHORS LISTED IN DETAILS OR ON FRAMING PLANS GOVERN OVER THIS LIST.
2	WHERE BEAMS BARE ON A DOUBLE TOP PLATE OF A BEARING WALL (2) T512 STRIPS OR (2) T8E1 ANCHORS OR (2) T8E6 ANCHORS TO THE SUPPORTING POST (UNLESS OTHERWISE NOTED) WHERE BEAMS REST ON AN OUTSIDE POSTED JOIST (2) LFC CAPS OR (1) HC CAP OR (1) HC CAP WITHOUT ALTERED NOTE

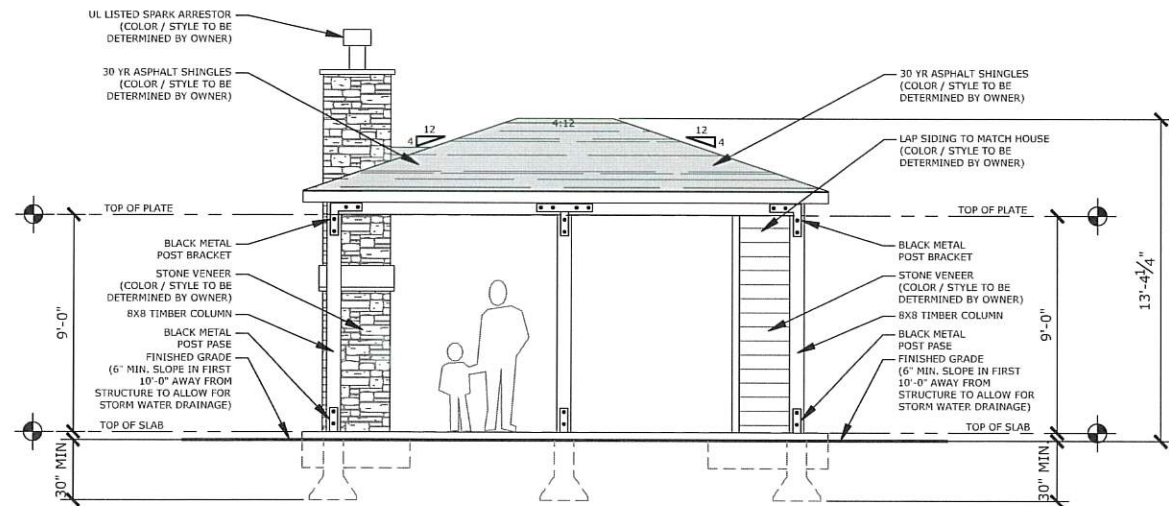
ROOF OVERBUILD	
1.	FRAME ROOF OVERBUILD AREAS WITH 2" X 6" DF#2 JOISTS AT 24" O.C.
2.	BRACE JOISTS AT 6'-0" O.C. TO FRAMING BELOW.
3.	USE 2" X 8" DFP2 RIDGE BOARD BRACED AT 4'-0" O.C.
4.	USE 2" X 8" DFP2 VALLEY MEMBERS LAYED FLAT AND NAILED TO TRUSSES WITH (2) 16d EACH TRUSS/RAFTER.
5.	BRACE RIDGE AND JOISTS SUCH THAT LOAD IS DISTRIBUTED UNIFORMLY TO TRUSSES BELOW.
6.	THEAT UNDER ALL OVERBUILD AREAS.
7.	PROVIDE ACCESS AND VENTILATION TO OVERBUILD AREAS AS



SCALE 1/8" = 1'-0" (11 X 17 PAPER) OR
1/4" = 1'-0" (22 X 34 PAPER)

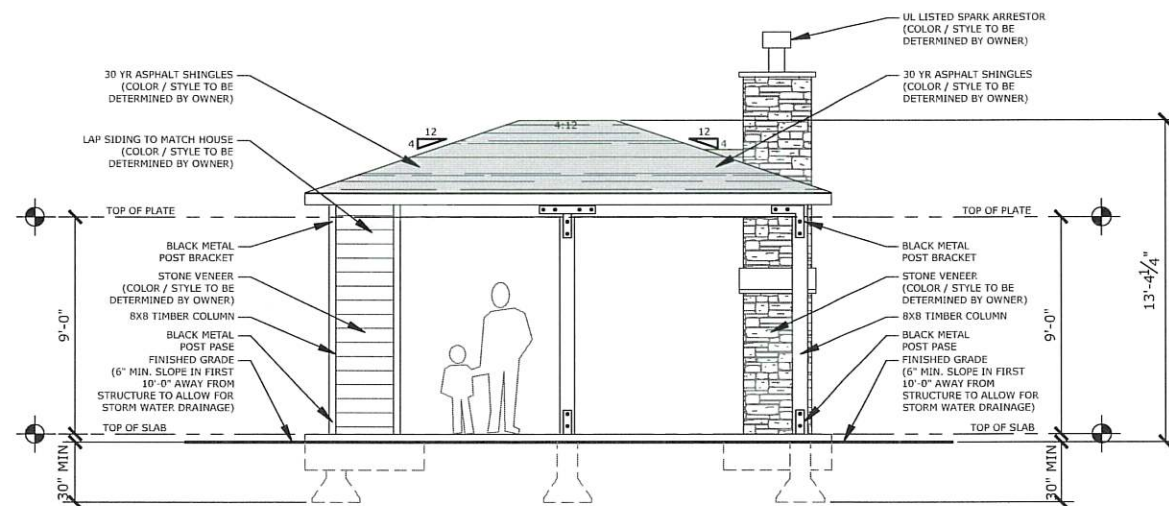
ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS SHALL HAVE CLEAR CROSS-VENTILATION AREA TO OUTSIDE. VENTS SHALL PROVIDE AIR INTAKE TO MEET THE FOLLOWING CRITERIA:

TOTAL AREA/300 (396/300)=1.32 SQ. FT. VENT.
PROVIDE MIN. 1.32 SQ. FT. SOFFIT VENT
PROVIDE MIN. 1.32 SQ. FT. RIDGE VENT



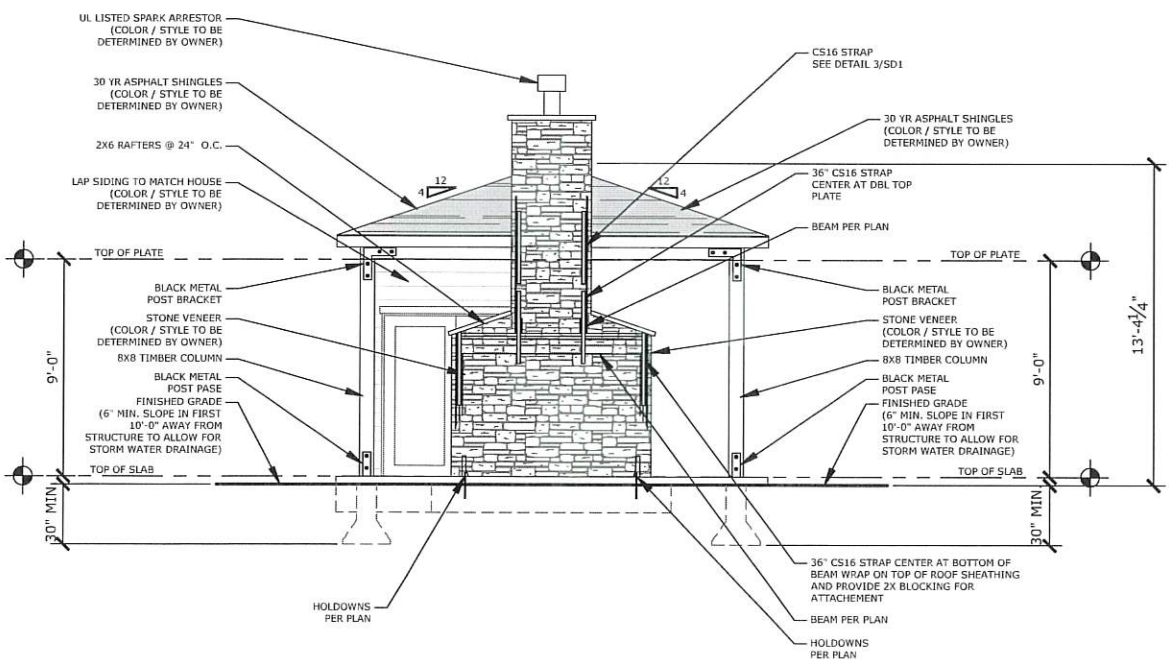
EAST ELEVATION

SCALE 1/8" = 1'-0" (11 X 17 PAPER) OR
1/4" = 1'-0" (22 X 34 PAPER)



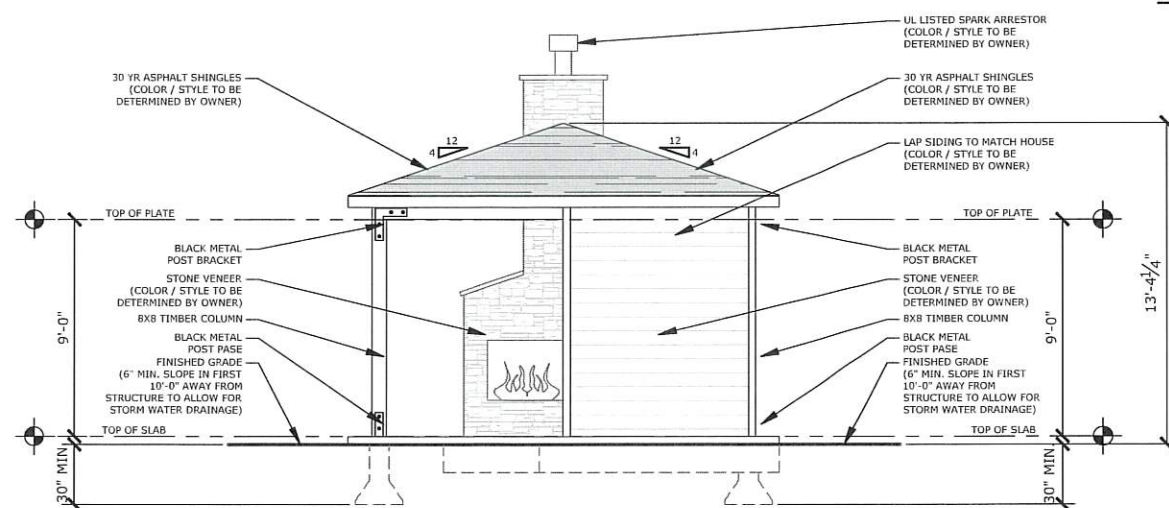
WEST ELEVATION

SCALE 1/8" = 1'-0" (11 X 17 PAPER) OR
1/4" = 1'-0" (22 X 34 PAPER)



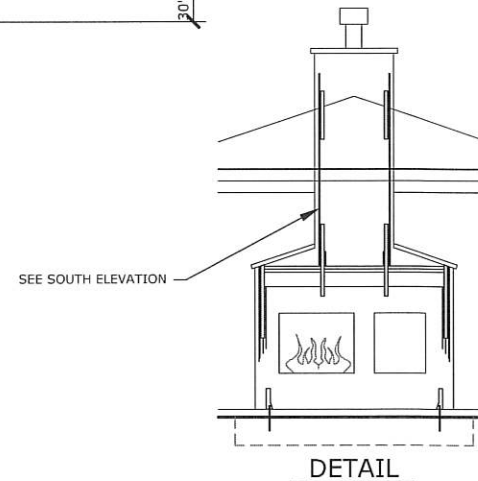
SOUTH ELEVATION

SCALE 1/8" = 1'-0" (11 X 17 PAPER) OR
1/4" = 1'-0" (22 X 34 PAPER)



NORTH ELEVATION

SCALE 1/8" = 1'-0" (11 X 17 PAPER) OR
1/4" = 1'-0" (22 X 34 PAPER)



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Brinton Pavilion
Lot # 14 Little Bady Place
247 North 850 East
Providence, UT

Contractor & All Sub
Contractors Working On This
Project Shall Assume Full Liability Of
These Plans And Shall
Thoroughly Review And Verify
All Dimensions, Locations,
Notes, Etc. Prior To Starting
Any Stage Of Construction.

Doug & Diane Brinton
435.734.1464 (Doug)
435.225.3573 (Diane)
dianebrinton@gmail.com

Client:
Project Info: BRINTON PAVILLION PLAN

ABIR ENGINEERING
Preet D. Abir, P.E., S.E.
RVA@ABIR-Eng.com
N: 801.661.2296
www.abir-city.com

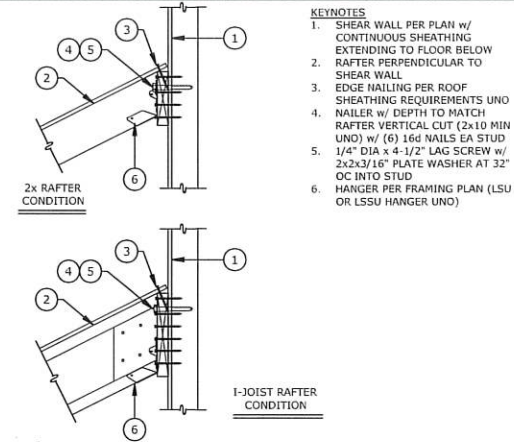
Drawing Information:

Project Number:	0199-001-20
Project Manager:	DG
Project Engineer:	ABR ENG
Date:	09-25-2020

Revisions:

REV	DESCRIPTION	DATE

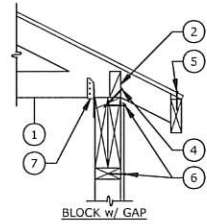
Sheet Title:



4 RAFTER LEDGER CONNECTION

SCALE: NONE

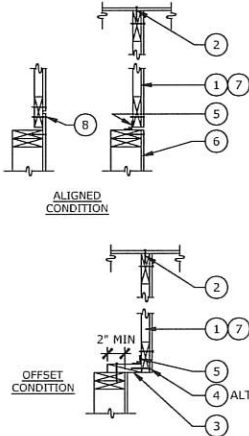
- KEYNOTES
1. SHEAR WALL PER PLAN w/ CONTINUOUS SHEATHING EXTENDING TO FLOOR BELOW
 2. RAFTER PERPENDICULAR TO SHEAR WALL
 3. EDGE NAILING PER ROOF SHEATHING REQUIREMENTS UNO
 4. NAILER w/ DEPTH TO MATCH RAFTER VERTICAL CUT (2x10 MIN UNO) w/ (6) 16d NAILS EA STUD
 5. 1/4" DIA x 4-1/2" LAG SCREW w/ 2x2x3/16" PLATE WASHER AT 32" OC INTO STUD
 6. HANGER PER FRAMING PLAN (LSU OR LSSU HANGER UNO)



1 TRUSS CONNECTION

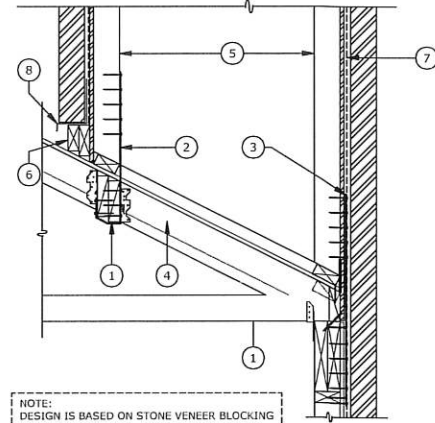
SCALE: NONE (150 PLF NON-FULL HEIGHT, 200 PLF FULL HEIGHT)

- KEYNOTES
1. DRAG TRUSS PER FRAMING PLAN
 2. EDGE NAIL & SPACING PER ROOF SHEATHING REQUIREMENTS (UNO)
 3. CONTINUOUS 2x BLOCKING OVER SHEAR WALL, 2'-0" MIN LENGTH EA BLOCK
 4. 16d AT 6" OC (UNO)
 5. A35 ANCHORS AT 24" OC (UNO)
 6. SHEAR WALL PER PLAN
 7. SHEATH TRUSS PER SW2 REQUIREMENTS -OR- SHEATHING MAY BE OMITTED IF DRAG TRUSS IS ADEQUATE FOR DESIGN FORCE (REFER TO TRUSS MANUF DESIGN)
 8. OPTION: LAP WALL SHEATHING UP ONTO TRUSS BOTTOM CHORD, EDGE NAIL AND OMIT A35 ANCHORS.



2 SHEAR AT DRAG TRUSS

SCALE: NONE



NOTE:
DESIGN IS BASED ON STONE VENEER BLOCKING ON SHORT SIDE WALL LINES UP WITH TRUSS OP CHORD. (BLOCKING FOR STONE SHALL NOT BE SUPPORTED ON SHEATHING ONLY.)

- KEYNOTES
1. DOUBLE 2x6 BLOCKING UNDER CHIMNEY WALL W/ A35 ANCHOR EACH END EACH SIDE.
 2. CS16 x 32" LONG FASTEN TO CHIMNEY CORNER STUD (ONE EACH CORNER) AND TO DOUBLE 2x6 W/ 80 NAILS
 3. CS16 x 36" LONG FASTEN TO CHIMNEY CORNER STUD (ONE EACH CORNER) AND TO FRAMED WALLS BELOW W/ 80 NAILS.
 4. TRUSS TOP CHORD OR BEAM PER FRAMING PLAN.
 5. CHIMNEY FRAMING.
 6. DOUBLE 2x4 FOR 2" STONE VENEER.
 7. MOISTURE BARRIER.
 8. VENEER WEEPS, METAL FLASHING W/ DRIP EDGE.

3 CHIMNEY ANCHORAGE

SCALE: NONE



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Brinton Pavilion
Lot # 14 Little Bady Place
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Providence, UT

Project:

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NOTES, ETC. PRIOR TO STARTING
ANY STAGE OF CONSTRUCTION.

Doug & Diane Brinton
435.734.1464 (Doug)
435.225.3573 (Diane)
dianebrinton@gmail.com

Client:

Project Info: BRINTON PAVILION PLAN



Drawing Information:
Project Number: 019H-001-20
Project Manager: DLG
Project Engineer: ABR ENG
Date: 09-25-2020

REV	DESCRIPTION	DATE

Sheet Title:

SD1

247 N 850 E – Little Baldy Subdivision LOT 14

Mitigation strategies for wildlife and steep slopes

We propose to reduce or eliminate potential wildfire hazard through the construction process by reducing the foliage in the construction area. The accessory building is intended to be installed at the same time as landscaping and sprinklers in this area. This will provide grass and sprinklers around the accessory building, thus eliminating weeds and tall grasses and creating a buffer around the structure.

The area of construction is in moderate slope areas and the location of the accessory building will allow us to create more controlled slopes directly around the structure, reducing slide off, landslide, and runoff problem areas.

A handwritten signature in black ink, appearing to read "Paul B. Brinton". The signature is fluid and cursive, with a large, stylized initial "P" and "B".



Residential Site Plan Application

FOR OFFICE USE ONLY

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

Date: 9/29/20

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:			Cache County Plat Map	Stormwater NOI Permit	Stormwater Pollution Prevention Plan (SWPPP)
			Existing 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: 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: _____

Mailing address: _____

Telephone: _____ Email: _____

Utilities (circle, if applicable):

Construction Type (circle):

Septic tank

New home

City sewer

Accessory building

Water

Deck

Well

Addition

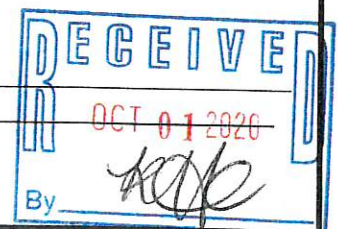
Other

Project Information

Address: 188 E 520 N

Subdivision: Vineyard

Parcel Tax ID: 02-301-0006



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

1,402 Initial JW

Zone _____ Height 26' Initial JW

Setbacks (front yard) 20' (side yard) 7' 6" (rear yard) 10' 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 UTR397985 Permit issued to: VHD LLC

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

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.

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.

Jessica Williamson
Signature of Applicant

Jessica Williamson
Printed Name

9/29/20
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.

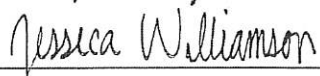
8. Temporary Occupancy

- 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	VHD LLC	9/29/20
Signature	Printed Name	On Behalf Of	Date



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 188 E 520 N 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
Signature

Jessica Williamson
Printed Name

VHD LLC
On Behalf Of

9/29/20

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 188 E 520 N to the Providence City sewer system. I agree to the following:

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

Jessica Williamson

Signature

Jessica Williamson

Printed Name

VHD LLC

On Behalf Of

9/29/20

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 JW Name Jessica Williamson

Date 9/29/20

SUBMITTAL REQUIREMENTS

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

Staff Check

Applicant Information (all information MUST be provided)

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

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

Name _____
Address _____
Phone _____ Email _____

Property Information

Owner of record Visionary Homes
Owner address 50 E 2500 N Ste. 101 North Logan, UT 84341
Owner phone 435-752-1480 Owner email jessica@visionaryhomes.com
Parcel address 188 E 520 N Parcel Tax I.D. 02-301-0006
Zone _____ Height 26' Initial JW
Setbacks (front yard) 20' (side yard) 7'6" (rear yard) 10' 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.

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

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

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

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

Jessica Williamson
Signature of Applicant

Jessica Williamson/VHD LLC
Printed Name

9/29/20
Date

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

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

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

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

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

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

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

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

RECEIVED
OCT 01 2020
By: *[Signature]*

520 NORTH STREET

VISIONARY HOMES

50 E 2500 N, Ste 101
North Logan, UT 84341
(435) 752-1480

SITE PLAN

188 East 520 North
Providence 84332
Vinyard Subdivision
Phase #1, Lot #06, 4,050 SF
Parcel #02-301-0006

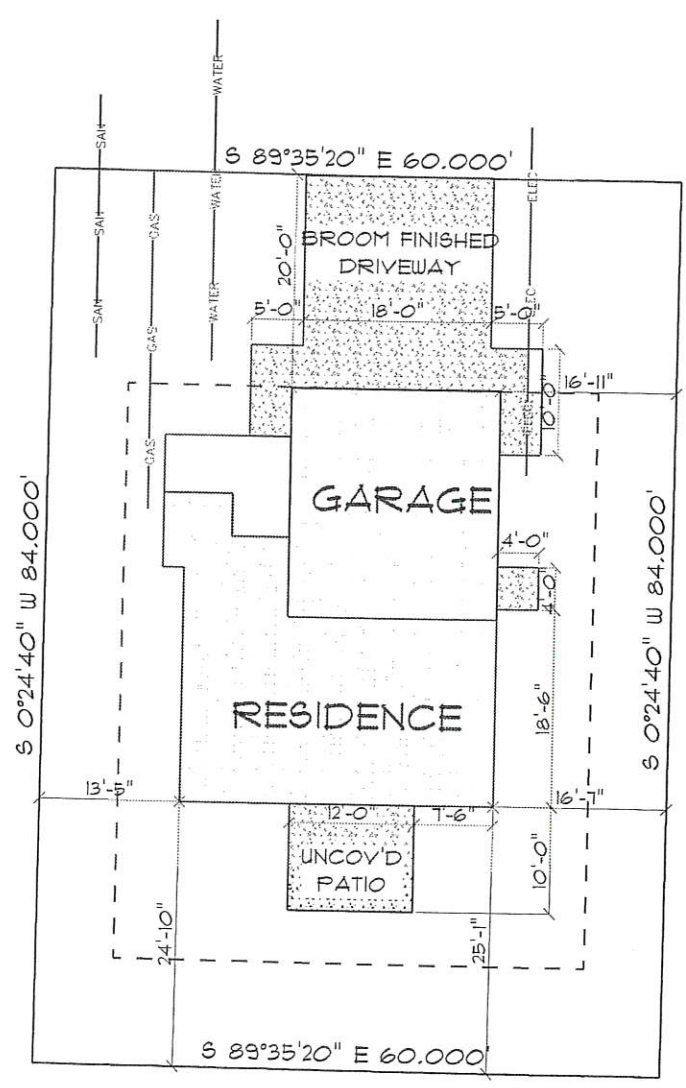
SCALE

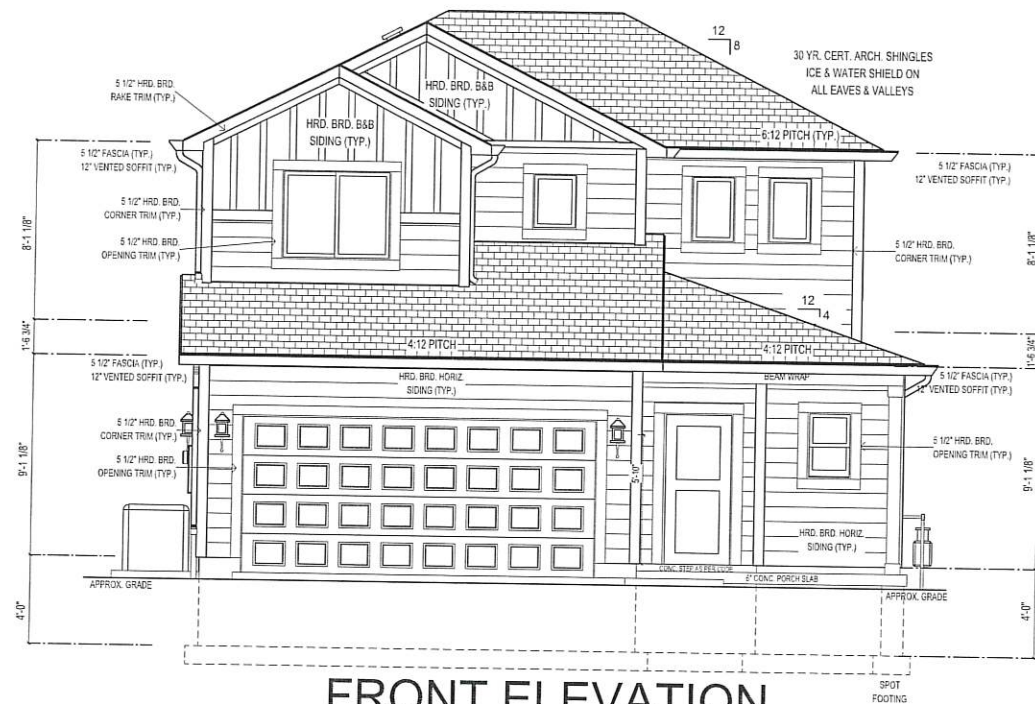
36" X 24" Sheet : 1"=10'
17" X 11" Sheet : 1"=20'
11" X 8-1/2" Sheet : 1"=30'

GAS APPLIANCES TO BE INSTALLED:

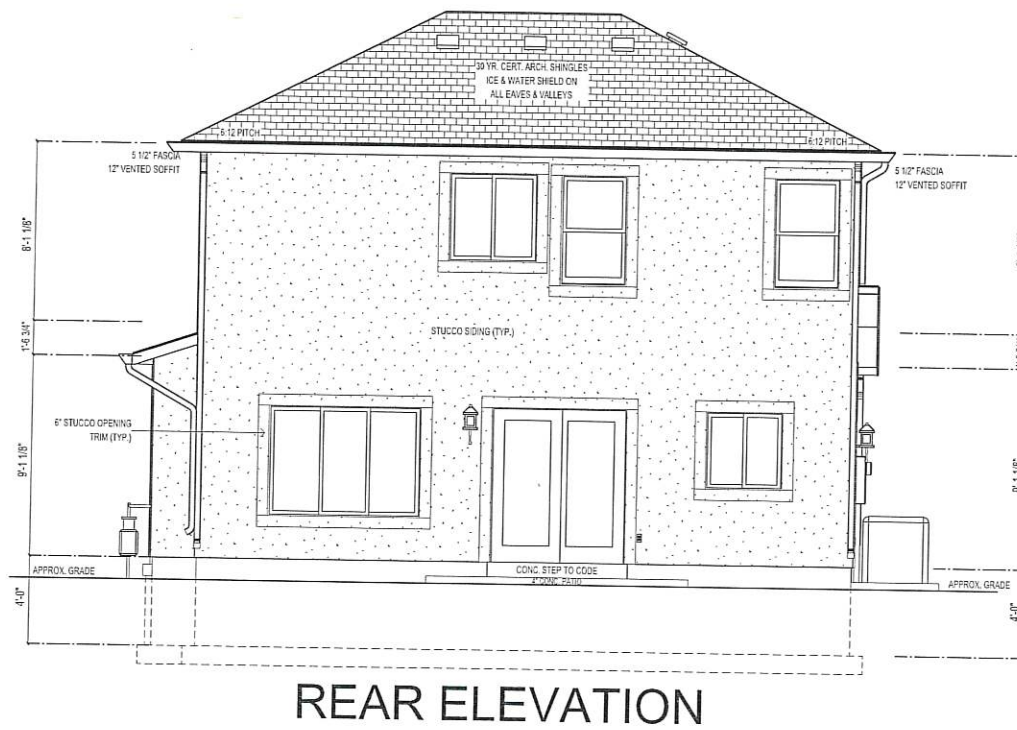
1. 50 Gal Water Heater - 40,000 BTU
2. 95% Eff Furnace - 95,000 BTU
3. Oven/Range - 60,000 BTU

TOTAL BTU LOAD - 195,000 BTU





FRONT ELEVATION



REAR ELEVATION



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

Plan current up to:
Addendum #3

Proj: Vinyard 06
Client: Baker

STONEBROOK

FRONT & REAR ELEVATION

Date: 09/29/2020

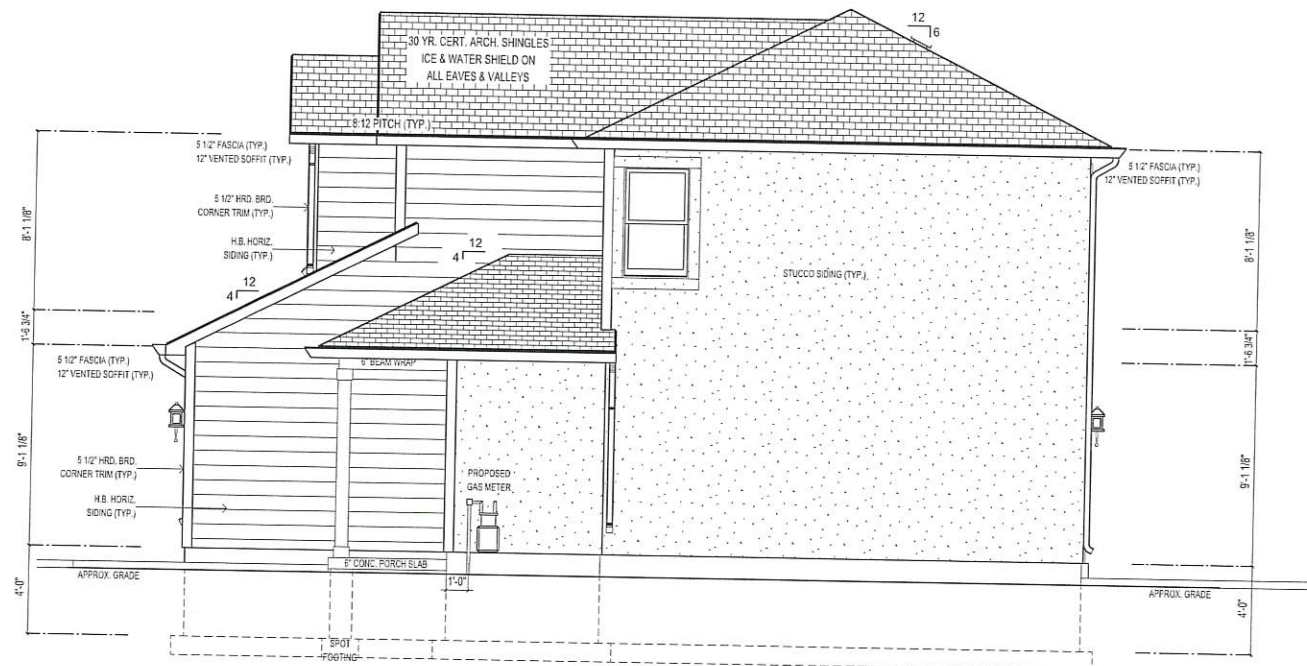
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Checked by: SALES

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

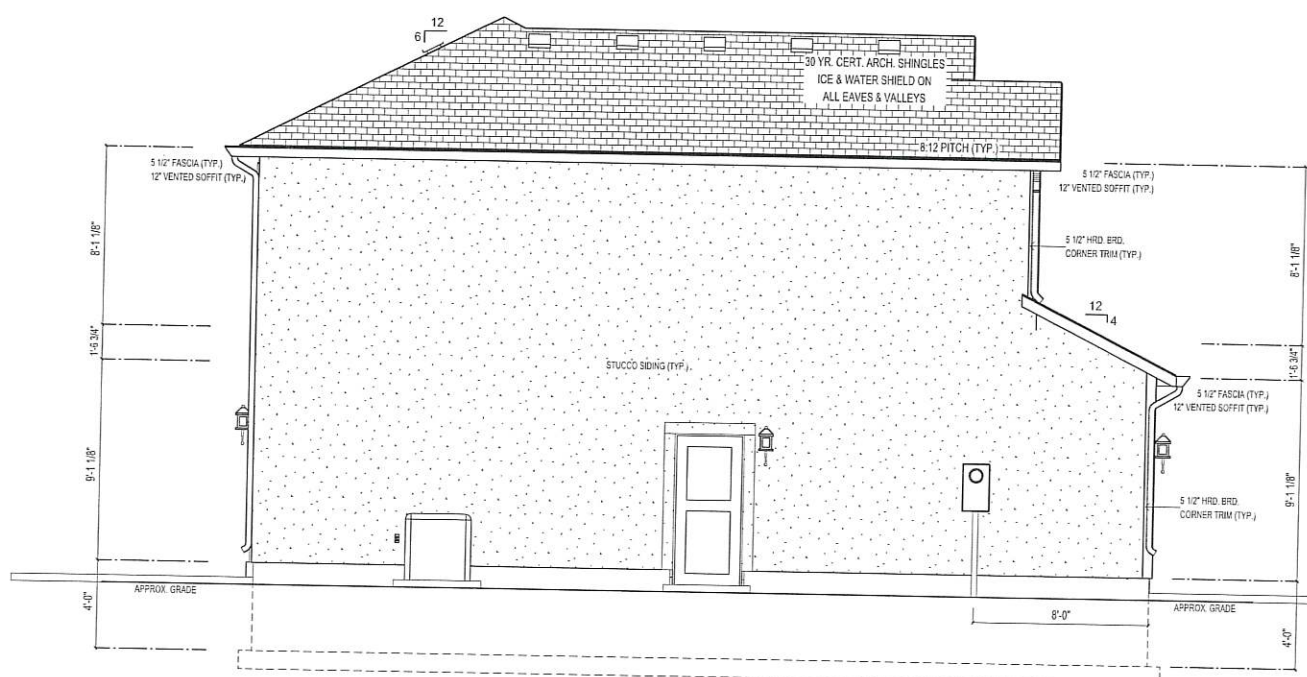
SHEET:

02

RECEIVED
OCT 01 2020
By: *[Signature]*



RIGHT ELEVATION



LEFT ELEVATION



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Plan current up to:
Addendum #3

Proj: Vinyard 06
Client: Baker

STONEBROOK

RIGHT & LEFT ELEVATIONS

Date: 09/29/2020

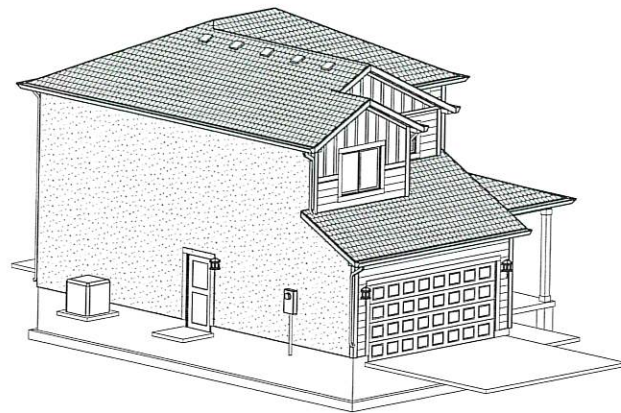
Drawn By: DRAFTER
Checked by: SALES

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

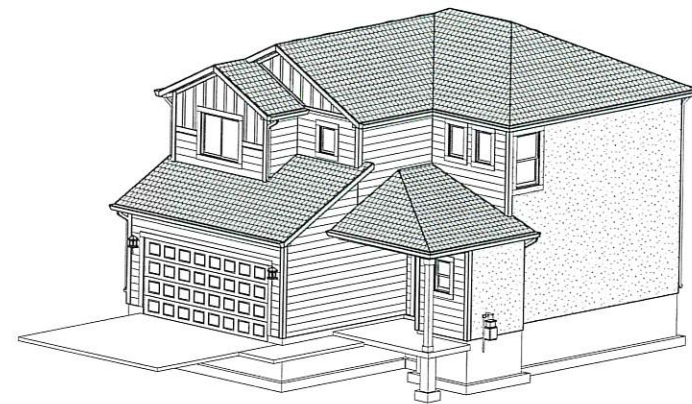
SHEET:

03

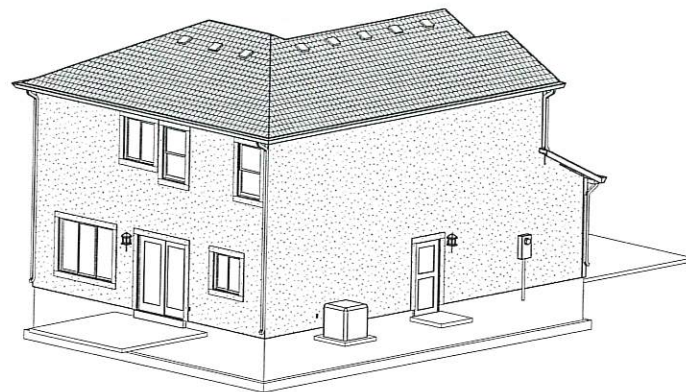




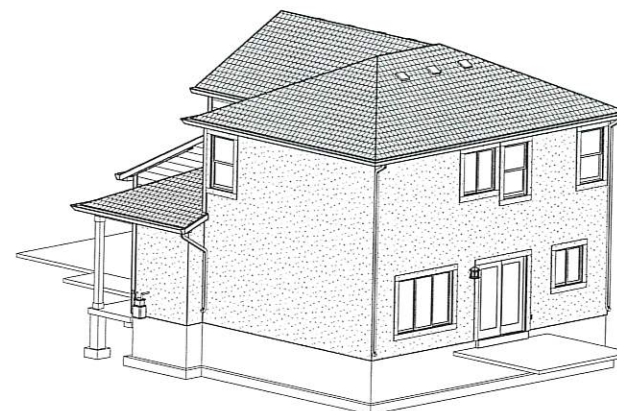
FRONT LEFT ELEVATION



FRONT RIGHT ELEVATION



REAR LEFT ELEVATION



REAR RIGHT ELEVATION



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North Logan, UT, 84341
(435) 752-1480
buildwithvisionary.com

Plan current up to:
Addendum #3

Proj: Vinyard 06
Client: Baker

STONEBROOK
PERSPECTIVE VIEWS

Date: 09/29/2020

Drawn By: DRAFTER
Checked by: SALES

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

SHEET:

04

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





Providence City
164 North Gateway Drive
Providence, UT 84332

January 9, 2020

RE: Vineyard Subdivision, Single Family Lot conditional use permit hazard mitigation narrative

Skarlet,

As was discussed in depth during the entitlement process for the Vineyard subdivision, the water table in certain areas of this development are relatively shallow, which qualifies this property as a hazard area per Providence city ordinance.

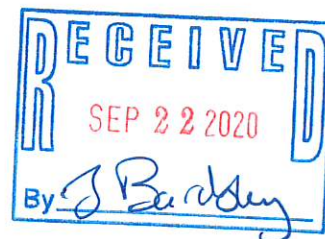
The geotechnical report provided by A Cache Corp. on June 12, 2019, addresses the high-water table, and indicates that a land drain would be an acceptable mitigation strategy that would allow the construction of homes with basements. Based on this recommendation, a land drain has been installed as a part of the subdivision improvements. Each single-family residence in this development, that is planned to have a basement, will install a footing drain that connects to the provided land drain. A detail of the footing drain design will be submitted to the city as a part of each building permit application.

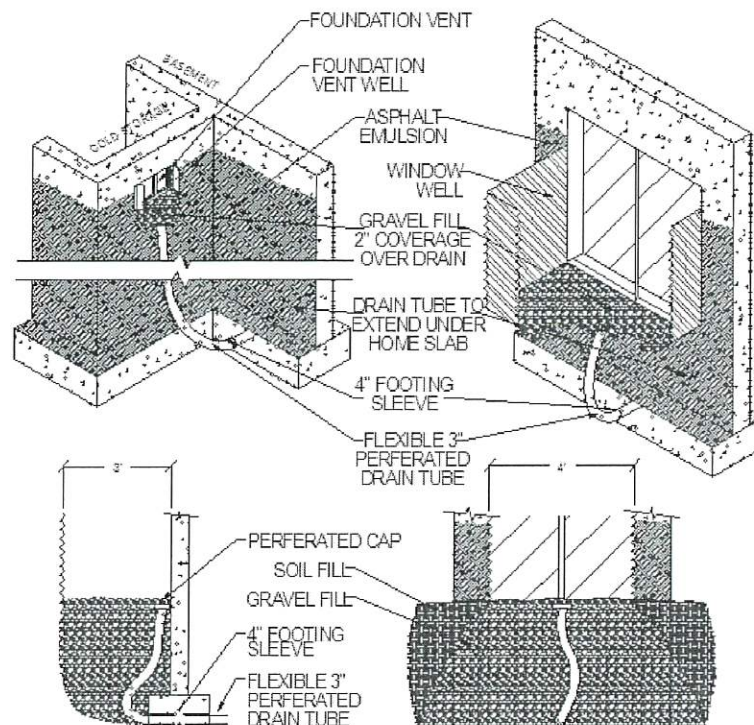
If additional information is needed related to this mitigation strategy, please contact me with any questions.

Thank you,

Dallas Nicoll, PE, PLS

Development Manager
(435)999-9032
dnicoll@visionaryhomes.com





DRAIN TUBES TO EXTEND THROUGH FOOTING UNDER HOME SLAB
DO NOT EXTEND DRAIN UNDER COLD STORAGE
IF FRENCH DRAIN SYSTEM IS INSTALLED DRAIN TUBE TO EMPTY AT PUMP LOCATION

9

WINDOW WELL DRAIN DETAIL

SCALE: N.T.S.

