Providence City
Administrative Land Use Authority (ALUA)
Agenda – October 21, 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 – Accessory Building: The Providence City Administrative Land Use Authority will consider for approval a request by Dee Chugg for an accessory building located at 285 N. 300 E., Providence, UT.

Item No. 2 - 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 212 E. 520 N., Providence, UT.

Item No. 3 – Commercial Site Plan: The Providence City Administrative Land Use Authority will consider for approval a request by Amsource Providence for a commercial building located at 74 S Highway 165, Providence, UT

Item No. 4 – Conditional Use – New Home: The Providence City Administrative Land Use Authority will consider for approval a request by Steve and Tammy Short for a new home located 286 N. 850 E., Providence, UT.

Agenda posted on October 20, 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.

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: October 21, 2020

Request: Applicant is requesting approval of a conditional use and zoning approval for an accessory building located at 285 N. 300 E., Providence, UT.

Item Type: Conditional Use App	**Applicant:** Dee Chugg	**Address:** 285 N 300 E., Providence
Parcel ID #: 02-102-0007	**General Plan**: SFT	**Zone**: SFT

Background Information:

A complete application was received October 14, 2020 and contained:

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

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure October 19, 2020.

FINDINGS OF FACT:

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

CONCLUSIONS OF LAW:

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

CONDITIONS:

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

DRAFT

2. This conditional use is for the accessory building only as shown on the site plans date stamped October 16, 2020.
3. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

DRAFT

Residential Site Plan Application

FOR OFFICE USE ONLY	
Date	
Payment Form	
Amount	
Receipt #	
Clerk	

Date: 10/14/20

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 Dee Chugg Initial DC

Construction Type	Application	Filing Fee $50- New Home $25- all other	11x17 Site Plan Must Include: Existing & proposed buildings, dimensions, & setbacks	Existing/ proposed utilities	Dimensions of driveway cut – (35' max)	Cache County Plat Map	Stormwater NOI Permit	Stormwater Pollution Prevention Plan (SWPPP)
New Home								
Acc. Building			24x30	NONE	NONE		*	*
Addition							*	*
Deck							*	*
Other								

*May not apply in all cases

Applicant Information

Name: Dee Chugg

Mailing address: 285 North 300 East, Providence, Utah. 84332

Telephone: 435-799-7664 Email: dee.chugg@gmail.com

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

Name: SAME AS ABOVE

Mailing address:

Telephone: Email:

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 Information

Address: 285 North 300 EAST, Providence

Subdivision: _____ Parcel Tax ID: 02-102-0007

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

720 Initial DC

Zone _____ Height 16FT Initial _____

Setbacks (front yard) 16 (side yard) 32FT (rear yard) 30FT Initial _____

Contractor Information

Name: _____

Mailing address: _____

Telephone: _____ Email: _____

Stormwater Notice of Intent (NOI) Information

NOI No. UTR _____ Permit issued to: _____

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 _____ Name Dee Church

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 _____

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 _____

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.

Dee Chugg	DEE CHUGG	10/14/20
Signature of Applicant	Printed Name	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 DC Name Dee Chugg

Date Oct 16, 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 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)

Applicant Information (all information MUST be provided)

Name Dee Chugg
Address 285 N 300 E Providence, UT 84332
Phone 435-799-7664 Email dee.chugg@gmail.com

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

Name
Address
Phone Email

Property Information

Owner of record Dee and Milissa Chugg
Owner address 285 N 300 E Providence, UT 84332
Owner phone 435 799 - 7664 Owner email dee.chugg@gmail.com
Parcel address 285 N 300 E Parcel Tax I.D. 02-102-0084
Zone SFT Height 16 FT Initial DC
Setbacks (front yard) 26 (side yard) 32 (rear yard) 30 Initial DC

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.

rebuild a shed. No Elec. No Plumming
Lawn Mower - Vechile

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 DC Name Dee Chugg

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 DC

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 DC

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.

Dee Chugg — Signature of Applicant

DEE CHUGG — Printed Name

10/16/20 — 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.

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

Cache County
1857

Development Services Department

Building | GIS | Planning | CPDO | Trails

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 14 Oct. 2020 at 12:49 PM

Parcel Number: 02-102-0007

Property Address: 285 N 0300 E
PROVIDENCE

Tax Roll Acreage: 0.57

Owner Name: DEE & MILISSA CHUGG

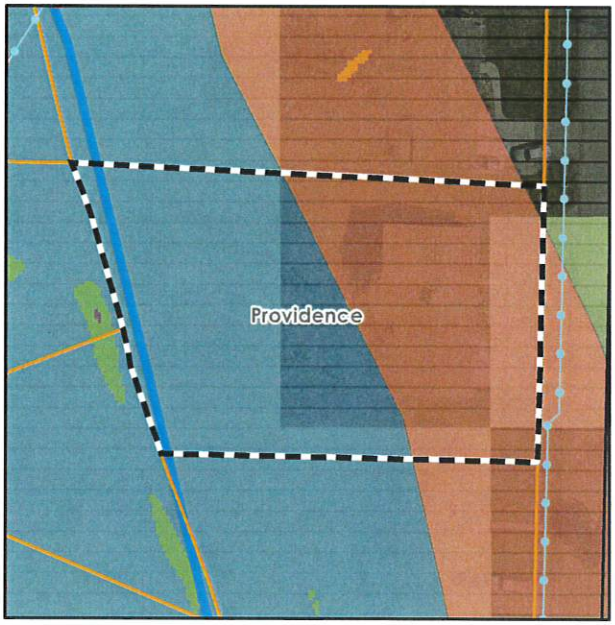
Owner Address: 285 N 300 E
PROVIDENCE, UT 84332-9617

Jurisdiction: Providence

Future Annexation Area: n/a

Base Zone: Contact Providence for Zoning

Overlay Zone: n/a



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

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

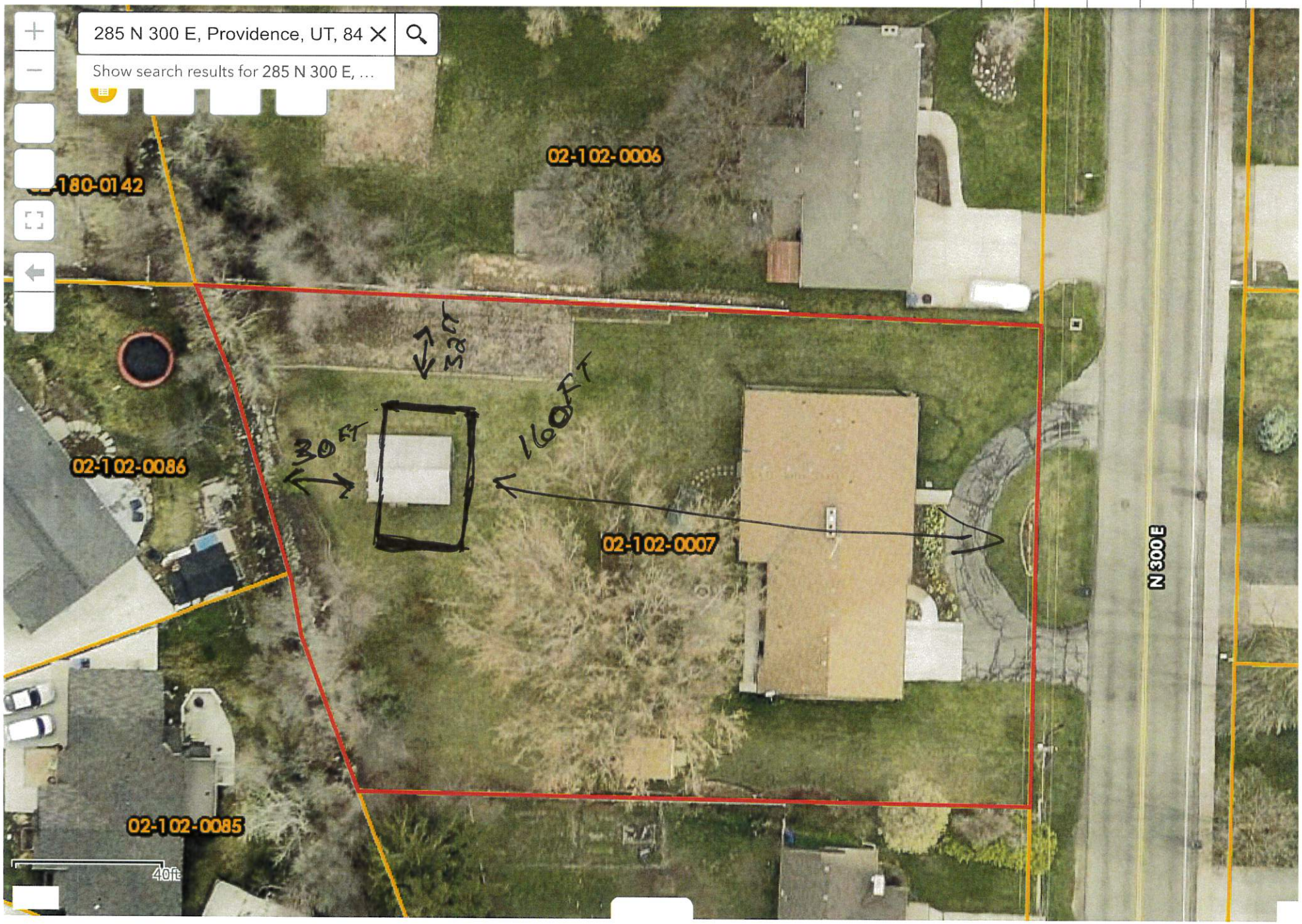
NOTE: *Parcel legality does **NOT** guarantee that a parcel or lot is buildable; it is only one step in the development process. All other requirements must still be met. Parcel legality should be verified before submitting a land use application.*

Areas That May Require Further Analysis

Canals
Major Waterways
FEMA Floodplain
County Floodplain Buffer
Moderate Slopes
Steep Slopes
Wildfire Hazard Areas

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

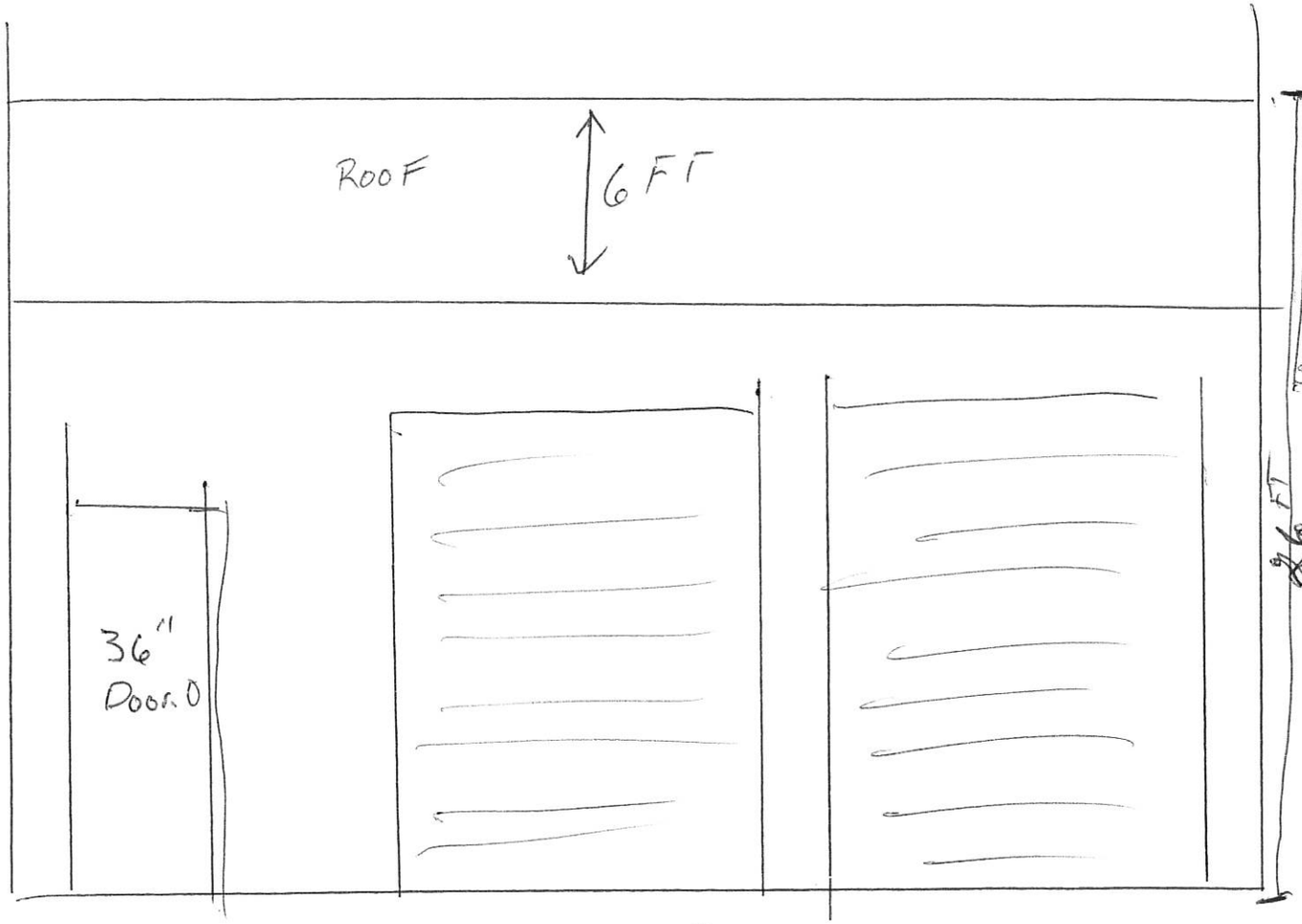
Cache County assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. All datasets may contain errors. The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


Parcel and Zoning Viewer
285 N 300 E, Providence, UT, 84
Show search results for 285 N 300 E, ...
02-102-0006
02-102-0086
02-102-0007
02-102-0085
N 300 E
30 FT
160 FT
40ft

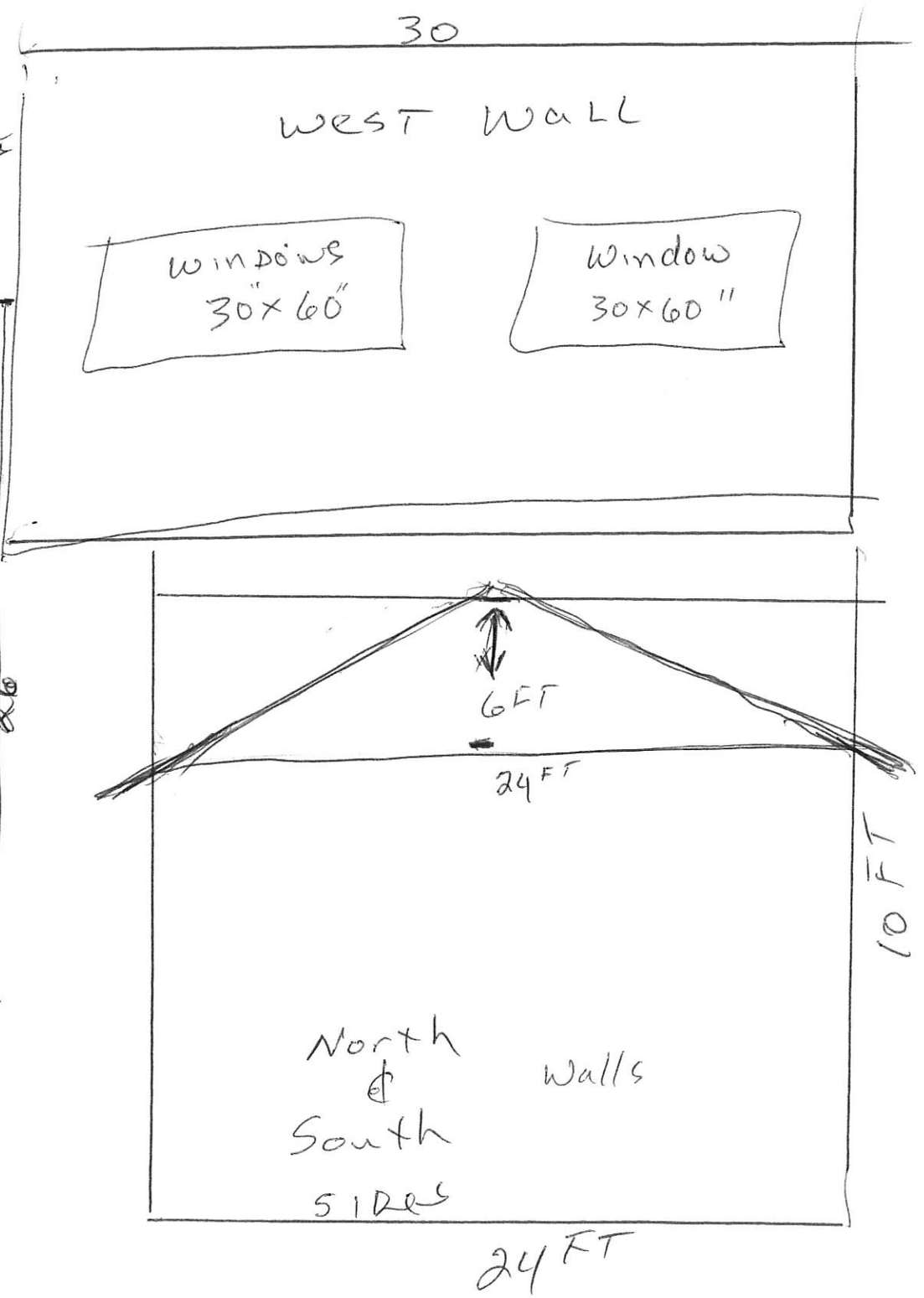


Printed: 8/27/2020
02-102-0007

Occupy Less than 10% of Back yard -



FRONT EAST



Public Works Infrastructure Inspection

Project Address: 285 N 300 E
Contact Name: Dee Chugg
Phone Number: 435-799-7664

Inspection	Pass/Fail	Notes
Concrete	N/A	
Curb/Gutter	N/A	
Utilities	Pass	
□ **Conditional Use Fire Hydrants: Location Flow**		
SWPPP Needed: Yes **No**		SWPPP Completed: Yes No **N/A**
NOI Needed: Yes No		NOI UTR:_____ NOI Issued To:_____
Inspection Completed by_____		Date 10.19.2020

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

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: October 21, 2020

Request: Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a home at 212 E. 520 N., Providence UT.

Item Type: Conditional Use	**Applicant:** Visionary Homes	**Property Address:** 212 E. 520 N., Providence UT (Lot 10)
Parcel ID #: 02-301-0012	**General Plan**: LCR	**Zone**: LCR

Background Information:

Complete Application was received October 15, 2020; application contained:

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

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on October 19, 2020.

FINDINGS OF FACT:

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

CONCLUSIONS OF LAW:

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

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, and ordinances.
2. The applicant will mitigate Hazard Water Table by:
    a. See submitted mitigation letter and Window Well Drain Detail

3. This conditional use is for the residence only as shown on the site plan date stamped October 15, 2020.
4. Payment of fees listed on the Providence City Zoning Permit.
5. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

Residential Site Plan Application

FOR OFFICE USE ONLY
Date _____
Payment Form _____
Amount _____
Receipt # _____
Clerk _____

Date: 10/14/20

Required Submittals

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Name Jessica Williamson/VHD LLC 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 & proposed buildings, dimensions, & setbacks	Existing/ proposed utilities	Dimensions of driveway cut – (35' max)			
New Home								
c. 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): 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 Information

Address: 212 E 520 N

Subdivision: Vineyard Parcel Tax ID: 02-301-0010

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

2,853 Initial JW

Zone _____ Height 21' Initial JW

Setbacks (front yard) 21' (side yard) 8' 5" & 10' 9" (rear yard) 16' 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

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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/VHD LLC

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Initial JW

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All Applicants Must Read the Following Before Signing This Application

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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	Jessica Williamson/VHD LLC	10/14/20
Signature of Applicant	Printed Name	Date

PROVIDENCE CITY BUILDING DIVISION CONSTRUCTION POLICIES

(Required for all zoning permit applications)

1. **Zoning requirements**
   a. Site plan required to be on site at footing inspection
   b. Property corners to be marked and staked for inspection
2. **Lot ID**
   a. Posting of a lot ID sign is required during construction for inspections and emergency services. This sign is provided by the City and shall be posted by the first scheduled inspection and visible from the street.
3. **Toilets**
   a. The IPC and OSHA require a toilet on site during construction and in place prior to the first inspection. This has to be accessible to all workers in the area and requires the cooperation of all.
4. **Water Meter**
   a. Unauthorized use of City water will result in a fine and a stop work order on the property.
   b. Meter and sewer clean outs are not allowed to be encased or surrounded in concrete. (Contact the Public Works for the required specs.) The moving cost will be the responsibility of the owner.
5. **Streets/Sidewalks**
   a. No material will be allowed on public streets or sidewalks. "Material" is defined as construction products, or any size or dimension of aggregate. (See Providence City's specs.)
   b. Dirt piled over curb and sidewalk requires a minimum 4" pipe installed to allow drainage to the gutter. This temporary (180 days) blockage to the sidewalk requires safety tape or cones to divert traffic.
   c. All sidewalks, curbs, gutters, and streets associated with the property are to be kept clean during construction with a final cleaning required prior to final occupancy.
   d. Construction sites should be kept clean and all debris contained to that site.
6. **Elevations**
   a. I accept responsibility for all the soils and hazard conditions of the site. Approval of this permit does not constitute a representation by the City that the building at any specified elevation will solve any ground water, slope or hazard condition. The solution to this problem is the sole responsibility of the permit applicant, agent, or property owner.
7. **Final Occupancy**
   a. Occupying the building prior to final occupancy will result in revocation of the $500 power bond. After the initial inspection, the Building Official will determine whether any furniture can be moved into the house or garage.
8. **Temporary Occupancy**
   a. Will only be issued with special permission. Temporary permits will expire after 30 days of issue and the construction bond will be forfeited if work is not completed
9. **Permits**
   a. Plan review and permit fees are good for 180 days. Only the permit portion will be refunded, after a written letter of request is received. No fees will be refunded after this period has expired.

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

Jessica Williamson	Jessica Williamson/VHD LLC		10/14/20
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 212 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	Jessica Williamson/VHD LLC		10/14/20
Signature	Printed Name	On Behalf Of	Date

APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY SEWER SYSTEM

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

I hereby apply to Providence City for permission to connect my premises at 212 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	Jessica Williamson/VHD LLC		10/14/20
Signature	Printed Name	On Behalf Of	Date

PROVIDENCE CITY
APPLICATION FOR A CONDITIONAL USE

FOR OFFICE USE ONLY
Date
Payment Form
Amount
Receipt #
Clerk

Please Note: City Staff will NOT accept the application and fee payment if they are incomplete. Incomplete applications will NOT be processed or scheduled for review by the City.

Initial JW Name Jessica Williamson

Date 10/14/20

SUBMITTAL REQUIREMENTS — **Staff Check**

- $100 application fee
- An 11"x17" of the property showing the location, function and characteristics of the use, including parking and percentage of space being used
- Cache County plat map 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)

Applicant Information (all information MUST be provided)

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

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

Name
Address
Phone Email

Property Information

Owner of record VHD LLC
Owner address 50 E 2500 N Ste. 101 North Logan, UT 84341
Owner phone 435-752-1480 Owner email jessica@visionaryhomes.com
Parcel address 212 E 520 N Parcel Tax I.D. 02-301-0010
Zone Height 21' Initial JW
Setbacks (front yard) 21' (side yard) 8' 5" & 10' 9" (rear yard) 16' 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.

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

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

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

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

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

Jessica Williamson — Jessica Williamson/VHD LLC — 10/14/20

Signature of Applicant | Printed Name | Date

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

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

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

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

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

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

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

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

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

visionary HOMES

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.

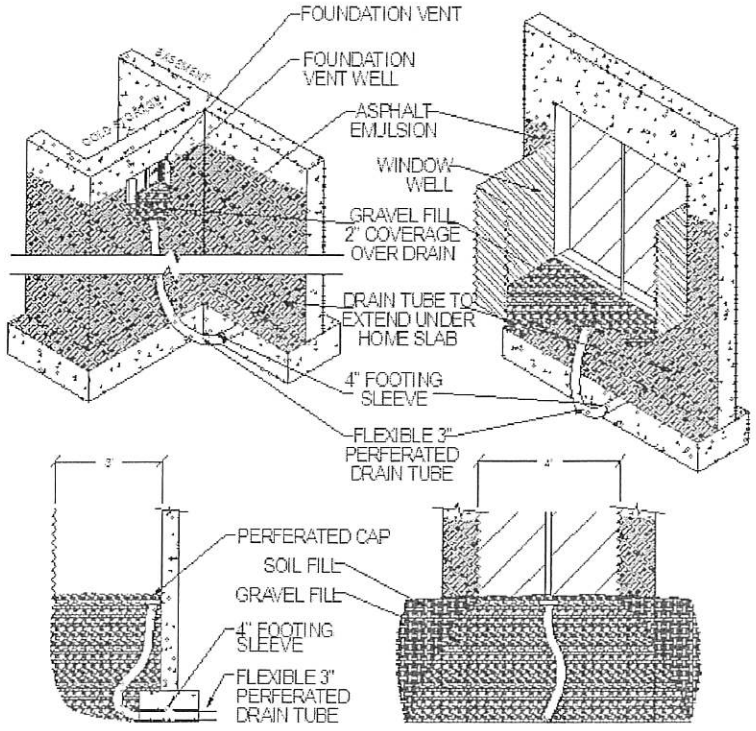
The geotechnical report provided by A Cache Corp. on June 12, 2019, addresses the high-water table, and indicates that a land drain would be an acceptable mitigation strategy that would allow the construction of homes with basements. Based on this recommendation, a land drain has been installed as a 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

WINDOW WELL DRAIN DETAIL

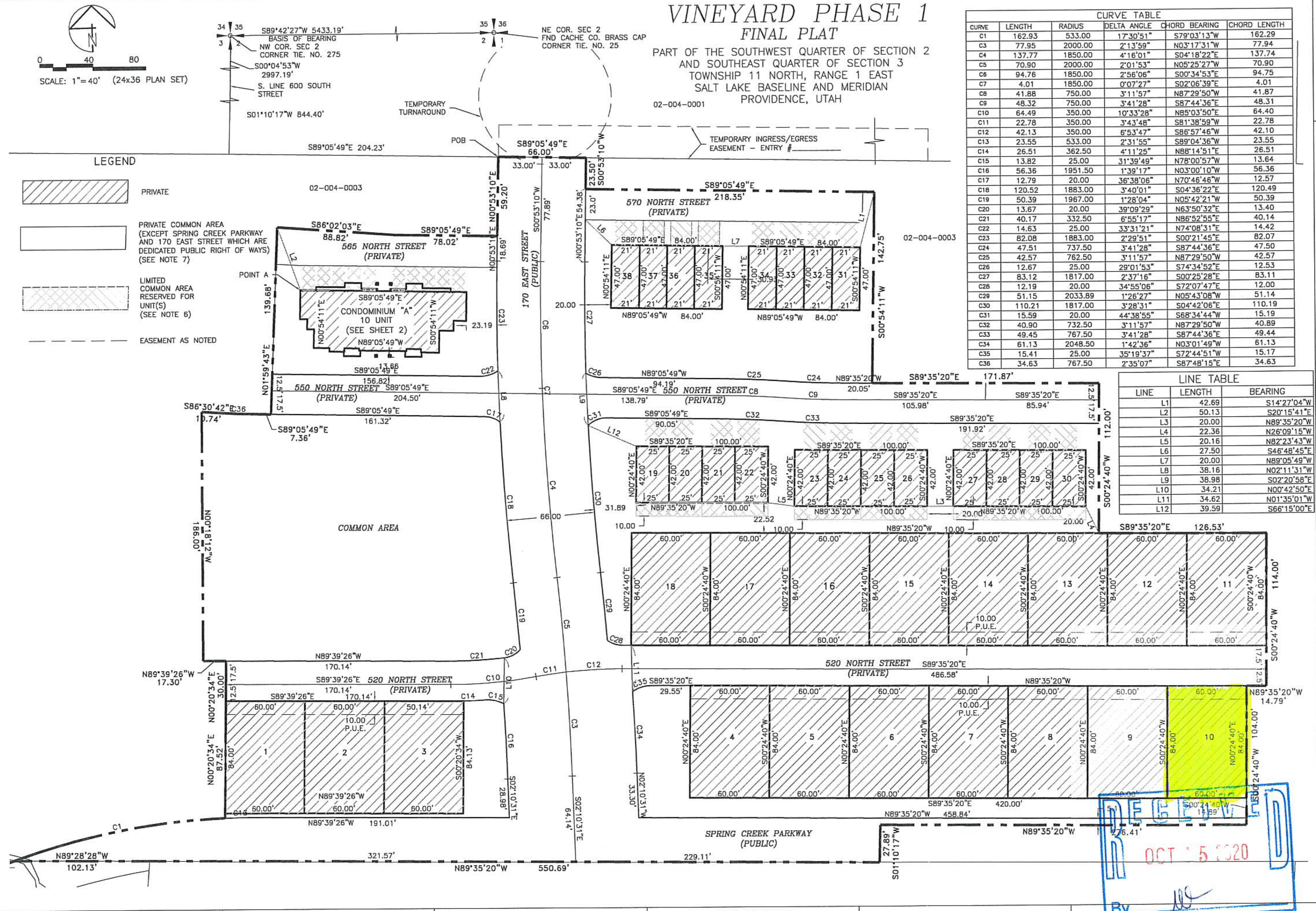
9

SCALE: N.T.S.

VINEYARD PHASE 1

FINAL PLAT

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



RECEIVED
OCT 15 2020
By

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	162.93	533.00	17°30'51"	S79°03'13"W	162.29
C3	77.95	2000.00	2°13'59"	N03°17'31"W	77.94
C4	137.77	1850.00	4°16'01"	S04°18'22"E	137.74
C5	70.90	2000.00	2°01'53"	N05°25'27"W	70.90
C6	94.76	1850.00	2°56'06"	S00°34'53"E	94.75
C7	4.01	1850.00	0°07'27"	S02°06'39"E	4.01
C8	41.88	750.00	3°11'57"	N87°29'50"W	41.87
C9	48.32	750.00	3°41'28"	S87°44'36"E	48.31
C10	64.49	350.00	10°33'28"	N85°03'50"E	64.40
C11	22.78	350.00	3°43'48"	S81°38'59"W	22.78
C12	42.13	350.00	6°53'47"	S86°57'46"W	42.10
C13	23.55	533.00	2°31'55"	S89°04'36"W	23.55
C14	26.51	362.50	4°11'25"	N88°14'51"E	26.51
C15	13.82	25.00	31°39'49"	N78°00'57"W	13.64
C16	56.36	1951.50	1°39'17"	N03°00'10"W	56.36
C17	12.79	20.00	36°38'06"	N70°46'46"W	12.57
C18	120.52	1883.00	3°40'01"	S04°36'22"E	120.49
C19	50.39	1967.00	1°28'04"	N05°42'21"W	50.39
C20	13.67	20.00	39°09'29"	N63°50'32"E	13.40
C21	40.17	332.50	6°55'17"	N86°52'55"E	40.14
C22	14.63	25.00	33°31'21"	N74°08'31"E	14.42
C23	82.08	1883.00	2°29'51"	S00°21'45"E	82.07
C24	47.51	737.50	3°41'28"	S87°44'36"E	47.50
C25	42.57	762.50	3°11'57"	N87°29'50"W	42.57
C26	12.67	25.00	29°01'53"	S74°34'52"E	12.53
C27	83.12	1817.00	2°37'16"	S00°25'28"E	83.11
C28	12.19	20.00	34°55'06"	S72°07'47"E	12.00
C29	51.15	2033.89	1°26'27"	N05°43'08"W	51.14
C30	110.21	1817.00	3°28'31"	S04°42'06"E	110.19
C31	15.59	20.00	44°38'55"	S68°34'44"W	15.19
C32	40.90	732.50	3°11'57"	N87°29'50"W	40.89
C33	49.45	767.50	3°41'28"	S87°44'36"E	49.44
C34	61.13	2048.50	1°42'36"	N03°01'49"W	61.13
C35	15.41	25.00	35°19'37"	S72°44'51"W	15.17
C36	34.63	767.50	2°35'07"	S87°48'15"E	34.63

LINE TABLE

LINE	LENGTH	BEARING
L1	42.69	S14°27'04"W
L2	50.13	S20°15'41"E
L3	20.00	N89°35'20"W
L4	22.36	N26°09'15"W
L5	20.16	N82°23'43"W
L6	27.50	S46°48'45"E
L7	20.00	N89°05'49"W
L8	38.16	N02°11'31"W
L9	38.98	S02°20'58"E
L10	34.21	N00°42'50"E
L11	34.62	N01°35'01"W
L12	39.59	S66°15'00"E

SURVEYOR'S CERTIFICATE

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

Signed on this ______day of ___________ 2019.

PROFESSIONAL LAND SURVEYOR
275617
BRIAN G. LYON
8-2-19
STATE OF UTAH

NOTES

1. The developer shall meet Providence City Code Title 8 Chapter 1, Section 21.
   Indoor use: 48 Residences x 0.45 ac-ft = 21.6 ac-ft
   Outdoor use: 3.9 acres x 64% x 4 = 9.98 ac-ft
2. 5/8" rebar with cap will be set at all rear and interior property corners. Curb pins will be set at the intersection of the lot line with the curbing once it is placed.
3. All lots have an adequate buildable envelope with reguards to hazardous slope, building, water and zoning setback.
4. The City will not issue any building permit for any lot until minimum improvements, as specified in Section 11-5-2 of the City code are complete.
5. There are no know Sensitive lands as defined in Providence Code 10-5-2.
6. All driveways, patios, decks and balconies as shown on each unit contained within the project are considered limited common areas. They are set aside and reserved for the use of the respective unit to which they are attached and/or appurtenant.
7. All other areas contained within the project, but not shown with diagonal stripes or shading or public streets are considered common area, including parking, private streets, storm water detention and drainage easement area.
8. All common areas and limited common areas are considered to be an easement for all public utilities, irrigation and drainage purposes. This includes the ingress/egress area.
9. All expenses involving the necessary improvements or extensions for a culinary water system, sanitary sewer system, gas service, electrical service, telephone service, cable television service, grading and landscaping, storm drainage systems, curb and gutters, fire hydrants, pavement, sidewalks, signage, street lighting and other improvements shall be paid for by the subdivider.
10. No lots are allowed driveway access onto Spring Creek Parkway.
11. With Exception of those areas under private ownership, the property is subject to a blanket easement over, across, above, and under it for ingress, egress, installation, maintenance, repair, and replacement of utilities exclusively servicing the property. Utilities include, without limitation, water, sewer, gas, telephone, and electricity with exception of those areas under private ownership.

LEGAL DESCRIPTION

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

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

thence S 89°05'49" E 66.00 feet; thence S 00°53'10" W 23.50 feet; thence S 89°05'49" E 218.35 feet; thence S 00°54'11" W 142.75 feet; thence S 89°35'20" E 171.87 feet; thence S 00°24'40" W 112.00 feet; thence S 89°35'20" E 126.53 feet; thence S 00°24'40" W 114.00 feet; thence N 89°35'20" W 14.79 feet; thence S 00°24'40" W 104.00 feet; thence N 89°35'20" W 276.41 feet; thence S 01°10'17" W 27.89 feet; thence N 89°35'20" W 550.69 feet; thence N 89°28'28" W 102.13 feet; thence Easterly, a distance of 162.93 feet along a non tangent curve to the right of which the radius point lies S 19°42'12" E, with a radius of 533.00 feet, having a central angle of 17°30'51" and a chord that bears N 79°03'13" E 162.29 feet; thence N 00°20'34" E 87.52 feet; thence continue Northerly along said line, a distance of 30.00 feet; thence N 89°39'26" W 17.30 feet; thence N 00°18'12" W 186.00 feet; thence S 86°30'42" E 10.74 feet; thence Easterly, 34.63 feet along a curve to the left having a radius of 767.50 feet, a central angle of 02°35'07" and a chord that bears S 87°48'15" E 34.63 feet; thence S 89°05'49" E 7.36 feet; thence N 01°59'43" E 139.68 feet; thence S 86°02'03" E 88.82 feet; thence S 89°05'49" E 78.02 feet; thence N 00°53'10" E 59.20 feet to the point of beginning, containing 7.45 acres, more or less.

OWNERS DEDICATION

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

A) Public Streets: Dedicate, grant and convey to Providence City, Utah all those parts or portions of said tract of land designated as public streets the same to be used as public thoroughfares forever.

B) Public utilities, and drainage easements: Grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat as public utility, drainage easements, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities whichever is applicable as may be authorized by Providence City, Utah with no buildings or structures being erected within such easements.

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

____
Ridgeview Park, LLC
Jeff Jackson, Managing Member

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH } ss
COUNTY OF ____________

On this ____ day of ____________, in the year 2018, before me ____________, a notary public, personally appeared Jeff Jackson, Manager Member of Ridgeview Park, LLC, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged that said document was signed by him in behalf of said Ridgeview Park, LLC by authority of its bylows.

Notary Public Signature____________
Notary Public Full Name____________
Commission Number____________
My Commission Expires____________
A Notary Public Commissioned in Utah

LAND USE AUTHORITY APPROVAL

APPROVED THIS _______DAY OF ____________, 2019 BY THE PROVIDENCE LAND USE AUTHORITY

____

MAYOR APPROVAL

APPROVED THIS _______DAY OF ____________, 2019 BY THE PROVIDENCE CITY MAYOR

____
PROVIDENCE CITY MAYOR

CITY ENGINEER APPROVAL

APPROVED THIS _______DAY OF ____________, 2019 BY THE PROVIDENCE CITY ENGINEER

____
PROVIDENCE CITY ENGINEER

COUNTY RECORDER'S NO.

State of Utah, County of Cache, recorded and filed at the request of ____________
Date ____________ Time ____________ Fee ________
Entry ____________
Index ____________
Filed in: File of plats County Recorder

PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF PROVIDENCE PLANNING COMMISSION COMMISSION THIS ____________DAY OF ____________, 2019, A.D.

______________ ______________

CITY ATTORNEY APPROVAL

APPROVED THIS _______ DAY OF ____________, 2019 BY THE PROVIDENCE CITY ATTORNEY

____
PROVIDENCE CITY ATTORNEY

UTILITIES APPROVAL

Each of the utility companies below state that they have reviewed the plat, that they approve the plat as it relates to their particular company, that they are in agreement with placing all of their utilities underground within the right-of-way as shown on the plans and are willing to provide the needed service for the development.

CITY'S CULINARY WATER AND SANITARY SEWER REPRESENTATIVE

ROCKY MNTN POWER REPRESENATIVE

DOMINION ENERGY REPRESENTATIVE

COMCAST CABLE REPRESENTATIVE

CENTURY LINK REPRESENATIVE

Groundwater Note:
A geotechnical study was performed on this parcel by A Cache Corp. prior to the development of this subdivision. In that report, areas of potential high ground water were encountered. The full geotechnical report is available in the Providence City Public Works office. The report suggested installing a land drain to mitigate the high water in order to make installing basements feasible in this development. A land drain will be installed with the utility improvements prior to any home construction as suggested in the report, and as required by Providence City. Individual footing drains are to be installed with each home, and connected to the land drain.

SETBACKS

Setbacks (Single Family Detached, Duplex)
Front Yard (street garage acces): 20 feet min./35 feet max.
Front Yard (alley garage access): 10 feet min.
Rear Yard: 10 feet min.
Side Yard: 7.5 feet min.
Corner Lot: 15 feet min. on side adjacent to street

Setbacks (Single Family Attached, Apartment)
No front or rear building setback is in place for single family attached and apartment housing, provided that the development's open space is integrated throughout the project so that each group of single family attached dwelling units and each building of apartments has a minimum of 10' of landscaping open space on all sides, and said landscaping being calculated from the front/rear plane of the dwelling unit or exterior wall of the apartment building, with the exception of one side of single-family attached which may be needed for alley garage access. Buildings whose front plan faces the front plane of another building shall have a minimum of 20' separation between the building's front planes.

ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
alliancelogan@yahoo.com

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

No.	REVISIONS/ SUBMISSIONS	DATE

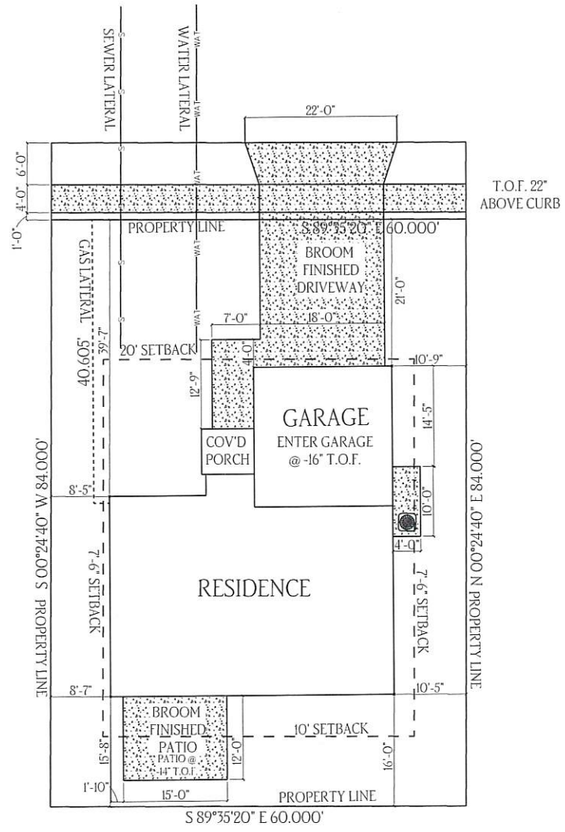
REVIEWED : DRAWN :
CAD FILE : PROJECT NO. :

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

DRAWING TITLE
FINAL PLAT

DATE : AUG2,2019
DRAWING No. 1
1 of 2

520 NORTH STREET



VISIONARY HOMES

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

Dilley Residence

212 East 520 North
Providence, Utah 84332

Vineyard Subdivision
Phase #1, Lot #10, 5,028 SF
Parcel #02-301-0010

SCALE

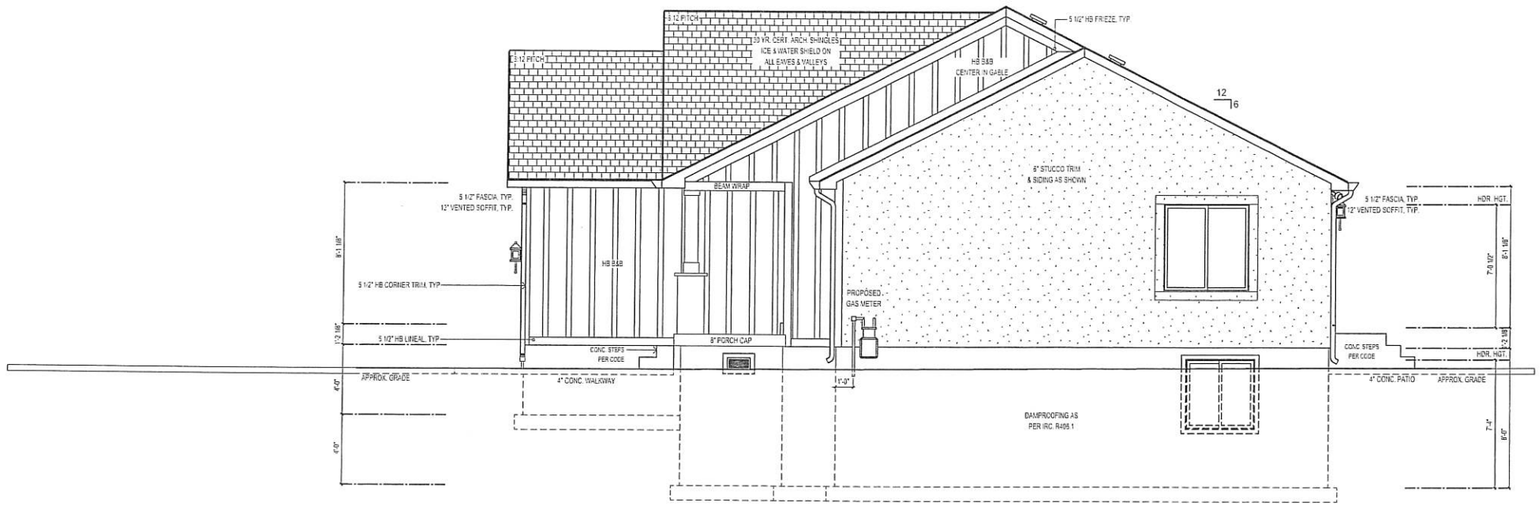
36" X 24" Sheet : 1"=10'
17" X 11" Sheet : 1"=20'
11" X 8-1/2" Sheet : 1"=30'

GAS APPLIANCES TO BE INSTALLED:

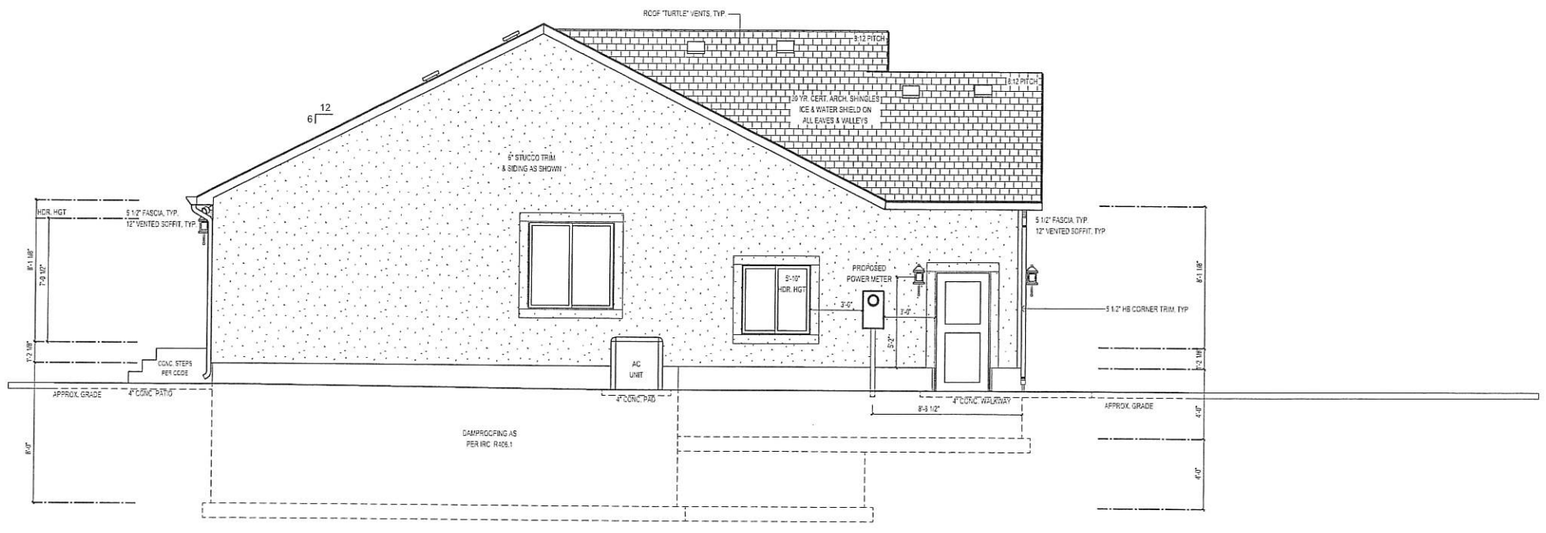
1. 50 Gal Water Heater - 40,000 BTU
2. 95% Eff Furnace - 80,000 BTU

TOTAL BTU LOAD - 120,000 BTU

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OCT 15 2020
By



RIGHT ELEVATION



LEFT ELEVATION

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

visionary HOMES

© STERLING BRANDS LLC

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

Plan current up to:
Addendum 3

Proj: Vineyard 10
Client: Dilley Residence

CARLTON

RIGHT & LEFT ELEVATIONS

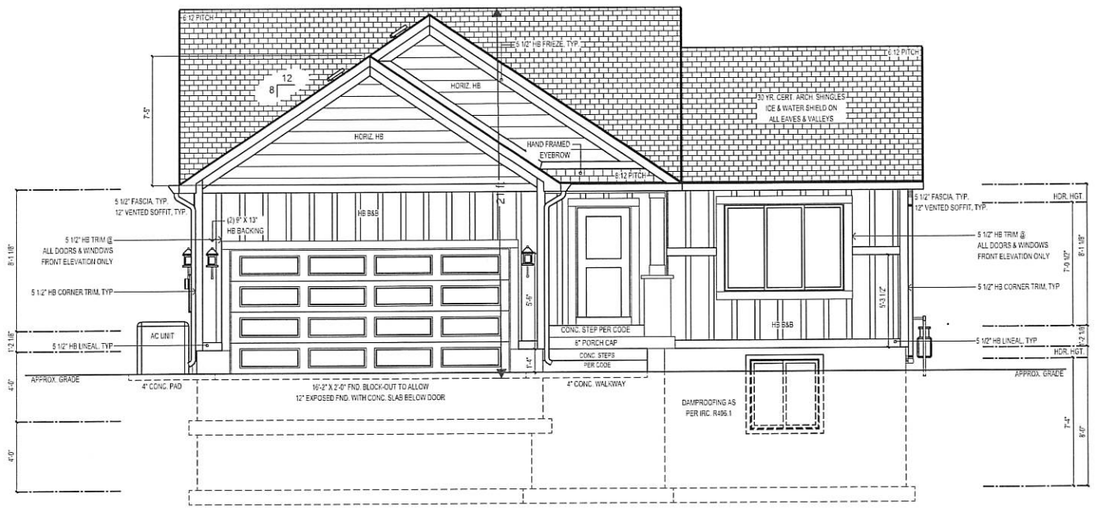
Date: 10/13/2020

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

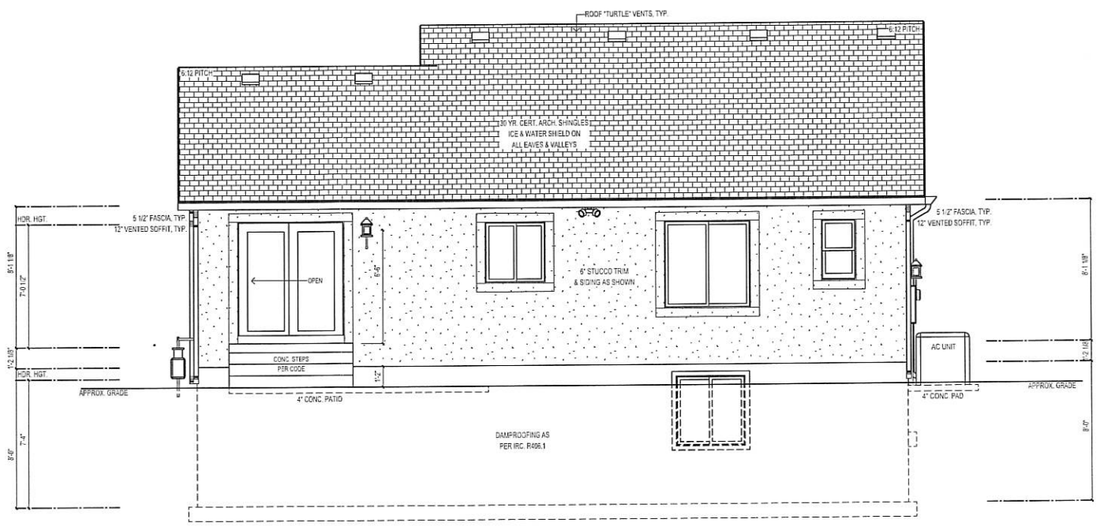
SCALE: 1/4" = 1'-0"

SHEET:

03



FRONT ELEVATION



REAR ELEVATION

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

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Plan current up to:
Addendum 3

Proj: Vineyard 10
Client: Dilley Residence

CARLTON

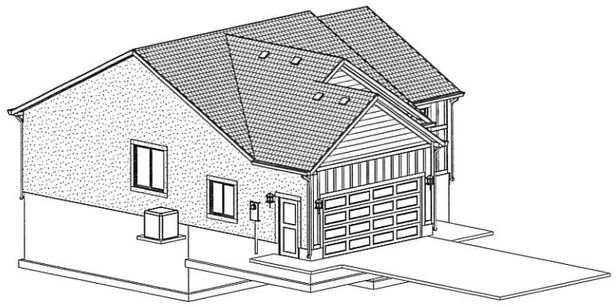
FRONT & REAR ELEVATIONS

Date: 10/13/2020

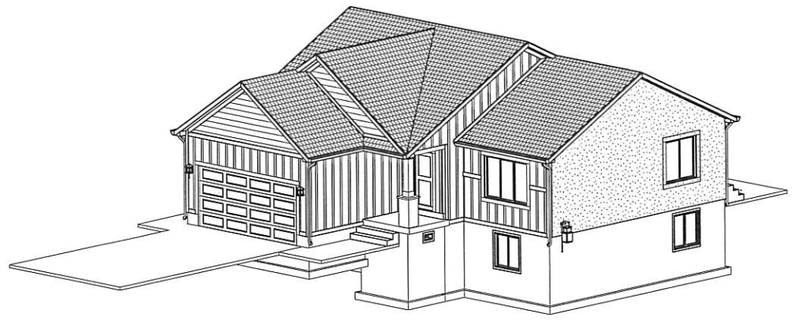
Drawn By: S. Potter
Checked by: K. Shelton

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

SHEET:
02



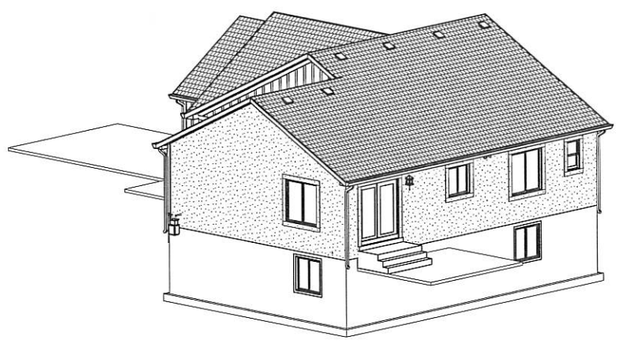
FRONT LEFT ELEVATION



FRONT RIGHT ELEVATION



REAR LEFT ELEVATION



REAR RIGHT ELEVATION

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

visionary HOMES

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

Plan current up to:
Addendum 3

Proj: Vineyard 10
Client: Dilley Residence

CARLTON

PERSPECTIVE VIEWS

Date: 10/13/2020

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

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

SHEET:
04

Public Works Infrastructure Inspection

Project Address: 212 E 520 N Vineyard lot 10
Contact Name: Jessica Williamson - Visionary Homes
Phone Number: 435-752-1480

Inspection	Pass/Fail	Notes
Concrete	Pass	
Curb/Gutter	Pass	
Utilities	Pass	
□ **Conditional Use Fire Hydrants: Location Flow**		
SWPPP Needed: Yes **No**		SWPPP Completed: Yes No **N/A**
NOI Needed: Yes No		NOI UTR:_____ NOI Issued To:_____
Inspection Completed by_____		Date 10.19.2020

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

visionary HOMES

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.

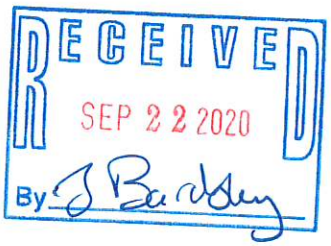
The geotechnical report provided by A Cache Corp. on June 12, 2019, addresses the high-water table, and indicates that a land drain would be an acceptable mitigation strategy that would allow the construction of homes with basements. Based on this recommendation, a land drain has been installed as a 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.

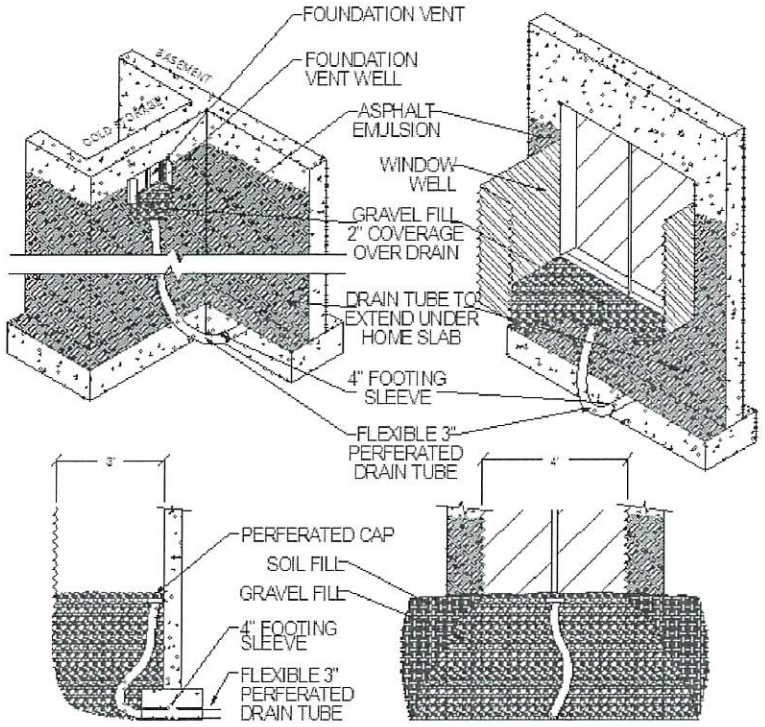
If additional information is needed related to this mitigation strategy, please contact me with any questions.

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.

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By

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: October 21, 2020

Request: Applicant is requesting approval of a commercial site plan for Mo' Bettahs (Amsource Providence)

Item Type: Commercial Site Plan	**Applicant:** Amsource Providence, LLC	**Address:** 74 S Hwy 165
Parcel ID #: 02-096-0087	**General Plan**: CGD	**Zone**: CGD

Background Information:

A complete application was received Sept. 24, 2020; application contained:

1. Commercial Site Plan Application.
2. Payment of $50 application fee.
3. Rob Stapley, Public Works director, inspected the current infrastructure on October 19, 2020.

FINDINGS OF FACT:

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

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

CONCLUSIONS OF LAW:

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

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, ordinances.
2. The applicant has met the parking requirements. Once the construction drawings are reviewed and approved, if any changes to the construction drawings are made, the parking will need to be reviewed to make sure it still meets Providence City standards.
3. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

DRAFT

Commercial Site Plan Application

FOR OFFICE USE ONLY	
Date	
Payment Form	
Amount	
Receipt #	
Clerk	

Date: 9/24/20

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 Melanie Child Initial mc

Required Submittals

- **$50 application fee**
- **Cache County Plat Map, current; and a copy of the official recorded final plat that includes any notes.**
- **Storm Water Pollution Prevention Plan and Notice of Intent if applicable (see #10 below)**
- **Site Plan. The site plan must meet all the requirements for Commercial Zoned Districts in Providence City Code 10-8-5. The site plan must include:**
  1. **Show north arrow, scale, building location, property lines, setbacks, abutting rights-of-way, parking layout, ADA parking and ramps, entrances to site, curbs, water and sewer lines, fire hydrants, fire lanes, storm drain lines and appurtenances.**
  2. **Show all existing fire hydrants within 300 feet.**
  3. **Show parking/loading computations for proposed use.**
  4. **Show connectivity with adjacent parking lots and interior private roadways.**
  5. **Show landscaping computations for proposed use.**
  6. **Provide elevations with rendered elevations for all elevations. Include color renderings of design concept or intent, site elements, and building facades.**
  7. **Provide floor plans; include the proposed low floor elevation.**
  8. **Provide cross-sections of the site showing spatial relationships between all vertical elements (building, trees, berms, Light standards, etc.) as they relate to activities and use of streetscape, pedestrian, and parking areas.**
  9. **Provide lighting and signage plan for the entire site. Indicate how signs will be illuminated, their design and spatial relationship to other site amenities including buildings, and a graphic example of each type of sign. This does not take the place of a sign permit application.**
  10. **Provide storm water pollution prevention plan if the site disturbs an acre or more, or is part of a larger development.**
  11. **Provide cost estimates for site development, including but not limited to: landscaping, parking/loading areas, pedestrian areas.**
  12. **Summary data indicating the area of the site in the following classification: total area of the lot, total area and percentage of the site utilized by buildings, total area and percentage of the site in landscape area, total area and percentage of the site for parking areas (including the number of parking spaces).**

Applicant Information

Name: Amsource Providence, LLC

Mailing address: 358 Rio Grande Suite 200

Telephone: 801-741-4552 Email: mchild@amsource.com

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

Name: Same as above

Mailing address:

Telephone: Email:

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SEP 24 2020
By

Project Information

Address: 74 S Highway 165 Providence, Utah 84332

Subdivision: _____ Parcel Tax ID: 02-096-0087

Valuation: _____ Zone CHD Height 25' 4" Initial mc

Setbacks (front yard) 114' (side yard) 18' (rear yard) 33' Initial mc other side yard 52.3'

Type of commercial use (restaurant, office, etc): restaurant

Name of business MD Bellahs

Contractor Information

Name: We do not have a contractor yet

Mailing address: _____

Telephone: _____ Email: _____

Stormwater Notice of Intent (NOI) Information

NOI No. UTR _____ Permit issued to: _____

Will get this when we get a contractor

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 mc Name Melanie Clawson

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 mc

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 mc

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.

Melanie Child	Melanie Child	9/24/20
Signature of Applicant	Printed Name	Date

PROVIDENCE CITY BUILDING DIVISION CONSTRUCTION POLICIES
(Required for all zoning permit applications)

1. **Zoning requirements**
   a. Site plan required to be on site at footing inspection
   b. Property corners to be marked and staked for inspection
2. **Lot ID**
   a. Posting of a lot ID sign is required during construction for inspections and emergency services. This sign is provided by the City and shall be posted by the first scheduled inspection and visible from the street.
3. **Toilets**
   a. The IPC and OSHA require a toilet on site during construction and in place prior to the first inspection. This has to be accessible to all workers in the area and requires the cooperation of all.
4. **Water Meter**
   a. Unauthorized use of City water will result in a fine and a stop work order on the property.
   b. Meter and sewer clean outs are not allowed to be encased or surrounded in concrete. (Contact the Public Works for the required specs.) The moving cost will be the responsibility of the owner.
5. **Streets/Sidewalks**
   a. No material will be allowed on public streets or sidewalks. "Material" is defined as construction products, or any size or dimension of aggregate. (See Providence City's specs.)
   b. Dirt piled over curb and sidewalk requires a minimum 4" pipe installed to allow drainage to the gutter. This temporary (180 days) blockage to the sidewalk requires safety tape or cones to divert traffic.
   c. All sidewalks, curbs, gutters, and streets associated with the property are to be kept clean during construction with a final cleaning required prior to final occupancy.
   d. Construction sites should be kept clean and all debris contained to that site.
6. **Elevations**
   a. I accept responsibility for all the soils and hazard conditions of the site. Approval of this permit does not constitute a representation by the City that the building at any specified elevation will solve any ground water, slope or hazard condition. The solution to this problem is the sole responsibility of the permit applicant, agent, or property owner.
7. **Final Occupancy**
   a. Occupying the building prior to final occupancy will result in revocation of the $500 power bond. After the initial inspection, the Building Official will determine whether any furniture can be moved into the house or garage.
8. **Temporary Occupancy**
   a. Will only be issued with special permission. Temporary permits will expire after 30 days of issue and the construction bond will be forfeited if work is not completed
9. **Permits**
   a. Plan review and permit fees are good for 180 days. Only the permit portion will be refunded, after a written letter of request is received. No fees will be refunded after this period has expired.

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

Melanie Child	Melanie Child		9/24/20
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~~ retail building at 745 Highway 165 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.

Melanie Child	Melanie Child		9/24/20
Signature	Printed Name	On Behalf Of	Date

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

I hereby apply to Providence City for permission to connect my premises at 745 Highway 165 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.

Melanie Child	Melanie Child		9/24/20
Signature	Printed Name	On Behalf Of	Date

Mo' Bettahs - Cost Estimate

CONCEPTUAL SITE CONSTRUCTION ESTIMATE

Date Prepared: September 2, 2020

Lot Size: 36,928 Sq. Ft. or 0.8 Acres

This is a conceptual estimate prepared prior to receiving surveys or preliminary design plans and will change upon completion of these items.

Components

Item No.	Description	Quantity		Unit Price		Cost
	Public Improvements					
1	24" Curb and Gutter	0	LF	$15.00	LF	$0.00
2	Concrete Sidewalk	0	SF	$4.00	SF	$0.00
3	Asphalt Paving	0	SF	$4.00	SF	$0.00
4	Landscaping	0	SF	$3.75	SF	$0.00
					Subtotal	**$0.00**
	Site Improvements (Private)					
5	24" Curb and Gutter	1,196	LF	$15.00	LF	$17,940.00
6	Concrete Sidewalk	1,308	SF	$4.00	SF	$5,232.00
7	3" HMA over 6" UTBC (Asphalt Paving)	13,370	SF	$2.50	SF	$33,425.00
8	5" PCC over 6" UTBC (Concrete Paving)	2,976	SF	$4.00	SF	$11,904.00
9	ADA Ramps	3	EA	$1,500.00	EA	$4,500.00
10	Landscaping	9,057	SF	$3.75	SF	$33,963.75
11	Clearing and Grubbing	33,107	SF	$0.09	SF	$2,979.63
12	Earthwork Import	745	CY	$17.00	CY	$12,665.00
13	Light Poles	2	EA	$5,000.00	EA	$10,000.00
					Subtotal	**$132,609.38**
	Storm Drain (Private)					
14	12" Reinforced Concrete Pipe	146	LF	$28.00	LF	$4,088.00
15	12" PVC Pipe	25	LF	$22.00	LF	$550.00
16	6" PVC Roof Drain	70	LF	$20.00	CF	$1,400.00
17	Snout	1	EA	$500.00	EA	$500.00
18	2x2 Junction Box	2	EA	$2,500.00	EA	$5,000.00
19	Inlet Box	5	EA	$2,500.00	EA	$12,500.00
					Subtotal	**$24,038.00**
	Sewer (Private)					
20	6" PVC Sewer Pipe	243	LF	$30.00	LF	$7,290.00
21	4" PVC Sewer Pipe	40	LF	$28.00	LF	$1,120.00
22	Grease Trap	1	EA	$6,000.00	LF	$6,000.00
23	Sampling Manhole	1	EA	$3,000.00	LF	$3,000.00
24	Sewer Manhole	1	EA	$2,500.00	EA	$2,500.00
25	Cleanout	4	EA	$800.00	EA	$3,200.00
					Subtotal	**$23,110.00**
	Water (Private)					
26	Service Tap Connection	1	EA	$2,500.00	EA	$2,500.00
27	2" PVC Service Line with Meter	1	EA	$2,500.00	LF	$2,500.00
28	2" Water Pipe Fittings	1	EA	$400.00	EA	$400.00
30	Irrigation Backflow Preventer	1	EA	$2,000.00	EA	$2,000.00
31	2" Culinary Water Line	150	LF	$15.00	LF	$2,250.00
					Subtotal	**$9,650.00**
					GRAND TOTAL	**$189,407.38**

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Providence City
164 North Gateway Drive
Providence, UT 84332
435-752-9441

XBP Confirmation Number: 86060426

Transaction detail for payment to Providence City. **Date: 09/16/2020 - 12:16:31 PM**

Transaction Number: 133256770PT
Mastercard — XXXX-XXXX-XXXX-9528
Status: Successful

Account #	Item	Quantity	Item Amount
	Application Fees	1	$50.00
Notes: 74 South Highway 165			

TOTAL: *$50.00*

Billing Information
Melanie Child
Providence, UT 84332

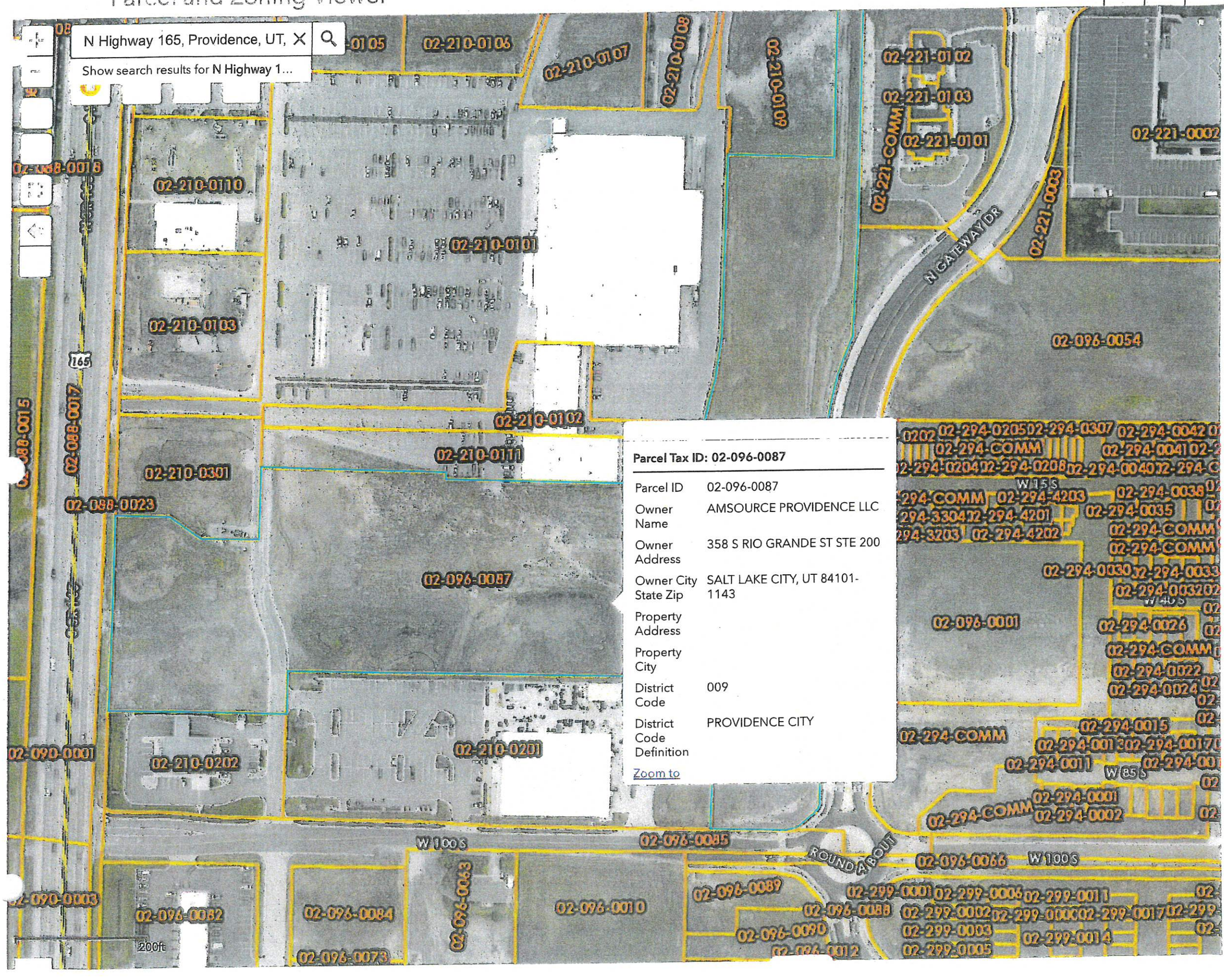
Transaction taken by: khobbs

Parcel and Zoning Viewer

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

N Highway 165, Providence, UT,

Show search results for N Highway 1...



Parcel Tax ID: 02-096-0087

Parcel ID	02-096-0087
Owner Name	AMSOURCE PROVIDENCE LLC
Owner Address	358 S RIO GRANDE ST STE 200
Owner City State Zip	SALT LAKE CITY, UT 84101-1143
Property Address	
Property City	
District Code	009
District Code Definition	PROVIDENCE CITY

Zoom to

Enhanced Search

By Shape | By Value | By Spatial | Results

Search layer — Clear Fields

Parcels

Search alias

Parcel Tax ID

Search by Parcel Tax ID

example: 02-152 or 02-152-0030

Parcel ID contains: Use this search for parcel book & page or a precise parcel number.

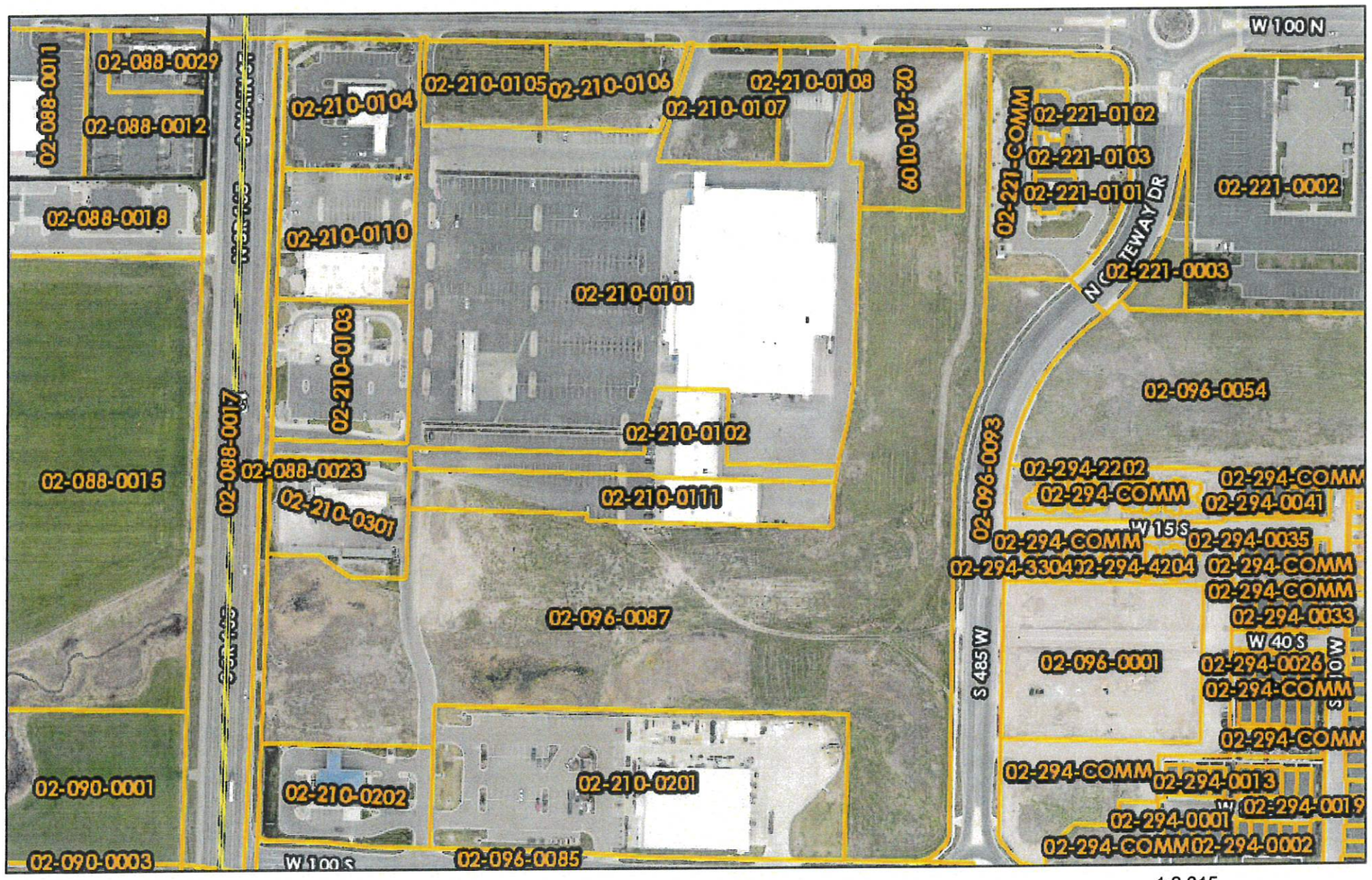
example: 02-152-0030

Parcel ID is: Use this search for precise parcel numbers ONLY.

Search

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Parcel Map



9/11/2020, 2:12:37 PM

1:2,615

0 0.02 0.04 0.08 mi

0 0.04 0.07 0.14 km

Parcel Tax ID Label

State Roads

County Centerline

Municipal Boundaries

County Boundary

Cache Parcels

Web AppBuilder for ArcGIS

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community | Copyright:© 2013 National Geographic Society, i-cubed | National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA,

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20-103 asb - Phase 4

Alder Square Commercial Subdivision-Phase 4

A Part of the East half of Section 9, Township 11 North, Range 1 East, Salt Lake Base and Meridian, Cache County, Utah

Scale: 1" = 80'

80' 0 80' 160'

Legend

- Section Corner
- P.U.E. — Public Utility Easement
- Centerline Monument
- Property Line
- Easement Line
- Adjoiner Line
- Center Line
- Section Line

Narrative

This Survey was ordered by Amsource Development to create 1 Commercial Lot.

A line between monuments found along 200 West Street was assigned the bearing of N 1°22'23" E as the Basis of Bearings to retrace the original Survey and adjacent subdivision plats.

Survey Markers will be placed at the new lot corners.



Vicinity Map
Not to Scale

Flood Plain Data

All expenses involving the necessary improvements or extensions for a culinary water system, sanitary systems, gas service, telephone service, cable television service, grading and landscaping, storm drainage system, curbs and gutters, fire hydrants, pavement, sidewalks, signage, street lighting and other improvements shall be paid for by the developers.

All lots have an adequate buildable envelope with regards to hazardous slope, zoning setbacks, etc.

Share access, ingress and egress, parking and drainage easement will be provide by separate document.

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Cache County, Utah and Incorporated Areas Map Number 49005C0379 G dated 24 May, 2011. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." (no shading).

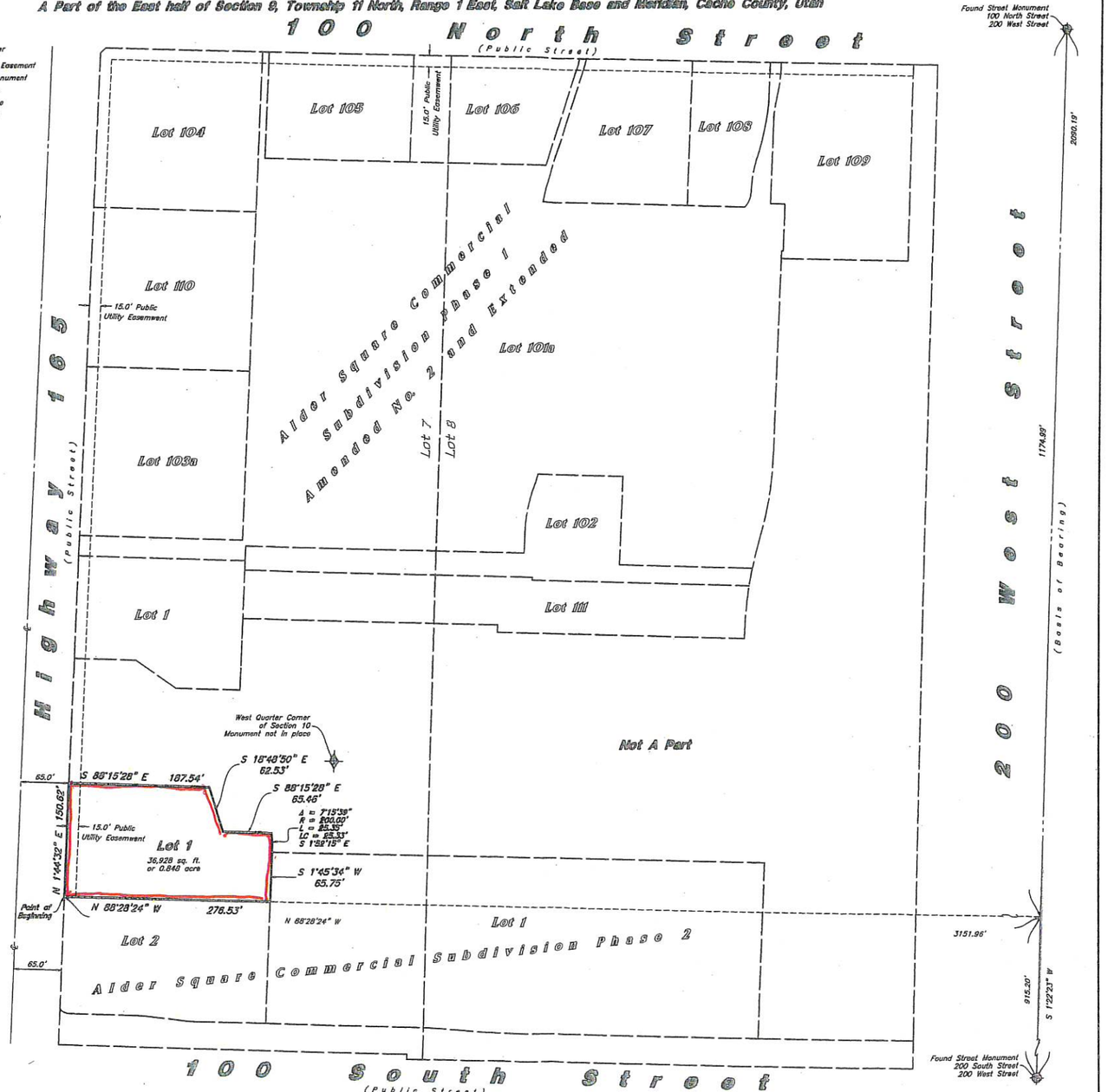
Providence City will not issue and building permit for any lot until minimum improvements are completed.

Rocky Mountain Power

Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that my be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the owner's expense, or the utility may remove such structures at the owner's expense. At no time will any permanent structures be placed within the PUE or any other obstructions which interferes with the use of the PUE with out the prior written approval of the utilities with facilities in the PUE.

Dominion Energy

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations of liabilities including prescriptive rights and other rights, obligations of liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 1-800-366-8532.



Surveyor Certification

I Bruce D. Pimper a Professional Land Surveyor in the State of Utah, do hereby certify for, and on behalf of Anderson Wahlen & Associates; that this Lot Line Adjustment plat of the Alder Square Commercial Subdivision-Phase 4 in Providence City, Cache County, Utah has been correctly drawn to the designated scale and is true and correct representation of the herein described lands in said subdivision based on data compiled from records in the Cache County Recorder's

29 Jul, 2020
Date

Bruce D. Pimper
Utah PLS No. 362256

Boundary Description

A part of Lot 7, Block 27, Plat "A" Providence Farm Survey within the East Half of Section 9, Township 11 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey in Cache County, Utah:

Beginning at the Northwest Corner of Lot 2, Alder Square Commercial Subdivision Phase 2 on the East Line of State Highway 165 located 915.20 feet North 1°22'23" East along the monument line; and 3151.96 feet North 88°28'24" West from the Centerline Monument at 200 South Street and 200 West Street; and running thence North 1°44'32" East 150.62 feet along said East Line of the Highway; thence South 88°15'28" East 187.54 feet; thence South 18°48'50" East 62.53 feet; thence South 88°15'28" East 65.46 feet; thence Southeasterly along the arc of a 200.00 foot radius curve to the right a distance of 25.35 feet (Center bears South 84°29'55" West, Central Angle equals 7°15'39" and Long Chord bears South 1°52'15" East 25.33 feet) to a point of tangency at the Northwest Corner of Lot 1 of said Alder Square Subdivision Phase 2; thence along the Northerly Boundary Lines of said Subdivision the following two courses: South 1°45'34" West 65.75 feet to the Northeast Corner of Lot 2; and North 88°28'24" West 276.53 feet to the East Line of the Highway and the point of beginning.

Contains: 36,928 sq. ft.
or 0.848 acre
1 Lot

Owner's Dedication

Know all men by these presents that the undersigned owners of the above described tract of land, having caused the same to be subdivided into lots to be hereafter known as

Alder Square Commercial Subdivision-Phase 4

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

In witness whereby We have hereunto set our hands this _____ day of _____ AD, 20__.

Amsource Providence, LLC a Utah Limited Liability Company

By: Amsource Development, Inc., a Utah Corporation, its Manager
By: David Gaskill, its President

Acknowledgment

State of Utah
County of Salt Lake } ss

On the _____ day of _____, 20___, personally appeared before me, the undersigned Notary Public, David R. Gaskill, who being by me duly sworn did say that he is President of Amsource Development, Inc., a Utah Corporation which is the Manager of Amsource Providence LLC a Utah Corporation and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and he acknowledged to me that said corporation executed the same.

Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____

A Notary Public Commissioned in Utah

(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

_____
A Notary Public

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By

Developer

Amsource
358 South Rio Grande
Suite 200
Salt Lake City, Utah 84101
801-994-7000
801-532-2109 fax

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 — AWAssociates.com

City Attorney	Providence City Mayor	Sanitary Sewer and Culinary Water
Approved this _____ Day of _____ A.D. 20_____ by	Approved this _____ Day of _____ A.D. 20_____ by	Approved this _____ Day of _____ A.D. 20_____ by
_____ Attorney Date	_____ Mayor Date	_____ Representative Date

Alder Square Commercial Subdivision-Phase 4
A Part of the East half of Section 9, Township 11 North, Range 1 East, Salt Lake Base and Meridian, Cache County, Utah

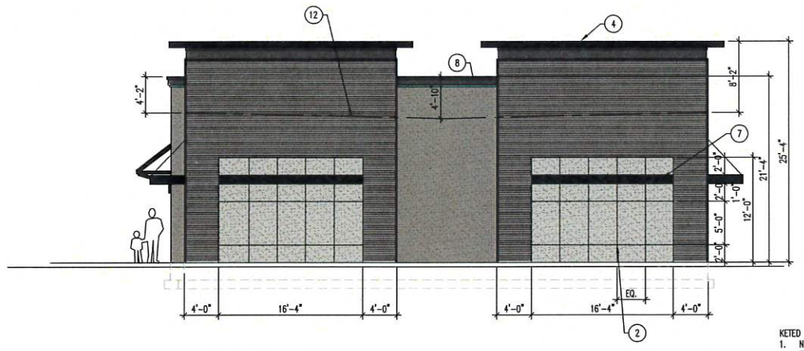
City Planning Commission	City Engineer	Comcast
Approved this _____ Day of _____ A.D. 20_____ by	I hereby Certify that I have had this Plat examined by this office and it is correct and in accordance with the information on file and is hereby approved	Approved this _____ Day of _____ A.D. 20_____ by
_____ Chairman Date	_____ City Engineer Date	_____ Representative Date

Rocky Mountain Power	Dominion Energy	CenturyLink
Approved as to Form this _____ Day of _____ A.D. 20_____ by	Approved this _____ Day of _____ A.D. 20_____ by	Approved this _____ Day of _____ A.D. 20_____ by
_____ Estimator Date	_____ Director Date	_____ Representative Date

Recorded #

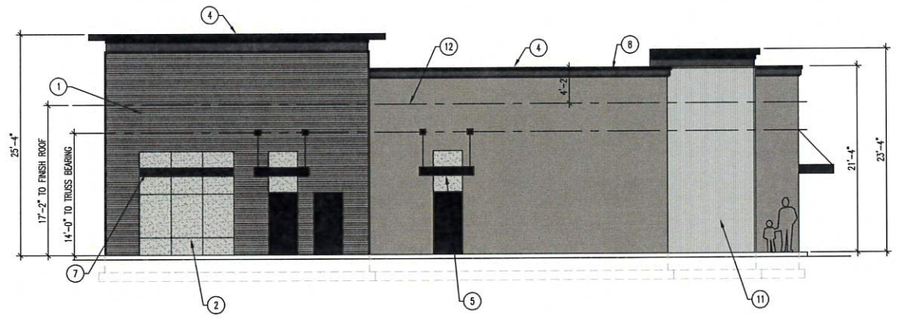
State of Utah, County of Cache, Recorded and Filed at the Request of _____
Date _____ Time _____ Book: _____ Page _____

Fee $ _____ Cache County Recorder



NORTH ELEVATION

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

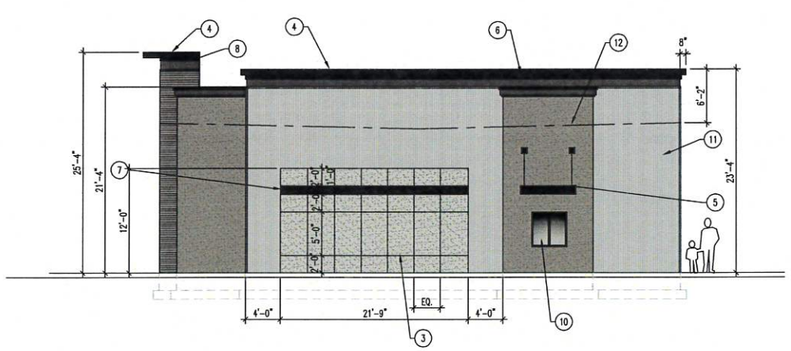


WEST ELEVATION

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

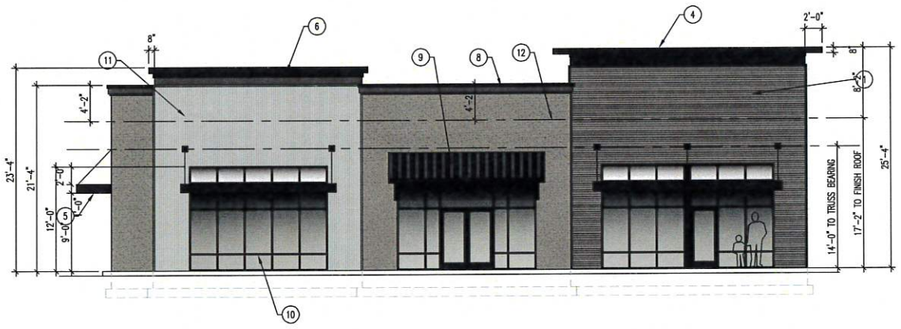
KETED NOTES:

1. NEW METAL SIDING PANELS TO MBCI PANEL 7.2 OVER 1 TYVEK BARRIER – BURNISHED SLATE RUN HORIZONTAL
2. SCORED EIFS OVER 1 $\frac{1}{2}$" RIGID INSULATION MATCH LIGHT GRAY PANELS OVER TYVEK BARRIER
3. SCORE EIFS OVER 1 $\frac{1}{2}$" RIGID INSULATION MATCH MOCHA EIFS OVER TYVEK BARRIER
4. PREFINISHED METAL FASCIA AND SOFFIT MATERIAL. BLACK
5. POWDER COATED STEEL CANOPIES – BLACK
6. EIFS TOOTHING – BLACK
7. EIFS FALSE CANOPY BLACK
8. EFIS CROWN – BURNISHED SLATE
9. PREFINISHED METAL PREFAB AWNINGS BLACK
10. ALUMINUM STOREFRONT MATERIAL DARK BRONZE
11. NEW METAL SIDING PANELS TO MATCH OTHER STRIP BUILDING MBCI PANEL 7.2 OVER OVER TYVEK BARRIER – ASH GRAY
12. ROOF LINE



SOUTH ELEVATION

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



EAST ELEVATION

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

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VDG VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801-484-2046

NEW RETAIL STRIP FACILITY:

AMSOURCE DEVELOPMENT

ALDER SQUARE PAD 'E'
PROVIDENCE, UTAH

EXTERIOR ELEVATIONS

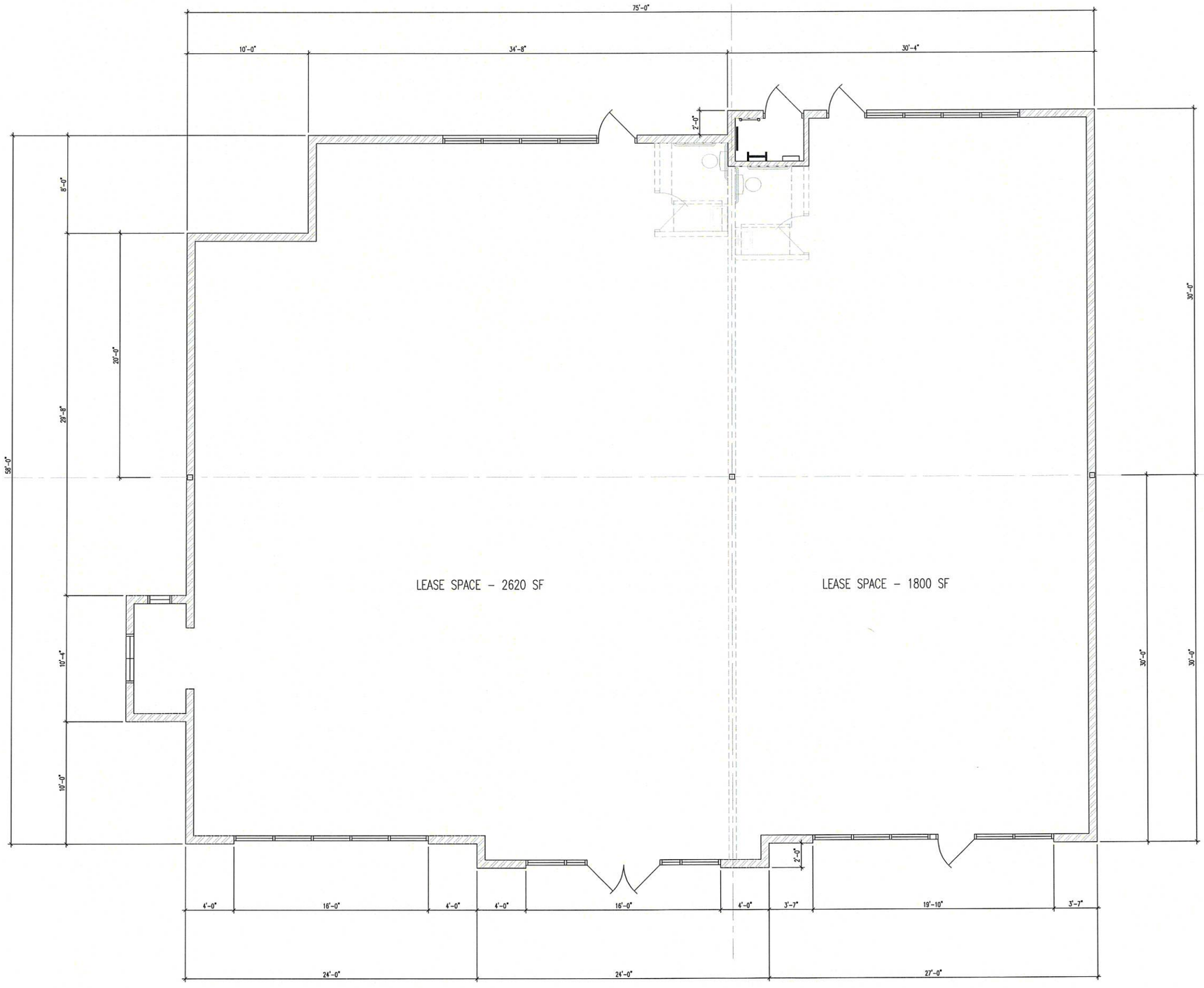
ARCH. PROJECT NO:	XX-XXX
DATE:	X/X/X
DRAWN BY:	BRENT
CHECKED BY:	
DESIGNED BY:	

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DATE	REVISION

SHEET TITLE

A-2.00



FLOOR PLAN

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

NORTH

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By

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VDG VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801-484-2046

NEW RETAIL STRIP FACILITY:
AMSOURCE DEVELOPMENT
PROVIDENCE, UTAH
FLOOR PLAN

ARCH. PROJECT NO:	XX-XXX
DATE:	X/X/X
DRAWN BY:	BRENT
CHECKED BY:	
DESIGNED BY:	

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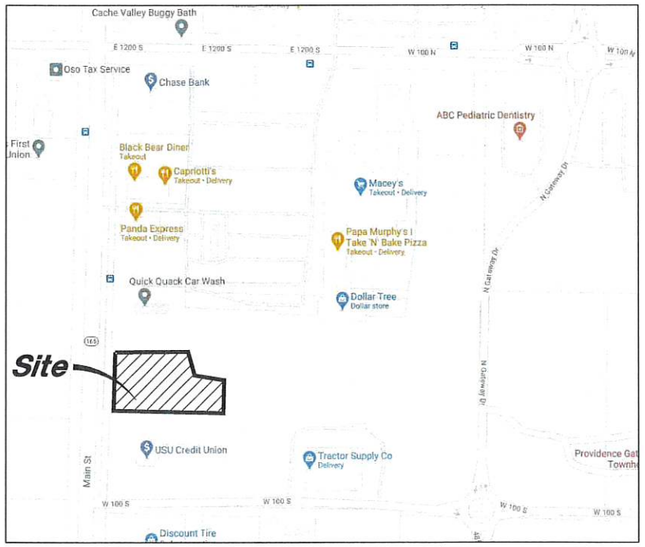
DATE	REVISION

SHEET TITLE

A-1.00

Mo' Bettahs

74 South Highway 165
Providence City, UT 84332



Vicinity Map
Not to Scale

Civil Sheet Index

CV	Cover Sheet
C0.1	Demolition Plan
C1.1	Site Plan
C2.1	Grading Plan
C3.1	Utility Plan
C4.1	Details
C4.2	Details
C4.3	Details
C5.1	Erosion Control Plan
L1.1	Landscape Plan
L2.1	Irrigation Plan
L3.1	Landscape & Irrigation Details

Abbreviations

BCR	Begin Curb Return	PT	Point of Tangency
BOL	Bollard	PVC	Polyvinyl Chloride
BRW	Finish Grade – Bottom of Retaining Wall	PVI	Point of Vertical Intersection
CATV	Cable Television Box	RCP	Reinforced Concrete Pipe
CB	Catch Basin	RD	Roof Drain
CMP	Corrugated Metal Pipe	SB	Signal Box
COB	Cleanout Box	SD	Storm Drain
COTG	Cleanout to Grade	SDMH	Storm Drain Manhole
EA	Edge of Asphalt	SMH	Sewer Manhole
EB	Electrical Box	SP	Signal Pole
EC	End of Curve	SS	Sanitary Sewer
ECR	End Curb Return	SVZ	Sight Visibility Zone
GB	Grade Break	SW	Secondary Water
GM	Gas Meter	TA	Top of Asphalt
HB	Hose Bib	TB	Telephone Box
HP	High Point	TBC	Top Back of Curb
I	Irrigation Line	TC	Top of Grate
ICB	Irrigation Control Box	TMH	Telephone Manhole
Lip	Lip of Gutter	TP	Top of Concrete
LP	Light Pole	TRW	Finish Grade – Top of Retaining Wall
MH	Manhole	TW	Top of Walk
Mon	Monument	VC	Vertical Curve
PC	Point of Curvature	VPC	Vertical Point of Curve
PCC	Point of Compound Curvature	VPT	Vertical Point of Tangency
PI	Point of Intersection	WL	Waterline
PM	Power Meter	WP	Working Point
PP	Power Pole	WV	Water Valve

Legend

Proposed Curb & Gutter		Existing Improvements	
Proposed Open Face C & G		Existing Asphalt	
Proposed Asphalt		Existing Concrete	
Proposed Concrete		Existing Inlet Box	
Proposed Truncated Domes		Existing Catch Basin	
Proposed Inlet Box		Existing Manhole	
Proposed Catch Basin		Existing Fire Hydrant	FH
Proposed Manhole		Existing Water Valve	WV
Proposed Transformer	T	Existing Overhead Power Line	OHP
Proposed Meter Box		Existing Water	W
Proposed Water Meter		Existing Secondary Water	SW
Proposed Combo Box		Existing Sewer	S
Proposed Fire Hydrant		Existing Storm Drain	SD
Proposed Water Valve		Existing Gas	G
Proposed Water Line	W	Existing Power	P
Proposed Sanitary Sewer	S	Existing Telephone	T
Proposed Storm Drain		Existing Fence	X
Proposed Conduit Line	C	Flowline	
Proposed Power Line	P	Centerline	
Proposed Gas Line	G	Existing Contour	
Proposed Fire Line	F	Existing Spot	(78.00TA)
Proposed Secondary Water Line	SW	Existing Light Pole	
Proposed Roof Drain	RD	Existing Street Light	
Proposed Fence	X	Existing Building	
Ridge line	R	Existing Telephone Box	TB
Grade Break	GB	Existing Power Meter	PM
Proposed Contour	78	Existing Electrical Box	EB
Direction of Drainage		Existing Electrical Cabinet	ECAB
Proposed Spot	• 78.00TA	Existing Gas Meter	GM
ADA Accessible Route		Existing Water Meter	WM
Property Line		Existing Irrig. Control Box	ICB
Sawcut Line		Existing Bollard	BOL
Proposed Light Pole		Existing Hose Bib	HB
Proposed Street Light		Working Point	
Proposed Building		Existing Deciduous Tree	
Existing Power Pole			
Existing Power Pole w/ Guy		Existing Coniferous Tree	
Existing Utility Marker			
Existing Post		Detail Number / Sheet Number	XX / XX

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Cache County, Utah and Incorporated Areas Map Number 49005C0379 G dated 24 May. 2011. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." (no shading).

Benchmark

A line between centerline monuments along 200 West Street was assigned the Bearing of North 1°22'23" East to retrace and honor the previous survey

Basis of Bearings

A line between monuments found along 200 West Street was assigned the bearing of N 1°22'23" E as the Basis of Bearings to retrace the original Survey and adjacent subdivision plats.

Legal Description

A part of Lot 7, Block 27, Plat "A" Providence Farm Survey within the East Half of Section 9, Township 11 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey in Cache County, Utah:

Beginning at the Northwest Corner of Lot 2, Alder Square Commercial Subdivision Phase 2 on the East Line of State Highway 165 located 915.20 feet North 1°22'23" East along the monument line; and 3151.96 feet North 88°28'24" West from the Centerline Monument at 200 South Street and 200 West Street; and running thence North 1°44'32" East 150.62 feet along said East Line of the Highway; thence South 88°15'28" East 187.54 feet; thence South 18°48'50" East 62.53 feet; thence South 88°15'28" East 65.46 feet; thence Southeasterly along the arc of a 200.00 foot radius curve to the right a distance of 25.35 feet (Center bears South 84°29'55" West, Central Angle equals 7°15'39" and Long Chord bears South 1°52'15" East 25.33 feet) to a point of tangency at the Northwest Corner of Lot 1 of said Alder Square Subdivision Phase 2; thence along the Northerly Boundary Lines of said Subdivision the following two courses: South 1°45'34" West 65.75 feet to the Northeast Corner of Lot 2; and North 88°28'24" West 276.53 feet to the East Line of the Highway and the point of beginning.

Contains: 36,928 sq. ft.
or 0.848 acre
1 Lot

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REV	DATE	DESCRIPTION

Designed by: SY
Drafted by: JD
Client Name:
Amsource
20-103 CV

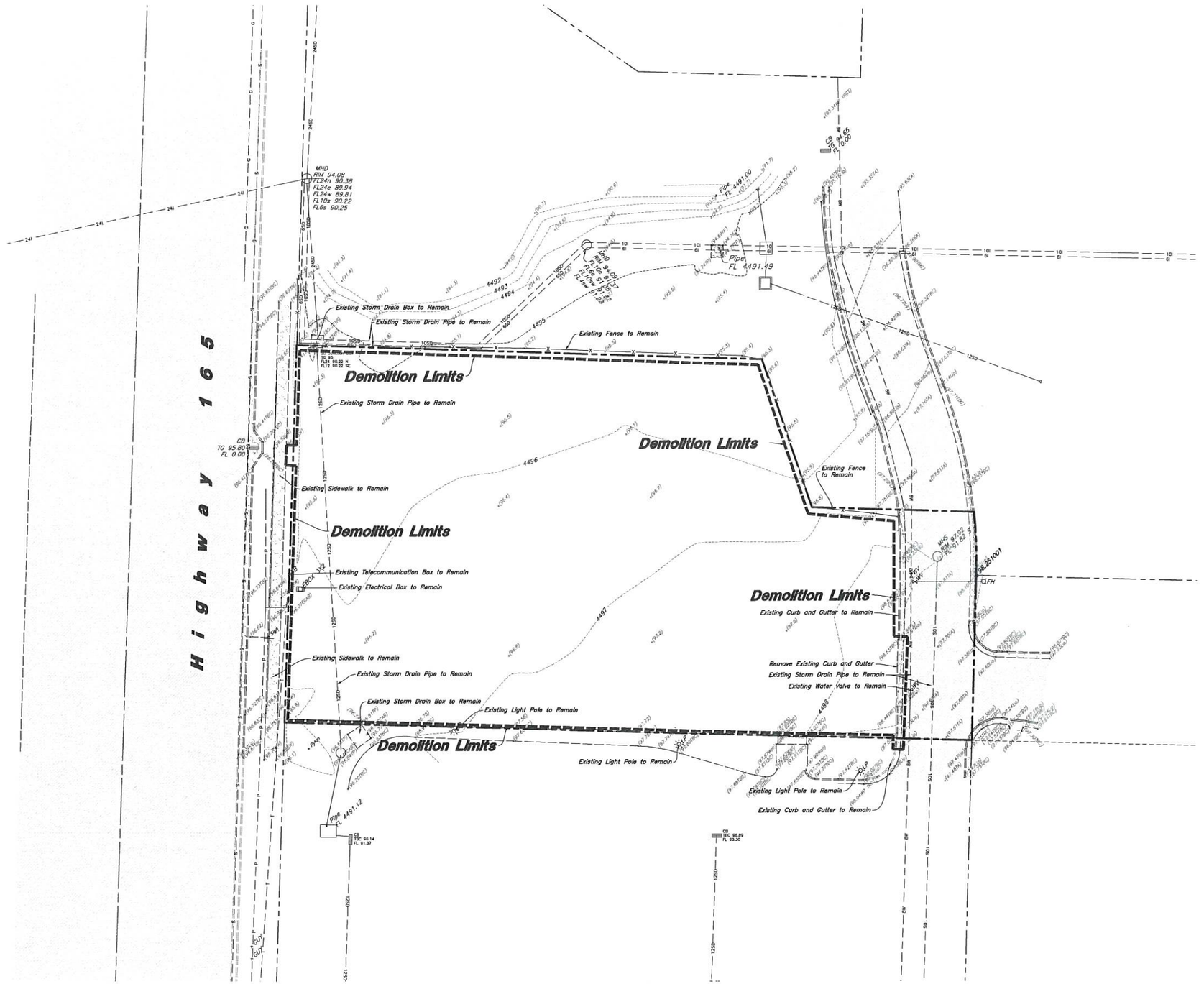
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWEngineering.net

Cover Sheet
Mo' Bettahs
74 South Highway 165
Providence, UT

PROFESSIONAL ENGINEER
No. 7870288
SHAUN H. YOUNG
STATE OF UTAH

2 Sep, 2020

SHEET NO.
CV



Scale: 1" = 20'

20' 0 20' 40'

General Demolition Notes:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
16. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

CAUTION :

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Know what's below. Call 811 before you dig.
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UTILITY NOTIFICATION CENTER, INC.
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REV	DATE	DESCRIPTION

Designed by: SY
Drafted by: JD
Client Name:
Amsource
20-103 DM

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Demolition Plan

Mo' Bettahs
74 South Highway 165
Providence, UT

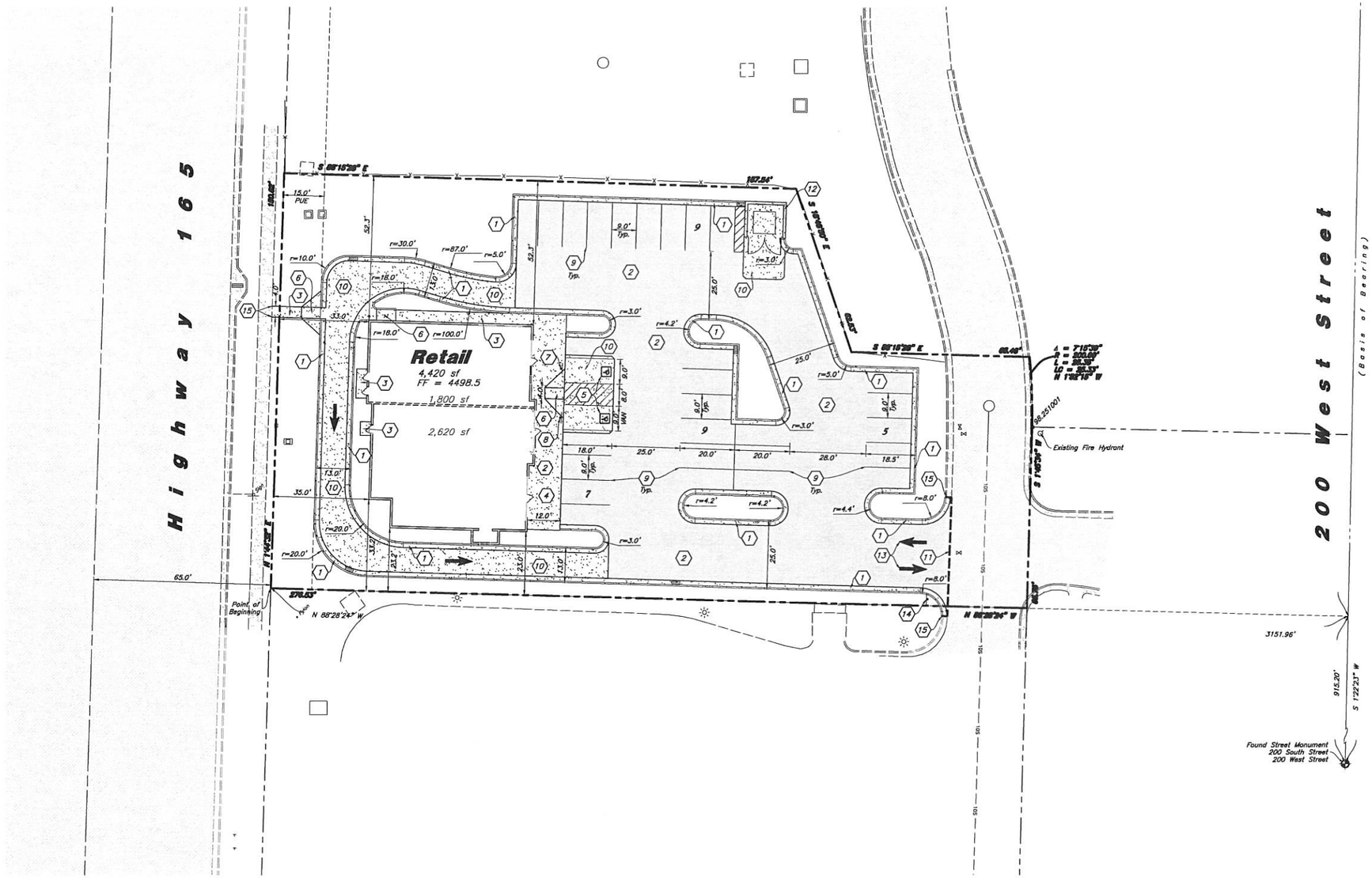
PROFESSIONAL ENGINEER
No. 7915282
SHAUN A YOUNG
9/21/20
STATE OF UTAH

2 Sep, 2020

SHEET NO.
C0.1

Site Data

Site Area = 36,928 s.f. (0.85 ac.)
Landscape Area Provided = 9,057 s.f. (24.5%)
Impervious Area Provided = 23,451 s.f. (63.5%)
Building Area = 4,420 s.f (12.0%)
Retail Parking Required = 1/250 s.f. = 7
Restaurant Parking Required = 1/40 s.f. of Seating = 23
Total Parking Required = 30
Parking Provided = 30 stalls (6.8/1,000)



Scale: 1" = 20'

20' 0 20' 40'

Site Construction Notes

1. Const. 24" Curb & Gutter (1 / C4.1)
2. Const. Asphalt Paving (2 / C4.1)
3. Const. Conc. Sidewalk (3 / C4.1)
4. Const. Thickened Edge Sidewalk (4 / C4.1)
5. Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (11 / 4.2)
6. Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
7. Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (13 / 4.2)
8. Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (13 / 4.2)
9. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness
10. Const. Conc. Paving (5 / C4.1)
11. Sawcut; Provide Smooth Clean Edge
12. Dumpster Enclosure (See Arch. Plans)
13. Const. Directional Arrows per MUTCD
14. Const. Stop Sign per MUTCD R1-1 (7 / C4.1)
15. Conn. & Match Existing Improvements

General Site Notes:

1. All dimensions are to back of curb unless otherwise noted.
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Const. curb transition at all points where curb abuts sidewalk, see detail.
5. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
6. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

REV	DATE	DESCRIPTION

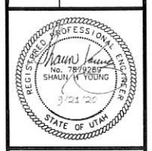
Designed by: SY
Drafted by: JD
Client Name: Amsource
20-103 SP

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Site Plan

Mo' Bettahs

74 South Highway 165
Providence, UT



2 Sep, 2020

SHEET NO.
C1.1

Detention Pond
Total Storage = 2536 c.f.
Highwater Elevation = 4496

Retail
4,420 sf
FF = 4498.5
1,800 sf
2,620 sf

Hi g h w a y 1 6 5

Curb and Gutter Construction Notes:

1. Open face gutter shall be constructed where drainage is directed away from curb.
(1) 2. Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for standard and open face curb and gutter dimensions.
(2) 5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
6. Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

1. Concrete sidewalk shall be constructed with a cross slope of 1.5% (2.08% Maximum) unless shown otherwise on plan.
2. Running slope of sidewalks shall be built per grades shown on the plan. where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%
3. Refer to the Site Plan for sidewalk dimensions.

General Grading Notes:

1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permitee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. The recommendations in the following Geotechnical Engineering Report by _____ are included in the requirements of grading and site Preparation. The Report is titled "_____"
_____
Project No.:
Dated:
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

Scale: 1" = 10'
10' 0 10' 20'

REV	DATE	DESCRIPTION

Designed by: SY
Drafted by: JD
Client Name:
Amsource
20-103 GR

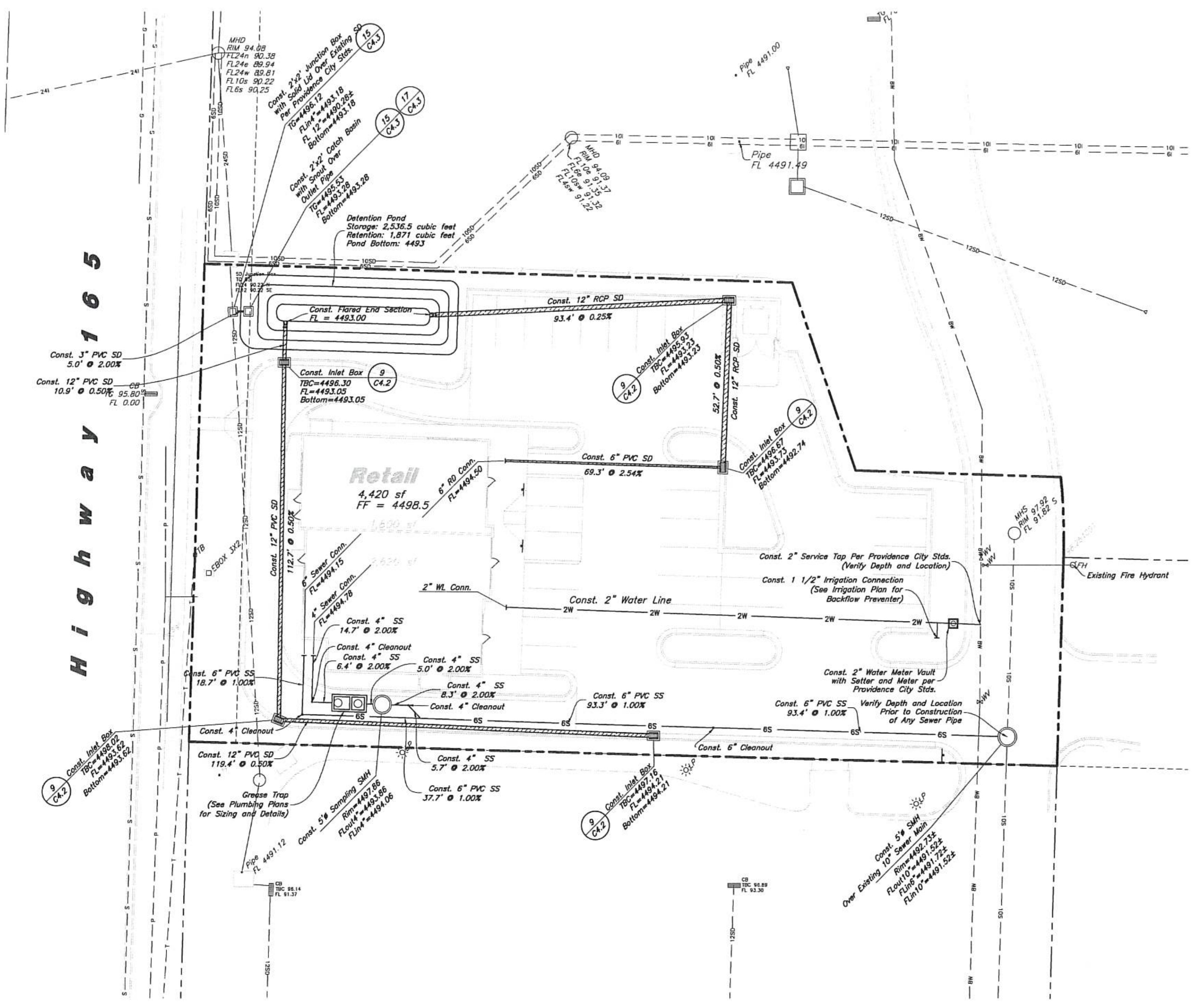
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Grading Plan
Mo' Bettahs
74 South Highway 165
Providence, UT

PROFESSIONAL ENGINEER
No. 7879289
SHAUN M. YOUNG
9/21/20
STATE OF UTAH

2 Sep, 2020

SHEET NO.
C2.1



8/10/2020

Precipitation Frequency Data Server

NOAA Atlas 14, Volume 1, Version 5
Location name: Providence, Utah, USA*
Latitude: 41.7073°, Longitude: -111.8341°
Elevation: 4500.23 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF tabular | PF graphical | Maps & aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	1.30 (1.14-1.46)	1.64 (1.46-1.87)	2.27 (2.00-2.58)	2.82 (2.47-3.20)	3.71 (3.20-4.25)	4.51 (3.79-5.17)	5.45 (4.46-6.31)	6.52 (5.17-7.66)	8.24 (6.26-9.86)	9.77 (7.12-11.9)
10-min	0.984 (0.870-1.11)	1.25 (1.11-1.42)	1.72 (1.52-1.96)	2.15 (1.88-2.44)	2.83 (2.44-3.23)	3.43 (2.89-3.93)	4.15 (3.40-4.80)	4.96 (3.94-5.83)	6.28 (4.76-7.51)	7.43 (5.42-9.07)
15-min	0.812 (0.720-0.920)	1.03 (0.920-1.17)	1.42 (1.26-1.62)	1.78 (1.56-2.02)	2.34 (2.02-2.67)	2.83 (2.38-3.25)	3.42 (2.81-3.97)	4.10 (3.26-4.82)	5.18 (3.94-6.20)	6.14 (4.48-7.49)
30-min	0.548 (0.484-0.618)	0.694 (0.618-0.788)	0.960 (0.848-1.09)	1.19 (1.05-1.36)	1.57 (1.36-1.80)	1.91 (1.61-2.19)	2.31 (1.89-2.67)	2.76 (2.19-3.24)	3.49 (2.65-4.18)	4.14 (3.01-5.04)
60-min	0.339 (0.300-0.382)	0.430 (0.383-0.488)	0.594 (0.525-0.675)	0.739 (0.649-0.840)	0.973 (0.839-1.11)	1.18 (0.993-1.35)	1.43 (1.17-1.65)	1.71 (1.36-2.01)	2.16 (1.64-2.58)	2.56 (1.87-3.12)
2-hr	0.222 (0.200-0.246)	0.278 (0.251-0.307)	0.366 (0.328-0.404)	0.446 (0.396-0.494)	0.572 (0.496-0.634)	0.688 (0.584-0.768)	0.816 (0.679-0.920)	0.969 (0.780-1.11)	1.21 (0.926-1.42)	1.42 (1.05-1.70)
3-hr	0.174 (0.160-0.193)	0.217 (0.199-0.242)	0.277 (0.253-0.306)	0.331 (0.301-0.368)	0.416 (0.371-0.463)	0.491 (0.431-0.548)	0.577 (0.494-0.653)	0.674 (0.561-0.775)	0.829 (0.659-0.975)	0.965 (0.740-1.16)
6-hr	0.120 (0.110-0.131)	0.148 (0.136-0.163)	0.185 (0.169-0.204)	0.217 (0.197-0.241)	0.265 (0.237-0.294)	0.304 (0.268-0.340)	0.348 (0.302-0.392)	0.397 (0.338-0.452)	0.477 (0.393-0.554)	0.545 (0.437-0.643)
12-hr	0.079 (0.072-0.087)	0.098 (0.090-0.108)	0.120 (0.109-0.133)	0.140 (0.126-0.154)	0.168 (0.150-0.187)	0.190 (0.168-0.213)	0.214 (0.187-0.242)	0.240 (0.205-0.273)	0.278 (0.232-0.321)	0.309 (0.251-0.362)
24-hr	0.051 (0.047-0.056)	0.063 (0.057-0.069)	0.077 (0.070-0.084)	0.088 (0.080-0.096)	0.104 (0.094-0.114)	0.117 (0.106-0.128)	0.130 (0.117-0.143)	0.144 (0.129-0.158)	0.163 (0.144-0.180)	0.178 (0.156-0.197)
2-day	0.030 (0.027-0.033)	0.036 (0.033-0.040)	0.044 (0.040-0.049)	0.051 (0.046-0.056)	0.060 (0.054-0.066)	0.067 (0.060-0.073)	0.074 (0.067-0.082)	0.082 (0.073-0.090)	0.093 (0.082-0.102)	0.101 (0.089-0.112)
3-day	0.022 (0.020-0.024)	0.027 (0.025-0.029)	0.032 (0.030-0.036)	0.037 (0.034-0.041)	0.044 (0.040-0.048)	0.049 (0.044-0.054)	0.055 (0.049-0.060)	0.060 (0.054-0.066)	0.068 (0.060-0.075)	0.074 (0.065-0.082)
4-day	0.018 (0.016-0.020)	0.022 (0.020-0.024)	0.027 (0.024-0.029)	0.030 (0.028-0.033)	0.036 (0.033-0.039)	0.040 (0.036-0.044)	0.045 (0.040-0.049)	0.049 (0.044-0.054)	0.056 (0.049-0.061)	0.061 (0.053-0.067)
7-day	0.012 (0.011-0.013)	0.015 (0.014-0.017)	0.018 (0.017-0.020)	0.021 (0.019-0.023)	0.025 (0.022-0.027)	0.028 (0.025-0.030)	0.031 (0.028-0.034)	0.034 (0.030-0.037)	0.038 (0.034-0.042)	0.041 (0.036-0.046)
10-day	0.010 (0.009-0.011)	0.012 (0.011-0.013)	0.015 (0.013-0.016)	0.017 (0.015-0.018)	0.019 (0.018-0.021)	0.022 (0.020-0.024)	0.024 (0.022-0.026)	0.026 (0.024-0.029)	0.029 (0.026-0.032)	0.032 (0.028-0.035)
20-day	0.006 (0.006-0.007)	0.008 (0.007-0.008)	0.009 (0.009-0.010)	0.011 (0.010-0.011)	0.012 (0.011-0.013)	0.013 (0.012-0.014)	0.015 (0.013-0.016)	0.016 (0.014-0.017)	0.017 (0.016-0.019)	0.018 (0.017-0.020)
30-day	0.005 (0.005-0.005)	0.006 (0.006-0.007)	0.007 (0.007-0.008)	0.008 (0.008-0.009)	0.010 (0.009-0.011)	0.011 (0.010-0.012)	0.012 (0.011-0.013)	0.013 (0.012-0.014)	0.014 (0.013-0.015)	0.015 (0.013-0.016)
45-day	0.004 (0.004-0.005)	0.005 (0.005-0.006)	0.006 (0.006-0.007)	0.007 (0.006-0.007)	0.008 (0.007-0.008)	0.008 (0.008-0.009)	0.009 (0.008-0.010)	0.010 (0.009-0.011)	0.011 (0.010-0.011)	0.011 (0.010-0.012)
60-day	0.004 (0.003-0.004)	0.005 (0.004-0.005)	0.005 (0.005-0.006)	0.006 (0.006-0.006)	0.007 (0.006-0.007)	0.007 (0.007-0.008)	0.008 (0.007-0.008)	0.008 (0.008-0.009)	0.009 (0.008-0.010)	0.009 (0.009-0.010)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

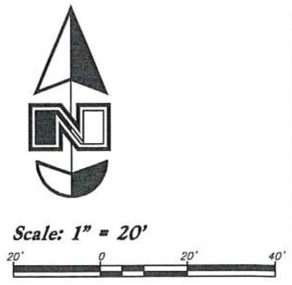
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

Back to Top

PF graphical

https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_printpage.html?lat=41.7073&lon=-111.8341&data=intensity&units=english&series=pds 1/4



Scale: 1" = 20'

Storm Water Calculations

Job Name: Mo' Bettahs
Date: 8/7/2020
Prepared By: Jasmin Dalton
Reviewed By:
Methodology: Rational

Developed Conditions:

Area Type	Area (ft^2)	C
Roof	4418	0.85
Hard Surfaces	23800	0.9
Landscape	8710	0.15
Subtotal=	36928	
Total=	0.85	acres
C average=	0.72	

Frequency: 100 Year **Release Rate (cfs)=** **0.170**

Time (min)	Intensity (in/hr)	Acc.Vol (ft^3)	Rel.Vol (ft^3)	Req. Stor. (ft^3)
5	5.45	994	51	943
10	4.15	1514	102	1412
15	3.42	1871	153	1719
30	2.31	2528	305	2223
60	**1.43**	**3130**	**610**	**2519**
120	0.816	3572	1221	2351
180	0.577	3788	1831	1957
360	0.348	4570	3662	907
720	0.214	5620	7325	-1704
1440	0.13	6828	14649	-7821

Storm Water Calculations

Job Name: Mo' Bettahs
Date: 8/7/2020
Prepared By: Jasmin Dalton
Reviewed By:

90th Percentile Retention

90th Percentile Depth:	0.6	in
Area	36928	sf
Volume to Retain =	1846.4	cf

Orifice Size	
Q=CdAo(2gh)^1/2	
Flow (Q) =	0.17
Head (h) =	0.47
Cd=	0.62
Area (in^2)=	7.16
Dia (in) =	**3.02**

Storm Water Detention Volume and Orifice

Required Total Storage = 2,519 Cubic Feet
Required Retention Volume = 1846.4 Cubic Feet

Total Storage = 2,536.5 Cubic Feet
Retention Volume = 1871.4 Cubic Feet
Allowable Release Rate = 0.2 cfs per acre = 0.17 cfs
Orifice Size = 3.0 inches

CAUTION :

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

1. *Contractor shall field verify all utility connection elevations prior to any utility construction has begun.*
2. *Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation*
3. *Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.*

Know what's **below.** 811 **Call 811** before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. *Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)*
2. *Copper Pipe (Up to 3 inches diameter): Type "K."*

Water Main Lines and Fire Lines

1. *Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 200*

Sanitary Sewer Lines

1. *All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35*

Storm Drain Lines

1. *12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35*
2. *15" pipes or larger – Reinforced Concrete Pipe, ASTM C76, Class III*

General Utility Notes:

1. *All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.*
2. *Coordinate all utility connections to building with plumbing plans and building contractor.*
3. *Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.*
4. *All catch basin and inlet box grates are to be bicycle proof.*
5. *Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.*
6. *Gas lines, telephone lines, and cable TV lines are not a part of these plans.*
7. *Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.*
8. *Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.*
9. *Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.*

REV	DATE	DESCRIPTION

Designed by: SY
Drafted by: JD
Client Name:
Amsource

20-103 UT

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWAengineering.net

Utility Plan

Mo' Bettahs

74 South Highway 165
Providence, UT

No. 7879289
SHAUN H YOUNG
9/21/20

2 Sep, 2020

SHEET NO.
C3.1

1. *REINFORCEMENT: ASTM A 615, grade 60, galvanized or epoxy coated deformed steel rebar or smooth steel dowels with diameter and length as indicated.*

   A. Space rebar and dowels at 12 to 15 inches on center.
   B. Grease dowels to provide movement in expansion joints.
   C. Keep tie bars in the vertical center of the concrete slab and perpendicular to the joint during concrete placement.

2. *SAWING: Keep at least 3 working power saws on–site when concrete is being placed. Saw crack control joints (contraction joints) before shrinkage cracking takes place. Do not tear or ravel concrete during sawing. In cool weather, the joint sawing may be delayed only for the time required to prevent tearing and raveling the concrete. Cut joints to dimensions recommend by sealant manufacturer and approved by ENGINEER.*

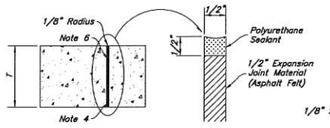
3. *JOINTS: Lay out joints to aid construction and control random cracking.*

   A. Joint Spacing shall be 12 feet maximum on center in both directions.
   B. Extend transverse contraction joints continuously across the full width of the concrete. Make the joints coincide with curb and gutter joints.
   C. Make adjustments in joint locations to meet inlet or manhole locations.
   D. Expansion Joints shall be placed where concrete abuts a building wall, sidewalk, curb, gutter or any immovable structure.

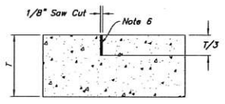
4. *JOINT FILLER: Bituminous (Asphalt or tar) mastic, ASTM D994. Formed and encased between 2 layers of bituminous saturated felt or 2 layers of glass–fiber felt extending to the bottom of the concrete slab.*

5. *BACKER ROD: Round Rods. It must be oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant.*

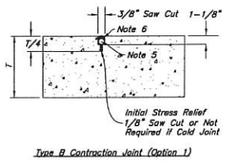
6. *JOINT SEALANT: Hot applied, Asphalt base type, ASTM D 3405. Remove dirt, oil, and curing compounds from joint reservoir. Seal joints immediately after cleaning.*



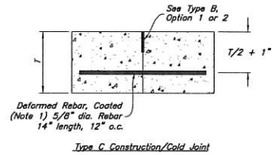
Type A Expansion Joint



Type B Contraction Joint (Option 2)

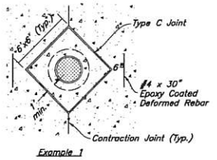


Type B Contraction Joint (Option 1)

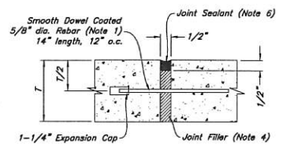


Type C Construction/Cold Joint

Rebar at all corners of expansion joints that do not intersect a contraction joint.

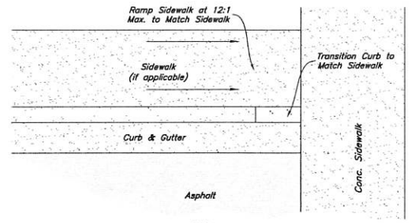


Example 1

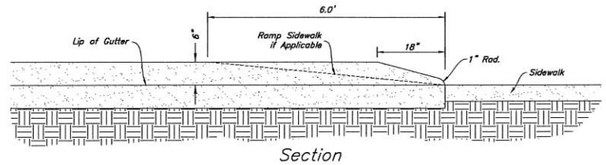


Type F Doweled Expansion Joint at Construction/Cold Joint

8 Concrete Joint Detail
Not to Scale



Plan



Section

6 Curb Transition
Not to Scale

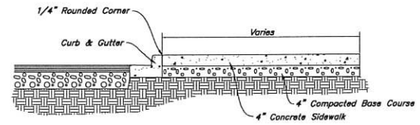
Contraction Joints

A. Spacing = 10' O.C.

Expansion Joints

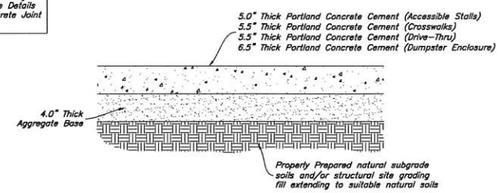
A. Make expansion joints full depth, see joint deatil
B. Place expansion joint at aa cold joints
C. Expansion joints are required at the start of end of curb radius.

1. *See Concrete Joint Detail*



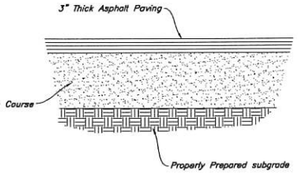
3 Typical Sidewalk Detail
Not to Scale

1. *See Geotechnical Report for Project*
2. *See Concrete Joint Detail*

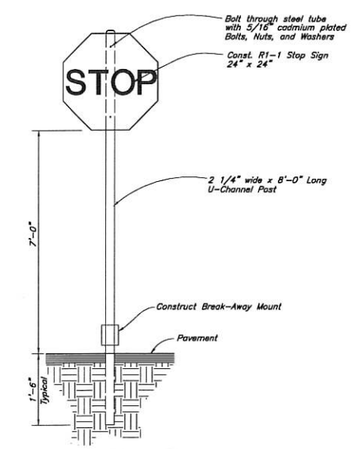


5 Concrete Paving Section
Not to Scale

1. *See Geotechnical Report for Project*



2 Standard Asphalt Section
Not to Scale



7 Stop Sign
Not to Scale

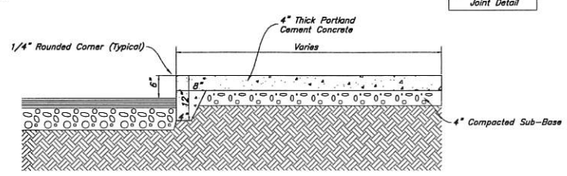
Contraction Joints

A. Spacing = 10' O.C.

Expansion Joints

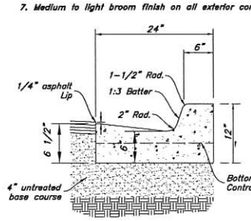
A. Make expansion joints full depth, see joint deatil
B. Place expansion joint at aa cold joints
C. Expansion joints are required at the start of end of curb radius.

1. *See Concrete Joint Detail*

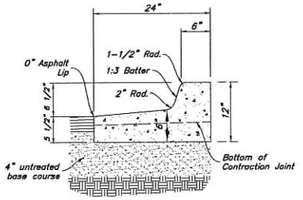


4 Thickened Edge Walk
Not to Scale

1. *Contraction Joints*
   A. Spacing = 10' o.c., see joint detail
   B. 1/8" wide by 2" deep from top of curb at 15'–0" intervals
2. *Expansion Joints*
   A. Make expansion joints full depth, see joint detail
   B. Place expansion joint at all cold joints
   C. Expansion joints are required at ends of all radii 0.08.
   D. Required 5'–0" on each side of drainage structures
   E. Required at 90'–0" maximum intervals in straight curb and gutter
   F. Provide #6 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (½" thick bituminous filler material)
3. *2'–6" Long tie bar on 2'–6" centers shall be provided when curb is adjacent to P.C.C. pavement*
4. *Provide (2) #6 x 2'–6" long tie bars to connect existing and new curb and gutter*
5. *Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.*
6. *All radii shall be true arcs*
7. *Medium to light broom finish on all exterior concrete*



Standard



Open Face

Note: All Curb and Gutter to be Standard Unless Otherwise Noted

1. *See Concrete Joint Detail*

1 24" Curb And Gutter
Not to Scale

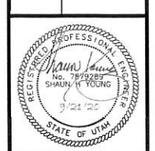
REV	DATE	DESCRIPTION

Designed by: SY
Drafted by: JD
Client Name:
Amsource
20–103 DT

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521–8529 – AWEngineering.net

Details

Mo' Bettahs
74 South Highway 165
Providence, UT



2 Sep, 2020

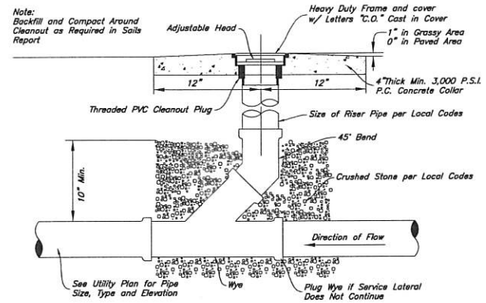
SHEET NO.
C4.1

14 Not Used

Not to Scale

12 Not Used

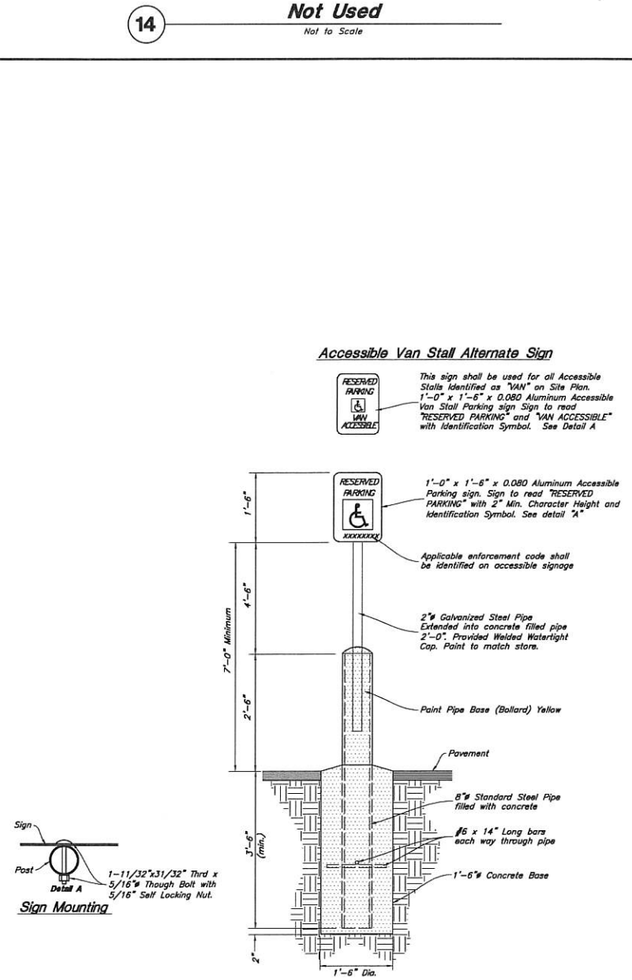
Not to Scale



10 Typical Cleanout Detail

Not to Scale

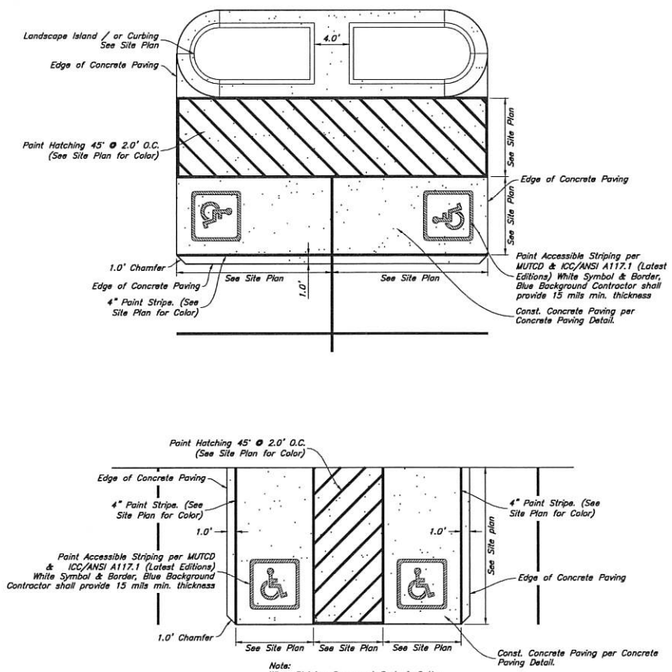
Accessible Van Stall Alternate Sign

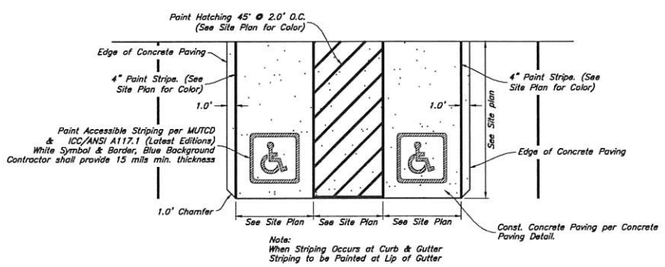


Sign Mounting

In Parking Lot Areas
Accessible Parking Sign w/ Bollard

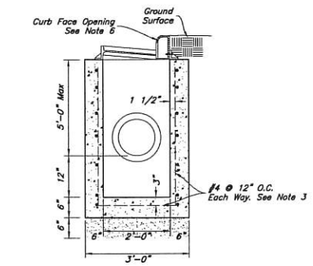
13 Not to Scale



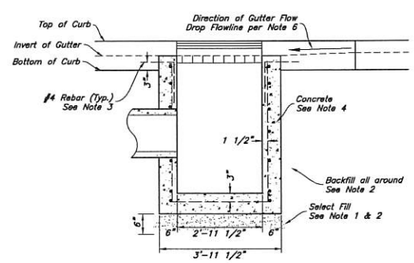


11 Accessible Striping Detail

Not to Scale



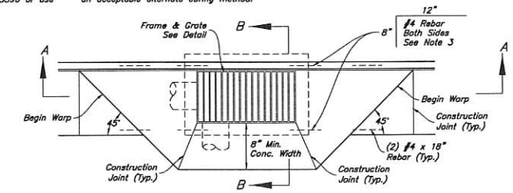
Section B–B



Section A–A

Catch Basin Notes:

1. Select Fill: Use untreated base course grade 1 or grade 3/4 per APWA Section 02060. Use of sewer rock or recycled aggregate requires Engineers written approval.
2. Backfill: Install and compact all backfill material or APWA Section 02321.
3. Reinforcement: Use ASTM A 615, grade 60 deformed steel rebar. See APWA Section 03200.
4. Concrete: Class 4,000 per APWA Section 03304. Place per APWA Section 03310. Apply a sealing / curing compound per APWA Section 03390 or use an acceptable alternate curing method.
5. Pipe Laterals: The drawing shows alternate connections to the curb outlet. Refer to construction drawings for connection locations.
6. Curb Face Opening: Make opening 4 inches high. Provide at least a 2 inch drop from the gutter flowline to the invert of the curb face opening.
7. Conc. Apron in front of Inlet Grate to be 8" min. & 12" max.



9 Curb Inlet with Single Grate

Not to Scale

REV	DATE	DESCRIPTION

Designed by: SY
Drafted by: JD
Client Name: Amsource
20-103 DT

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Details

Mo' Bettahs
74 South Highway 165
Providence, UT

PROFESSIONAL ENGINEER
No. 7870287
SHAUN M YOUNG
9-21-20
STATE OF UTAH

2 Sep, 2020

SHEET NO.
C4.2

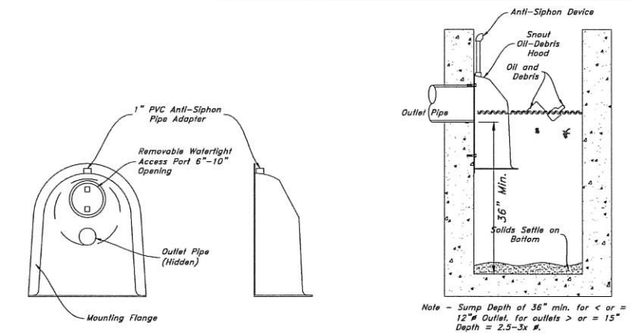
21 **Not Used**
Not to Scale

18 **Not Used**
Not to Scale

16 **Not Used**
Not to Scale

20 **Not Used**
Not to Scale

19 **Not Used**
Not to Scale



Note - Sump Depth of 36" min. for < or = 12"ø Outlet, for outlets > or = 15" Depth = 2.5-3x ø.

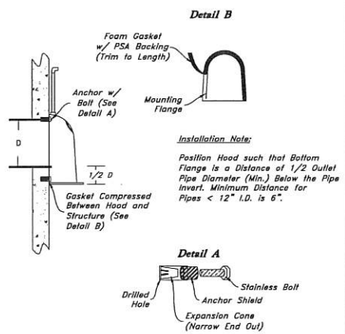
Snout Oil-Water Debris Separator

Notes:

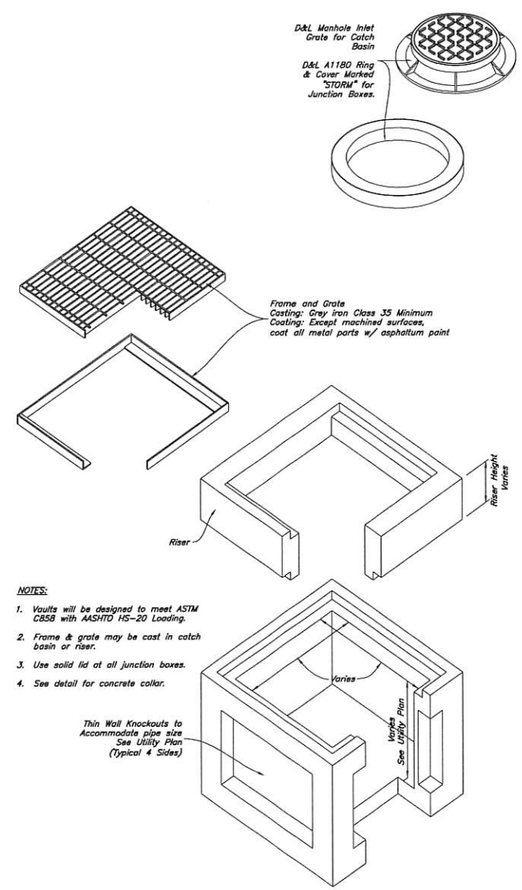
1. All hoods and traps for catch basins and water quality structures shall be as manufactured by:

   Best Management Products, inc.
   33 MT. Archer RD.
   lyme, CT 06371
   (860) 434-0277, (860) 434-3195 fax
   toll free: (800) 504-8008 or (888) 354-7585
   web site: www.bestmp.com
   or pre-approved equal

2. All hoods shall be constructed of a glass reinforced resin composite with iso gel coat exterior finish with a minimum 0.125" laminate thickness.
3. All hoods shall be equipped with a watertight access port, a mounting flange, and an anti-siphon vent as drawn. (see configuration detail)
4. The size and position of the hood shall be determined by outlet pipe size as per manufacturer's recommendation.
5. The bottom of the hood shall extend downward a distance equal to 1/2 the outlet pipe diameter with a minimum distance of 6" for pipes <12" i.d.
6. The anti-siphon vent shall extend above hood by minimum of 3" and a maximum of 24" according to structure configuration.
7. The surface of the structure where the hood is mounted shall be finished smooth and free of loose material.
8. The hood shall be securely attached to structure wall with 3/8" stainless steel bolts and oil-resistant gasket as supplied by manufacturer. (see installation detail)
9. Installation instructions shall be furnished with manufacturer supplied installation kit.
   installation kit shall include:
   a. installation instructions
   b. pvc anti-siphon vent pipe and adapter
   c. oil-resistant crushed cell foam gasket with psa backing
   d. 3/8" stainless steel bolts
   e. anchor shields



17 **Snout**
Not to Scale



Precast 2x2 Catch Basin
Precast 2x2 Junction Box

15 Not to Scale

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

REV	DATE	DESCRIPTION

Designed by: SY
Drafted by: JD
Client Name:
Amsource
20-103 DT

Details

Mo' Bettahs
74 South Highway 165
Providence, UT

REGISTERED PROFESSIONAL ENGINEER
No. 7870287
SHAUN M YOUNG
9/21/20
STATE OF UTAH

2 Sep, 2020

SHEET NO.
C4.3

Legend

Place Inlet Protection at all Inlet Locations to prevent boxes from silting.

Silt Fence — —X—

Limit of Disturbance — — —

Construction Entrance / Truck Wash (50'x24' Min.)

Concrete Washout Area — CW

Portable Toilet — PT

Sediment Barrier

Existing Contour — 78

Existing Spot — +(78.00TA)

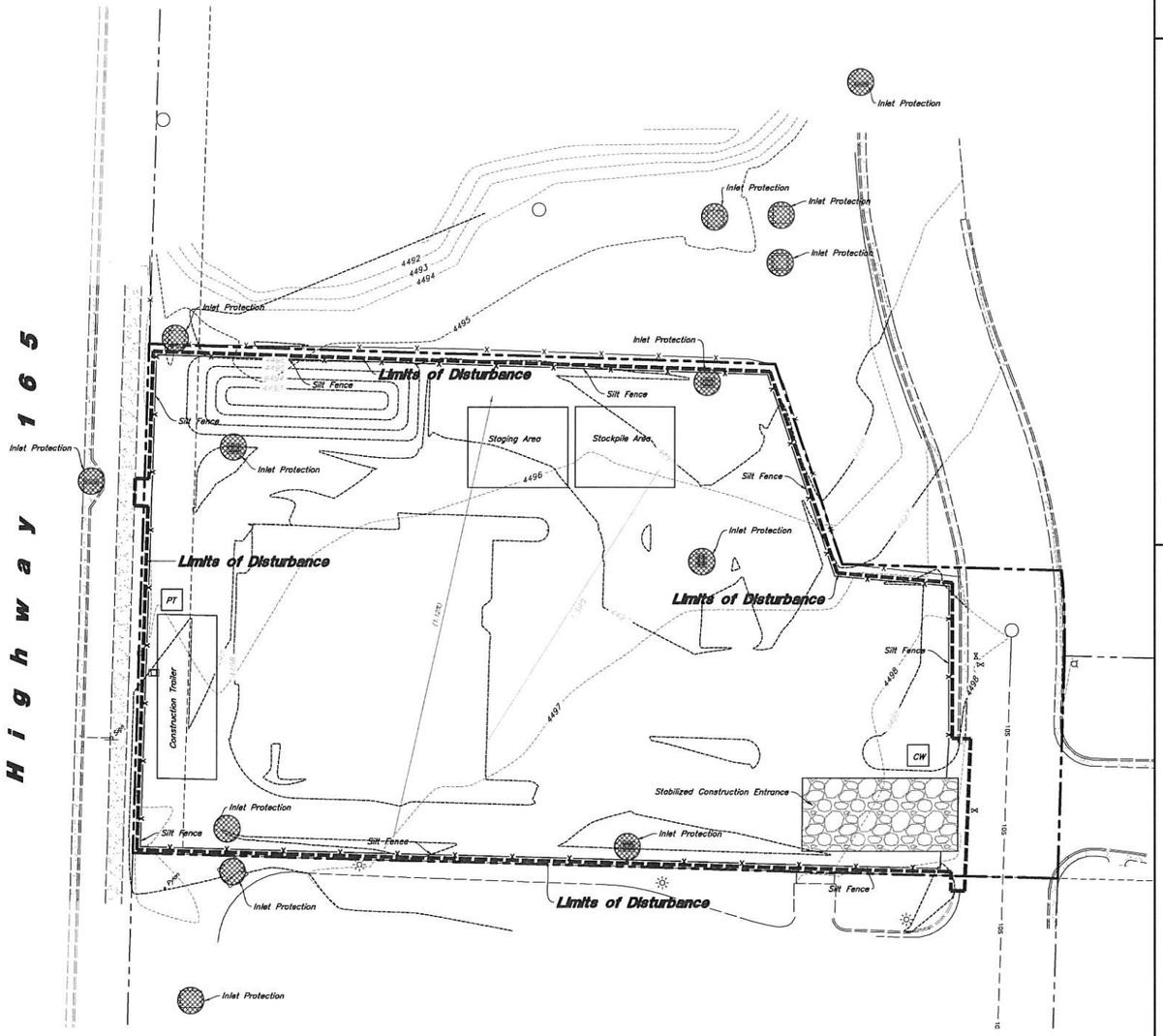
Proposed Contour — --78--

Scale: 1" = 20'

20' 0 20' 40'

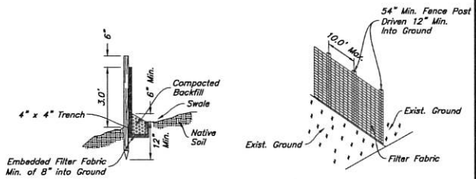
Erosion Control Notes

1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
2. The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
3. All Construction equipment will enter thru Designated Construction Entrances.
4. Coordinate Entrance locations with the local jurisdiction.
5. Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
6. Silt Fences shall be Repaired to their Original Conditions if Damaged, Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
7. The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
8. All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
9. Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
10. Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
11. Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
12. This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
13. Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
14. Re-vegetate areas where landscaping has died or not taken hold.
15. Divert storm water runoff around disturbed soils with berms or dirt swales.
16. Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
17. Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.



6 Not Used

Not to Scale



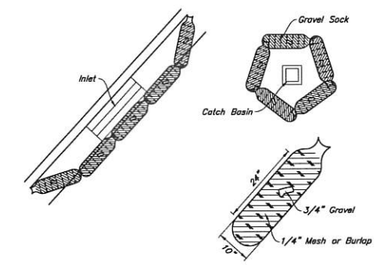
Posts: Steel Either T or U Type or 2"x2" Hardwood
Filter Fabric: 1. MIRAFI 140N
2. Dupont TYPAR 3341
3. or Approved Equal

Notes:

1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
3. Collected material shall be removed when "bulges" develop in the silt fence.

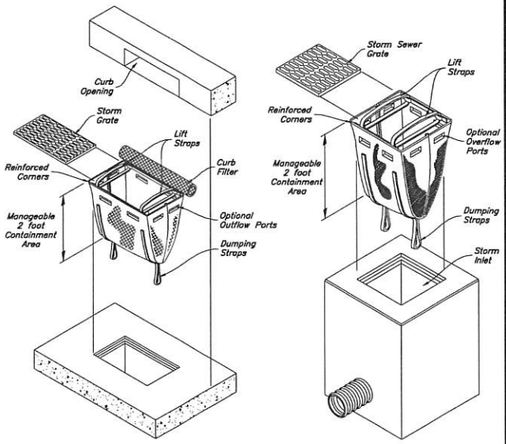
3 Silt Fence Section

Not to Scale



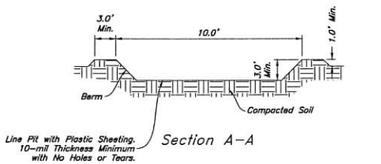
5 Sediment Barrier

Not to Scale



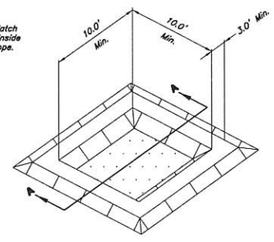
2 Dandy Sack Inlet Protection

Not to Scale



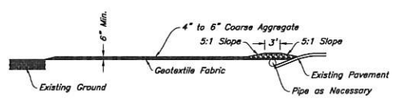
Line Pit with Plastic Sheeting. 10-mil Thickness Minimum with No Holes or Tears.

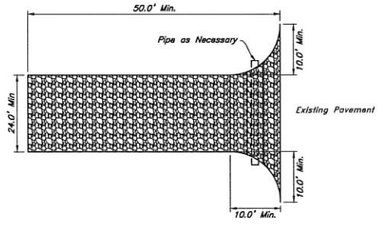
3:1 Slope to Match Grade Typ. to Inside and Outside Slope.



4 Concrete Washout

Not to Scale





1 Stabilized Construction Entrance

Not to Scale

REV.	DATE	DESCRIPTION

Designed by: SY
Drafted by: JD
Client Name: Amsource
20-103 EC

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

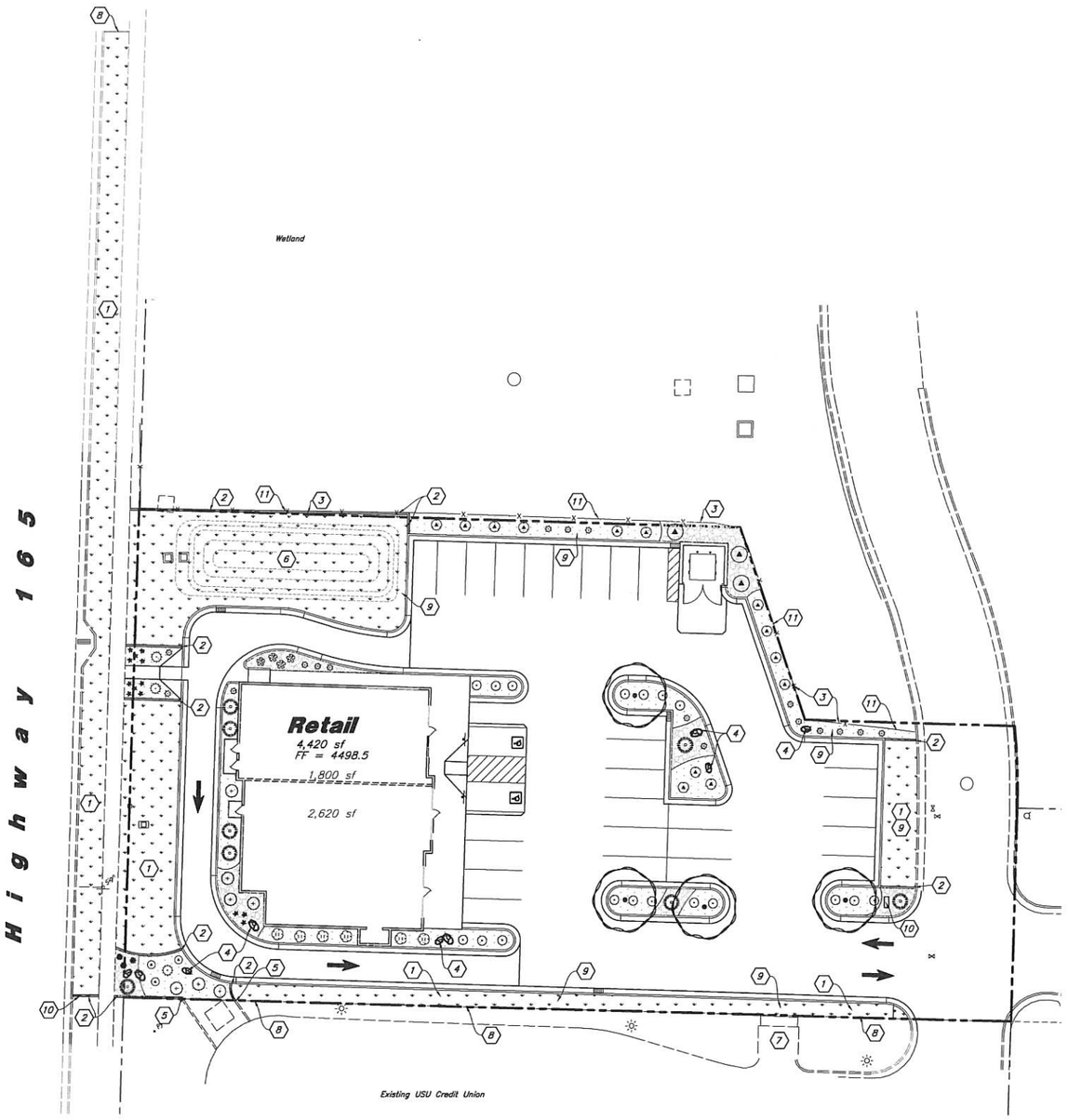
Erosion Control Plan

Mo' Bettahs
74 South Highway 165
Providence, UT

PROFESSIONAL ENGINEER
No. 7879282
SHAUN R. YOUNG
STATE OF UTAH

2 Sep, 2020

SHEET NO.
C5.1



Highway 165

Scale: 1" = 20'

20' 0 20' 40'

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	4	Acer tataricum 'Hot Wings' / Hot Wings Tatarian Maple	2" Cal. / 8–10' Ht.	25' Ht. / 15' Spr.
ORNAMENTAL GRASSES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**REMARKS**
	17	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	60" Ht. / 30" Spr.
PERENNIALS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**REMARKS**
	13	Hemerocallis x 'Stella de Ora' / Stella de Ora Daylily	1 gal	20" Ht. / 20" Spr.
	3	Nepeta x faassenii 'Dropmore' / Catmint	1 gal	20" Ht. / 20" Spr.
DECIDUOUS SHRUB	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**REMARKS**
	3	Cornus sericea 'Isanti' / Isanti Dogwood	5 gal	48" Ht. / 48" Spr.
	7	Euonymus alatus 'Compactus' / Compact Burning Bush	5 gal	60" Ht. / 36" Spr.
	3	Potentilla fruticosa 'Goldfinger' / Goldfinger Potentilla	5 gal	30" Ht. / 30" Spr.
	13	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal	36" Ht. / 30" Spr.
	4	Rosa x 'Meigalpio' / Red Drift Rose	5 gal	18" Ht. / 26" Spr.
	18	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea	5 gal	36" Ht. / 36" Spr.
EVERGREEN SHRUB	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**REMARKS**
	6	Buxus microphylla japonica 'Green Beauty' / Green Beauty Boxwood	5 gal	36" Ht. / 36" Spr.
	8	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	5 gal	8" Ht. / 48" Spr.
	3	Pinus mugo 'Slowmound' / Mugo Pine	5 gal	30" Ht. / 36" Spr.
LAWN	**QTY**	**BOTANICAL / COMMON NAME**	**TYPE**	**REMARKS**
	8,175 sf	Poa pratensis / Kentucky Bluegrass Blend	sod	Detail: 3/L3.1

MATERIAL SCHEDULE

	Decorative Stone #1 – Install a Four (4) Inch Depth Over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Specified Planting Areas and Washed Prior to Installation; Stone Shall be 2–4" Dia., Crushed, Fractured Tan Rust Color Stone From Staker Parson Copper Canyon Pit (385–239–0804) or Approved Equal	Detail: 3/L3.1
	Decorative Stone #2 – Install a Three (3) Inch Depth Over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Specified Planting Areas and Washed Prior to Installation; Stone Shall be 1 1/2" Dia., Wasatch Gray Stone From Staker Parson (385–239–0804) or Approved Equal	Detail: 3/L3.1
	4" x 6" Landscape Concrete Curbing – Install Flush to all Concrete Edges between Lawn and Planting Areas	Detail: 3/L3.1
	3–4' Dia. Landscape Accent Boulder – Boulders Shall be Fractured, Earth Tone/Tan Color and to Match Decorative Stone; All Boulders Shall be Recessed in the Ground Two Inches, Washed and Cleaned; (9 qty.)	Detail: 4/L3.1

Landscape Data

Site Area = 36,928 s.f. (0.85 ac.)

Landscape Area Required = 3,693 s.f. (10%)

Landscape Area Provided = 9,057 s.f. (24.5%)

1 Tree per 1,000 s.f. of Landscape Area Required

4 Trees Required (4 Provided)

Landscape Notes:

1. See Sheet L3.1 for Landscape Details.
2. All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Drip for Planting Areas and Spray for Lawn Areas. See Irrigation Sheets L2.1 for Layout and Sheet L3.1 for Details.
3. Adjust Landscape Material as Needed to Allow Access to all New and Existing Utilities. Irrigation Components Shall be Spaced Between Plant Material to Allow Easy Access for Maintenance.
4. All Areas Disturbed by Construction Shall be Landscaped and Not Left Undone. Contact LA if Areas Are Questionable.
5. All Landscaping Shall be Installed Within 30 Days Following Occupancy of the Building.

Landscape Keynotes

1. Install Lawn – See Plant Schedule
2. Install Landscape Concrete Curbing – See Material Schedule
3. Existing Fence
4. Install Landscape Boulder – See Material Schedule
5. New Curb Shall Connect to Existing Adjacent Curbing
6. Install Lawn Detention Pond – See Civil Grading Plan for Grading
7. Existing Adjacent Dumpster
8. Blend New Lawn into Existing
9. Potential Location for Snow Storage
10. Irrigation Backflow Preventer; Install Between Plant Material and Away From Potential Locations Where Conflicts May Occur with Parked and Moving Cars
11. Provide Nice Clean Edge Between New Landscape and Undeveloped Land

General Landscape Notes:

1. Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
2. Contractor shall call Blue Stake before excavation for plant material.
3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
4. The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
7. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean–up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
8. All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
9. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
10. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
11. It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
12. The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants
13. The contractor shall install all landscape material per plan, notes and details.
14. All existing and relocated trees shall be properly protected. Trees damaged during construction shall be replaced at no cost to the owner.
15. Plant names are abbreviated on the drawings, see plant lschedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
16. No grading or soil placement shall be undertaken when soils are wet or frozen.
17. Existing or imported topsoil shall be used for all landscape areas. The topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. The landscape contractor shall perform a soil test on the imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.
18. Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
19. Provide a 12" depth of existing or imported topsoil in parking islands and an 8 inch depth in all other shrub areas.
20. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
21. Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole.Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
22. All new plants to be balled and burlapped or container grown, unless otherwise noted on plant schedule. Container grown trees shall have the container cut and removed. Trees in ball and burlap shall have the strings, burlap or plastic cut and pulled away from the trunk exposing 1/3 of the root ball. For trees in wire baskets, cut and remove the wire basket.
23. Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro3 Weed Barrier or equal. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas.
24. All deciduous trees shall be double staked per tree staking detail. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree ties to be V.I.T. Cinche Ties #CT32.
25. Install landscape concrete curbing between lawn and planting areas. Curbing shall be installed level and uniform and shall match top finish grades of concrete walks and curbs. See landscape concrete curbing detail.
26. Provide a 4 inch depth of existing or imported topsoil in all lawn areas.
27. Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.
28. All lawn areas to have uniform grades by float raking. Prior to laying sod, apply a starter fertilizer at a rate recommended by the manufacturer. Sod must be laid with no gaps between pieces on a carefully prepared topsoil layer. Sod to be slightly below finish grade and concrete walks and curbing. The laid sod must be immediately watered after installation. Any burned areas will require replacement. Adjust sprinkler system to assure healthy green survival of the sod without water waste.
29. All trees located in lawn areas shall have a 24 inch diameter tree ring with a layer of wood mulch.
30. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

811 Know what's below. Call before you dig.

REV	DATE	DESCRIPTION

Designed by: SY
Drafted by: JD
Client Name: Amsource
20–103 LS

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521–8529 – AWengineering.net

Landscape Plan

Mo' Bettahs
74 South Highway 165
Providence, UT

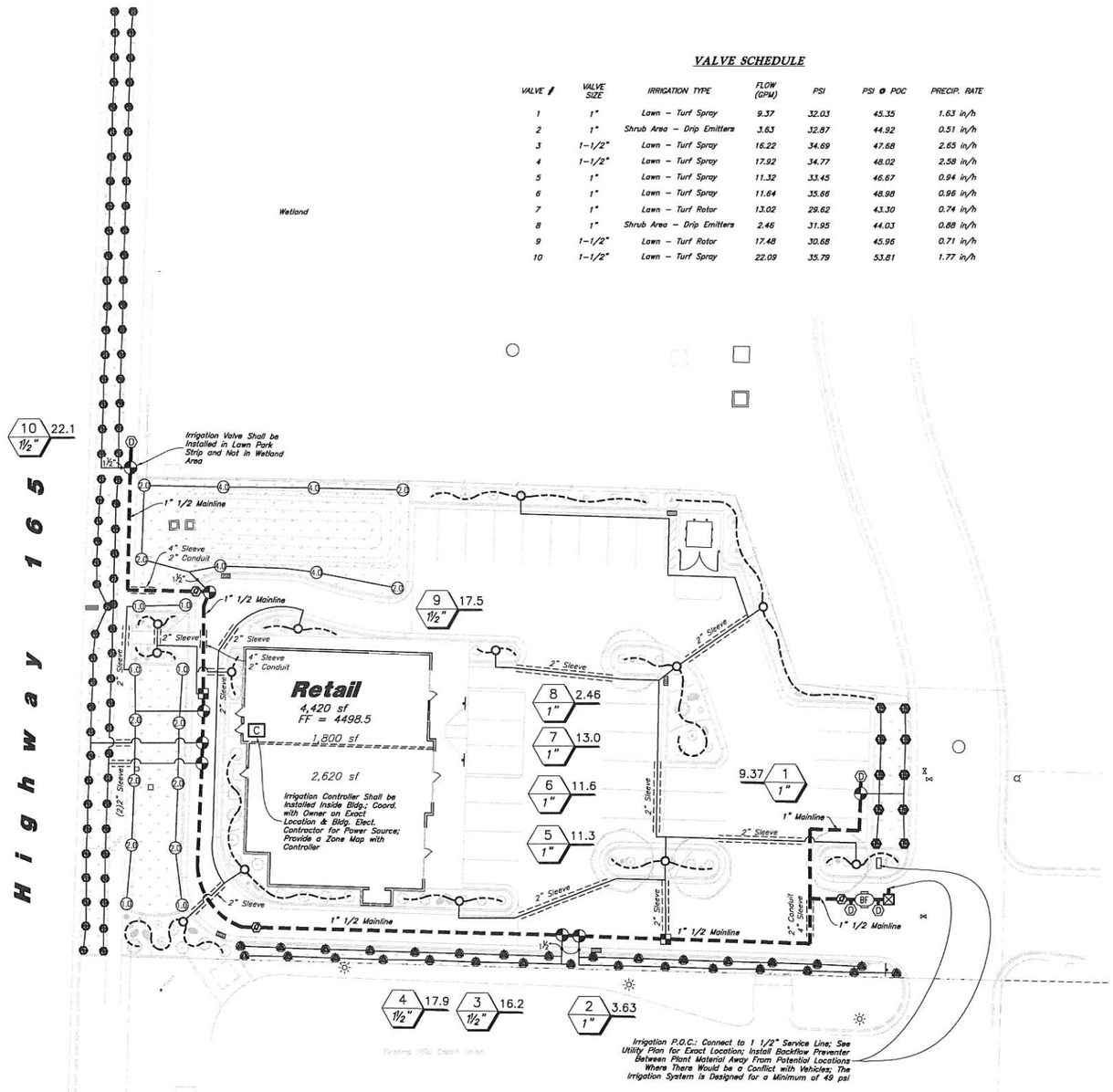
State of Utah
Jared R. Manscill
No. 7740426–5301
Licensed Landscape Architect
09/20/2020

2 Sep, 2020

SHEET NO.
L1.1

VALVE SCHEDULE

VALVE #	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PSI @ POC	PRECIP. RATE
1	1"	Lawn – Turf Spray	9.37	32.03	45.35	1.63 in/h
2	1"	Shrub Area – Drip Emitters	3.63	32.87	44.92	0.51 in/h
3	1-1/2"	Lawn – Turf Spray	16.22	34.69	47.68	2.65 in/h
4	1-1/2"	Lawn – Turf Spray	17.92	34.77	48.02	2.58 in/h
5	1"	Lawn – Turf Spray	11.32	33.45	46.67	0.94 in/h
6	1"	Lawn – Turf Spray	11.64	35.66	48.98	0.96 in/h
7	1"	Lawn – Turf Rotor	13.02	29.62	43.30	0.74 in/h
8	1"	Shrub Area – Drip Emitters	2.46	31.95	44.03	0.88 in/h
9	1-1/2"	Lawn – Turf Rotor	17.48	30.68	45.96	0.71 in/h
10	1-1/2"	Lawn – Turf Spray	22.09	35.79	53.81	1.77 in/h



Irrigation Notes

1. See Sheet L1.1 for Plant Layout and Plant Schedule. See Sheet L3.1 for Planting Details.
2. See Sheet L3.1 for Irrigation Details.
3. The Irrigation System Is Designed for a Minimum of 49 psi Static Pressure.

General Irrigation Note

Main Service Line & Other Irrigation Components Are Shown In Paved Or Hardscape Surfaced For Clarity Purposes ONLY! Install All Irrigation Components within Landscaped Areas.

Scale: 1" = 20'

20' 0 20' 40'

IRRIGATION SCHEDULE

Sprayheads & Rotors

Symbol	Manufacturer/Model #	Description	Notes	Detail
1.0 2.0 4.0	Rain Bird 3504–PC	4" Pop–Up Rotor with Adjustable Nozzle as Shown on Plan	Adjust Radius Reduction Screws as Needed to Achieve Appropriate Radii Coverages	10/L3.1
08 10 12 15 VAN	Rain Bird 1804	4" Pop–Up Sprayhead with VAN Nozzle as Required	Adjust Radius Reduction Screws as Needed to Achieve Appropriate Radii Coverages	10/L3.1
LCS RCS SST	Rain Bird 1804	4" Pop–Up Sprayhead with 15' Strip Nozzle as Required	Adjust Radius Reduction Screws as Needed to Achieve Appropriate Radii Coverages	10/L3.1

Valves

	Rain Bird 100–PEB Rain Bird 150–PEB	Lawn Remote Control Valve	1 & 1 1/2" Inch Size; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	6/L3.1
	Rain Bird XCZ–100–PRB–COM	Drip Remote Control Valve Kit	1 Inch Size; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	15/L3.1
	Rain Bird 44RC	Quick Coupler Valve with Swing Joint	1 Inch Size; Install in 10" Round Valve Box with 3" Depth of Gravel over Weed Barrier	7/L3.1
D	Matco–Norca 759	Manual Drain Valve	3/4 Inch Size; Install at End of Mainline in a 10" Round Valve Box with 6" Depth Sump of Gravel Over Weed Barrier	13/L3.1

Drip

	PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	14/L3.1
	Rain Bird XBS–075 Rain Bird XD–100 Rain Bird XB–20PC Rain Bird 15025 Rain Bird DBC–025 Rain Bird MDCFCAP	3/4" Distribution Tubing – Pipe shown on Plan is Schematic; Adjust as Needed 1/4" Distribution Tubing – Install one per Emitter Xeri–Bug Emitter (2 Gal/Hr.) – 1 per Perennial, 2 per Shrub & Ornamental Grass, 5 per Tree Tie Down Stake – Tubing to be Staked every 3' Diffuser Bug Cap – Install one per Emitter Removable Flush Cap – Install at the End of Each Line		9/L3.1

P.O.C. Components

	Mueller Orseal Mark II	Stop and Waste Valve	1 1/2 Inch Size; Install in 10" Round Valve Box with Weed Barrier and Gravel Sump	5/L3.1
BF	Wilkins 375XL Series	Reduce Pressure Backflow Assembly	1 1/2 Inch Size; Backflow Preventer Shall be Properly Installed & Tested to Meet all State & Local Health & Safety Laws & Ordinances; Install in GuardShack Enclosure (#GS–2) on Poured Concrete Pad with Frost Guard (FG–2) & 2 Locks (GS–AWPKA); Enclosure Color Shall be Tan;	16/L3.1

Pipes

	Schedule 40 PVC	Mainline Pipe	1 1/2 Inch Size; Control Wiring Shall be Tucked Under Mainline for Protection; Schedule 40 Fittings Shall be Used for Mainline Components	8/L3.1
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 Inch; Minimum Pipe Size Shall be 1 Inch for PVC Pipe	8/L3.1

Controller

C	Rain Bird ESP4MEI Rain Bird ESPSM6 Rain Bird LNK WiFi	4 Station Base Model Indoor Controller 6 Station Expansion Module WiFi Link Module	See Plan for Location of Controller; Coordinate Power Supply With Building Electrical Contractor	12/L3.1

Sleeving

	Schedule 40 PVC	Provide for Irr. Mainlines, Laterals, and Controller Wire Located under Concrete and Asphalt Paving at specified depths	Contractor shall Coordinate the installation of Sleeving with the Installation of Concrete Flatwork and Asphalt Paving. All Sleeving is by the Landscape Contractor unless otherwise noted.	11/L3.1

Valve Callout: Valve Number, Valve Flow, Valve Size

General Irrigation Notes:

1. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
2. The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
3. The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.
4. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
5. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean–up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
6. The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
7. The contractor shall install all irrigation material per plan, notes and details.
8. Irrigation system components must be premium quality only and installed to manufactures requirements and specifications. The contractor is responsible for checking state and local laws for all specified materials and workmanship. Substitutions must be approved by landscape architect. Provide owner and maintenance personnel with instruction manual and all products data to operate, check, winterize, repair, and adjust system.
9. Irrigation system guarantee for all materials and workmanship shall be one year from the time of store opening or final project acceptance (whichever is longer). Guarantee will include, but is not limited to winterizing, spring activation, repair, trench setting, backfilling depressions, and repairing freeze damage. Contractor must contact Landscape Architect to schedule pre and post guarantee inspection meetings. Failure to do so will mean the official guarantee period has not been activated or de–activated.
10. Irrigation system check must be done before the system is backfilled. Irrigation mainline and each control valve section must be flushed and pressure checked. Assure the complete system has no documented problems and full head to head coverage with adequate pressure for system operation. Adjust system to avoid spray on building, hardscape, and adjacent property. Any problems or plan discrepancies must be reported to the landscape architect.
11. Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings. one (1) inch minimum size. Solvent weld all joints as per manufactures specifications for measured static p.s.i. Teflon tape all threaded fittings. The minimum depth of lateral lines shall be twelve (12) inches. Adopt system to manual compression air blowout.
12. Irrigation mainline that are 2" and smaller mainlines shall be schedule 40 PVC pipe with schedule 40 fittings. Solvent weld all joints as per manufactures specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be twenty–four (24) inches minimum.
13. Install dielectric fittings whenever dissimilar metals are joined.
14. Controller valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades.
15. Control valve wire shall be #14 single conductor white for common wire, red for hot wire and blue for spare wire. Provide (1) one spare wire that runs the length of the mainline and to the controller. All wiring shall be UF–UL rated. All connections shall be made with water tight connectors (DBR/Y or Equivalent) and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible, tucked under the piping for protection. Provide slack in control wires at all changes in direction.
16. Control valve size, type, quantity, and location to be approved by landscape architect. install in heavy duty plastic vandal proof box. Size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic feet of pea gravel for sump in base of boxes. Boxes to be Carson Brooks or equal.
17. Quick couplers shall be a Rain Bird 44RC with a (one) 1 inch Lasco unitized swing joint assembly and 1" brass insert 90° ell outlet. Support with rebar in each retainer lug. Install where shown on the plans.
18. Irrigation system backfill must occur only after system check is completed as specified. Use only rock free clean fill around pipes, valves, drains, or any irrigation system components. Water settle all trenches and excavations.
19. All irrigation pipe running through walls, under sidewalk, asphalt, or other hard surface shall be sleeved prior to paving. It is the irrigation contractors responsibility to coordinate sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be twenty–eight (28) inches minimum. Depth for lateral sleeves shall be sixteen (16) inches minimum. Sleeves shall be a minimum of two sizes larger than the pipe to be sleeved. All valve wiring shall be contained in separate sleeving.
20. Plans are diagrammatic and approximate due to scale. where possible, all piping is to be installed within the planting areas. No tees, ells, or changes in direction shall occur under hardscape.
21. It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.
22. The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent possible overspray onto walks, roadways, and/or buildings as much as possible. This shall include selecting the best degree of arc to fit the site and to throttle the flow control of each valve to obtain the optimum operating pressure for each system. All mainlines shall be flushed prior to the installation of irrigation heads.
23. Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system connecting drip irrigated planter areas. Poly tubing or drip line shall be run off the rigid PVC in each planting area or island with a PVC to poly tubing adapter. No poly tubing shall run under pavement.
24. Electrical power source at the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.
25. Provide and install all manufacturer's recommended surge and lighting protection equipment on all controllers.
26. All lines shall slope to manual drains (see details). If field conditions necessitate additional drains, these drains shall be installed for complete drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.
27. Upon completion and approval of irrigation system, irrigation contractor to provide the owner with two sets of drawings indicating actual location of piping, valves, sprinkler heads, wiring, and zones.
28. An irrigation zone map shall be provided in a protective jacket and be kept with the main irrigation controller. The map shall show all approved irrigation and include all zone valve locations.
29. It shall be the responsibility of the sprinkler contractor to demonstrate to the Owner the proper winterization and start–up procedures for the entire system prior to final payment.

811 Know what's below. Call before you dig.

REV	DATE	DESCRIPTION

Designed by: SY
Drafted by: JD
Client Name: Amsource
20–103 IR

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521–8529 – AWAengineering.net

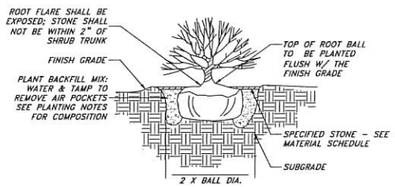
Irrigation Plan

Mo' Bettahs
74 South Highway 165
Providence, UT

State of Utah
Jared R. Manselli
No. 7740426–5301
09/20/2020
Licensed Landscape Architect

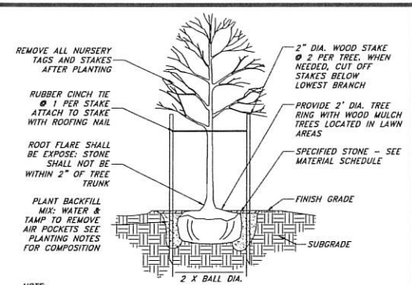
2 Sep, 2020

SHEET NO.
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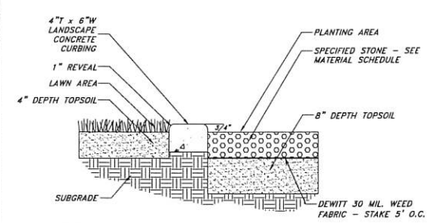
NOTE:
1. CONTAINER GROWN SHRUBS SHALL HAVE THE CONTAINER CUT AND REMOVED. SHRUBS IN BALL AND BURLAP SHALL HAVE THE STRINGS, BURLAP OR PLASTIC CUT AND PULLED AWAY FROM THE STEM EXPOSING 1/3 OF THE ROOT BALL.
2. REMOVE ALL NURSERY TAGS AND STACKS AFTER PLANTING.

1 SHRUB PLANTING
NOT TO SCALE



NOTE:
1. CONTAINER GROWN TREES SHALL HAVE THE CONTAINER CUT AND REMOVED. TREES IN BALL AND BURLAP SHALL HAVE THE STRINGS, BURLAP OR PLASTIC CUT AND PULLED AWAY FROM THE TRUNK EXPOSING 1/3 OF THE ROOT BALL. FOR TREES IN WIRE BASKETS, CUT AND REMOVE THE WIRE BASKET.

2 DECIDUOUS TREE PLANTING
NOT TO SCALE



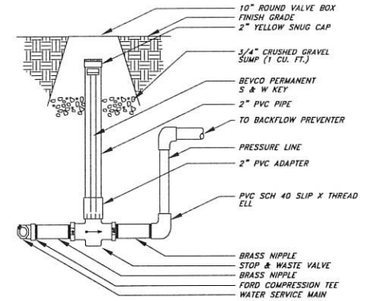
NOTE:
1. SMOOTH GRADE ENTIRE AREA PRIOR TO PLACEMENT OF CURBING AND SPECIFIED MULCH.
2. CONTROL JOINTS SHALL BE PLACED AT 3' O.C.

3 LANDSCAPE CONCRETE CURBING
NOT TO SCALE

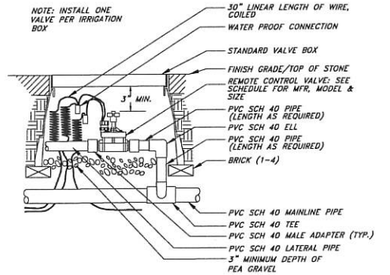


NOTE:
1. USE CARE TO MINIMIZE MARRING & SCRATCHING
2. BURY TWO INCHES OF BOULDER HEIGHT INTO SOIL, KEEPING BEST VISUAL SIDE ABOVE GROUND.

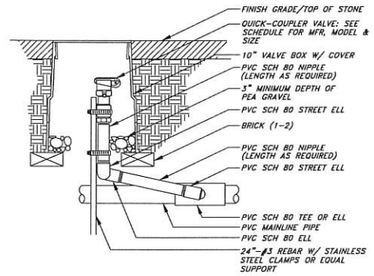
4 LANDSCAPE BOULDER
NOT TO SCALE



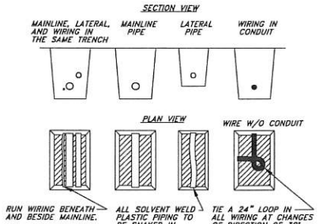
5 STOP AND WASTE VALVE
NOT TO SCALE



6 REMOTE CONTROL VALVE
NOT TO SCALE

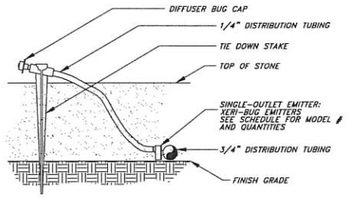


7 QUICK COUPLING VALVE
NOT TO SCALE



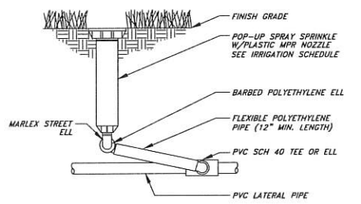
NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH. 40 PVC PIPE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE IRRIGATION NOTES.

8 PIPE & WIRE TRENCHING
NOT TO SCALE

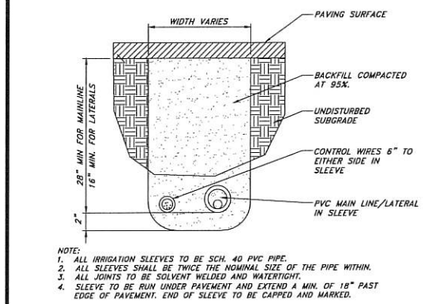


NOTE:
1. USE RAIN BIRD XERIMAN TOOL MODEL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 3/4" DISTRIBUTION TUBING.
2. INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MIN. OF 1" AND AND A MAX. OF 2" FLUSH ALL INES THOROUGHLY, INCLUDING 1/4" DISTRIBUTION TUBING PRIOR TO EMITTER INSTALLATION. IF PLANTING IN A 4:1 SLOPE OR GREATER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOTBALL.

9 EMITTER INTO DISTRIBUTION TUBE
NOT TO SCALE

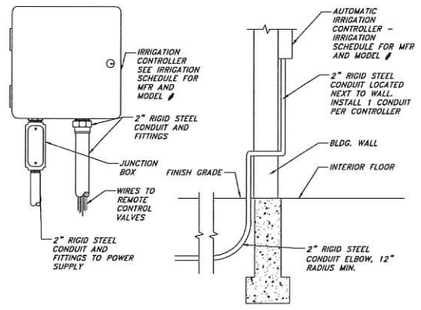


10 POP-UP SPRAY HEAD AND ROTOR
NOT TO SCALE

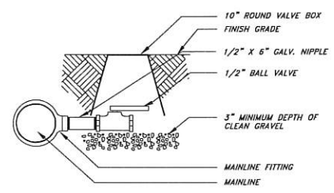


NOTE:
1. ALL IRRIGATION SLEEVES TO BE SCH. 40 PVC PIPE.
2. ALL SLEEVES SHALL BE TWICE THE NOMINAL SIZE OF THE PIPE WITHIN.
3. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
4. SLEEVE TO BE RUN UNDER PAVEMENT AND EXTEND A MIN. OF 18" PAST EDGE OF PAVEMENT. END OF SLEEVE TO BE CAPPED AND MARKED.

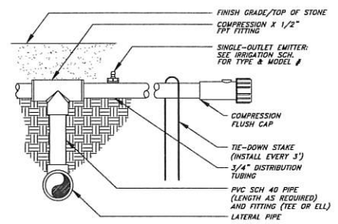
11 PIPE SLEEVING
NOT TO SCALE



12 IRR. CONTROLLER - INDOOR WALL MOUNT
NOT TO SCALE

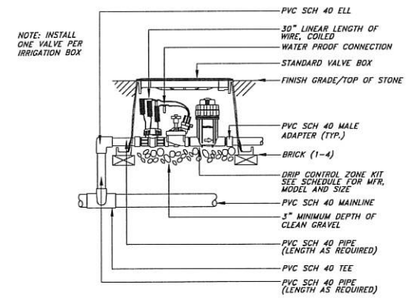


13 MANUAL DRAIN VALVE
NOT TO SCALE

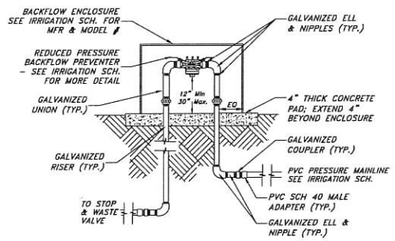


NOTE:
1. USE RAIN BIRD XERIMAN TOOL MODEL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 3/4" DISTRIBUTION TUBING.

14 PVC TO POLY PIPE CONNECTION
NOT TO SCALE

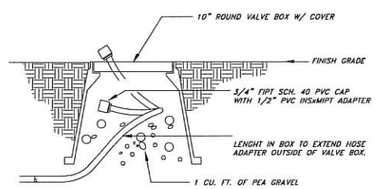


15 DRIP CONTROL VALVE
NOT TO SCALE



NOTE:
1. DIAMETER OF FITTINGS, NIPPLES AND RISERS SHALL BE EQUAL DIAMETER OF SPECIFIED BACK-FLOW PREVENTER UNLESS NOTED OTHERWISE.
2. ENCLOSURE SHALL BE BOLTED DOWN ON EACH CORNER.

16 BACKFLOW PREVENTION DEVICE
NOT TO SCALE



17 COMPRESSION FLUSH CAP
NOT TO SCALE

811 Know what's below. Call before you dig.

REV	DATE	DESCRIPTION

Designed by: SY
Drafted by: JD
Client Name: Amsource
20-103 IR

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Landscape & Irrigation Details

Mo' Bettahs
74 South Highway 165
Providence, UT

State of Utah — Jared R. Monsell — No. 7740426-5301 — Licensed Landscape Architect — 09/20/2020

2 Sep, 2020

SHEET NO. L3.1

Public Works Infrastructure Inspection

Project Address: 74 S Hwy 165 Mo' Bettahs
Contact Name: Melanie Child - Amsource
Phone Number: 801-741-4552

Inspection	Pass/Fail	Notes
Concrete	Pass	
Curb/Gutter	Pass	
Utilities	Pass	Park strip lights will be discussed in Plats / const. docs
□ **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 [signature]		Date 10.19.2020

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

October 2, 2020

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

RE: Site plan review – Amsource / Mo' Bettahs, 74 South Hwy 165, Providence Ut.

The above-named site plans have been submitted to the Logan Fire Department for a fire and life safety review. This review was made in the interest of the fire safety provisions and regulations as adopted by the State of Utah and in accordance with the International Fire Code. This review is not considered comprehensive nor regarded as sanctioning any code deficiencies not identified. The ultimate responsibility for compliance with the applicable codes, standards and ordinances rests with the owner.

This project is being recommended to Providence City for approval.

The following comments document the review process:

Access

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

- Access by driving 120 feet straight into the parking lot from the frontage road is adequate. Also, additional FD access from Hwy 165.
- Access is adequate as submitted.

Fire Hydrant Locations and number of Hydrants

(IFC 507.5.1) Fire Hydrants shall be located within 400 feet of the building as measured by an approved route around the exterior of the building.

- Fire hydrant #133 is within 400 feet of the farthest point of the proposed structure.
- If the building contains a fire sprinkler system, a fire hydrant needs to be within 100 feet of the FDC (fire department connection) and a fire hydrant would need to be added.

Fire Water Flow

(IFC 507.1) An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, building or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.3) Fire flow requirements for buildings or portions of building and facilities shall be determine by an approved method.

- The building appears to be approx. 4,420 sq. ft. in size. According to Table B105.1 the fire flow for a combined fire area 4,420 sq. ft. of type V-B is 1,750 GPM at 20 PSI. Fire Flow requirements are subject to change due to separation of fire areas, type of construction, and the installation of fire suppression system.
- Fire flows in the area have proven to be much greater than the required 1,750 and is presumed adequate for this type and size of construction.
- Documentation of actual fire flows from Hydrant 133 will need completed on construction document review prior to approval.

Other project comments

- If the suggested use of the building requires the installation of a fire sprinkler system, A fire hydrant will need to be added within 100 feet of the Fire Department Connection.

If you have any questions, please call me.

Respectfully,

FIRE DEPARTMENT

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

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: October 21, 2020

Request: The applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a home at 286 N. 850 E., Providence UT.

Item Type: Conditional Use	**Applicant:** Steve and Tammy Short	**Property Address:** 286 N 850 E, Providence UT
Parcel ID #: 02-288-0026	**General Plan**: SFL	**Zone**: SFL

Background Information:
Complete Application was received October 7, 2020; application contained:

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

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on April 20, 2020.
Aaron Walker, Deputy Fire Marshal/Fire Inspector, reviewed site; see letter dated October 5, 2020.

FINDINGS OF FACT:

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

CONCLUSIONS OF LAW:

1. Providence City has adopted land use ordinances that include conditional uses and provisions for conditional uses.
2. The Cache County GIS Parcel Summary indicates this parcel is in Hazard Wildfire, Slope, Landslide, and Earthquake Fault areas.
3. Providence City has the authority to impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.
4. Aaron Walker, Deputy Fire Marshall/Fire Inspector – Logan City Fire Department, reviewed the parcel in the interest of the fire safety provisions and regulations as adopted by the State of Utah and in accordance with the International Fire Code.
5. The request meets the requirements of the Codes listed in the Findings of Fact with the following

DRAFT

conditions:

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, and ordinances.
2. The applicant will mitigate hazard areas by:
    a. See letter from Aaron Walker dated October 5, 2020.
    b. See emailed mitigation strategies dated October 15, 2020.
    c.
3. This conditional use is for the residence only as shown on the site plan updated and submitted on October 7, 2020.
4. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

DRAFT

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 SS Name Steve Short

Date 3/31/2020

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 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)

Applicant Information (all information MUST be provided)

Name Steve Short
Address PO BOX 374 Paradise UT 84328
Phone 435-881-7187 Email shortsinparadise@hotmail.com

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

Name
Address
Phone Email

Property Information

Owner of record Steve Short
Owner address PO BOX 374 Paradise UT 84328
Owner phone 435-881-7187 Owner email shortsinparadise@hotmail.com
Parcel address 286 N 850 E Parcel Tax I.D. 02-288-0026
Zone Residential Height Initial SS
Setbacks (front yard) 187.35 (side yard) 40 (rear yard) >170 Initial SS

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.

Due to the grade of the lot and overhead powelines our home will need to be set back w

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 SS **Name** Steve Short

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 SS

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 SS

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.

Steven Short	✔	3/31/2020
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

Steve Short

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

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

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

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

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

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

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

Residential Site Plan Application

FOR OFFICE USE ONLY
Date _____
Payment Form _____
Amount_____
Receipt #_____
Clerk _____

Date: 4-10-2020

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 Short **Initial** SS

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	X	X						
Acc. Building							*	*
Addition							*	*
Deck							*	*
Other								

*May not apply in all cases

Applicant Information

Name: Steven Short

Mailing address: PO BOX 374 PARADISE UT 84328

Telephone: 435-881-7187 Email: shortsinparadise@hotmail.com

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

Name: STEVEN SHORT

Mailing address: _____

Telephone: _____ Email: _____

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

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

Project Information

Address: 286 N 850 E

Subdivision: LITTLE BALDY Parcel Tax ID: 02-288-0026

Square footage for fire flow (includes all floors and all areas under the roof, including garages and covered porches): 4600 Initial SS

Zone RES Height 27' Initial SS

Setbacks (front yard) 189.35 (side yard) 40+ (rear yard) 100+ Initial SS

Contractor Information

Name: STEVE SHORT

Mailing address: PO BOX 374 PARADISE UT

Telephone: 435-881-7187 Email: shortsinparardise@hotmail.com

Stormwater Notice of Intent (NOI) Information

NOI No. UTR 12345 Permit issued to: STAN CHECKETTS

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 SS **Name** STEVE SHORT

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 SS

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 SS

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.

STEVEN SHORT	STEVEN SHORT	4-10-20
Signature of Applicant	Printed Name	Date

PROVIDENCE CITY BUILDING DIVISION CONSTRUCTION POLICIES

(Required for all zoning permit applications)

1. **Zoning requirements**
   a. Site plan required to be on site at footing inspection
   b. Property corners to be marked and staked for inspection
2. **Lot ID**
   a. Posting of a lot ID sign is required during construction for inspections and emergency services. This sign is provided by the City and shall be posted by the first scheduled inspection and visible from the street.
3. **Toilets**
   a. The IPC and OSHA require a toilet on site during construction and in place prior to the first inspection. This has to be accessible to all workers in the area and requires the cooperation of all.
4. **Water Meter**
   a. Unauthorized use of City water will result in a fine and a stop work order on the property.
   b. Meter and sewer clean outs are not allowed to be encased or surrounded in concrete. (Contact the Public Works for the required specs.) The moving cost will be the responsibility of the owner.
5. **Streets/Sidewalks**
   a. No material will be allowed on public streets or sidewalks. "Material" is defined as construction products, or any size or dimension of aggregate. (See Providence City's specs.)
   b. Dirt piled over curb and sidewalk requires a minimum 4" pipe installed to allow drainage to the gutter. This temporary (180 days) blockage to the sidewalk requires safety tape or cones to divert traffic.
   c. All sidewalks, curbs, gutters, and streets associated with the property are to be kept clean during construction with a final cleaning required prior to final occupancy.
   d. Construction sites should be kept clean and all debris contained to that site.
6. **Elevations**
   a. I accept responsibility for all the soils and hazard conditions of the site. Approval of this permit does not constitute a representation by the City that the building at any specified elevation will solve any ground water, slope or hazard condition. The solution to this problem is the sole responsibility of the permit applicant, agent, or property owner.
7. **Final Occupancy**
   a. Occupying the building prior to final occupancy will result in revocation of the $500 power bond. After the initial inspection, the Building Official will determine whether any furniture can be moved into the house or garage.
8. **Temporary Occupancy**
   a. Will only be issued with special permission. Temporary permits will expire after 30 days of issue and the construction bond will be forfeited if work is not completed
9. **Permits**
   a. Plan review and permit fees are good for 180 days. Only the permit portion will be refunded, after a written letter of request is received. No fees will be refunded after this period has expired.

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

STEVEN SHORT	STEVEN SHORT		4-10-20
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 286 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.

STEVEN SHORT	STEVEN SHORT		4-10-2020
Signature	Printed Name	On Behalf Of	Date

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

I hereby apply to Providence City for permission to connect my premises at 286 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.

STEVEN SHORT	STEVEN SHORT		4-10-20
Signature	Printed Name	On Behalf Of	Date

Cache County
1857

DEVELOPMENT SERVICES DEPARTMENT

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

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 07 Apr. 2020 at 07:39 AM

Parcel Number: 02-288-0026

Property Address: 286 N 0850 E
PROVIDENCE

Tax Roll Acreage: 2.94

Owner Name: STEVEN TROY & TAMMY ANN SHORT

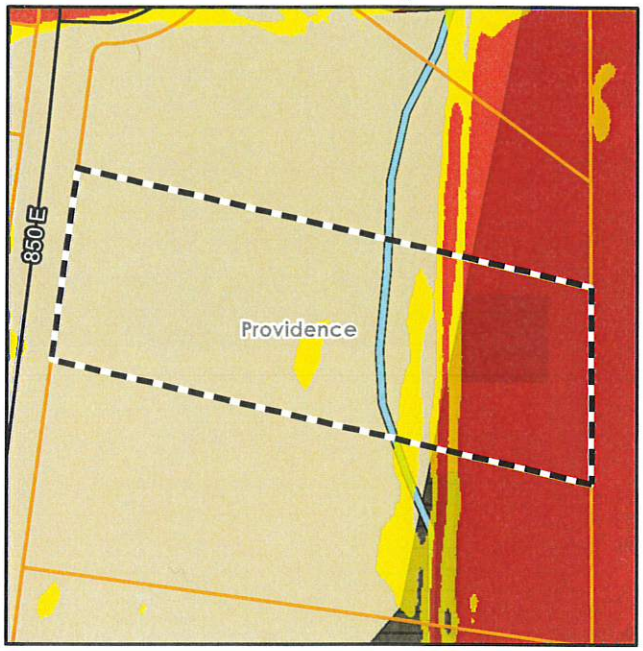
Owner Address: PO BOX 374
PARADISE, UT 84328-0374

Jurisdiction: Providence

Future Annexation Area: n/a

Base Zone: Contact Providence for Zoning

Overlay Zone: n/a



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

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

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

Areas That May Require Further Analysis

Moderate Slopes	Fault Lines	Wildfire Hazard Areas
Steep Slopes	Landslides	

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.

October 5, 2020

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

RE: Conditional Use Review, Short Residence, 286 N 850 E, Providence Ut. (02-288-0026)

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 review 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 on final submittal.
- 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. Completed on final submittal.
- The maximum grade of the fire department access road shall not exceed 12%. Completed on final submittal.
- The maximum grade of the turnaround shall not exceed 4%. Completed on final submittal.
- 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 usable 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 in email response.

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.

- The hydrant (#490) located on the southwest corner of the building lot is within 600 feet of all buildable areas of the lot.

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) Acknowledged on email.
- The building appears to be approx. 7,500 sq. ft. in size. According to Table B105.1(1) the fire flow for a combined fire area 7,500 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 #*490* located on the south west corner of the building lot is within 600 feet of all exterior areas of the proposed structure and contains a water flow of approximately 1,200 GPM at 20PSI.
- With the fire flow reduction allowance for the installation of 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) Class A roof covering of asphalt shingles will be installed (acknowledged in email from Steve).

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). Close all combustible underfloor decks and eaves with soffits (Acknowledged in email from Steve).

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. Install no smaller than 1/8" mesh screen on all openings per building code (Acknowledged in email from Steve).

Providence City Code Title 10, Chapter 5 for Hazard Wildfire Area

Property owners are encouraged to implement the following:

- Construct the roof with fire-resistant materials like tile or metal, asphalt or fiberglass shingles. Clean roof surfaces and gutters of pine needles, leaves, branches, etc. regularly to avoid accumulation of flammable materials.

- Inspect your property regularly, clearing dead wood and dense vegetation from at least 30' around your house. Rake piles of leaves and twigs. If on a hill, more space will be needed to protect your home. A fuel break should be maintained around all structures.

- Move firewood away from the house or attachments like fences or decks.

- Cover vents with wire mesh no larger than 1/8 of an inch to keep sparks from enter your home through vents.

- Driveways should be wide enough for firefighting equipment to maneuver.

If you have any questions, please call me.

Respectfully,

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



Dream Lot House
Front View

Sheet List	
Sheet Number	Sheet Name
100	Coversheet
101	Coversheet
A100	Site Plan
A101	Foundation Plan
A105	Main Floor Plan
A106	Second Floor Plan
A107	Basement Floor Plan
A108	Main Floor Structural
A109	Second Floor Structural
A110	Front & Back Elevation
A111	Right & Left Elevation
A114	Misc. Elevations
A115	Roof Plan

Sheet List	
Sheet Number	Sheet Name
A116	Basement Floor Electrical
A117	Main Floor Electrical
A118	Second Floor Electrical
A119	Basement Floor HVAC
A120	Main Floor HVAC
A121	Second Floor HVAC
A122	Basement Floor Plumbing
A123	Main Floor Plumbing
A124	Second Floor Plumbing
A125	Stair Details
A126	Wall Sections

STRUCTURAL SHEET LIST:
S001-002
S101-104
S501
NOTE: STRUCTURAL SHEETS SUPERCEDE ARCHITECTURAL SHEETS IN REGARDS TO ANYTHING STRUCTURAL

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Drafter: Isaac Short
435-512-5379

For interior design services call: Alyssa Short
435-757-5029

CacheLandCH@gmail.com

No.	Description	Date

Steve & Tammy

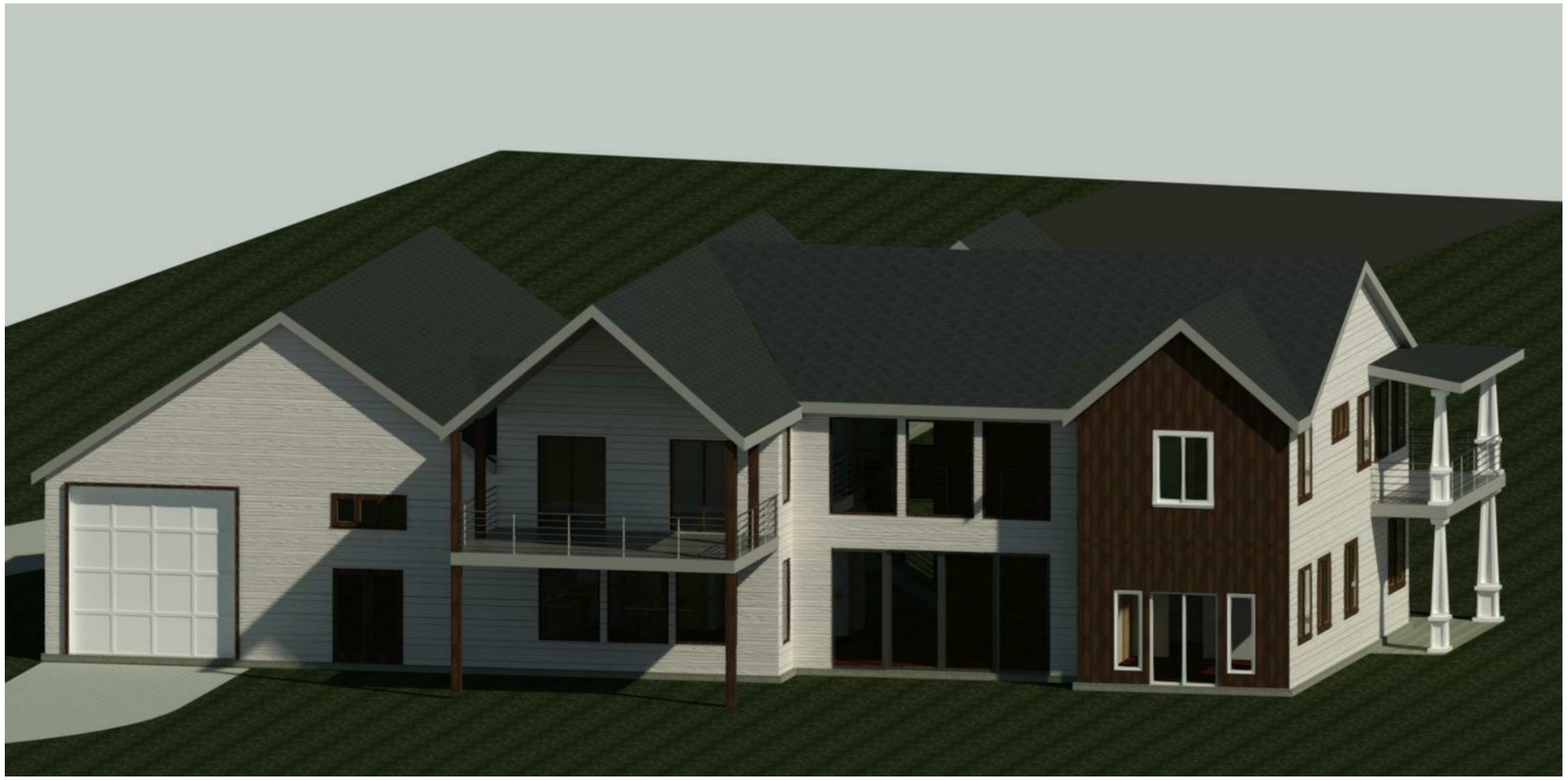
Dream Lot

Coversheet

100

Scale

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Dream Lot House
Rear View

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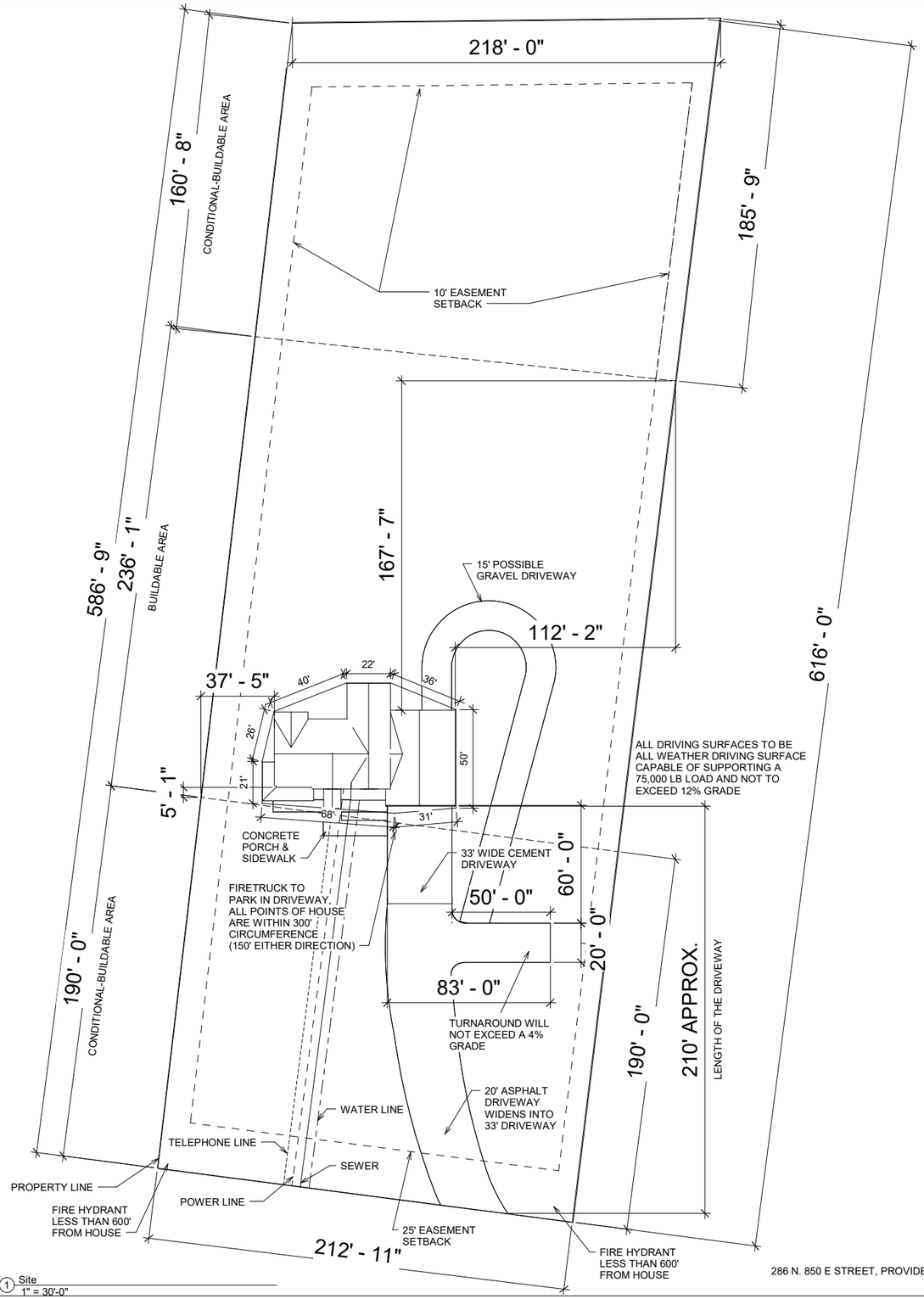
Dream Lot

Coversheet

101

Scale

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1 Site
1" = 30'-0"

NOTE: UPON SURVEY OF PROPERTY LOCATION AND OR ORIENTATION OF HOUSE WITHIN LOT MAY CHANGE. CONTRACTOR AND OWNER TO ENSURE THAT THE STRUCTURE COMPLIES WITH ALL REQUIRED SET BACKS.

286 N. 850 E STREET, PROVIDENCE UT

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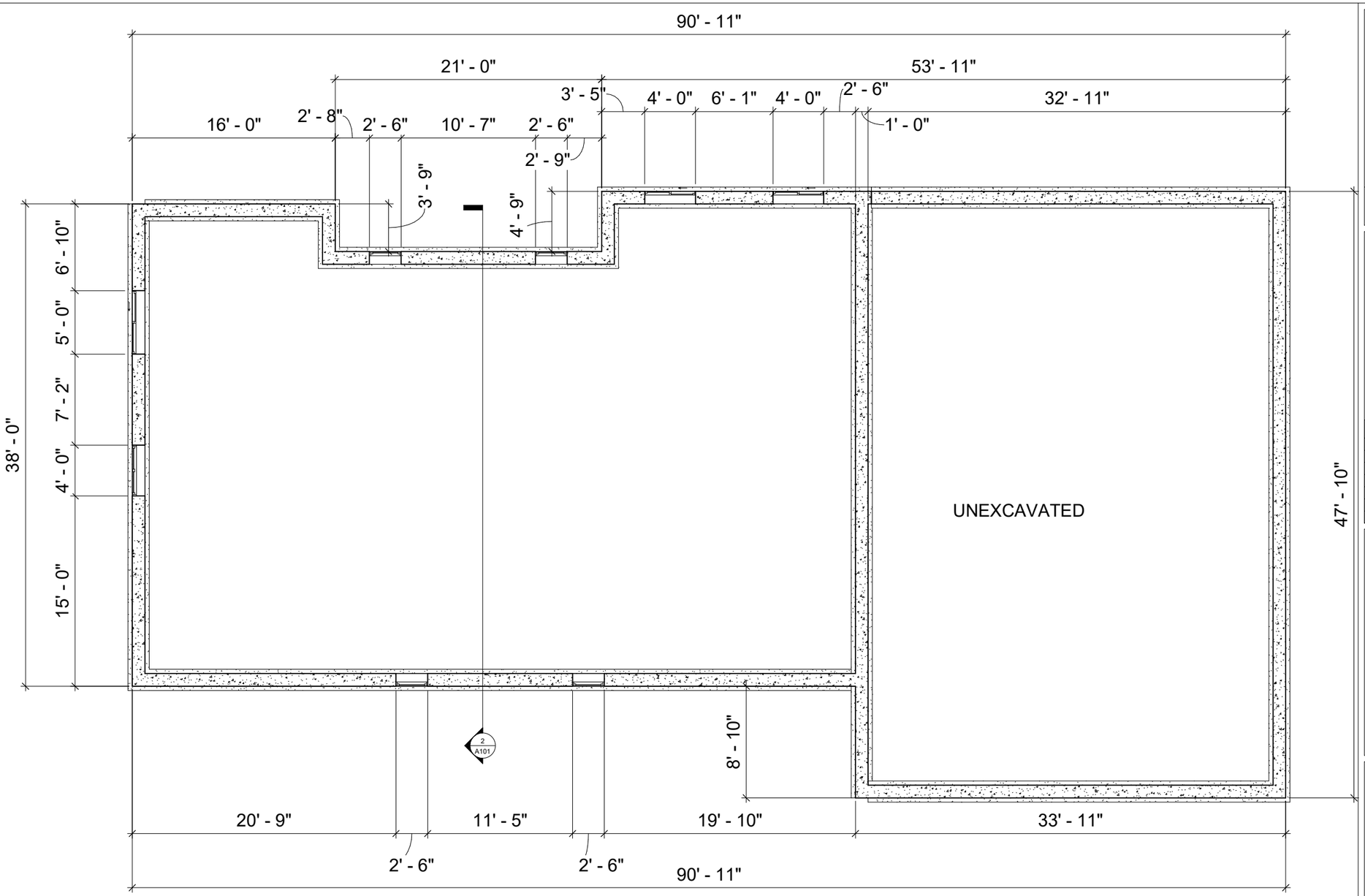
Dream Lot

Site Plan

A100

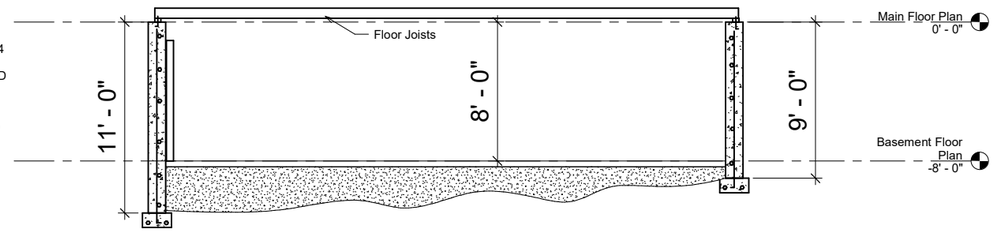
Scale 1" = 30'-0"

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1 Foundation Plan
1/4" = 1'-0"

FOUNDATION NOTES:
-10" THICK STEM WALL WITH #4 VERTICAL R/B 24" O.C.
-CONT #4 R/B 6" FROM TOP AND BOTTOM THEN 24" O.C.
-10"X20" FOOTING WITH (2) CONT #4 R/B
-BACK FILL AS NEEDED FOR 4" CONRETE FLOOR SLAB
-SILL PLATE CONNECTED BY 1/2"X12" A.B. EVERY 36"



2 Foundation Cross Section
1/4" = 1'-0"

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No.	Description	Date

Steve & Tammy

Dream Lot

Foundation Plan

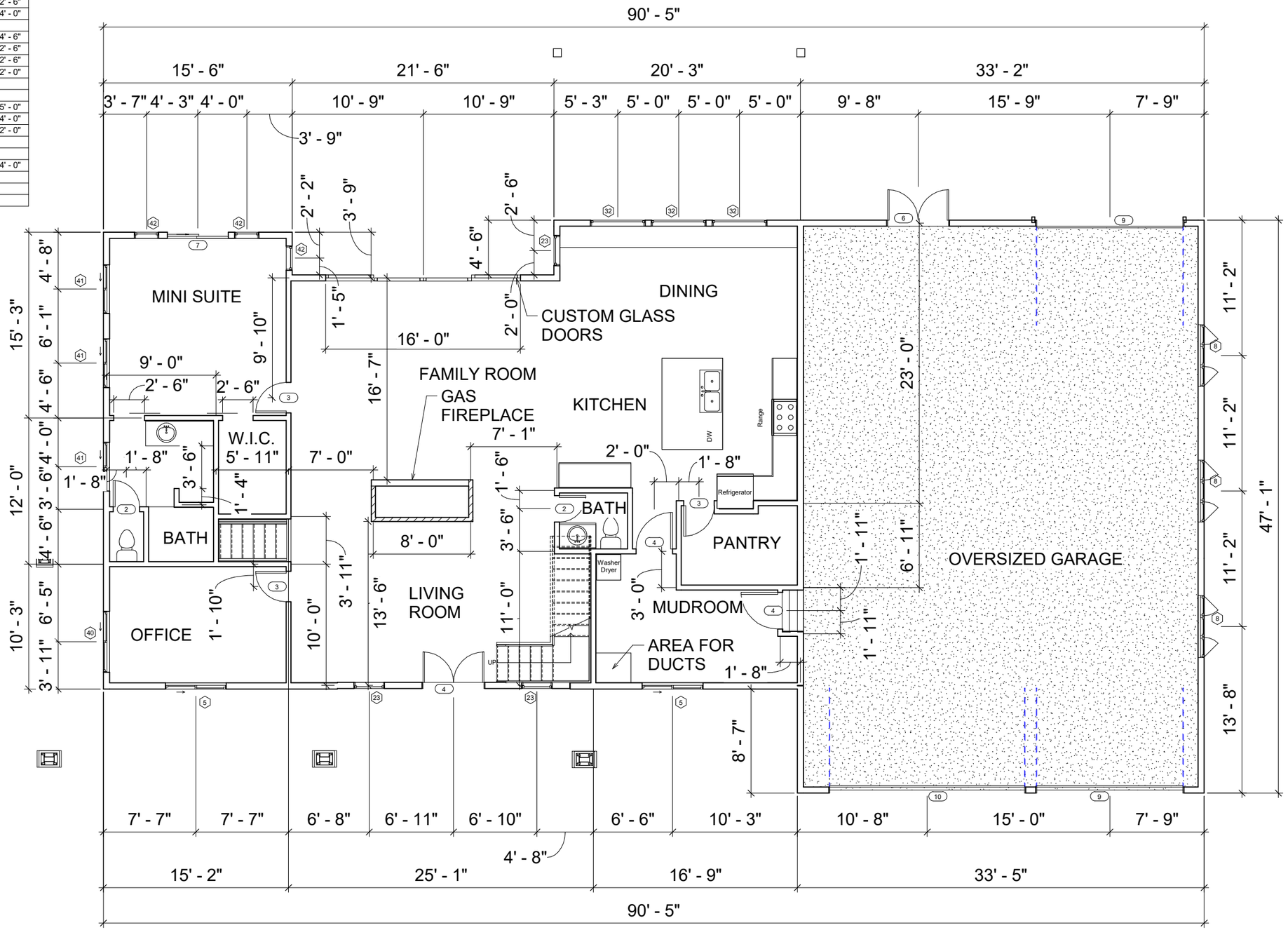
A101

Scale 1/4" = 1'-0"

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Window Schedule			
Type Mark	Count	Height	Width
3	1	4' - 0"	4' - 0"
4	2	5' - 0"	4' - 0"
5	5	4' - 0"	5' - 0"
7	3	7' - 0"	5' - 0"
8	7	2' - 1"	5' - 1"
23	4	6' - 0"	2' - 6"
26	2	4' - 0"	4' - 0"
30	1		
32	3	6' - 0"	4' - 6"
33	2	5' - 0"	2' - 6"
35	4	4' - 4"	2' - 6"
36	2	5' - 8"	2' - 0"
37	1		
39	1		
40	1	5' - 0"	5' - 0"
41	7	5' - 0"	4' - 0"
42	3	5' - 8"	2' - 0"
43	1		
44	1		
45	1	5' - 0"	4' - 0"
48	1		
49	1		
51	1		

Door Schedule		
Mark	Height	Width
2	6' - 8"	2' - 2"
2	6' - 8"	2' - 2"
2	6' - 8"	2' - 2"
2	6' - 8"	2' - 2"
2	6' - 8"	2' - 2"
2	6' - 8"	2' - 2"
2	6' - 8"	2' - 2"
2	6' - 8"	2' - 2"
2	6' - 8"	2' - 2"
3	6' - 8"	2' - 6"
3	6' - 8"	2' - 6"
3	6' - 8"	2' - 6"
3	6' - 8"	2' - 6"
4	6' - 8"	5' - 0"
4	6' - 8"	3' - 0"
4	6' - 8"	3' - 0"
4	6' - 8"	3' - 0"
4	6' - 8"	3' - 0"
4	6' - 8"	3' - 0"
5	6' - 8"	4' - 0"
5	6' - 8"	4' - 0"
6	6' - 8"	5' - 0"
7	6' - 8"	5' - 0"
7	6' - 8"	5' - 0"
7	6' - 8"	5' - 0"
7	6' - 8"	5' - 0"
8	7' - 0"	6' - 0"
9	12' - 0"	12' - 0"
9	12' - 0"	12' - 0"
10	7' - 0"	16' - 0"
10	6' - 8"	1' - 8"



1 Main Floor Plan
1/4" = 1'-0"

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No.	Description	Date

Steve & Tammy

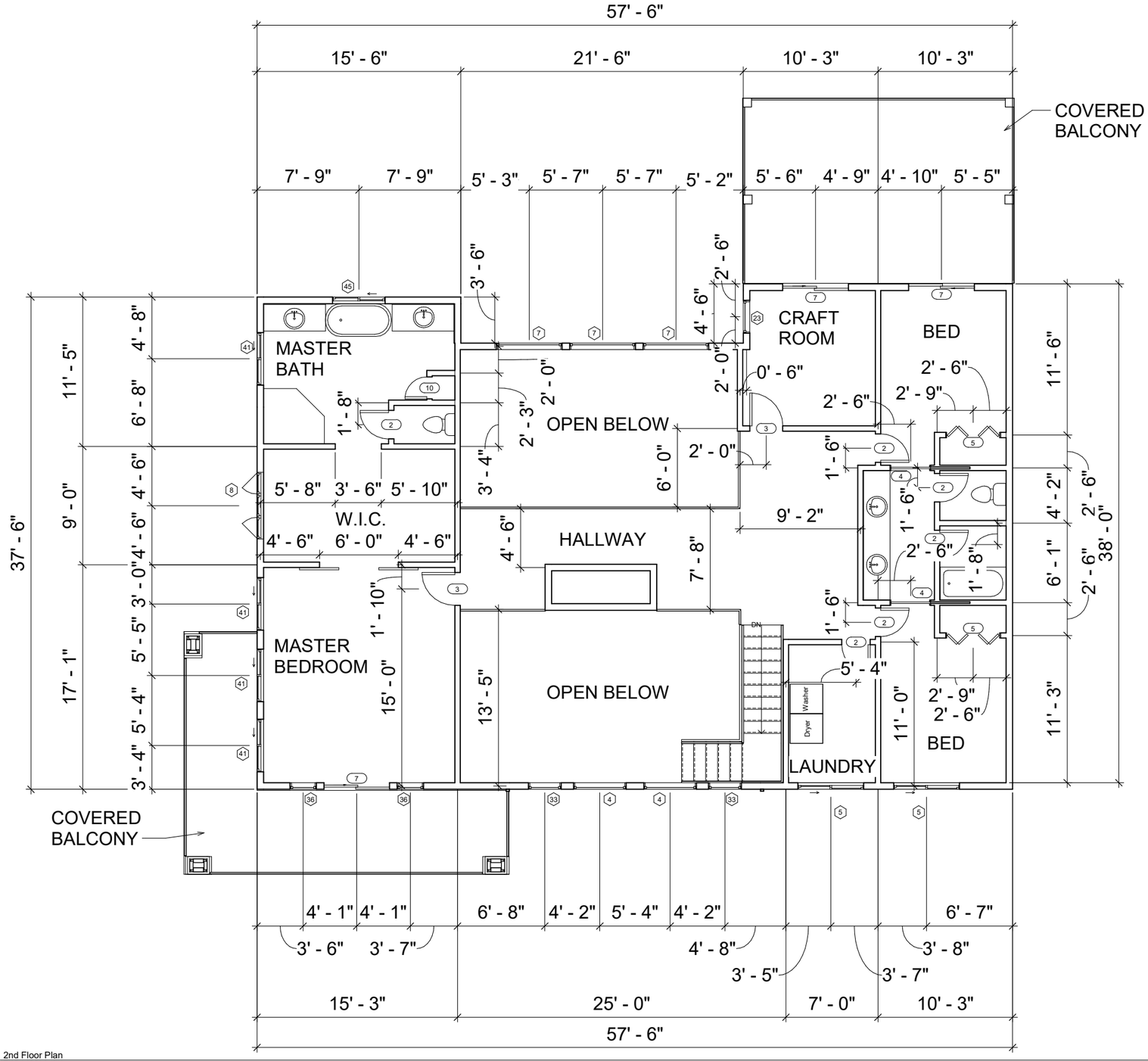
Dream Lot

Main Floor Plan

A105

Scale 1/4" = 1'-0"

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1 2nd Floor Plan
1/4" = 1'-0"

Door Schedule		
Mark	Height	Width
2	6' - 8"	2' - 2"
2	6' - 8"	2' - 2"
2	6' - 8"	2' - 2"
2	6' - 8"	2' - 2"
2	6' - 8"	2' - 2"
2	6' - 8"	2' - 2"
2	6' - 8"	2' - 2"
2	6' - 8"	2' - 2"
2	6' - 8"	2' - 2"
3	6' - 8"	2' - 6"
3	6' - 8"	2' - 6"
3	6' - 8"	2' - 6"
3	6' - 8"	2' - 6"
3	6' - 8"	2' - 6"
3	6' - 8"	2' - 6"
3	6' - 8"	2' - 6"
3	6' - 8"	2' - 6"
4	6' - 8"	5' - 0"
4	6' - 8"	3' - 0"
4	6' - 8"	3' - 0"
4	6' - 8"	3' - 0"
4	6' - 8"	3' - 0"
4	6' - 8"	3' - 0"
5	6' - 8"	4' - 0"
5	6' - 8"	4' - 0"
6	6' - 8"	5' - 0"
7	6' - 8"	5' - 0"
7	6' - 8"	5' - 0"
7	6' - 8"	5' - 0"
7	6' - 8"	5' - 0"
8	7' - 0"	6' - 0"
9	12' - 0"	12' - 0"
9	12' - 0"	12' - 0"
10	7' - 0"	16' - 0"
10	6' - 8"	1' - 8"

Window Schedule			
Type Mark	Count	Height	Width
3	1	4' - 0"	4' - 0"
4	2	5' - 0"	4' - 0"
5	5	4' - 0"	5' - 0"
7	3	7' - 0"	5' - 0"
8	7	2' - 1"	5' - 1"
23	4	6' - 0"	2' - 6"
26	2	4' - 0"	4' - 0"
30	1		
32	3	6' - 0"	4' - 6"
33	2	5' - 0"	2' - 6"
35	4	4' - 4"	2' - 6"
36	2	5' - 8"	2' - 0"
37	1		
39	1		
40	1	5' - 0"	5' - 0"
41	7	5' - 0"	4' - 0"
42	3	5' - 8"	2' - 0"
43	1		
44	1		
45	1	5' - 0"	4' - 0"
48	1		
49	1		
51	1		

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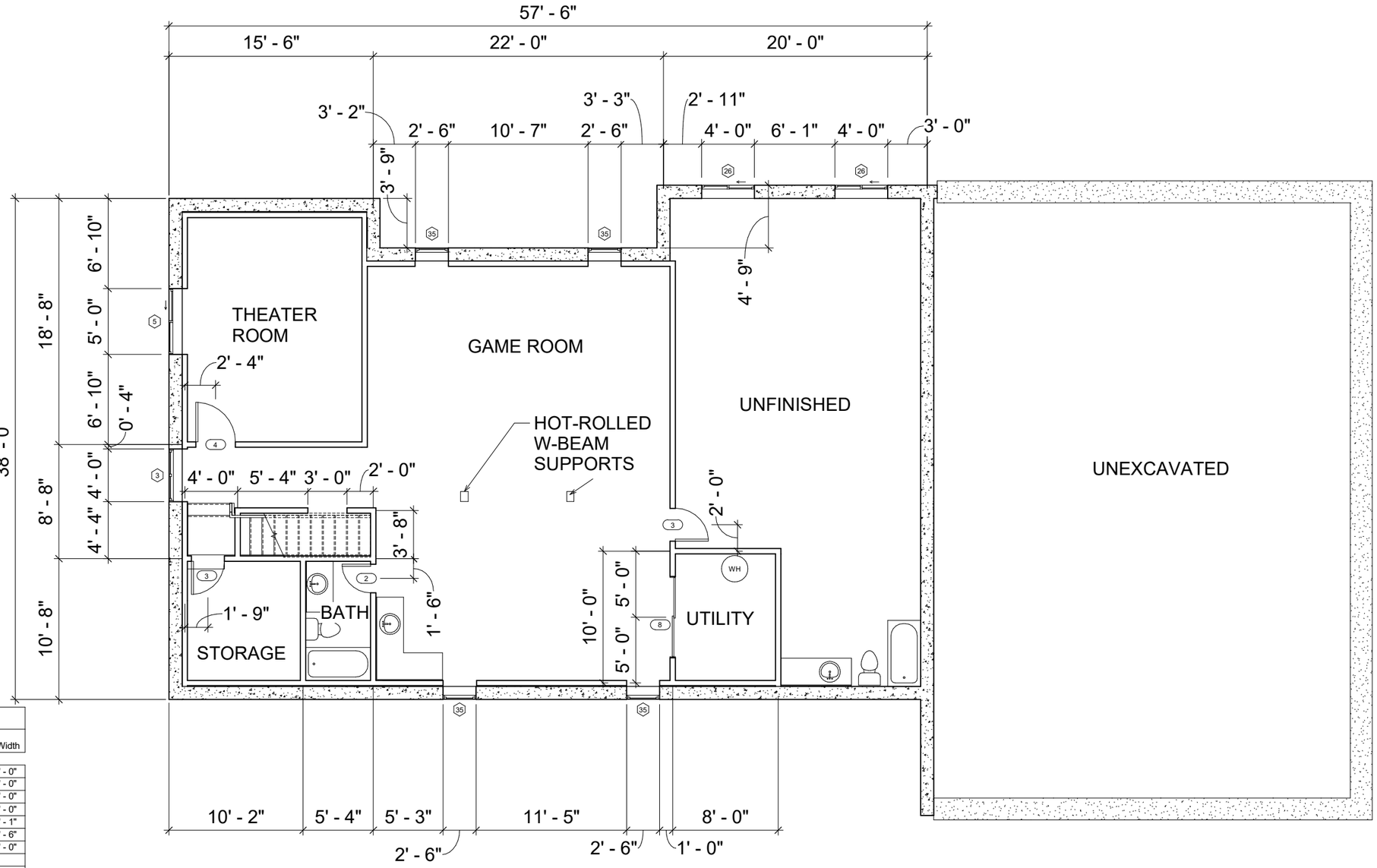
Dream Lot

Second Floor Plan

A106

Scale 1/4" = 1'-0"

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Door Schedule		
Mark	Height	Width
2	6' - 8"	2' - 2"
2	6' - 8"	2' - 2"
2	6' - 8"	2' - 2"
2	6' - 8"	2' - 2"
2	6' - 8"	2' - 2"
2	6' - 8"	2' - 2"
2	6' - 8"	2' - 2"
2	6' - 8"	2' - 2"
2	6' - 8"	2' - 2"
3	6' - 8"	2' - 6"
3	6' - 8"	2' - 6"
3	6' - 8"	2' - 6"
3	6' - 8"	2' - 6"
3	6' - 8"	2' - 6"
3	6' - 8"	2' - 6"
3	6' - 8"	2' - 6"
4	6' - 8"	5' - 0"
4	6' - 8"	3' - 0"
4	6' - 8"	3' - 0"
4	6' - 8"	3' - 0"
4	6' - 8"	3' - 0"
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4	6' - 8"	3' - 0"
5	6' - 8"	4' - 0"
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6	6' - 8"	5' - 0"
7	6' - 8"	5' - 0"
7	6' - 8"	5' - 0"
7	6' - 8"	5' - 0"
7	6' - 8"	5' - 0"
8	7' - 0"	6' - 0"
9	12' - 0"	12' - 0"
9	12' - 0"	12' - 0"
10	7' - 0"	16' - 0"
10	6' - 8"	1' - 8"

Window Schedule			
Type Mark	Count	Height	Width
3	1	4' - 0"	4' - 0"
4	2	5' - 0"	4' - 0"
5	5	4' - 0"	5' - 0"
7	3	7' - 0"	5' - 0"
8	7	2' - 1"	5' - 1"
23	4	6' - 0"	2' - 6"
26	2	4' - 0"	4' - 0"
30	1		
32	3	6' - 0"	4' - 6"
33	2	5' - 0"	2' - 6"
35	4	4' - 4"	2' - 6"
36	2	5' - 8"	2' - 0"
37	1		
39	1		
40	1	5' - 0"	5' - 0"
41	7	5' - 0"	4' - 0"
42	3	5' - 8"	2' - 0"
43	1		
44	1		
45	1	5' - 0"	4' - 0"
48	1		
49	1		
51	1		

1 Basement Floor Plan
1/4" = 1'-0"

CacheLand
Custom Homes

Cache-Land.com

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CacheLandCH@gmail.com

No.	Description	Date

Steve & Tammy

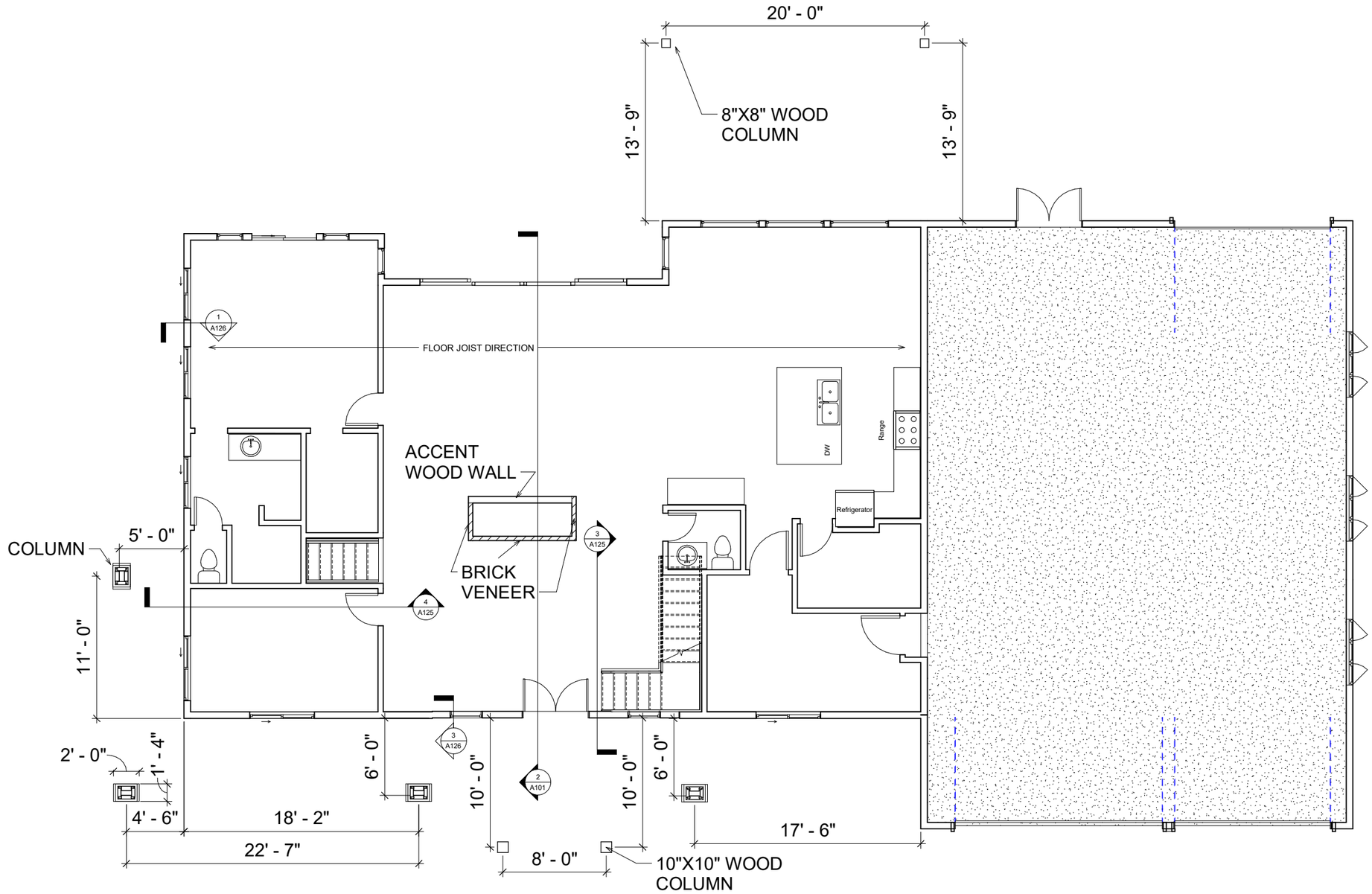
Dream Lot

Basement Floor Plan

A107

Scale 1/4" = 1'-0"

10/3/2020 2:02:53 PM



1 Main Floor Structural
1/4" = 1'-0"

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435-757-5029

CacheLandCH@gmail.com

No.	Description	Date

Steve & Tammy

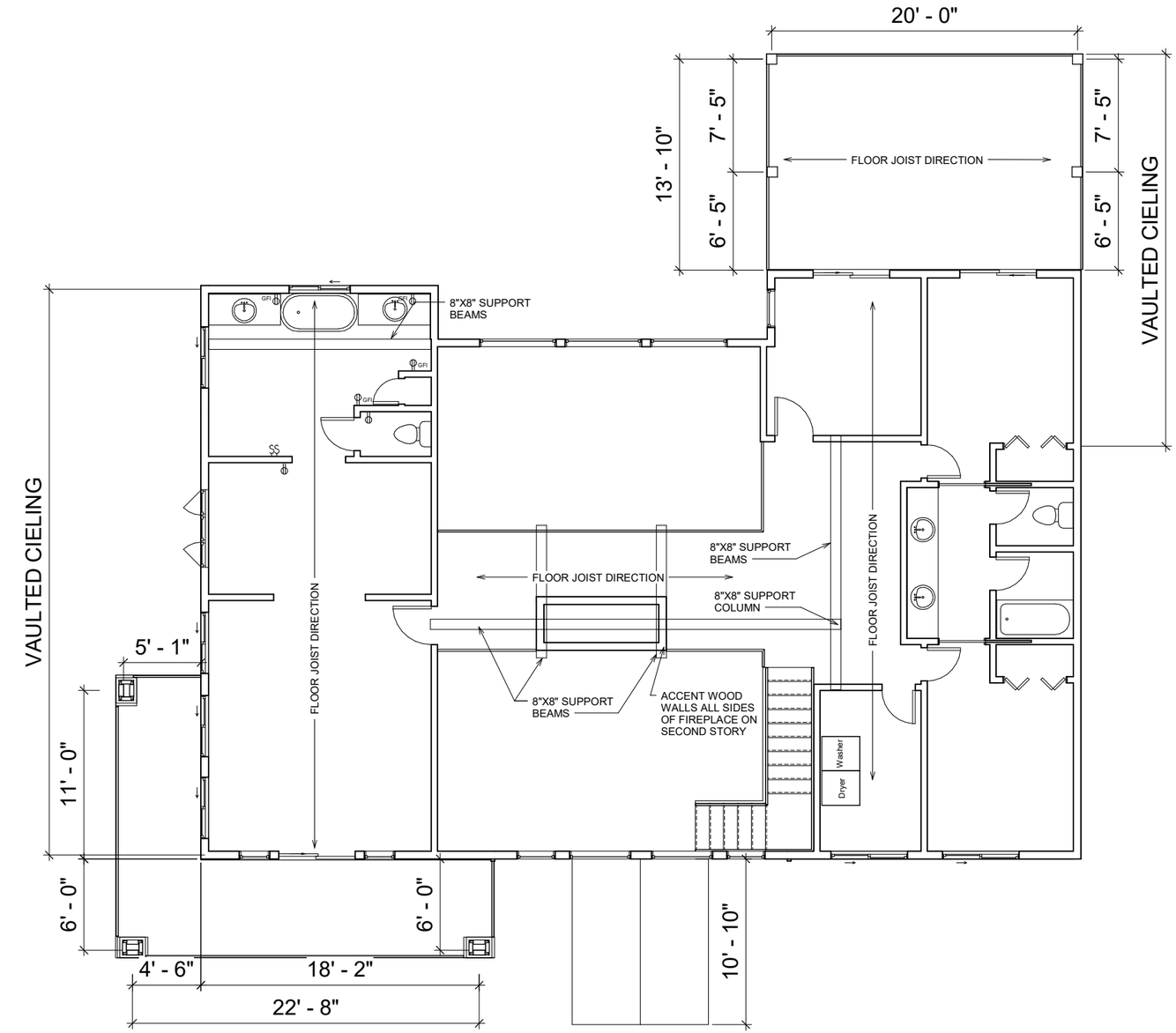
Dream Lot

Main Floor
Structural

A108

Scale 1/4" = 1'-0"

10/3/2020 2:02:53 PM



1 2nd Floor Structural
1/4" = 1'-0"

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No.	Description	Date

Steve & Tammy

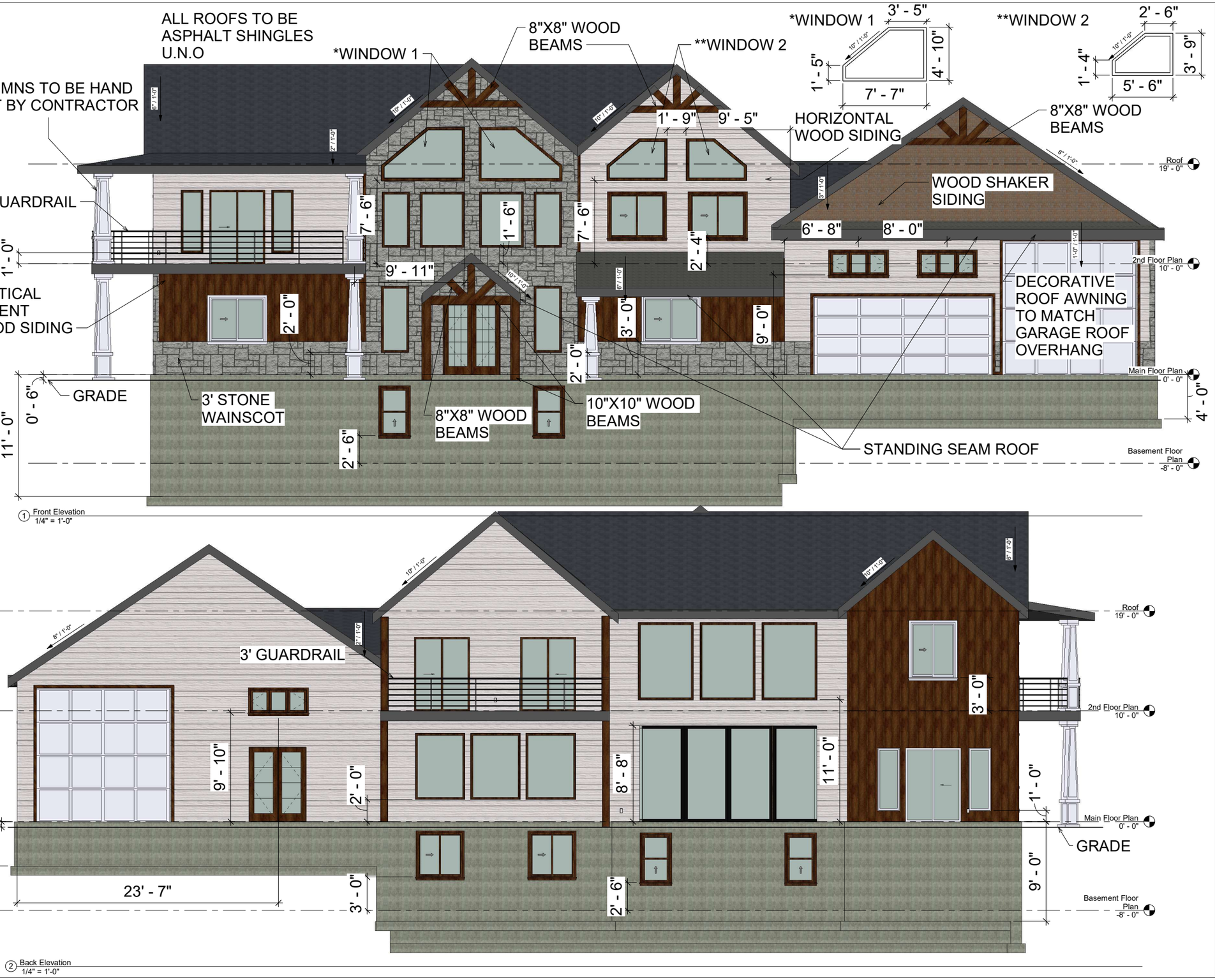
Dream Lot

Second Floor Structural

A109

Scale 1/4" = 1'-0"

10/3/2020 2:02:54 PM



1 Front Elevation
1/4" = 1'-0"

2 Back Elevation
1/4" = 1'-0"

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No.	Description	Date

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Dream Lot

Front & Back Elevation

A110

Scale 1/4" = 1'-0"

10/3/2020 2:02:56 PM



② Left Elevation
1/4" = 1'-0"

ALL ROOFS HAVE ASPHALT SHINGLES U.N.O.



① RIght Elevation
1/4" = 1'-0"

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No.	Description	Date

Steve & Tammy

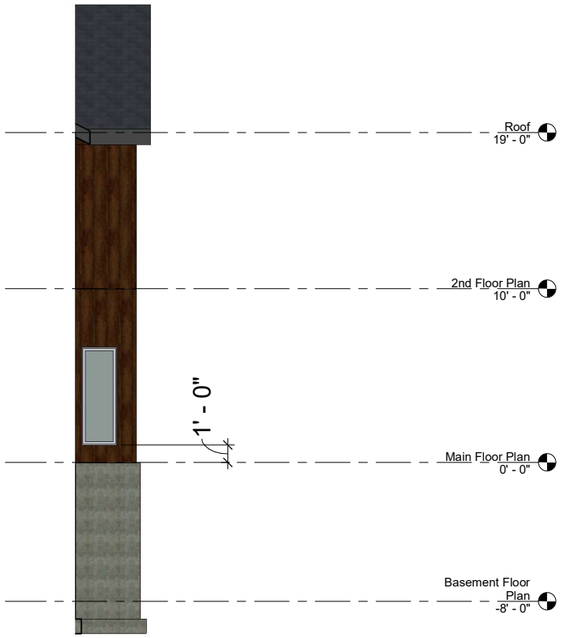
Dream Lot

Right & Left Elevation

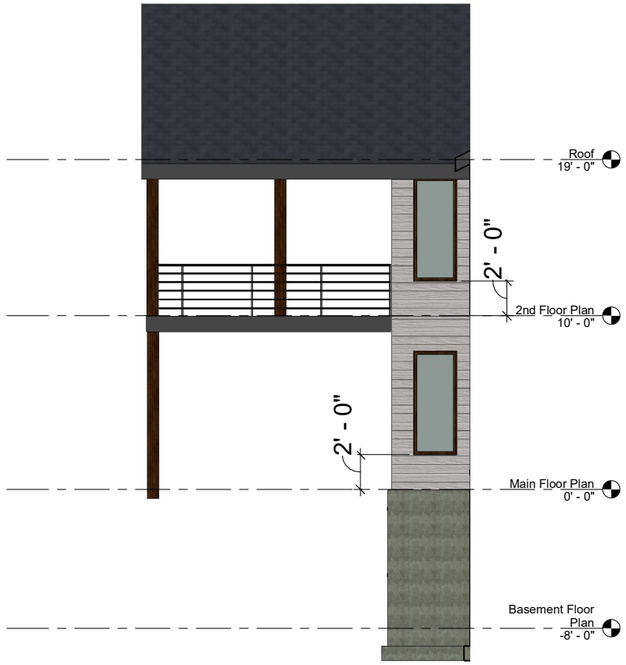
A111

Scale 1/4" = 1'-0"

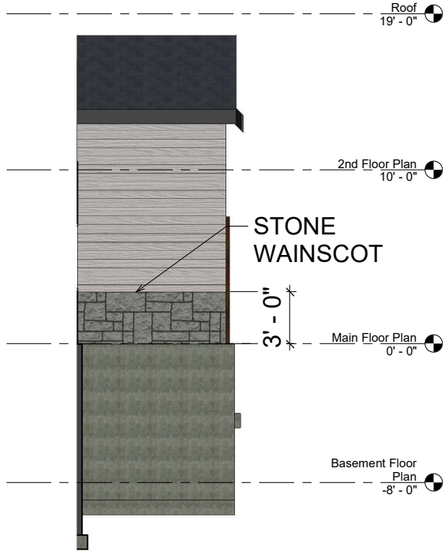
10/3/2020 2:02:58 PM



1 Mini Suite Wall
1/4" = 1'-0"



2 Dining Room Wall
1/4" = 1'-0"



3 Garage Wall
1/4" = 1'-0"

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No.	Description	Date

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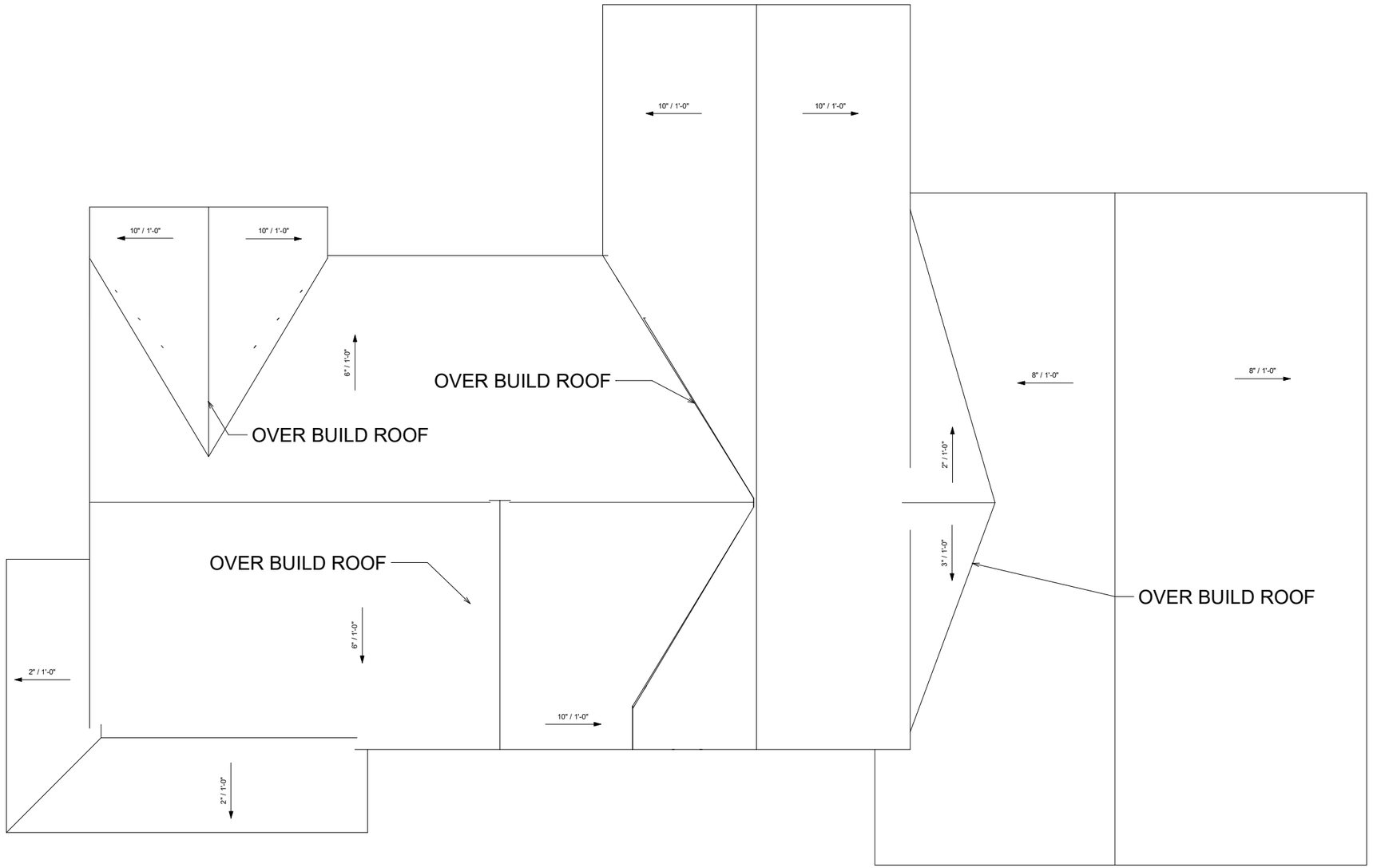
Dream Lot

Misc. Elevations

A114

Scale 1/4" = 1'-0"

10/3/2020 2:02:59 PM



1 Roof
1/4" = 1'-0"

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No.	Description	Date

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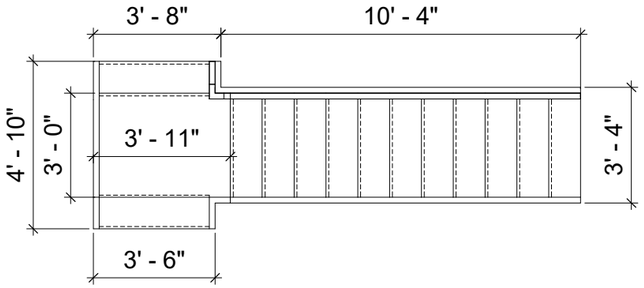
Dream Lot

Roof Plan

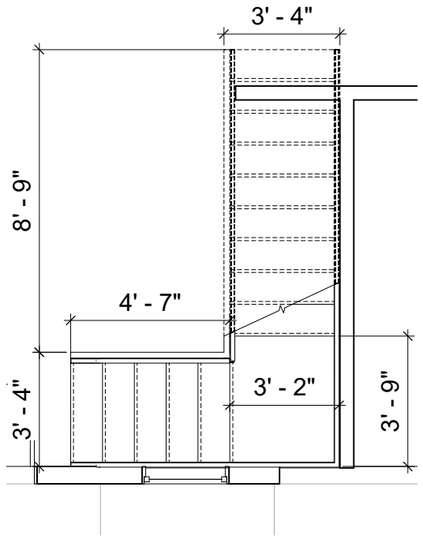
A115

Scale 1/4" = 1'-0"

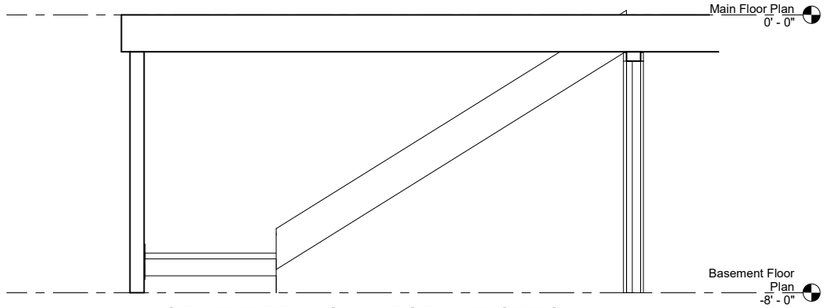
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② Main to Basement Floor Stairs
1/2" = 1'-0"

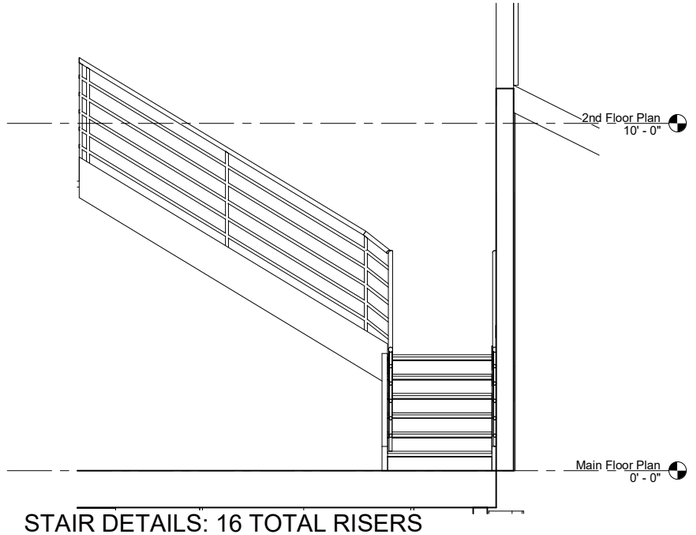


① Main to Second Floor Stairs
1/2" = 1'-0"



STAIR DETAILS: 14 TOTAL RISERS
13 RISERS ABOVE LANDING
1 RISER ON EITHER SIDE OF LANDING
3'-4" WIDE STAIRS
RISERS ARE 6-3/4"
TREADS ARE 11"
(3) 2"X12" STRINGERS
SPACE UNDER THE STAIRS WILL BE OPEN
MAINTAIN 6'-8" HEADROOM AT ALL TIMES
3' HEIGHT HAND RAIL ON ONE SIDE OF THE STAIRS

④ Main to Basement Floor Stairs Section
1/2" = 1'-0"



STAIR DETAILS: 16 TOTAL RISERS
10 RISERS ABOVE LANDING
6 RISER ON EITHER SIDE OF LANDING
3'-4" WIDE STAIRS
RISERS ARE 6-3/4"
TREADS ARE 11"
(3) 2"X12" STRINGERS
MAINTAIN 6'-8" HEADROOM AT ALL TIMES
3' HEIGHT HAND RAIL ON ONE SIDE OF THE STAIRS

③ Main to Sceond Floor Stairs Section
1/2" = 1'-0"

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No.	Description	Date

Steve & Tammy

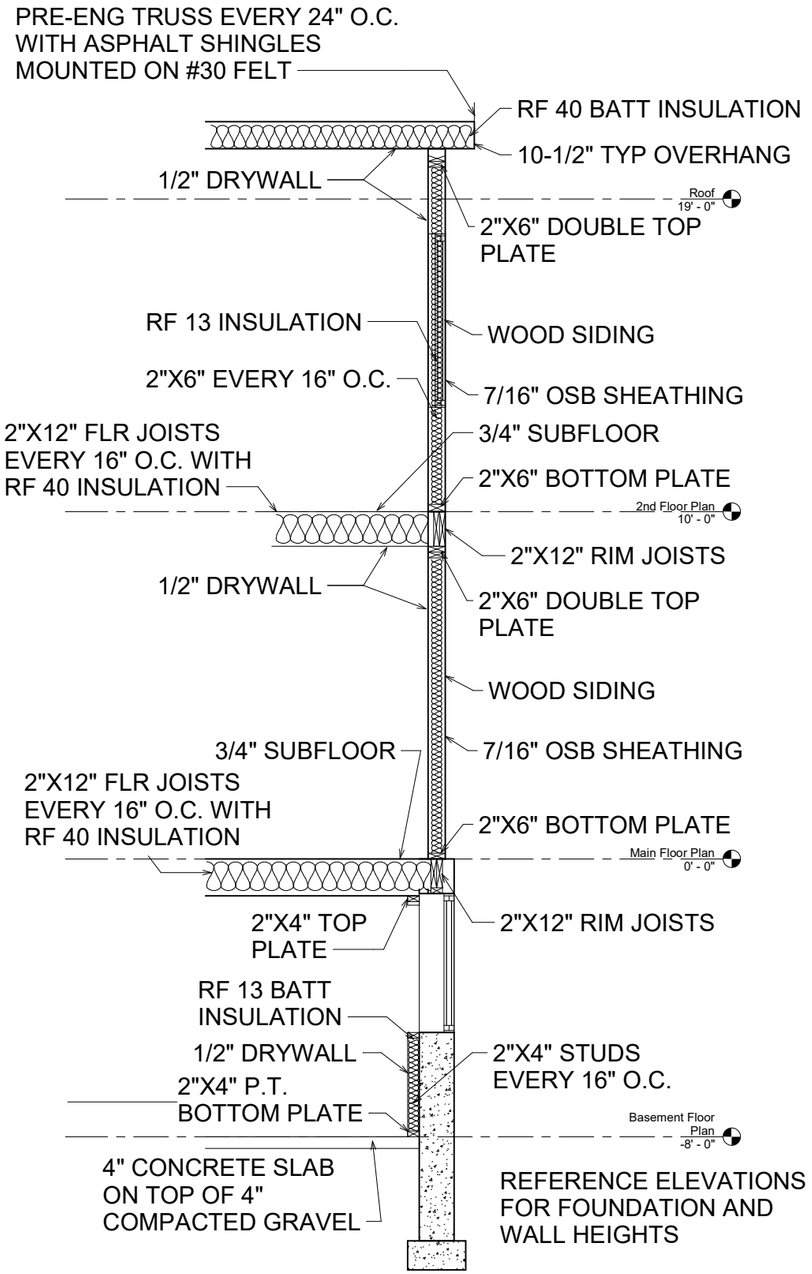
Dream Lot

Stair Details

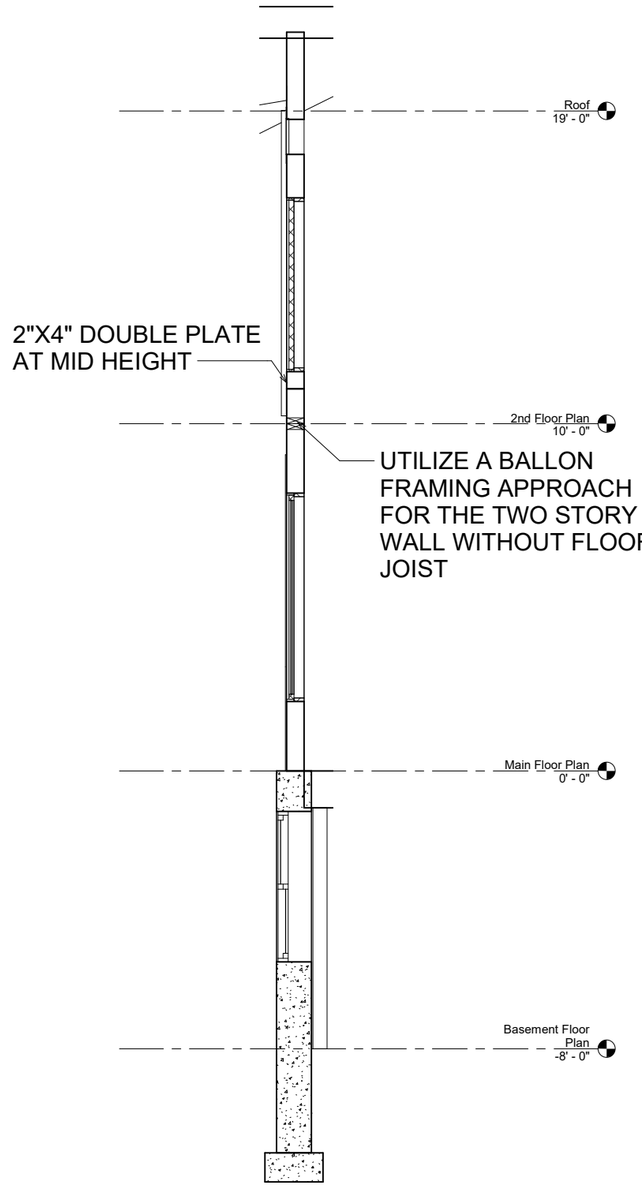
A125

Scale 1/2" = 1'-0"

10/3/2020 2:03:00 PM



1 Main Wall Section
1/2" = 1'-0"



3 Continuous Wall Section
1/2" = 1'-0"

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No.	Description	Date

Steve & Tammy

Dream Lot

Wall Sections

A126

Scale 1/2" = 1'-0"

10/3/2020 2:03:00 PM

Public Works Infrastructure Inspection

Permit #: 2020-
Contact Name: Steve Short

Project Address: 286 N 850 E
Phone Number: 435-881-7187

Inspection	Pass/Fail	Notes
Concrete	Pass	new
Curb/Gutter	Pass	New
Utilities	Pass	New
~~X~~ **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 R.K.		Date 4.20.2020

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