Providence City
Administrative Land Use Authority (ALUA)
Agenda – November 10, 2020 – 2:30 PM
Providence City Office Building
164 North Gateway Drive, Providence UT 84332
Members of the ALUA may be attending this meeting electronically.
This meeting will live stream on Providence City's YouTube Channel
Persons wishing to comment on agenda items may email their comments to providencecityutah@gmail.com or text comments to 435-752-9441.

Call to Order: Skarlet Bankhead, Chair

Item No. 1 - Conditional Use – Townhomes: The Providence City Administrative Land Use Authority will consider for approval a request Visionary Homes for 4 townhome buildings located at approx. 557 N 225 E, 556 N 225 E, 561 N 245 E, and 214 E 550 N, Providence, UT.

Item No. 2 - Conditional Use – New Home: The Providence City Administrative Land Use Authority will consider for approval a request by Christopher Brown, for an accessory building located at 552 N Sarah St., Providence, UT.

Item No. 3 - 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.

Agenda posted on November 9, 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: November 10, 2020

Request: Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for 4 townhome buildings (two 4-plex and two 5-plex) at 214 to 242 E 550 N, and 556 to 527 N 225 E, and 561 to 573 N 245 E, Providence UT.

Item Type: Conditional Use	**Applicant:** Visionary Homes	**Property Address:** 214-242 E 550 N, and 556-527 N 225 E, and 561-573 N 245 E, Providence UT
Parcel ID #: 02-301-0032 to 0055	**General Plan**: LCR	**Zone**: LCR

Background Information:
Complete Application was received November 3, 2020; application contained:

1. Providence City Conditional Use application and Residential Site Plan application
2. Payment of $100 fee, November 3, 2020

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on November 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. 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), 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.
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,

DRAFT

laws, codes, and ordinances.

2. The applicant will mitigate Hazard Water Table by utilization of land drain, and townhomes will be slab on grade, no basements. - See High Water Mitigating Strategies.
3. This conditional use is for the townhomes only as shown on the site plan emailed November 9, 2020.
4. Payment of fees listed on the Providence City Zoning Permits.
5. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

DRAFT

Residential Site Plan Application

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

Date: 10/28/20

Required Submittals

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

Name Jessica Williamson/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								
Acc. Building							*	*
Addition							*	*
Deck							*	*
Other								

*May not apply in all cases

Applicant Information

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

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

Name:_____
Mailing address:_____
Telephone:_____ Email:_____

Utilities (circle, if applicable): 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

Bldg. 6-573 to 557 N 225 E
Bldg. 7-556 to 572 N 225 E
Bldg. 8-561 to 573 N 245 E
Bldg. 10-214 to 242 E 550 N

Bldg. 6 02-301-0032 to 36
Bldg. 7 02-301-0037 to 41
Bldg. 8 02-301-0042 to 45
Bldg. 10 02-301-0052 to 55

Address:_____

Subdivision: Vineyard ___Parcel Tax ID:_____

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

Bldg. 6-7,305 Bldg. 8-5,839
Bldg. 7-7,305 Bldg. 10-5,624 Initial JW

Zone_____ Height All 4 bldgs. 30' Initial JW

Setbacks (front yard) _____ (side yard) _____ (rear yard) _____ 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

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 JW **Name** Jessica Williamson/VHD LLC

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

Initial JW

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

All Applicants Must Read the Following Before Signing This Application

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

1. JURISDICTIONAL WETLANDS: As Defined by the US Army Corps of Engineers
2. STEEP SLOPES: Where the rise or fall of the land is equal to or exceeds 30% over a horizontal distance of 50 feet or greater measured perpendicular to the contour lines.
3. NATURAL WATERWAYS OR OPEN WATER: Including but not limited to: rivers, creeks, or streams. Identified as those areas where surface waters flow sufficiently to produce a defined channel or bed.
4. FLOODPLAINS: See definitions in Chapter 16 Section 3 of this Title.
5. CRUCIAL WILDLIFE HABITAT AREAS: As identified by the State Division of Wildlife Resources (DWR)

6. GEOLOGICAL HAZARD AREAS: Earthquake fault lines or areas prone to debris flows, landslides, high or extreme liquefaction potential, and rock falls as identified by the US Geological Survey (USGS)
7. WILDFIRE HAZARD AREAS: Areas of the City designated as having moderate to extreme potential for wildfire hazards as identified by the City.
8. HAZARD WATER TABLE AREA: An area where potential ground water levels may occur within 12 feet of the natural grade.

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

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

Jessica Williamson	Jessica Williamson/VHD LLC	10/28/20
Signature of Applicant	Printed Name	Date

PROVIDENCE CITY BUILDING DIVISION CONSTRUCTION POLICIES

(Required for all zoning permit applications)

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

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

Signature	Printed Name	On Behalf Of	Date
Jessica Williamson	Jessica Williamson/VHD LLC		10/28/20

APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY WATER SYSTEM

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

Bldg. 6-573 to 557 N 225 E
Bldg. 7-556 to 572 N 225 E
Bldg. 8-561 to 573 N 245 E

I hereby apply to Providence City for permission to connect my residence at Bldg. 10-214 to 242 E 550 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		10/28/20
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)

Bldg. 6-573 to 557 N 225 E
Bldg. 7-556 to 572 N 225 E
Bldg. 8-561 to 573 N 245 E

I hereby apply to Providence City for permission to connect my premises at Bldg. 10-214 to 242 E 550 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		10/28/20
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 10/28/20

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_____Parcel Tax I.D._____
Zone_____ Height All 4 bldgs. 30' Initial JW
Setbacks (front yard) _____ (side yard) _____ (rear yard) _____ Initial JW

Bldg. 6 02-301-0032 to 36
Bldg. 7 02-301-0037 to 41
Bldg. 8 02-301-0042 to 45
Bldg. 10 02-301-0052 to 55

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 4 townhome buildings.

Bldg. 6-573 to 557 N 225 E
Bldg. 7-556 to 572 N 225 E
Bldg. 8-561 to 573 N 245 E
Bldg. 10-214 to 242 E 550 N

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	10/28/20
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

FRONT ELEVATION

REAR ELEVATION

ARCH E1 SIZE SHEET (30"X42")

visionary HOMES

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

Plan current up to:
Addendum

Proj: VIN0T6

Client:
4-PLEX

BUILDING 6
FRONT & REAR ELEVATIONS

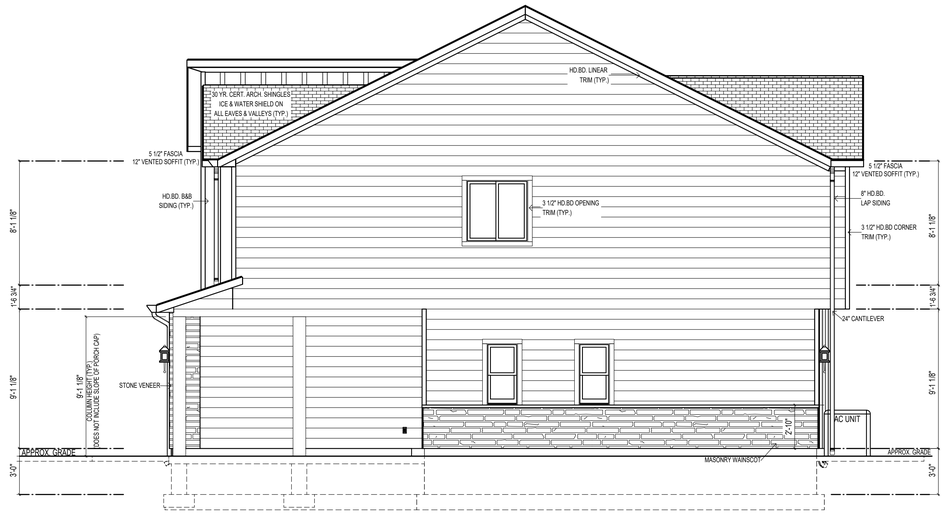
Date: 10/09/2020

Drawn By:
Carly Muir

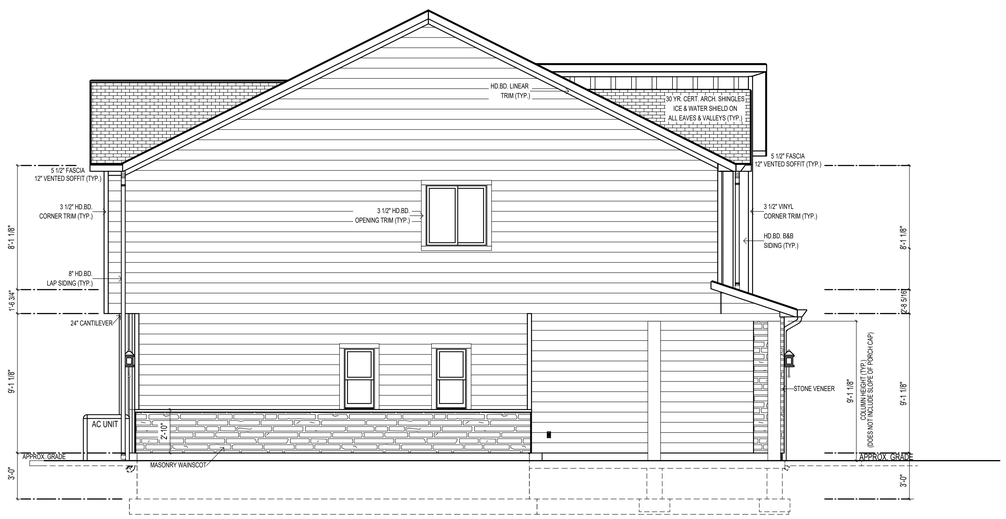
Checked by:

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

SHEET:
02



RIGHT ELEVATION



LEFT ELEVATION

ARCH E1 SIZE SHEET (30"X42")

visionary HOMES

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

Plan current up to:
Addendum

Proj: VIN0T6

Client:
4-PLEX

BUILDING 6

LEFT & RIGHT ELEVATIONS

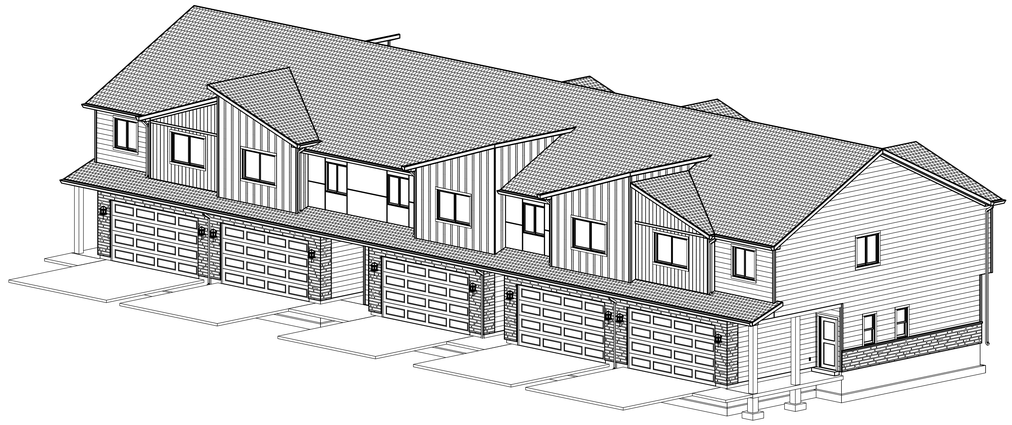
Date: 10/09/2020

Drawn By:
Carly Muir

Checked by:

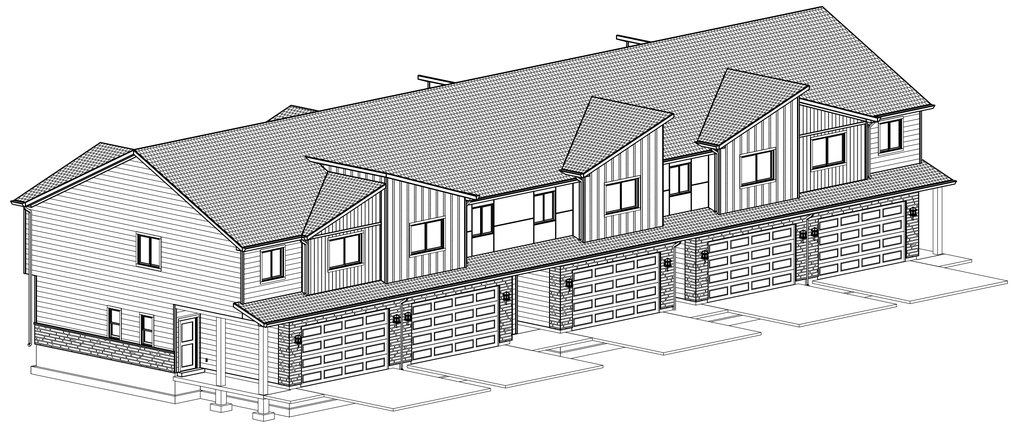
SCALE: 1/4" = 1'-0"

SHEET:
03



FRONT RIGHT ELEVATION

NOT TO SCALE



FRONT LEFT ELEVATION

NOT TO SCALE

REAR RIGHT ELEVATION

NOT TO SCALE

REAR LEFT ELEVATION

NOT TO SCALE

ARCH E1 SIZE SHEET (30"X42")

visionary HOMES

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

Plan current up to:
Addendum

Proj: VIN0T6

Client:
4-PLEX

BUILDING 6

PERSPECTIVE VIEWS

Date: 10/09/2020

Drawn By:
Carly Muir

Checked by:

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

SHEET:
04

FRONT ELEVATION

REAR ELEVATION

ARCH E1 SIZE SHEET (30"X42")

visionary HOMES

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

Plan current up to:
Addendum

Proj: VIN0T7

Client:
5-PLEX

BUILDING 7
FRONT & REAR ELEVATIONS

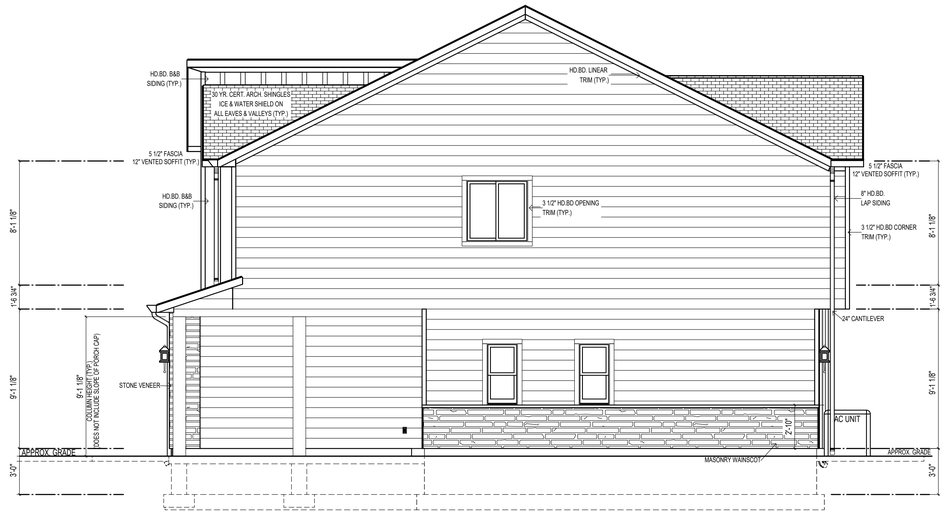
Date: 10/12/2020

Drawn By:
Carly Muir

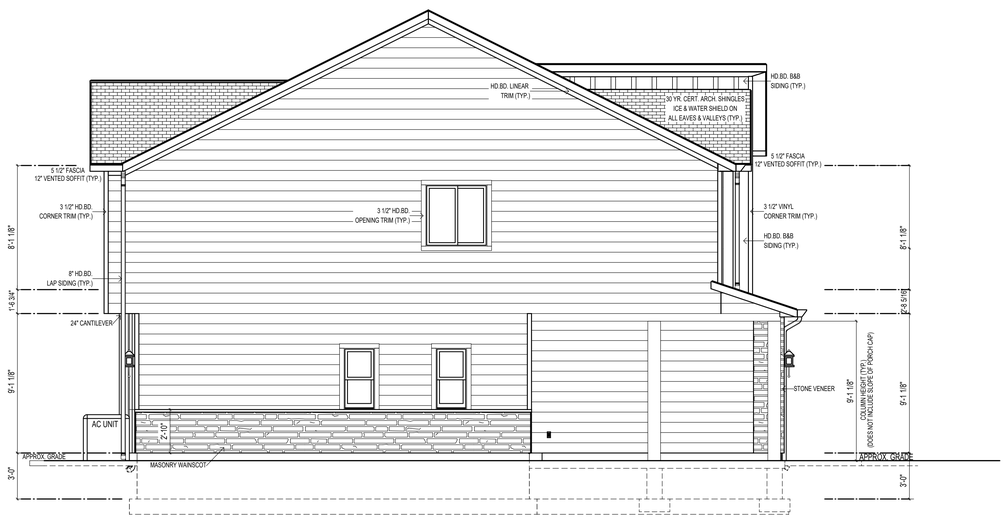
Checked by:

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

SHEET:
02



RIGHT ELEVATION



LEFT ELEVATION

ARCH E1 SIZE SHEET (30"X42")

visionary HOMES

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

Plan current up to:
Addendum

Proj: VIN0T7

Client:
5-PLEX

BUILDING 7

LEFT & RIGHT ELEVATIONS

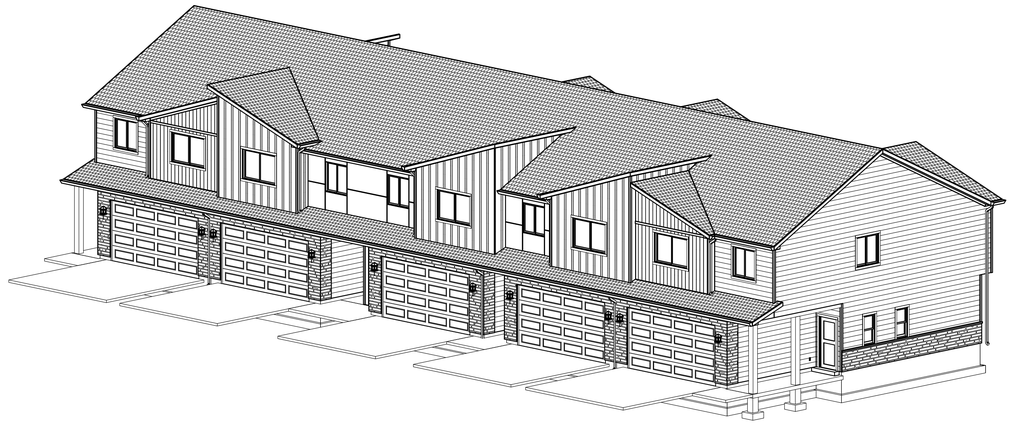
Date: 10/12/2020

Drawn By:
Carly Muir

Checked by:

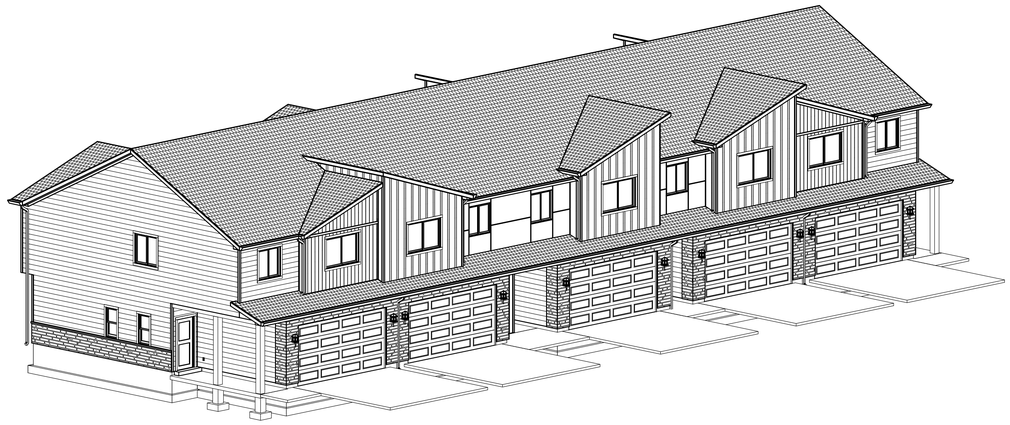
SCALE: 1/4" = 1'-0"

SHEET:
03



FRONT RIGHT ELEVATION

NOT TO SCALE



FRONT LEFT ELEVATION

NOT TO SCALE

REAR RIGHT ELEVATION

NOT TO SCALE

REAR LEFT ELEVATION

NOT TO SCALE

ARCH E1 SIZE SHEET (30"X42")

visionary HOMES

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Plan current up to:
Addendum

Proj: VIN0T7

Client:
5-PLEX

BUILDING 7

PERSPECTIVE VIEWS

Date: 10/12/2020

Drawn By:
Carly Muir

Checked by:

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

SHEET:
04

FRONT ELEVATION

REAR ELEVATION

ARCH E1 SIZE SHEET (30"X42")

visionary HOMES

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Plan current up to:
Addendum

Proj: VIN0T8

Client:
4-PLEX

BUILDING 8
FRONT & REAR ELEVATIONS

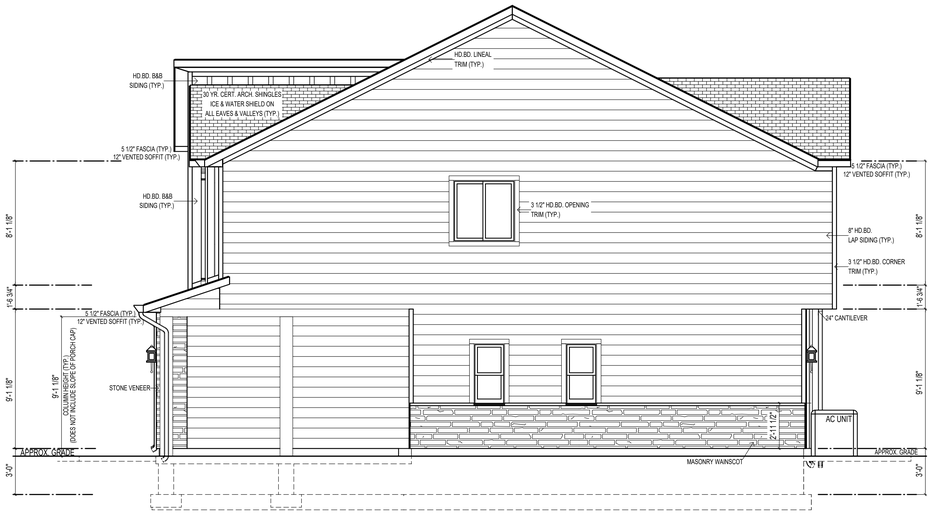
Date: 10/16/2020

Drawn By:
Carly Muir

Checked by:

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

SHEET:
02



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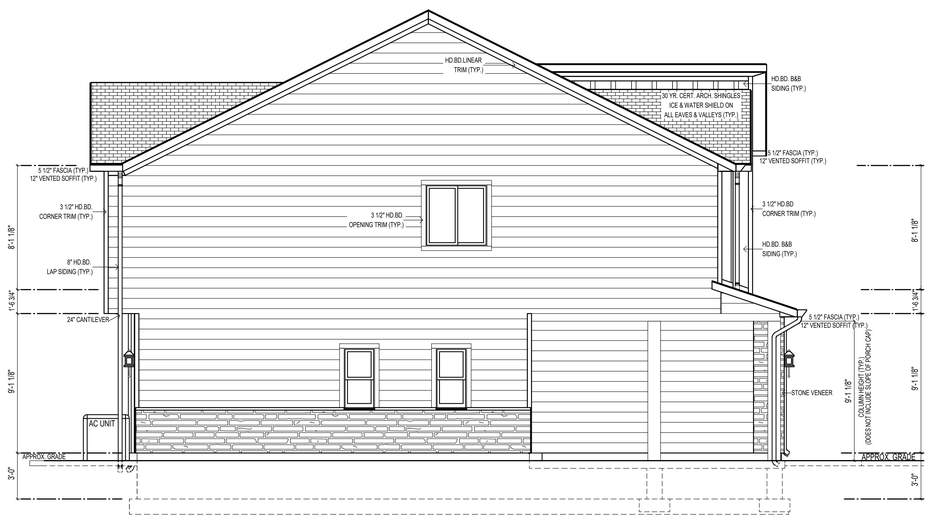

LEFT ELEVATION

ARCH E1 SIZE SHEET (30"X42")

visionary HOMES

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Plan current up to:
Addendum

Proj: VIN0T8

Client:
4-PLEX

BUILDING 8
LEFT & RIGHT ELEVATIONS

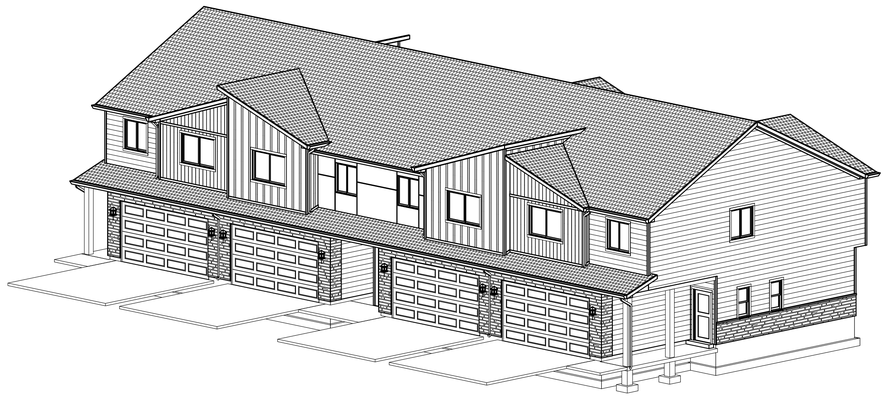
Date: 10/16/2020

Drawn By:
Carly Muir

Checked by:

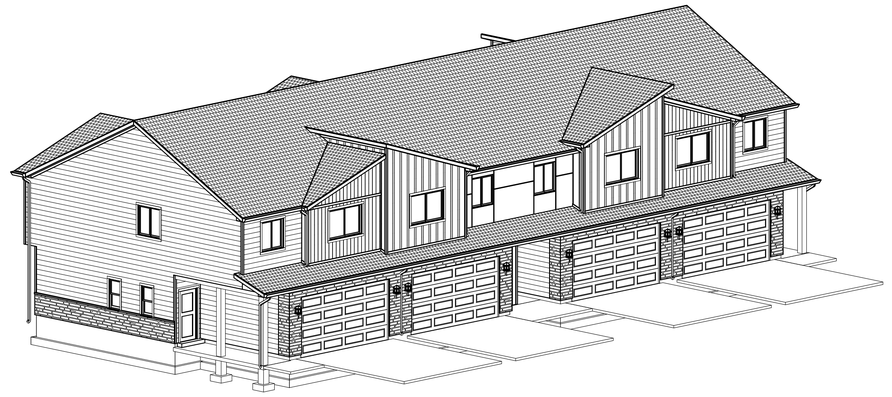
SCALE: 1/4" = 1'-0"

SHEET:
03



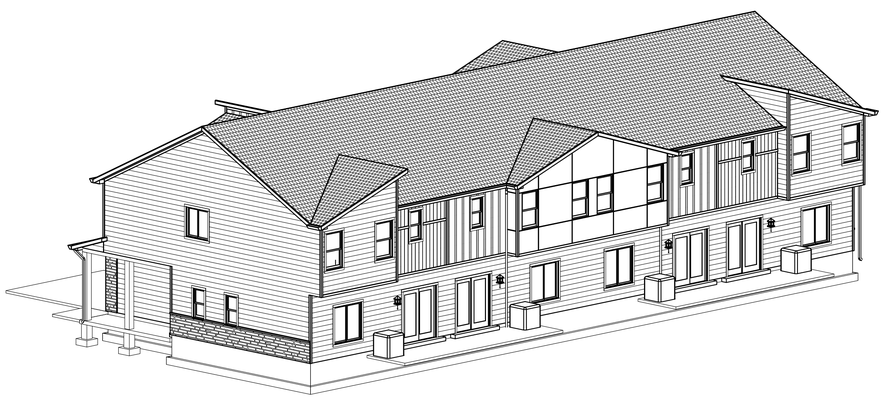
FRONT RIGHT ELEVATION

NOT TO SCALE



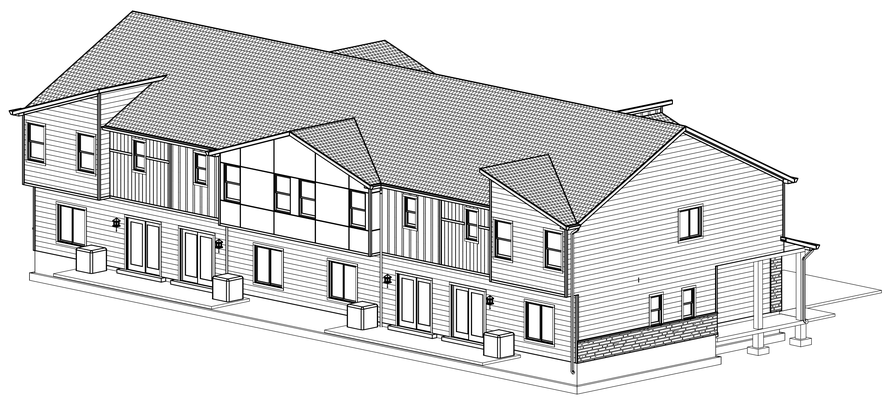
FRONT LEFT ELEVATION

NOT TO SCALE



REAR RIGHT ELEVATION

NOT TO SCALE



REAR LEFT ELEVATION

NOT TO SCALE

ARCH E1 SIZE SHEET (30"X42")

visionary HOMES

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buildwithvisionary.com

Plan current up to:
Addendum

Proj: VIN0T8

Client:
4-PLEX

BUILDING 8

PERSPECTIVE VIEWS

Date: 10/16/2020

Drawn By:
Carly Muir

Checked by:

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

SHEET:
04

FRONT ELEVATION

REAR ELEVATION

ARCH E1 SIZE SHEET (30"X42")

visionary HOMES

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Plan current up to:
Addendum

Proj: VINT10

Client:
4-PLEX

BUILDNG 10

FRONT & REAR ELEVATIONS

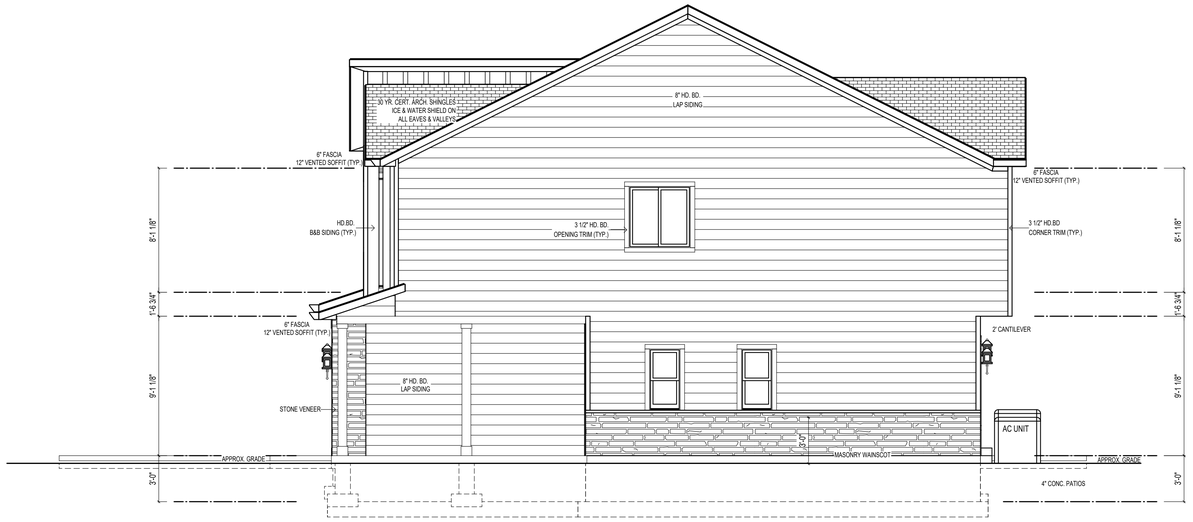
Date: 09/30/2020

Drawn By:
Carly Muir

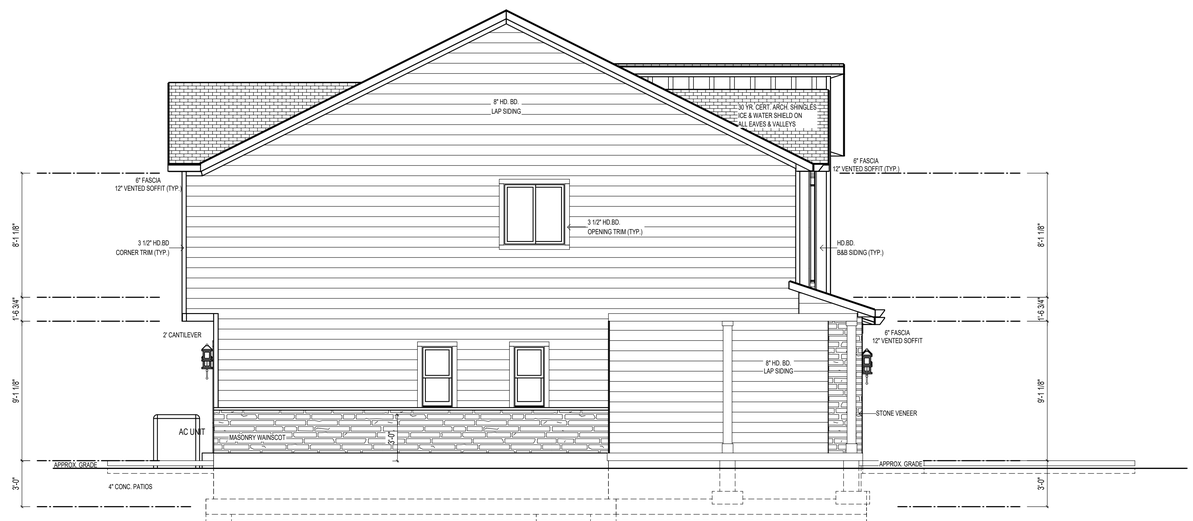
Checked by:

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

SHEET:
02



RIGHT ELEVATION



LEFT ELEVATION

ARCH E1 SIZE SHEET (30"X42")

visionary HOMES

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buildwithvisionary.com

Plan current up to:
Addendum

Proj: VINT10

Client:
4-PLEX

BUILDNG 10

LEFT & RIGHT ELEVATIONS

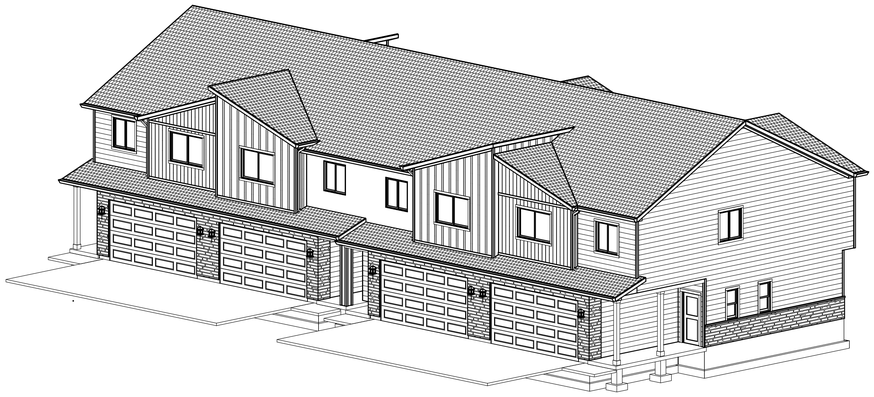
Date: 09/30/2020

Drawn By:
Carly Muir

Checked by:

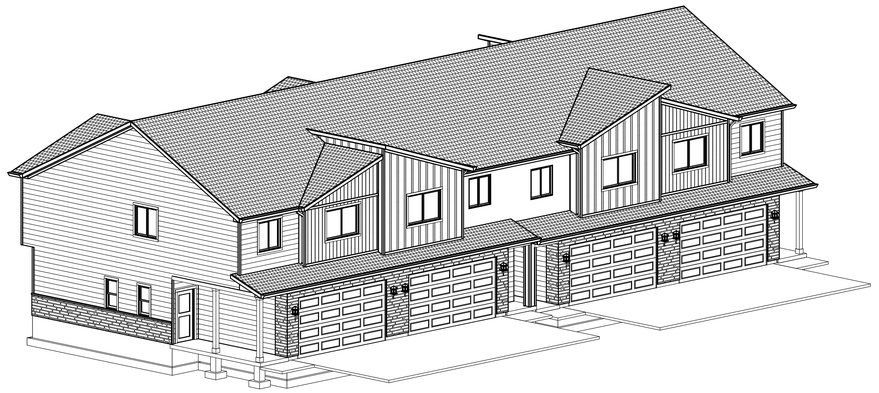
SCALE: 1/4" = 1'-0"

SHEET:
03



FRONT RIGHT ELEVATION

NOT TO SCALE



FRONT LEFT ELEVATION

NOT TO SCALE

REAR RIGHT ELEVATION

NOT TO SCALE

REAR LEFT ELEVATION

NOT TO SCALE

ARCH E1 SIZE SHEET (30"X42")

visionary HOMES

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Plan current up to:
Addendum

Proj: VINT10

Client:
4-PLEX

BUILDNG 10

PERSPECTIVE VIEWS

Date: 09/30/2020

Drawn By:
Carly Muir

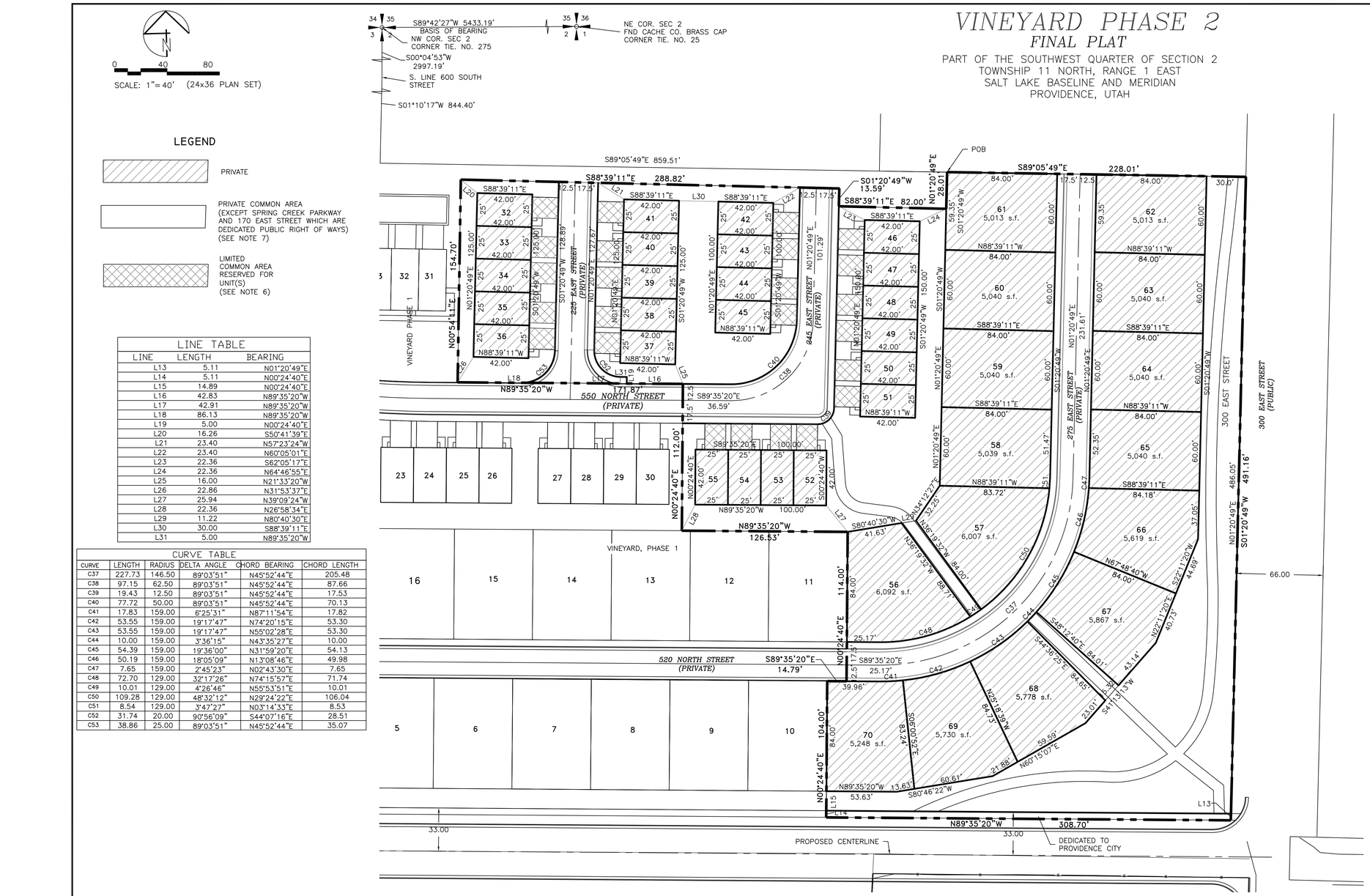
Checked by:

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

SHEET:
04

VINEYARD PHASE 2
FINAL PLAT

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



LEGEND

- PRIVATE
- PRIVATE COMMON AREA (EXCEPT SPRING CREEK PARKWAY AND 170 EAST STREET WHICH ARE DEDICATED PUBLIC RIGHT OF WAYS) (SEE NOTE 7)
- LIMITED COMMON AREA RESERVED FOR UNIT(S) (SEE NOTE 6)

LINE TABLE		
LINE	LENGTH	BEARING
L13	5.11	N01°20'49"E
L14	5.11	N00°24'40"E
L15	14.89	N00°24'40"E
L16	42.83	N89°35'20"W
L17	42.91	N89°35'20"W
L18	86.13	N89°35'20"W
L19	5.00	N00°24'40"E
L20	16.26	S50°41'39"E
L21	23.40	N57°23'24"W
L22	23.40	N60°05'01"E
L23	22.36	S62°05'17"E
L24	22.36	N64°46'55"E
L25	16.00	N21°33'20"W
L26	22.86	N31°53'37"E
L27	25.94	N39°09'24"W
L28	22.36	N26°58'34"E
L29	11.22	N80°40'30"E
L30	30.00	S88°39'11"E
L31	5.00	N89°35'20"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C37	227.73	146.50	89°03'51"	N45°52'44"E	205.48
C38	97.15	62.50	89°03'51"	N45°52'44"E	87.66
C39	19.43	12.50	89°03'51"	N45°52'44"E	17.53
C40	77.72	50.00	89°03'51"	N45°52'44"E	70.13
C41	17.83	159.00	6°25'31"	N87°11'54"E	17.82
C42	53.55	159.00	19°17'47"	N74°20'15"E	53.30
C43	53.55	159.00	19°17'47"	N55°02'28"E	53.30
C44	10.00	159.00	3°36'15"	N43°35'27"E	10.00
C45	54.39	159.00	19°36'00"	N31°59'20"E	54.13
C46	50.19	159.00	18°05'09"	N13°08'46"E	49.98
C47	7.65	159.00	2°45'23"	N02°43'30"E	7.65
C48	72.70	129.00	32°17'26"	N74°15'57"E	71.74
C49	10.01	129.00	4°26'46"	N55°53'51"E	10.01
C50	109.28	129.00	48°32'12"	N29°24'22"E	106.04
C51	8.54	129.00	3°47'27"	N03°14'33"E	8.53
C52	31.74	20.00	90°56'09"	S44°07'16"E	28.51
C53	38.86	25.00	89°03'51"	N45°52'44"E	35.07

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 2, 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
10-17-19
STATE OF UTAH

NOTES

1. The developer shall meet Providence City Code Title 8 Chapter 1, Section 21.
   Indoor use: 39 Residences x 0.45 ac-ft = 17.55 ac-ft
   Outdoor use: 2.66 acres x 64% x 4 = 6.81 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.
12. The detention pond will be owned and maintained by the Home Owners Association.
13. There is a 10 foot Public Utility Easement (P.U.E.) along all single family lot frontages.

LEGAL DESCRIPTION

Part of the Southwest Quarter of Section 2, 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 859.51 feet to the POINT OF BEGINNING and running

thence S 89°05'49" E 228.01 feet to the west right of way line of 300 East Street;
thence S 01°20'49" W 491.16 feet along said right of way line;
thence N 89°35'20" W 308.70 feet to the boundary of Vineyard, Phase 1;
thence along the boundary of Vineyard, Phase 1 the next seven courses:
1) thence N 00°24'40" E 104.00 feet;
2) thence S 89°35'20" E 14.79 feet;
3) thence N 00°24'40" E 114.00 feet;
4) thence N 89°35'20" W 126.53 feet;
5) thence N 00°24'40" E 112.00 feet;
6) thence N 89°35'20" W 171.87 feet;
7) thence N 00°54'11" E 154.70 feet;
thence S 88°39'11" E 288.82 feet;
thence S 01°20'49" W 13.59 feet;
thence S 88°39'11" E 82.00 feet;
thence N 01°20'49" E 28.01 feet to the point of beginning, containing 4.72 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 2, 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 }
COUNTY OF _____ } ss

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

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.

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

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 :
CAD FILE :
DRAWN :
PROJECT NO. :

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

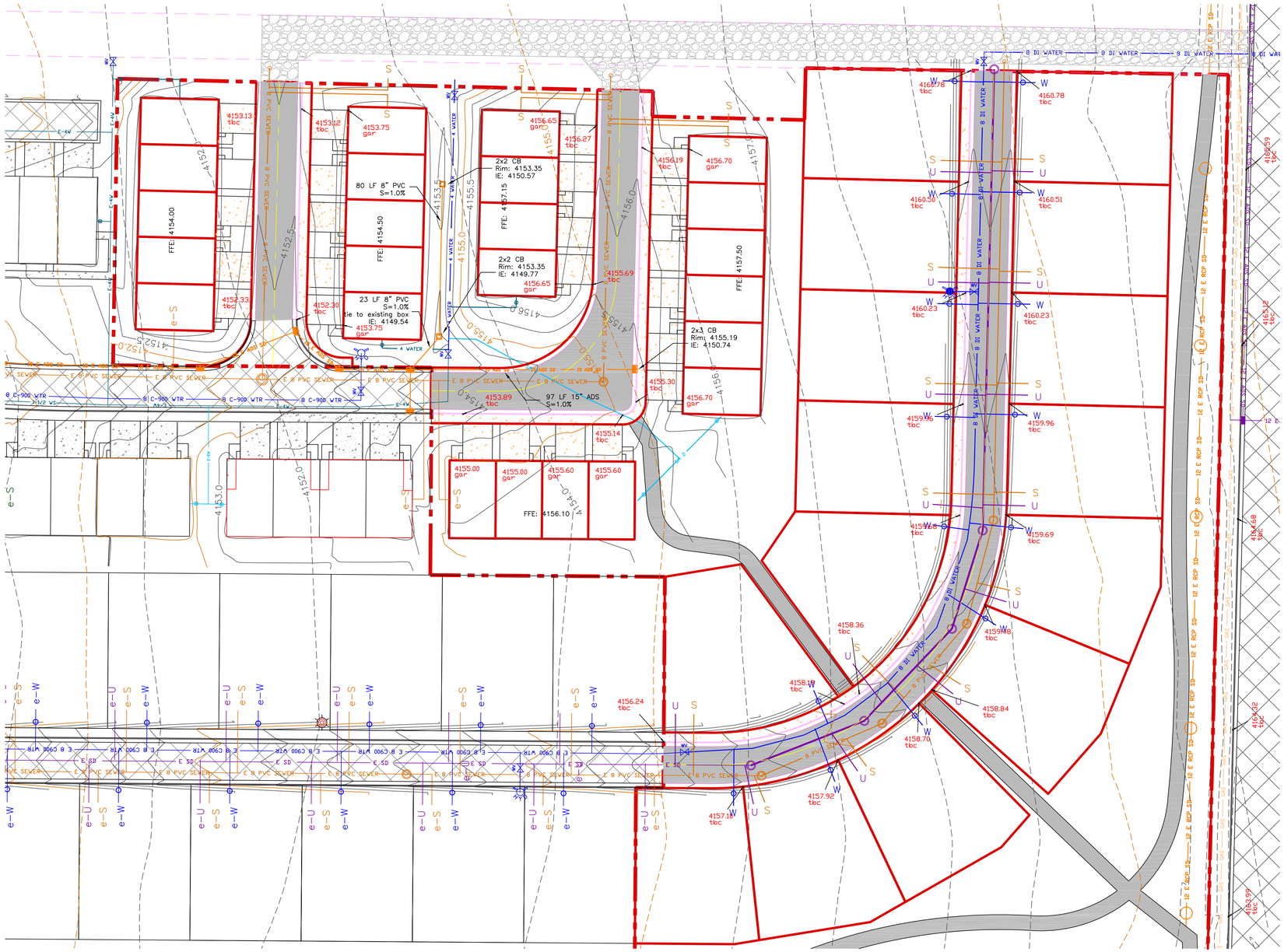
DRAWING TITLE
FINAL PLAT

DATE : AUG2,2019
DRAWING No.

VINEYARD PHASE 2
GRADING/DRAINAGE PLAN

0 30 60

SCALE: 1"= 30' (24x36 PLAN SET)
SCALE: 1"= 60' (11x17 PLAN SET)



LEGEND

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

REGISTERED PROFESSIONAL ENGINEER
NO.368590
ADAM P. MACKELPRANG
8-5-2020
STATE OF UTAH

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

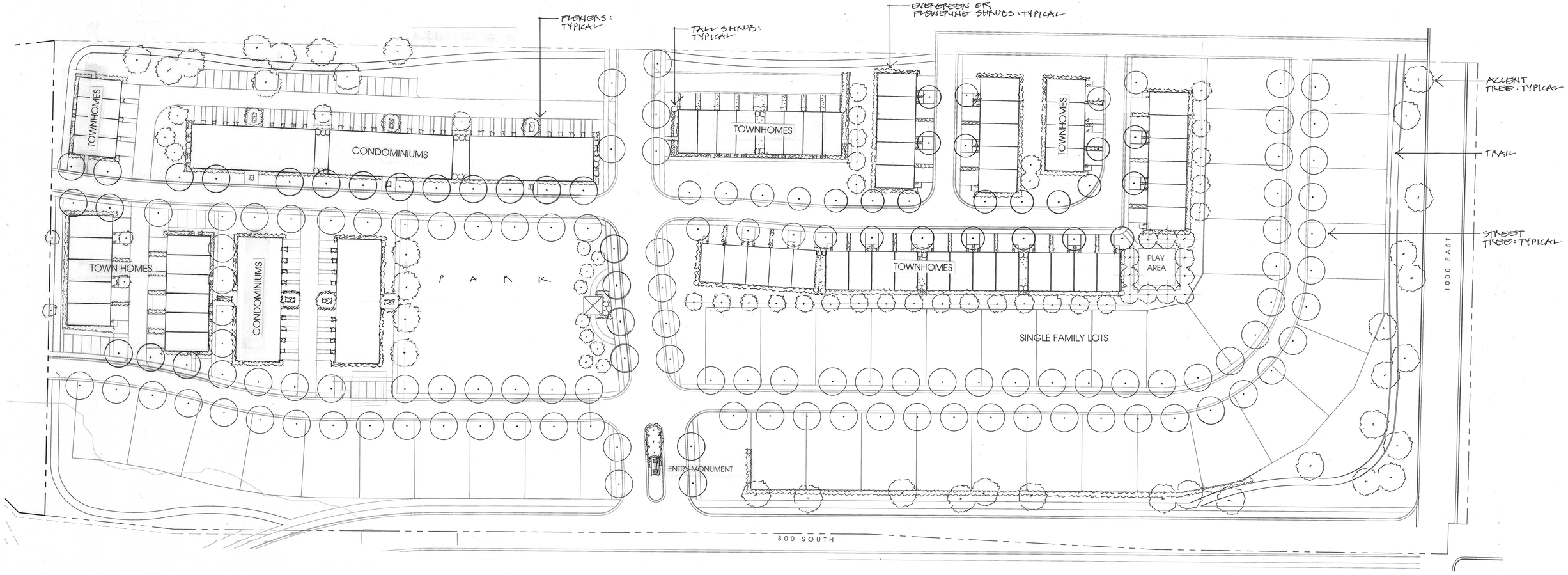
DRAWN :
REVIEWED :
CAD FILE :
PROJECT NO. :

PROJECT TITLE
VINEYARD PHASE 2
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
GRADING/DRAINAGE PLAN

DATE : SEPT,2019

DRAWING No.
4



Site Tabulation . Vineyard . Providence, Utah . Ironwood Construction

		Area	Percentage
Site:		17.00 Acres	
ROW dedication		0.06 Acres	
Net Site		16.94 Acres	100%
Lots	202,575 Sq. Ft.	4.65 Acres	
Buildings	94,656 Sq. Ft.	2.17 Acres	12.8%
Condominium	32,400 Sq. Ft.	0.74 Acres	
Town homes	62,256 Sq. Ft.	1.43 Acres	
Pavements	179,590 Sq. Ft.	4.12 Acres	24.3%
Streets & Alleys	146,904 Sq. Ft.	3.37 Acres	
Parking	5,784 Sq. Ft.	0.13 Acres	
Driveways	26,902 Sq. Ft.	0.62 Acres	
Landscape	252,630 Sq. Ft.	5.80 Acres	34.2%
Park	43,500 Sq. Ft.	1.00 Acres	

Preliminary Plant List . Vineyard . Providence, Utah . Ironwood Construction

This is a preliminary list of plant materials for use on the final planting plan for this project. These plants are representative, but the list may not be exhaustive of all plants that ultimately may be used, nor may all these materials appear on the final planting plan.

Street Trees: Quercus rubra / Red Oak	Acer x a.p. 'Warrensred' / Pacific Sunset Maple — 2" caliper
Fraxinus p.l. 'Patmore' / Patmore Ash	Acer p. 'Deborah' / Deborah Maple
Accent Trees: Malus 'Spring Snow / Spring Snow Crabapple	— 1 ½" caliper
Gleditsia t.i. 'Shademaster'	Thornless Honeylocust Syringa reticulata 'Ivory Silk' / Tree Lilac
Tall Shrubs: Virburnum burkwoodi / Burkwood Viburnum	Ribes alpinum / Alpine Currant — 5 gallon
Spiraea vanhouteii / Bridal Wreath	Cornus stolonifera / Red Osier Dogwood
Evergreen Shrubs: Taxus baccata repandens / English Spreading Yew	— 5 gallon
Mahonia repens / Creeping Oregon Grape	— 1 gallon
Flowering Shrubs: Spiraea b. 'Anthony Waterer' / Dwarf Red Spiraea	— 5 gallon
Hydrangea a. 'White Dome' / Hydrangea	
Flowers: Rosa knockout / Knockout Roses	Veronica 'Royal Candles' / Speedwell — 1 gallon
Iberis sempervirens / Evergreen Candytuft	Heuchera spp. / Coral Bells
Rudbeckia hirta / Black-eyed Susan	Coreopsis v. 'Zagreb' / Coreopsis
Anemone sylvestris 'Snowdrop' / Windflower	Salvia s.n. 'May Night' / Salvia

Lawn

North 1" = 50 Feet

50 25 0 50 100

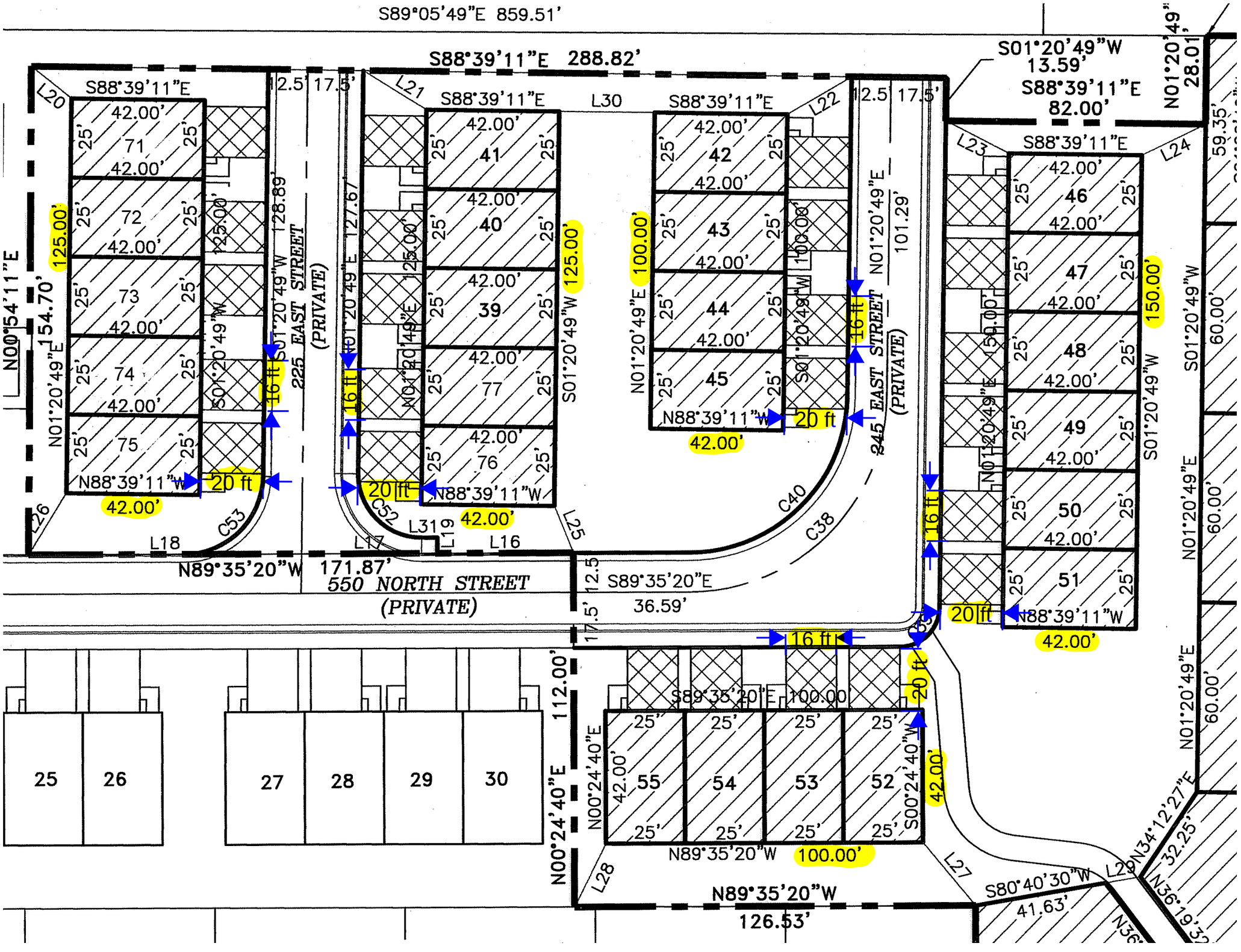
15 MARCH 2019
Preliminary Planting Plan

VINEYARD

Providence, Utah

Ironwood Construction . 50 East 2500 North . North Logan, Utah

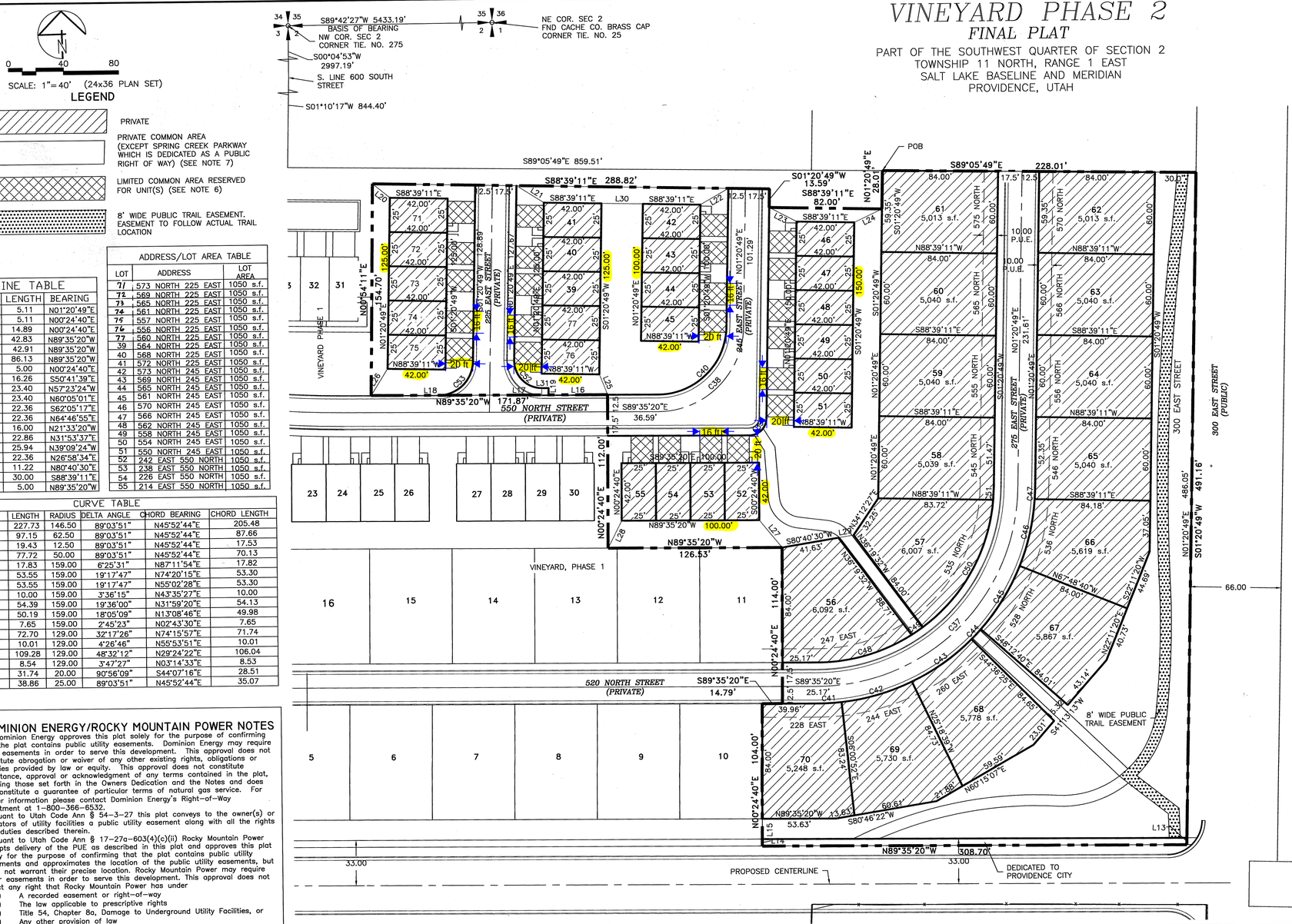
R. MICHAEL KELLY
CONSULTANTS
LAND PLANNING · LANDSCAPE ARCHITECTURE
P.O. Box 469, Millville, UT 84326 435.753.2955



S89°05'49"E 859.51'
S88°39'11"E 288.82'
S01°20'49"W 13.59'
S88°39'11"E 82.00'
N01°20'49" 28.01'
N00°54'11"E 154.70'
N01°20'49"E 125.00'
S01°20'49"W 128.89'
225 EAST STREET (PRIVATE)
N01°20'49"E 127.67'
S01°20'49"W 125.00'
N01°20'49"E 100.00'
S01°20'49"W 100.00'
N01°20'49"E 101.29'
245 EAST STREET (PRIVATE)
S01°20'49"W 150.00'
N01°20'49"E 150.00'
S01°20'49"W 60.00'
N01°20'49"E 60.00'
N01°20'49"E 60.00'
N88°39'11"W 42.00'
N89°35'20"W 171.87'
550 NORTH STREET (PRIVATE)
S89°35'20"E 36.59'
S89°35'20"E 100.00'
N00°24'40"E 112.00'
N00°24'40"E 42.00'
S00°24'40"W 42.00'
N89°35'20"W 100.00'
N89°35'20"W 126.53'
S80°40'30"W 41.63'
N34°12'27"E 32.25'
N36°19'32
L20 L21 L22 L23 L24 L25 L26 L27 L28 L29 L30 L31 L16 L17 L18 L19
C38 C40 C52 C53
71 72 73 74 75 41 40 39 77 76 42 43 44 45 46 47 48 49 50 51 55 54 53 52
25 26 27 28 29 30
16 ft
20 ft

2020-3417

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



LINE TABLE		
LINE	LENGTH	BEARING
L13	5.11	N01°20'49"E
L14	5.11	N00°24'40"E
L15	14.89	N00°24'40"E
L16	42.83	N89°35'20"W
L17	42.91	N89°35'20"W
L18	86.13	N89°35'20"W
L19	5.00	N00°24'40"E
L20	16.26	S50°41'39"E
L21	23.40	N57°23'24"W
L22	23.40	N60°05'01"E
L23	22.36	S62°05'17"E
L24	22.36	N64°46'55"E
L25	16.00	N21°33'20"W
L26	22.86	N31°53'37"E
L27	25.94	N39°09'24"W
L28	22.36	N26°58'34"E
L29	11.22	N80°40'30"E
L30	30.00	S88°39'11"E
L31	5.00	N89°35'20"W

ADDRESS/LOT AREA TABLE		
LOT	ADDRESS	LOT AREA
71	573 NORTH 225 EAST	1050 s.f.
72	569 NORTH 225 EAST	1050 s.f.
73	565 NORTH 225 EAST	1050 s.f.
74	561 NORTH 225 EAST	1050 s.f.
75	557 NORTH 225 EAST	1050 s.f.
76	556 NORTH 225 EAST	1050 s.f.
77	560 NORTH 225 EAST	1050 s.f.
39	564 NORTH 225 EAST	1050 s.f.
40	568 NORTH 225 EAST	1050 s.f.
41	572 NORTH 225 EAST	1050 s.f.
42	573 NORTH 245 EAST	1050 s.f.
43	569 NORTH 245 EAST	1050 s.f.
44	565 NORTH 245 EAST	1050 s.f.
45	561 NORTH 245 EAST	1050 s.f.
46	570 NORTH 245 EAST	1050 s.f.
47	566 NORTH 245 EAST	1050 s.f.
48	562 NORTH 245 EAST	1050 s.f.
49	558 NORTH 245 EAST	1050 s.f.
50	554 NORTH 245 EAST	1050 s.f.
51	550 NORTH 245 EAST	1050 s.f.
52	242 EAST 550 NORTH	1050 s.f.
53	238 EAST 550 NORTH	1050 s.f.
54	226 EAST 550 NORTH	1050 s.f.
55	214 EAST 550 NORTH	1050 s.f.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C37	227.73	146.50	89°03'51"	N45°52'44"E	205.48
C38	97.15	62.50	89°03'51"	N45°52'44"E	87.66
C39	19.43	12.50	89°03'51"	N45°52'44"E	17.53
C40	77.72	50.00	89°03'51"	N45°52'44"E	70.13
C41	17.83	159.00	6°25'31"	N87°11'54"E	17.82
C42	53.55	159.00	19°17'47"	N74°20'15"E	53.30
C43	53.55	159.00	19°17'47"	N55°02'28"E	53.30
C44	10.00	159.00	3°36'15"	N43°35'27"E	10.00
C45	54.39	159.00	19°36'00"	N31°59'20"E	54.13
C46	50.19	159.00	18°05'09"	N13°08'46"E	49.98
C47	7.65	159.00	2°45'23"	N02°43'30"E	7.65
C48	72.70	129.00	32°17'26"	N74°15'57"E	71.74
C49	10.01	129.00	4°26'46"	N55°53'51"E	10.01
C50	109.28	129.00	48°32'12"	N29°24'22"E	106.04
C51	8.54	129.00	3°47'27"	N03°14'33"E	8.53
C52	31.74	20.00	90°56'09"	S44°07'16"E	28.51
C53	38.86	25.00	89°03'51"	N45°52'44"E	35.07

DOMINION ENERGY/ROCKY MOUNTAIN POWER NOTES
1. Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right-of-Way department at 1-800-366-8532.
2. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
3. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
   (1) A recorded easement or right-of-way
   (2) The law applicable to prescriptive rights
   (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
   (4) Any other provision of law

LAND USE AUTHORITY APPROVAL
APPROVED THIS _____ DAY OF _____, 2019
BY THE PROVIDENCE LAND USE AUTHORITY
_____

COUNTY RECORDER'S NO
State of Utah, County of Cache, recorded and filed at the request of VHD LLC
Date 16 OCT 2020 Time 10:55 AM Fee $28.00
Entry 1263204
Index 2020-3417
Filed in: File of plats
Michael L Gleed
County Recorder

MAYOR APPROVAL
APPROVED THIS 7th DAY OF OCTOBER 2020 BY THE PROVIDENCE CITY MAYOR
PROVIDENCE CITY MAYOR

PLANNING COMMISSION APPROVAL
APPROVED BY THE CITY OF PROVIDENCE PLANNING COMMISSION THIS 5 DAY OF October, 2020, A.D.

CITY ENGINEER APPROVAL
APPROVED THIS 6th DAY OF October 2020 BY THE PROVIDENCE CITY ENGINEER
PROVIDENCE CITY ENGINEER

CITY ATTORNEY APPROVAL
APPROVED THIS 14th DAY OF October 2020 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.

Rich Shapley 10.2.2020
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.

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 2, and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this 1 day of Oct 2020.

PROFESSIONAL LAND SURVEYOR 275617 BRIAN G. LYON 10-1-20 STATE OF UTAH

NOTES
1. The developer shall meet Providence City Code Title 8 Chapter 1, Section 21.
   Indoor use: 39 Residences x 0.45 ac-ft = 17.55 ac-ft
   Outdoor use: 2.66 acres x 64% x 4 = 6.81 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 regwards 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.
12. The detention pond will be owned and maintained by the Home Owners Association.
13. There is a 10 foot Public Utility Easement (P.U.E.) along all single family lot frontages.

LEGAL DESCRIPTION
Part of the Southwest Quarter of Section 2, 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 859.51 feet to the POINT OF BEGINNING and running

thence S 89°05'49" E 228.01 feet to the west right of way line of 300 East Street;
thence S 01°20'49" W 491.16 feet along said right of way line;
thence N 89°35'20" W 308.70 feet to the boundary of Vineyard, Phase 1;
thence along the boundary of Vineyard, Phase 1 the next seven courses:
1) thence N 00°24'40" E 104.00 feet;
2) thence S 89°35'20" E 14.79 feet;
3) thence N 00°24'40" E 114.00 feet;
4) thence N 89°35'20" W 126.53 feet;
5) thence N 00°24'40" E 112.00 feet;
6) thence N 89°35'20" W 171.87 feet;
7) thence N 00°54'11" E 154.70 feet;
thence S 88°39'11" E 288.82 feet;
thence S 01°20'49" W 13.59 feet;
thence S 88°39'11" E 82.00 feet;
thence N 01°20'49" E 28.01 feet to the point of beginning, containing 4.72 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, streets and common areas to be hereafter know as VINEYARD, PHASE 2, 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 8 day of October 2020.

Ridgeview Park, LLC
Jeff Jackson, Managing Member

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT
STATE OF UTAH }
COUNTY OF Utah } ss

On this 8 day of October, in the year 2020, before me Kaye Lucherini, 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 Kaye Lucherini
Notary Public Full Name Kaye Lucherini
Commission Number 700371
My Commission Expires 05/15/2022
A Notary Public Commissioned in Utah

KAYE LUCHERINI NOTARY PUBLIC -STATE OF UTAH My Comm. Exp 05/15/2022 Commission # 700371

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

OWNER:
RIDGEVIEW PARK, LLC
5150 S. 2500 W. SUITE 101
NORTH LOGAN, UTAH 84341
(435)752-1480

No.	REVISIONS/ SUBMISSIONS	DATE

REVIEWED : DRAWN :
CAD FILE : PROJECT NO. :

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

DATE : SEPT,2020
DRAWING No.

High Water Table Mitigating Strategies:

Land drain

Townhomes will be slab on grade, no basements.

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: November 10, 2020

Request: Applicant is requesting approval of a conditional use and zoning approval for a new home located at 552 N Sarah St., Providence, UT.

Item Type: Conditional Use	**Applicant:** Christopher Brown	**Address:** 552 N Sarah St., Providence
Parcel ID # 02-295-0315	**General Plan**: SFT	**Zone**: SFT

Background Information:

A completed application was received November 2, 2020 and contained:

1. Providence City Conditional Use Application and Residential Site Plan application.
2. The application fee of $100 fee was received October 26, 2020

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure October 26, 2020.
Aaron Walker, Deputy Fire Marshal/Fire Inspector, reviewed site; see letter dated November 6, 2020.

FINDINGS OF FACT:

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

CONCLUSIONS OF LAW:

1. Providence City has adopted land use ordinances that include conditional uses and provisions for conditional uses.
2. The Cache County GIS Parcel Summary indicates this parcel is in a Hazard Landslide 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,

DRAFT

codes, and ordinances.

2. The applicant submitted Landslide & Fire Hazard Report for Providence Hollow Phase 3 subdivision dated 10-8-18.
3. The applicant will be installing a 4 ft. retaining wall in backyard as shown on the site plan.
4. This conditional use is for the home only as shown on the site plan date stamped October 29, 2020.
5. 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.
6. 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

FOR OFFICE USE ONLY
Date
Payment Form
Amount
Receipt #
Clerk

PROVIDENCE CITY
APPLICATION FOR A CONDITIONAL USE

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 CB Name Chris Brown

Date 10/24/2020

SUBMITTAL REQUIREMENTS — **Staff Check**

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

Applicant Information (all information MUST be provided)

Name Christopher W. D. Brown
Address 448 S 1540 E, Hyrum, UT 84319
Phone 435-938-8036 Email chriswdbrown@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 Christopher W. D. Brown
Owner address 448 S 1540 E, Hyrum, UT 84319
Owner phone 435-938-8036 Owner email chriswdbrown@gmail.com
Parcel address 552 N Sarah Street Parcel Tax I.D. 02-295-0315
Zone Height Initial CB
Setbacks (front yard) 20' (side yard) 10' (rear yard) 30' Initial CB

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.

Build a house in an area that was labeled as potential land slide area.

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: 10/24/2020

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 Chris Brown Initial CB

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

*May not apply in all cases

Applicant Information

Name: Christopher W. D. Brown

Mailing address: 448 S 1540 E, Hyrum, UT 84319

Telephone: 435-938-8036 Email: chriswdbrown@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: 552 N Sarah St Providence, UT

Subdivision: Providence Hollow, Phase 3, lot 15 Parcel Tax ID: 02-295-0315

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

4,969 Initial CB

Zone City Height 31 ft Initial CB

Setbacks (front yard) 20' 6" (side yard) 11' (rear yard) 56' 4" Initial CB

Contractor Information

Name: Self build

Mailing address:

Telephone: Email:

Stormwater Notice of Intent (NOI) Information

NOI No. UTR C01493 Permit issued to: Providence Hollow, Phase 3, lot 15

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 CB Name Chris Brown

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 CB

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 CB

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)

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 CB **Name** Chris Brown

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 CB

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 CB

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.

Chris Brown — Chris Brown — 10/22/2020

Signature of Applicant — Printed Name — Date

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

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

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

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

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

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

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

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

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

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.

Chris Brown Chris Brown 10/22/2020

Signature of Applicant | Printed Name | Date

PROVIDENCE CITY BUILDING DIVISION CONSTRUCTION POLICIES

(Required for all zoning permit applications)

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

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

Signature	Printed Name	On Behalf Of	Date
Chris Brown	Chris Brown	Me	10/24/2020

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 552 N Sarah St 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.

Signature	Printed Name	On Behalf Of	Date
Chris Brown	Chris Brown	Me again	10/24/2020

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 552 N Sarah St 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.

Signature	Printed Name	On Behalf Of	Date
Chris Brown	Chris Brown		10/24/2020

Cache County
1857

Development Services Department

Building | GIS | Planning | CPDO | Trails

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 22 Sep. 2020 at 02:05 PM

Parcel Number: 02-295-0315

Property Address: 552 SARAH STREET
PROVIDENCE

Tax Roll Acreage: 0.3

Owner Name: CHRISTOPHER W D BROWN

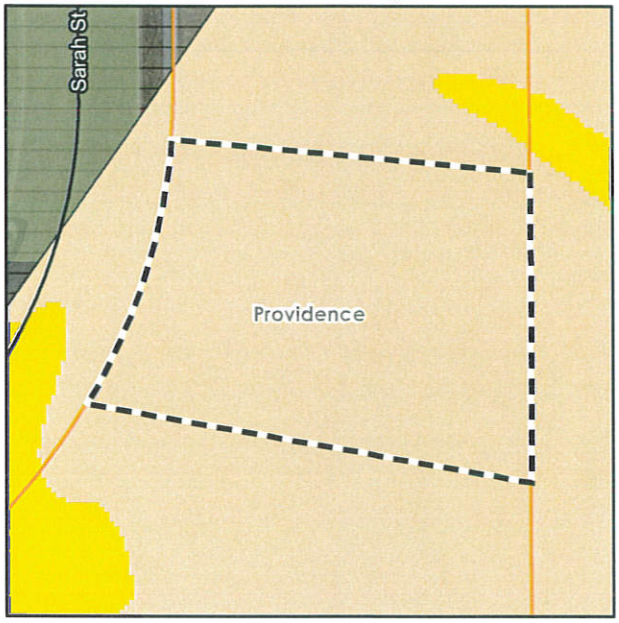
Owner Address: 448 S 1540 E
HYRUM, UT 84319-6742

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

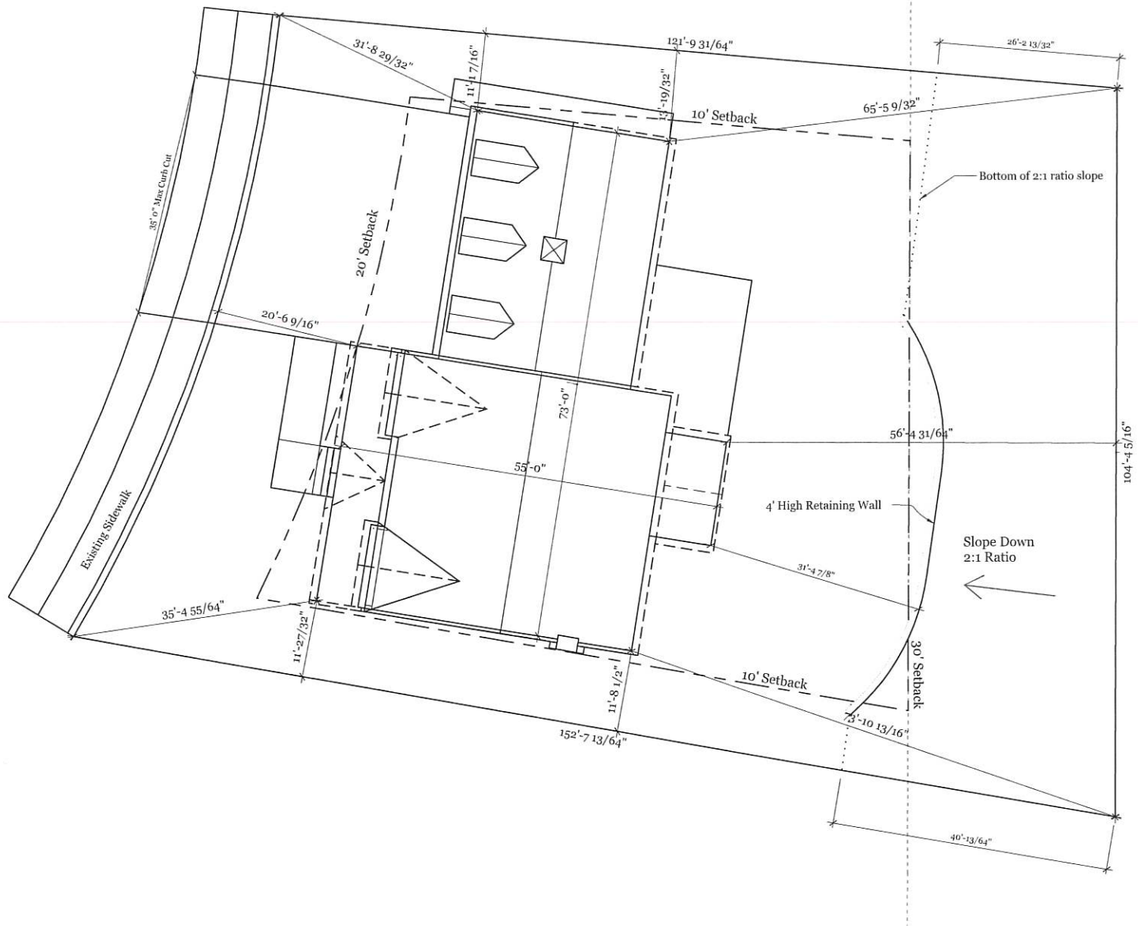
NOTE: *Parcel legality does **NOT** guarantee that a parcel or lot is buildable; it is only one step in the development process. All other requirements must still be met. Parcel legality should be verified before submitting a land use application.*

Areas That May Require Further Analysis

Moderate Slopes | Landslides | Wildfire Hazard Areas

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

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



N

Site Plan

1" = 10' Scale

RECEIVED
OCT 29 20
By

REVISIONS

	MM/DD/YY	REMARKS
1	--/--/--	--
2	--/--/--	--
3	--/--/--	--
4	--/--/--	--
5	--/--/--	--

Site Plan

Christopher Brown
552 N Sarah St,
Providence UT 84332

A | 01

LANDSLIDE & FIRE HAZARD REPORT

PROVIDENCE HOLLOW PHASE 3 SUBDIVISION

PROJECT SITE:

Parcel #02-005-0003
Cache County

SE ¼ of Section 2
Township 11 North
Range 1 East
Salt Lake Base & Meridian

PREPARED FOR:

SARA STREET LLC
540 West Golf Course Rd., Ste. B1
Providence, UT 84332

PREPARED BY:

Michael E. Taylor, PE

civilsolutionsgroup inc.

540 West Golf Course Road, Suite B1, Providence, Utah 84332

October 8, 2018 - Project #18-210

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EXECUTIVE SUMMARY

Providence City has requested that the representatives of the Sara Street, LLC provide a hazard report for the proposed Providence Hollow Phase 3 subdivision to be located on Cache County parcel #02-005-0003. The eastern third of the proposed development is located in a "deep or unclassified landslide" zone by the Utah Geological Survey (UGS) with the associated landslide scarp being located approximately 0.3-miles to the east. Also, the proposed subdivision was identified as falling within a moderate fire hazard zone. Identification, explication and mitigation of these risks will be included in the contents of this report.

Michael E. Taylor, licensed Professional Engineer, visited the site on Monday, October 8, 2018 to observe the landslide area and associated features (original grade, crown, main scarp, head, minor scarp, radial cracking) and examine the site for evidence of prehistoric, historic and recent landslide events. During the visit site topography, hydrology, and soil qualities were scrutinized. Field investigations revealed clear evidence of prehistoric landsliding east of the proposed project. However, current site conditions appeared stable from geologic, hydrologic, vegetative and soils indicators. The absence of transverse cracks or ridges, talus piles, chaotic land surface texture, shallow groundwater, jackstrawed trees, or unstable soils indicate that the parcel's slopes have been stable for centuries, if not millennia.

Based on this information, as well as other factors discussed in this report, the proposed location for the subdivision is deemed suitable for residential construction. Given the site's location in a moderate fire hazard zone, it is recommended that the home builder incorporate elements of ignition-resistant construction where reasonable and observe the vegetation restrictions along the north and east borders of the subdivision described in this report.

1.0 Introduction

Sara Street, LLC is proposing to locate a residential subdivision on parcel #02-005-0003. Providence City officials have noted that portions of the subdivision lie within a deep or unclassified landslide zone and are also located in the moderate fire zone.

Sara Street, LLC retained Civil Solutions Group, Inc. to conduct an investigation that would identify the extent of landsliding and wildfire risk and propose appropriate mitigation. Accordingly, Civil Solutions Group, Inc. completed a thorough field investigation on October 8, 2018 and subsequently gathered existing literature on the site. Mitigation proposals follow later in this same document.

The scope of this analysis did not involve excavation and exploration of trenches. Existing published trench logs, USGS fault maps, and other publications were used to determine the existence of fault lines on the subject property. Nor did this study include a boundary survey or topographic survey. Boundary data provided by Cache County's GIS system and topographic data from the UGS were utilized.

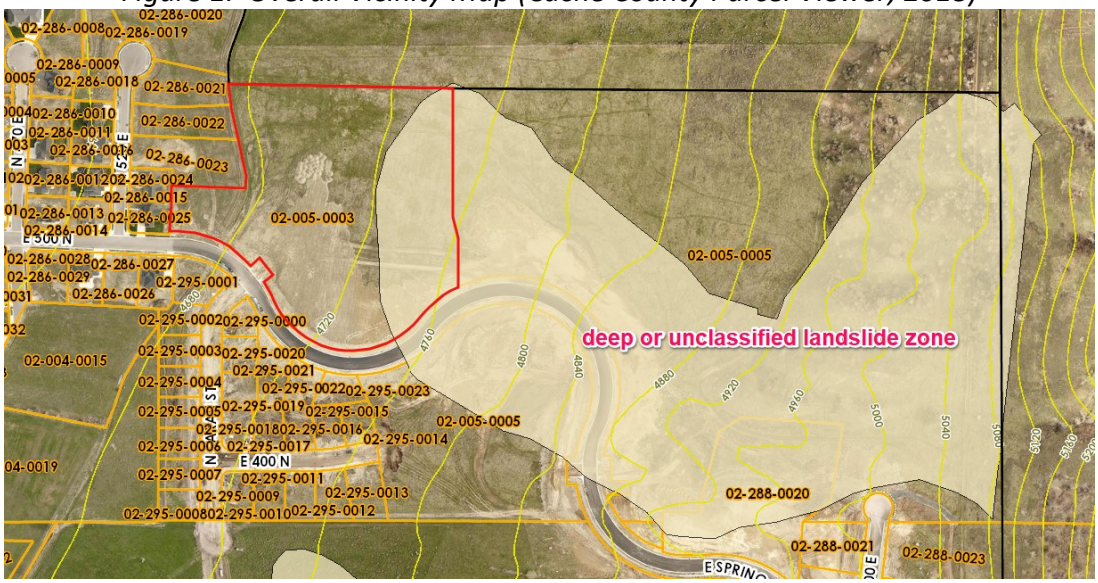
2.0 Qualifications of Professional

Civil Solutions Group, Inc. is a professional engineering firm with offices located in Providence, Salt Lake City, and Provo. Our licensed professional engineers have a depth of experience in natural hazard analysis, soil condition analysis, historic water table analysis, and overall site planning relation to hazards on a subject property. This analysis represents the collective experience of a team of professional engineers and our recommendations in relation to the subject property.

3.0 Landslide Risk Assessment

The subject parcel is listed as # 02-005-0003 at the Cache County Recorder's office and is listed as approximately 12.05-acres in size. The subject parcel together with 40-ft USGS contours and an overlay of the landslide zone are shown in Figure 1.

Figure 1. Overall Vicinity Map (Cache County Parcel Viewer, 2018)



Field Investigation

The site reconnaissance visit was performed on October 8, 2018 in the morning. The parcel is currently vacant. Some moving activities have occurred on the parcel as part of the road construction of Spring Creek Parkway. The majority of the area to the east of the parcel within the landslide zone is relatively undisturbed and is used for seasonal grazing.

The main vegetation on the property consists of pasture grasses, weeds, and some low shrubbery (sagebrush and rubber rabbitbrush). Approaching the deer fence the vegetation changes to include sparse stands of maples, cottonwoods, junipers and Russian olives. The face of the hillside east of the deer fence is vegetated in grasses. All vegetation appeared stable, and generally speaking all healthy trees were upright.

"Landslide Maps of Utah, Logan 30'x60' Quadrangle" indicate that the majority of the study area is located in an area identified as having experienced a "Deep or unclassified landslide". This classification is further described as follows:

> **Deep or Unclassified Landslide** – Generally 10-ft thick or more and shows characteristic landslide morphology. May include areas of complex or composite landsliding where landslide density is too great to show individual landslides separately. Also includes unclassified landslides (original source was not specific about landslide type).

These findings from the Utah Geological Survey (UGS) were confirmed on site. The site topography features a varying downhill gradient from east to west. Following a cross-section from the east end of the suspected landslide zone to west confirmed on the ground the following typical landslide morphological features: crown, main scarp, head, minor scarp and radial cracking, and toe. See Figure 2 for photo identification of landslide features and Figure 3 for a diagram of general landslide terminology.

Figure 2. Photo Identification of Landslide Features

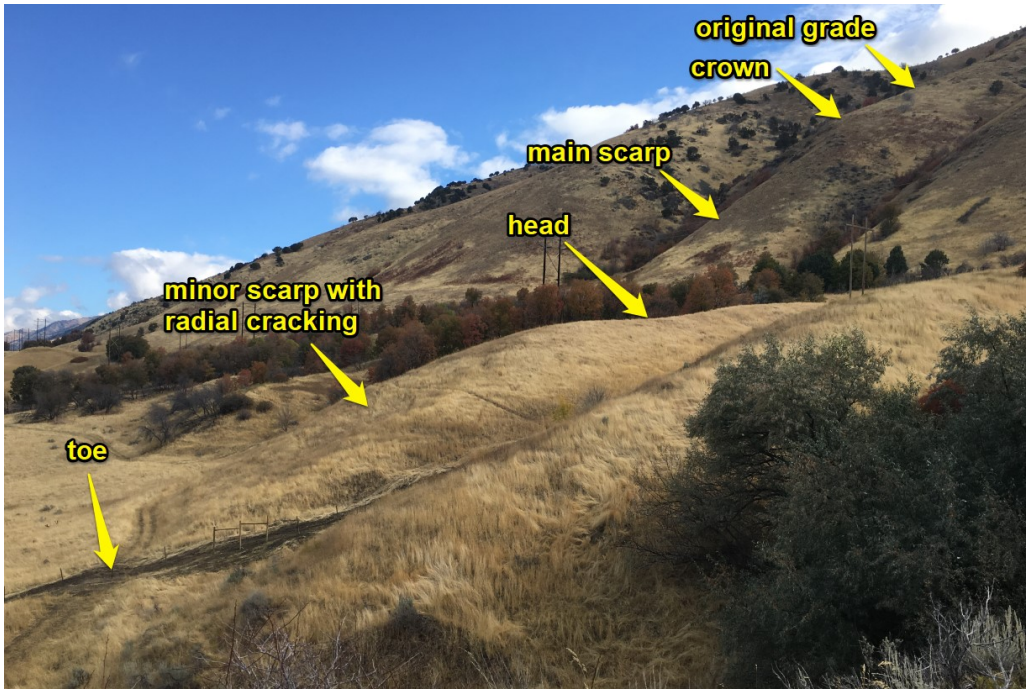
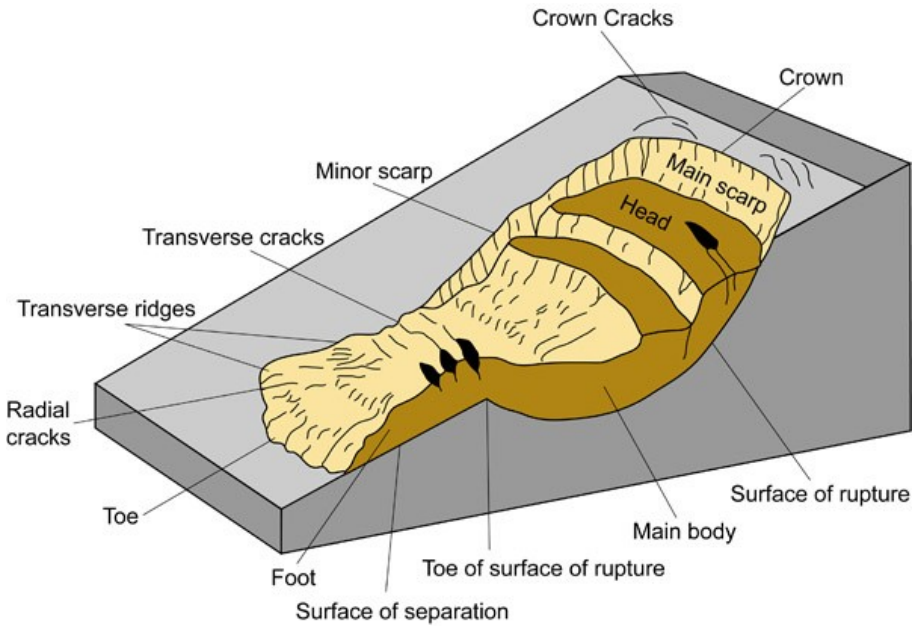


Figure 3. Landslide Terminology (Idaho Geologic Survey, 2018)



Slopes as measured in the landslide zone are typically in the range of 15-20% with some faces and drops associated with radial cracking featuring slopes as steep as 20-30%. The slopes at the main scarp just east of the deer fence steepen abruptly to nearly 75%. The original grade east of the crown appears to be approximately 50%.

None of the following were observed during the site investigation: transverse cracks or ridges, talus piles, chaotic land surface texture, jackstrawed trees, unstable soils, discernable springs, seeps, ponds or marshy areas.

Hydrological Analysis

Groundwater in the Bear River Range occurs in consolidated rocks, poorly consolidated rocks, and unconsolidated basin-fill deposits and is derived from precipitation, stream and pond seepage and the infiltration of unconsumed well water. Given the planar and smooth nature of the contributing watershed to the east rising to an elevation of 6,100 ft, water runoff is not channelized but rather sheet flows down the slope face. Consistent with the hydrogeology of other bench areas in the valley it is suspected that groundwater travels west through unconsolidated and rocky soils on the bench until daylighting where the bench slopes meet the valley lowlands approximately half a mile west of the site.

The USDA Soil Survey lists two types of soil within the study boundary: Ricks Gravelly Lom and Sterling Gravelly Loam. These soil types lacks a hydric soil rating and is considered entirely free draining. (USDA Soils Survey, 2018).

Aerial Observations

Aerial photography from Google Earth was identified from the years 2018, 2017, 2014, 2006, 2004, and 1993. The site appears almost entirely unchanged during this period until construction began on Spring Creek Parkway in 2016.

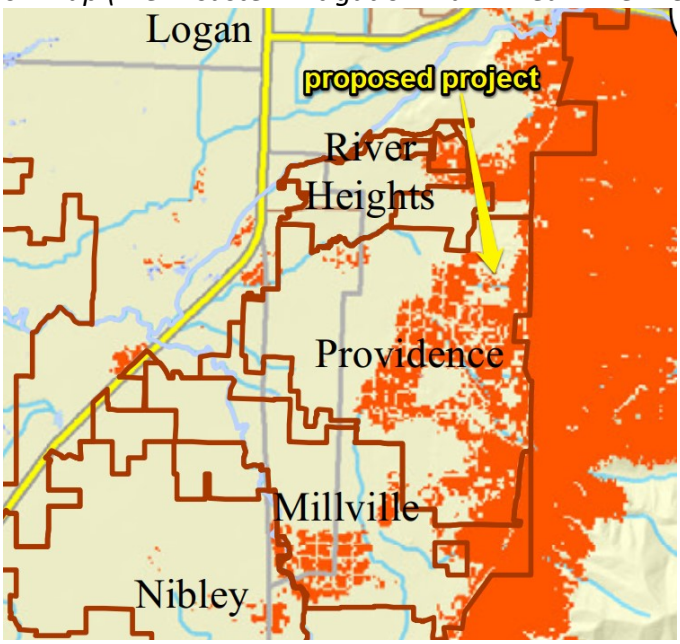
Landslide Risk Determination

There is a low hazard risk associated with this hazard. As described in previous sections, no evidence exists of landslides in recent geologic time. Landsliding typically occurs as a result of high groundwater creating a slip plane between two soil layers beneath the surface and no evidence of high ground water was found on site. Given on site observations encountered topographic gradients, it is the Engineer's opinion that groundwater flows from east to west are very deep. Furthermore, given the absence of transverse cracks or ridges, talus piles, chaotic land surface texture, shallow groundwater, jackstrawed trees, or unstable soils indicate that the parcel's slopes have been stable for centuries, if not millennia.

4.0 Wildfire Risk Assessment

According to the Section 6 of the Bear River Region "Pre-Disaster Mitigation Plan", GIS "hazard mapping identifies moderate-to-high wildfire risk areas along nearly the entire eastern and western boundary of the [Cache County] jurisdiction." This includes the study area as shown in Figure 4. The County has identified the fire risk at "medium-level".

Figure 4. Wildfire Risk Map (Pre-Disaster Mitigation Plan – Bear River Region, UT, Section 6)



Although the risk of wildfire cannot be eliminated along bench areas, it can be reduced. It is recommended that to reduce the risk of wildfires endangering residences within the proposed subdivision that a wildfire break be established and maintained along the east and north edges of the subdivision. Within this break no trees or shrubs with heights in excess of 5-ft tall should be installed. This will create reduce the risk of continuous fuelage between said wildfires and the residential structures themselves.

5.0 References

Cache County Parcel Viewer, Web: October 2018.

Elliott, Ashley H., 2010; Harty, Kimm M.; *Landslide Maps of Utah, Logan 30'x60' Quadrangle*; Utah Geological Survey.

Google Earth, Web: October 2018.

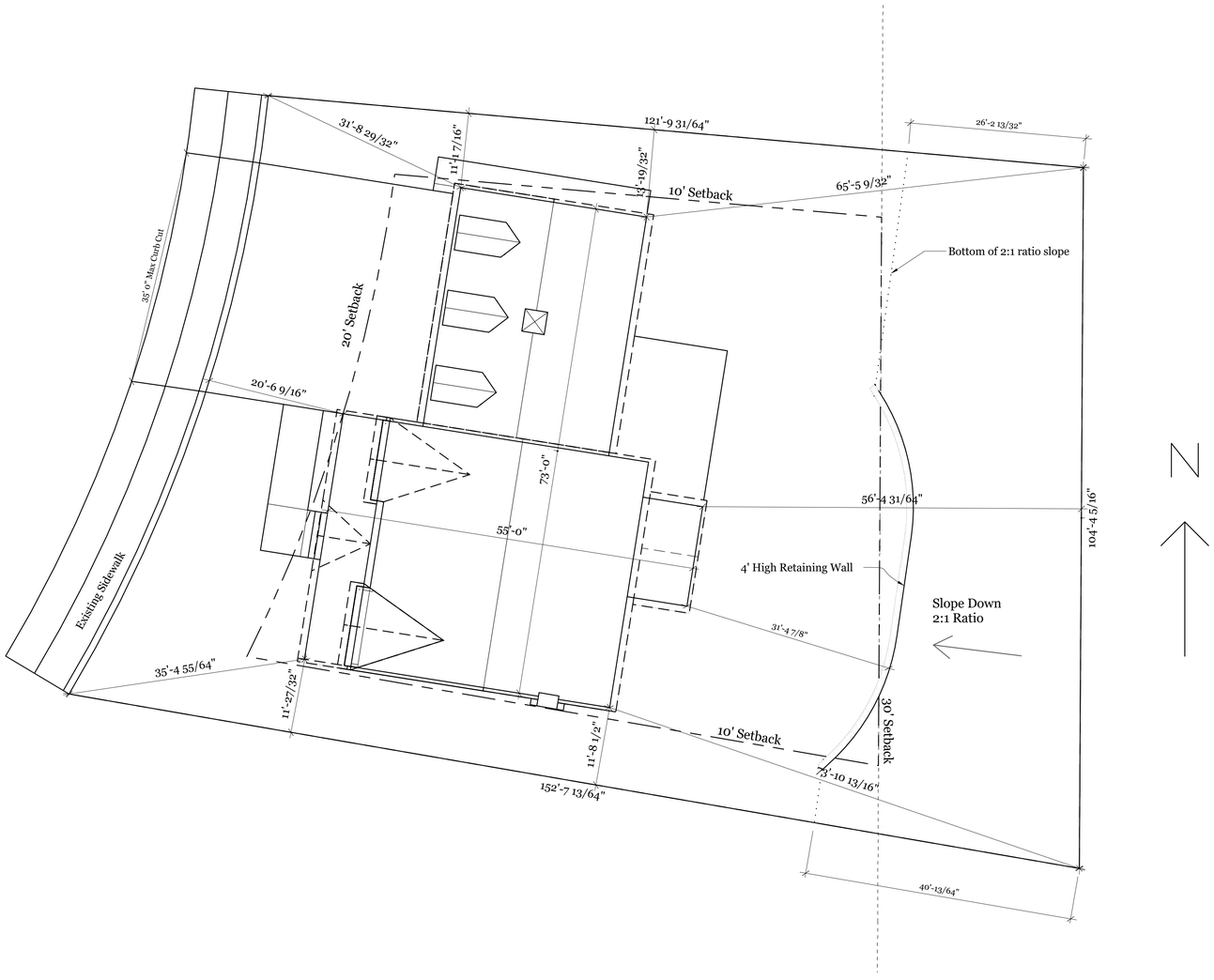
Idaho Geological Survey, Web (https://www.idahogeology.org/landslide-hazards): October 2018.

Pre-Disaster Mitigation Plan – Bear River Region, UT, Section 6, 2015.

USDA, "Web Soil Survey", USDA Web Soil Survey, Web: April 2018.

October 29, 2020

Chirstopher Brown
552 N Sarah St,
Providence UT 84332



Site Plan

1" = 10' Scale

REVISIONS

	MM/DD/YY	REMARKS
1	__/__/__	
2	__/__/__	
3	__/__/__	
4	__/__/__	
5	__/__/__	

Site Plan

Christopher Brown
552 N Sarah St,
Providence UT 84332

FRONT

RIGHT

Front Elevation

1/4" = 1' Scale

REVISIONS

	MM/DD/YY	REMARKS
1	--/--/--	---
2	--/--/--	---
3	--/--/--	---
4	--/--/--	---
5	--/--/--	---

Front Elevation

Christopher Brown
552 N Sarah St,
Providence UT 84332

REAR

LEFT

Rear Elevation

1/4" = 1' Scale

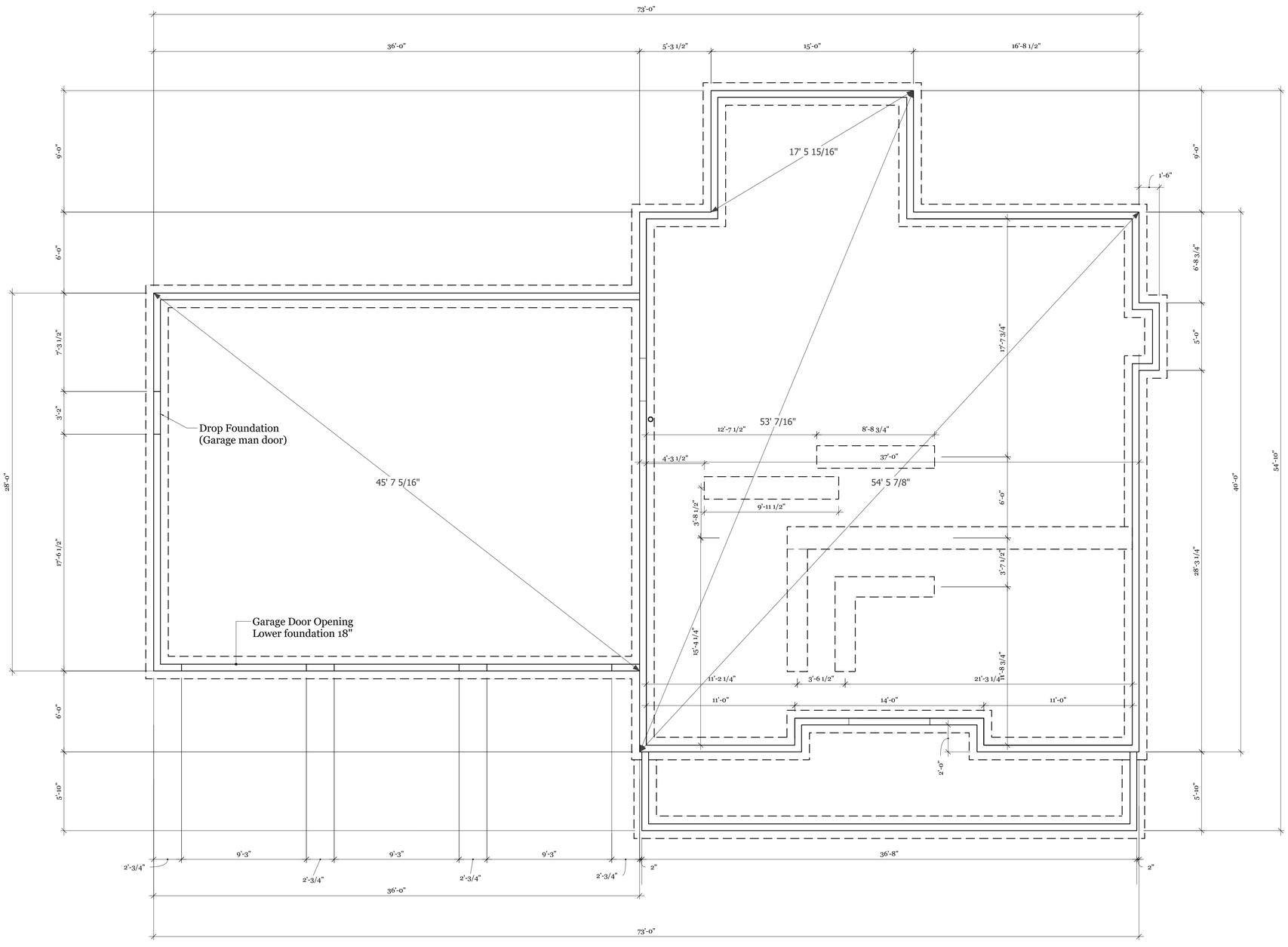
REVISIONS

	MM/DD/YY	REMARKS
1	__/__/__	
2	__/__/__	
3	__/__/__	
4	__/__/__	
5	__/__/__	

Rear Elevation

Christopher Brown
552 N Sarah St,
Providence UT 84332

A | 03



Foundation

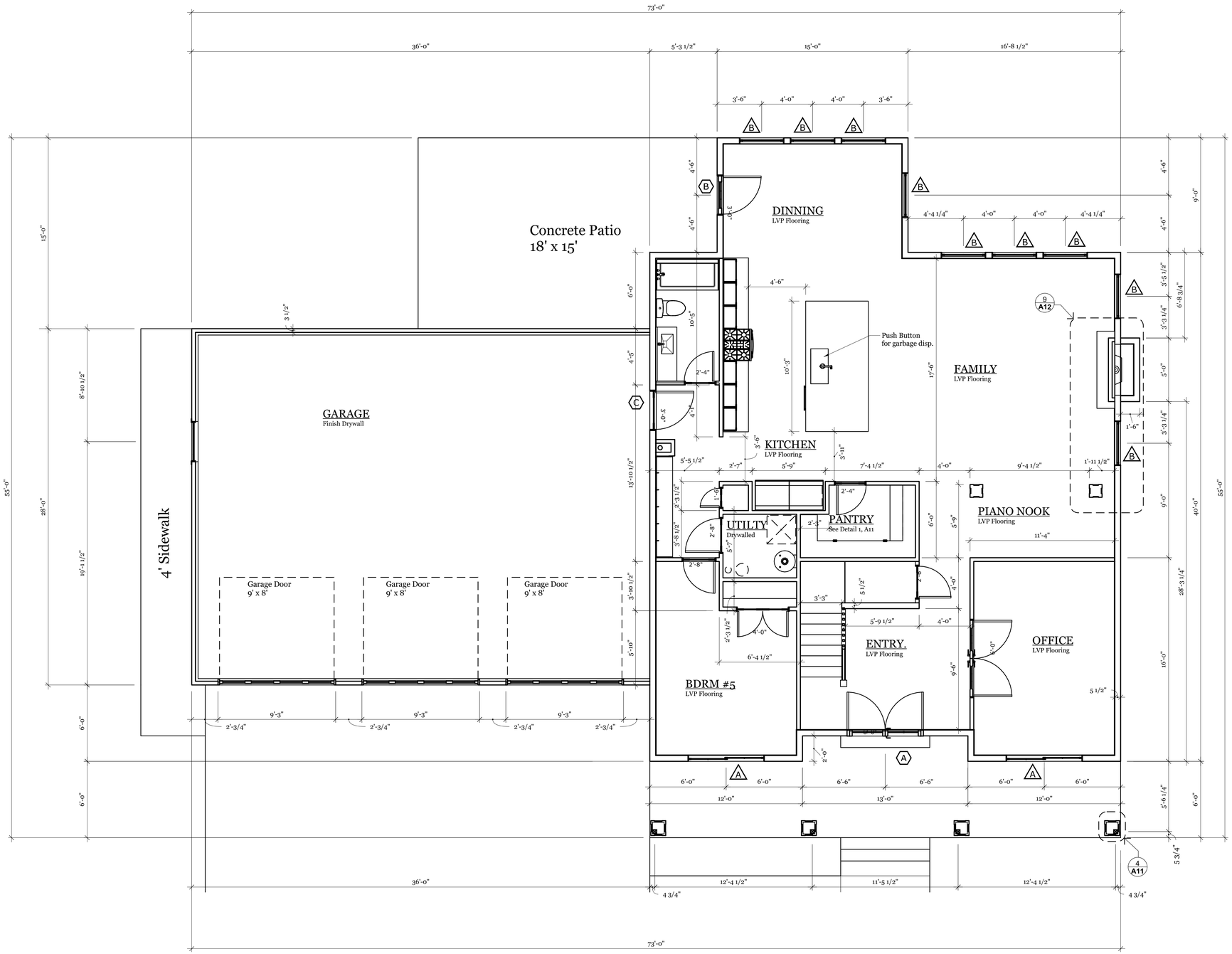
1/4" = 1' Scale

REVISIONS

	REMARKS	MM/DD/YY
1		__/__/__
2		__/__/__
3		__/__/__
4		__/__/__
5		__/__/__

Foundation

Christopher Brown
552 N Sarah St,
Providence UT 84332



Main Floor

1/4" = 1' Scale

Window Schedule			
Mark	Size	Qty	Description
A	6' x 6' Slider	2	Grids
B	3' 6" x 6' Single Hung	9	Grids
C			

Door Schedule			
Mark	Size	Qty	Description
A	6' x 8'	1	Front Double Door
B	3' x 8'	1	Side Door, Full Glass Window
C	3' x 6' 8"	1	Garage House Fire Door 6 5/8" Jam

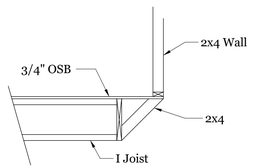
Square Footage	
Description	Area
Main Floor	1560
Second Floor	2153
Total Finished	3713
Utility Room	29
Garage	1008
Porch	248

REVISIONS

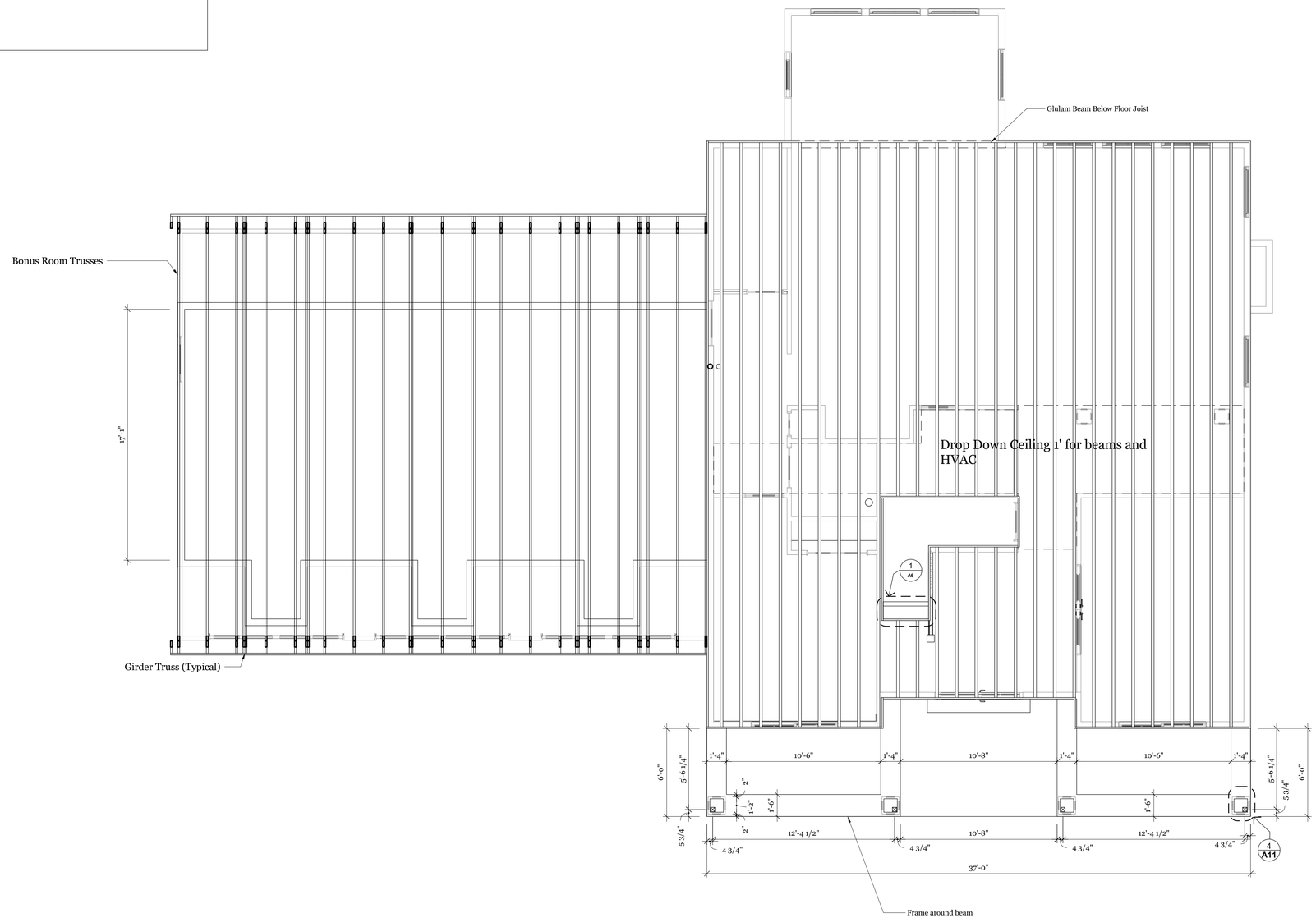
	REMARKS	MM/DD/YY
1		__/__/__
2		__/__/__
3		__/__/__
4		__/__/__
5		__/__/__

Main Floor

Christopher Brown
552 N Sarah St,
Providence UT 84332



1 Joist Detail at Stairs
1/2" = 1' Scale



Joist Plan
1/4" = 1' Scale

REVISIONS

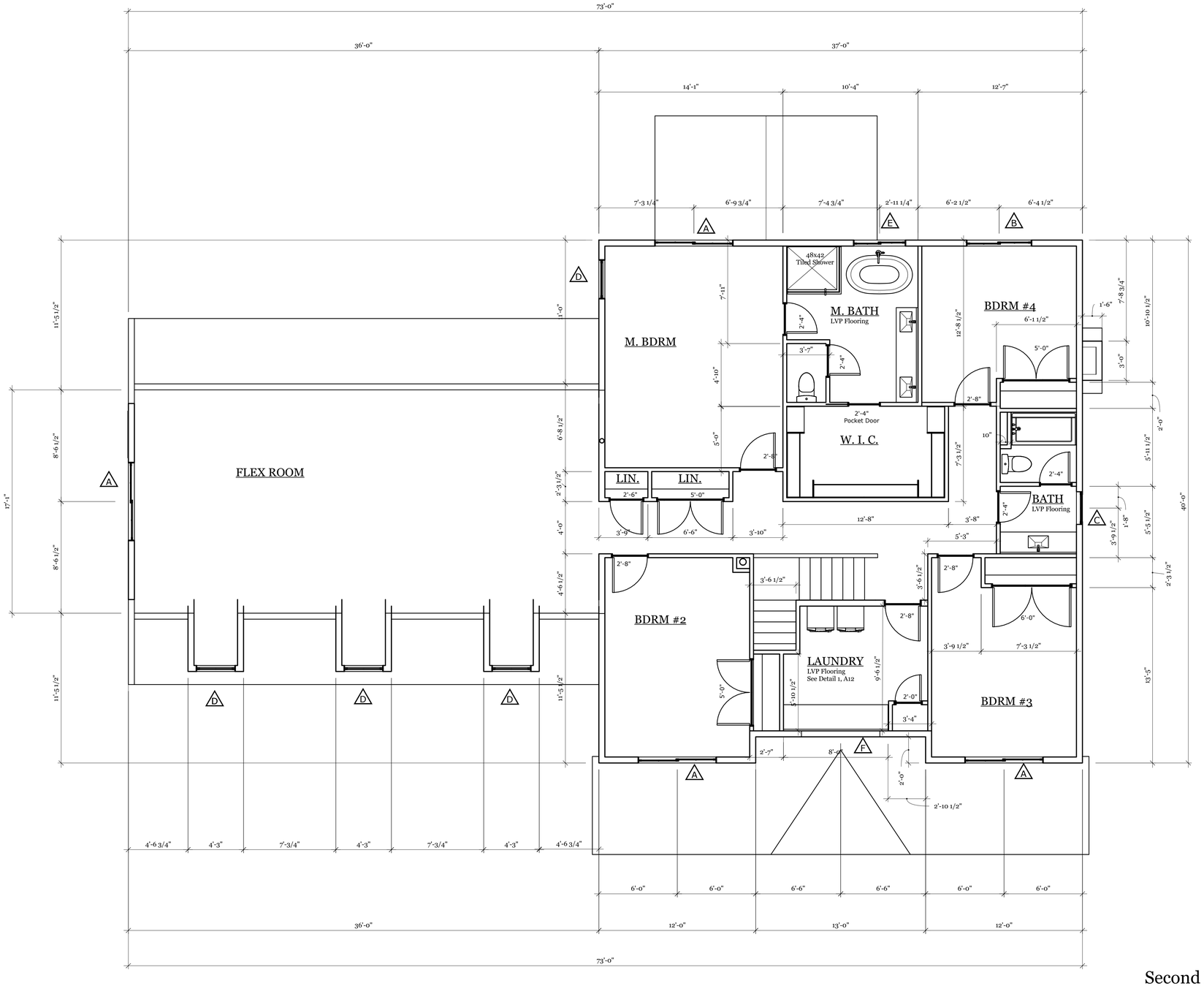
	MM/DD/YY	REMARKS
1	__/__/__	
2	__/__/__	
3	__/__/__	
4	__/__/__	
5	__/__/__	

Joist Plan

Christopher Brown
552 N Sarah St,
Providence UT 84332

A | 06

Window Schedule			
Mark	Size	Qty	Description
A	6' x 5' Slider	4	Grids
B	5' x 5' Slider	1	Grids
C	2' x 4' Single Hung	1	Grids & Tempered
D	3' x 5' Single Hung	4	Grids
E	4' x 4' Slider	1	Grids & Tempered
F	6' x 3' XOX	1	Grids



Second Floor

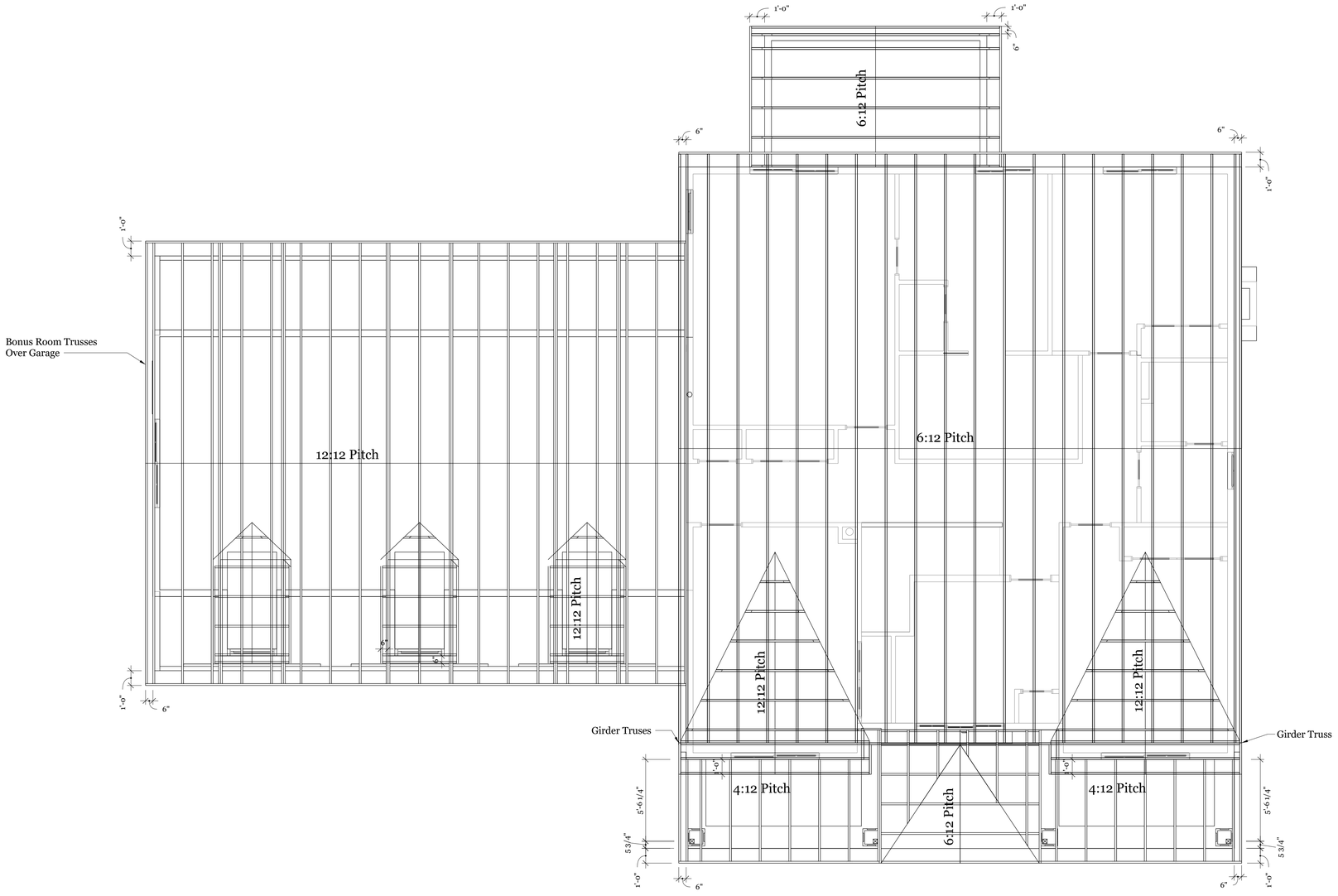
1/4" = 1' Scale

REVISIONS

	MM/DD/YY	REMARKS
1	__/__/__	
2	__/__/__	
3	__/__/__	
4	__/__/__	
5	__/__/__	

Second Floor

Christopher Brown
552 N Sarah St,
Providence UT 84332



Trusses

1/4" = 1' Scale

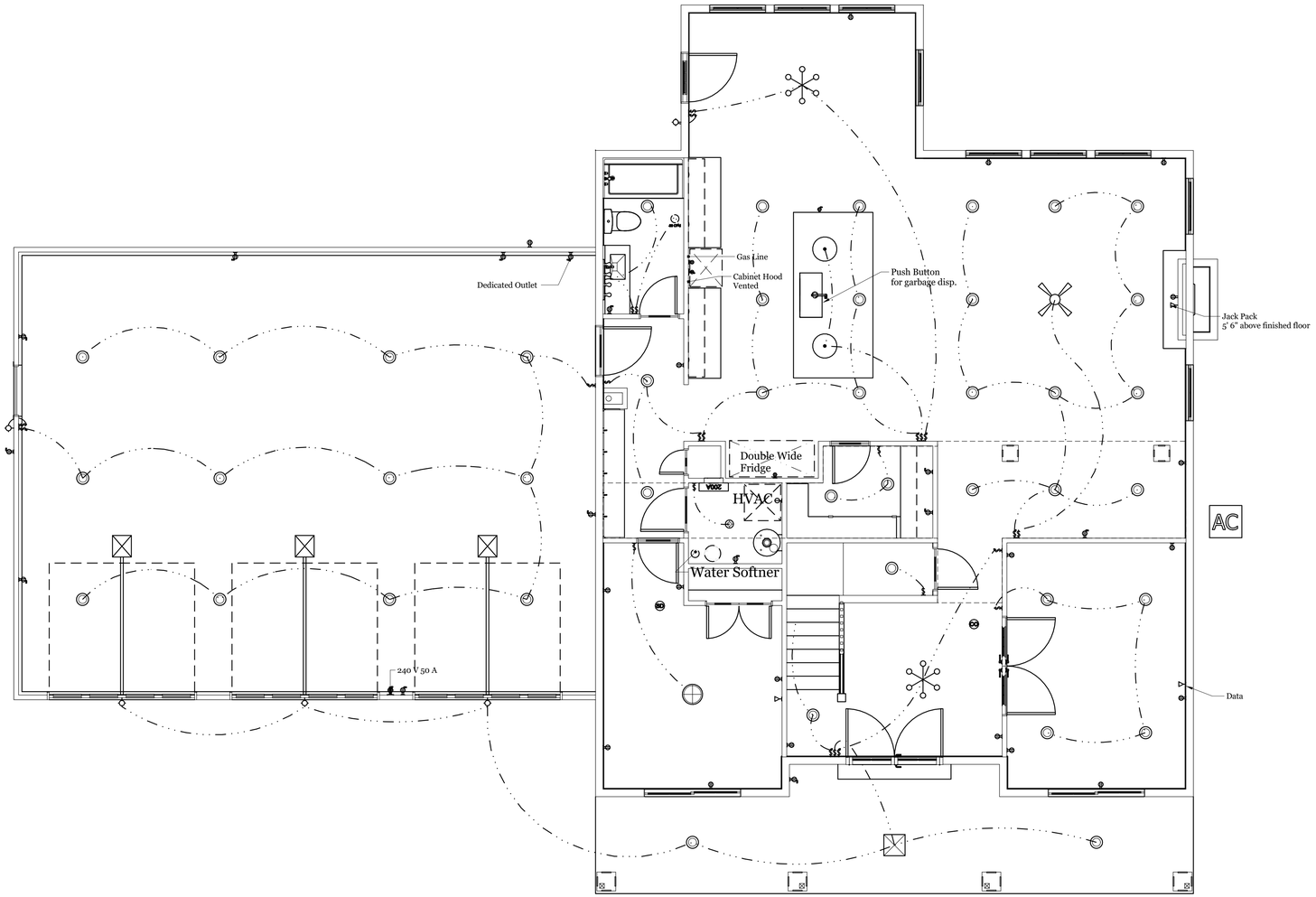
REVISIONS

	REMARKS	MM/DD/YY
1	...	__ /__ /__
2	...	__ /__ /__
3	...	__ /__ /__
4	...	__ /__ /__
5	...	__ /__ /__

Trusses

Christopher Brown
552 N Sarah St,
Providence UT 84332

A	08



Electrical Main Level

1/4" = 1' Scale

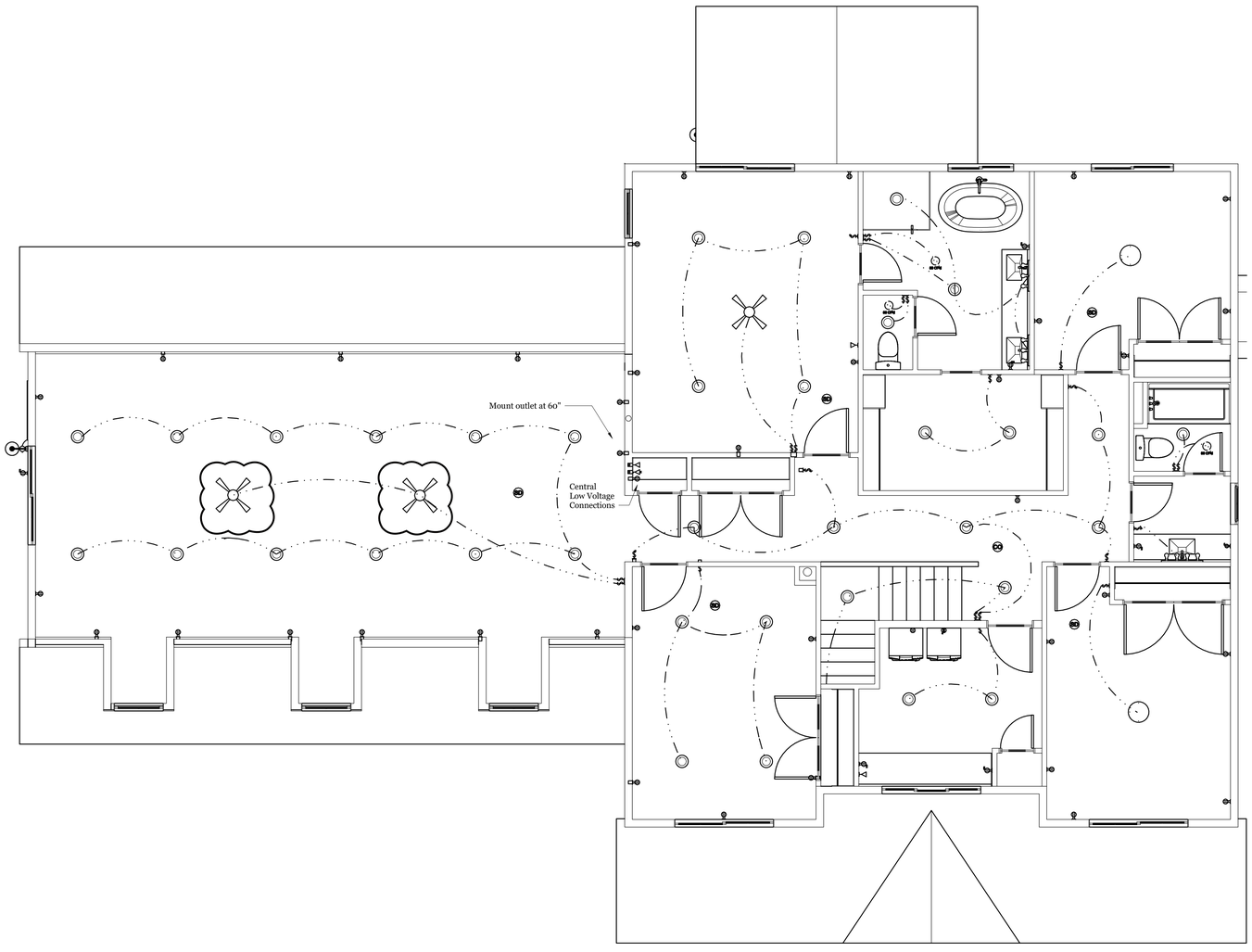
REVISIONS

	MM/DD/YY	REMARKS
1	__/__/__	
2	__/__/__	
3	__/__/__	
4	__/__/__	
5	__/__/__	

Electrical Main Level

Christopher Brown
552 N Sarah St,
Providence UT 84332

A | 09



Electrical Second Level

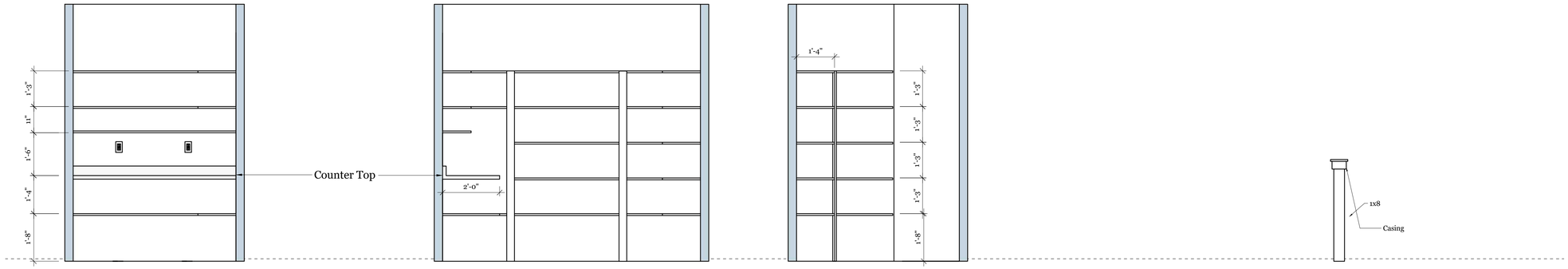
1/4" = 1' Scale

REVISIONS

	MM/DD/YY	REMARKS
1	__/__/__	...
2	__/__/__	...
3	__/__/__	...
4	__/__/__	...
5	__/__/__	...

Electrical Second Level

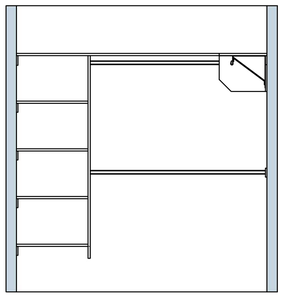
Christopher Brown
552 N Sarah St,
Providence UT 84332



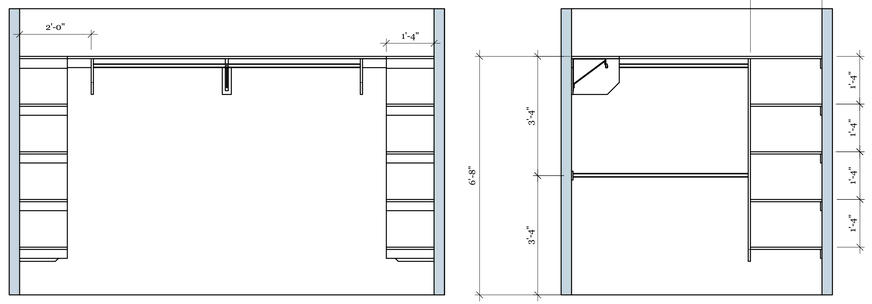
Left Front Right

1 Pantry
1/2" = 1' Scale

2 Half Wall Cap
1/2" = 1' Scale

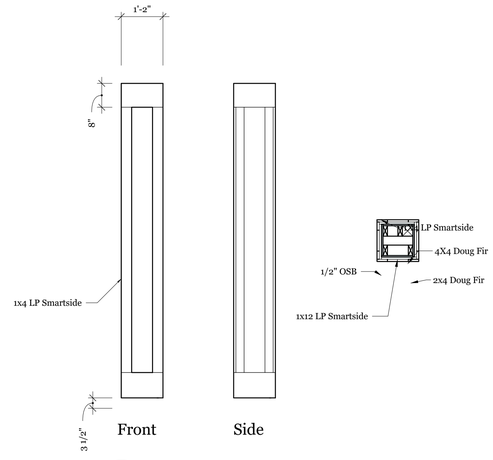


Left



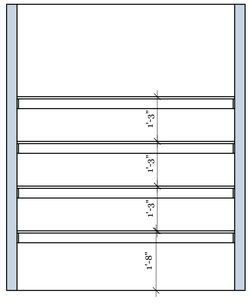
Front Right

3 Master Walk In Closet (WIC)
1/2" = 1' Scale

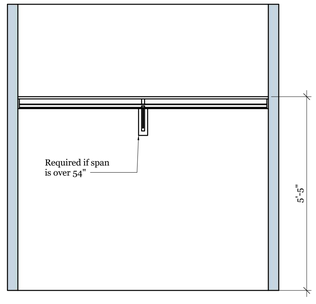


Front Side

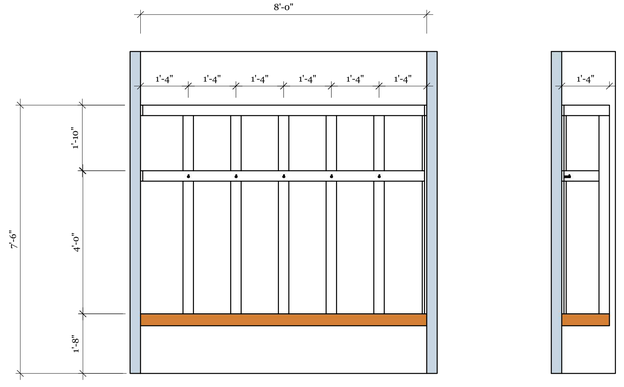
4 Front Columns
1/2" = 1' Scale



5 Typical Linen
1/2" = 1' Scale



6 Typical Closet
1/2" = 1' Scale



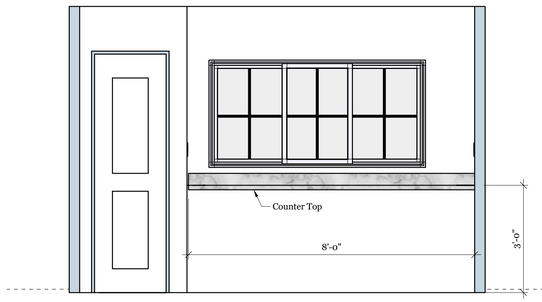
7 Mudroom Bench
1/2" = 1' Scale

REVISIONS

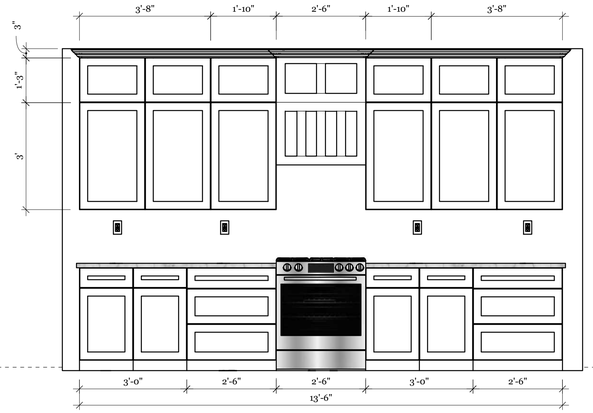
	REMARKS	MM/DD/YY
1		__/__/__
2		__/__/__
3		__/__/__
4		__/__/__
5		__/__/__

Details - Trim

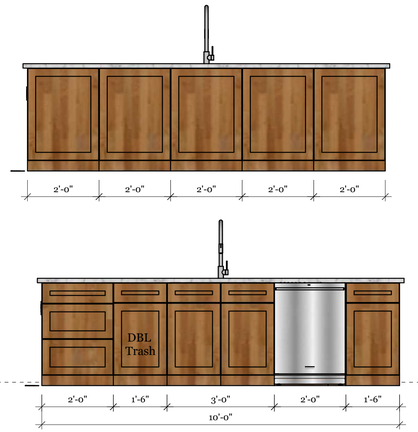
Christopher Brown
552 N Sarah St,
Providence UT 84332



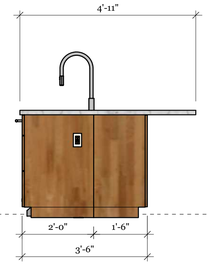
1 Laundry Desk
1/2" = 1' Scale



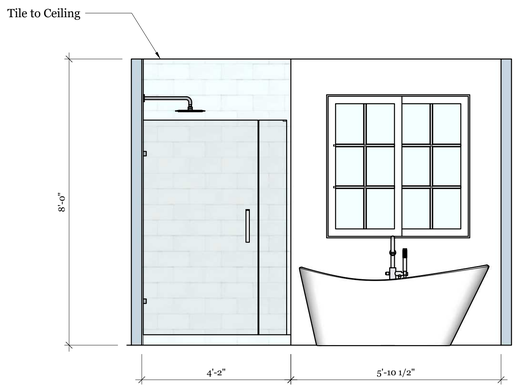
2 Kitchen Cabinets
1/2" = 1' Scale



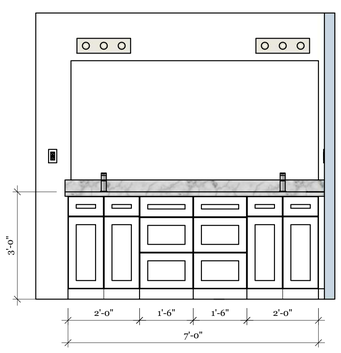
3 Island
1/2" = 1' Scale



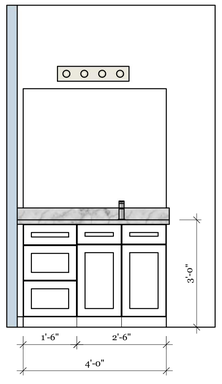
4 Island Side
1/2" = 1' Scale



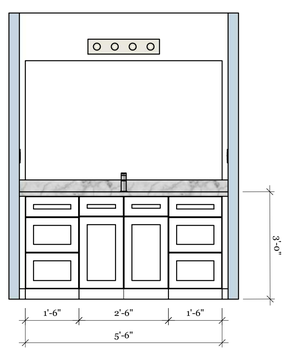
5 Master Shower & Tub
1/2" = 1' Scale



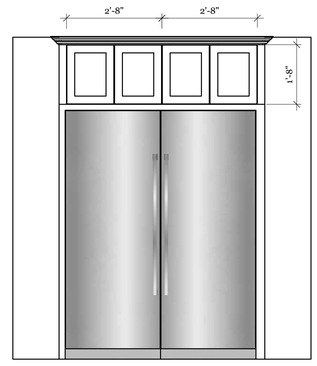
6 Master Vanity
1/2" = 1' Scale



7 Main Floor Bathroom
1/2" = 1' Scale

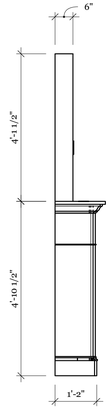


8 Upstairs Bathroom
1/2" = 1' Scale

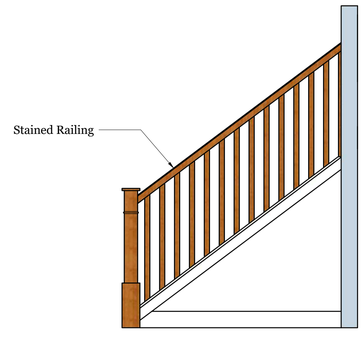


9 Kitchen Fridge Detail
1/2" = 1' Scale

10 Fireplace
1/2" = 1' Scale



Side View



11 Stairs
1/2" = 1' Scale

REVISIONS

	REMARKS	MM/DD/YY
1		__/__/__
2		__/__/__
3		__/__/__
4		__/__/__
5		__/__/__

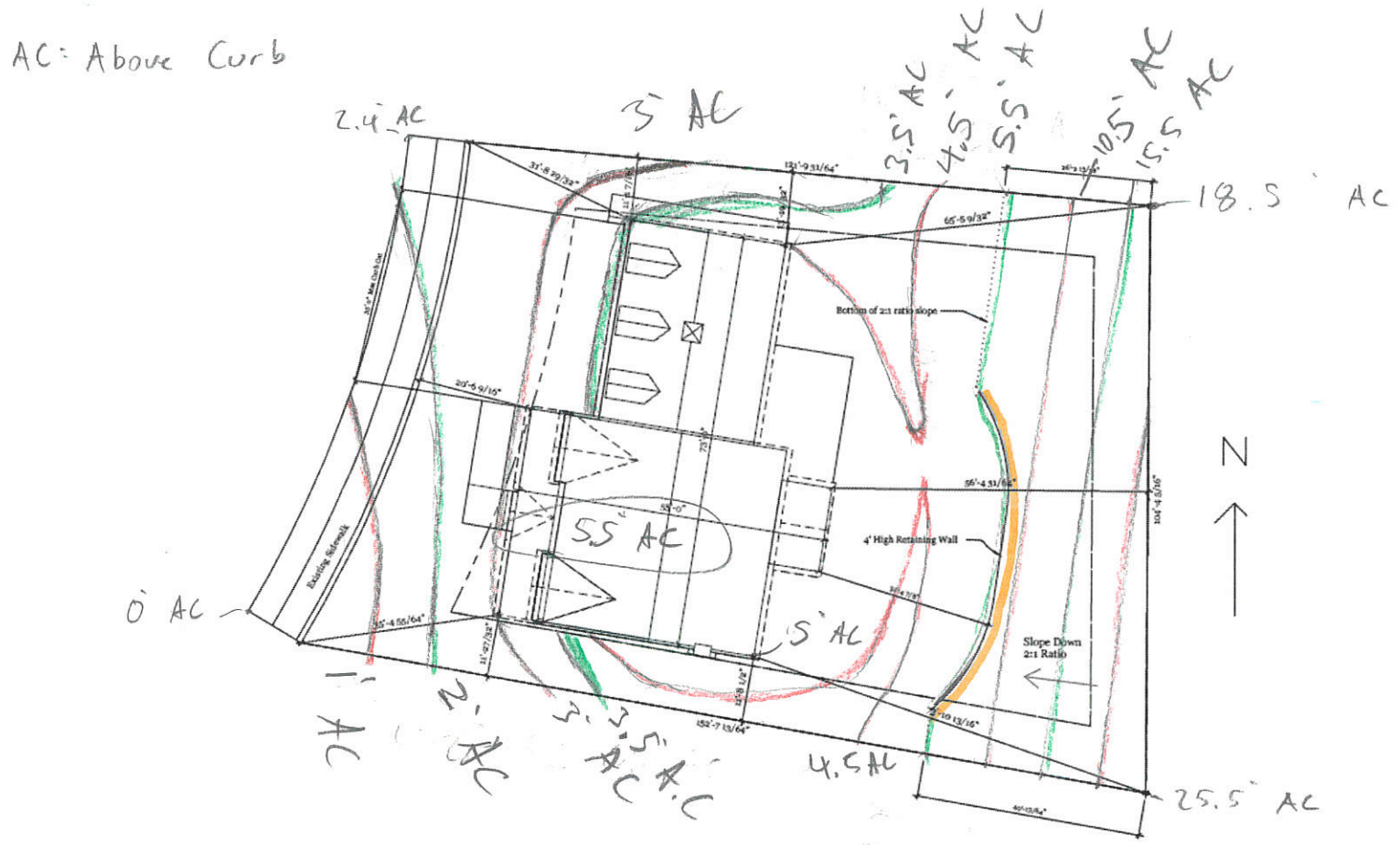
Details - Cabinets

Christopher Brown
552 N Sarah St,
Providence UT 84332

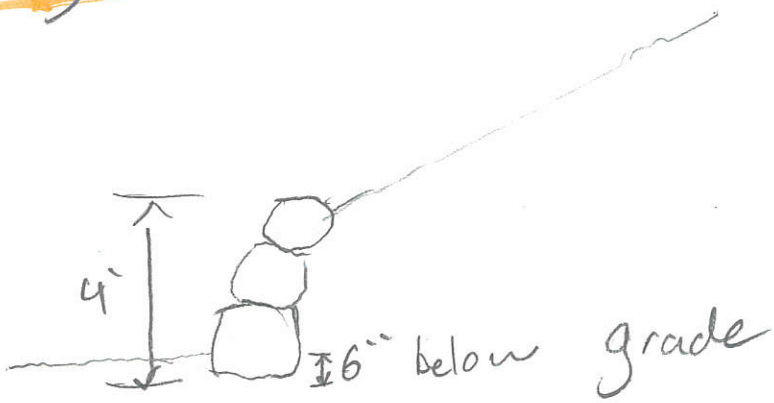
Mitigation Strategy for Landslide Area

From back of the property to the front slope terrain down with a 50% grade.

Retaining wall 4' high to keep slopped terrain 30' from building.

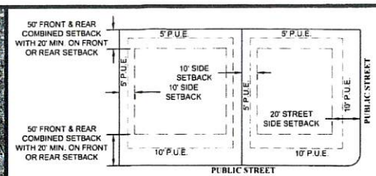


Retaining Wall

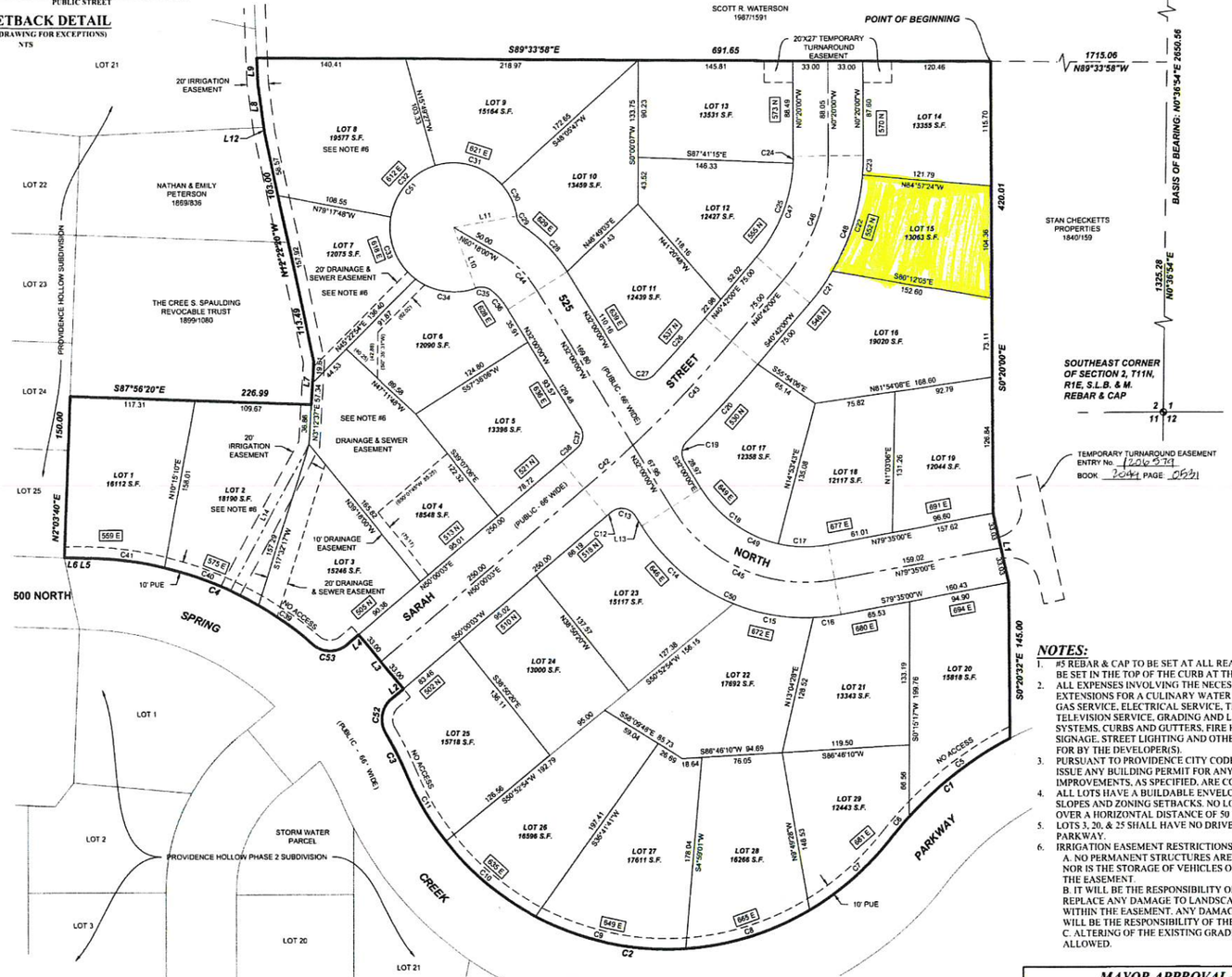


PROVIDENCE HOLLOW SUBDIVISION
PHASE 3
(INCLUDES THE VACATION OF PARCEL "C" & A PORTION OF PARCEL "D", LITTLE BALDY SUBDIVISION)
LOCATED IN THE SE1/4 OF SECTION 2, T11N, R1E, SLB& M
PROVIDENCE, UTAH

VICINITY MAP



PUE & SETBACK DETAIL
(TYPICAL SEE DRAWING FOR EXCEPTIONS)
NTS



CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	***338.00***	***24°52'13"***	***146.72***	***S50°37'25"W***	***145.57***
C2	***267.00***	***118°41'18"***	***553.09***	***N82°28'03"W***	***459.37***
C3	***333.00***	***7°29'14"***	***43.52***	***N27°00'22"W***	***43.48***
C4	***330.00***	***39°50'21"***	***229.46***	***N69°02'02"W***	***224.86***
C5	338.00	20°18'57"	119.85	N52°54'03"E	119.22
C6	338.00	4°33'16"	26.87	N40°27'56"E	26.86
C7	267.00	21°46'57"	101.51	N49°04'47"E	100.90
C8	267.00	26°24'19"	123.05	N73°10'25"E	121.96
C9	267.00	31°19'37"	145.99	S77°57'37"E	144.17
C10	267.00	23°42'02"	110.45	S50°26'47"E	109.66
C11	267.00	15°28'23"	72.10	S30°51'35"E	71.89
C12	1233.00	0°15'04"	5.41	N49°52'31"E	5.41
C13	15.00	98°15'01"	25.72	S81°07'31"E	22.68
C14	183.00	35°59'13"	114.94	S49°59'37"E	113.06
C15	183.00	24°06'50"	77.02	N80°02'38"W	76.45
C16	183.00	8°18'57"	26.56	S83°44'29"W	26.54
C17	117.00	23°21'46"	47.71	S88°44'07"E	47.38
C18	117.00	45°03'14"	92.00	S54°31'37"E	89.65
C19	15.00	77°15'58"	20.23	S6°37'59"W	18.73
C20	1233.00	4°33'58"	98.26	S42°58'59"W	98.24
C21	208.00	10°00'04"	36.31	S35°41'58"W	36.26
C22	208.00	25°59'10"	94.34	S17°42'21"W	93.53
C23	208.00	5°02'46"	18.32	N2°11'23"E	18.31
C24	142.00	2°38'30"	6.55	N0°59'15"E	6.55
C25	142.00	38°23'30"	95.15	S21°30'15"W	93.38
C26	1167.00	3°29'05"	70.98	S42°26'33"W	70.97
C27	15.00	103°48'55"	27.18	N83°54'27"W	23.61
C28	133.00	25°22'07"	58.89	S44°29'12"E	58.41
C29	15.00	47°15'28"	12.37	S33°43'14"E	12.02
C30	60.00	31°31'50"	33.02	S25°51'26"E	32.60
C31	60.00	65°16'09"	68.35	N74°15'25"W	64.71
C32	60.00	63°38'06"	66.64	S41°17'28"W	63.27
C33	60.00	62°35'23"	65.54	S21°49'17"E	62.33
C34	60.00	57°23'31"	60.10	S81°48'44"E	57.62
C35	15.00	58°33'13"	15.33	S81°13'53"E	14.67
C36	67.00	20°02'38"	23.44	S40°37'50"E	23.32
C37	15.00	81°03'24"	21.22	N8°31'42"E	19.49
C38	1167.00	0°56'39"	19.23	N49°31'44"E	19.23
C39	330.00	10°50'22"	62.43	S54°32'02"E	62.34
C40	330.00	16°33'30"	95.37	N68°13'58"W	95.04
C41	330.00	12°26'29"	71.66	S82°43'58"E	71.52
C42	1200.00	2°54'33"	60.93	N48°32'46"E	60.92
C43	1200.00	6°23'30"	133.87	N43°53'45"E	133.80
C44	100.00	28°18'00"	49.39	N46°09'00"W	48.89
C45	150.00	68°25'00"	179.11	S66°12'30"E	168.66
C46	175.00	41°02'00"	125.33	N20°11'00"E	122.67
C47	142.00	41°02'00"	101.70	N20°11'00"E	99.54
C48	208.00	41°02'00"	148.96	N20°11'00"E	145.80
C49	117.00	68°25'00"	139.71	S66°12'30"E	131.56
C50	183.00	68°25'00"	218.52	S66°12'30"E	205.77
C51	60.00	140°12'29"	146.83	N80°11'45"W	112.84
C52	***25.00***	***80°18'30"***	***35.04***	***N9°50'48"E***	***32.24***
C53	***25.00***	***80°52'48"***	***35.29***	***N89°33'37"W***	***32.43***

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	***S12°51'33"E***	***66.06***
L2	***N50°00'03"E***	***14.67***
L3	***N39°59'57"W***	***66.00***
L4	***S50°00'03"W***	***14.09***
L5	***N88°41'22"W***	***7.42***
L6	***N87°56'20"W***	***16.16***
L7	***N3°12'37"E***	***40.09***
L8	***N8°05'28"W***	***40.15***
L9	***N2°27'04"W***	***24.38***
L10	S20°30'29"E	60.00
L11	N79°54'29"E	60.00
L12	***N8°05'28"W***	***6.59***
L13	S32°00'00"E	11.19
L14	N29°04'42"E	155.08

NOTES:
1. #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL/WASHER TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER(S).
3. PURSUANT TO PROVIDENCE CITY CODE 11-5-2: PROVIDENCE CITY WILL NOT ISSUE ANY BUILDING PERMIT FOR ANY LOT UNTIL MINIMUM IMPROVEMENTS, AS SPECIFIED, ARE COMPLETE.
4. ALL LOTS HAVE A BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS SLOPES AND ZONING SETBACKS. NO LOTS HAVE SLOPES GREATER THAN 30% OVER A HORIZONTAL DISTANCE OF 50 FEET.
5. LOTS 3, 20, & 25 SHALL HAVE NO DRIVEWAY ACCESS ONTO SPRING CREEK PARKWAY.
6. IRRIGATION EASEMENT RESTRICTIONS ON LOTS 2, 4, 7, & 8:
   A. NO PERMANENT STRUCTURES ARE ALLOWED WITHIN THE EASEMENT, NOR IS THE STORAGE OF VEHICLES OR OTHER ITEMS ALLOWED WITHIN THE EASEMENT.
   B. IT WILL BE THE RESPONSIBILITY OF EACH LOT OWNER TO REPAIR AND REPLACE ANY DAMAGE TO LANDSCAPING OR YARD IMPROVEMENTS WITHIN THE EASEMENT. ANY DAMAGE OUTSIDE OF THE EASEMENT WILL BE THE RESPONSIBILITY OF THE IRRIGATION COMPANY.
   C. ALTERING OF THE EXISTING GRADE WITHIN THE EASEMENT IS NOT ALLOWED.

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

Nov. 5, 2018
DENNIS P. CARLISLE — DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

BOUNDARY DESCRIPTION
A portion of the SE1/4 of Section 2, Township 11 North, Range 1 East, Salt Lake Base & Meridian, Providence, Utah, more particularly described as follows:

Beginning at a point located N0°36'54"E along the Section line 1,325.28 feet and N89°33'58"W along the 40-acre (1/16th Section) line 1,715.06 feet from the Southeast Corner of Section 2, T11N, R1E, S.L.B.& M.; thence S0°20'00"E 420.01 feet; thence S12°51'33"E 66.06 feet; thence S0°20'32"E 145.00 feet to the northerly right-of-way line of Spring Creek Parkway as defined and described as part of LITTLE BALDY PLACE Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder: thence along said right-of-way the following 9 (nine) courses and distances: Southwesterly along the arc of a 338.00 foot radius non-tangent curve (radius bears: S26°56'28"E) to the left 146.72 feet through a central angle of 24°52'13" (chord: S50°37'25"W 145.57 feet) to a point of reverse curvature: thence along the arc of a 267.00 foot radius curve to the right 553.09 feet through a central angle of 118°41'18" (chord: N82°28'03"W 459.37 feet) to a point of reverse curvature; thence along the arc of a 333.00 foot radius curve to the left 43.52 feet through a central angle of 7°29'14" (chord: N27°00'22"W 43.48 feet) to a point of reverse curvature; thence along the arc of a 25.00 foot radius curve to the right 35.04 feet through a central angle of 80°18'30" (chord: N9°50'48"E 32.24 feet); thence N50°00'03"E 14.67 feet; thence N39°59'57"W 66.00 feet; thence S50°00'03"W 14.09 feet; thence along the arc of a 25.00 foot radius curve to the right 35.29 feet through a central angle of 80°52'48" (chord: N89°33'37"W 32.43 feet) to a point of reverse curvature; thence along the arc of a 330.00 foot radius curve to the left 229.46 feet through a central angle of 39°50'21" (chord: N69°02'02"W 224.86 feet); thence N88°41'22"W 7.42 feet; thence N87°56'20"W 16.16 feet to the southeast corner of Lot 25, PROVIDENCE HOLLOW Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence N2°03'40"E along said Plat 150.00 feet to the southwest corner of that Real Property described in Deed Book 1899 Page 1080 of the Official Records of Cache County: thence along said deed the following 3 (three) courses and distances: S87°56'20"E 226.99 feet; thence N3°12'37"E 40.09 feet; thence N12°22'20"W 113.49 feet to the southeast corner of that Real Property described in Deed Book 1869 Page 836 of the Official Records of Cache County; thence N12°22'20"W along said deed 103.00 feet; thence N8°05'28"W along said deed 6.59 feet to the southeast corner of Lot 21 of said Subdivision; thence N8°05'28"W along said Subdivision 40.15 feet; thence N2°27'04"W along said Subdivision 24.38 feet to the north line of the South 1/2 of said SE1/4; thence S89°33'58"E along the 40-acre (1/16th Section) line 691.65 feet to the point of beginning.
Contains: 12.03+/- acres

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

PROVIDENCE HOLLOW SUBDIVISION
PHASE 3

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS, WATER, SEWER, STORM DRAIN, ETC AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

(SIGNATURE)
SARAH STREET, LLC
BY: (PRINTED NAME)
ITS:

LIMITED LIABILITY ACKNOWLEDGMENT
ON THIS 7 DAY OF , 20 , PERSONALLY APPEARED BEFORE ME WHO AFTER BEING DULY SWORN, DID ACKNOWLEDGE TO ME THAT THEY ARE THE OF SARAH STREET, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:
NOTARY PUBLIC (SIGNATURE)
RESIDING IN COUNTY
MY COMMISSION No.
PRINTED FULL NAME OF NOTARY

NOTARY PUBLIC MONIQUE BENSON STATE OF UTAH My Comm. No. 695954 My Comm. Exp. Apr 12, 2022

ROCKY MOUNTAIN POWER
1. PURSUANT TO UTAH CODE ANN. § 53-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

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

DOMINION ENERGY* DATE ROCKY MOUNTAIN POWER DATE 11/9/2018
COMCAST CABLE DATE 12-3-18 CENTURYLINK COMMUNICATIONS DATE 11/14/18

*DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFORMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

COUNTY SURVEYOR'S CERTIFICATE
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND FURTHER CERTIFY THAT IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

COUNTY SURVEYOR — DATE

CULINARY WATER AND SANITARY SEWER
APPROVED THIS DAY OF , 20 , BY PROVIDENCE CULINARY WATER AUTHORITY AND SANITARY SEWER AUTHORITY

12.14.18
CULINARY WATER AND SANITARY SEWER AUTHORITY — DATE

ATTORNEY APPROVAL
APPROVED AS TO FORM THIS 19 DAY OF December , 2018

CITY ATTORNEY — DATE

MAYOR APPROVAL AND ACCEPTANCE
PRESENTED TO THE PROVIDENCE CITY MAYOR THIS 3rd DAY OF January , 2019 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

PROVIDENCE CITY MAYOR — DATE 1/3/19
PROVIDENCE CITY RECORDER — DATE 1.03.2019

PLANNING COMMISSION APPROVAL AND ACCEPTANCE
PRESENTED TO THE PROVIDENCE CITY PLANNING COMMISSION THIS 14 DAY OF December , 2018 AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIR — DATE 12/14/18

ENGINEER'S CERTIFICATE
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

CITY ENGINEER — DATE 10/9/18

PROVIDENCE HOLLOW SUBDIVISION
PHASE 3
(INCLUDES THE VACATION OF PARCEL "C" & A PORTION OF PARCEL "D", LITTLE BALDY SUBDIVISION)
LOCATED IN THE SE1/4 OF SECTION 2, T11N, R1E, SLB& M
PROVIDENCE, UTAH

RECORDED # 1211201
STATE OF UTAH, COUNTY OF CACHE. RECORDED AND FILED AT THE REQUEST OF: OWNER
DATE: 8 JAN 2019 TIME: 10:47 AM BOOK: 2019 PAGE: 3204
$ 0 FEE — CACHE COUNTY RECORDER

CACHE COUNTY RECORDER - Michael L Gleed - STATE OF UTAH

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

November 6, 2020

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

RE: Conditional Use Review, Brown Residence 552 N Sarah Street, 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 was reviewed using 2018 IFC, 2006 Utah Wildland-Urban Interface Code and Providence City Code Title 10, Chapter 5 for Hazard Wildfire Area, and has been found to meet the intent of the codes.

This project is being recommended to Providence City for approval.

The following comments document the review process:

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

- **Access approved at subdivision review**

Fire Hydrant Locations and number of Hydrants
(IFC 507.5.1) Fire Hydrants shall be located within 400 feet of the building as measured by an approved route around the exterior of the building. Exception allows for the distance to be increased to 600 feet for R-3 occupancies.

- **Fire hydrant location approved at subdivision review**

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. 4,969 sq. ft. in size. According to Table B105.1(1) and B105.1(2), the fire flow for a combined fire area 4,969 sq. ft. of type V-B is 2,000 GPM at 20 PSI. Fire Flow requirements are subject to change due to separation of fire areas, type of construction, and the installation of fire suppression system.
- **There are two fire hydrants within 600 feet of the proposed site.**
- **Hydrant 525 has approximately 2,600GPM at 20PSI.**
- **Fire flows are adequate for this size of construction.**

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). Per phone discussion with Chris Brown, they are planning on using Class A asphalt shingles. **Approved.**

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). Per phone discussion with Chris Brown, they are planning on aluminum soffits under all eves and deck spaces. **Approved.**

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. Per phone discussion with Chris Brown, they are planning on using screens on all vents with no greater than 1/8-inch mesh. **Approved.**

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,

FIRE DEPARTMENT

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

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: November 10, 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 (FEMA Flood Zone).
3. PCC 10-5-3 Hazard Flood Area states: Under no circumstance shall any structure be permitted or constructed within thirty feet (30') of the top inside edge of the bank of any natural or manmade waterway that is located in a Hazard Flood Area (HF).
4. PCC 10-16-5 Permit Required states: A permit shall be reviewed to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a flood-prone area, all new construction and substantial improvements shall:

DRAFT

a) Be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

b) Be constructed with materials resistant to flood damage.

c) Be constructed by methods and practices that minimize flood damages, and

d) Be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

5. Providence City has the authority to impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.
6. 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. This conditional use is for the accessory building only as shown on the site plans date stamped November 9, 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 [illegible]

Setbacks (front yard) 16 (side yard) 32FT (rear yard) 30FT Initial [illegible]

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 [illegible] Name Dee Cinnon

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 [illegible]

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 [illegible]

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 - Vehicle

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.

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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

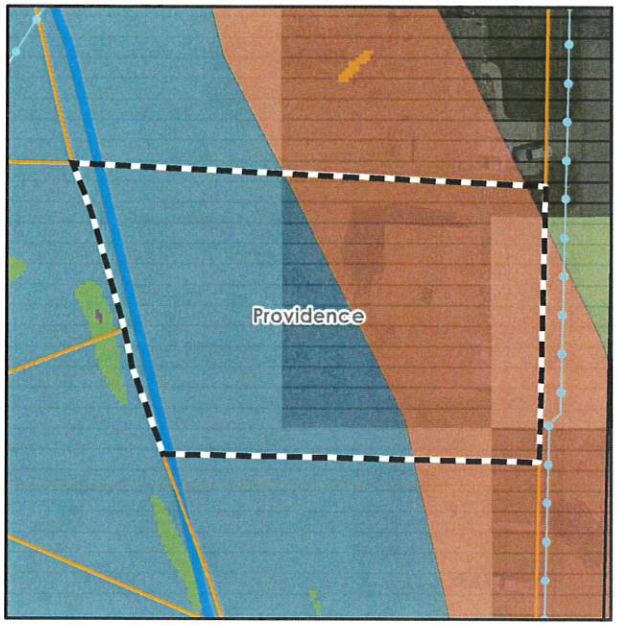
Owner Address: 285 N 300 E
PROVIDENCE, UT 84332-9617

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

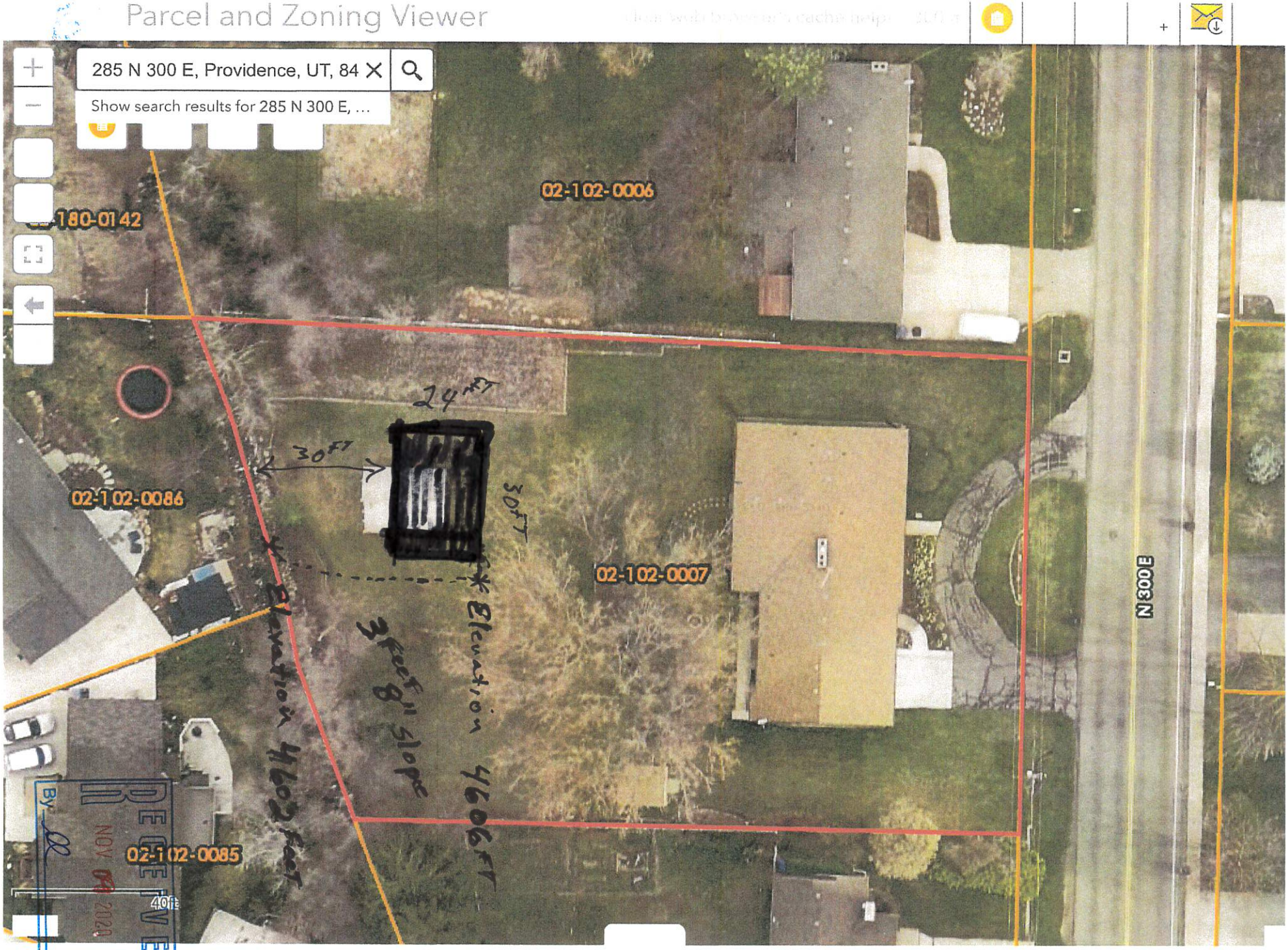
NOTE: *Parcel legality does **NOT** guarantee that a parcel or lot is buildable; it is only one step in the development process. All other requirements must still be met. Parcel legality should be verified before submitting a land use application.*

Areas That May Require Further Analysis

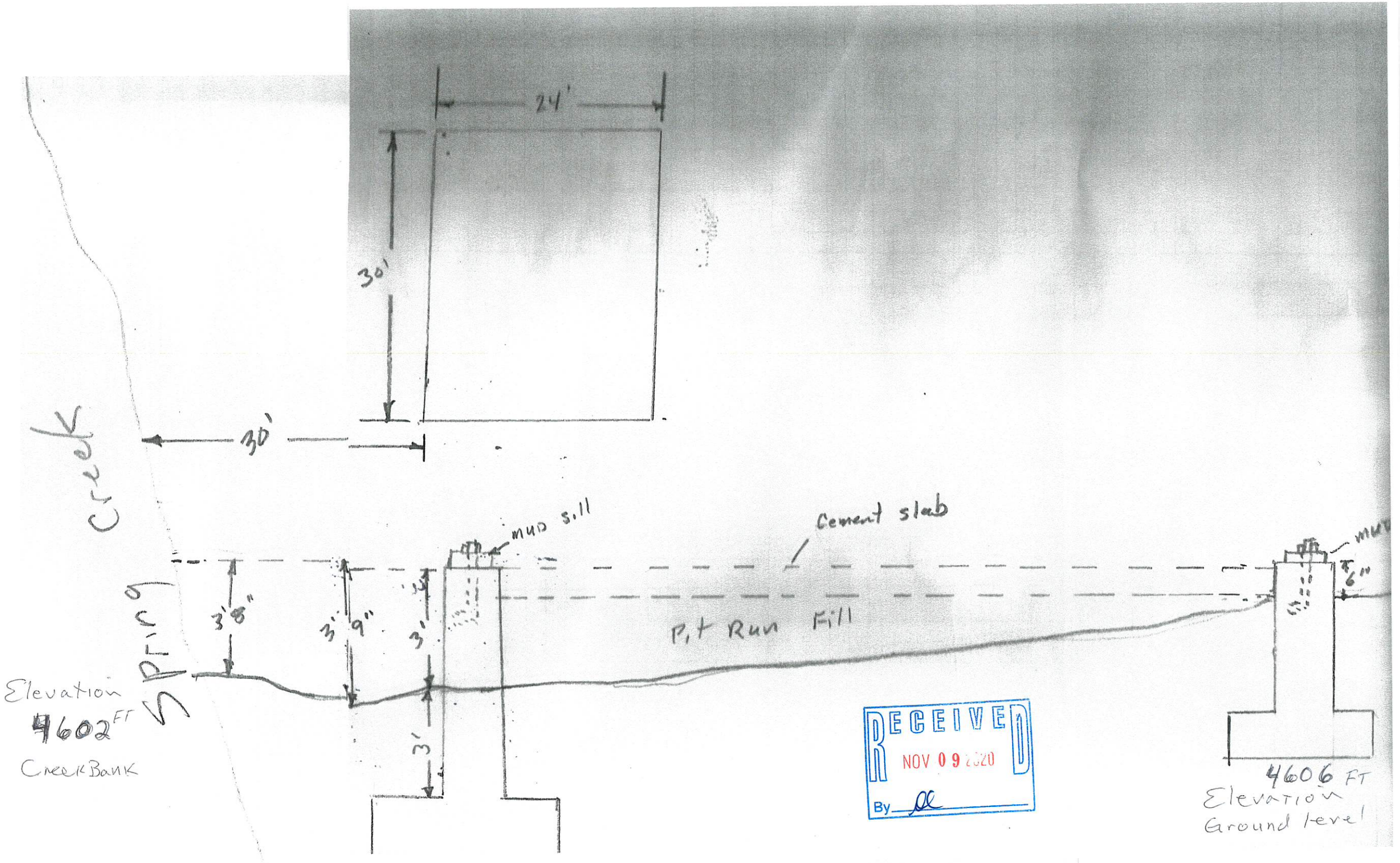
Canals
Major Waterways
FEMA Floodplain
County Floodplain Buffer
Moderate Slopes
Steep Slopes
Wildfire Hazard Areas

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
180-0142
24 FT
30 FT
30 FT
02-102-0086
02-102-0007
N 300 E
Elevation 4602 Feet
Elevation 4606 FT
3 Feet 8" slope
02-102-0085
40ft
RECEIVED
NOV 09 2020
By

Dee Chugg



RECEIVED
NOV 09 2020
By

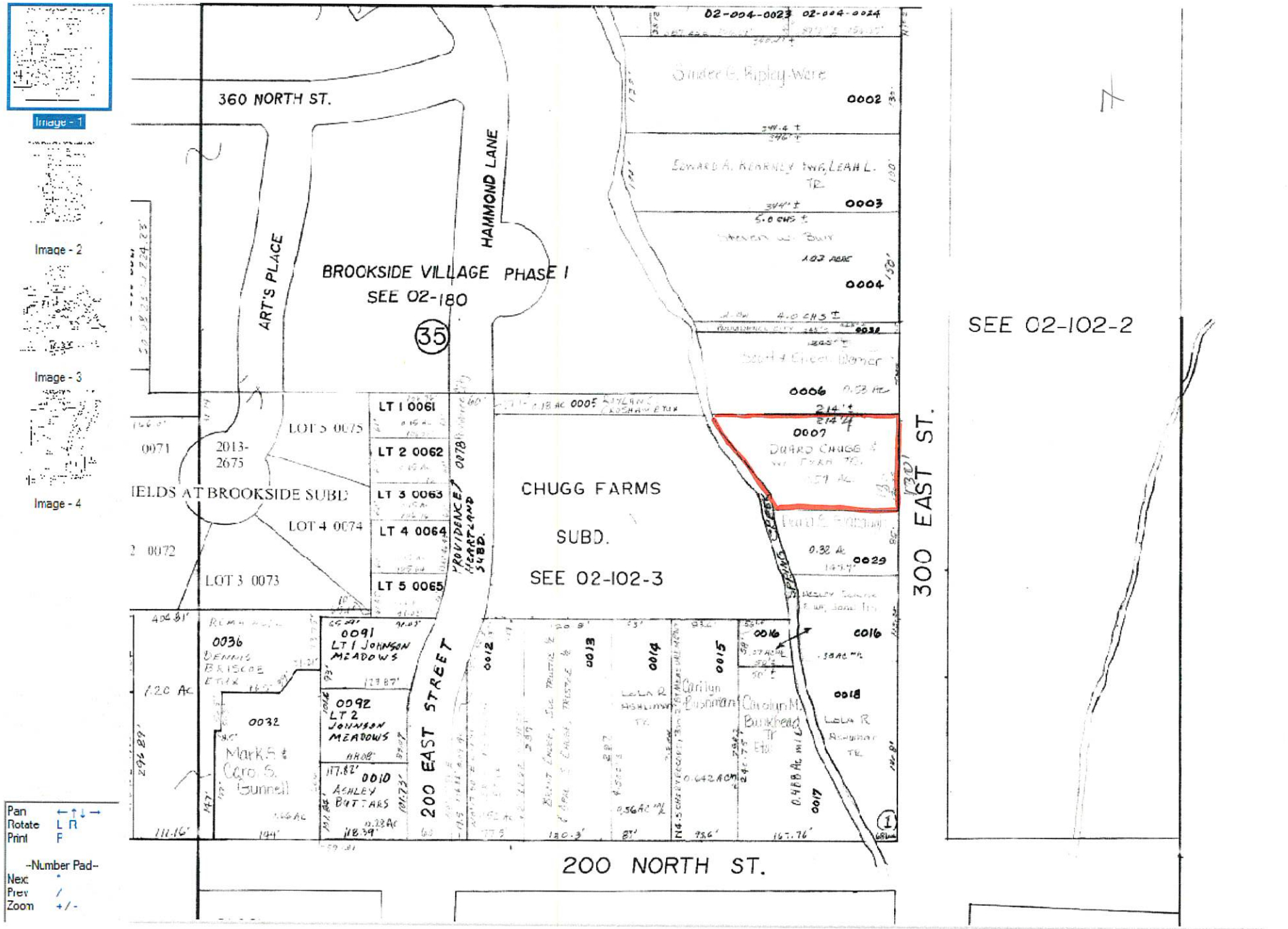


Image - 1
Image - 2
Image - 3
Image - 4
360 NORTH ST.
ART'S PLACE
HAMMOND LANE
BROOKSIDE VILLAGE PHASE I
SEE 02-180
35
02-004-0023
02-004-0024
0002
0003
0004
0006
0007
0029
0016
0018
0017
SEE 02-102-2
300 EAST ST.
LOT 5 0075
0071
2013-2675
LOT 4 0074
LOT 3 0073
LT 1 0061
LT 2 0062
LT 3 0063
LT 4 0064
LT 5 0065
PROVIDENCE HEARTLAND SUBD.
CHUGG FARMS
SUBD.
SEE 02-102-3
SPRING CREEK
0091
LT 1 JOHNSON MEADOWS
0092
LT 2
JOHNSON MEADOWS
0010
ASHLEY BATTARS
0036
0032
0012
0013
0014
0015
200 EAST STREET
200 NORTH ST.
Pan ←↑↓→
Rotate L R
Print P
--Number Pad--
Next *
Prev /
Zoom +/-

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_____