Providence City
Administrative Land Use Authority (ALUA)
Agenda – January 20, 2021 – 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 – New Home: The Providence City Administrative Land Use Authority will consider for approval a request by Visionary Homes for a home located at 545 N 275 E., Providence, UT (Vineyard Lot 58).

Item No. 2 - Conditional Use – New Home: The Providence City Administrative Land Use Authority will consider for approval a request by Visionary Homes for a home located at 555 N. 275 E., Providence, UT. (Vineyard Lot 59)

Item No. 3 - Conditional Use – New Home: The Providence City Administrative Land Use Authority will consider for approval a request by Visionary Homes for a home located at 565 N. 275 E., Providence, UT. (Vineyard Lot 60)

Item No. 4 – Conditional Use – Townhomes: The Providence City Administrative Land Use Authority will consider for approval a request by Visionary Homes for a townhome building located at 550-570 N. 245 E., Providence, UT

Item No. 5 – Conditional Use – Condominiums: The Providence City Administrative Land Use Authority will consider for approval a request by Visionary Homes for a condominium building located at 537 N. 130 E., Providence, UT

Agenda posted on January 19, 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 – Record of Decision
Meeting Date: January 20, 2021

Request: Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a home at 545 N. 275 E., Providence UT.

Item Type: Conditional Use	**Applicant:** Visionary Homes	**Property Address:** 545 N. 275 E., Providence UT (Lot 58)
Parcel ID #: 02-301-0058	**General Plan**: LCR	**Zone**: LCR

Background Information:

Complete Application was received January 13, 2021; application contained:

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

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on January 15, 2021.

FINDINGS OF FACT:

1. UCA 10-9a-507. Conditional Uses allows 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), shall be dealt with as a request for a conditional use permit under the provisions of Section 10-3-5 of this Title. All applications shall comply with the following regulations before any permit shall be issued.
3. PCC 10-3-5 Conditional Use Permits allows the City to impose reasonable conditions: to mitigate the reasonably anticipated detrimental effects of the proposed use on the health, safety, or general welfare of persons residing, working, or conducting business in the vicinity; to mitigate injury to property in the vicinity; to mitigate any risk to safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes.

CONCLUSIONS OF LAW:

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

CONDITIONS:

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

DRAFT

3. This conditional use is for the residence only as shown on the site plan date stamped January 13, 2021.
4. Payment of fees listed on the Providence City Zoning Permit.
5. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

DRAFT

PROVIDENCE CITY
APPLICATION FOR A CONDITIONAL USE

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

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

Initial JW **Name** Jessica Williamson

Date 1/12/21

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 545 N 275 E Parcel Tax I.D. 02-301-0058
Zone_____ Height 34' Initial JW
Setbacks (front yard) 20' (side yard) 17' 5" & 10' (rear yard) 22' Initial JW

Written Statement of Request (attach additional sheets if necessary)

- Briefly explain why you are seeking a conditional use and what the intended use of the property will be if the conditional use is granted.

We are seeking a conditional use permit to begin construction on a single family dwelling.

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

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

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

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

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

Jessica Williamson — Jessica Williamson/VHD LLC — 1/12/21

Signature of Applicant | Printed Name | Date

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

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

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

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

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

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

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

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

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

VISIONARY HOMES

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

VIN58 Yang Zhang
SITE PLAN

Vinyard Subdivision
Phase 1, Lot 58, 5,039 SF

545 North 275 East
Providence, Utah 84332

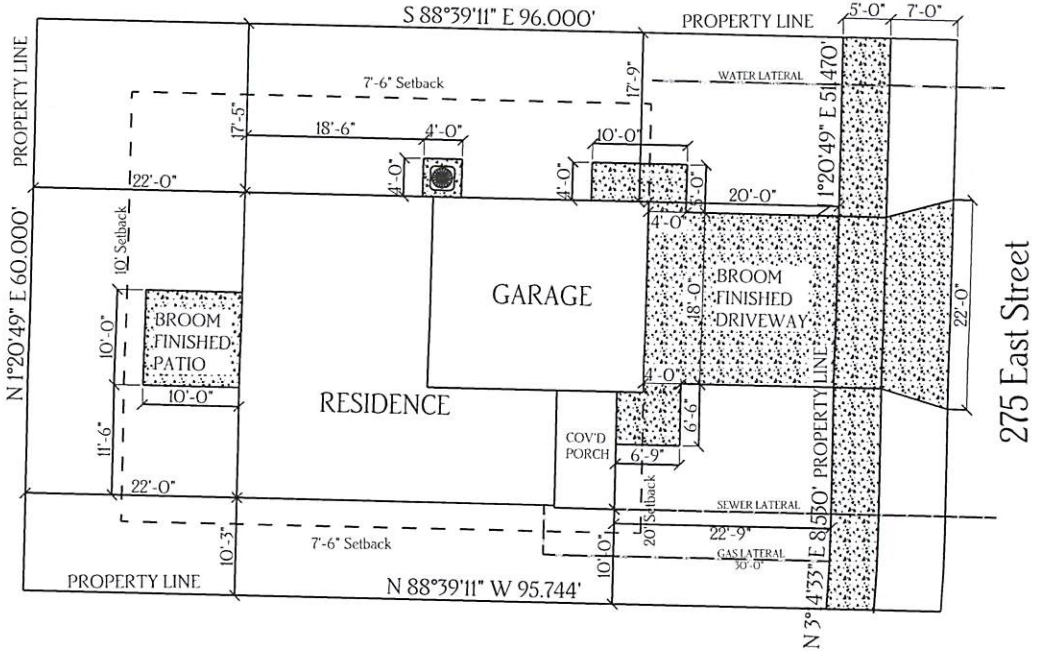
SCALE

36" X 24" Sheet : 1"=10'
17" X 11" Sheet : 1"=20'

GAS APPLIANCES TO BE INSTALLED:

1. 50 Gal Water Heater - 40,000 BTU
2. 95% Eff Furnace - 90,000 BTU

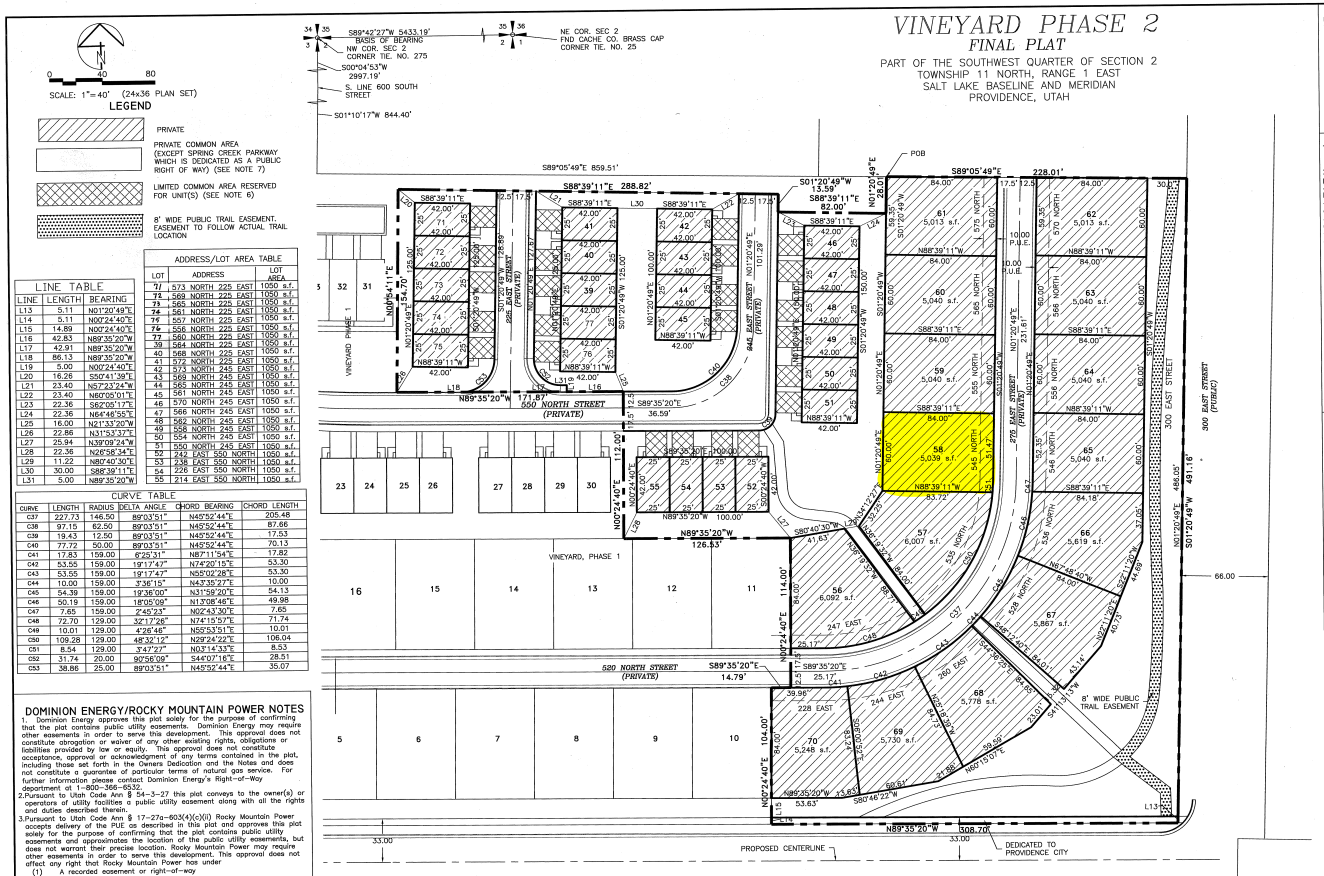
TOTAL BTU LOAD - 130,000 BTU



RECEIVED
JAN 13 2021
By

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



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

LEGEND

- PRIVATE
- PRIVATE COMMON AREA (EXCEPT SPRING CREEK PARKWAY WHICH IS DEDICATED AS A PUBLIC RIGHT OF WAY) (SEE NOTE 7)
- LIMITED COMMON AREA RESERVED FOR UNIT(S) (SEE NOTE 6)
- 8' WIDE PUBLIC TRAIL EASEMENT. EASEMENT TO FOLLOW ACTUAL TRAIL LOCATION

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	N80°05'01"E
L23	22.36	S62°05'17"E
L24	22.36	N64°48'55"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°58'20"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

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 19-1-20 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 645% 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 regards 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 appurtenent.
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 plot 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 } ss
COUNTY OF Utah }

On this 8 day of October in the year 2020, before me Kaye Lucherin, 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 bylaws.

Notary Public Signature Kaye Lucherin
Notary Public Full Name Kaye Lucherin
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

LAND USE AUTHORITY APPROVAL

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

CACHE COUNTY RECORDER Michael L. Gleed

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
Michael L. Gleed
Filed in: File of plats County Recorder

MAYOR APPROVAL

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

CITY ENGINEER APPROVAL

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

PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF PROVIDENCE PLANNING COMMISSION THIS 3 DAY OF October 2020, A.D.
CHAIRMAN, PLANNING COMMISSION

CITY ATTORNEY APPROVAL

APPROVED THIS 14th DAY OF October 2019 BY THE PROVIDENCE CITY ATTORNEY
PROVIDENCE CITY ATTORNEY

UTILITIES APPROVAL

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

CITY'S CULINARY WATER AND SANITARY SEWER REPRESENTATIVE — Brad Bagley 10.2.2020
ROCKY MNTN POWER REPRESENTATIVE
DOMINION ENERGY REPRESENTATIVE
COMCAST CABLE REPRESENTATIVE
CENTURY LINK REPRESENTATIVE

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 access): 20 feet min./35 feet max.
Front Yard (alley garage access): 10 feet min.
Rear Yard: 10 feet min.
Side Yard: 7.5 feet min.
Corner Lot: 15 feet min. on side adjacent to street

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

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

OWNER:
RIDGEVIEW PARK, LLC
1780 NORTH 1000 EAST, SUITE 101
NORTH LOGAN, UTAH 84341
(435)792-1480

NO.	REVISIONS / SUBMISSIONS	DATE	BY

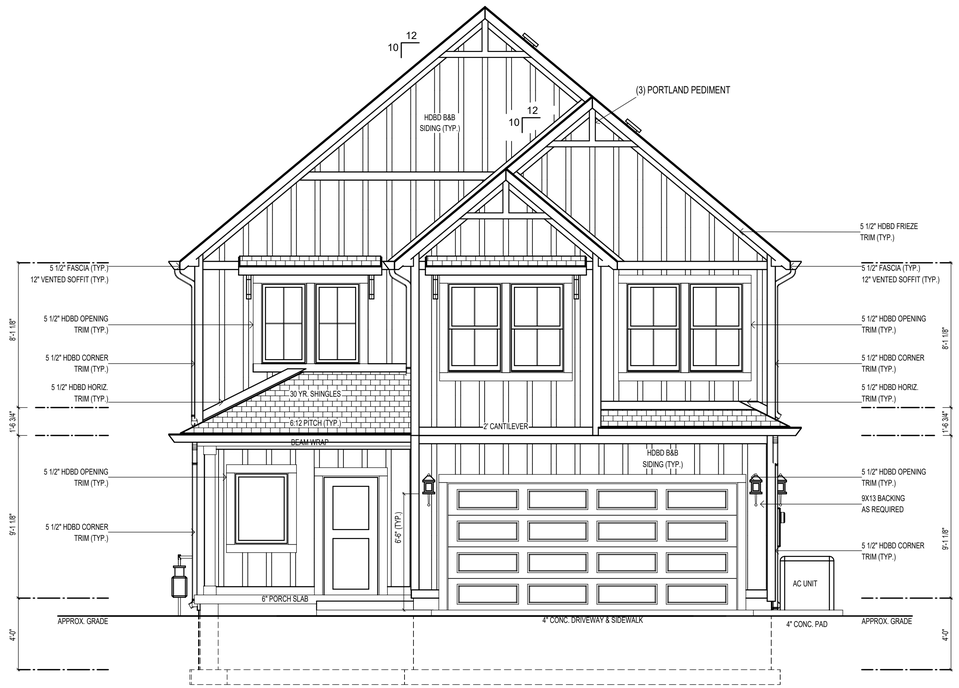
DRAWN:
REVIEWED:
PROJECT NO.:
CAD FILE:

PHASE(S) 2
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: SEP1,2020
DRAWING No.

1 of 2

Entry #1263204



FRONT ELEVATION



REAR ELEVATION

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

visionary HOMES

© STERLING BRANDS LLC

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

Plan current up to:
Addendum COA 1

Proj: Vinyard 58
Client: Yang Zhang Residence

MADISON

FRONT / REAR ELEVATIONS

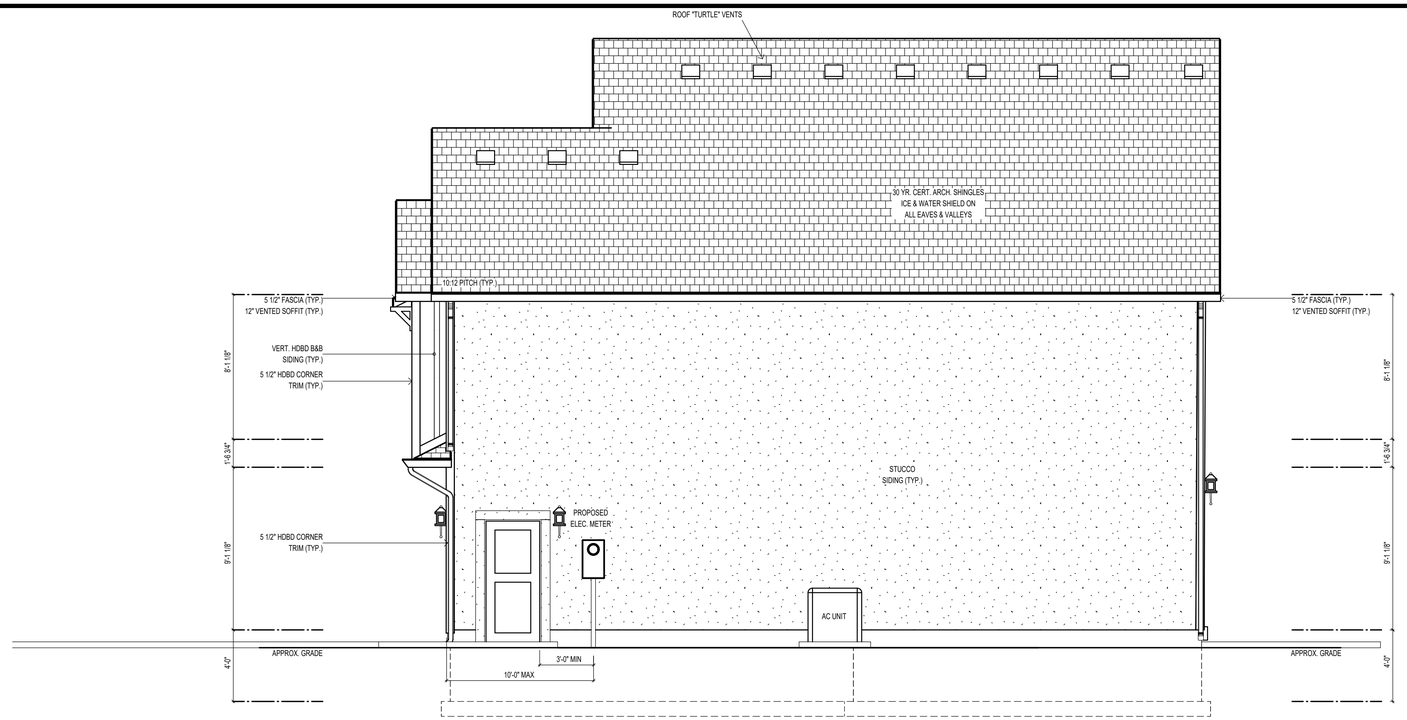
Date: 12/29/2020

Drawn By: K. Lippold
Checked by: Z. Niemann

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

SHEET:

02



RIGHT ELEVATION



LEFT ELEVATION

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

visionary HOMES

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Proj: Vinyard 58
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MADISON

RIGHT / LEFT ELEVATIONS

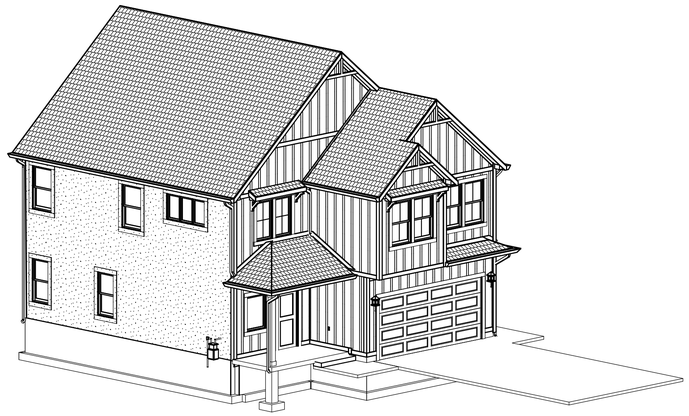
Date: 12/29/2020

Drawn By: K. Lippold
Checked by: Z. Niemann

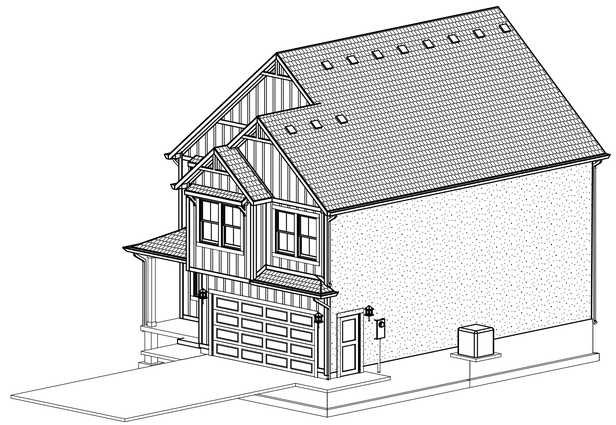
SCALE: 1/4" = 1'-0"

SHEET:

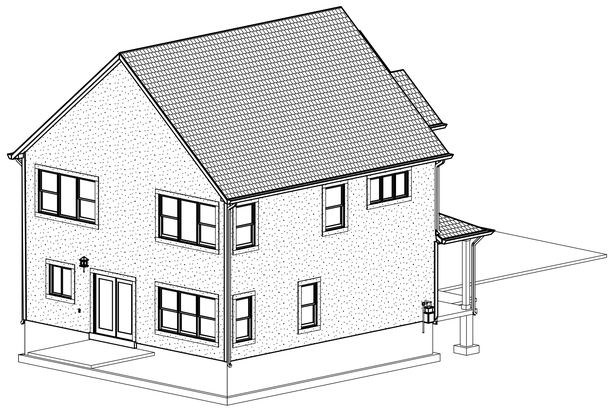
03



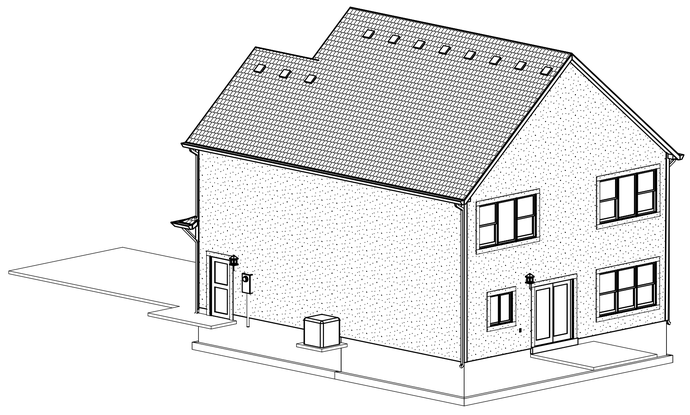
FRONT LEFT ELEVATION



FRONT RIGHT ELEVATION



REAR LEFT ELEVATION



REAR RIGHT ELEVATION

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

visionary HOMES

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Plan current up to:
Addendum COA 1

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Client: Yang Zhang Residence

MADISON

PERSPECTIVE VIEWS

Date: 12/29/2020

Drawn By: K. Lippold
Checked by: Z. Niemann

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

SHEET:

04

Providence City
164 North Gateway Drive
Providence, UT 84332

January 9, 2020

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

Skarlet,

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

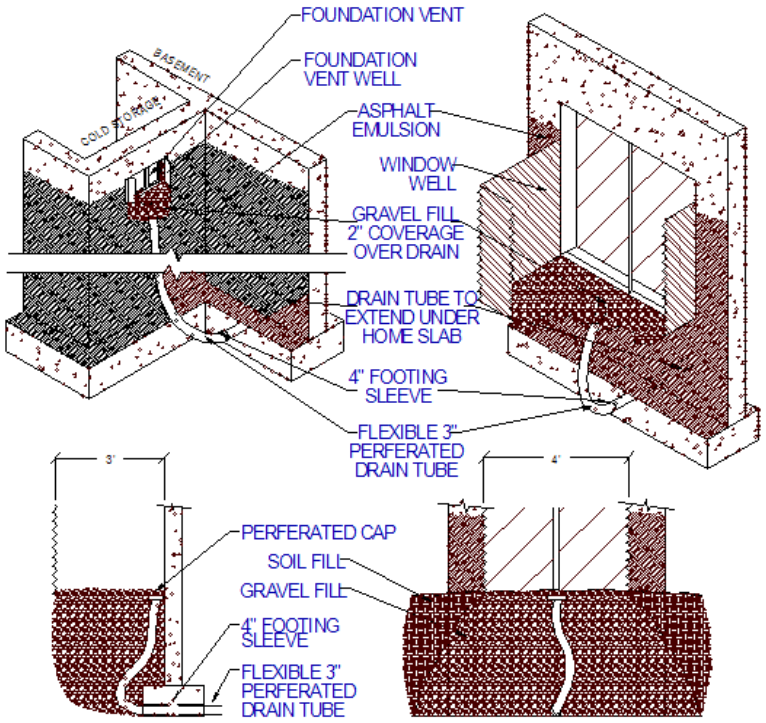
The geotechnical report provided by A Cache Corp. on June 12, 2019, addresses the high-water table, and indicates that a land drain would be an acceptable mitigation strategy that would allow the construction of homes with basements. Based on this recommendation, a land drain has been installed as a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

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

Thank you,

Dallas Nicoll, PE, PLS

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



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

9 WINDOW WELL DRAIN DETAIL

SCALE: N.T.S.

PROVIDENCE CITY
Land Use Authority – Record of Decision
Meeting Date: January 20, 2021

Request: Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a home at 555 N. 275 E., Providence UT.

Item Type: Conditional Use	**Applicant:** Visionary Homes	**Property Address:** 555 N. 275 E., Providence UT (Lot 59)
Parcel ID #: 02-301-0059	**General Plan**: LCR	**Zone**: LCR

Background Information:

Complete Application was received January 13, 2021; application contained:

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

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on January 15, 2021.

FINDINGS OF FACT:

1. UCA 10-9a-507. Conditional Uses allows 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), shall be dealt with as a request for a conditional use permit under the provisions of Section 10-3-5 of this Title. All applications shall comply with the following regulations before any permit shall be issued.
3. PCC 10-3-5 Conditional Use Permits allows the City to impose reasonable conditions: to mitigate the reasonably anticipated detrimental effects of the proposed use on the health, safety, or general welfare of persons residing, working, or conducting business in the vicinity; to mitigate injury to property in the vicinity; to mitigate any risk to safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes.

CONCLUSIONS OF LAW:

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

CONDITIONS:

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

DRAFT

3. This conditional use is for the residence only as shown on the site plan date stamped January 13, 2021.
4. Payment of fees listed on the Providence City Zoning Permit.
5. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

DRAFT

PROVIDENCE CITY
APPLICATION FOR A CONDITIONAL USE

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

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

Initial JW **Name** Jessica Williamson

Date 1/12/21

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 555 N 275 E Parcel Tax I.D. 02-301-0058
Zone_____ Height 34' Initial JW
Setbacks (front yard) 20' 4" (side yard) 8' 3" & 7' 9" (rear yard) 21' 7" Initial JW

Written Statement of Request (attach additional sheets if necessary)

- Briefly explain why you are seeking a conditional use and what the intended use of the property will be if the conditional use is granted.

We are seeking a conditional use permit to begin construction on a single family dwelling.

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

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

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

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

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

Jessica Williamson — Jessica Williamson/VHD LLC — 1/12/21

Signature of Applicant | Printed Name | Date

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

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

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

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

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

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

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

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

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

VISIONARY HOMES

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

VINYARD 59

Vinyard Subdivision
Phase 2, Lot 59 , 5024 SF
Parcel:02-301-0059

555 North 275 East
Providence Utah 84332

SCALE

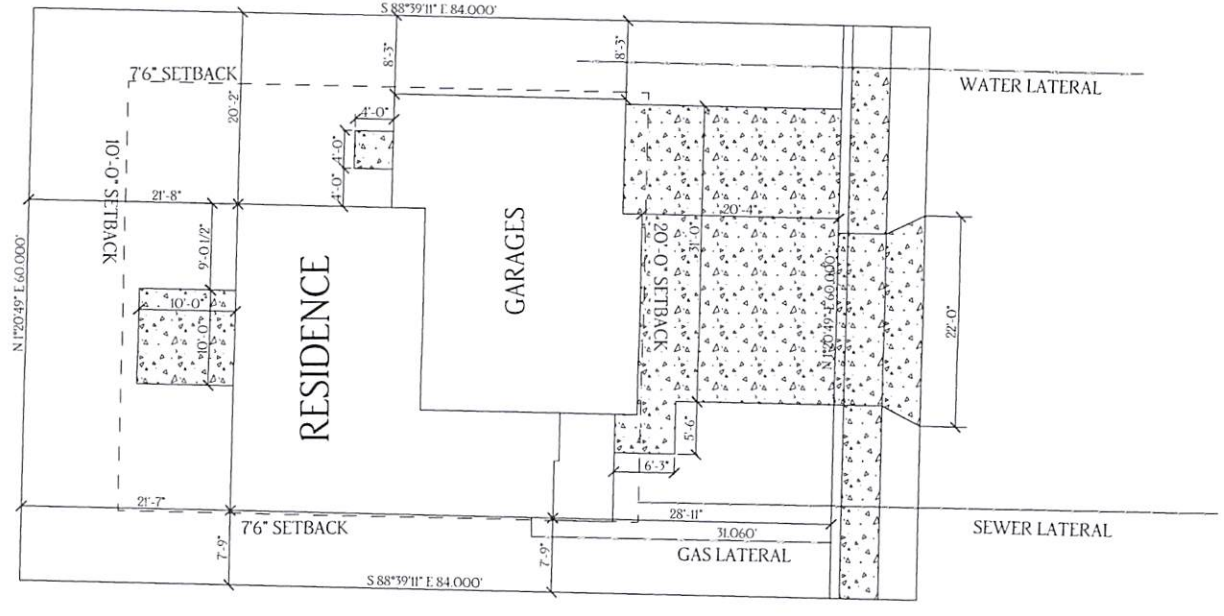
36" X 24" Sheet : 1"=10'
17" X 11" Sheet : 1"=20'
11" X 8-1/2" Sheet : 1"=30'

GAS APPLIANCES TO BE INSTALLED:

1. 50 Gal Water Heater - 40,000 BTU
2. 95% Eff Furnace - 90,000 BTU
3. Gas Fireplace - 20,000 BTU

TOTAL BTU LOAD - 150,000 BTU

4oz. Pressure Required



RECEIVED
JAN 13 2021
By

2020-3417

VINEYARD PHASE 2

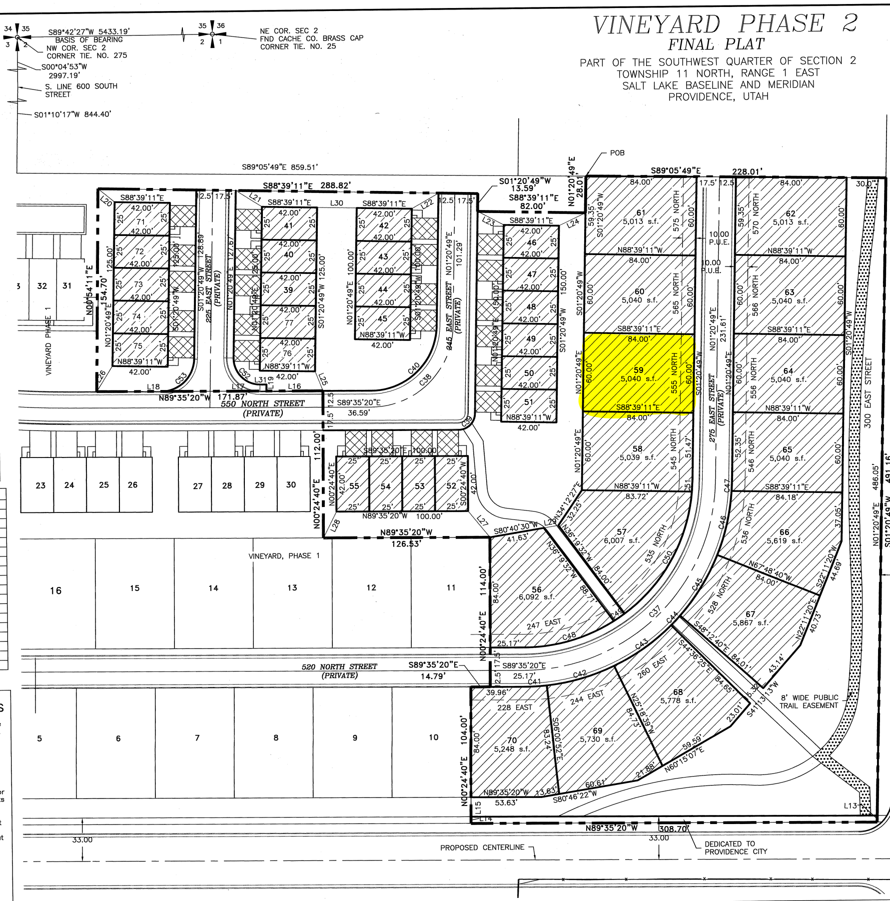
FINAL PLAT

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

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

LEGEND

- PRIVATE
- PRIVATE COMMON AREA (EXCEPT SPRING CREEK PARKWAY WHICH IS DEDICATED AS A PUBLIC RIGHT OF WAY) (SEE NOTE 7)
- LIMITED COMMON AREA RESERVED FOR UNIT(S) (SEE NOTE 6)
- 8' WIDE PUBLIC TRAIL EASEMENT. EASEMENT TO FOLLOW ACTUAL TRAIL LOCATION



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 1-800-366-6532.
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

MAYOR APPROVAL

APPROVED THIS 7th DAY OF OCTOBER,
2019 BY THE PROVIDENCE CITY MAYOR

PROVIDENCE CITY MAYOR

CITY ENGINEER APPROVAL

APPROVED THIS 6th DAY OF October,
~~2019~~ 2020 BY THE PROVIDENCE CITY ENGINEER

PROVIDENCE CITY ENGINEER

COUNTY RECORDER'S NO.

State of Utah, County of Cache, recorded and filed at the request of VHD LLC
Date 16 OCT 2020 Time 10:55 Am Fee 128.00
Entry 1263204
Index 2020-3417
Filed in: File of plats
County Recorder

PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF PROVIDENCE PLANNING COMMISSION COMMISSION THIS 8 DAY OF October, 20~~19~~ 20, A.D.

CITY ATTORNEY APPROVAL

APPROVED THIS 14TH DAY OF OCTOBER
2019 BY THE PROVIDENCE CITY ATTORNEY

PROVIDENCE CITY ATTORNEY

UTILITIES APPROVAL

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

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 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 oreas 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 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
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
allianceeng@yahoo.com

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

No. | REVISIONS/ SUBMISSIONS | DATE

DRAWN: | PROJECT NO.: | REVIEWED: | CAD FILE:

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

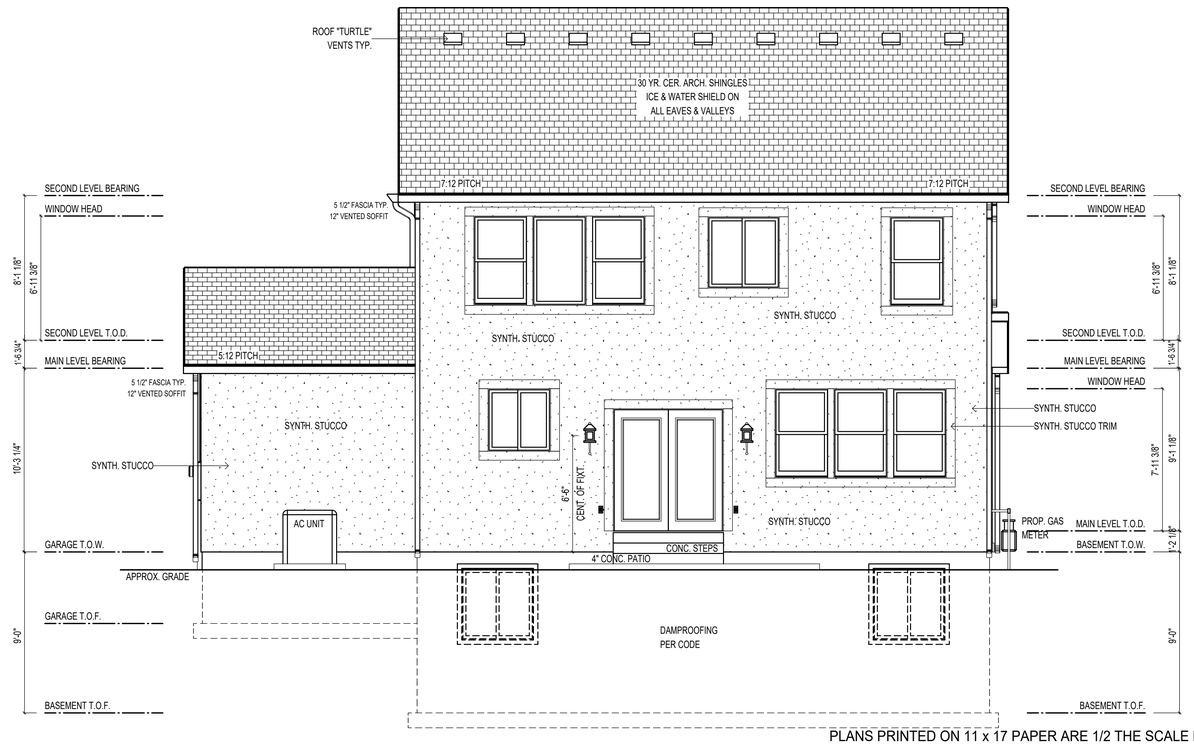
DRAWING TITLE
FINAL PLAT

DATE : SEPT,2020
DRAWING No.
1 of 2

Entry #1263204



FRONT ELEVATION



REAR ELEVATION

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

visionary HOMES

© STERLING BRANDS LLC

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

Plan current up to:
Addendum

Proj: Vineyard 59
Client: Tanner Hunt & Ashleigh Loos

SADDLEWOOD

FRONT/REAR
ELEVATION

Date: 01/05/2021

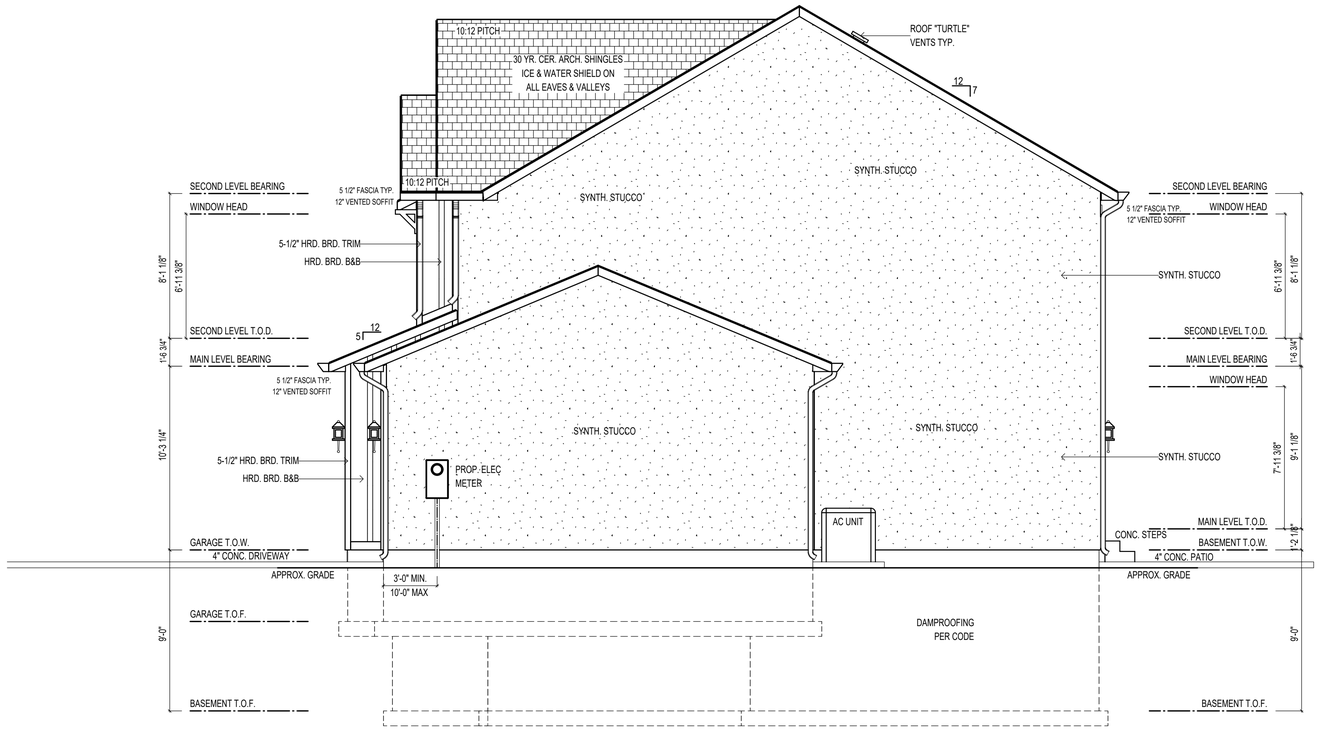
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Checked by: SALES

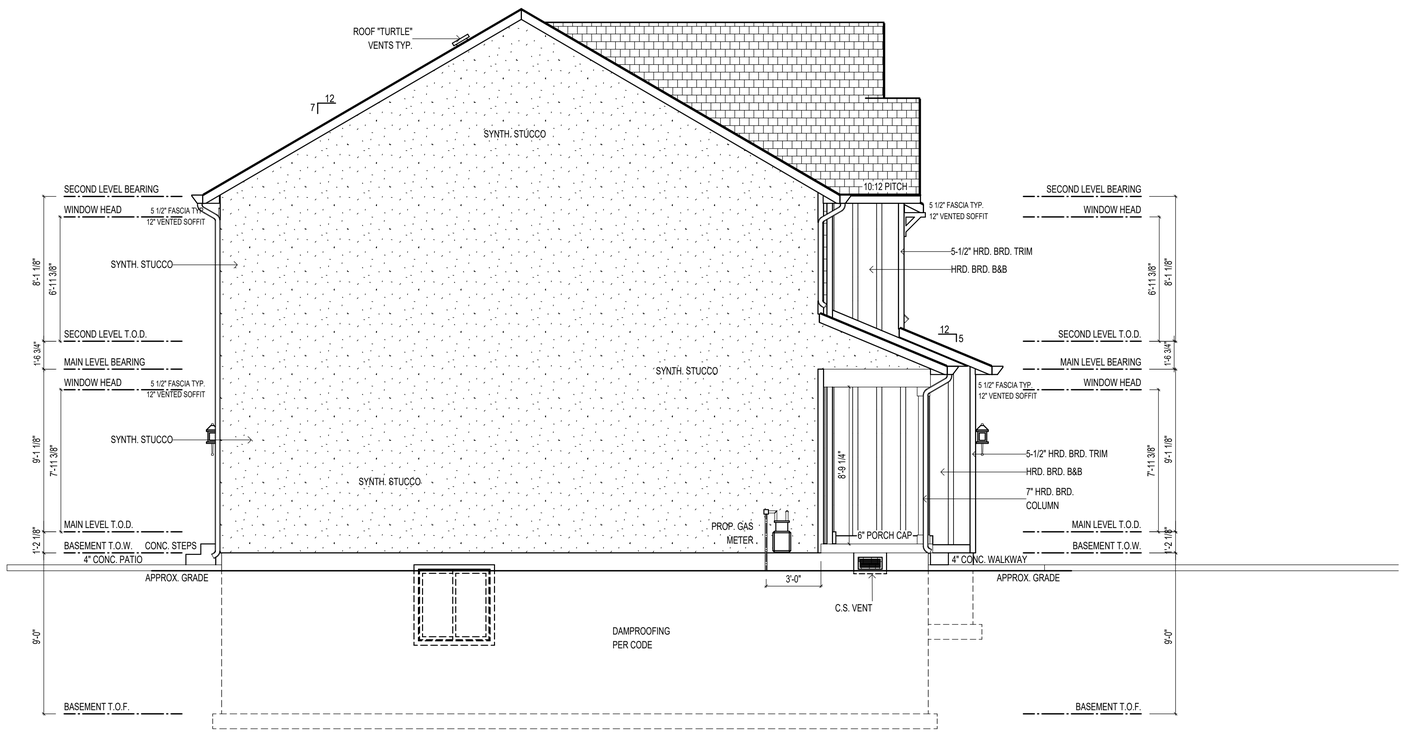
SCALE: 1/4" = 1'-0"

SHEET:

02

RIGHT ELEVATION





LEFT ELEVATION

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

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Plan current up to:
Addendum

Proj: Vineyard 59
Client: Tanner Hunt & Ashleigh Loos

SADDLEWOOD

RIGHT/LEFT ELEVATIONS

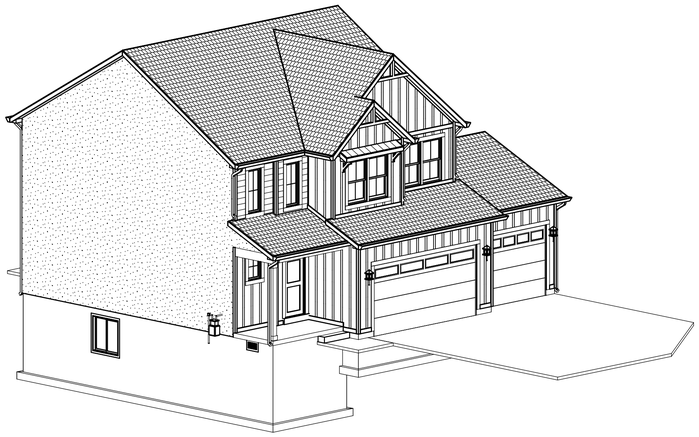
Date: 01/05/2021

Drawn By: CBM
Checked by: SALES

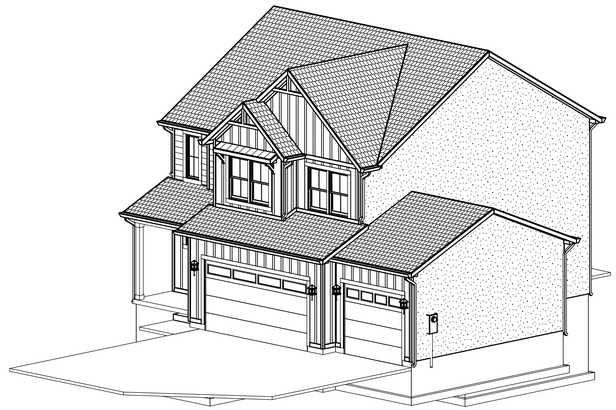
SCALE: 1/4" = 1'-0"

SHEET:

03



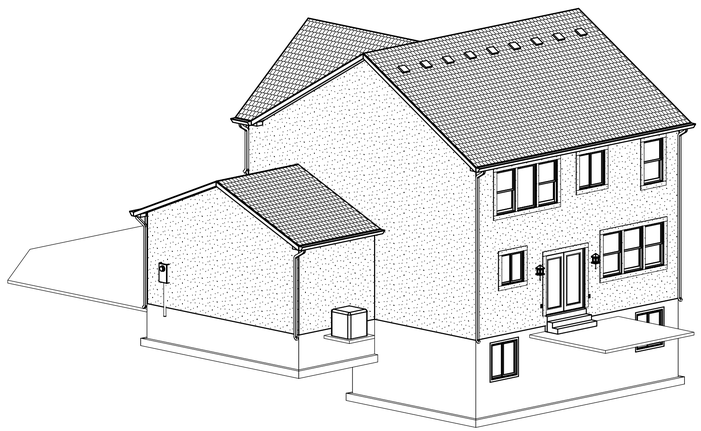
FRONT LEFT ELEVATION



FRONT RIGHT ELEVATION



REAR LEFT ELEVATION



REAR RIGHT ELEVATION

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

visionary HOMES

© STERLING BRANDS LLC

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

Plan current up to:
Addendum

Proj: Vineyard 59
Client: Tanner Hunt & Ashleigh Loos

SADDLEWOOD

PERSPECTIVE VIEWS

Date: 01/05/2021

Drawn By: CBM
Checked by: SALES

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

SHEET:
04

Providence City
164 North Gateway Drive
Providence, UT 84332

January 9, 2020

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

Skarlet,

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

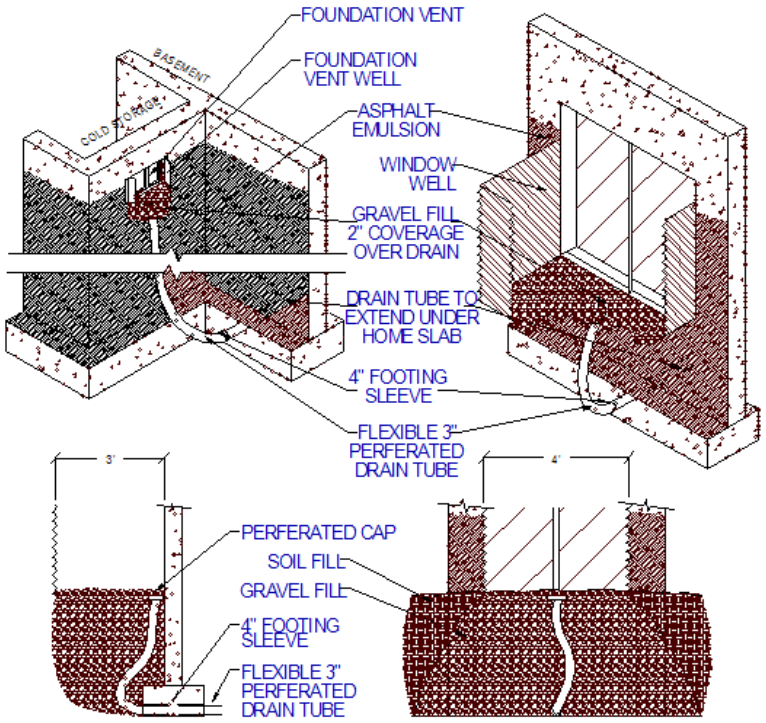
The geotechnical report provided by A Cache Corp. on June 12, 2019, addresses the high-water table, and indicates that a land drain would be an acceptable mitigation strategy that would allow the construction of homes with basements. Based on this recommendation, a land drain has been installed as a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

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

Thank you,

Dallas Nicoll, PE, PLS

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



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

9 WINDOW WELL DRAIN DETAIL

SCALE: N.T.S.

PROVIDENCE CITY
Land Use Authority – Record of Decision
Meeting Date: January 20, 2021

Request: Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a home at 565 N. 275 E., Providence UT.

Item Type: Conditional Use	**Applicant:** Visionary Homes	**Property Address:** 565 N. 275 E., Providence UT (Lot 60)
Parcel ID #: 02-301-0060	**General Plan**: LCR	**Zone**: LCR

Background Information:

Complete Application was received January 13, 2021; application contained:

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

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on January 15, 2021.

FINDINGS OF FACT:

1. UCA 10-9a-507. Conditional Uses allows 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), shall be dealt with as a request for a conditional use permit under the provisions of Section 10-3-5 of this Title. All applications shall comply with the following regulations before any permit shall be issued.
3. PCC 10-3-5 Conditional Use Permits allows the City to impose reasonable conditions: to mitigate the reasonably anticipated detrimental effects of the proposed use on the health, safety, or general welfare of persons residing, working, or conducting business in the vicinity; to mitigate injury to property in the vicinity; to mitigate any risk to safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes.

CONCLUSIONS OF LAW:

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

CONDITIONS:

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

DRAFT

3. This conditional use is for the residence only as shown on the site plan date stamped January 13, 2021.
4. Payment of fees listed on the Providence City Zoning Permit.
5. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

DRAFT

PROVIDENCE CITY
APPLICATION FOR A CONDITIONAL USE

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

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

Initial JW **Name** Jessica Williamson

Date 1/12/21

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 565 N 275 E Parcel Tax I.D. 02-301-0060
Zone _____ Height 27' 10" Initial JW
Setbacks (front yard) 21' (side yard) 14' & 14' (rear yard) 21' Initial JW

Written Statement of Request (attach additional sheets if necessary)

- Briefly explain why you are seeking a conditional use and what the intended use of the property will be if the conditional use is granted.

We are seeking a conditional use permit to begin construction on a single family dwelling.

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

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

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

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

Jessica Williamson — Jessica Williamson/VHD LLC — 1/12/21

Signature of Applicant | Printed Name | Date

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

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

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

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

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

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

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

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

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

VISIONARY HOMES

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

VIN60 PAUL
SITE PLAN

VINEYARD
Phase 2, Lot 60, 5,040 SF
Parcel #02-301-0060

565 NORTH 275 EAST
PROVIDENCE, UTAH 84332

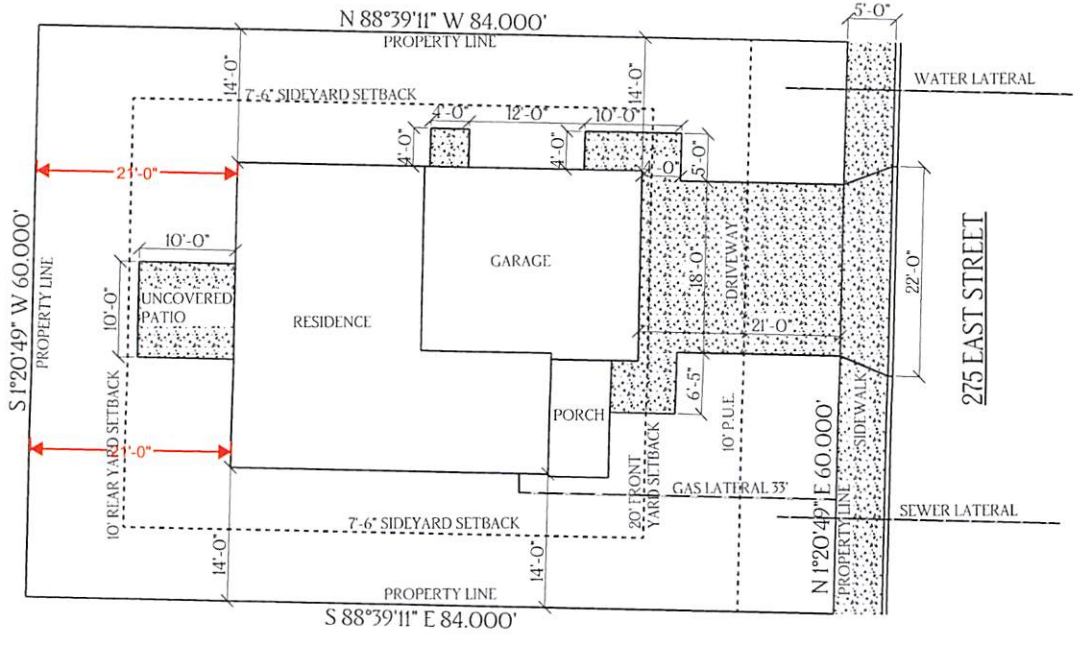
SCALE

36" X 24" Sheet : 1"=10'
17" X 11" Sheet : 1"=20'

GAS APPLIANCES TO BE INSTALLED:

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

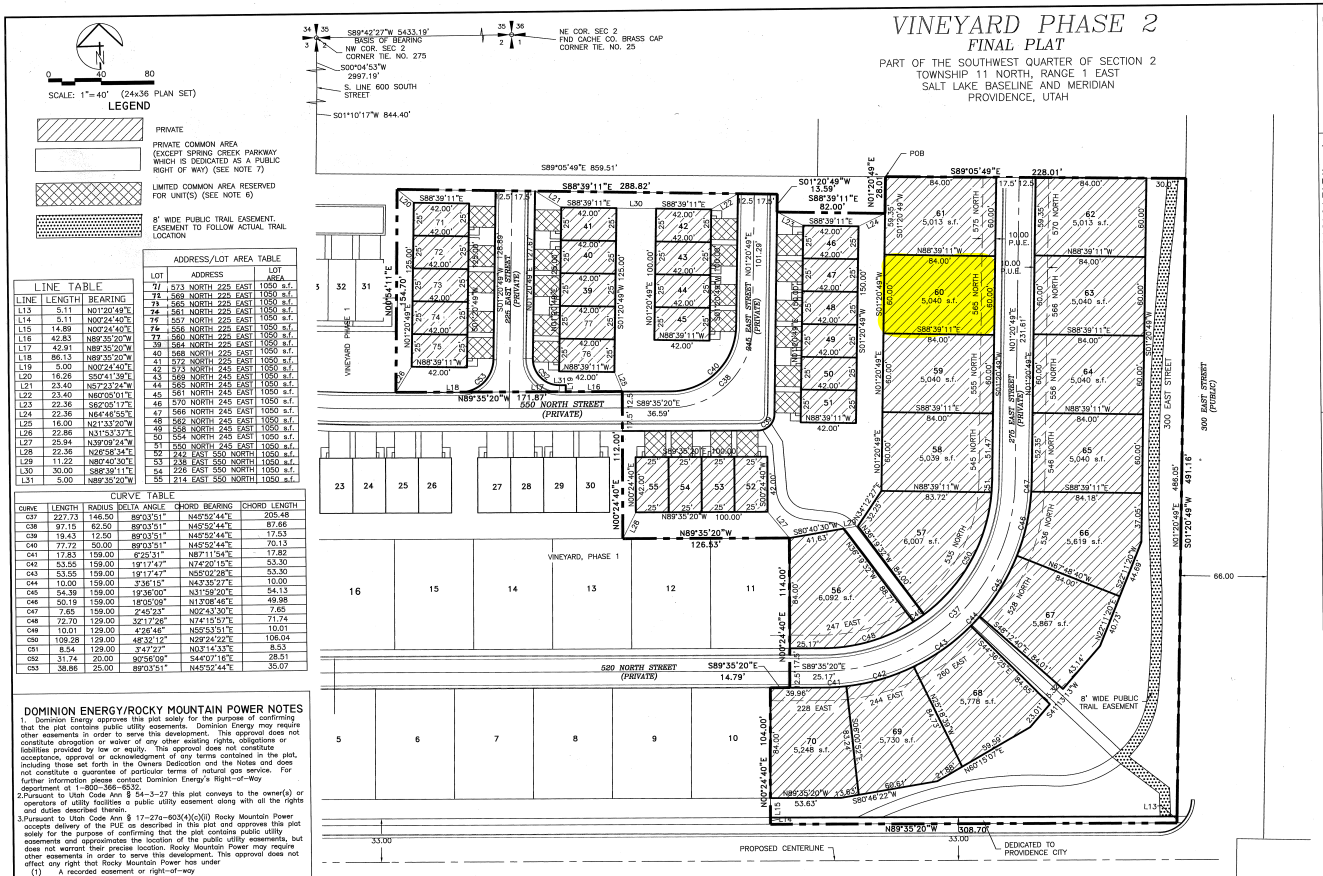
TOTAL BTU LOAD - 135,000 BTU
4 OZ PRESSURE REQUIRED



RECEIVED
JAN 18 2021
By

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



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

LEGEND

- PRIVATE
- PRIVATE COMMON AREA (EXCEPT SPRING CREEK PARKWAY WHICH IS DEDICATED AS A PUBLIC RIGHT OF WAY) (SEE NOTE 7)
- LIMITED COMMON AREA RESERVED FOR UNIT(S) (SEE NOTE 6)
- 8' WIDE PUBLIC TRAIL EASEMENT. EASEMENT TO FOLLOW ACTUAL TRAIL LOCATION

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	N80°05'01"E
L23	22.36	S62°05'17"E
L24	22.36	N64°48'55"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°58'20"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 2019 BY THE PROVIDENCE CITY MAYOR
PROVIDENCE CITY MAYOR

PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF PROVIDENCE PLANNING COMMISSION THIS 3 DAY OF OCTOBER 2019, A.D.
PROVIDENCE CITY PLANNING COMMISSION CHAIRMAN

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 2019 BY THE PROVIDENCE CITY ATTORNEY
PROVIDENCE CITY ATTORNEY

UTILITIES APPROVAL

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

Ted Beasley 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 access): 20 feet min./35 feet max.
Front Yard (alley garage access): 10 feet min.
Rear Yard: 10 feet min.
Side Yard: 7.5 feet min.
Corner Lot: 15 feet min. on side adjacent to street

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

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 19-1-20 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 645% 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 regards 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 appurtenent.
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 plot 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 Lucherin, 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 bylaws.

Notary Public Signature Kaye Lucherin
Notary Public Full Name Kaye Lucherin
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, UT 84321
(435)755-5121
allianceloganm@yahoo.com

OWNER:
RIDGEVIEW PARK, LLC
1780 NORTH RESEARCH PARK, SUITE 101
NORTH LOGAN, UTAH 84341
(435)792-1480

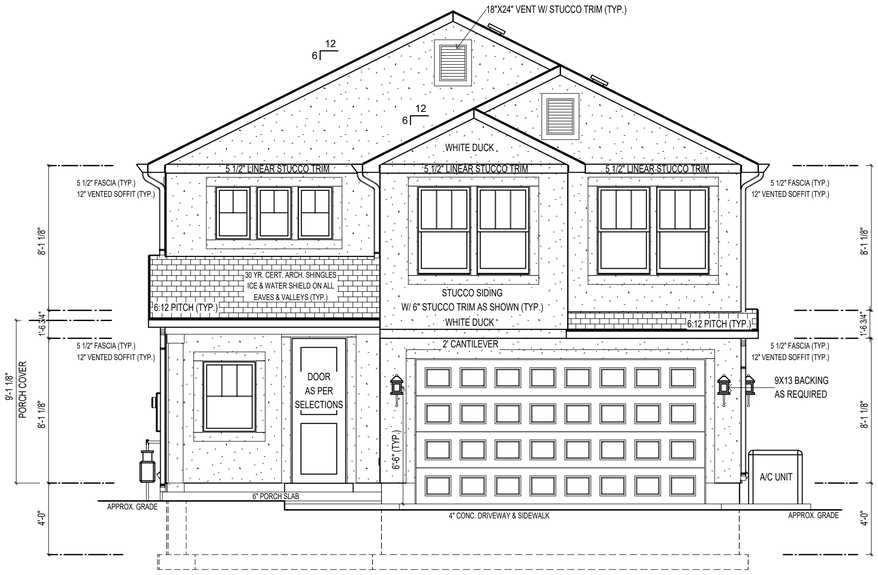
NO.	REVISIONS / SUBMISSIONS	DATE	DRAWN:	REVIEWED:	CAD FILE:	PROJECT NO.

PHASE(S) NAME: 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

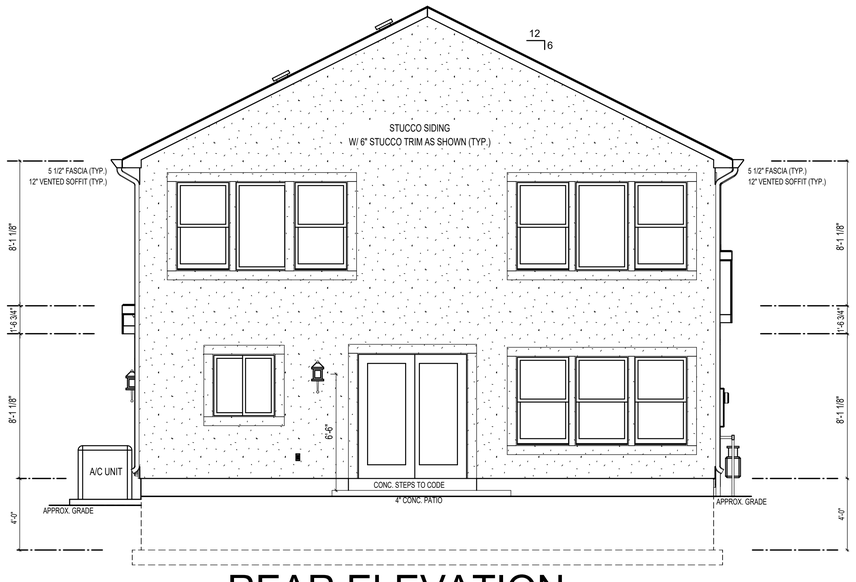
DATE: SEP1,2020
DRAWING No.

1 of 2

Entry #1263204



FRONT ELEVATION



REAR ELEVATION

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

visionary HOMES

© STERLING BRANDS LLC

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

Plan current up to:
Addendum 1

Proj: Vineyard 60
Client: Paul

MADISON

FRONT & REAR ELEVATIONS

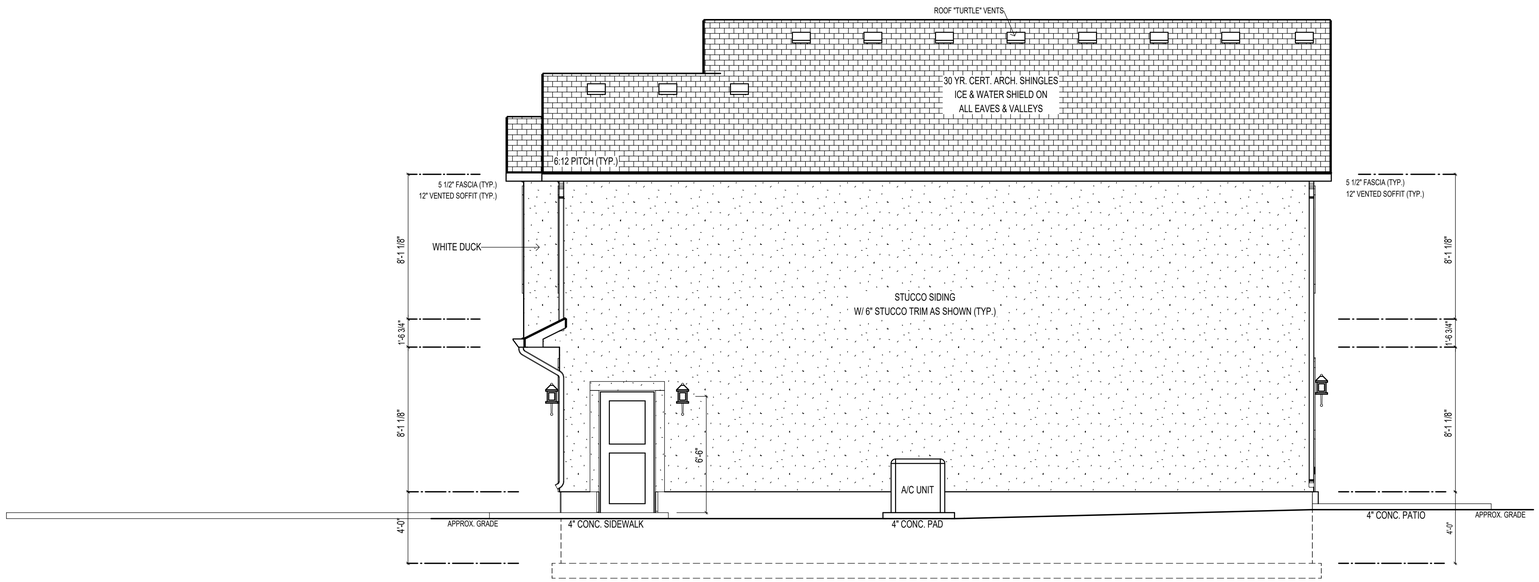
Date: 12/23/2020

Drawn By:Aaron C
Checked by: Brooke H

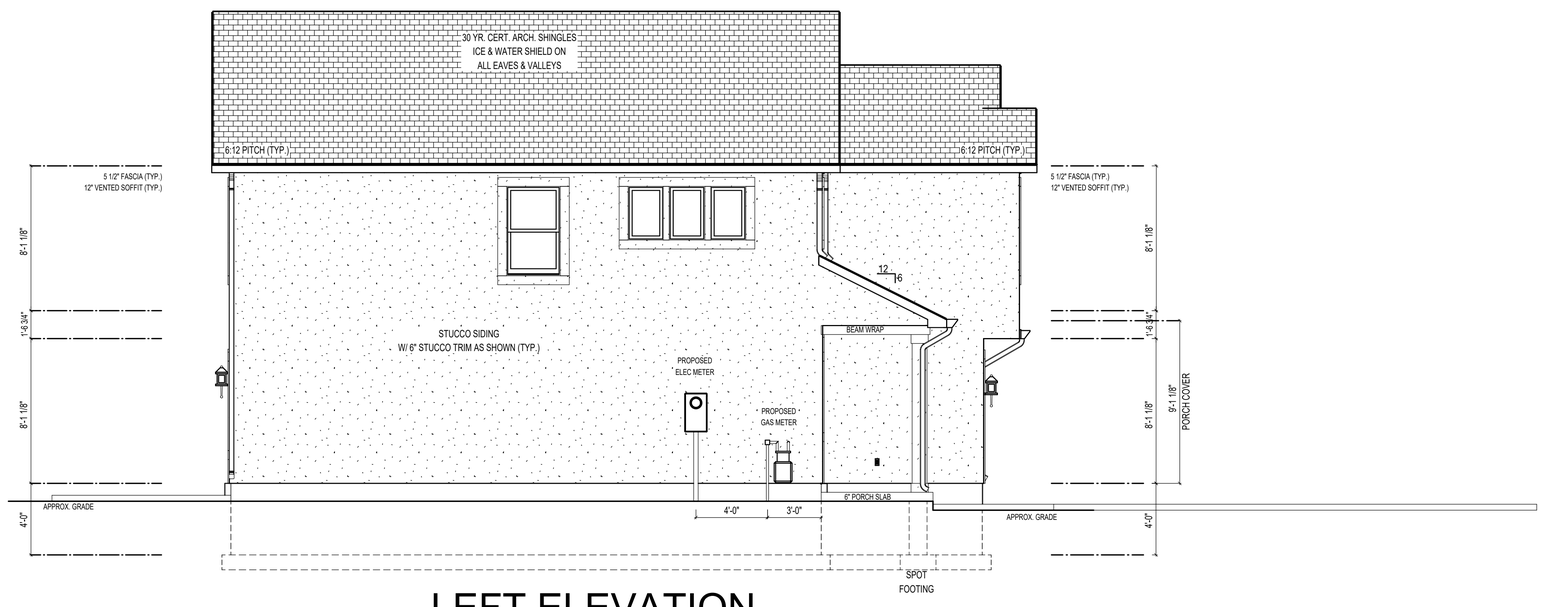
SCALE: 1/4" = 1'-0"

SHEET:

2



RIGHT ELEVATION



LEFT ELEVATION

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

visionary HOMES

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Plan current up to:
Addendum 1

Proj: Vineyard 60
Client: Paul

MADISON

RIGHT & LEFT ELEVATIONS

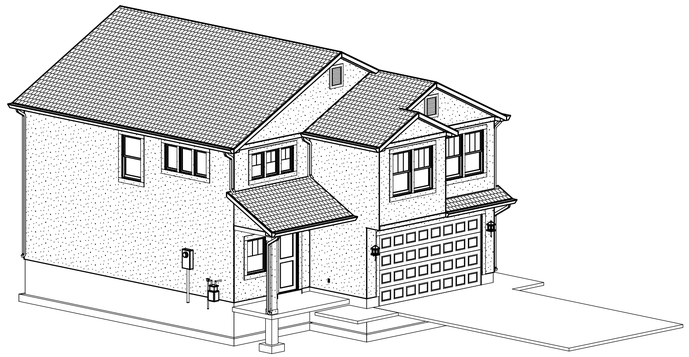
Date: 12/23/2020

Drawn By:Aaron C
Checked by: Brooke H

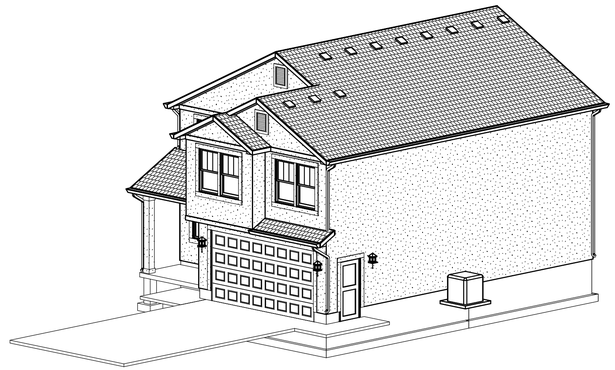
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SHEET:

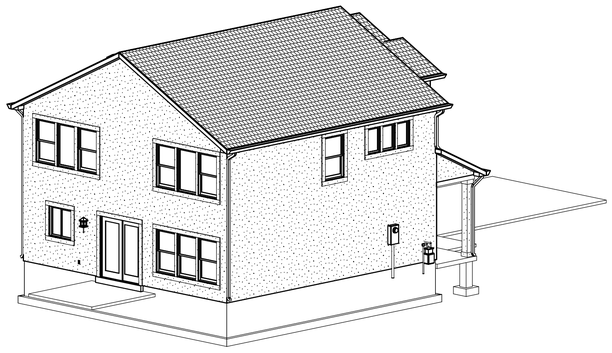
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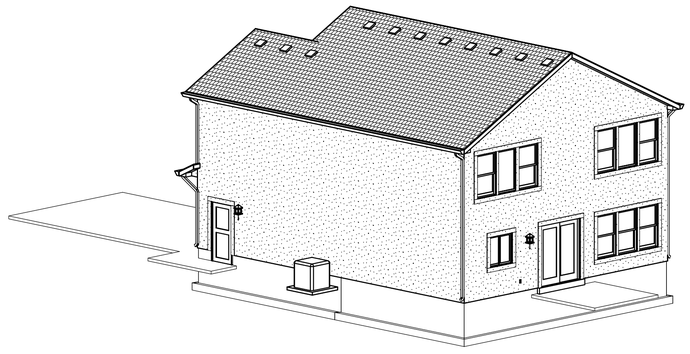
FRONT LEFT ELEVATION



FRONT RIGHT ELEVATION



REAR LEFT ELEVATION



REAR RIGHT ELEVATION

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

visionary HOMES

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Plan current up to:
Addendum 1

Proj: Vineyard 60
Client: Paul

MADISON

PERSPECTIVE VIEWS

Date: 12/23/2020

Drawn By:Aaron C
Checked by: Brooke H

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

SHEET:

4

Providence City
164 North Gateway Drive
Providence, UT 84332

January 9, 2020

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

Skarlet,

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

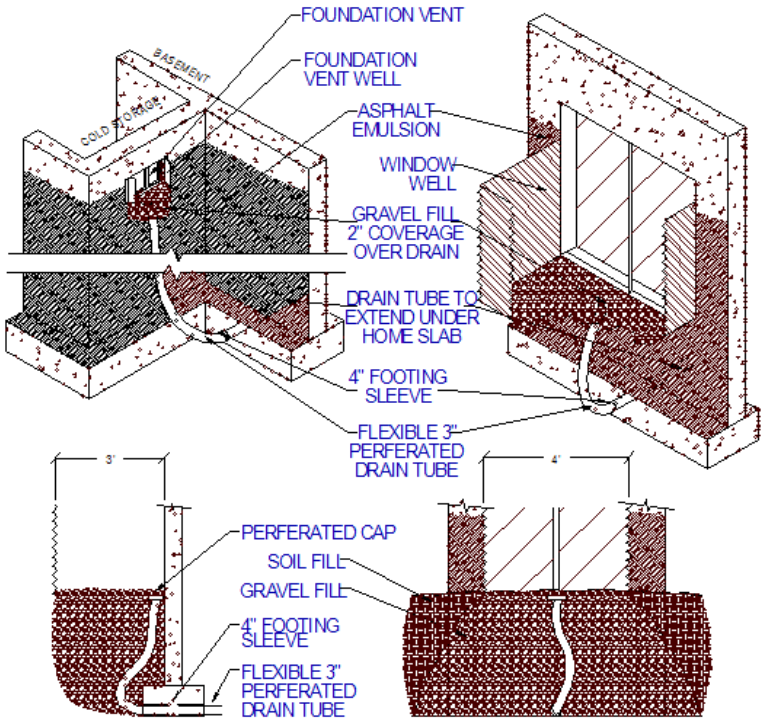
The geotechnical report provided by A Cache Corp. on June 12, 2019, addresses the high-water table, and indicates that a land drain would be an acceptable mitigation strategy that would allow the construction of homes with basements. Based on this recommendation, a land drain has been installed as a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

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

Thank you,

Dallas Nicoll, PE, PLS

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



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

9 WINDOW WELL DRAIN DETAIL

SCALE: N.T.S.

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: January 20, 2021

Request: Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a townhome building (6-plex) at 550-570 N 245 W, Providence UT.

Item Type: Conditional Use	**Applicant:** Visionary Homes	**Property Address:** 550-570 N 245 W., Providence UT (Bldg. 9)
Parcel ID #: 02-301-0046 to 51	**General Plan**: LCR	**Zone**: LCR

Background Information:

Complete Application was received Jan 14, 2021; application contained:

1. Providence City Conditional Use application and Residential Site Plan application
2. Payment of $100 fee, Jan. 14, 2020

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on Jan. 15, 2020.

FINDINGS OF FACT:

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

CONCLUSIONS OF LAW:

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

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, and ordinances.
2. The applicant will mitigate Hazard Water Table by:
    a. See High Water Table Mitigating Strategies.

DRAFT

3. This conditional use is for the townhomes only as shown on the site plan date stamped Jan. 14, 2020.
4. Payment of fees listed on the Providence City Zoning Permit.
5. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

DRAFT

PROVIDENCE CITY
APPLICATION FOR A CONDITIONAL USE

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

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

Initial JW **Name** Jessica Williamson

Date 1/14/21

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 550-570 N 245 W, Bldg. 9, Units 46-51 Parcel Tax I.D. 02-301-0046 to 51
Zone_____ Height 30' Initial JW
Setbacks (front yard) _____ (side yard) _____ (rear yard) _____ Initial JW

Written Statement of Request (attach additional sheets if necessary)

- Briefly explain why you are seeking a conditional use and what the intended use of the property will be if the conditional use is granted.

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

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 — 1/14/21

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.

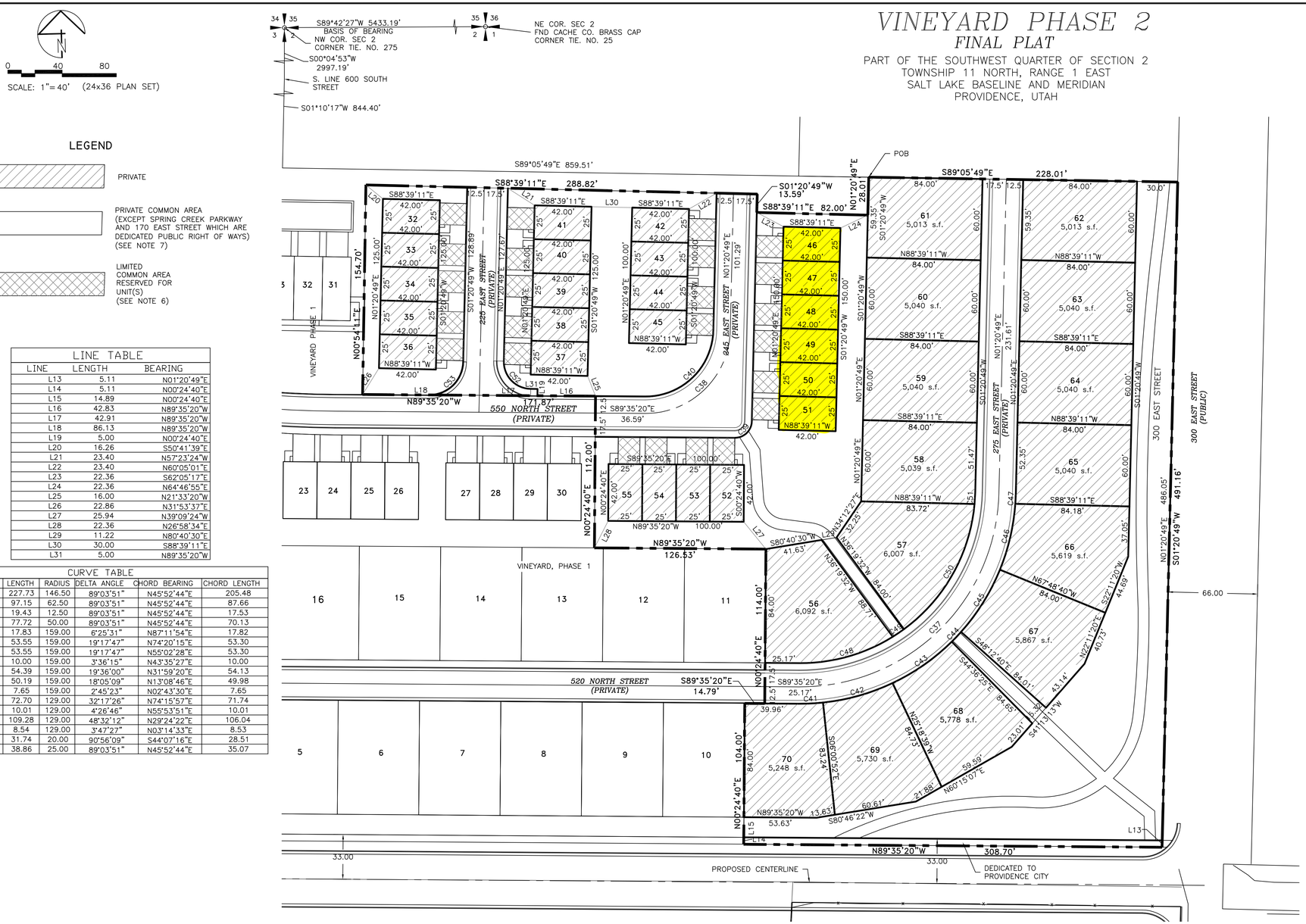
[5] Lot consolidations are only required to have City approval when they are in a platted/recorded subdivision.

[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

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

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

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

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: 6.66 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

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

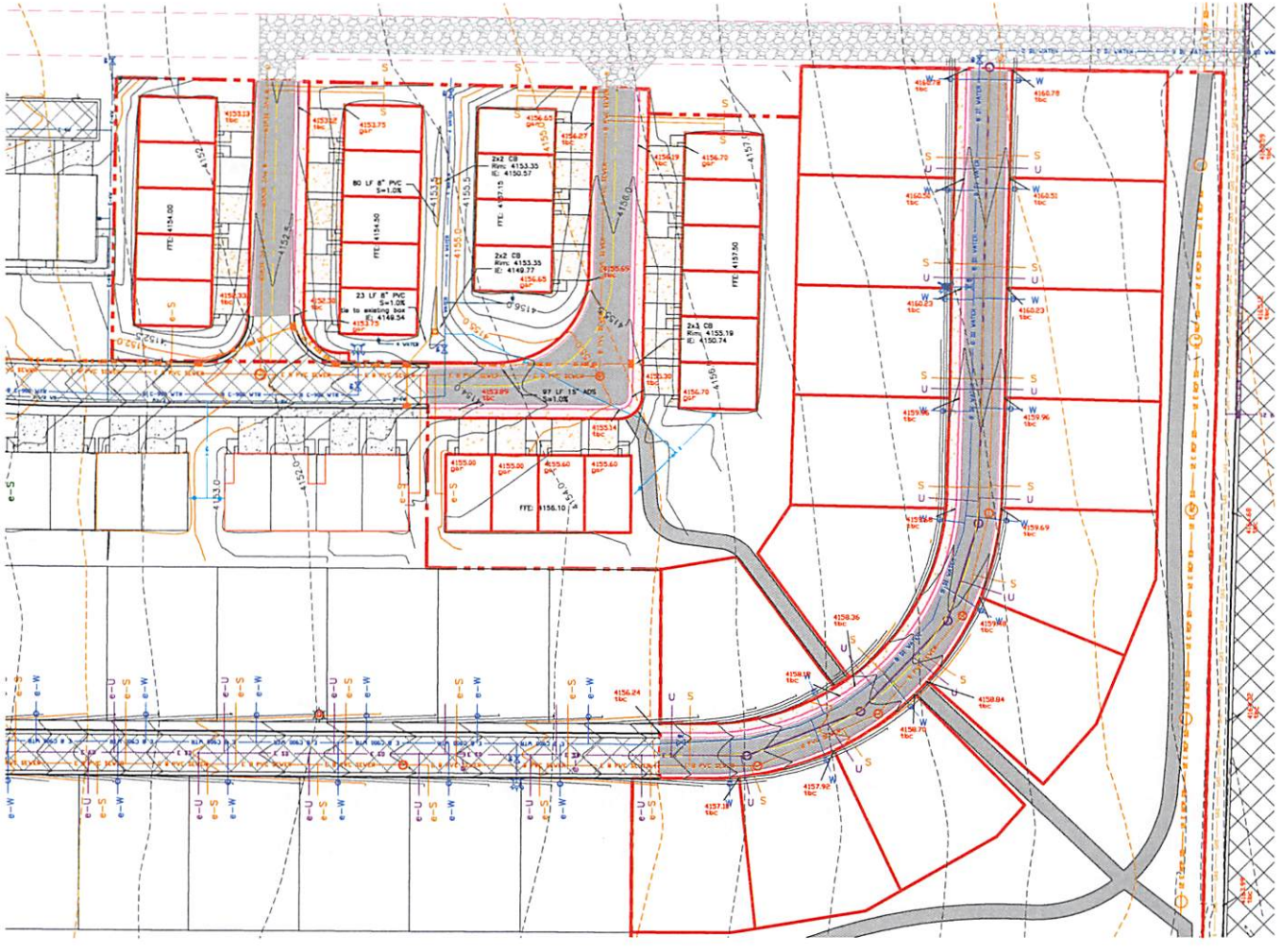
REVIEWED :
CAD FILE :
DRAWN :
PROJECT NO. :

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.
1

VINEYARD PHASE 2
GRADING/DRAINAGE PLAN



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
JOHN MACKELPRANG
8-5-2020
STATE OF UTAH

ALLIANCE CONSULTING ENGINEERS
150 EAST 260 NORTH SUITE 'F'
LOGAN, UTAH 84321
(435)755-5121
allianceengin@yahoo.com

OWNER:
RIDGEVIEW PARK, LLC
52 EAST 2000 NORTH, SUITE 101
NORTH LOGAN, UTAH 84341
(435)752-1480

NO.	REVISIONS/ SUBMISSIONS	DATE

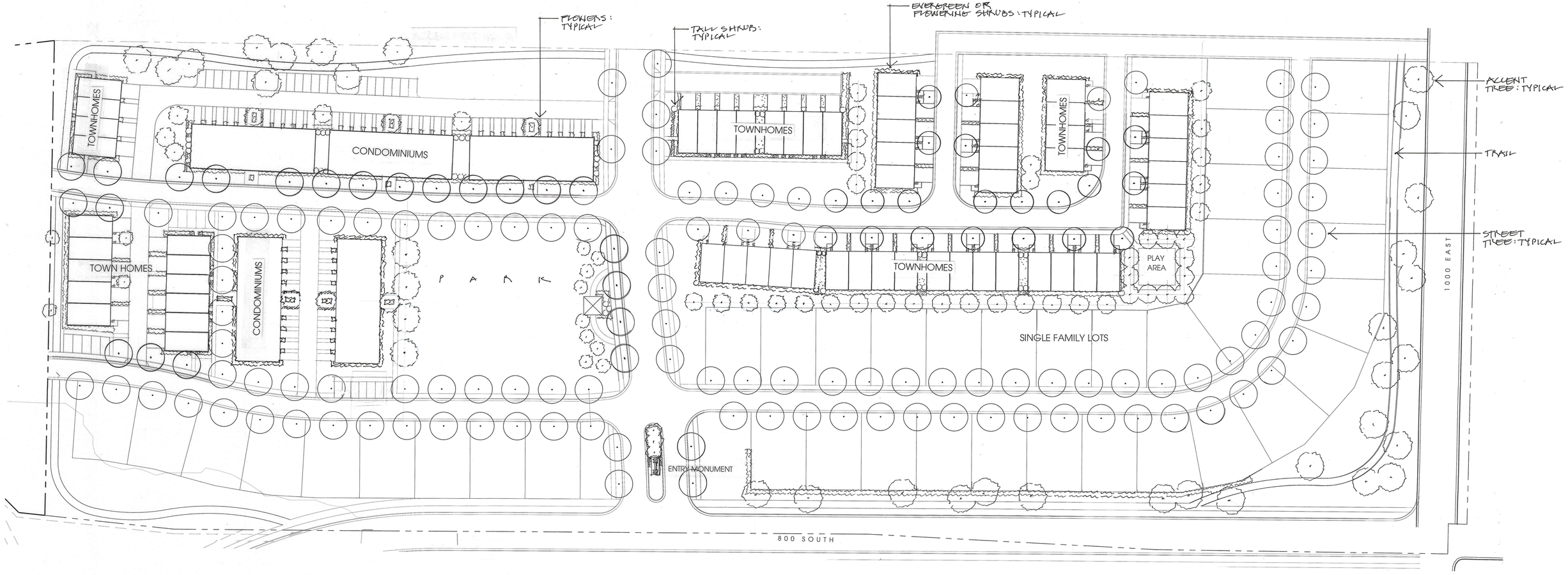
DESIGNED: DRAWN:
DETAILED: PROJECT NO.:

PROJECT TITLE: VINEYARD PHASE 2
OF THE SOUTHWEST QUARTER OF SECTION 2
AND THE 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

High Water Table Mitigating Strategies:

Land drain

Townhomes will be slab on grade, no basements.



FRONT ELEVATION



REAR ELEVATION

ARCH E SIZE SHEET (36"X48")

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: VIN0T9

Client:
6-PLEX

BUILDING 9

FRONT & REAR ELEVATIONS

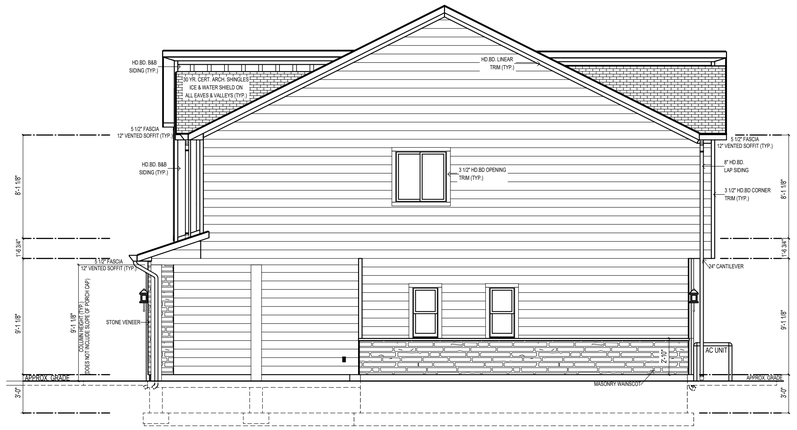
Date: 10/22/2020

Drawn By:
Carly Muir

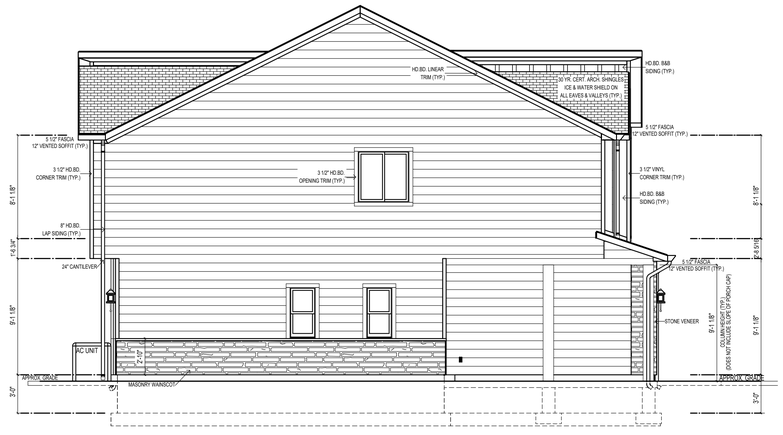
Checked by:

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

SHEET:
02



RIGHT ELEVATION



LEFT ELEVATION

ARCH E SIZE SHEET (36"X48")

visionary HOMES

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50 East 2500 North, #101
North Logan, UT, 84341
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buildwithvisionary.com

Plan current up to:
Addendum

Proj: VIN0T9

Client:
6-PLEX

BUILDING 9

LEFT & RIGHT ELEVATIONS

Date: 10/22/2020

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 E SIZE SHEET (36"X48")

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: VIN0T9

Client:
6-PLEX

BUILDING 9

PERSPECTIVE VIEWS

Date: 10/22/2020

Drawn By:
Carly Muir

Checked by:

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

SHEET:
04

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: January 20, 2021

Request: Applicant is requesting approval of a conditional use and Multi-family Design application for a condominium building located at 537 N 130 E, Providence UT.

Item Type: Conditional Use	**Applicant:** Visionary Homes	**Property Address:** 537 N 130 E Providence UT (Bldg. D)
Parcel ID #: 02-301-COMM	**General Plan**: LCR	**Zone**: LCR

Background Information:

Complete Application was received Jan. 14, 2020; application contained:

1. Providence City Conditional Use application and Multi-Family Design Application
2. Payment of $100 fee, Jan. 14, 2020

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on Jan. 15, 2021

FINDINGS OF FACT:

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

CONCLUSIONS OF LAW:

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

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, ordinances.
2. The applicant will mitigate Hazard Water Table by:
    a. See High Water Table Mitigating Strategies.

DRAFT

3. This conditional use is for the condominium building only as shown on the site plan date stamped Jan. 14, 2021.
4. Payment of fees listed on the Providence City Zoning Permit.
5. Approval by the City of any application submitted or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

DRAFT

PROVIDENCE CITY
APPLICATION FOR A CONDITIONAL USE

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

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

Initial JW **Name** Jessica Williamson

Date 1/14/21

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 Condo Bldg. D, 537 N 130 E Parcel Tax I.D._____
Zone_____ Height 42' Initial JW
Setbacks (front yard) _____ (side yard) _____ (rear yard) _____ Initial JW

Written Statement of Request (attach additional sheets if necessary)

- Briefly explain why you are seeking a conditional use and what the intended use of the property will be if the conditional use is granted.

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

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 — 1/14/21

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.

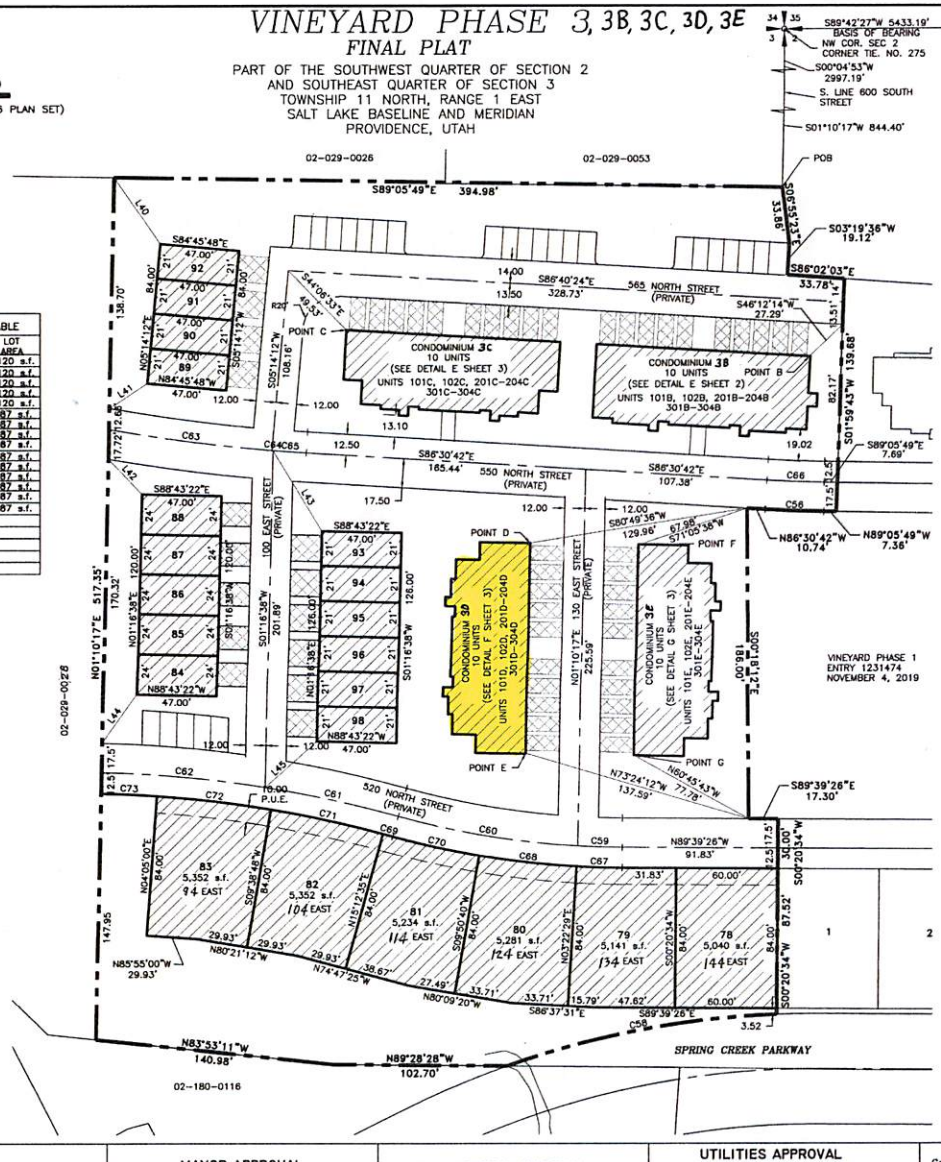
164 N. Gateway Dr * Providence UT 84332
435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

2020

VINEYARD PHASE 3, 3B, 3C, 3D, 3E
FINAL PLAT

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

80
24x36 PLAN SET)



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)
- EASEMENT AS NOTED

LOT AREA TABLE

	LOT	AREA
ST	1120	s.f.
ST	1120	s.f.
ST	1120	s.f.
ST	1120	s.f.
ST	987	s.f.
ST	987	s.f.
ST	987	s.f.
ST	987	s.f.
ST	987	s.f.
ST	987	s.f.
ST	987	s.f.
TH		
TH		
ST		
ST		

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C56	34.63	767.50	2°35'07"	S87°48'15"E	34.63
C58	162.93	533.00	17°30'51"	S79°03'13"W	162.29
C59	26.37	500.00	3°01'19"	S88°08'47"E	26.37
C60	107.60	500.00	12°19'47"	S80°28'14"E	107.39
C61	80.64	712.50	6°29'04"	N77°32'52"W	80.59
C62	97.23	712.50	7°49'08"	N84°41'58"W	97.15
C63	97.01	1000.00	5°33'30"	S82°33'26"E	96.97
C64	0.89	1000.00	0°03'03"	S85°21'42"E	0.89
C65	19.63	1000.00	1°07'28"	S85°56'57"E	19.63
C66	33.84	750.00	2°35'07"	S87°48'15"E	33.84
C67	27.12	512.50	3°01'55"	S88°08'29"E	27.12
C68	57.87	512.50	6°28'11"	S83°23'26"E	57.84
C69	5.92	700.00	0°29'05"	N74°32'52"W	5.92
C70	52.33	512.50	5°51'00"	S77°13'50"E	52.30
C71	67.97	700.00	5°33'48"	N77°34'19"W	67.94
C72	67.97	700.00	5°33'48"	N83°08'06"W	67.94
C73	32.84	700.00	2°41'17"	N87°15'39"W	32.84

LINE TABLE

LINE	LENGTH	BEARING
L40	48.19	S34°13'44"E
L41	26.96	N55°43'28"E
L42	28.91	S43°13'24"E
L43	56.36	S30°53'09"E
L44	35.78	N35°09'19"E
L45	41.16	S48°04'03"W

Dominion Energy Utah – Note will NO existing natural gas easements

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

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this 3 day of Dec 2020

By: Cristi Gridel

Title: Pre Construction

RECEIVED
JAN 14 2021
BY

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

Signed on this 2 day of Dec, 2020.

PROFESSIONAL LAND SURVEYOR 275617 BRIAN G. LYON 12-2-20 STATE OF UTAH

NOTES

1. The developer shall meet Providence City Code Title 8 Chapter 1, Section 21.
   Indoor use: 67 Residences x 0.45 ac-ft = 30.15 ac-ft
   Outdoor use: 2.20 acres x 64% x 4 = 5.63 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 regards 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. 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.
11. 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 and Southeast Quarter of Section 3, Township 11 North, Range 1 East of the Salt Lake Meridian described as follows:

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

thence S 06°55'23" E 33.86 feet; thence S 03°19'36" W 19.12 feet; thence S 86°02'03" E 33.78 feet to the boundary of Vineyard, Phase 1; thence along the boundary of Vineyard, Phase 1 the next nine courses: 1) thence S 01°59'43" W 139.68 feet; 2) thence N 89°05'49" W 7.36 feet; 3) thence Westerly, 34.63 feet along a curve to the right having a radius of 767.50 feet, a central angle of 02°35'07" and a chord that bears N 87°48'15" W 34.63 feet; 4) thence N 86°30'42" W 10.74 feet; 5) thence S 00°18'12" E 186.00 feet; 6) thence S 89°39'26" E 17.30 feet; 7) thence S 00°20'34" W 30.00 feet to the south right of way line of 520 North Street; 8) thence S 00°30'34" W 87.52 feet; 9) thence Westerly, a distance of 162.93 feet along a non tangent curve to the left of which the radius point lies S 02°11'21" E, with a radius of 533.00 feet, having a central angle of 17°30'51" and a chord that bears S 79°03'13" W 162.29 feet; thence N 89°28'28" W 102.70 feet; thence N 83°53'11" W 140.98 feet; thence N 01°10'17" E 517.35 feet; thence S 89°05'49" E 394.98 feet to the point of beginning, containing 4.789 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 3, 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 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 3 day of December 2020

Ridgeview Park, LLC
Jeff Jackson, Managing Member

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF Cache } ss

On this 3 day of December in the year 2020, before me Shawna Heaps, 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 bylaws.

Notary Public Signature: Shawna Heaps
Notary Public Full Name: Shawna Kacie Heaps
Commission Number: 716196
My Commission Expires: 11/15/2024
A Notary Public Commissioned in Utah

SHAWNA KACIE HEAPS NOTARY PUBLIC - STATE OF UTAH My Comm. Exp 11/15/2024 Commission # 715188

IORITY APPROVAL

F _____ 2020
AUTHORITY

MAYOR APPROVAL

APPROVED THIS 4th DAY OF December 2020 BY THE PROVIDENCE CITY MAYOR
PROVIDENCE CITY MAYOR

ECORDER'S NO.

he, recorded and filed at
:16 pm Fee $72.00
Michael L. Gleed
County Recorder

PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF PROVIDENCE PLANNING COMMISSION COMMISSION THIS _____ DAY OF _____ 2020, A.D.

CITY ENGINEER APPROVAL

APPROVED THIS 2nd DAY OF December 2020 BY THE PROVIDENCE CITY ENGINEER
PROVIDENCE CITY ENGINEER

CITY ATTORNEY APPROVAL

APPROVED THIS 4TH DAY OF Dec 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.

CITY'S CULINARY WATER AND SANITARY SEWER REPRESENTATIVE

ROCKY MNTN POWER REPRESENATIVE

DOMINION ENERGY REPRESENTATIVE

COMCAST CABLE REPRESENTATIVE

CENTURY LINK REPRESENATIVE

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

SETBACKS

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

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

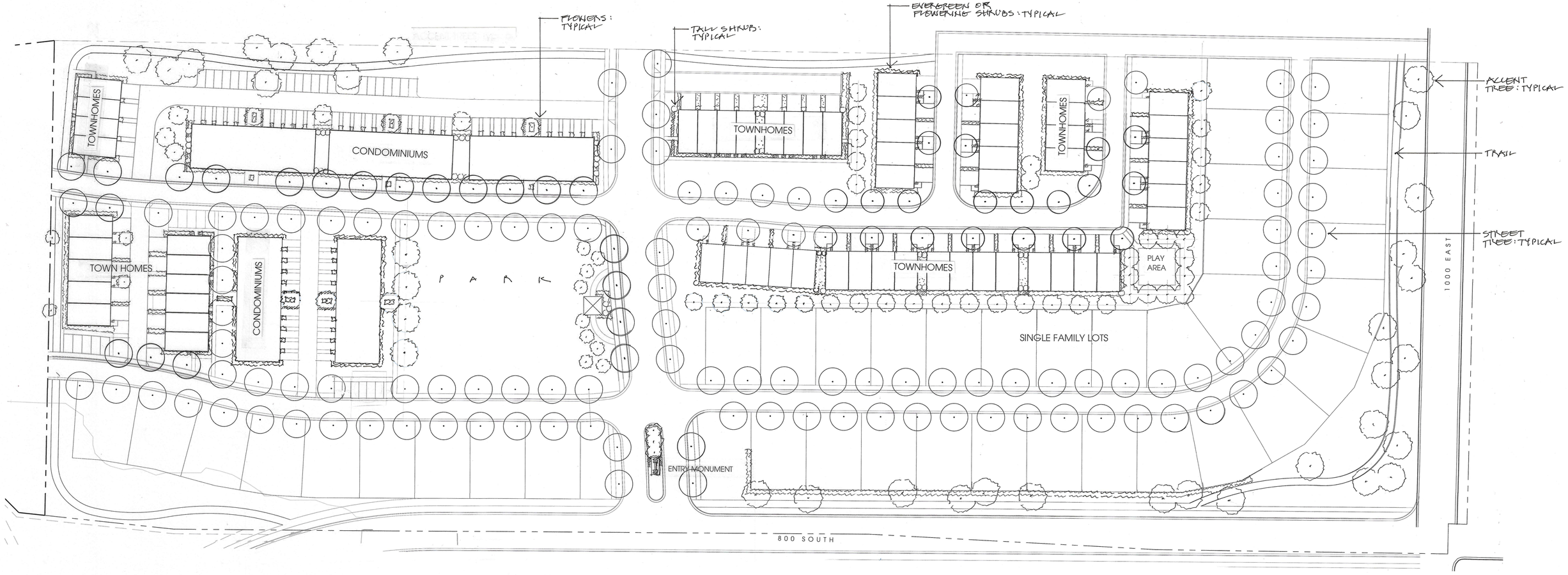
ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
PROVO, UTAH 84601

OWNER:
RIDGEVIEW PARK, LLC
SOUTH EAST 2500 N SUITE 101
NORTH SALT LAKE, UTAH 84341
(435)752-1460

NO.	REVISIONS / SUBDIVISIONS	DATE

PROJECT: VINEYARD, PHASE 3
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

DATE: DEC,2020
DRAWING No. 1
1 of 3



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

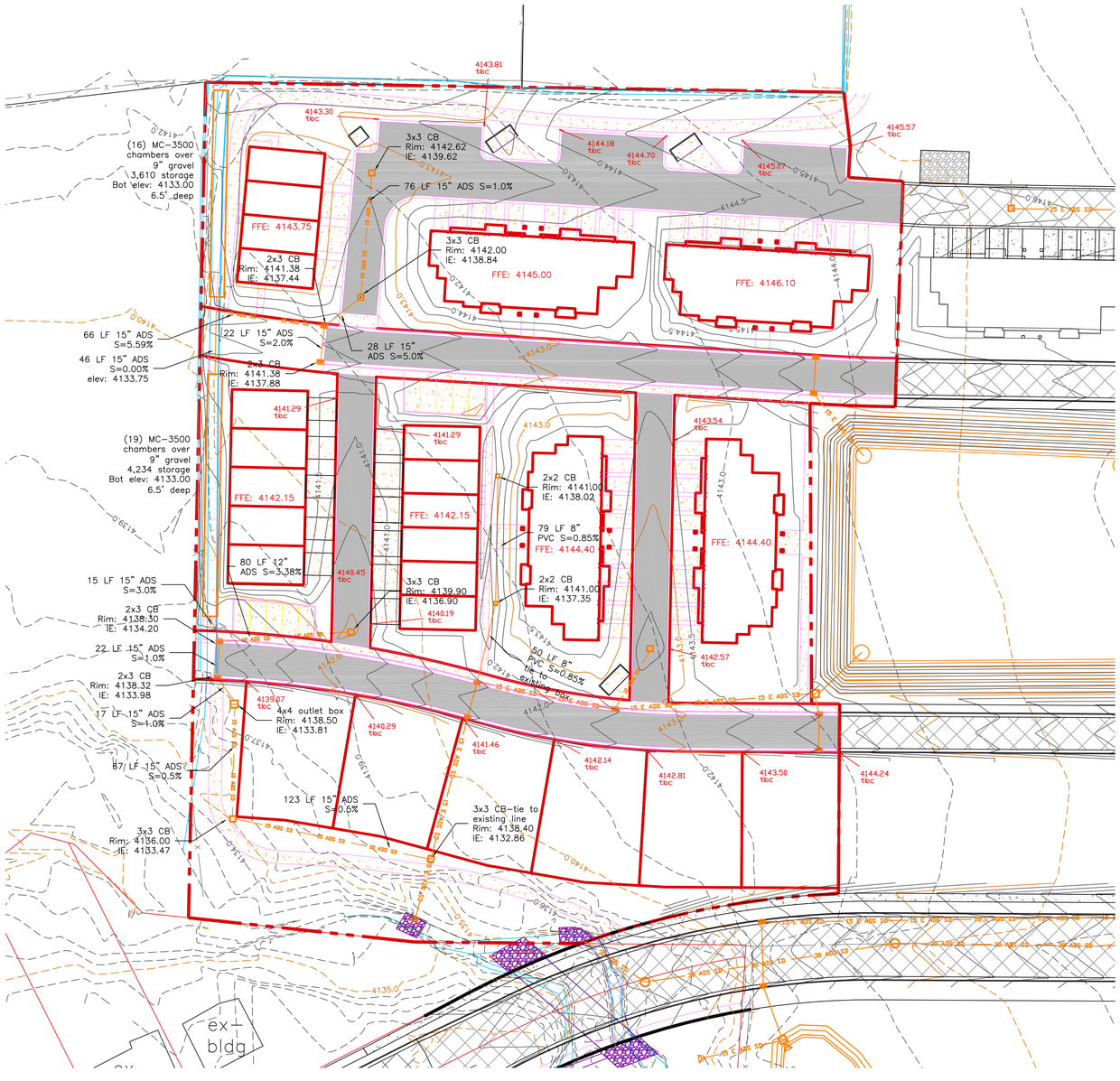
Providence, Utah

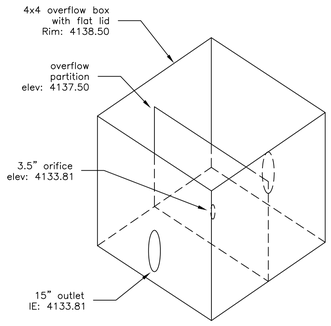
Ironwood Construction . 50 East 2500 North . North Logan, Utah

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

VINEYARD PHASE 3
GRADING/DRAINAGE PLAN

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





OVERFLOW BOX DETAIL

Pond C

Drainage Area to Pond:				3.43	acres					
Weighted 'C' value for Pond Drainage Area:				0.50						
Allowable Infiltration Rate:				1.0	inches/hr =	0.0014	ft/min	per NRCS		
Pond Bottom Area:			20	ft x	148	ft =	2960	sq. ft.		
Allowable Discharge Rate:				0.1	cfs/acre					

100-Year Return Period

Interval (min)	Precip.* Intensity (in/hr)	Precip. Depth (in)	Area (ac)	C Value	CxAx3630 (ft^3/in)	Accum. Inflow (ft3/min)	Allowable Discharge (ft^3/min)	Accum. Discharge (ft^3)	Required Storage (ft^3)	(ac-ft)
5	5.53	0.46	3.43	0.5	6225	2869	25	123	2745	0.06
10	4.21	0.70	3.43	0.5	6225	4368	25	247	4121	0.09
15	3.48	0.87	3.43	0.5	6225	5422	25	370	5052	0.12
30	2.34	1.17	3.43	0.5	6225	7284	25	741	6543	0.15
60	1.45	1.45	3.43	0.5	6225	9027	25	1481	7545	0.17
120	0.85	1.69	3.43	0.5	6225	10521	25	2963	7558	0.17
180	0.60	1.80	3.43	0.5	6225	11206	25	4444	6761	0.16
360	0.37	2.19	3.43	0.5	6225	13634	25	8889	4745	0.11
720	0.23	2.75	3.43	0.5	6225	17108	25	17778	0	0.00
1440	0.15	3.48	3.43	0.5	6225	21665	25	35555	0	0.00

Values taken from NOAA

LEGEND

- 15 ADS SD — 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 T. MACKELPRANG
STATE OF UTAH
Adam Mackelprang
8-5-2020

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 :
PROJECT NO. :
CAD FILE :

PROJECT TITLE
VINEYARD PHASE 3
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 : OCT,2019

DRAWING No.
4



A A0.2 **NORTH ELEVATION (BLDG C)**

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



B A0.2 **SOUTH ELEVATION (BLDG C)**

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



D A0.2 **EAST ELEVATION (BLDG C)**

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



C A0.2 **WEST ELEVATION (BLDG C)**

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

BUILDING C (3B)

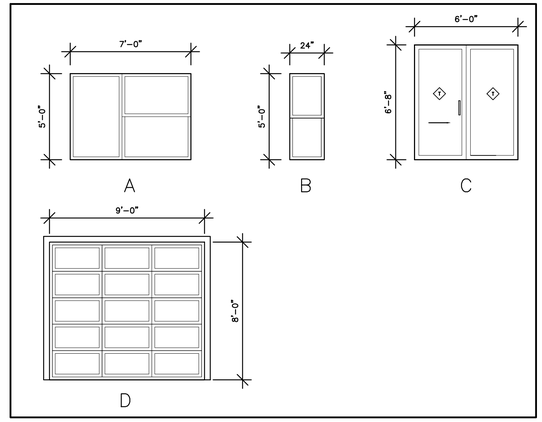
NORTH WALL
FIRE SEPARATION DISTANCE 30' OR GREATER – UNPROTECTED OPENINGS ALLOWED NO LIMIT – NONSPRINKLERED

SOUTH WALL
FIRE SEPARATION DISTANCE 25' TO LESS THAN 30' – UNPROTECTED OPENINGS ALLOWED 70% – NONSPRINKLERED

EAST WALL
FIRE SEPARATION DISTANCE 10' TO LESS THAN 15' – UNPROTECTED OPENINGS ALLOWED 15% – NONSPRINKLERED

WEST WALL
FIRE SEPARATION DISTANCE 30' OR GREATER – UNPROTECTED OPENINGS ALLOWED NO LIMIT – NONSPRINKLERED

	LENGTH	HEIGHT	SQUARE FEET	PERCENT
NORTH WALL – LEVEL 1	126'-4"	11'-3"	1,418	
	LENGTH	HEIGHT	SQ. FT.	NUMBER	TOTAL SQ. FT.	
DOOR TYPE D	9'-0"	8'-0"	72 S.F.	10	720 S.F.	
BREEZEWAY OPENING	8'-9"	9'-7"	84 S.F.	1	84 S.F.	
TOTAL					804 S.F.	56.6%
NORTH WALL–LEVELS 2&3 (EACH)	126'-4"		10'-9"	1,358	
	LENGTH	HEIGHT	SQ. FT.	NUMBER	TOTAL SQ. FT.	
WINDOW TYPE A	7'-0"	5'-0"	35 S.F.	8	280 S.F.	
DOOR TYPE C	6'-0"	6'-8"	40 S.F.	2	80 S.F.	
BREEZEWAY OPENING	8'-9"	9'-7"	84 S.F.	1	84 S.F.	
TOTAL					444 S.F.	32.6%
SOUTH WALL–LEVELS 1–3 (EACH)	104'-8"		10'-9"	1,128	
	LENGTH	HEIGHT	SQ. FT.	NUMBER	TOTAL SQ. FT.	
WINDOW TYPE A	7'-0"	5'-0"	35 S.F.	6	210 S.F.	
DOOR TYPE C	6'-0"	6'-8"	40 S.F.	2	80 S.F.	
BREEZEWAY OPENING	8'-9"	9'-7"	84 S.F.	1	84 S.F.	
TOTAL					374 S.F.	33.1%
EAST WALL – LEVEL 1	43'-4"		10'-9"	467	
	LENGTH	HEIGHT	SQ. FT.	NUMBER	TOTAL SQ. FT.	
WINDOW TYPE B	2'-0"	5'-0"	10 S.F.	4	40 S.F.	
DOOR TYPE E	4'-0"	6'-8"	30 S.F.	1	30 S.F.	
TOTAL					70 S.F.	14.9%
EAST WALL – LEVEL 2 & 3	43'-4"		10'-9"	467	
	LENGTH	HEIGHT	SQ. FT.	NUMBER	TOTAL SQ. FT.	
WINDOW TYPE B	2'-0"	5'-0"	10 S.F.	4	40 S.F.	.08%
WEST WALL – LEVEL 1	43'-4"		10'-9"	467	
	LENGTH	HEIGHT	SQ. FT.	NUMBER	TOTAL SQ. FT.	
WINDOW TYPE B	2'-0"	5'-0"	10 S.F.	4	40 S.F.	
DOOR TYPE E	4'-0"	6'-8"	30 S.F.	1	30 S.F.	
TOTAL					70 S.F.	14.9%
WEST WALL – LEVELS 2–3	43'-4"		10'-9"	467	
	LENGTH	HEIGHT	SQ. FT.	NUMBER	TOTAL SQ. FT.	
WINDOW TYPE B	2'-0"	5'-0"	10 S.F.	4	40 S.F.	.08%



1 A0.2 **WINDOW DETAIL**

N.T.S.

SCHOLZ ARCHITECTS
ARCHITECTURE PLANNING INTERIOR DESIGN
1503 SOUTH 40 EAST STE. 230, PROVO, UT 84606
BUS: 801.373.2128 FAX: 801.373.2130 E-MAIL: kevinescholz-arch.com

PROVIDENCE VINEYARD - BUILDING 3-B
PROVIDENCE UTAH

OPENING CALCULATIONS

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PLOT SCALE: 1/8"=1'-0"
DATE: 11.6.20
JOB: #19-004
A0.2_PR-B3_OC
PW

ISSUES/REV:	DATE:

PLANS ARE TO BE CONSIDERED NOT FOR CONSTRUCTION UNLESS SEAL AND SIGNATURE OF ARCHITECT ARE AFFIXED.

A0.2



A A0.3 **NORTH ELEVATION (BLDG D)**
SOUTH ELEVATION (BLDG E) SCALE: 1/8"=1'-0"



B A0.3 **SOUTH ELEVATION (BLDG D)**
NORTH ELEVATION (BLDG E) SCALE: 1/8"=1'-0"



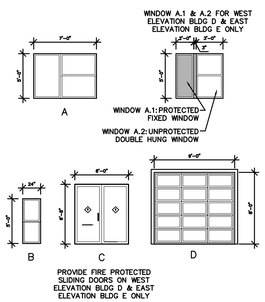
C A0.3 **EAST ELEVATION (BLDG D)**
WEST ELEVATION (BLDG E) SCALE: 1/8"=1'-0"



NOTES:

– ALL OPENINGS ON WEST ELEVATION BLDG D & EAST ELEVATION BLDG E, WITH THE EXCEPTION OF WINDOW A.2 (DOUBLE HUNG), SHALL BE FIRE PROTECTED IN ACCORDANCE WITH IBC SECTION 716.3, SEE WINDOW SCHEDULE NOTE 5/A1.8 & WINDOW DETAIL 1/A0.3

D A0.3 **WEST ELEVATION (BLDG D)**
EAST ELEVATION (BLDG E) SCALE: 1/8"=1'-0"



1 A0.3 **WINDOW DETAIL**
N.T.S.

BUILDING D (3B)

NORTH WALL
FIRE SEPARATION DISTANCE 30' OR GREATER – UNPROTECTED OPENINGS ALLOWED NO LIMIT – NONSPRINKLERED

SOUTH WALL
FIRE SEPARATION DISTANCE 30' OR GREATER – UNPROTECTED OPENINGS ALLOWED NO LIMIT – NONSPRINKLERED

EAST WALL
FIRE SEPARATION DISTANCE 30' OR GREATER – UNPROTECTED OPENINGS ALLOWED NO LIMIT – NONSPRINKLERED

WEST WALL
FIRE SEPARATION DISTANCE 15' TO LESS THAN 20' – UNPROTECTED OPENINGS ALLOWED 25% – NONSPRINKLERED

NORTH WALL – LEVEL 1		43'–4"		10'–9"	467	
	LENGTH	HEIGHT	SQ. FT.	NUMBER	TOTAL SQ. FT.	
WINDOW TYPE B	2'–0"	5'–0"	10 S.F.	4	40 S.F.	
DOOR TYPE E	4'–0"	6'–8"	30 S.F.	1	30 S.F.	
TOTAL					70 S.F.	14.9%
NORTH WALL – LEVELS 2–3		43'–4"		10'–9"	467	
	LENGTH	HEIGHT	SQ. FT.	NUMBER	TOTAL SQ. FT.	
WINDOW TYPE B	2'–0"	5'–0"	10 S.F.	4	40 S.F.	.08%

SOUTH WALL – LEVEL 1		43'–4"		10'–9"	467	
	LENGTH	HEIGHT	SQ. FT.	NUMBER	TOTAL SQ. FT.	
WINDOW TYPE B	2'–0"	5'–0"	10 S.F.	4	40 S.F.	.
DOOR TYPE E	4'–0"	6'–8"	30 S.F.	1	30 S.F.	
TOTAL					70 S.F.	14.9%
SOUTH WALL – LEVEL 2 & 3		43'–4"		10'–9"	467	
	LENGTH	HEIGHT	SQ. FT.	NUMBER	TOTAL SQ. FT.	
WINDOW TYPE B	2'–0"	5'–0"	10 S.F.	4	40 S.F.	.08%

		LENGTH		HEIGHT	SQUARE FEET	PERCENT
EAST WALL – LEVEL 1		126'–4"		11'–3"	1,418	
	LENGTH	HEIGHT	SQ. FT.	NUMBER	TOTAL SQ. FT.	
DOOR TYPE D	9'–0"	8'–0"	72 S.F.	10	720 S.F.	
BREEZEWAY OPENING	8'–9"	9'–7"	84 S.F.	1	84 S.F.	
TOTAL					804 S.F.	56.6%
EAST WALL–LEVELS 2&3 (EACH)		126'–4"		10'–9"	1,358	
	LENGTH	HEIGHT	SQ. FT.	NUMBER	TOTAL SQ. FT.	
WINDOW TYPE A	7'–0"	5'–0"	35 S.F.	8	280 S.F.	
DOOR TYPE C	6'–0"	6'–8"	40 S.F.	2	80 S.F.	
BREEZEWAY OPENING	8'–9"	9'–7"	84 S.F.	1	84 S.F.	
TOTAL					444 S.F.	32.6%
WEST WALL–LEVELS 1–3 (EACH)		104'–8"		10'–9"	1,128	
	LENGTH	HEIGHT	SQ. FT.	NUMBER	TOTAL SQ. FT.	
WINDOW TYPE A.1	2'–0"	5'–0"	10 S.F.	6	60 S.F.	
WINDOW TYPE A.2	3'–0"	5'–0"	15 S.F.	6	90 S.F.	
DOOR TYPE C	6'–0"	6'–8"	40 S.F.	2	80 S.F.	
BREEZEWAY OPENING	8'–9"	9'–7"	84 S.F.	1	84 S.F.	
TOTAL					314 S.F.	27.8%
EQUATION 7–2 (224/508) + (90/169) 0.44 + 0.53 = .97 ≤ 1					NOTE: WNDOWS ON WEST WALL TO BE MIXED (PROTECTED + UNPROTECTED) SEE ELEVATION D/A0.3 FOR MORE INFORMATION	

BUILDING E (3B)

NORTH WALL
FIRE SEPARATION DISTANCE 30' OR GREATER – UNPROTECTED OPENINGS ALLOWED NO LIMIT – NONSPRINKLERED

SOUTH WALL
FIRE SEPARATION DISTANCE 30' OR GREATER – UNPROTECTED OPENINGS ALLOWED NO LIMIT – NONSPRINKLERED

EAST WALL
FIRE SEPARATION DISTANCE 15' TO LESS THAN 20' – UNPROTECTED OPENINGS ALLOWED 25% – NONSPRINKLERED

WEST WALL
FIRE SEPARATION DISTANCE 30' OR GREATER – UNPROTECTED OPENINGS ALLOWED NO LIMIT – NONSPRINKLERED

NORTH WALL – LEVEL 1		43'–4"		10'–9"	467	
	LENGTH	HEIGHT	SQ. FT.	NUMBER	TOTAL SQ. FT.	
WINDOW TYPE B	2'–0"	5'–0"	10 S.F.	4	40 S.F.	
DOOR TYPE E	4'–0"	6'–8"	30 S.F.	1	30 S.F.	
TOTAL					70 S.F.	14.9%
NORTH WALL – LEVELS 2–3		43'–4"		10'–9"	467	
	LENGTH	HEIGHT	SQ. FT.	NUMBER	TOTAL SQ. FT.	
WINDOW TYPE B	2'–0"	5'–0"	10 S.F.	4	40 S.F.	.08%

SOUTH WALL – LEVEL 1		43'–4"		10'–9"	467	
	LENGTH	HEIGHT	SQ. FT.	NUMBER	TOTAL SQ. FT.	
WINDOW TYPE B	2'–0"	5'–0"	10 S.F.	4	40 S.F.	.
DOOR TYPE E	4'–0"	6'–8"	30 S.F.	1	30 S.F.	
TOTAL					70 S.F.	14.9%
SOUTH WALL – LEVEL 2 & 3		43'–4"		10'–9"	467	
	LENGTH	HEIGHT	SQ. FT.	NUMBER	TOTAL SQ. FT.	
WINDOW TYPE B	2'–0"	5'–0"	10 S.F.	4	40 S.F.	.08%

EAST WALL–LEVELS 1–3 (EACH)		104'–8"		10'–9"	1,128	
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DOOR TYPE C	6'–0"	6'–8"	40 S.F.	2	80 S.F.	
BREEZEWAY OPENING	8'–9"	9'–7"	84 S.F.	1	84 S.F.	
TOTAL					314 S.F.	27.8%
EQUATION 7–2 (224/508) + (90/169) 0.44 + 0.53 = .97 ≤ 1					NOTE: WNDOWS ON EAST WALL TO BE MIXED (PROTECTED + UNPROTECTED) SEE ELEVATION D/A0.3 FOR MORE INFORMATION	

		LENGTH		HEIGHT	SQUARE FEET	PERCENT
WEST WALL – LEVEL 1		126'–4"		11'–3"	1,418	
	LENGTH	HEIGHT	SQ. FT.	NUMBER	TOTAL SQ. FT.	
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DOOR TYPE C	6'–0"	6'–8"	40 S.F.	2	80 S.F.	
BREEZEWAY OPENING	8'–9"	9'–7"	84 S.F.	1	84 S.F.	
TOTAL					444 S.F.	32.6%

STATE OF UTAH 11.6.20 KEVIN SCHOLZ LICENSED ARCHITECT 5289-1301

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scholz ARCHITECTS

PROVIDENCE VINEYARD - BUILDING 3-B
PROVIDENCE UTAH
OPENING CALCULATIONS

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PLOT SCALE: 1/8"=1'-0"
DATE: 11.6.20
JOB: #19-004
A0.3_PR-B3_OC PW

ISSUES/REV:	DATE:

PLANS ARE TO BE CONSIDERED NOT CONSTRUCTION UNLESS SEALAND SIGNATURE OF ARCHITECT ARE AFFIXED.

A0.3

High Water Table Mitigating Strategies:

Land drain

Condos will be slab on grade, no basements.