Providence City Planning Commission Agenda
March 31, 2021 6:00 p.m.
Location: Providence City Office Building, 164 North Gateway Drive, Providence UT

Members of the Planning Commission may be attending this meeting electronically.
This meeting will live stream on Providence City's YouTube Channel
Presenters and public may attend the meeting via a Zoom link. To request a link, email providencecityutah@gmail.com

Comments: The Planning Commission accepts comments: in-person, by email, and by text.
Email: **providencecityutah@gmail.com**
Text: 435-752-9441

Call to Order: Kathleen Alder, Chair
Roll Call of Commission Members:
Pledge of Allegiance:

Approval of the Minutes:
The Planning Commission will consider approval of the minutes for March 10, 2021.

Public Comments: Citizens may express their views on issues within the Planning Commission's jurisdiction. The Commission accepts comments: in-person, by email **providencecityutah@gmail.com**, and by text 435-752-9441. By law, email comments are considered public record and will be shared with all parties involved, including the Planning Commission and the applicant.

Public Hearing(s): None
Legislative – Action Item(s): None

Administrative Action Item(s):
Item No. 1. Final Plat: The Planning Commission will consider and may vote on a request to approve a final plat for Providence City-Center Subdivision, a 4-lot (with a remainder parcel) mixed use development containing 3 retail/commercial buildings and 7 residential buildings with a combined total of 54 multi-family dwelling units, located in the general area of 95 South Gateway Drive.
Item No. 2. Final Plat: The Planning Commission will consider and may vote on a request to approve a final plat for Sage Crest Subdivision, a 15-lot residential subdivision located in the general area of 150 N Sherwood Dr.

Study Items(s): None

Agenda posted by S Bankhead on March 29, 2021

Skarlet Bankhead
City Recorder

- If you have a disability and/or need special assistance while attending the Providence City Planning Commission meeting, please call 435-752-9441 before 5:00 p.m. on the day of the meeting.
- Public meetings will be held electronically in accordance with Utah Code Ann. §§ 52-4-207 et. seq., Open and Public Meetings Act. The Providence City Office Building, 164 N. Gateway Dr. is the anchor location; unless otherwise determined by the Chair, in accordance with UCA 52-4-207(4), an electronic meeting will be held without an anchor location.
- Providence City Council Members may be in attendance at this meeting; however, no Council action will be taken even if a Quorum exists.

Providence City Planning Commission Minutes
March 10, 2021 6:00 p.m.
Providence City Office Building,
164 North Gateway Drive, Providence UT

Members of the Planning Commission may be attending this meeting electronically.
This meeting was live streamed on Providence City's YouTube Channel

Call to Order: Kathleen Alder, Chair
Roll Call of Commission Members: Kathleen Alder, Chair
Attendance: Kathleen Alder, Joe Chambers, Brian Marble, Robert Perry
Excused: Laura Banda, Michael Fortune
Absent: Rowan Cecil
Pledge of Allegiance: Brian Marble

Approval of the Minutes:
The Planning Commission will consider approval of the minutes for February 10, 2021.
Motion to approve the minutes of February 10th 2021: — R Perry, second — B Marble
Vote:
Yea: K Alder, J Chambers, B Marble, R Perry
Nay:
Abstained:
Excused:

- It was noted that the date needs to be changed to 2021 on the minutes.

Public Comments: Citizens may express their views on issues within the Planning Commission's jurisdiction. The Commission accepts comments: in-person, by email **providencecityutah@gmail.com**, and by text 435-752-9441. By law, email comments are considered public record and will be shared with all parties involved, including the Planning Commission and the applicant.

- No public comments

Public Hearing(s): None
Legislative – Action Item(s): None

Administrative Action Item(s):
Item No. 1. Final Plat: The Planning Commission will consider and may vote on a request to approve a final plat for Providence Gateway Subdivision Phase N, a single-family attached [townhome] development containing 6 residential buildings with a combined total of 38 dwelling units, located in the general area of 60 North Gateway Drive.

- Jon Harrop of Visionary Homes explained the plat.

Motion to approve the final plat ID number 02-096-0054 a 3.2 acre area located in the general area of 60 N Gateway Drive to include the findings of fact and Providence City General Plan information, and the conclusions of law and conditions: — R Perry, second — B Marble
Vote:
Yea: K Alder, J Chambers, B Marble, R Perry
Nay:
Abstained:
Excused:

Item No. 2. Preliminary Plat: The Planning Commission will consider and may vote on a request to approve a preliminary plat for Fickas Commercial Subdivision; a 4-lot subdivision with three commercial lots and one remainder residential parcel located in the general area of 750 West 300 South.

- Kent Dunkley spoke about the plat. Water on the property was discussed.

Motion to approve the preliminary plat for parcel number 02-090-0011 located in the general area of 750 W 300 S to include the Providence City General Plan findings of fact, conclusions of law and conditions: — R Perry, second — B Marble
Vote
Yea: K Alder, J Chambers, B Marble, R Perry
Nay:
Abstained:
Excused:

Study Items(s):

Item No. 3. Proposed Wastewater/Sewer Collection Master Plan Review: Representatives from Sunrise Engineering will review the proposed wastewater/sewer collection master plan.

- R Snow explained that there is no action for the Commission to take on this item. It is being presented to allow the Commission to see the effect of the general plan on the sewer system.
- Steven Wood of Sunrise Engineering presented about the plan. Replacing the pipe that connects us to Logan was discussed.

Item No. 4. City Code Review and Discussion. The Planning Commission will discuss Providence City Code Title 10 Chapter 4 Section 4 Mixed Use District.

- Justin Campbell, architect, spoke about mixed use zoning. We should not fear density when it is done the right way. It can help us preserve the natural beauty of the area.
- K Alder explained the current mixed use zone requirements.
- J Campbell felt that Mixed Use should be a larger [contiguous] district, rather than a zone that can be applied to any single parcel. He suggested making an RDA to create this district. He felt that the current height limit is too limiting. The Mixed Use planning needs to consider traffic flows, pedestrian access, etc., and should be broader than a single project. The idea is to encourage people to eat, shop, and work in the area without so much vehicle traffic.
- J Campbell spoke about parking structures. He felt that the city needs to constrain developers to produce what is in the city's best interest for parking.
- J Campbell spoke about allowing zero lot lines. In a high density environment, this can be beneficial to allow more space for elements other than parking and to reduce unhealthy spaces between buildings.
- R Snow asked about parking structures. J Campbell said that 39 units per acre will require parking structures. He felt that Cache Valley needs mixed use but it needs to be done well. If it is done piecemeal it is more like a multi-use district and not a mixed use district.
- K Alder reviewed the document provided by Danny Macfarlane related to the mixed use zone.

Motion to adjourn: — J Chambers, second — B Marble
Vote:
Yea: K Alder, J Chambers, B Marble, R Perry
Nay:
Abstained:
Excused:
Meeting adjourned at approximately 7:40 PM
Minutes prepared by Jesse Bardsley

_____ _____

Kathleen Alder, Chair Skarlet Bankhead, City Recorder

DRAFT

PROVIDENCE CITY
Final Plat & Mixed Use Analysis

Prepared by: S Bankhead	**Date**: 03/29/2021	
Development Name: Providence City Center	**Applicant**: David Knight / DLK Enterprises	**Agent**: NA
Parcel ID: 02-096-0087	**Property Address**: Not assigned General area: 95 S Gateway Drive	**Date application received**: 12/11/2020 Review of Plan dated 01/20/2021

Acres:				**Building Uses %**		
Density (max units/acre): PCC		**Density (project units/acre):**		**Residential**	**Retail**	**Office Etc.**
Vertical: 39	Horizontal: 30	Vertical: NA	Horizontal: 23.6 See Multi-Family/Engineering Plan Sheet 2 Note 12	60	20	20

Abbreviations & Background Information:

1. Providence City Code: PCC
2. Utah Code Annotated: UCA
3. Mixed Use District: MXD
4. Land Use Authority: Planning Commission (PCC: 10-4-4:B.1)
5. Uses-Allowed (PCC: 10-6-1 Use Chart)
6. Uses: The variety of uses allowed in a MX District are intended to create a mix of retail, commercial (including but not limited to: entertainment, office, personal services), and residential dwelling land use types that can be developed in a compact design that encourages compatibility of uses. Of the uses included in the development, no one use can be less than 20% of the entire development. (PCC 10-4-4:E)
7. The developer provided the following summary on 01/20/2021:

PROVIDENCE CITY CENTER PROJECT SUMMARY

USE TYPE	# UNITS/BLDGS	SF PER UNIT/BLDG	GROSS RETAIL SF	COMMERCIAL SF	GROSS RESIDENTIAL SF
TOWNHOMES	53	1,250			66,250
BUILDING #1	1	18,788	5,790	5,790	
BUILDING #2	1	11,698	5,849	5,849	
BUILDING #3	1	22,064	10,450	10,450	

	AREA (SF)	% OF TOTAL
TOTAL RETAIL	22,089	20.0%
GROSS COMMERCIAL	22,089	20.0%
GROSS RESIDENTIAL	66,250	60.0%
TOTAL ALL TYPES	110,428	

LAND USE SUMMARY		
TYPE	SF	%
BUILDING	53,409	25%
LANDSCAPING/OPEN SPACE	69,673	33%
PARKING	87,040	41%
TOTAL AREA:	210,122	100%

PARKING SUMMARY			
TYPE	DESCRIPTION	TOTAL STALLS	
TOWNHOMES	2 PER UNIT IN GARAGE PLUS 0.25 GUEST STALLS PER UNIT	119	
RETAIL PARKING	1 STALL PER 250 SF	89	
COMMERCIAL PARKING	1 STALL PER 250 SF	89	Includes 14 stalls on Gateway Drive per 10-4-4-H-3

8. The preliminary plat was approved by the Planning Commission on January 27, 2021

FINDINGS OF FACT:

General Land Use Authority (UCA 10-9a-102)

A municipality may enact all ordinances, resolutions, and rules and may enter into other forms of land use controls and development agreements that the municipality considers necessary or appropriate for the use and development of land within the municipality, including ordinances, resolutions, rules, restrictive covenants, easements, and development

agreements governing:

(a) uses; (b) density; (c) open spaces; (d) structures; (e) buildings; (f) energy efficiency; (g) light and air; (h) air quality; (i) transportation and public or alternative transportation; (j) infrastructure; (k) street and building orientation; (l) width requirements; (m) public facilities; (n) fundamental fairness in land use regulation; and (o) considerations of surrounding land uses to balance the foregoing purposes with a landowner's private property interests and associated statutory and constitutional protections.

Cache County GIS Parcel Summary

The GIS Parcel Summary indicates the following areas that may require further analysis:

1. Liquefaction

Providence City General Plan 2020

- **Vision**:

Guide and manage growth in a way that preserves natural scenery while also providing more opportunities to live, work, shop, and recreate in Providence.

- **Key Initiatives:**
  1. Preserve the 'sense of place' by identifying characteristics that define Providence as a unique place.
  2. Make decisions regarding storm water and exterior water us guided by green infrastructure and low impact development best management practices.
  3. Consider life-cycle costs in mind when making decisions for design standards (such as road widths) and new capital improvement projects.
  4. Ensure that transportation and recreation facilities accommodate a variety of transportation modes (biking, walking, driving) to provide people multi-modal transportation options as a lifestyle and recreation choice.
  5. Consider long-term economic development impacts when making land use, transportation, and other planning decisions.
  6. Encourage housing options to meet the needs of residents of all ages, income level and family size, regardless of their stage of life.

FINDINGS OF FACT:

This review used the following resources:

1. UCA Title 10 Chapter 9a Part 6 Subdivisions gives the legislative body of a municipality the authority to enact ordinances requiring that a subdivision plat comply with the provisions of the municipality's ordinances and the provisions of Part 6.
2. PCC 2-4-1 establishes the Planning Commission as the land use authority for all subdivisions.
3. PCC 10-4-4 established the Planning Commission as the land use authority for mixed use development.
4. The Providence City General Plan 2020, current development, and anticipated development in the immediately surrounding area were considered to review the preliminary plat.
5. PCC 8-1-21: Water Availability Requirements list the requirements for water dedication.
6. PCC 11-3-3: Final Plat list the requirements for a final plat.
7. PCC 10-4-4 lists the requirements for developments in the mixed use district
8. PCC 10-8-5 lists the requirements for commercial sites.
9. PCC 10-8-9 lists the requirements for attached and multi-family residential development.

CONCLUSIONS OF LAW:

1. Providence City has enacted ordinances requiring that a subdivision plat comply with the provisions of the municipality's ordinances and the provisions of UCA Title 10 Chapter 9a Section 6.
2. The Planning Commission is the appropriate land use authority.
3. The development is consistent with the General Plan map for zoning and provides for interior travel connectivity within the development and to the property to the west. The plat as drawn does not provide for additional recreation facilities.
4. The applicant has provided the water calculations as required by PCC 8-1-21: Water Availability Requirements.

PCC 11-3-3 Final Plat:

- ✓ Complete set of construction drawings, including the storm water pollution prevention plan and engineer's cost estimates.
- ✓ Name of the development as approve by the Land Use Authority
- ✓ Accurate angular and lineal dimensions for all lines, angles and curves used to describe boundaries, streets, alleys,

easements, areas to be reserved for public use and other important features.

- ✓ An identification system for all lots, blocks, and names of streets. Lot lines shall show dimensions in feet and hundredths.
- ☐ The street address for each lot.
- ✓ True angles and distances to the nearest official US, State, County, or City monuments which shall be accurately described in the plat and shown by the appropriate symbols. All boundary, lot and other geometries (bearings, distances, curve data, etc.) on the final plat posed to an accuracy of not less than one part in five thousand (5,000).
- ✓ Radii, internal angles, points or curvatures, tangent bearings and the length of all arcs.
- ✓ Survey markers shall be set at all lot corners and shall be shown or noted on the plat.
- ✓ The dedication to the City of all improvements which shall include but shall not be limited to: streets, storm water system, water works, sewer works, etc., included in the proposed development.
- ✓ Accurate outlines and dimensions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common use of all property owners.
- ✓ A statement that all expenses involving the necessary improvements or extensions for a culinary water system, sanitary sewer system, gas service, electrical service, telephone service, cable television service, grading and landscaping, storm drainage systems, curbs and gutters, fire hydrants, pavement, sidewalks, signage, street lighting and other improvements shall be paid for by the developer(s).
- ✓ All hazard setbacks.
- ✓ A statement verifying that all lots have an adequate buildable envelope with regards to hazardous slope, zoning setbacks, etc.
- ☐ Boundary descriptions of the development.
- ✓ Standard forms for the following signatures: registered land surveyor, owner's dedication, notary public's acknowledgement, city engineer, city culinary water and sanitary sewer authority, land use authority, mayor, city attorney, and the utility companies.

PCC 10-4-4 Mixed Use District

Development Standards (PCC 10-4-4:D): The following provisions shall apply in a MX District, which District shall also be subject to other provisions of the Zoning Ordinance, except that where conflict in regulations occurs, the regulation specified in this Chapter, or on a development plan approved pursuant to this Chapter, shall apply.

1. Open Space: Usable open space shall be provided within the mixed use development with the amount and type of open space depending upon size, scale, and nature of the development as determined by the Planning Commission.
2. Standards for area, coverage, density, yard requirements, parking and screening for MX District uses shall be governed by the standards of the residential or commercial, zoning districts most similar in nature and function to the proposed MX District use(s), as determined by the Planning Commission, and as modified by the approved general development plan.
3. Horizontal Design. Mixed use projects can utilize horizontal design where commercial, office, and residential uses are designed as a single project, yet constructed in separate and distinct building footprints.
4. Vertical Design. Vertical design mixed use uses design strategies where commercial, office, and residential uses are designed as a single project and constructed within the same building footprint. Vertical mixed use promotes pedestrian oriented commercial and retail uses on the main level and office and/or residential uses on the upper floors.
    a. Mixed use projects utilizing vertical mixed use are eligible for a residential density bonus of up to 30% (39 units per acre) provided other applicable standards are met.
5. Maximum building height within the MX District shall be 45'. Building height is defined in Providence City Code 10-1-4.

Architectural Design and Materials (PCC 10-4-4:F):

1. The treatment of building mass, materials and exterior appurtenances shall create an aesthetically pleasing building and site that is in character with the proportions of other surrounding developments. Proposed developments shall be designed with a common theme that reflects the heritage and community of Providence and traditional small town streetscapes. The use of theme in a proposed development shall be reviewed and approved by the Planning Commission

Landscaping (PCC 10-4-4:J):

1. Landscaping shall comply with landscaping requirements in commercial districts (see PCC 10-8-5:C) except as approved by the Planning Commission in the process of reviewing a MX District Development.

Design Standards for Attached and Multi-Family Residential Development (PCC 10-8-9:D)

Submittals. Each phase of application and approval of projects shall require certain submittals. The various phases of

approval, that phase's required submittals, and the details contained in each submittal are as follows:

c. Final Plat: Final plat submittals shall consist of the fully designed and engineered drawings for the Site Plan, Architectural Plan, Landscaping Plan and Parking Plan for the project, with the plans meeting all of the requirements outlined herein and which may be added as a condition of conceptual or preliminary approval. This is in addition to any plats and construction drawings which may be required as part of the subdivision of property.

The final plat meets the requirements listed above with the following conditions:

CONDITIONS:

1. Address comments in Aaron Walker, Deputy Fire Marshal/Inspector letter dated 03/24/2021.
2. Street addresses for each lot need to be provided by the city engineer.
3. Boundary description will need to be verified by the city engineer
4. The development agreement will need to be approved by the city council.
5. The construction drawings will need to be approved and signed by the city engineer.
6. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, ordinances. Approval by the City of any application or paperwork submitted 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.

March 24, 2021

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

RE: UPDATED Final Plat review – Providence City Center, 50 N Gateway Dr, Providence, UT.
(02-096-0087)

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

This project is being recommended to Providence City for a decision on approval with the following comments and conditions.

The following comments document the review process:

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

- With the corrections emailed on 03.22.21 and placed on future submittals, fire department access is acceptable.
- The streets on the west and south sides of the townhomes are indicated to be less than 20 feet of drivable surface and as such fire department access is insufficient. (Site, Utility, and Dimension Plan C-101) Corrections to be identified on next submittal, Approved.
- The street on the south side of the townhomes is now indicated as a dead end longer than 150 feet. Corrected in email and will be identified on next submittal. Approved.
- It is unclear how the submitted access roads will be integrated to the rest of the development. Submit an overall site plan reflecting the most recent changes for review. Plan submitted. However, an updated fire department two track access plan is needed in the area identified on an email to Providence City on 03.22.21. Access two track needs confirmed on next submittal.

Fire Hydrant Locations and number of Hydrants

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

- Fire hydrants will be required to be within 400 feet of all exterior areas of all buildings. There is only one hydrant identified on plans page C-101. Identify the other hydrants on Gateway drive and the hydrants on the west side of townhomes.
- Fire hydrants have been identified and the hydrants along the west side of townhomes have been identified as accessible. Approved.

Fire Flow Requirements

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

- Provide water modeling for the development to determine the flows of the proposed new hydrants to assure for proper fire flow.

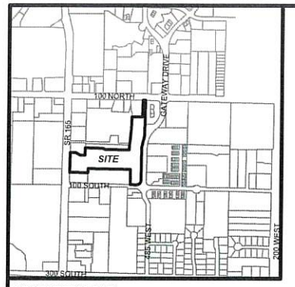
Summary of project comments

- Two track access plan adjustment identified on 03.22.21 email needs submitted.
- If the proposed development contains any live/work units, they may be required to have approved fire sprinkler systems. These are permitted to be delayed submittals.
- On townhome units accessed from both the front and the back of the unit, address identification numbers will be required on both sides.
- NOTES FOR FUTURE PHASE: The size of the buildings proposed on lots 2 and 3 call for a fire flow from at least 3 accessible fire hydrants. The size of the building proposed on lot 4 calls for a fire flow from at least 4 accessible hydrants.
- At least one fire hydrant will need to be added in the area of the west side of lot 3, in addition to counting the existing hydrant located at the southeast corner of the Amsource property (02-210-0111).
- On buildings containing an approved sprinkler system and an FDC (Fire Department Connection), a fire hydrant must be located within 100 feet of the FDC.

Respectfully,

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

FINAL PLAT
OF
PROVIDENCE CITY CENTER
SUBDIVISION
NE1/4 & SE1/4 OF SECTION 9, AND THE NW1/4 & SW1/4 OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE, UTAH



VICINITY MAP

N

0 80' 160'

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD
C1	20.00	41°09'41"	14.37	S21°43'30"W 14.06
C2	36.00	10°02'50"	6.31	S47°19'46"W 6.31
C3	79.00	8°32'13"	11.77	S48°05'04"W 11.76
C4	51.00	43°04'00"	38.33	S65°20'57"W 37.44
C5	485.00	3°12'03"	27.09	S3°20'33"W 27.09
C6	485.00	10°41'09"	90.45	N10°17'09"E 90.32

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N88°51'21"W	32.00
L2	N1°08'39"E	24.00
L3	N88°51'21"W	32.00
L4	N1°08'39"E	27.00
L5	N88°51'21"W	44.00
L6	S1°08'39"W	18.50
L7	N88°51'21"W	36.97

SURVEYOR'S CERTIFICATE

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

DENNIS P. CARLISLE — DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

BOUNDARY DESCRIPTION

A portion of Lots 7 & 8, Block 27, Plat "A", PROVIDENCE FARM SURVEY located in the NE1/4 & SE1/4 of Section 9, and the NW1/4 & SW1/4 of Section 10, Township 11 North, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the westerly right-of-way line of Gateway Drive (485 West) located S1°22'23"W along the 200 West monument line 714.85 feet and West 2,047.92 feet from a centerline monument at the intersection of 100 North and 200 West; thence along said right-of-way the following 5 (five) courses and distances: S1°08'40"W 530.95 feet; thence along the arc of a 20.00 foot radius curve to the right 14.37 feet through a central angle of 41°09'41" (chord: S21°43'30"W 14.06 feet) to a point of compound curvature; thence along the arc of a 36.00 foot radius curve to the right 6.31 feet through a central angle of 10°02'50" (chord: S47°19'46"W 6.31 feet) to a point of reverse curvature; thence along the arc of a 79.00 foot radius curve to the left 11.77 feet through a central angle of 8°32'13" (chord: S48°05'04"W 11.76 feet) to a point of reverse curvature; thence along the arc of a 51.00 foot radius curve to the right 38.33 feet through a central angle of 43°04'00" (chord: S65°20'57"W 37.44 feet) to the northerly right-of-way line of 100 South and the southerly line of ALDER SQUARE COMMERCIAL Subdivision, Phase 2, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence along said Subdivision the following 3 (three) courses and distances: N88°28'21"W 116.72 feet; thence N1°45'34"E 233.17 feet; thence N88°28'21"W 663.01 feet to the easterly line of Phase 4 of said ALDER SQUARE COMMERCIAL Subdivision; thence along said Plat the following 4 (four) courses and distances: Northwesterly along the arc of a 200.00 foot radius non-tangent curve (radius bears: N88°14'24") to the left 25.35 feet through a central angle of 7°15'39" (chord: N1°52'15"W 25.33 feet); thence N88°15'28"W 65.46 feet; thence N18°48'50"W 62.53 feet; thence N88°15'28"W 187.54 feet to the easterly right-of-way of State Highway 165; thence N1°44'32"E along said Highway 146.12 feet to the southwest corner of Lot 1, Phase 3, ALDER SQUARE COMMERCIAL Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence said Subdivision and extension thereof, the following 4 (four) courses and distances: S88°15'28"E 83.44 feet; thence S55°15'34"E 60.43 feet; thence S88°15'28"E 89.88 feet; thence N1°44'32"E 111.71 feet to the southwest corner of Lot 111, ALDER SQUARE COMMERCIAL SUBDIVISION-PHASE 1 AMENDED No. 2 AND EXTENDED, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence along said Subdivision, and also along Phase 1 Amended No. 3 of said Subdivision, the following 9 (nine) courses and distances: S88°15'28"E 343.50 feet; thence S1°44'32"W 9.76 feet; thence S88°15'28"E 334.50 feet; thence N1°44'32"E 10.89 feet; thence along the arc of a 485.00 foot radius curve to the right 117.55 feet through a central angle of 13°53'12" (chord: N8°41'08"E 117.26 feet) to a point of reverse curvature; thence along the arc of a 515.00 foot radius curve to the left 124.82 feet through a central angle of 13°53'12" (chord: N8°41'08"E 124.52 feet); thence N1°44'32"E 253.08 feet; thence S88°15'28"E 172.97 feet; thence N1°08'37"E 258.67 feet to the southerly right-of-way line of 100 North; thence S88°30'41"E along said right-of-way line 33.00 feet to the northwest corner of Lot 1, PROVIDENCE PROFESSIONAL CENTER Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence S1°08'37"W along said Plat and extension thereof 531.17 feet to the westerly right-of-way line of said Gateway Drive; thence along said right-of-way line: Southwesterly along the arc of a 456.60 foot radius non-tangent curve (radius bears: S64°41'48"E) to the left 192.80 feet through a central angle of 24°11'36" (chord: S13°12'24"W 191.37 feet) to the point of beginning.

Contains: 10.18+/- acres

OWNER'S DEDICATION

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

PROVIDENCE CITY CENTER
SUBDIVISION

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, 20__

_____ SIGNATURE

BY: _____ (PRINTED NAME)

ITS: _____

LIMITED LIABILITY ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME _____ WHO AFTER BEING DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE/SHE IS THE _____ OF _____, A UTAH LIMITED LIABILITY COMPANY AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ _____ NOTARY PUBLIC (SIGNATURE)
RESIDING IN _____ COUNTY

MY COMMISSION No. _____ _____ PRINTED FULL NAME OF NOTARY

MAYOR APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY MAYOR THIS _____ DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____ PROVIDENCE CITY MAYOR — _____ DATE

_____ PROVIDENCE CITY RECORDER — _____ DATE

PLANNING COMMISSION APPROVAL

PRESENTED TO THE PROVIDENCE CITY PLANNING COMMISSION THIS _____ DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

_____ PLANNING COMMISSION CHAIR — _____ DATE

ATTORNEY APPROVAL

APPROVED AS TO FORM THIS ____ DAY OF _____, 20__.

_____ CITY ATTORNEY — _____ DATE

FINAL PLAT
OF
PROVIDENCE CITY CENTER
SUBDIVISION
NE1/4 & SE1/4 OF SECTION 9, AND THE NW1/4 & SW1/4 OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$ _____ _____
FEE — CACHE COUNTY RECORDER

RECEIVED MAR 10 2021 BY

NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS.
2. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER(S).
3. PROVIDENCE CITY WILL NOT ISSUE ANY BUILDING PERMIT FOR ANY LOT UNTIL MINIMUM IMPROVEMENTS, AS SPECIFIED BY THE CITY, ARE COMPLETE.
4. LOTS 1 THRU 4 (INCLUSIVE) ARE SUBJECT TO A BLANKET PUBLIC UTILITY EASEMENT ACROSS THEIR ENTIRETY WITH THE EXCEPTION OF WITHIN THE FOOTPRINT OF ANY FUTURE BUILDINGS CONSTRUCTED ON SAID LOTS.

COUNTY SURVEYOR'S CERTIFICATE

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

_____ COUNTY SURVEYOR — _____ DATE

CITY ENGINEER'S APPROVAL

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

_____ CITY ENGINEER — _____ DATE

CULINARY WATER AND SANITARY SEWER

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

_____ CULINARY WATER AND SANITARY SEWER AUTHORITY

UTILITY COMPANIES

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

DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____

COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

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

ROCKY MOUNTAIN POWER

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

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

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PROVIDENCE
CITY CENTER
CIVIL
SOLUTIONS
GROUP





CARTWRIGHT
ARCHITECTS & ENGINEERS

2120 NORTH MAIN STREET
LOGAN, UT 84341
T435 753.2850
F435 753.2851
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http://www.cartwright-aec.com

PROVIDENCE CITY CENTER PHASE 1 7-PLEX

PROVIDENCE, UT

CARTWRIGHT PROJECT #	121009
DATE:	02/15/21
DRAWN BY:	CW
CHECKED BY:	CW
APPROVED BY:	JC

REVISIONS

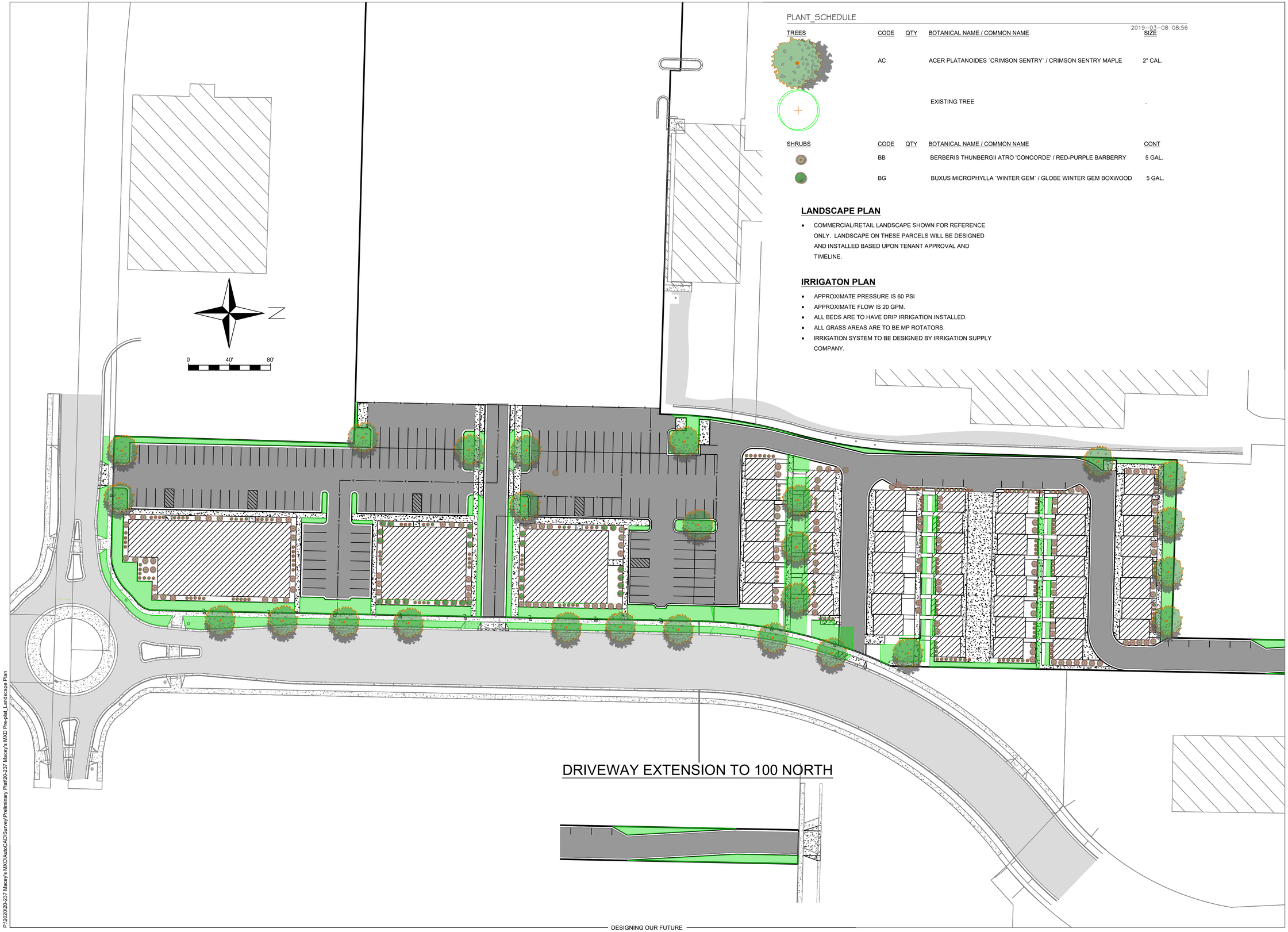
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3D EXTERIOR ELEVATIONS

A202

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CONST. DOCS



PLANT_SCHEDULE

2019-03-08 08:56

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	AC		ACER PLATANOIDES `CRIMSON SENTRY` / CRIMSON SENTRY MAPLE	2" CAL.
			EXISTING TREE	-

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT
	BB		BERBERIS THUNBERGII ATRO 'CONCORDE' / RED-PURPLE BARBERRY	5 GAL.
	BG		BUXUS MICROPHYLLA `WINTER GEM` / GLOBE WINTER GEM BOXWOOD	5 GAL.

LANDSCAPE PLAN

- COMMERCIAL/RETAIL LANDSCAPE SHOWN FOR REFERENCE ONLY. LANDSCAPE ON THESE PARCELS WILL BE DESIGNED AND INSTALLED BASED UPON TENANT APPROVAL AND TIMELINE.

IRRIGATON PLAN

- APPROXIMATE PRESSURE IS 60 PSI
- APPROXIMATE FLOW IS 20 GPM.
- ALL BEDS ARE TO HAVE DRIP IRRIGATION INSTALLED.
- ALL GRASS AREAS ARE TO BE MP ROTATORS.
- IRRIGATION SYSTEM TO BE DESIGNED BY IRRIGATION SUPPLY COMPANY.

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PROVIDENCE CITY CENTER

LOCATED IN THE NW1/4 OF SECTION 10, T11N, R1E, SLB&M PROVIDENCE CITY, CACHE COUNTY, UTAH

MARK	DATE:	DESCRIPTION:

PROJECT #: 20-281
DRAWN BY: I. MORTENSEN
PROJECT MANAGER: M. TAYLOR
ISSUED: 3/22/2021

LANDSCAPE PLAN

SHEET 3 OF 5

P:\2020\20-237 Macey's MXD\AutoCAD\Survey\Preliminary Plat\20-237 Macey's MXD Pre-plat_Landscape Plan

PROVIDENCE CITY CENTER SUBDIVISION CONSTRUCTION DOCUMENTS

3/10/2021

VICINITY MAP:



MT STERLING FARMS PHASE 4	
Sheet Number	Sheet Title
C-001	COVER SHEET
C-002	LEGEND
C-100	DEMOLITION PLAN
C-101	SITE, UTILITY & DIMENSION PLAN
C-201	GRADING PLAN
C-202	STORMWATER & EROSION CONTROL PLAN
C-501	DETAILS
C-502	DETAILS
C-503	DETAILS

GENERAL NOTES:

1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A NOTICE TO PROCEED HAS BEEN ISSUED.
2. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF PROVIDENCE DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A SURVEY CREW MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR VERTICAL CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A SURVEY CREW SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE VERTICAL CONTROLLING MONUMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
4. CONTRACTOR SHALL CONTACT "BLUE STAKES" PRIOR TO START OF CONSTRUCTION ACTIVITIES BY CALLING 811 OR SUBMITTING AN ONLINE UTILITY LOCATION REQUEST AT WWW.BLUESTAKES.ORG.
5. CONTRACTOR SHALL IMPLEMENT AN EROSION AND SEDIMENT CONTROL PROGRAM DURING THE PROJECT GRADING AND/OR CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE OF UTAH AND PROVIDENCE CITY.
6. "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE OWNER SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT- ISSUING AUTHORITY.
7. ALL EXISTING AND/OR PROPOSED PUBLIC UTILITY SYSTEM AND SERVICE FACILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PROVIDENCE CITY STANDARDS AND SPECIFICATIONS.
8. PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF PROVIDENCE.
9. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE CITY INSPECTOR.

STANDARD SPECIFICATIONS:

1. PROVIDENCE CITY CORPORATION DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS MANUAL.
2. STORM WATER SPECIFICATIONS ARE PER THE EPA NATIONAL MENU OF STORMWATER BEST MANAGEMENT PRACTICES UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND THE UTAH DEPARTMENT OF WATER QUALITY STORMWATER MANAGEMENT PROGRAM.
3. THE SPECIFICATIONS MENTIONED IN ITEMS ONE AND TWO SHALL SUPERSEDE ANY CONFLICTING SPECIFICATIONS CONTAINED WITHIN THESE PLANS.

STANDARD DRAWINGS:

1. PROVIDENCE CITY CORPORATION DEPARTMENT OF PUBLIC WORKS STANDARD CONSTRUCTION DRAWINGS.

PROVIDENCE CITY ENGINEERING DEPARTMENT APPROVAL:

THE IMPROVEMENTS FOR THIS DEVELOPMENT HAVE BEEN REVIEWED BY THE CITY ENGINEER FOR GENERAL CONFORMANCE WITH THE REQUIREMENTS OF THE CITY SUBDIVISION ORDINANCE. THIS SET OF CITY-APPROVED DRAWINGS SHALL BE USED FOR CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS. THE DEVELOPER'S ENGINEER, WHOSE STAMP IS ON THESE DRAWINGS, IS RESPONSIBLE FOR THE ENGINEERING DESIGN, DRAFTING, AND RELATED FIELD INFORMATION. THE CONSTRUCTION CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE; FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION; COORDINATION OF HIS OR HER WORK WITH THAT OF ALL OTHER TRADES; AND THE SATISFACTORY PERFORMANCES OF HIS OR HER WORK.

BY: ______________________________ DATE:______________________

PROJECT CONTACTS:

1. PROFESSIONAL LAND SURVEYOR

   DENNIS P. CARLISE PLS
   CIVIL SOLUTIONS GROUP, INC.
   498 WEST 1100 SOUTH
   PROVIDENCE, UT 84332
   E. DCARLISLE@CIVILSOLUTIONSGROUP.NET
   P. 801.663.6982

2. CIVIL ENGINEER

   MICHAEL E. TAYLOR PE
   CIVIL SOLUTIONS GROUP, INC.
   498 WEST 1100 SOUTH
   PROVIDENCE, UT 84332
   E. MTAYLOR@CIVILSOLUTIONSGROUP.NET
   P. 801.890.4498

3. DEVELOPER AND OWNER

   DAVID KNIGHT

4. PROVIDENCE CITY MANAGER:

   RYAN SNOW
   164 NORTH GATEWAY DR.
   PROVIDENCE, UT 84332
   P. 435.752.9441

5. PROVIDENCE CITY PUBLIC WORKS

   ROB STABLEY
   164 NORTH GATEWAY DR.
   PROVIDENCE, UT 84332
   P. 435.753.0313

6. PROVIDENCE CITY ENGINEER (CRS ENGINEERS)

   MAX PIERCE
   2 NORTH MAIN ST.
   PROVIDENCE, UT 84321
   P. 435.752.8501

7. LOGAN FIRE DEPARTMENT:

   AARON WALKER
   255 NORTH MAIN
   LOGAN, UT 84321
   P. 435.716.9515

8. ROCKY MOUNTAIN POWER:

   P. 435.563.2921

9. UTAH STORM WATER PERMIT:

   UTAH DEPARMENT OF WATER QUALITY
   P.O. BOX 144870
   SALT LAKE CITY, UTAH 84114-4870
   P. 801.538.6146
   http://www.waterquality.utah.gov/UPDES/stormwater.htm

10. DOMINION ENERGY:

   CRISTI FIEDEL
   895 WEST 800 NORTH
   LOGAN, UT 84321
   P. 435.752.7751



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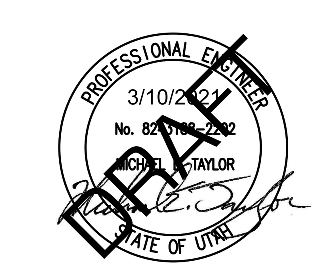
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www.civilsolutionsgroup.net

Providence City Center Subdivision
50 NORTH GATEWAY DRIVE
LOGAN, UTAH

MARK:	DATE:	DESCRIPTION:

PROJECT #: 20-237
DRAWN BY: T. MUNK
PROJECT MANAGER: M. TAYLOR
ISSUED: 3/10/2021



COVER SHEET

C-001

P:\2020\20-237 Macey's MXD\AutoCAD\Civil\Sheet Set\20-237 Providence City Center Subdivision Cover Sheet

LEGEND EXISTING

Symbol	Description
—— PL ——	ADJACENT PROPERTY BOUNDARY
—— w ——	CULINARY WATER LINE
—— ss ——	SANITARY SEWER LINE
—— sd ——	STORM DRAIN LINE
—— ir ——	IRRIGATION LINE
—— g ——	GAS LINE
— — — e —	UNDERGROUND POWER LINE
—— e ——	AERIAL POWER LINE
—— — c — ——	UNDERGROUND COMMUNICATION LINE
- - - #### - - -	CONTOUR MINOR
— — #### — —	CONTOUR MAJOR
—x——x—	FENCE
	ASPHALT PAVEMENT
	CLOSED FACE CURB AND GUTTER
	OPEN FACE CURB AND GUTTER
	CONCRETE PAVEMENT
	EXISTING TO BE REMOVED
W	WATER VALVE
	FIRE HYDRANT
W	WATER METER
S	SEWER MANHOLE
	STORM DRAIN BOX
	STORM WATER CATCH BASIN
	ROAD SIGN
	POWER POLE
	DECIDUOUS TREE
	CONIFEROUS TREE

LEGEND PROPOSED

Symbol	Description
—— PL ——	PROPERTY BOUNDARY
—— W ——	CULINARY WATER LINE (SIZE SHOWN ON PLAN)
—— SS ——	SANITARY SEWER LINE (SIZE SHOWN ON PLAN)
—— SD ——	STORM DRAIN LINE (SIZE SHOWN ON PLAN)
—— IR ——	IRRIGATION LINE (SIZE SHOWN ON PLAN)
—— G ——	GAS LINE
— — — E —	UNDERGROUND POWER LINE
—— E ——	AERIAL POWER LINE
—— — C — ——	UNDERGROUND COMMUNICATION LINE
—— #### ——	CONTOUR MAJOR
—— #### ——	CONTOUR MINOR
—x——x—	FENCE
— — — — —	BUILDING SETBACK
	ASPHALT PAVEMENT
	CLOSED FACE CURB & GUTTER
	OPEN FACE CURB & GUTTER
	CURB & GUTTER TRANSITION
	CONCRETE PAVEMENT
W	WATER VALVE
	FIRE HYDRANT
W	WATER METER
S	SEWER MANHOLE
	STORM DRAIN BOX
	STORM WATER CATCH BASIN
	ROAD SIGN

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Providence City Center Subdivision
50 NORTH GATEWAY DRIVE
LOGAN, UTAH

MARK:	DATE:	DESCRIPTION:

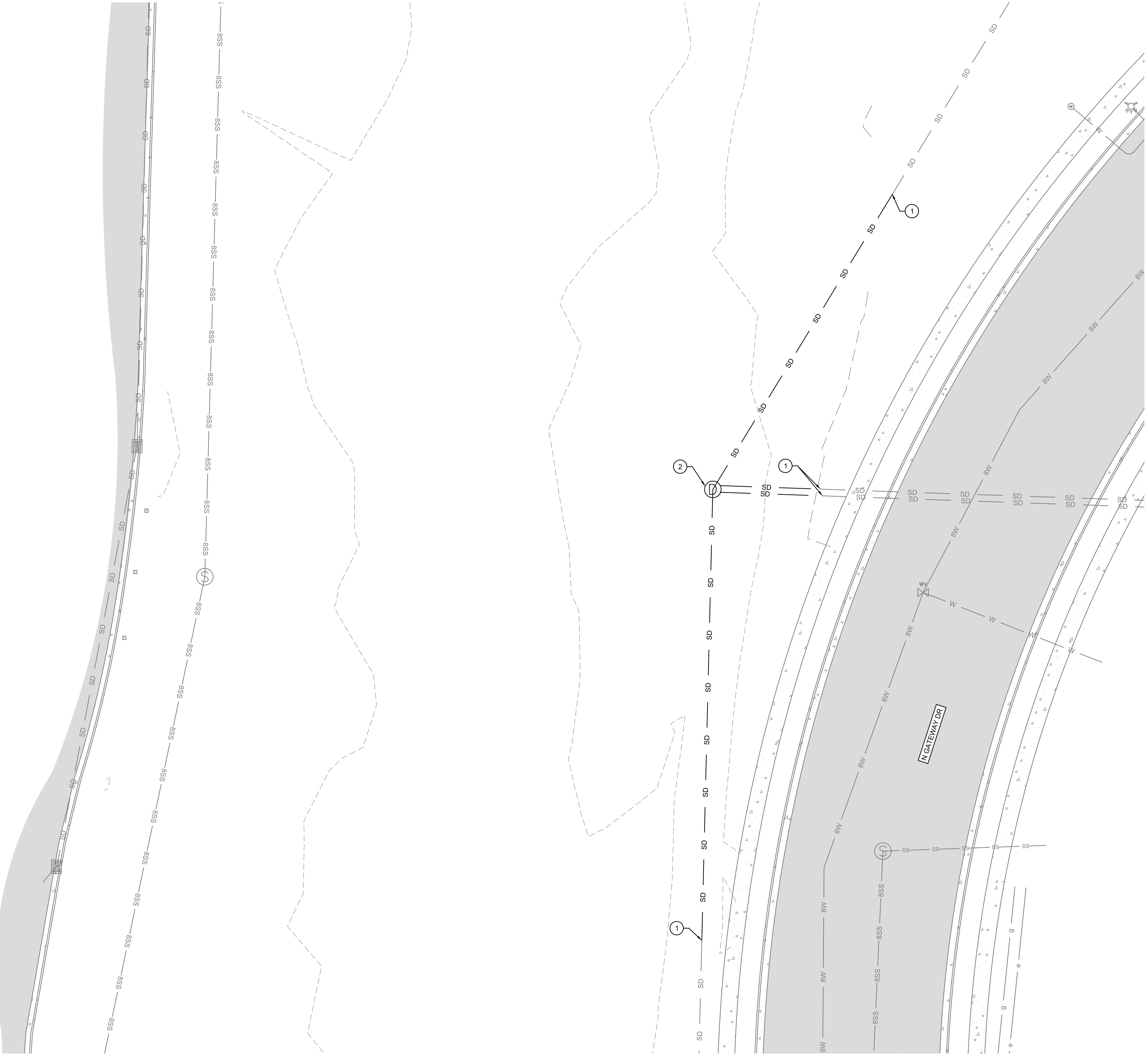
PROJECT #: 20-237
DRAWN BY: T. MUNK
PROJECT MANAGER: M. TAYLOR
ISSUED: 3/10/2021

PROFESSIONAL ENGINEER
3/10/2021
No. 82-3199-2202
MICHAEL E. TAYLOR
STATE OF UTAH
DRAFT

LEGEND

C-002

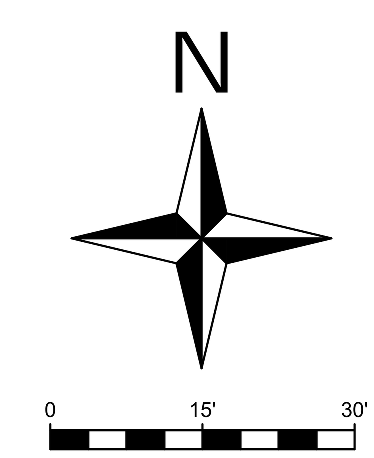
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① DEMOLITION PLAN SHEET KEY NOTES:

ALL ITEMS CALLED OUT TO BE REMOVED SHALL BE DISPOSED OF IN AN APPROPRIATE MANNER AND LOCATION:

1. REMOVE EXISTING STORM DRAIN PIPE START/STOP.
2. REMOVE EXISTING STORM DRAIN MANHOLE.



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P:\2020\20-237 Macey's MXD\AutoCAD\Civil\Sheet Set\20-237 Providence City Center Subdivision Demolition Sheet

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Providence City Center Subdivision

50 NORTH GATEWAY DRIVE
LOGAN, UTAH

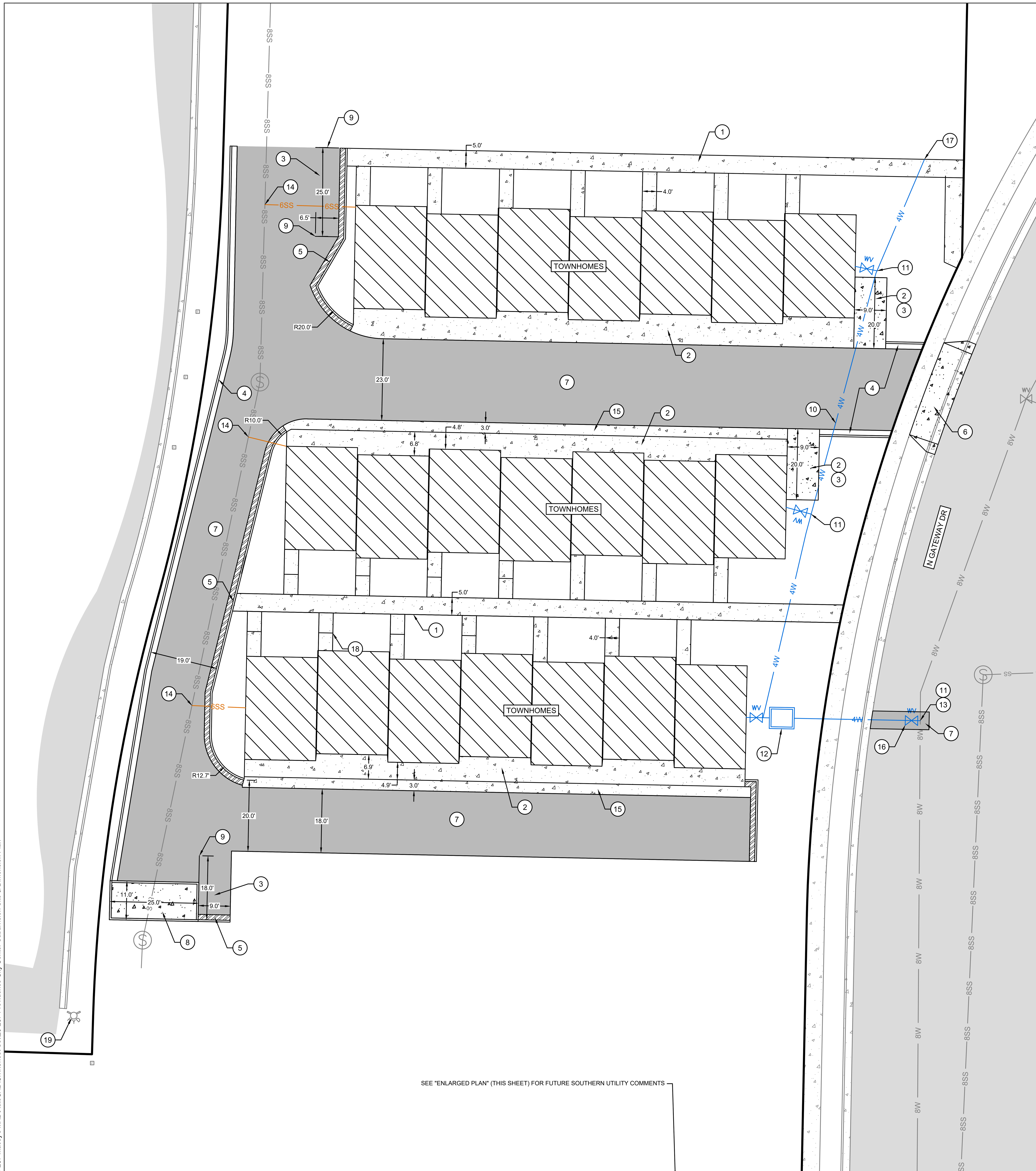
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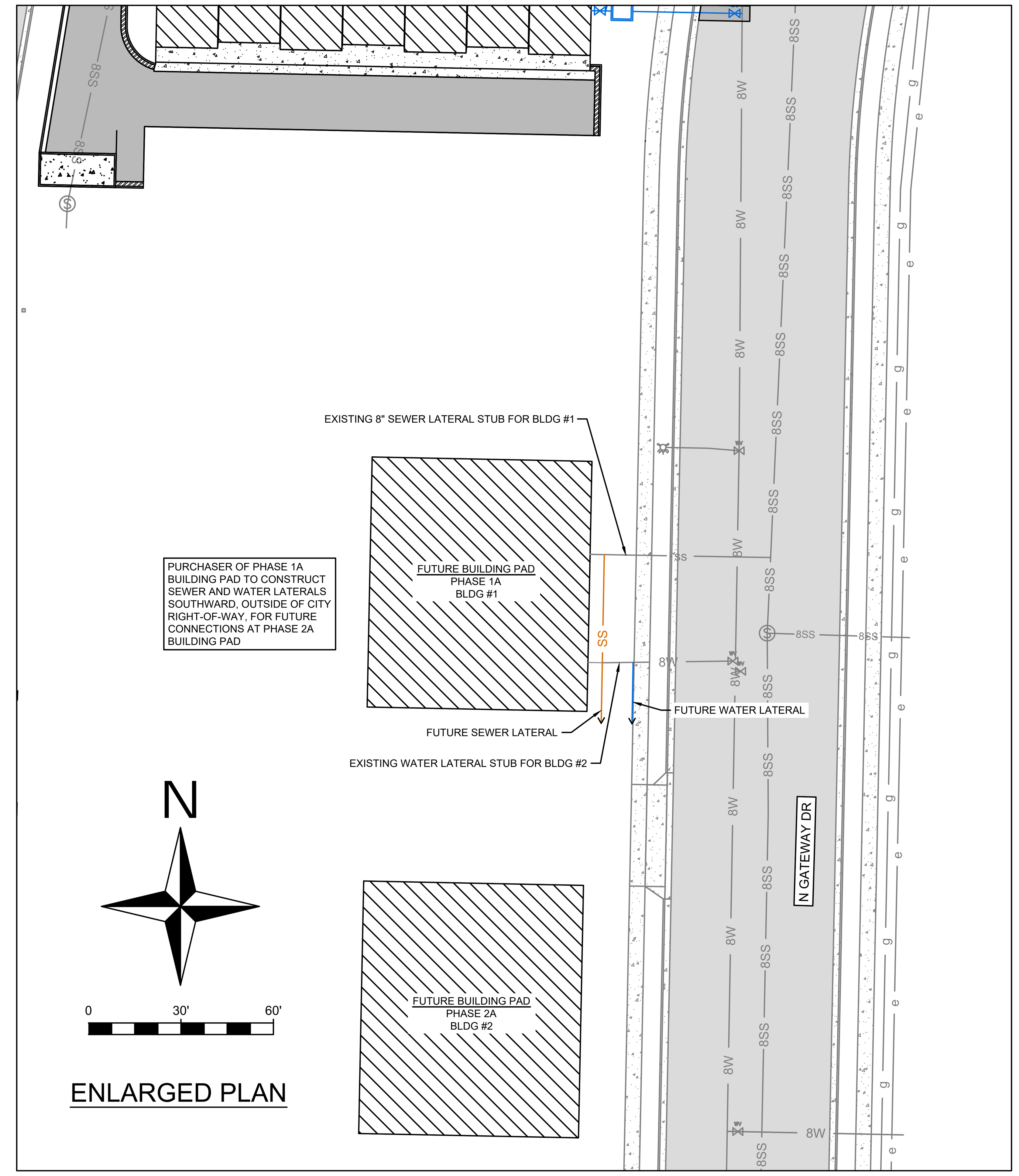
PROJECT #: 20-237
DRAWN BY: T. MUNK
PROJECT MANAGER: M. TAYLOR
ISSUED: 3/10/2021

PROFESSIONAL ENGINEER 3/10/2021 No. 82[illegible]-2202 MICHAEL [illegible] TAYLOR STATE OF UTAH
DRAFT

DEMOLITION PLAN

C-100





ENLARGED PLAN

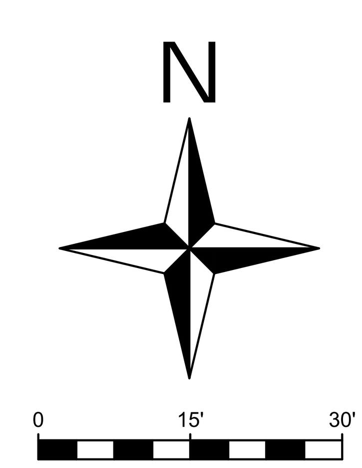
GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE PLANS.
2. MINIMUM OF 10' FROM OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE REQUIRED BETWEEN CULINARY WATER LINE AND ALL OTHER WET UTILITIES.
3. ALL SEWER, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAIL 1 ON SHEET C-502.
4. ALL CULINARY WATER LINES SHALL BE AWWA C900 DR18. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5' OF COVER.
5. ALL SEWER SERVICES SHALL BE INSTALLED PER STANDARD DETAIL 6 ON SHEET C-501.
6. ALL SEWER LINES SHALL BE CONSTRUCTED OF PVC SDR-35 MATERIAL.
7. CONTRACTOR SHALL PLACE CONCRETE THRUST BLOCKS ON ALL TEES, WYES, BENDS, ANGLES, ETC ON ALL WATER LINES AS SHOWN IN DETAIL 6 ON SHEET C-502.
8. POWER - CONTRACTOR SHALL COORDINATE WITH OWNER AND ROCKY MOUNTAIN POWER TO DETERMINE PRECISE LOCATION AND LAYOUT OF POWER LINES THROUGH DEVELOPMENT.
9. GAS - CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS WITH DOMINION ENERGY.

(1) SITE SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. CONCRETE SIDEWALK (8/C501)
2. STANDARD DUTY CONCRETE PAVEMENT (4/C501)
3. GUEST PARKING STALL
4. CLOSED FACE CURB & GUTTER (1/C501)
5. OPEN FACE CURB & GUTTER (2/C501)
6. DRIVEWAY APPROACH (7/C501)
7. STANDARD DUTY ASPHALT PAVEMENT (3/C501)
8. DUMPSTER ENCLOSURE (3/C502)
9. 4" YELLOW PAINT STRIPE
10. 4" WATER MAIN
11. 2" WATER SERVICE & GATE VALVE
12. 4" WATER METER AND VAULT (2/C502)
13. CONNECT TO EXISTING WATER LINE
14. 6" SEWER SERVICE (6/C501)
15. 3.0' CONCRETE WATERWAY (4/C502)
16. GATE VALVE, TYP. (5/C502)
17. CAP, THRUST BLOCK, AND MARK END OF WATERLINE.
18. CONCRETE STEP, TYP.
19. EXISTING FIRE HYDRANT.



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DESIGNING OUR FUTURE

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Providence City Center Subdivision

50 NORTH GATEWAY DRIVE
LOGAN, UTAH

MARK:	DATE:	DESCRIPTION:

PROJECT #: 20-237
DRAWN BY: T. MUNK
PROJECT MANAGER: M. TAYLOR
ISSUED: 3/10/2021

PROFESSIONAL ENGINEER
3/10/2021
No. 8273188-2202
MICHAEL C. TAYLOR
STATE OF UTAH
DRAFT

SITE, UTILITY & DIMENSION PLAN

C-101

P:\2020\20-237 Macey's MXD\AutoCAD\Civil\Sheet Set\20-237 Providence City Center Subdivision Site & Dimension Plan



GRADING GENERAL NOTES:

- ALL TBC CALLOUTS ARE FULL HEIGHT AT BACK OF CURB.
- MAINTAIN A MINIMUM OF 0.5% LONGITUDINAL SLOPE IN ALL GUTTERS.
- MAINTAIN A MAXIMUM OF 2.0% CROSS-SLOPE ON ALL SIDEWALKS AND AT ALL BUILDING DOORWAY EXITS AND ENTRANCES.

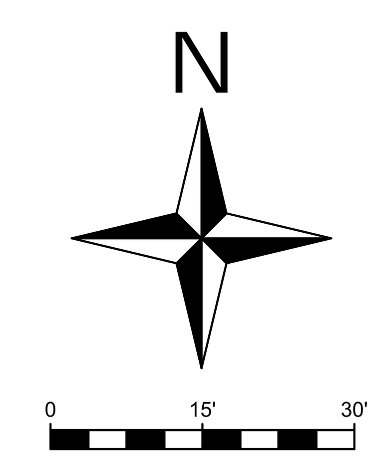
(1) GRADING SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. GRADE TO DRAIN AROUND BUILDING
2. GRADE BREAK LINE

GRADING LEGEND:

FG = FINISHED GRADE
TBC = TOP BACK OF CURB
TA = TOP OF ASPHALT
TC = TOP OF CONCRETE
LIP = LIP OF GUTTER
ME = MATCH EXISTING
TOW = TOP OF WALL
BOW = BOTTOM OF WALL
TOS = TOP OF STAIRS
BOS = BOTTOM OF STAIRS
TOP = TOP OF POND
BOP = BOTTOM OF POND



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Providence City Center Subdivision

50 NORTH GATEWAY DRIVE
LOGAN, UTAH

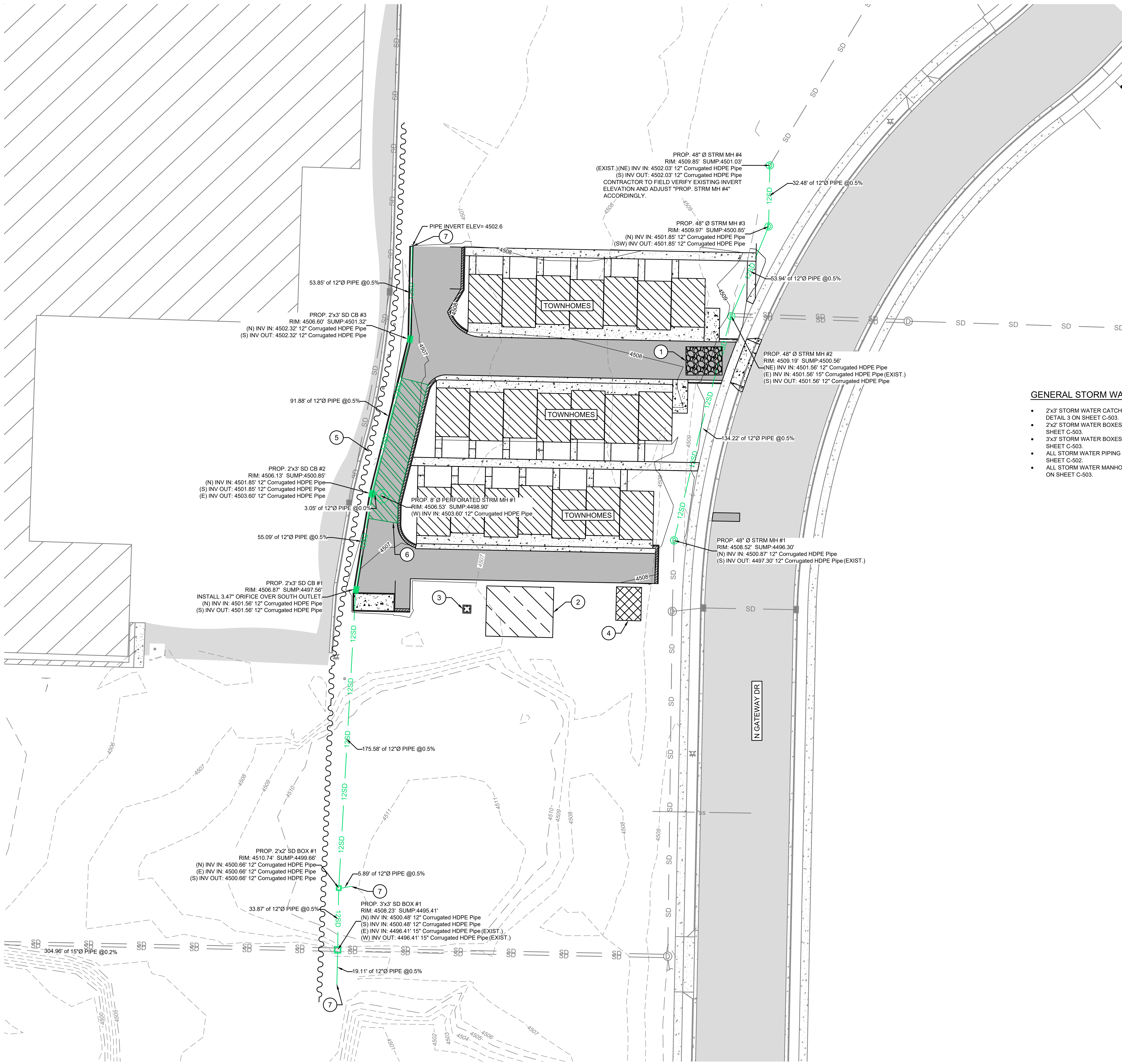
MARK:	DATE:	DESCRIPTION:

PROJECT #: 20-237
DRAWN BY: T. MUNK
PROJECT MANAGER: M. TAYLOR
ISSUED: 3/10/2021

PROFESSIONAL ENGINEER 3/10/2021 No. 82-5189-2202 MICHAEL C. TAYLOR STATE OF UTAH — DRAFT

GRADING PLAN

C-201



Civil Solutions Group, Inc.
Designing Our Future

Project:	Providence City Center Subdivision				
Date:	4-Mar-20				
Location:	Providence, UT				
Method:	Rational				
Post Development Area - DISCHARGE TO POND:					*Rational Method*
Condition			Area [acres]	Runoff Coefficient	Weighted Area
Hardscape [Rooftops, Asphalt, & Concrete]			0.71	0.90	0.64
Landscaping [Grass, Vegetation & Mulch]			0.20	0.20	0.04
		Total Area	0.91	acres	
			Total Weighted Area:		0.68
Design Storm:			100	year, 24-hr storm	
Discharge Rate (.2 CFS/Acre) for the Proposed Site:				0.18	cfs

Duration [min]	Intensity [in/hr]	Post-Dev. Runoff [cfs]	Total Runoff [CF]	Cumulative Allow. Discharge [CF]	Detention Storage Req'd [CF]
5	5.40	3.67	1,100	55	1,045
10	4.14	2.81	1,687	109	1,577
15	3.43	2.33	2,096	164	1,932
30	2.32	1.58	2,836	328	2,508
60	1.41	0.96	3,447	655	2,791
120	0.81	0.55	3,960	1,310	2,650
180	0.57	0.39	4,180	1,966	2,214
360	0.34	0.23	4,987	3,931	1,055
720	0.21	0.14	6,160	7,862	-1,703
1440	0.13	0.09	7,627	15,725	-8,098
2880	0.07	0.05	8,213	31,450	-23,236
			Required Detention Storage Volume:	2,791	Cubic Feet

GENERAL STORM WATER NOTES:

- 2'x3' STORM WATER CATCH BASINS SHALL BE CONSTRUCTED PER DETAIL 3 ON SHEET C-503.
- 2'x2' STORM WATER BOXES SHALL BE CONSTRUCTED PER DETAIL 1 ON SHEET C-503.
- 3'x3' STORM WATER BOXES SHALL BE CONSTRUCTED PER DETAIL 4 ON SHEET C-503.
- ALL STORM WATER PIPING SHALL BE TRENCHED PER DETAIL 1 ON SHEET C-502.
- ALL STORM WATER MANHOLES SHALL BE CONSTRUCTED PER DETAIL 2 ON SHEET C-503.

(1) SHEET KEY NOTES:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. VEHICLE TRACK OUT PAD
2. MATERIAL STAGING AREA
3. PORTABLE TOILET
4. CONCRETE WASHOUT FACILITY
5. EARTHEN BERM
6. UNDERGROUND GRAVEL (40% VOID SPACE) STORM WATER SUMP WRAPPED IN NON-WOVEN GEOTEXTILE FABRIC.
   TOP OF GRAVEL ENVELOPE = 4503.60
   BOTTOM OF GRAVEL ENVELOPE = 4498.90
7. CAP AND MARK END OF STORM WATER PIPE

STORMWATER NARRATIVE:

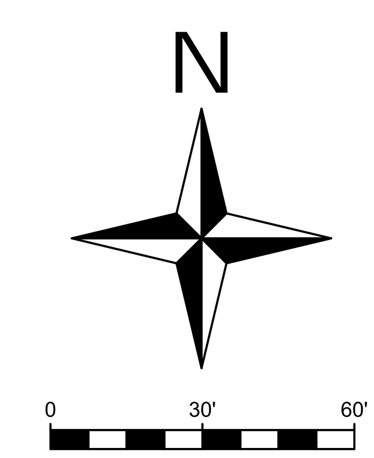
ALL GRADING ON THE PROJECT WILL CONVEY STORM WATER TO AN UNDERGROUND STORM WATER SYSTEM. AN ORIFICE PLATE AND SNOUT WILL BE LOCATED IN "PROP. SD CB #1" WHICH WILL PROVIDE A CONTROLLED RELEASE RATE. IF THE CONTROLLED RELEASE IS LESS THAN THE INCOMING STORM WATER RATE, THE WATER WILL BACK UP INTO "PROP. SD CB #2" AND FLOW INTO THE UNDERGROUND GRAVEL STORM WATER SUMP SYSTEM.

- REQUIRED DETENTION VOLUME = 2,791 CF
- PROVIDED DETENTION VOLUME = 2,800 CF

THE REQUIRED ORIFICE SIZE IS 3.47 INCHES. THIS WAS CALCULATED BY MULTIPLYING THE ACREAGE OF LOT 1 (2.29 ACRES) BY 0.2 CFS WHICH EQUALS A RELEASE RATE OF 0.46 CFS.

Orifice Size Calculation

H = Head = W.S.E. - INV. =	2.04
P.Q. = Peak Allowable Discharge =	0.46 cfs
Required Orifice Diameter in inches = 6.12*(P.Q./(H^(1/2)))^(1/2) =	3.47 inches



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Providence City Center Subdivision
50 NORTH GATEWAY DRIVE
LOGAN, UTAH

MARK:	DATE:	DESCRIPTION:

PROJECT #: 20-237
DRAWN BY: T. MUNK
PROJECT MANAGER: M. TAYLOR
ISSUED: 3/10/2021

PROFESSIONAL ENGINEER 3/10/2021 No. 82-5188-2202 MICHAEL E. TAYLOR STATE OF UTAH DRAFT

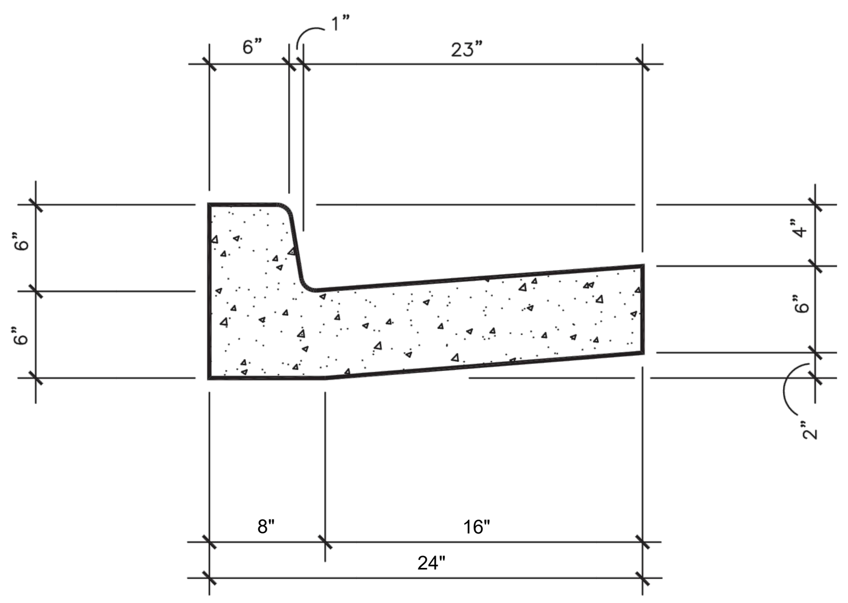
STORMWATER & EROSION CONTROL PLAN

C-202

P:\2020\20-237 Macey's MXD\AutoCAD\Civil\Sheet Set\20-237 Providence City Center Subdivision Stormwater Plan

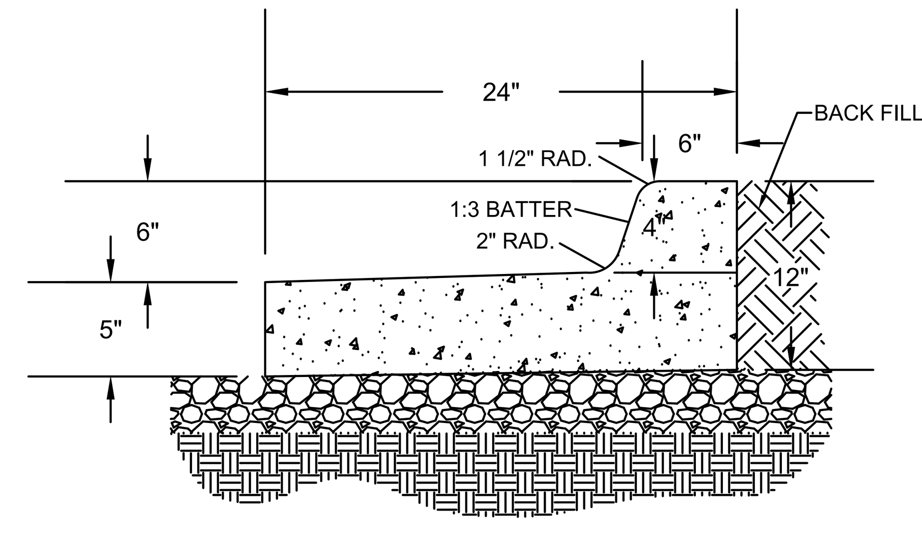
STANDARD 6" VERTICAL BACK

NOTES:
1. OTHER CURB & GUTTER DESIGNS MUST BE APPROVED IN WRITING BY THE CITY ENGINEER.
2. CURVED SECTIONS OF CURB & GUTTER MUST BE FORMED IN ONE CONTINUOUS ARC WITH NO ANGLES.



Providence City Public Works Department	Curb & Gutter	DRAWING NO. C-3
		REVISED 12-29-06

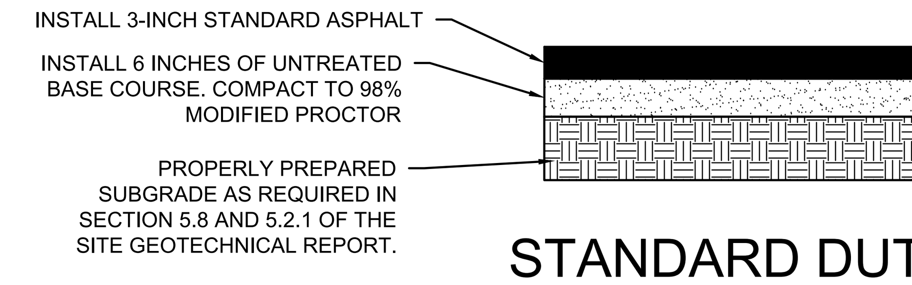
1 / C501 CLOSED FACE CURB & GUTTER
NOT TO SCALE



OPEN FACE

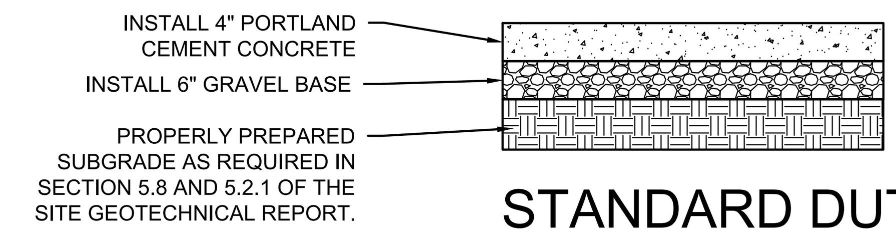
NOTES:
1. ALL CURB & GUTTER TO BE CLOSED FACE EXCEPT AS INDICATED.
2. CONCRETE SHALL BE 4000 PSI, 28 DAY STRENGTH.
3. PROVIDE CONTRACTION JOINTS @ 10'-0" O.C.
4. PROVIDE EXPANSION JOINTS @ 50'-0" O.C.

2 / C501 OPEN-FACE CURB
NOT TO SCALE



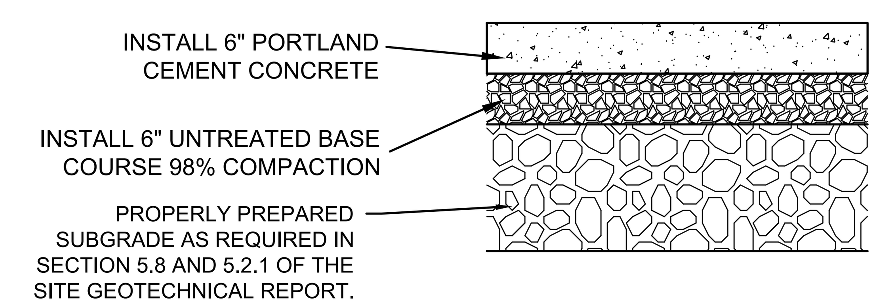
3 / C501 STANDARD DUTY ASPHALT PAVEMENT
NOT TO SCALE

NOTES:
1. PAVEMENT SECTION SHALL CONFORM TO THE SITE GEOTECHNICAL STUDY PERFORMED BY GSH GEOTECHNICAL INC.



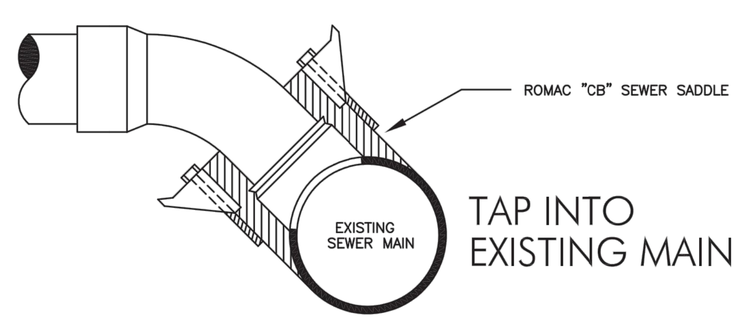
4 / C501 STANDARD DUTY CONCRETE PAVEMENT
NOT TO SCALE

NOTES:
1. PAVEMENT SECTION SHALL CONFORM TO THE SITE GEOTECHNICAL STUDY PERFORMED BY GSH GEOTECHNICAL INC.

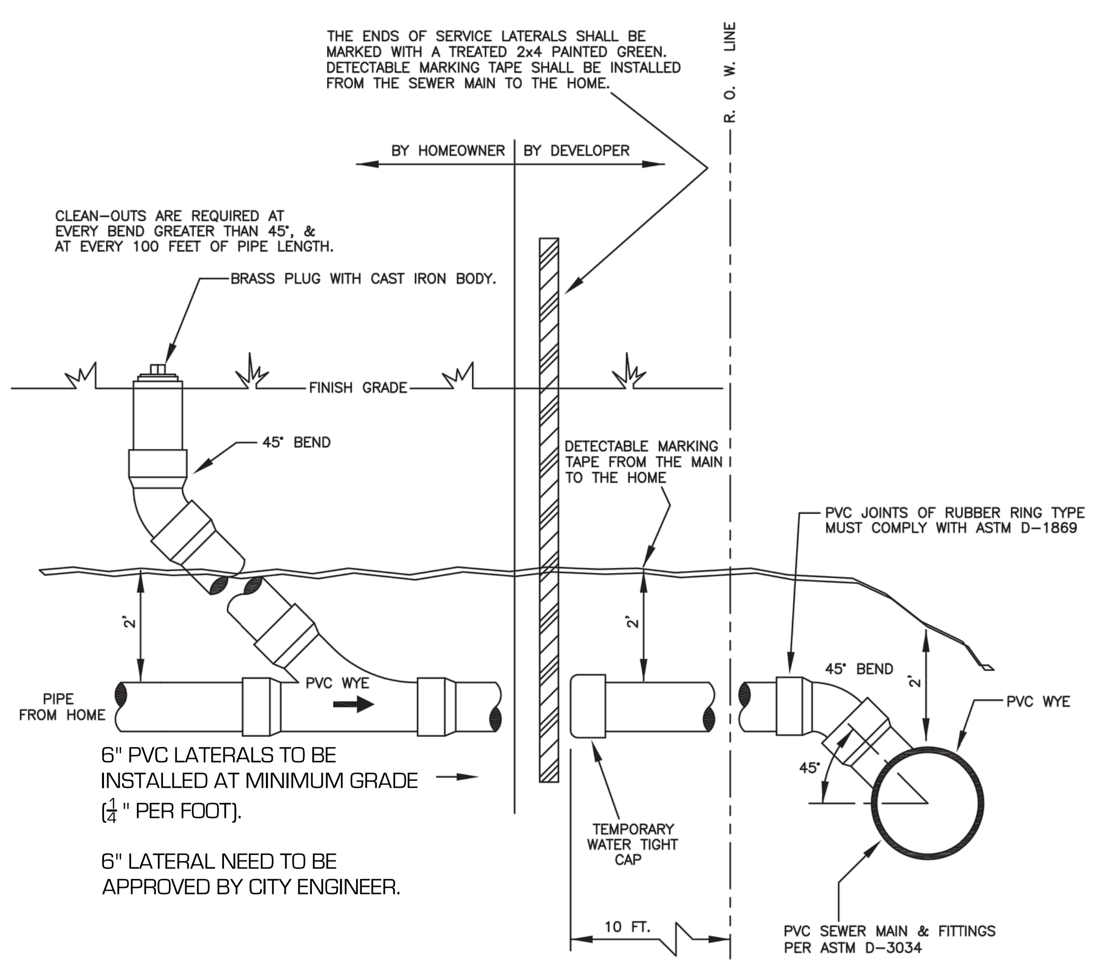


5 / C501 HEAVY DUTY CONCRETE PAVEMENT
NOT TO SCALE

NOTES:
1. PAVEMENT SECTION SHALL CONFORM TO THE SITE GEOTECHNICAL STUDY PERFORMED BY GSH GEOTECHNICAL INC.



TAP INTO EXISTING MAIN

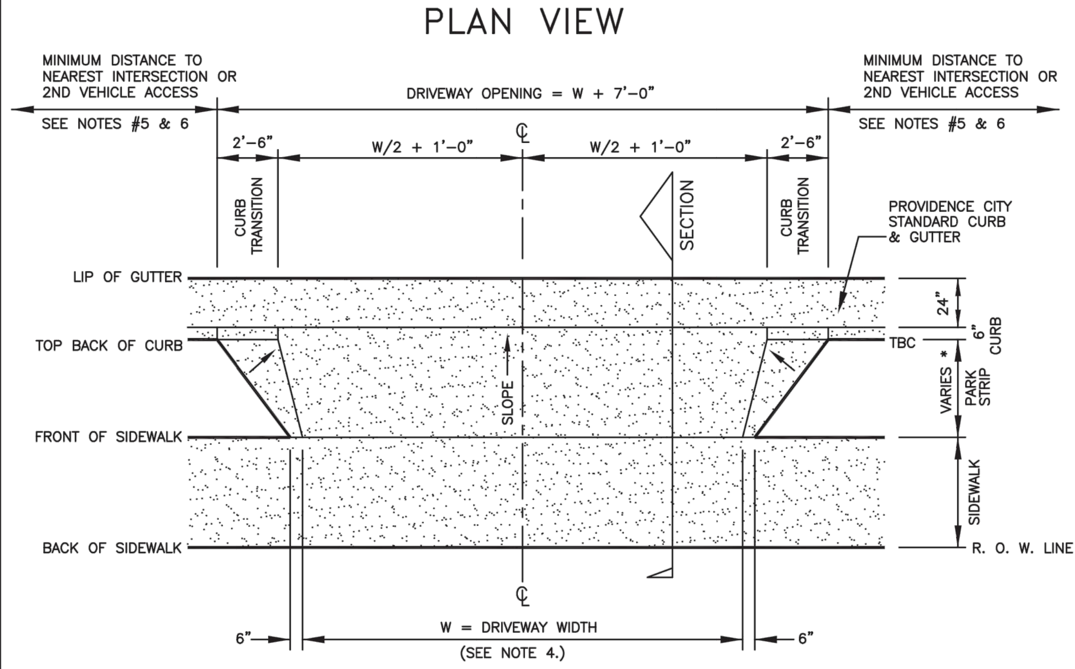


6" PVC LATERALS TO BE INSTALLED AT MINIMUM GRADE ($\frac{1}{4}$" PER FOOT).

6" LATERAL NEED TO BE APPROVED BY CITY ENGINEER.

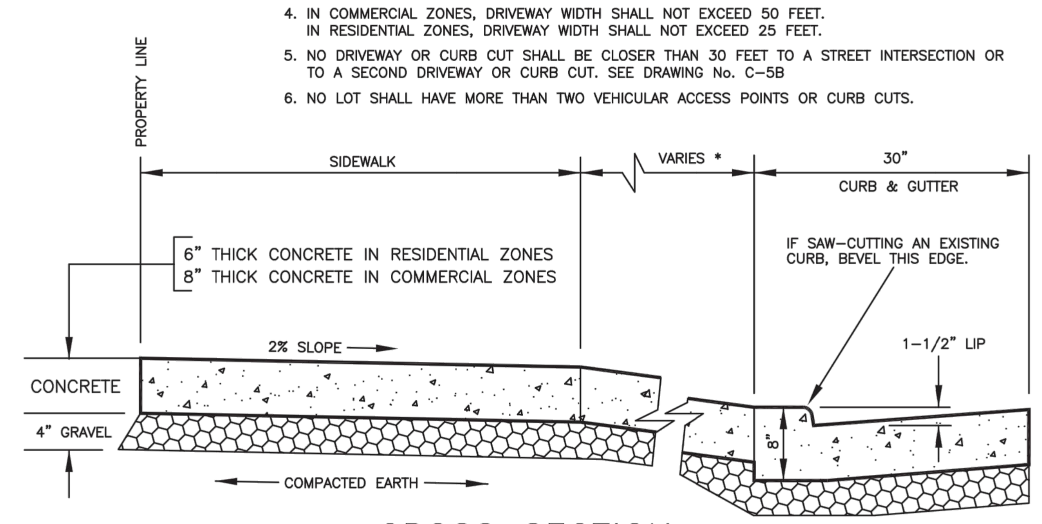
6 / C501 SEWER SERVICE
NOT TO SCALE

PLAN VIEW



NOTES:
1. SIDEWALK SCORE MARKS 1/2" DEEP EVERY 5 FEET.
2. ALL HORIZONTAL SURFACES TO BE STEEL TROWELED FOLLOWED BY A LIGHT BROOM FINISH.
3. EXISTING CURB & GUTTER MUST BE SAW CUT & BEVELED TO MATCH THIS DETAIL WITH NO BREAKS OR CRACKS. OTHERWISE, THE ENTIRE SECTION MUST BE REPLACED.
4. IN COMMERCIAL ZONES, DRIVEWAY WIDTH SHALL NOT EXCEED 50 FEET. IN RESIDENTIAL ZONES, DRIVEWAY WIDTH SHALL NOT EXCEED 25 FEET.
5. NO DRIVEWAY OR CURB CUT SHALL BE CLOSER THAN 30 FEET TO A STREET INTERSECTION OR TO A SECOND DRIVEWAY OR CURB CUT. SEE DRAWING No. C-5B
6. NO LOT SHALL HAVE MORE THAN TWO VEHICULAR ACCESS POINTS OR CURB CUTS.

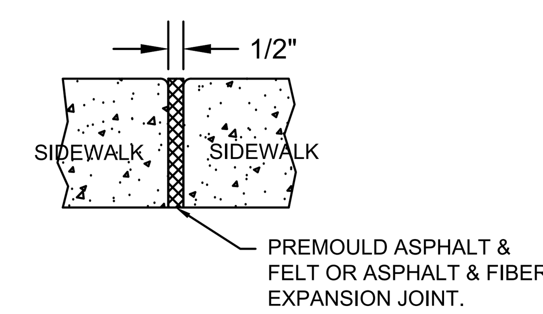
* SEE PROVIDENCE CITY'S STANDARD STREET SECTIONS

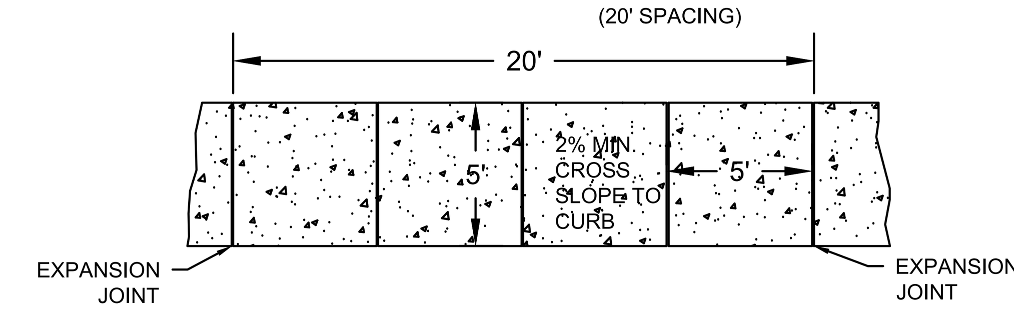


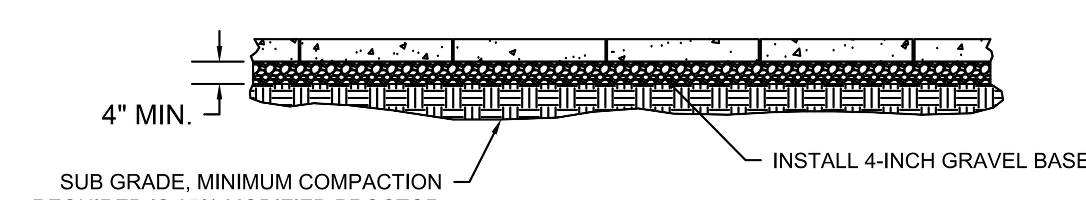
CROSS SECTION

Providence City Public Works Department	Driveway Approach	DRAWING NO. C-5
		REVISED 05-07-07

7 / C501 DRIVEWAY APPROACH
NOT TO SCALE







* NOTE: 6" CONCRETE SECTION THROUGH DRIVEWAYS.
4" CONCRETE SECTION THROUGH ALL OTHER AREAS.

8 / C501 CONCRETE SIDEWALK
NOT TO SCALE

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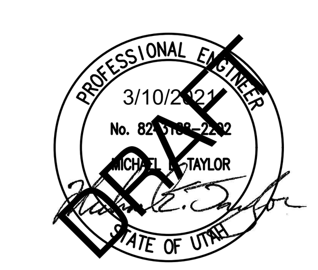
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Providence City Center Subdivision
50 NORTH GATEWAY DRIVE
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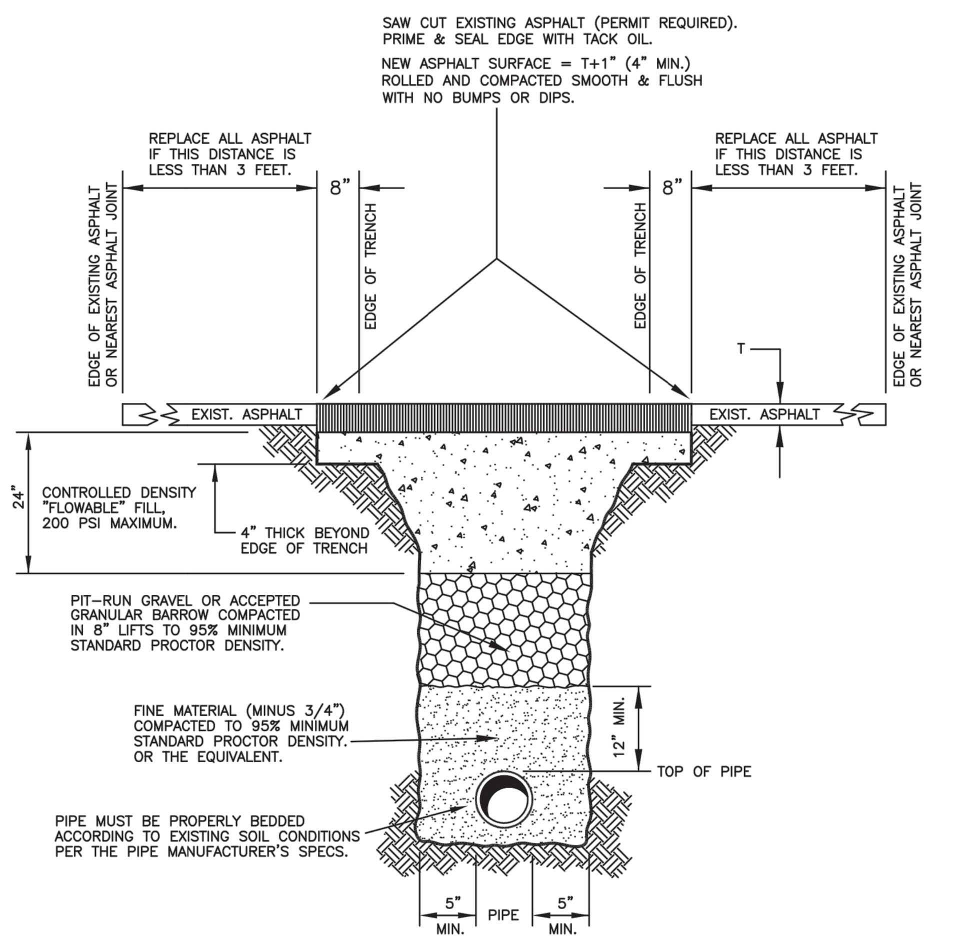
MARK:	DATE:	DESCRIPTION:

PROJECT #: 20-237
DRAWN BY: T. MUNK
PROJECT MANAGER: M. TAYLOR
ISSUED: 3/10/2021



DETAILS

C-501



NOTES

1. ALL NEW ASPHALT SHALL BE INSTALLED FLUSH WITH THE EXISTING ASPHALT SURFACE WITH NO MORE THAN 1/2" VARIANCE FROM A STRAIGHT EDGE LAID ACROSS THE TRENCH CUT. IF THE NEW ASPHALT BULGES OR SETTLES MORE THAN THIS TOLERANCE ONE YEAR AFTER INSTALLATION, THE DEVELOPER WILL REMOVE THE ASPHALT AND RE-PAVE THE CUT AREA TO THE ABOVE TOLERANCE. IF THE ASPHALT PLANTS ARE CLOSED FOR THE SEASON, USE "COLD MIX" ASPHALT OR FLOWABLE FILL, AND REPLACE IT WITH "HOT MIX" WITHIN 30 DAYS AFTER THE PLANTS REOPEN.

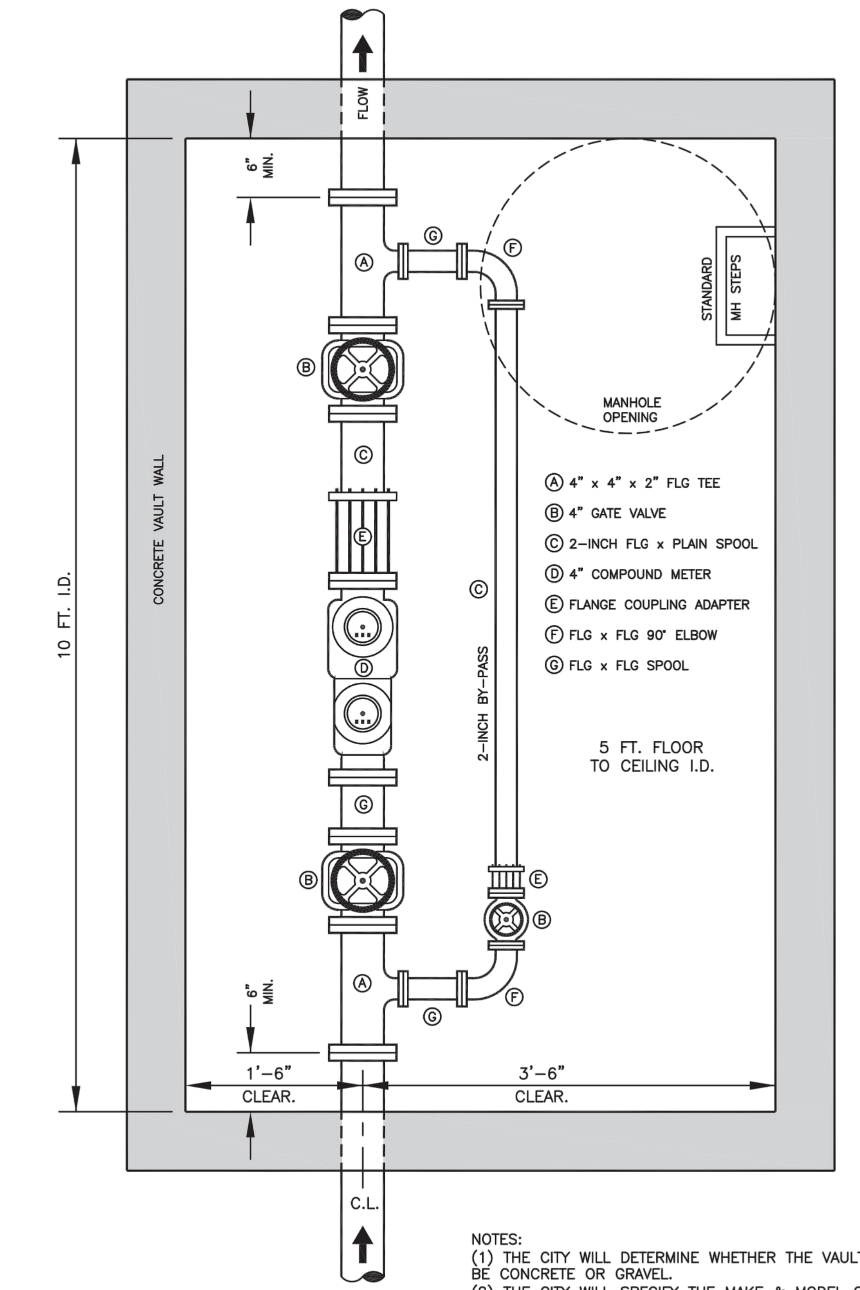
2. FLOWABLE FILL MUST BE INSTALLED IN ALL ASPHALT TRENCHES THAT CROSS THE FLOW OF TRAFFIC AT A RIGHT ANGLE AND ALSO AT ALL CANAL CROSSINGS. THE FLOWABLE FILL MUST MEET ASTM STANDARDS AND HAVE THE CORRECT DENSITY, AGGREGATE, ENTRAINED AIR, AND WATER CONTENT REQUIRED FOR UTILITY TRENCHING UNDER EXISTING ASPHALT ROADWAYS. THE DENSITY SHALL BE SUCH AS TO PERMIT HAND EXCAVATION AND SHOULD NOT EXCEED 200 PSI. THE FIRST POUR SHOULD BE OVER AND AROUND PIPE JOINTS WITH ANCHOR DEVICES, IF NECESSARY, TO AVOID PIPE FLOTATION. TEMPORARY BULKHEADS SHOULD BE USED AT EACH END OF THE TRENCH TO CONTAIN THE FLOWABLE FILL. THE TOP SURFACE OF THE FLOWABLE FILL MUST MATCH THE SLOPE OF THE EXISTING ASPHALT SURFACE. STEEL TRAFFIC PLATES SPANNING THE TRENCH MUST BE PROVIDED TO PREVENT CONTACT WITH THE FLOWABLE FILL UNTIL IT HAS CURED. WARNING SIGNS MUST BE PLACED UNTIL THE FINAL ASPHALT PAVING IS COMPLETED.

3. ALL SPOIL MATERIAL EXCAVATED FROM TRENCHES SHOULD BE EXPORTED FROM CITY PROPERTY. ALL TRENCHING MUST COMPLY WITH FEDERAL OSHA REQUIREMENTS.

Providence City Public Works Department	Type "F" Trench 90° CROSSING TRAFFIC FLOW	DRAWING NO. T-F REVISED 05-07-07

1 / C502 — UTILITY TRENCHING

NOT TO SCALE

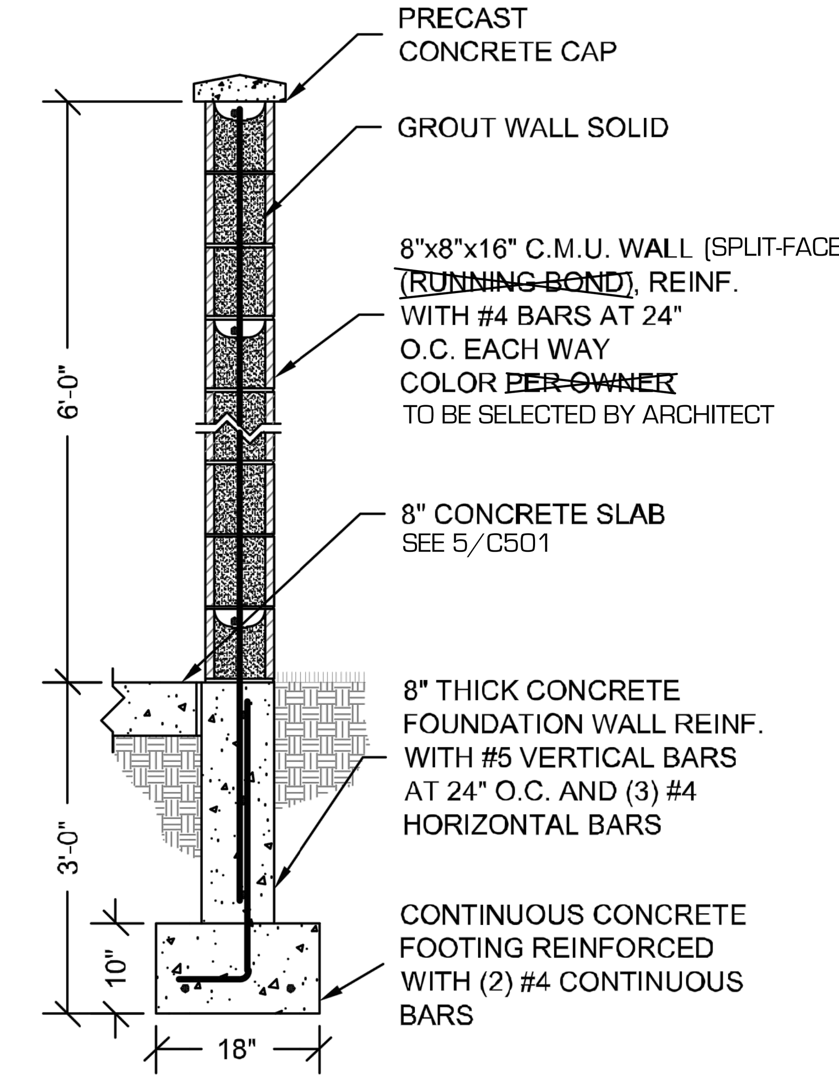


NOTES:
(1) THE CITY WILL DETERMINE WHETHER THE VAULT FLOOR SHALL BE CONCRETE OR GRAVEL.
(2) THE CITY WILL SPECIFY THE MAKE & MODEL OF THE METER TO BE PURCHASED & INSTALLED BY THE DEVELOPER.
(3) THE CITY WILL SPECIFY THE NUMBER, TYPE & LOCATION OF PIPE SUPPORTS BASED ON THE FLOOR MATERIAL. NO WOOD OR BRICK STANDS WILL BE ALLOWED.
(4) THE DEVELOPER SHALL SUPPLY & INSTALL A CITY-STANDARD GATE VALVE AT THE CONNECTION TO THE CITY'S WATER MAIN UPSTREAM OF THE VAULT.

Providence City Public Works Department	4" Meter Detail	DRAWING NO. W-1E CREATED 02-26-10

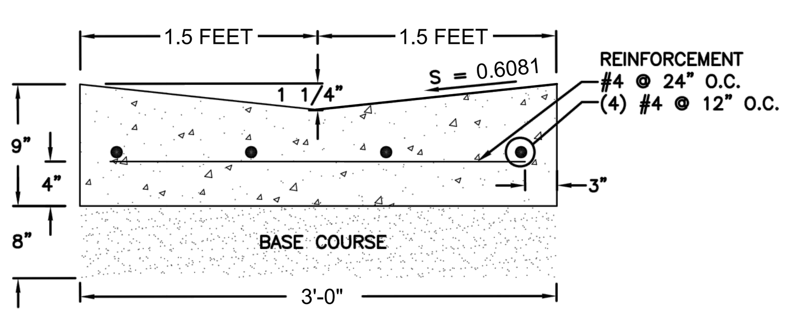
2 / C502 — 4" WATER METER & VAULT

NOT TO SCALE



3 / C502 — TRASH ENCLOSURE

NOT TO SCALE

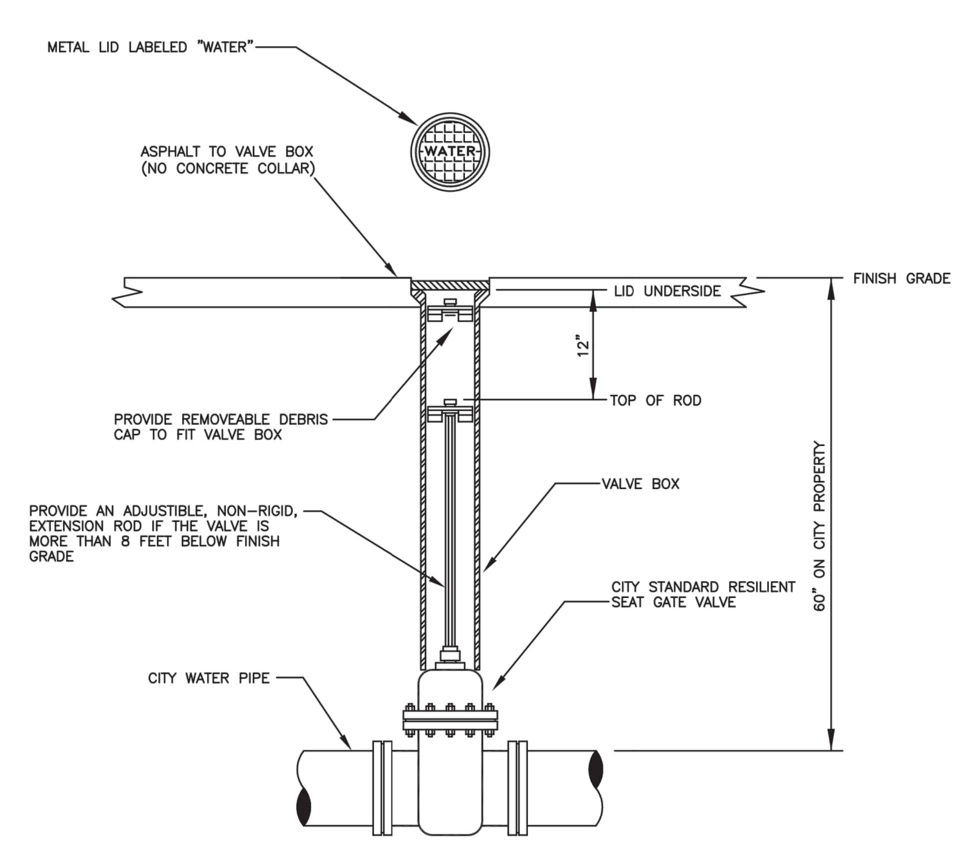


3' - 0" WATERWAY

CONCRETE AREA = 1.937 SQ. FT.

4 / C502 — CONCRETE WATERWAY

NOT TO SCALE



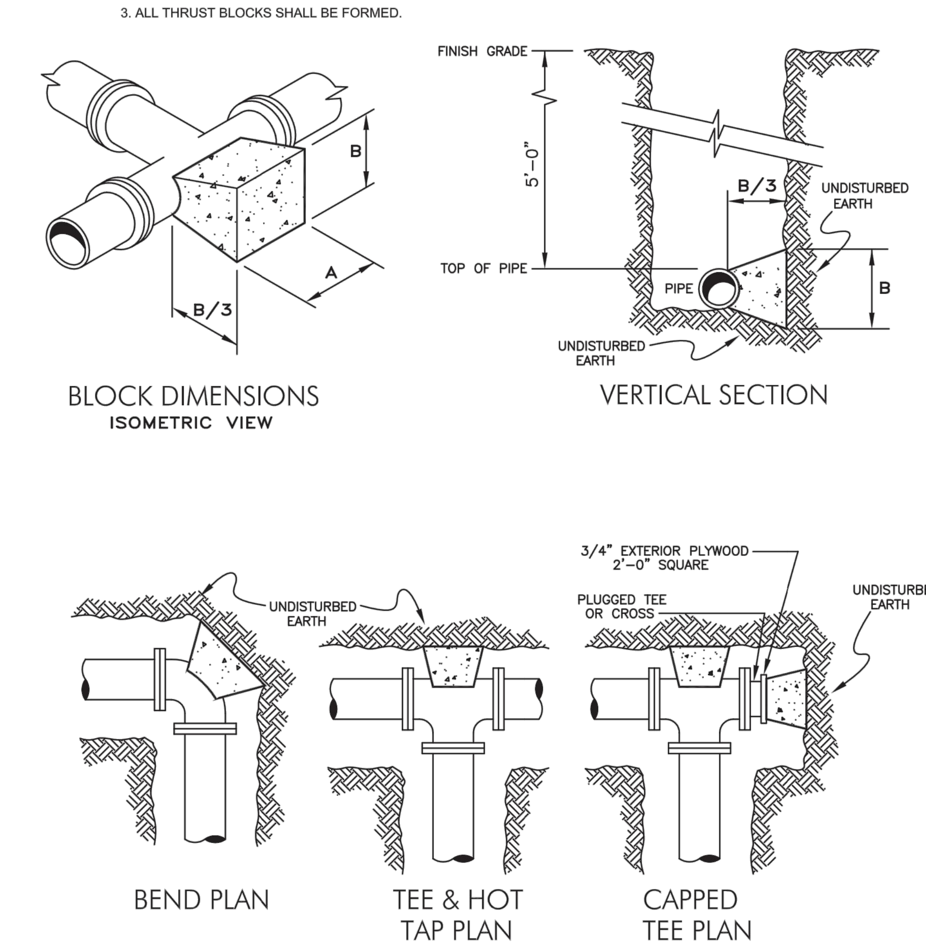
GATE VALVE & VALVE BOX

Providence City Public Works Department	Water Valve	DRAWING NO. W-5 REVISED 08-01-05

5 / C502 — GATE VALVE

NOT TO SCALE

1. ALL THRUST BLOCKING MUST BE INSPECTED BY THE CITY PRIOR TO BACKFILLING THE TRENCH.
2. ALL CONCRETE SHALL BE 4,000 P.S.I. 28-DAY STRENGTH.
3. ALL THRUST BLOCKS SHALL BE FORMED.



THRUST BLOCKING DIMENSIONS

FITTING SIZES	TEES & PLUGS		90° BENDS		45° BENDS & "Y"s		22-1/2° BENDS	
	A	B	A	B	A	B	A	B
6"	2'-0"	0'-9"	2'-0"	1'-0"	1'-3"	0'-9"	1-0"	0'-9"
8"	2'-0"	1'-0"	2'-0"	1'-3"	1'-6"	1'-0"	1-0"	1'-0"
10"	2'-6"	1'-3"	2'-9"	1'-6"	1'-9"	1'-3"	1-3"	1'-0"
12"	2'-3"	1'-9"	3'-3"	1'-9"	2'-0"	1'-6"	1-6"	1'-3"
16"	3'-6"	2'-0"	4'-3"	2'-3"	3'-0"	1'-9"	1-9"	1'-6"

Providence City Public Works Department	Thrust Blocking	DRAWING NO. W-2 REVISED 02-26-10

6 / C502 — THRUST BLOCKING

NOT TO SCALE

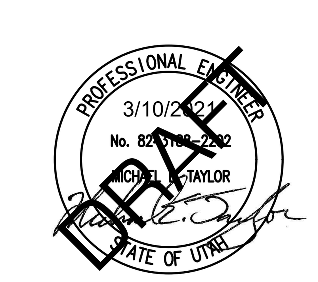
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Providence City Center Subdivision

50 NORTH GATEWAY DRIVE
LOGAN, UTAH

MARK:	DATE:	DESCRIPTION:

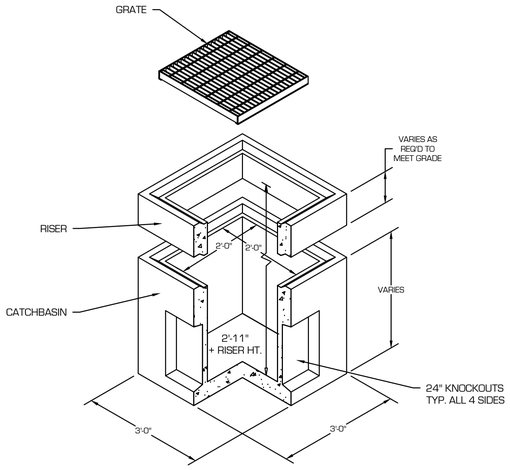
PROJECT #: 20-237
DRAWN BY: T. MUNK
PROJECT MANAGER: M. TAYLOR
ISSUED: 3/10/2021



DETAILS

C-502

P:\2020\20-237 Macey's MXD\AutoCAD\Civil\Sheet Set\20-237 Providence City Center Subdivision Details

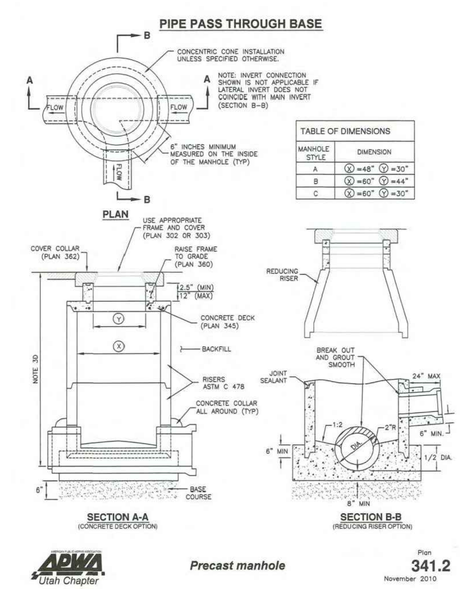


NOTE:
1. CATCH BASINS AND GRATE SHALL MEET ASTM C858 WITH AASHTO HS-20 LOADING.
2. OPENINGS MAY BE LOCATED AS REQUIRED.
3. CATCH BASIN SHALL BE PRECAST OR CAST IN PLACE OF 3,000 PSI CONCRETE.

1 / C503 **2X2 STORM DRAIN BOX**
NOT TO SCALE

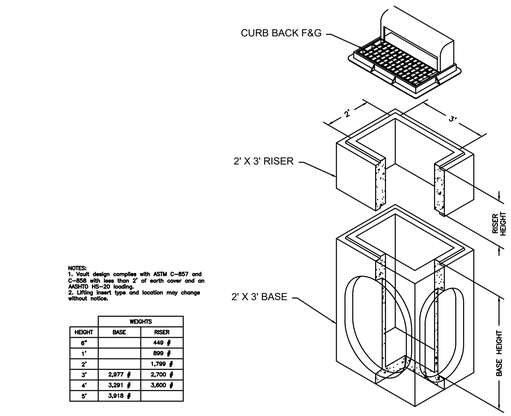
Precast manhole

1. **GENERAL**
   - A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.
   - B. Manhole size.
     1) Diameter is 4 feet: For pipe under 12" diameter.
     2) Diameter is 5 feet: For pipe 12" and larger, or when 3 or more drain pipes intersect the manhole.
   - C. Wall thickness:
     1) Precast reinforced concrete walls 4 3/4" minimum.
     2) Cast-in-place concrete to be 8 inches thick minimum.
2. **PRODUCTS**
   - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   - B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   - C. Concrete: Class 4000, APWA Section 03 30 04.
   - D. Riser and Reducing Riser: Reinforced concrete pipe, Class III, ASTM C478.
   - E. Joint Sealant: Rubber based, compressible.
   - F. Grout: 2 parts sand to 1 part cement mortar.
3. **EXECUTION**
   - A. Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or pea gravel to stabilize an unstable foundation.
   - B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   - C. Invert cover. During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
   - D. Concrete Deck or Reducing Riser: When depth of manhole from pipe invert to finish grade exceeds 7 feet, use an ASTM C478 reducing riser cone.
   - E. Pipe Connections: Grout around all pipe openings.
   - F. Water Stops: Install rubber-based water-stops on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.
   - G. Joints: Place flexible sealant in all joints. Finish with grout.
   - H. Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
   - I. Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.



341.2

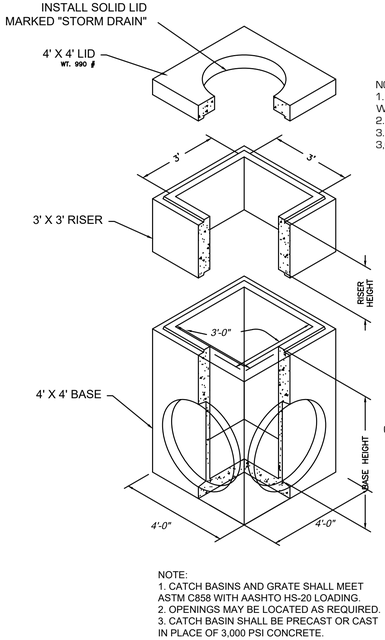
2 / C503 **PRECAST STORM MANHOLE**
NOT TO SCALE



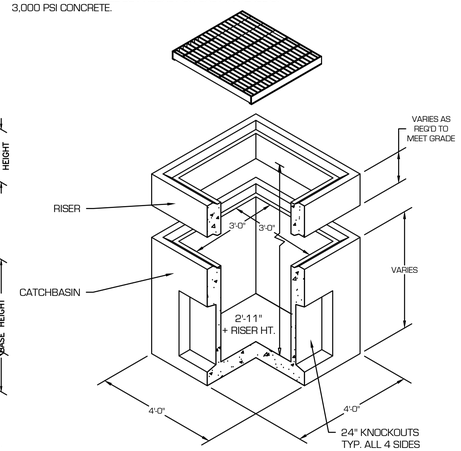
NOTES:
1. Vault design complies with ASTM C-857 and C-858 with less than 2' of earth cover and an AASHTO HS-20 loading.
2. Lifting insert type and location may change without notice.

HEIGHT	WEIGHTS BASE	RISER
6"		449 #
1'		899 #
2'		1,799 #
3'	2,977 #	2,700 #
4'	3,291 #	3,600 #
5'	3,918 #	

3 / C503 **2X3 JUNCTION BOX WITH GRATE**
NOT TO SCALE



NOTE:
1. CATCH BASINS AND GRATE SHALL MEET ASTM C858 WITH AASHTO HS-20 LOADING.
2. OPENINGS MAY BE LOCATED AS REQUIRED.
3. CATCH BASIN SHALL BE PRECAST OR CAST IN PLACE OF 3,000 PSI CONCRETE.



4 / C503 **3X3 STORM DRAIN BOX**
NOT TO SCALE

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Providence City Center Subdivision
50 NORTH GATEWAY DRIVE
LOGAN, UTAH

MARK	DATE	DESCRIPTION

PROJECT #: 20-237
DRAWN BY: T. MUNK
PROJECT MANAGER: M. TAYLOR
ISSUED: 3/10/2021

PROFESSIONAL ENGINEER 3/10/2021 No. 8276402 MICHAEL D. TAYLOR STATE OF UTAH

DETAILS

C-503

P:\2020\20-237 Macey's MXD\AutoCAD\Civil\Sheet Set\20-237 Providence City Center Subdivision Details

PROVIDENCE CITY Final Plat Analysis – Sage Crest Subdivision		
Item Type: Final Plat	**Applicant:** 500 North LLC (Brent Skinner & Danny Macfarlane)	**Agent**: Danny Macfarlane **Owner:** Stan Checketts Properties LLC
Prepared by: Skarlet	**General Plan**: SFL	**Zone**: SFT
Parcel ID: SE portion of 02-101-0001 **Address**: Not assigned – general area 150 North Sherwood Dr (800 E)	**Acres:** 6.10 **Density per net acre:** **PCC:** 3.75 **Project:** 3.36	**Number of Properties:** 1 **Proposed Lots:** 15 and 1 remainder parcel

Background Information:

1. This is a review of the Sage Crest final plat, received by the City on February 17, 2021.
2. The southeast portion of Parcel 02-101-0001 is a peninsula containing approximately 6.10 acres. The developer proposes extending Sherwood Dr. (800 E) as shown on the General Plan Map titled Transportation Classification. Page 1 of the concept plan (submitted on 09/04/2020) shows proposed roads for the balance of Parcel 02-101-0001 that also reflect the roads shown on the Transportation Classification map.
3. On September 16, 2020, the City Council adopted Ordinance No. 2020-009. An ordinance changing the zone for the southeast portion of parcel no. 02-101-0001 from Single-Family Large (SFL) to Single-Family Traditional (SFT), located in the general area of 80 N Sherwood Dr. (800 E), containing approximately 6.10 acres.
4. The Planning Commission approved the preliminary plat on October 28, 2020.

Providence City General Plan 2020

- **Vision**:

Guide and manage growth in a way that preserves natural scenery while also providing more opportunities to live, work, shop, and recreate in Providence.

- **Key Initiatives:**
    1. Preserve the 'sense of place' by identifying characteristics that define Providence as a unique place.
    2. Make decisions regarding storm water and exterior water us guided by green infrastructure and low impact development best management practices.
    3. Consider life-cycle costs in mind when making decisions for design standards (such as road widths) and new capital improvement projects.
    4. Ensure that transportation and recreation facilities accommodate a variety of transportation modes (biking, walking, driving) to provide people multi-modal transportation options as a lifestyle and recreation choice.
    5. Consider long-term economic development impacts when making land use, transportation, and other planning decisions.
    6. Encourage housing options to meet the needs of residents of all ages, income level and family size, regardless of their stage of life.

FINDINGS OF FACT:

This review used the following resources:

1. Utah Code (UCA) Title 10 Chapter 9a Part 6 Subdivisions gives the legislative body of a municipality the authority to enact ordinances requiring that a subdivision plat comply with the provisions of the municipality's ordinances and the provisions of Part 6.
2. The Providence City General Plan 2020, current development, and anticipated development in the immediately surrounding area were considered to review the final plat.
3. PCC 11-3-3: Final Plat list the requirements for a final plat.
   PCC 11-3-3 Final Plat:
   - ✓ A final plat application cannot be submitted to the City prior to the approval of the preliminary plat.

- PCC 11-3-2:E.1. A preliminary plat is not considered approved until all conditions have been satisfied and the plat has been signed by the city engineer, land use authority, and the developer.

- ✓ Complete set of construction drawings, including the storm water pollution prevention plan and engineer's cost estimates.
- ✓ Name of the development as approve by the Land Use Authority
- ✓ Accurate angular and lineal dimensions for all lines, angles and curves used to describe boundaries, streets, alleys, easements, areas to be reserved for public use and other important features.
- ✓ An identification system for all lots, blocks, and names of streets. Lot lines shall show dimensions in feet and hundredths.
- □ The street address for each lot.
- ✓ True angles and distances to the nearest official US, State, County, or City monuments which shall be accurately described in the plat and shown by the appropriate symbols. All boundary, lot and other geometries (bearings, distances, curve data, etc.) on the final plat posed to an accuracy of not less than one part in five thousand (5,000).
- ✓ Radii, internal angles, points or curvatures, tangent bearings and the length of all arcs.
- ✓ Survey markers shall be set at all lot corners and shall be shown or noted on the plat.
- ✓ The dedication to the City of all improvements which shall include but shall not be limited to: streets, storm water system, water works, sewer works, etc., included in the proposed development.
- ✓ Accurate outlines and dimensions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common use of all property owners.
- ✓ A statement that all expenses involving the necessary improvements or extensions for a culinary water system, sanitary sewer system, gas service, electrical service, telephone service, cable television service, grading and landscaping, storm drainage systems, curbs and gutters, fire hydrants, pavement, sidewalks, signage, street lighting and other improvements shall be paid for by the developer(s).
- ✓ All hazard setbacks.
- ✓ A statement verifying that all lots have an adequate buildable envelope with regards to hazardous slope, zoning setbacks, etc.
- □ Boundary descriptions of the development.
- ✓ Standard forms for the following signatures: registered land surveyor, owner's dedication, notary public's acknowledgement, city engineer, city culinary water and sanitary sewer authority, land use authority, mayor, city attorney, and the utility companies.

PCC 11-3-3:G. The City does not consider the final plat to be approved until the construction drawings area signed, the development agreement has been signed, and all signatures are on the final plat.

CONCLUSIONS OF LAW:

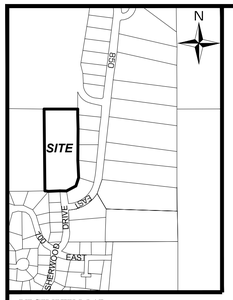
1. The Providence City Council has enacted ordinances requiring that a subdivision plat comply with the provisions of the municipality's ordinances and the provisions of Utah Code.
2. The proposed development meets the requirements for a final plat with the following conditions.

CONDITIONS:

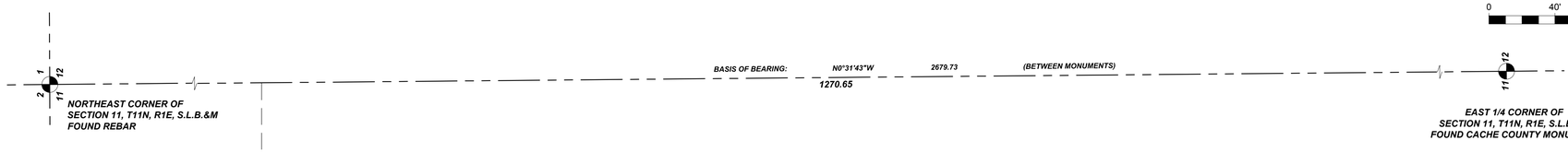
1. Street addresses for each lot need to be provided by the city engineer.
2. Boundary description will need to be verified by the city engineer
3. The development agreement will need to be approved by the city council.
4. The construction drawings will need to be approved and signed by the city engineer.

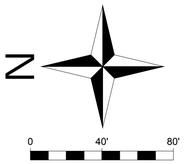
FINAL PLAT
OF
SAGE CREST SUBDIVISION

LOCATED IN THE NE1/4 OF SECTION 11, T11N, R1E, S.L.B.&M.
PROVIDENCE, UTAH



VICINITY MAP
NTS



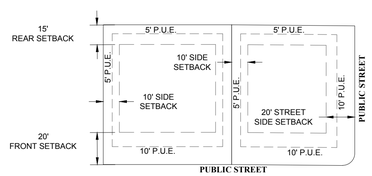


CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD	
(C1)	28.00	90°00'00"	43.98	N47°12'24"W	39.60
(C2)	28.00	90°00'00"	43.98	S42°47'36"W	39.60
C3	300.00	3°17'03"	17.20	S3°50'56"E	17.19
C4	267.00	3°41'27"	17.20	S4°03'08"E	17.20
C5	333.00	2°57'31"	17.19	S3°41'10"E	17.19



NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL/WASHER TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER(S).
3. PROVIDENCE CITY WILL NOT ISSUE ANY BUILDING PERMIT FOR ANY LOT UNTIL MINIMUM IMPROVEMENTS, AS SPECIFIED, ARE COMPLETE.
4. ALL LOTS HAVE A BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS SLOPES AND ZONING SETBACKS. NO LOTS HAVE SLOPES GREATER THAN 30% OVER A HORIZONTAL DISTANCE OF 50 FEET.



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

COUNTY SURVEYOR'S CERTIFICATE

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

COUNTY SURVEYOR _____ DATE _____

CULINARY WATER AND SANITARY SEWER

APPROVED THIS_____DAY OF_____, 20____, BY PROVIDENCE CULINARY WATER AUTHORITY AND SANITARY SEWER AUTHORITY.

CULINARY WATER AND SANITARY SEWER AUTHORITY

ENGINEER'S APPROVAL

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

CITY ENGINEER _____ DATE _____

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UTILITY COMPANIES

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

DOMINION ENERGY* _____ DATE _____
ROCKY MOUNTAIN POWER _____ DATE _____
COMCAST CABLE _____ DATE _____
CENTURYLINK COMMUNICATIONS _____ DATE _____

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

ROCKY MOUNTAIN POWER

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

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

SURVEYOR'S CERTIFICATE

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

DENNIS P. CARLISLE DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

BOUNDARY DESCRIPTION

A portion of the NE1/4 of Section 11, Township 11 North, Range 1 East, Salt Lake Base & Meridian, located in Providence, Utah, more particularly described as follows:

Beginning at a point on the westerly line of LITTLE BALDY PLACE Subdivision, according to the Official Plat thereof in file in the Office of the Cache County Recorder located N0°31'43"W along the Section line 1,270.65 feet and West 985.79 feet from the East 1/4 Corner of Section 11, T11N, R1E, S.L.B.& M.; thence along said Subdivision the following 4 (four) courses and distances: S0°54'26"E 638.82 feet; thence S15°41'30"W 83.95 feet; thence S61°58'23"W 99.58 feet; thence S88°56'19"W 173.58 feet to the northwest corner of Lot 5 of said Subdivision; thence N0°35'29"W 0.94 feet to a fence line on the northerly line of EAGLE VIEW ESTATES Subdivision, Phase 1; thence N89°37'00"W (plat: S89°25'13"W) along said fence line 40.77 feet to a fence corner; thence N1°05'00"W along a fence line 755.80 feet; thence N87°47'36"E 329.36 feet to the point of beginning.

Contains: 5.64+/- acres

OWNER'S DEDICATION

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

SAGE CREST SUBDIVISION

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

_____(SIGNATURE)
STAN CHECKETTS PROPERTIES, LC

BY: _____ (PRINTED NAME)

ITS: _____

CORPORATE ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME_____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF STAN CHECKETTS PROPERTIES, LC AND THAT THIS DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC (SIGNATURE)
RESIDING IN _____ COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

MAYOR APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY MAYOR THIS ___ DAY OF _____, 20___, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____ _____
PROVIDENCE CITY MAYOR DATE

_____ _____
PROVIDENCE CITY RECORDER DATE

PLANNING COMMISSION APPROVAL

PRESENTED TO THE PROVIDENCE CITY PLANNING COMMISSION THIS _____ DAY OF _____, 20___, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

_____ _____
PLANNING COMMISSION CHAIR DATE

ATTORNEY APPROVAL

APPROVED AS TO FORM THIS_____DAY OF_____, 20____.

_____ _____
CITY ATTORNEY DATE

FINAL PLAT
OF
SAGE CREST SUBDIVISION

LOCATED IN THE NE1/4 OF SECTION 11, T11N, R1E, S.L.B.&M.
PROVIDENCE, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$_____ _____
FEE CACHE COUNTY RECORDER