Providence City
Administrative Land Use Authority (ALUA)
Agenda – May 19, 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 new home located at 260 E. 520 N., Providence, UT (Vineyard lot 68).

Item No. 2 – Conditional Use – Pool: The Providence City Administrative Land Use Authority will consider for approval a request by JBM Pools for Greg and Lindsay Cole for a pool located at 740 Eagle View Dr., Providence, UT.

Item No. 3 - Conditional Use – New Home: The Providence City Administrative Land Use Authority will consider for approval a request by Stone Gate Homes for Adam Paul for a new home located at 1249 Hidden View Dr., Providence, UT.

Item No. 4 - Conditional Use – New Home: The Providence City Administrative Land Use Authority will consider for approval a request by Stone Gate Homes for Cary Green for a new home located at 230 N. 850 E., Providence, UT.

Item No. 5 - Conditional Use – New Home: The Providence City Administrative Land Use Authority will consider for approval a request by Pillar Homes for Brett and Idena Ward for a new home located at 879 Grandview Dr. Providence, UT.

Agenda posted on May 18, 2021

Diane Campbell

Diane Campbell

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

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: May 19, 2021

Request: Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a home at 260 E. 520 N., Providence UT.

Item Type: Conditional Use	**Applicant:** Visionary Homes	**Property Address:** 260 E. 520 N. Providence UT (Lot 68)
Parcel ID #: 02-301-0068	**General Plan**: LCR	**Zone**: LCR

Background Information:
Complete Application was received May 10, 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 May 13, 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:

DRAFT

    a. See submitted mitigation letter and Window Well Drain Detail
3. This conditional use is for the residence only as shown on the site plan date stamped May 11, 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 5/7/21

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 260 E 520 N Parcel Tax I.D. 02-301-0068
Zone _____ Height 35' Initial JW
Setbacks (front yard) 21' 4" (side yard) 16' 6" & 14 '3" (rear yard) 11' 11" 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	5/7/21
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

Residential Site Plan Application

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

Date: 5/7/21

Required Submittals

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

Name Jessica Williamson/VHD LLC **Initial** JW

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

*May not apply in all cases

Applicant Information

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

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

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

Utilities (circle, if applicable): Septic tank (City sewer) (Water) Well
Construction Type (circle): (New home) Accessory building Deck Addition Other
Do the plans include an Accessory Apartment Unit (circle)**:** Yes (No)
Is this an Accessory Dwelling Unit (circle)**:** Yes (No)

Project Information

Address: 260 E 520 N

Subdivision: Vineyard Parcel Tax ID: 02-301-0068

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

3,990 Initial JW

Zone _____ Height 35' Initial JW

Setbacks (front yard) 21' 4" (side yard) 16' 6" & 14 '3" (rear yard) 11' 11" Initial JW

Contractor Information

Name: VHD LLC

Mailing address: 50 E 2500 N Ste 101 North Logan, UT 84341

Telephone: 435-752-1480 Email: jessica@visionaryhomes.com

Stormwater Notice of Intent (NOI) Information

NOI No. UTR UTR397985 Permit issued to: VHD LLC

To obtain your NOI permit, please visit: cdx.epa.gov. You will create a log in and then access the Storm Water Permit Issuance System. There is a $150 NOI fee, paid directly to the state when you file your permit. For SWPPP templates, visit construction.stormwater.utah.gov.

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

Initial JW **Name** Jessica Williamson/VHD LLC

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

Initial JW

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

All Applicants Must Read the Following Before Signing This Application

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

Sensitive and Hazard Areas:

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

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

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

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

Jessica Williamson — Jessica Williamson/VHD LLC — 3/24/21

Signature of Applicant | Printed Name | Date

PROVIDENCE CITY BUILDING DIVISION CONSTRUCTION POLICIES

(Required for all zoning permit applications)

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

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

Signature	Printed Name	On Behalf Of	Date
Jessica Williamson	Jessica Williamson/VHD LLC		5/7/21

APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY WATER SYSTEM

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

I hereby apply to Providence City for permission to connect my residence at 260 E 520 N to the Providence City water system and receive water services thereby provided. I agree to the following:

1. Providence City will install a water meter for the premises when the service line and meter set is in and has been accepted by the City.
   a. This acceptance is also contingent upon any changes or alteration to grade of landscape made by the homeowner/builder around the meter set. These changes must also meet Providence City specifications.
2. If a homeowner/builder is required to make a connection to the Providence City water system, all costs of this connection, service line, meter set and permits shall be paid by the homeowner/builder.
   a. Applicant shall purchase an excavation permit.
   b. Applicant shall post an $800 bond with the City, $750 refundable upon satisfactory acceptance by the City.
   c. Installation shall follow all guidelines of Providence City standard specifications (a copy is available for purchase at the City Office).
   d. All work shall be inspected by the City. If not approved, the applicant will have the problems rectified at his expense to meet Providence City requirements.
   e. Any connection and service line made from the City's main line up to and including the meter shall remain the property of the City, and Providence City shall have access thereto at all times.
      1. Cost for installation and maintenance of service lines, including homeowner connection to the meter setter is the sole responsibility of the homeowner/builder.
3. The applicant understands that the billing for water service begins once the meter is set. The time frame for setting of the water meter needs to be scheduled with Providence City Water Dept.
   a. Providence City shall have 30 days in which to install the requested water meter after payment of all fees and satisfactory inspections have been completed. Providence City Water Dept. reserves the right to evaluate the feasibility of a water service or water meter being installed between November 1 and April 1.
4. No water meter set shall be installed in a sidewalk, driveway or encased in concrete. Providence City shall have a minimum of an 18 inch unobstructed radius from the center of the lid and free access to the lines and meters installed under this agreement at reasonable times, through applicant's property if necessary.
5. Sprinkler systems or other possible contamination sources on the homeowner's property that connect to the City water system shall have approved backflow assemblies installed and registered with the City.
6. Applicant hereby agrees to abide by all rules, regulations, resolutions or ordinances enacted or adopted by the governing body applicable to the Providence City Water System.

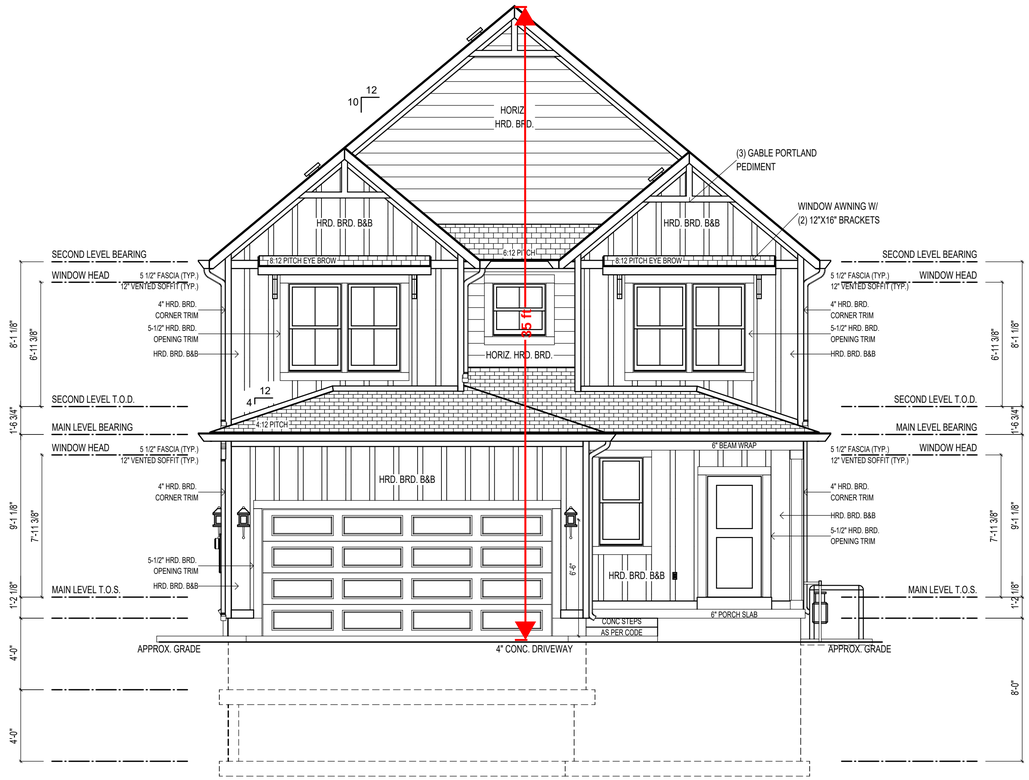
Jessica Williamson	Jessica Williamson/VHD LLC		5/7/21
Signature	Printed Name	On Behalf Of	Date

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

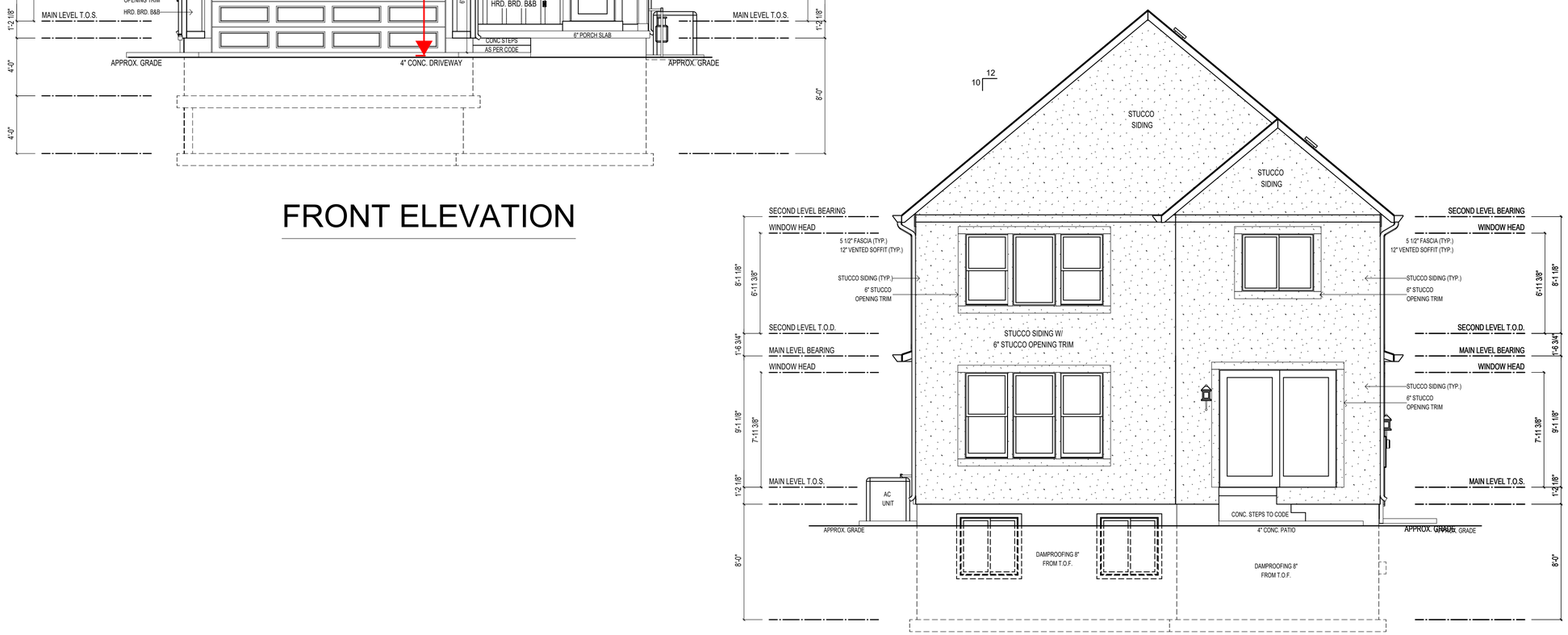
I hereby apply to Providence City for permission to connect my premises at 260 E 520 N to the Providence City sewer system. I agree to the following:

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

Jessica Williamson	Jessica Williamson/VHD LLC		5/7/21
Signature	Printed Name	On Behalf Of	Date



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: VIN 68
Client: VIN68

BRIARWOOD

FRONT & REAR ELEVATIONS

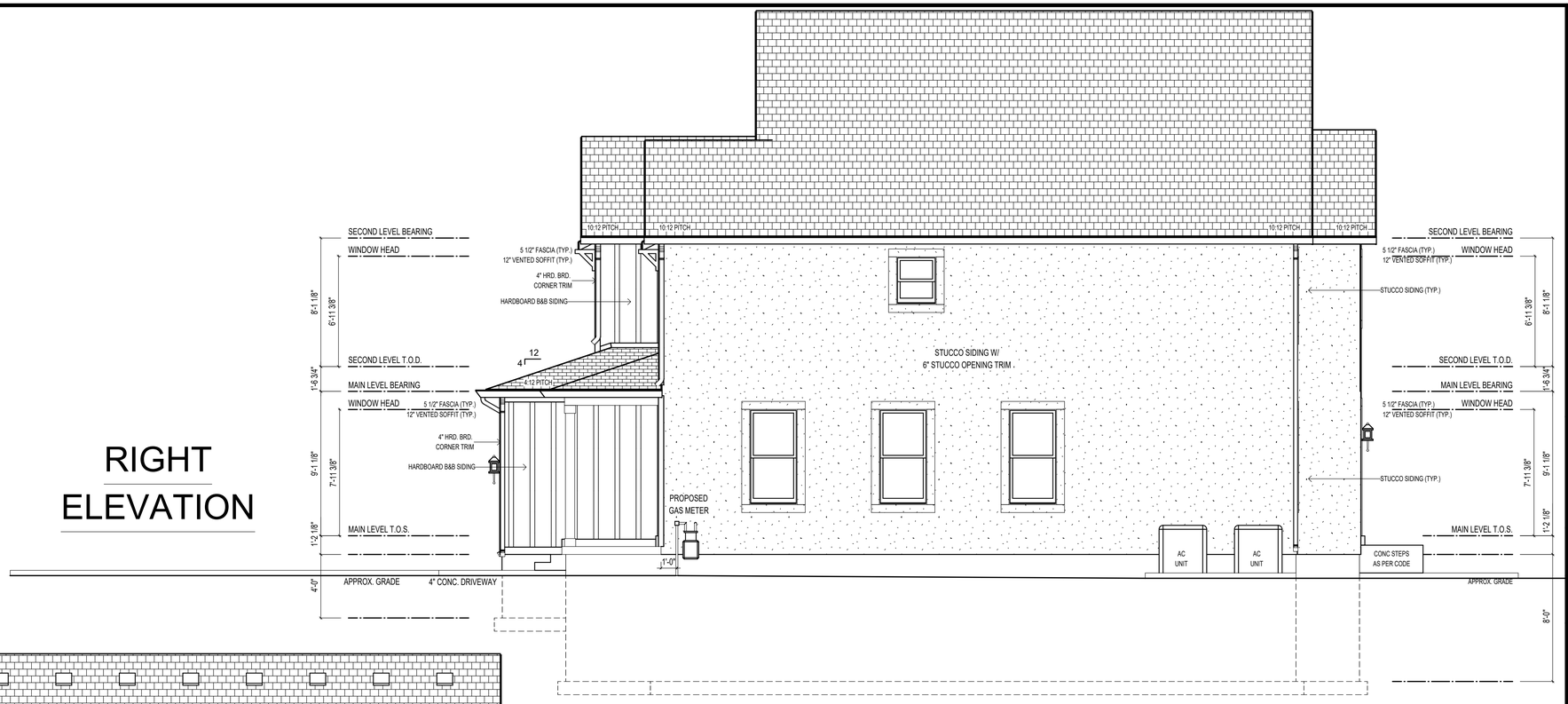
Date: 05/07/2021

Drawn By: Riley H.
Checked by: Zak N.

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

Plan current up to:
Addendum

Proj: VIN 68
Client: VIN68

BRIARWOOD

RIGHT & LEFT ELEVATIONS

Date: 05/07/2021

Drawn By: Riley H.
Checked by: Zak N.

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

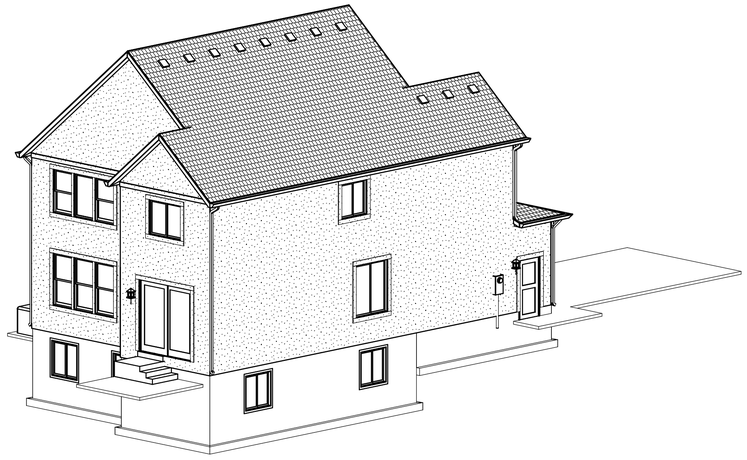
SHEET:
3



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: VIN 68
Client: VIN68

BRIARWOOD

PERSPECTIVE VIEWS

Date: 05/07/2021

Drawn By: Riley H.
Checked by: Zak N.

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

SHEET:

4

VISIONARY HOMES

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

VINYARD 68

Vinyard Subdivision
Phase 2, Lot 68, 5,778 SF
Parcel: 02-301-0068

260 East 520 North
Providence Utah 84332

SCALE

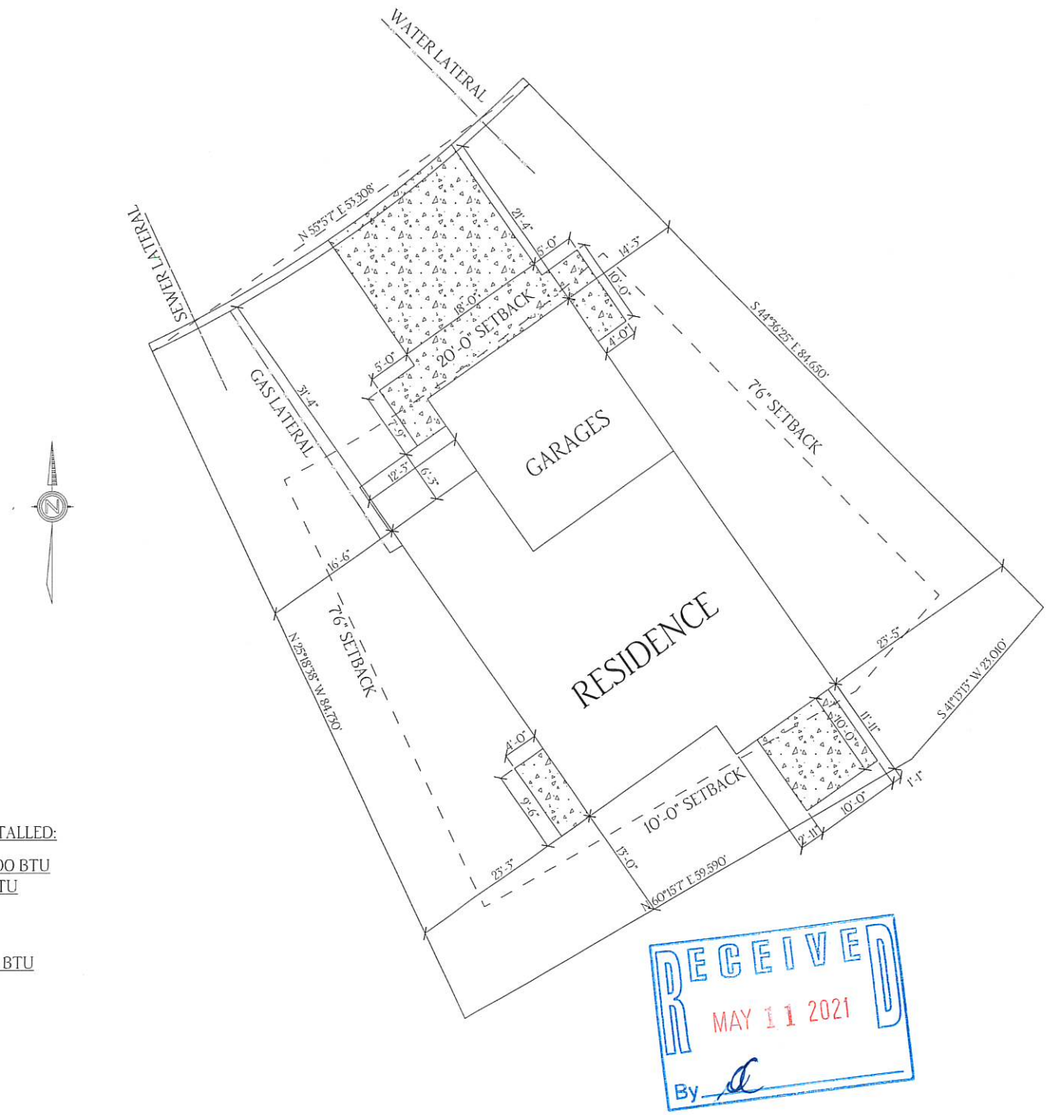
36" X 24" Sheet : 1"=10'
17" X 11" Sheet : 1"=20'
11" X 8-1/2" Sheet : 1"=30'

GAS APPLIANCES TO BE INSTALLED:

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

TOTAL BTU LOAD - 130,000 BTU

4oz. Pressure Required



RECEIVED
MAY 11 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)

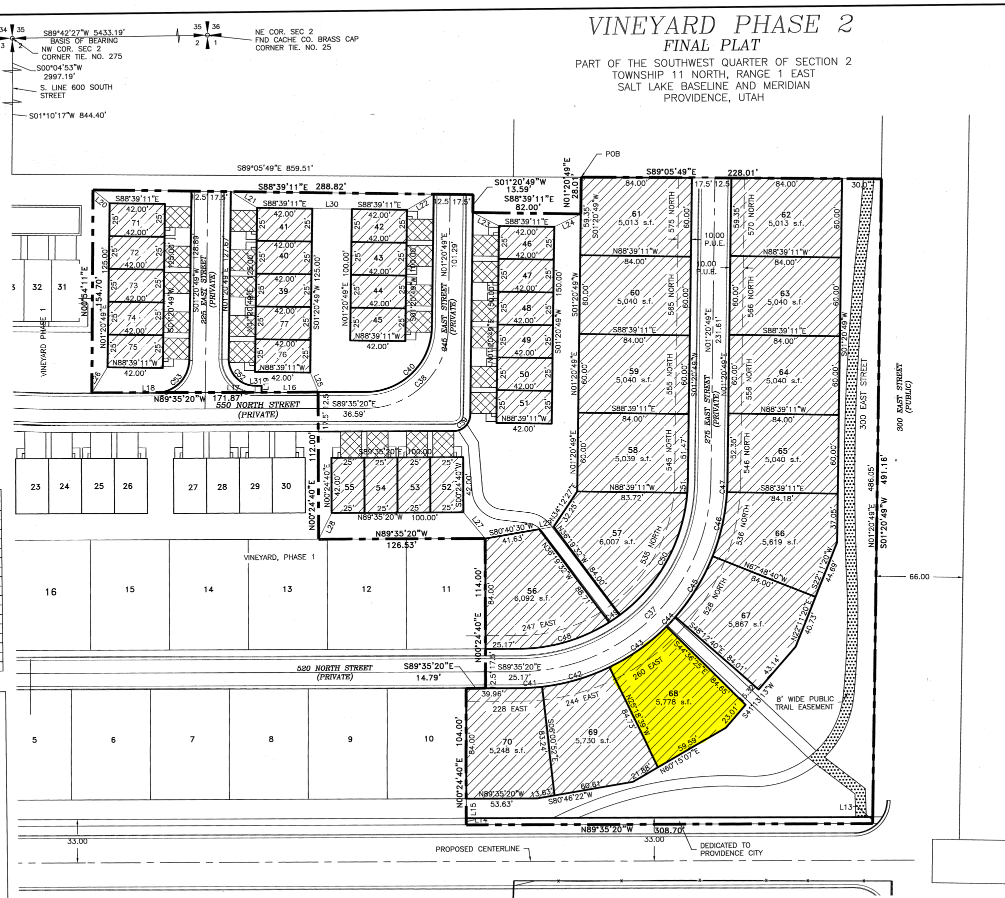
LEGEND

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	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

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

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

CACHE COUNTY RECORDER Michael L. Gleed STATE OF UTAH

PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF PROVIDENCE PLANNING COMMISSION COMMISSION THIS 8 DAY OF October, ~~2019~~ 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.

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

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

DRAWING TITLE: FINAL PLAT

DATE : SEPT,2020
DRAWING No. 1
1 of 2

Entry #1263204

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.

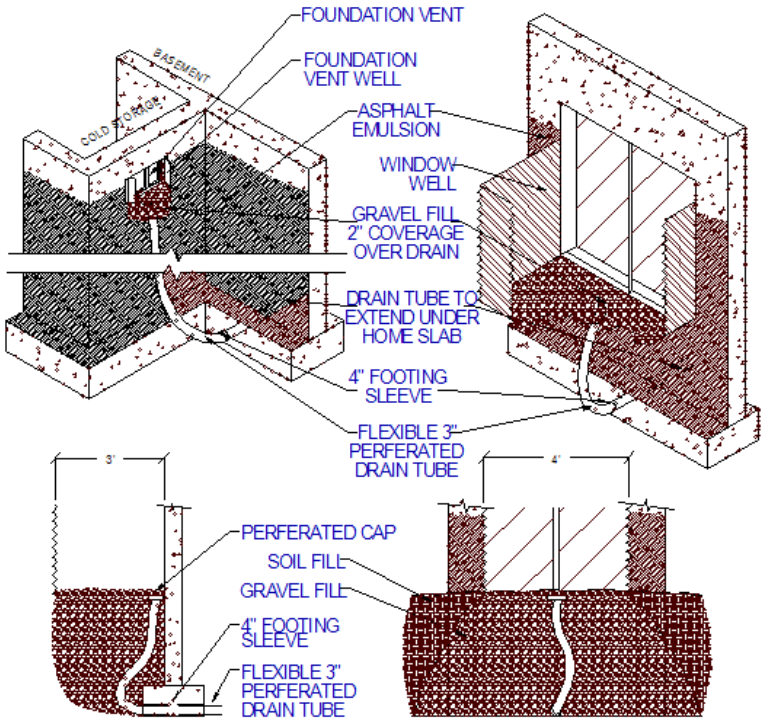
The geotechnical report provided by A Cache Corp. on June 12, 2019, addresses the high-water table, and indicates that a land drain would be an acceptable mitigation strategy that would allow the construction of homes with basements. Based on this recommendation, a land drain has been installed as a 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: May 19, 2021		
Request: Applicant is requesting approval of a conditional use application for a pool located at 740 Eagle View Drive, Providence UT.		
Item Type: Pool	**Applicant:** JBM Pools (Greg and Lindsay Cole)	**Address:** 740 Eagle View Drive, Providence
Parcel ID #: 02-190-0015	**General Plan**: SFT	**Zone**: SFT
Background Information: Complete Application was received May --, 2021 and contained: 1. Providence City Conditional Use application and Residential Site Plan Application 2. Payment of application $100. Rob Stapley, Providence City Public Works Director, inspected the current infrastructure May 12, 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. The Cache County GIS Parcel Summary shows sensitive areas that may require further analysis.
3. Providence City Code (PCC) 10-5 Sensitive Areas, Section 1 Conditional use permit required states, all requests for permits involving a lot, parcel or site located wholly or partially within an area subject to the Hazard Flood (HF), Hazard Slope (HS), Hazard Water Table (HW) or Hazard Earthquake Primary Fault (HE), Hazard Wildfire (WF) regulations, shall be dealt with as a request for a conditional use permit under the provisions of Section 10-3-5 of this Title. All applications shall comply with the following regulations before any permit shall be issued.
4. PCC 10-3-5 Conditional Use Permits allows the City to impose reasonable conditions: to mitigate the reasonably anticipated detrimental effects of the proposed use on the health, safety, or general welfare of persons residing, working, or conducting business in the vicinity; to mitigate injury to property in the vicinity; to mitigate any risk to safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes.

CONCLUSIONS OF LAW:

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

CONDITIONS:

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

DRAFT

2. The applicant will meet all requirements listed in Providence City Code 5-4-7 for swimming pools.
3. This conditional use is for the pool only as shown on the site plan dated May 6, 2021.
4. Approval by the City of any submitted application or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

DRAFT

FOR OFFICE USE ONLY	
Date	
Payment Form	
Amount	
Receipt #	
Clerk	

PROVIDENCE CITY
APPLICATION FOR A CONDITIONAL USE

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

Initial M.A. Name Marco Ambriz

Date May 11, 2021

SUBMITTAL REQUIREMENTS — **Staff Check**

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

Applicant Information (all information MUST be provided)

Name JBM Pools and Construction
Address 4365 I20 w. Ogden, UT, 84404
Phone 801-645-9482 Email Jbmpools1@gmail.com

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

Name
Address
Phone Email

Property Information

Owner of record Gregory & Lindsay Cole
Owner address 740 Eagle View Drive, Providence, UT, 84332
Owner phone 435-512-7038 Owner email
Parcel address Parcel Tax I.D. 02-190-0015
Zone Height Initial
Setbacks (front yard) (side yard) (rear yard) Initial

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.

The house is in a hazardous zone (landslide). Intended use of Property is to install a Swimming Pool in the backyard.

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 M.A Name Marco Ambriz

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 M.A

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 M.A

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.

Marco Ambriz — Marco Ambriz — May 11, 2021

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
Code Amendment	✓	---	✓	✓[1]	✓	---	---
Annexation	✓	---		---	✓	✓	---
Rezone	✓	---	✓	✓	✓	---	---
Conditional Use	✓	✓		---	---	---	---
Subdivision Concept Plan	✓	---	---	---	---	---	---
Preliminary Subdivision Plat	✓	---	✓	---	---	---	---
Final/Amended Subdivision Plat[2]	✓	---	✓	---	✓[3]	---	---
Site Plan	✓	✓	---	---	---	---	---
Lot Consolidation[4]	✓	---	✓	---	---	---	---
Exception to Title[5]	✓	---	✓	---	✓	---	---
General Plan Amendment	✓	---	✓	✓	✓	---	---
Right-of-Way Vacation	✓	---	✓	---	✓	✓	---
Variance/ Appeal	---	---	---	---	---	---	✓

[1] Public Hearing required at Planning Commission only when the proposed code amendment is related to land use.
[2] Construction drawings are reviewed/approved by the City Engineer and Public Works Director.
[3] The City Council does not review the final plat itself, but rather reviews and approves the development agreement associated with the final plat.
[4] Lot consolidations are only required to have City approval when they are in a platted/recorded subdivision.
[5] Developers may ask for an exception from the requirements of the Providence City Subdivision Code (Title 11) through this process. All other variance/exception requests shall be handled by the Appeal Authority.

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

Residential Site Plan Application

FOR OFFICE USE ONLY	
Date	
Payment Form	
Amount	
Receipt #	
Clerk	

Date: May 6, 2021

Required Submittals

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

Name_____ Initial_____

Construction Type	Application	Filing Fee $50- New Home $25- all other	11x17 Site Plan Must Include: Existing & proposed buildings, dimensions, & setbacks	Existing/ proposed utilities	Dimensions of driveway cut – (35' max)	1 current Cache County Plat Map AND 1 official recorded final plat	Stormwater NOI Permit	Stormwater Pollution Prevention Plan (SWPPP)
New Home								
Acc. Building							*	*
Addition							*	*
Deck							*	*
Other ✓								

*May not apply in all cases

Applicant Information

Name: Marco Ambriz

Mailing address: 436 south 120 west, Ogden, UT, 84404

Telephone: 801-668-1413 Email: Jbmpools1@gmail.com

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

Name: Gregory & Lindsay Cole

Mailing address: 740 Eagle View Drive

Telephone:_____ Email:_____

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

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

Do the plans include an Accessory Apartment Unit (circle): Yes (No)

Is this an Accessory Dwelling Unit (circle): Yes (No)

Project Information

Address: 740 Eagle View Drive

Subdivision: _____ Parcel Tax ID: 02-190-0015

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

_____ Initial _____

Zone _____ Height _____ Initial _____

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

Contractor Information

Name: JBH Pools and Construction

Mailing address: 436 South 120 west, Ogden, UT, 84404

Telephone: 801-645-9482 Email: Jbhpools1@gmail.com

Stormwater Notice of Intent (NOI) Information

NOI No. UTR _____ Permit issued to: _____

To obtain your NOI permit, please visit: cdx.epa.gov. You will create a log in and then access the Storm Water Permit Issuance System. There is a $150 NOI fee, paid directly to the state when you file your permit. For SWPPP templates, visit construction.stormwater.utah.gov.

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

Initial _____ Name _____

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

All Applicants Must Read the Following Before Signing This Application

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

Sensitive and Hazard Areas:

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

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

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

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

Signature of Applicant	Marco Ambriz	5-06-2021
	Printed Name	Date

PROVIDENCE CITY BUILDING DIVISION CONSTRUCTION POLICIES

(Required for all zoning permit applications)

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

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

Signature	Printed Name	On Behalf Of	Date
Marco Ambriz	Marco Ambriz		May 6, 2021

Cache County
1857

Development Services Department

Building | GIS | Planning | CPDO | Trails

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 07 May. 2021 at 09:47 AM

Parcel Number: 02-190-0015

Property Address: 740 EAGLEVIEW DRIVE
PROVIDENCE

Tax Roll Acreage: 0.45

Owner Name: GREGORY G & LINDSAY H TRS
COLE

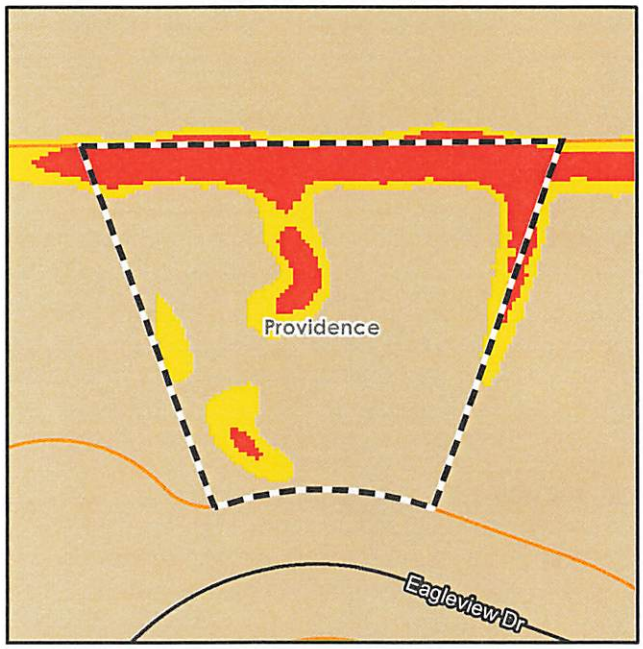
Owner Address: 740 EAGLE VIEW DR
PROVIDENCE, UT 84332-9223

Jurisdiction: Providence

Future Annexation Area: n/a

Base Zone: Contact Providence for Zoning

Overlay Zone: n/a



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

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

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

Areas That May Require Further Analysis

Moderate Slopes
Steep Slopes

Landslides

Wildfire Hazard Areas

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

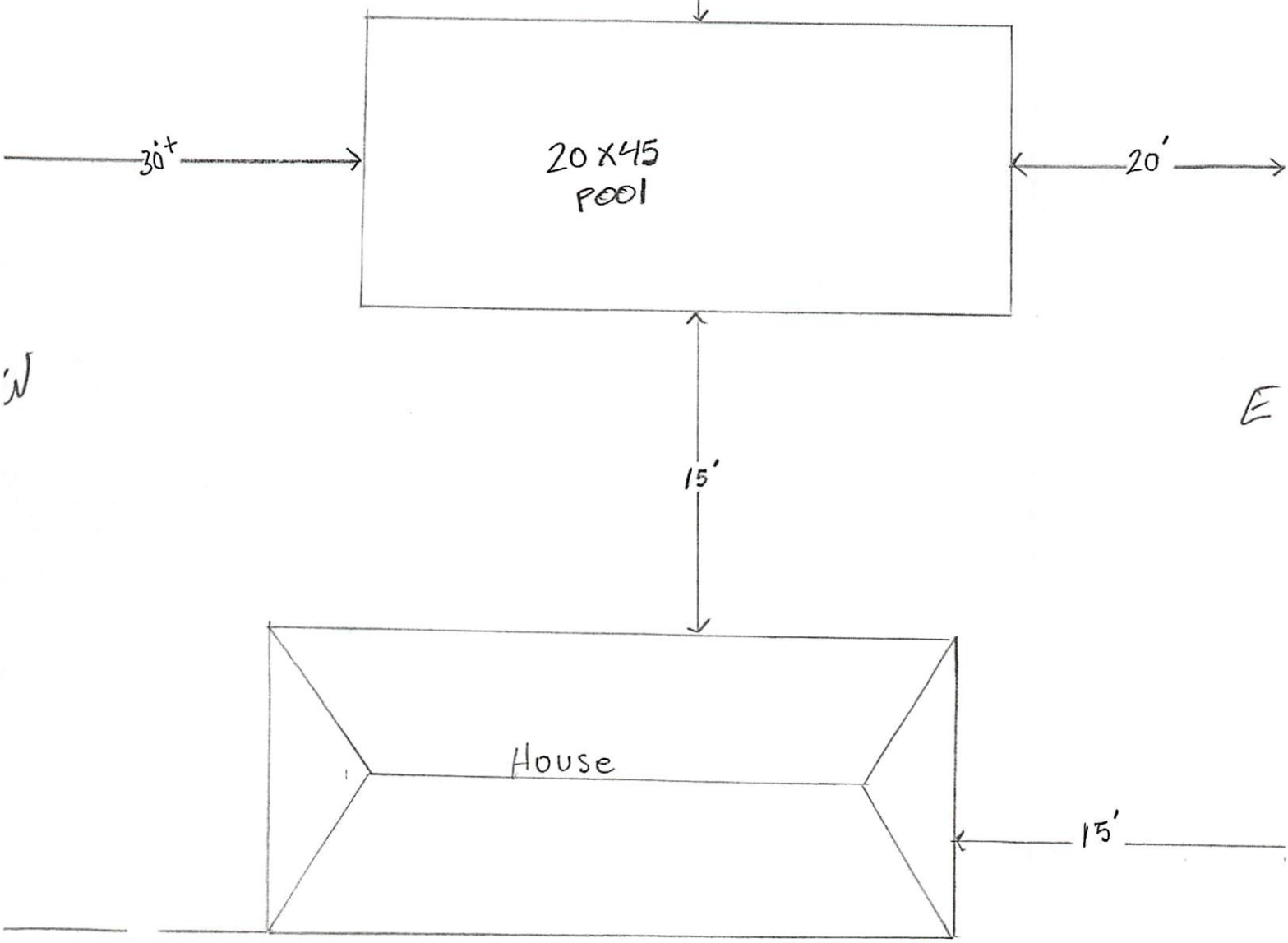
Cache County assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. All datasets may contain errors. The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

Gregory & Lindsay Cole
740 Eagle View Drive
Providence Ut 84332

N

18'

JBM Pools & Construction
436 S. 120 W
Ogden Ut 84404
801-645-9482
Email JBMPools1@gmail.com



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RECEIVED
MAY 06 2021
By

S

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: May 19, 2021

Request: Applicant is requesting zoning approval and conditional use for a new home located at 1249 Hidden View Dr. Providence, UT.

Item Type: Conditional Use	**Applicant:** Stone Gate Homes (Adam Paul)	**Address:** 1249 Hidden View Dr. Providence
Parcel ID # 02-203-0015	**General Plan:** SFL	**Zone:** SFL

Background Information:
A complete application was received May 3, 2021 and contained:

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

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure May 4, 2021.
Aaron Walker, Deputy Fire Marshal/Fire Inspector, reviewed site; see letter dated May 6, 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. The Cache County GIS Parcel Summary shows sensitive areas that may require further analysis.
3. Providence City Code (PCC) 10-5 Sensitive Areas, Section 1 Conditional use permit required states, all requests for permits involving a lot, parcel or site located wholly or partially within an area subject to the Hazard Flood (HF), Hazard Slope (HS), Hazard Water Table (HW) or Hazard Earthquake Primary Fault (HE), Hazard Wildfire (WF) regulations, shall be dealt with as a request for a conditional use permit under the provisions of Section 10-3-5 of this Title. All applications shall comply with the following regulations before any permit shall be issued.
4. PCC 10-3-5 Conditional Use Permits allows the City to impose reasonable conditions: to mitigate the reasonably anticipated detrimental effects of the proposed use on the health, safety, or general welfare of persons residing, working, or conducting business in the vicinity; to mitigate injury to property in the vicinity; to mitigate any risk to safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes.

CONCLUSIONS OF LAW:

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

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, and ordinances.
2. The applicant will mitigate hazard areas by:
    a. See letter from Aaron Walker, Deputy Fire Marshall, dated May 6, 2021.

b. See Geotechnical Investigation submitted May 4, 2021.
c. See Mitigation Strategies dated May 1, 2021.

3. This conditional use is for the residence only as shown on the site plan date stamped May 4, 2021.
4. Approval by the City of any submitted application 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 SMC Name Steve Coppieters

Date 5/1/21

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, current; and a copy of the official recorded final plat that includes any notes.
- Copy of Cache County GIS Parcel Summary http://66.232.67.238/Websites/Parcel%20and%20Zoning%20Viewer/
- Mitigation Strategies for applicable sensitive areas
- Mailing addresses for the owners of adjacent properties
- Property owner consent for pursuit of conditional use (if owner is different than Applicant)
- Electronic copy of structure elevations & square footage including attached garage(s), covered porches, covered decks etc.
- Electronic copy of **ALL** submittals (email or flash drive is acceptable)

Applicant Information (all information MUST be provided)

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

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

Name ADAM PAUL
Address 517 W. 100 N. STE 105 PROVIDENCE, UT 84332
Phone (435) 232-3629 Email adam.paul88@gmail.com

Property Information

Owner of record ADAM PAUL
Owner address 517 W. 100 N. STE 105 PROVIDENCE, UT 84332
Owner phone (435) 232-3629 Owner email adam.paul88@gmail.com
Parcel address 1249 HIDDEN VIEW DR Parcel Tax I.D. 02-203-0015/02-203-0087
Zone SFT Height 27'-3½" Initial SMC
Setbacks (front yard) 20'-4" (side yard) 10' (rear yard) 53'-9" Initial SMC

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.

CONSTRUCT A SINGLE FAMILY RESIDENCE

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 SMC Name STEVE COPPIETERS

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

Steve Coppieters Stone Gate Homes, LLC 5/1/21

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

Residential Site Plan Application

FOR OFFICE USE ONLY	
Date	
Payment Form	
Amount	
Receipt #	
Clerk	

Date: 5/1/21

Required Submittals

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

Name STEVE COPPIETERS Initial SM

Construction Type	Application	Filing Fee $50- New Home $25- all other	11x17 Site Plan Must Include: Existing & proposed buildings, dimensions, & setbacks	11x17 Site Plan Must Include: Existing/ proposed utilities	11x17 Site Plan Must Include: Dimensions of driveway cut – (35' max)	1 current Cache County Plat Map AND 1 official recorded final plat	Stormwater NOI Permit	Stormwater Pollution Prevention Plan (SWPPP)
New Home								
Acc. Building							*	*
Addition							*	*
Deck							*	*
Other								

*May not apply in all cases

Applicant Information

Name: STONE GATE HOMES, LLC

Mailing address: P.O. BOX 4701 LOGAN, UT 84323

Telephone: (435) 754-5350 Email: steve@stonegateutah.com

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

Name: ADAM PAUL

Mailing address: 517 W. 100 N. STE 105 PROVIDENCE, UT 84332

Telephone: (435) 232-3629 Email: adam.paul88@gmail.com

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

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

Do the plans include an Accessory Apartment Unit (circle): ☐Yes ☒No

Is this an Accessory Dwelling Unit (circle): ☐Yes ☒No

Project Information

Address: 1249 HIDDEN VIEW DR

Subdivision: PROVIDENCE HIGHLANDS PH2 Parcel Tax ID: 02-203-0015 / 02-203-0087

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

_____ Initial _____

Zone SFT Height 27'-3½" Initial SM

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

Contractor Information

Name: STONE GATE HOMES, LLC

Mailing address: P.O. BOX 4701 LOGAN, UT 84323

Telephone: (435) 754-5350 Email: steve@stonegateutah.com

Stormwater Notice of Intent (NOI) Information

NOI No. UTR H02960 Permit issued to: STONE GATE HOMES, LLC

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Initial SM Name Steve Coppieters

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Signature of Applicant	Printed Name	Date
	Steve Coppieters - Stone Gate Homes, LLC	5/1/21

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

Signature	Printed Name	On Behalf Of	Date
	Steve Coppieters	Adam Paul	5/1/21

APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY WATER SYSTEM

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

I hereby apply to Providence City for permission to connect my residence at 1249 HIDDEN VIEW DR. to the Providence City water system and receive water services thereby provided. I agree to the following:

1. Providence City will install a water meter for the premises when the service line and meter set is in and has been accepted by the City.
   a. This acceptance is also contingent upon any changes or alteration to grade of landscape made by the homeowner/builder around the meter set. These changes must also meet Providence City specifications.
2. If a homeowner/builder is required to make a connection to the Providence City water system, all costs of this connection, service line, meter set and permits shall be paid by the homeowner/builder.
   a. Applicant shall purchase an excavation permit.
   b. Applicant shall post an $800 bond with the City, $750 refundable upon satisfactory acceptance by the City.
   c. Installation shall follow all guidelines of Providence City standard specifications (a copy is available for purchase at the City Office).
   d. All work shall be inspected by the City. If not approved, the applicant will have the problems rectified at his expense to meet Providence City requirements.
   e. Any connection and service line made from the City's main line up to and including the meter shall remain the property of the City, and Providence City shall have access thereto at all times.
      1. Cost for installation and maintenance of service lines, including homeowner connection to the meter setter is the sole responsibility of the homeowner/builder.
3. The applicant understands that the billing for water service begins once the meter is set. The time frame for setting of the water meter needs to be scheduled with Providence City Water Dept.
   a. Providence City shall have 30 days in which to install the requested water meter after payment of all fees and satisfactory inspections have been completed. Providence City Water Dept. reserves the right to evaluate the feasibility of a water service or water meter being installed between November 1 and April 1.
4. No water meter set shall be installed in a sidewalk, driveway or encased in concrete. Providence City shall have a minimum of an 18 inch unobstructed radius from the center of the lid and free access to the lines and meters installed under this agreement at reasonable times, through applicant's property if necessary.
5. Sprinkler systems or other possible contamination sources on the homeowner's property that connect to the City water system shall have approved backflow assemblies installed and registered with the City.
6. Applicant hereby agrees to abide by all rules, regulations, resolutions or ordinances enacted or adopted by the governing body applicable to the Providence City Water System.

Signature	Printed Name	On Behalf Of	Date
	STEVE COPPIETERS	ADAM PAUL	5/1/21

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

I hereby apply to Providence City for permission to connect my premises at 1249 Hidden View Dr to the Providence City sewer system. I agree to the following:

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

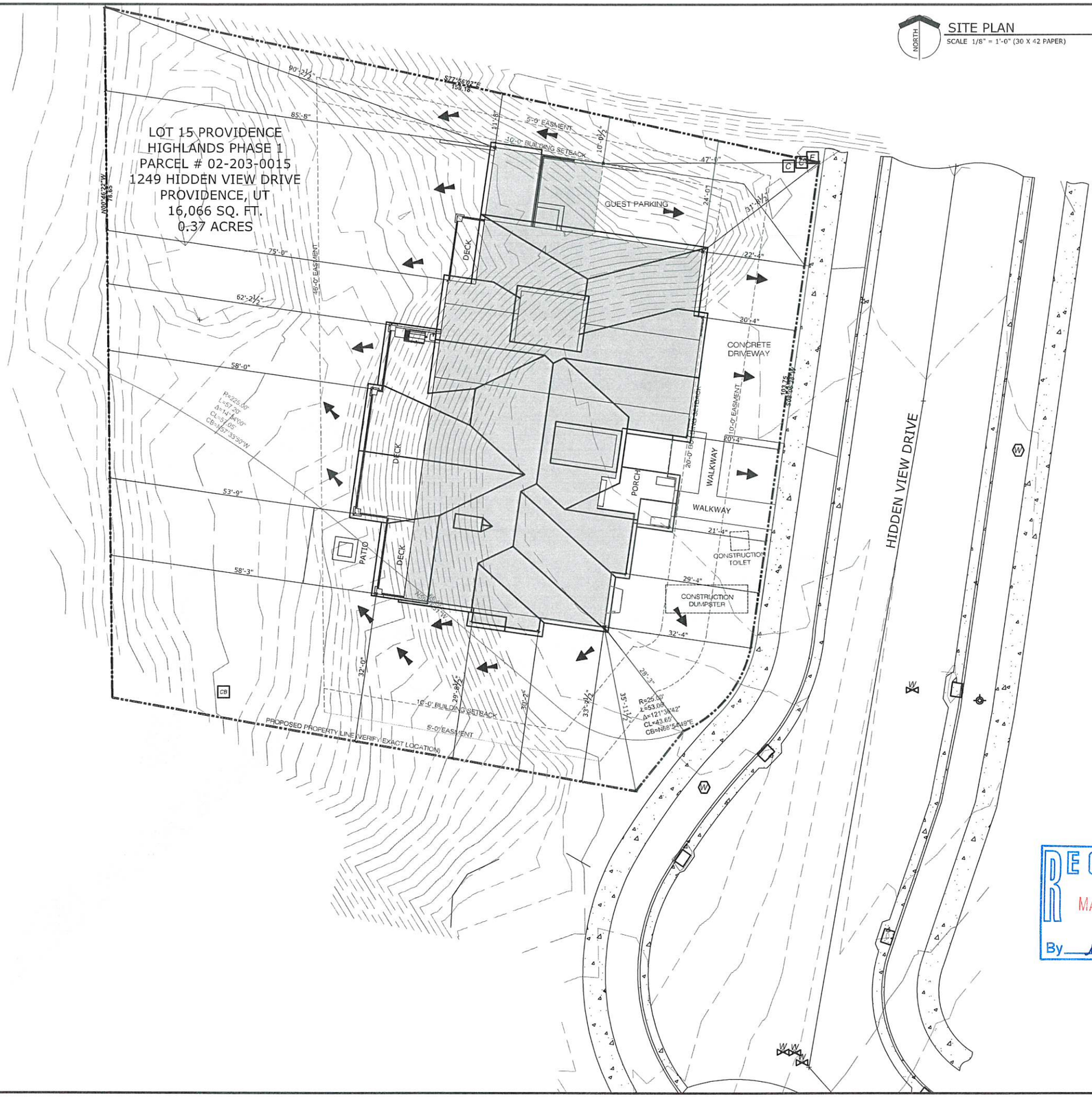
Signature	Printed Name	On Behalf Of	Date
	Steve Coppieters	Adam Paul	5/1/21

SITE PLAN GENERAL NOTES

1. NO PROPERTY LINES WERE LOCATED. ALL SITE MEASUREMENTS HAVE BEEN TAKEN FROM EXISTING LANDMARKS SUCH AS FENCES, SIDEWALKS, ETC. ALL PLAT DIMENSIONS HAVE BEEN TAKEN FROM COUNTY PLAT MAPS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, ELEVATIONS, ETC., AT THE SITE AND SHALL COORDINATE WORK PERFORMED BY ALL TRADES.
4. BUILDING LOCATION MUST COMPLY WITH ALL REGULATIONS OF THE CITY ORDINANCES.
5. NO STUMPS, ROOTS, OR ORGANIC MATERIAL SHALL BE PRESENT IN SOIL AT THE AREA OF THE BUILDING.
6. WATER METERS CANNOT BE LOCATED IN DRIVEWAYS, APPROACHES, SIDEWALKS
7. BUILDINGS CANNOT BE LOCATED ON ANY EASEMENTS OR RIGHT OF WAYS
8. SITE SHALL BE GRADED SUCH THAT THE GROUND SLOPES AWAY FROM THE FOUNDATION AT LEAST 6" IN THE FIRST 10' OF THE FOUNDATION. R401.3
9. ANY RETAINING WALL OVER 4 FEET IN HEIGHT FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL MUST BE AN APPROVED DESIGN WITH ENGINEERS DETAILS INCLUDED. R404.5
10. ADDRESS NUMBERS SHALL BE INSTALLED WHICH ARE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF ½". R319
11. EACH LOT SHALL HAVE A SOILS REPORT FROM A STATE LICENSED ENGINEER AFTER THE HOLE IS DUG. THE REPORT AND RECOMMENDATIONS FROM THE ENGINEER MUST BE ON SITE AT THE TIME OF THE FOOTING INSPECTION.
12. ROOF RUNOFF SHALL BE COLLECTED AND DISCHARGED WELL OUTSIDE OF THE BACKFILL LIMITS, AND AT LEAST 10' FROM THE STRUCTURE
13. HOMES LOCATED IN POTENTIAL FLOOD AREAS WILL BE REQUIRED TO HAVE ELEVATION CERTIFICATES PRIOR TO AND AFTER COMPLETION OF CONSTRUCTION. R106.1.3
14. DRIVEWAY SHALL BE GRADED SUCH THAT WATER DRAINING OFF THE DRIVE DOES NOT FLOW INTO THE ROAD AND IS DIVERTED INTO A ROADSIDE DITCH OR GUTTER
15. LOT IS TO BE LANDSCAPED IN A MANNER THAT WILL PREVENT WATER RUNOFF FROM ADVERSELY AFFECTING ADJOINING PROPERTY LINES
16. PROVIDE METALLIC WATER SERVICE & CONCRETE ENCASED ELECTRODE PER 2014 NEC.
17. PROVIDE 3/4" WATER LINE TO HOUSE. NEW WATER LINE TO TIE INTO EXISTING WATER LINE / METER
18. NEW SEWER LINE TO TIE INTO EXISTING SEWER LINE
19. STORM DRAINAGE TO FLOW TO EXISTING STORM DRAIN SYSTEM

SITE PLAN

SCALE 1/8" = 1'-0" (30 X 42 PAPER)



RECEIVED
MAY 04 2021
By

LEGEND
- PROPERTY LINE
- EASMENT
- DRAINAGE FLOW

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Paul Residence
Lot #15 Providence Highlands Phase 2
1249 Hidden View Drive
Providence, UT

Stone Gate Homes
t: (435)754-5350
steve@stonegateutah.com
contact: Steve Coppieters

STONE GATE HOMES
435.754.5350

AS1.0

Cache County
1857

Development Services Department

Building | GIS | Planning | CPDO | Trails

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 18 May. 2021 at 12:12 PM

Parcel Number: 02-203-0015

Property Address: 1249 HIDDEN VIEW DRIVE
PROVIDENCE

Tax Roll Acreage: 0.37

Owner Name: ADAM PAUL

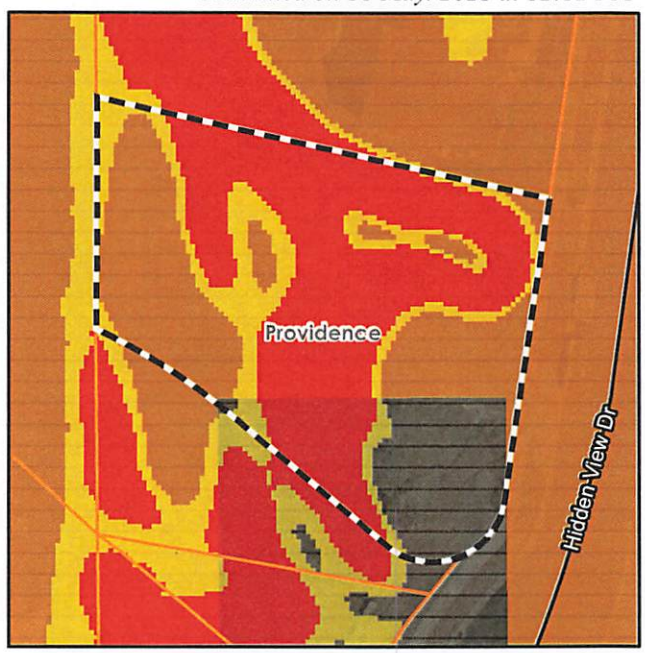
Owner Address: 517 W 100 N STE 105
PROVIDENCE, UT 84332-9824

Jurisdiction: Providence

Future Annexation Area: n/a

Base Zone: Contact Providence for Zoning

Overlay Zone: n/a



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

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

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

Areas That May Require Further Analysis

Source Water Protection Zones 1 or 2
Moderate Slopes

Steep Slopes

Wildfire Hazard Areas

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

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

Cache County
1857

Development Services Department

Building | GIS | Planning | CPDO | Trails

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 01 May. 2021 at 04:42 PM

Parcel Number: 02-203-0087

Property Address: PROVIDENCE

Tax Roll Acreage: 0.11

Owner Name: ADAM PAUL

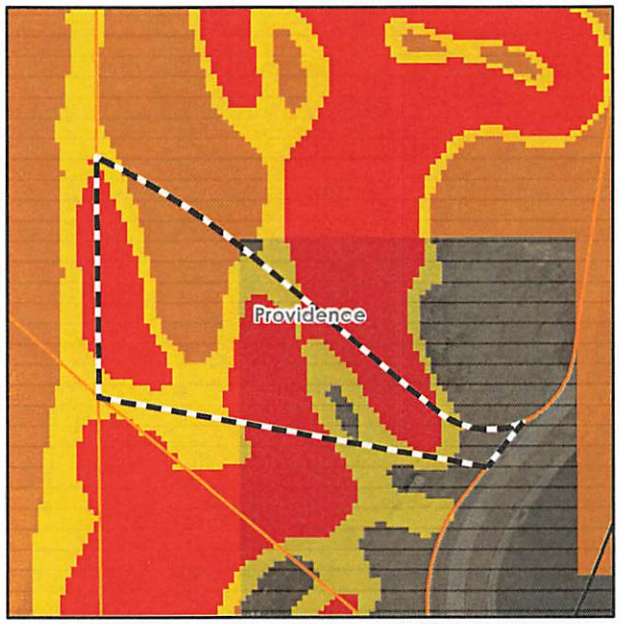
Owner Address: 517 W 100 N STE 105
PROVIDENCE, UT 84332-9824

Jurisdiction: Providence

Future Annexation Area: n/a

Base Zone: Contact Providence for Zoning

Overlay Zone: n/a



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

Initial Parcel Legality Review: Incorporated Area
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FRONT ELEVATION

SCALE 1/4" = 1'-0" (30 X 42 PAPER)



REAR ELEVATION

SCALE 1/4" = 1'-0" (30 X 42 PAPER)

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Paul Residence
Lot #15 Providence Highlands Phase 2
1249 Hidden View Drive
Providence, UT

Project

CONTRACTOR IS ALL SUB-CONTRACTORS SHALL VERIFY PROJECT TAKE PLACE DIRECTLY BY THESE PLANS AND SHALL THOROUGHLY FAMILIARIZE THEMSELVES ALL DIMENSIONS LOCATIONS NOTES ETC. PRIOR TO STARTING ANY DETAILS OF CONSTRUCTION

Stone Gate Homes
t.: (435)754-5350
steve@stonegateutah.com
contact: Steve Coppieters

Client

STONE GATE HOMES
435.754.5350

Contractor

Project Info: Paul Residence

ABIR ENGINEERING

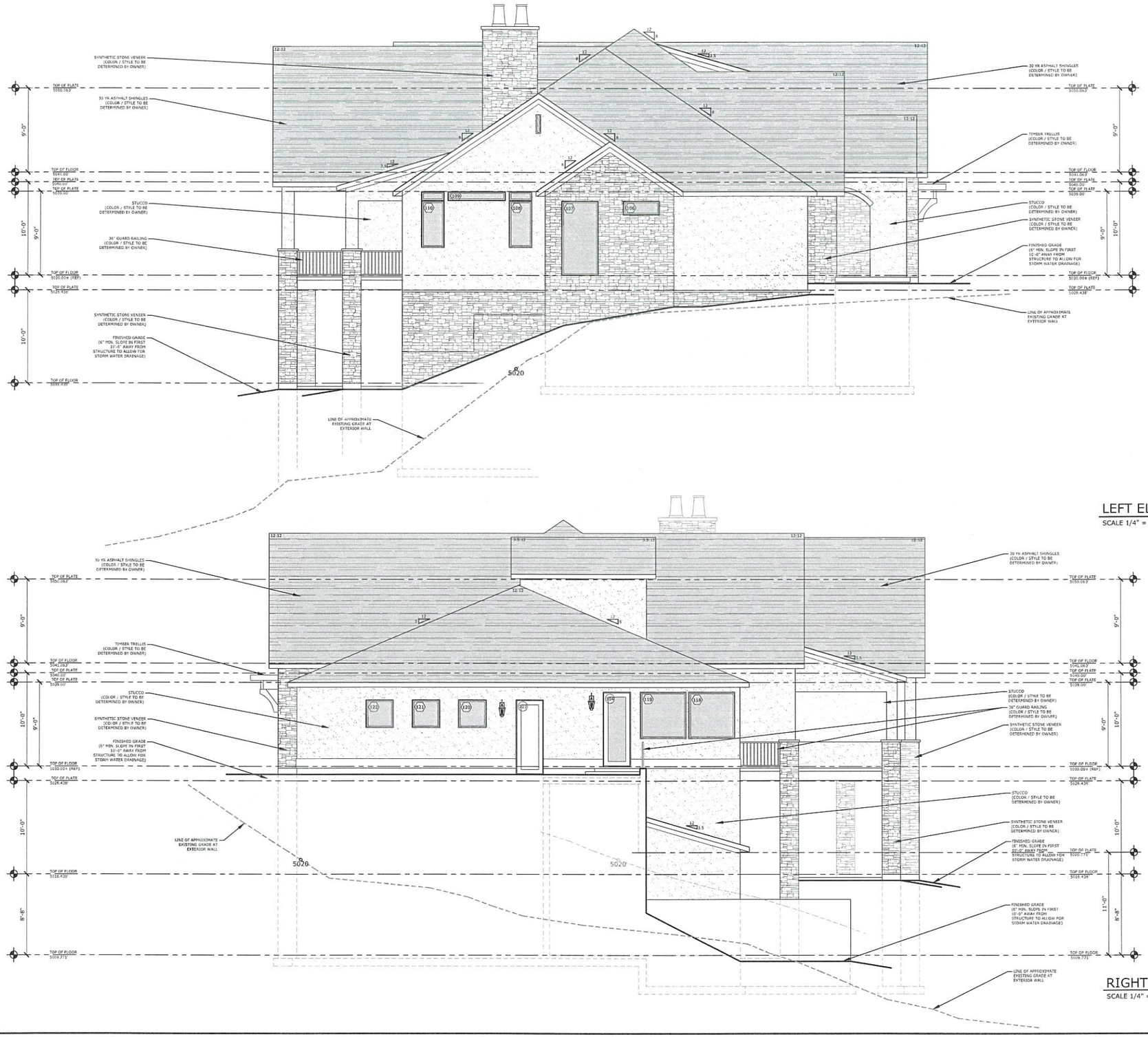
Engineer Stamp

Drawing Information
Project Number: R741-001-05
Project Manager: DLB
Drawn By: ABS
Checked: KH-DLB-DLL

Mark	DESCRIPTION	DATE

Sheet Title

A3.1



LEFT ELEVATION

SCALE 1/4" = 1'-0" (30 X 42 PAPER)

RIGHT ELEVATION

SCALE 1/4" = 1'-0" (30 X 42 PAPER)

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Paul Residence
Lot #15 Providence Highlands Phase 2
1249 Hidden View Drive
Providence, UT

Project

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES FOUND IN THESE PLANS AND SHALL BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, OR FACE OF MASONRY UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF PUBLIC AUTHORITIES BEARING ON THE PERFORMANCE OF THE WORK. IF CONTRACTOR OBSERVES THAT ANY OF THE CONTRACT DOCUMENTS ARE AT VARIANCE THEREWITH IN ANY RESPECT, CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT AND ANY necessary CHANGES SHALL BE ADJUSTED BY APPROPRIATE MODIFICATION. IF CONTRACTOR PERFORMS ANY CONSTRUCTION ACTIVITY KNOWING IT INVOLVES A RECOGNIZED ERROR, INCONSISTENCY OR OMISSION IN THE CONTRACT DOCUMENTS WITHOUT SUCH NOTICE TO THE ARCHITECT, CONTRACTOR SHALL BEAR RESPONSIBILITY FOR SUCH PERFORMANCE AND SHALL BEAR THE COSTS ATTRIBUTABLE TO CORRECTION. DO NOT SCALE DRAWINGS. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF PUBLIC AUTHORITIES BEARING ON THE PERFORMANCE OF THE WORK. IF CONTRACTOR OBSERVES THAT ANY OF THE CONTRACT DOCUMENTS ARE AT VARIANCE THEREWITH IN ANY RESPECT, CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT AND ANY CHANGES SHALL BE ADJUSTED BY APPROPRIATE MODIFICATION. IF CONTRACTOR PERFORMS ANY CONSTRUCTION ACTIVITY KNOWING IT INVOLVES A RECOGNIZED ERROR, INCONSISTENCY OR OMISSION IN THE CONTRACT DOCUMENTS WITHOUT SUCH NOTICE TO THE ARCHITECT, CONTRACTOR SHALL BEAR RESPONSIBILITY FOR SUCH PERFORMANCE AND SHALL BEAR THE COSTS ATTRIBUTABLE TO CORRECTION.

Stone Gate Homes
t.: (435)754-5350
steve@stonegateutah.com
contact: Steve Coppieters

Client

Contractor
STONE GATE HOMES
435.754.5350

Project Info: Paul Residence

Engineer Stamp
ABIR ENGINEERING

Drawing Information	
Project Number	2016-001-CT
Project Manager	TLD
Project Eng Digital	ABIR Engineering
Date	07-07-2016

Revisions		
NO.	DESCRIPTION	DATE

Sheet No.
Sheet Title
A3.2

May 6, 2021

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

RE: Conditional Use Review, Paul Residence, 1249 Hidden View Dr, Providence Ut. (02-203-0015 & 02-203-0087).

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

This project was reviewed using 2018 IFC, 2006 Utah Wildland-Urban Interface Code and Providence City Code Title 10, Chapter 5 for Hazard Wildfire Area (WF).

This project is being recommended to Providence City for approval.

The following comments document the review process:

Access
Fire Apparatus Access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the facility as measured by an approved route around the exterior of the building (2018 IFC 503.1.1).

- Fire department apparatus access from Hidden View Drive is adequate. Approved.

Fire Hydrant Locations and number of Hydrants
Fire Hydrants shall be located within 400 feet of the building as measured by an approved route around the exterior of the building. Exception 1 allows for the distance to be increased to 600 feet for R-3 occupancies. (2018 IFC 507.5.1)

- Hydrants 443, 444, and 445 are all within 600 feet of all exterior areas of the proposed home. Approved.

Fire Water Flow

An approved water supplies capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, building or portions of buildings are hereafter constructed or moved into or within the jurisdiction (2018 IFC 507.1).

- The building appears to be approx. 9,097 sq. ft. in size. According to Table B105.1 the fire flow for a combined fire area 9,097 sq. ft. of type V-B is 2,500 GPM at 20 PSI. Fire Flow requirements are subject to change due to separation of fire areas, type of construction, and the installation of fire suppression system.
- Fire hydrant #443 is within 600 feet of all areas of the lot and contains a water flow of approximately 2,645 GPM at 20PSI. Water available for fire flows are adequate.

2006 Utah Wildland-Urban Interface Code

SECTION 506 Class 3 - Ignition-resistant Construction:

506.1 General. Class 3 ignition-resistant construction shall be in accordance with Sections 506.

506.2 Roof covering. Roofs shall have at least a Class A covering, Class C roof assembly or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire-stopped to preclude entry of flames or embers. (No wood shakes or combustible roofing used). During a phone conversation with Steve Coppieters (Contractor) it was determined that a class A roof covering of asphalt shingles will be installed. Approved.

506.3 Unenclosed under-floor protection. Buildings or structures shall have all under-floor areas enclosed to the ground with exterior walls. Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction. (Per County Fire Marshal - Soffits to be installed as to close underside of combustible decks and supported structures). During a phone conversation with Steve Coppieters (Contractor), it was determined that all combustible underfloor decks and eaves will be covered with soffits. Approved.

506.4 Vents. Attic ventilation openings, soffit vents, foundation or under-floor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches each. Such vents shall be covered with noncombustible corrosion resistant mesh with openings not to exceed 1/8 inch. During a phone conversation with Steve Coppieters (Contractor), it was determined that all vents and openings to combustible areas will be covered with noncombustible mesh screen containing openings no larger than 1/8" in size. Approved.

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

Property owners are encouraged to implement the following:

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

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

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

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

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

If you have any questions, please call me.

Respectfully,

FIRE DEPARTMENT

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

PROVIDENCE HIGHLANDS SUBDIVISION PHASE 1 PROVIDENCE, UTAH

PART OF THE SOUTHEAST QUARTER OF SECTION 14 AND THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASELINE AND MERIDIAN

02-203

Electronic Only

TAX UNIT 09

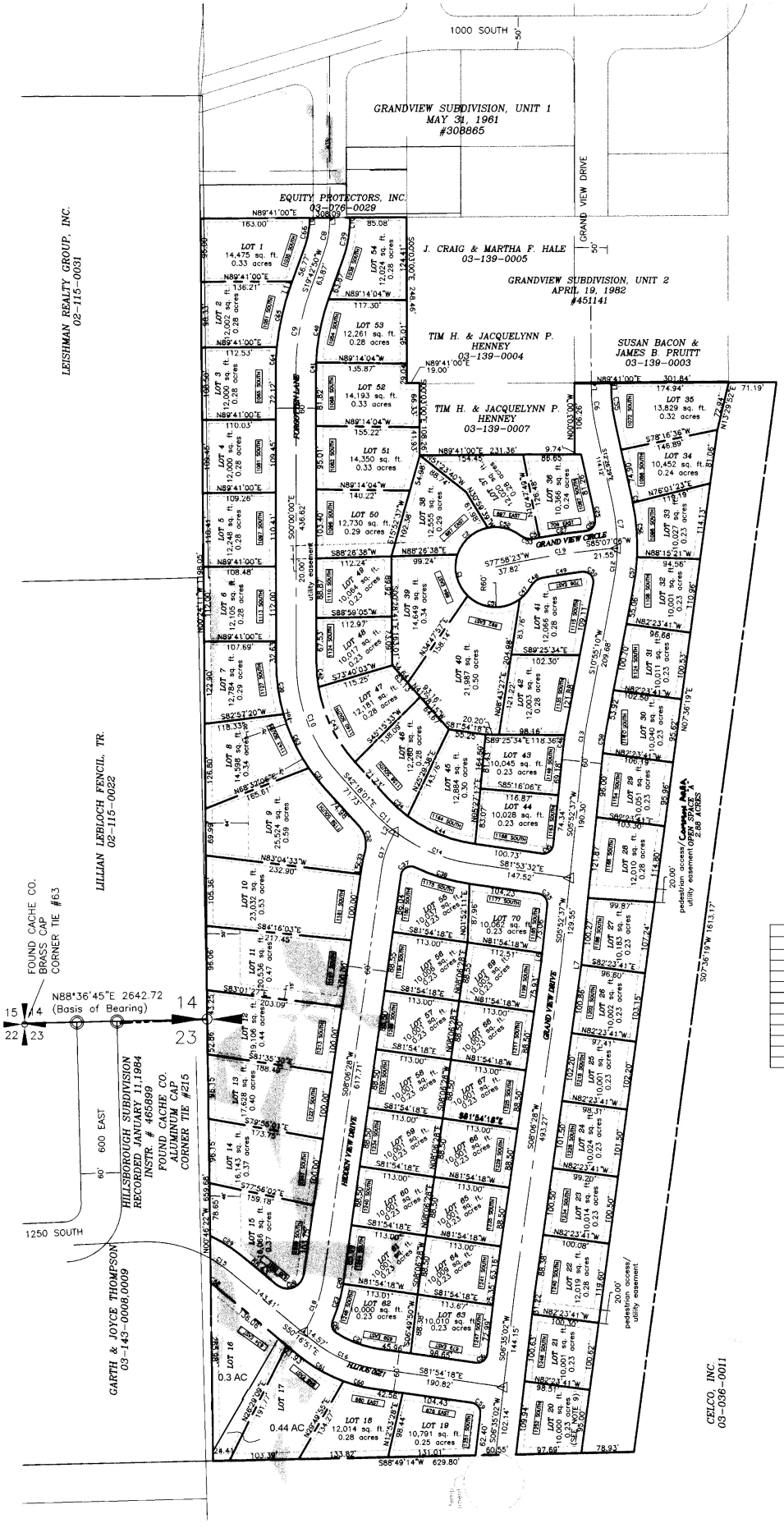
FILED 8 APR 2005

ENT 887343

SITE PAGE 02-116

AND 03-036

PARCEL NO.=02-203-LOT NO.



LINE TABLE		
LINE	LENGTH	BEARING
L1		not used
L2	8.79	S28°10'14"W
L3	1.23	S00°03'00"E
L4	3.43	S00°03'00"E
L5	10.31	S08°06'28"W
L6	12.63	S05°52'37"W
L7	2.29	N05°52'37"E
L8	3.56	N00°03'00"W
L9	1.09	N00°03'00"W
L10	1.37	N00°03'00"W
L11	7.10	S20°13'02"W

Adam Paul Residence

1249 Hidden View Drive – Providence Highlands PHS 1 – LOT 15

Mitigation Strategies for Wildfire, Steep and Moderate Slopes

This lot currently has very little vegetation on the lot from the front to where the house would be placed due to the flattening of previously dumped dirt. The vegetation that exists on the lower portion of the lot will be partially eliminated during construction via the excavation of the foundation and overburden around the hole and excavation and compaction for retaining walls. This will eliminate any combustible foliage directly around the construction area and within 30' front and back. We also will not allow the storage of combustible materials such as gasoline, propane or other easily ignitable materials on site, except for their use in the equipment they are designated for which have approved safety mechanisms in place.

The lot has steep and moderate slope areas. The steep slope areas that exist on the lot are predominantly inside of the building envelope and will be eliminated during construction of the home as was presented and previously approved in the variance meeting on Feb 22, 2021.

The home is designed to accommodate the steeper slopes and what slopes that remain after the foundation is in place will be contoured to eliminate risk areas. The excavation for the foundation will create spoils that will be used to level the areas around the home and provide more gentile slopes in the area immediately around the home. The elevation sheets for the home shows that we will use sloping grades to create the elevation change between the front, side and rear yards on the south. On the north side of the home, retaining walls will provide the transition between elevations.

We will also install a foundation drain around the complete foundation and daylight the drain end below the home on the hillside. To aid in surface drainage, the home has a full gutter system at the eaves and each downspout will be extended 10 ft from the home where possible, or tied into a subsurface drainage system that will also daylight below the construction site on the hillside.



Stone Gate Homes, LLC 5/1/2021

civilsolutionsgroup inc.

GEOTECHNICAL ENGINEERING INVESTIGATION

1249 Hidden View Drive Geotechnical Investigation

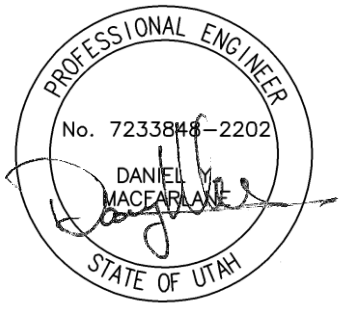
Prepared For:

Stone Gate Homes, LLC
Attn: Steve Coppieters
145 W 400 S
Logan, UT 84321

Prepared By:

Civil Solutions Group, Inc.
Danny Macfarlane, P.E.
John Powell, Field Engineer
540 West Golf Course Rd, Suite B1
Providence, Utah 84332

Original Submittal: July 29, 2020
Job Number: 20-146



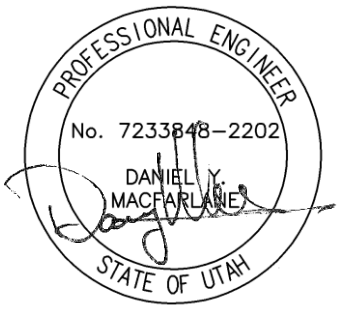
RE: 1249 Hidden View Drive Geotechnical Investigation

Dear Mr. Coppieters,

Per your request this geotechnical engineering investigation is submitted for the subject property located at 1249 Hidden View Drive in Providence, UT. This report contains the findings of the field investigation and the analysis conducted by Civil Solutions Group. This report also contains recommendations pertaining to construction and design of earth related portions of this project.

Civil Solutions Group completed the field investigation on June 29, 2020 at which time two bore holes were drilled, examined, and recorded in detail. The bore locations were selected based upon the proposed location of the building footprint and other site features. Civil Solutions Group recommends the site is suitable for proposed construction within the parameters defined within this report. Thank you for the opportunity to provide these services to you.

Sincerely,



Danny Macfarlane, P.E.
Civil Solutions Group, Inc.

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Executive Summary

A geotechnical study was performed for the subject property at 1249 Hidden View Drive in Providence, UT. Our scope of services included drilling two bore holes designated B-1 and B-2. The boreholes were drilled with hollow stem augers and advanced to a maximum depth of 20.5-feet below existing site grade. All field work was contained in the proposed development area and was completed on June 29, 2020.

The findings and recommendations generated from this exploration are summarized below:

- Onsite Soil – The site is composed mostly of silty sandy gravels, sandy clayey gravel, and sandy gravelly clay. Groundwater was not encountered at the time of the site investigation.
- Foundations - The planned structure should be supported entirely on continuous spread footings or spot footings. The recommended bearing capacity of in-situ soil is 1,500 pounds per square foot.
- Seismic Considerations - The 2018 International Building Code Seismic Design Category for this site is Category D (Risk Category II), with a soil site class of D. The site is located in an area with low liquefaction potential according to the Utah Geological Survey, and the in-situ soils encountered on site.

This summary should be used in conjunction with the entire report for design purposes. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein. The entire report should be read for an understanding of the report limitations.

Introduction

General

Civil Solutions Group, Inc. (CSG) was contacted by Mr. Coppieters and was asked to conduct a geotechnical engineering investigation on the subject property located at 1249 Hidden View Drive in Providence, UT. The general location of the site may be seen in Figure 1, Vicinity Map. A more detailed location of the site showing the proposed development and surrounding improvements is shown in Figure 2, Site Map. It was described that the proposed construction for 1249 Hidden View Drive is anticipated to be two stories in height and of wood frame construction.

Objectives and Scope

The objectives and scope of our study were defined between Mr. Coppieters and Mr. Michael Taylor of Civil Solutions Group. In general, the objectives of this study were to:

- Define and evaluate subsurface soil and groundwater conditions across the site
- Provide foundation, earthwork, drainage, and geo-seismic recommendations

To accomplish these objectives, our scope has included the following:

- A field program consisting of the drilling, logging, and sampling of the two borings
- A laboratory testing program
- An office program consisting of correlating available data, engineering analyses, and report preparation

Authorization

Civil Solutions Group, Inc. (CSG) was authorized to proceed with this scope of work through an executed contract returned to our office by Mr. Coppieters of Stone Gate Homes, LLC. The executed contract was dated June 8, 2020.

Professional Statements

We at CSG certify that our professional services have been performed, our findings developed, and our recommendations prepared in accordance with generally accepted engineering principles and practices in this area at this time. Supporting data upon which our recommendations are based is presented in the subsequent sections of this report. Recommendation made herein are governed by the physical properties of the soils encountered in the exploration borings, observed and projected groundwater conditions, and the layout and design data as summarized in the Proposed Construction section of this report. If subsurface conditions other than those described in this report are encountered and/or if design and layout changes are implemented, CSG must be informed so that our recommendations can be reviewed and amended, if necessary.

Proposed Construction

The proposed construction is as follows: residential home with sports court. It is anticipated to be two stories of height of typical wood frame construction. If structural engineering plans are different than assumed, they should be provided to our office for review.

The site development will likely require moderate to heavy earthwork. It is estimated that up to 15 to 20-foot cuts will be required to achieve site grades.

Column and wall loadings are anticipated to be on the order of 20-50 kips and 2-4 kips per lineal foot respectively.

Existing Site Conditions

General

The site lies approximately at 1249 Hidden View Drive in Providence, UT. The existing property is an empty lot with fill. The surrounding properties are single family residential homes. The surface and subsurface soils that were explored appeared to be free of hazardous debris, but contains a large amount of fill.

Site Topography & Drainage Features

Part of the site is relatively flat, with steep slopes around the area the house will go. On-site there were no springs, streams, canals or standing water observed at the time of the site visit.

Site Soils

The soil conditions encountered in each of the two borings, to the depths explored, were relatively similar. In bore hole number 1 (B-1), the soil was very similar to the full depth explored of 20.5-feet. The soil encountered was silty sand with gravels and cobbles. B-2 had similar characteristics as B-1, but contained more clay with the gravels and cobbles beyond 7-feet deep. Groundwater was not encountered at the time of the site investigation. Soil encountered during the investigation can be referenced in the Soil Logs in the Appendix of this report. Materials encountered in the bore holes will exhibit required strength and compressibility characteristics under the anticipated loading range.

There is undocumented fill located on the site. The fill was dumped on site during construction of the surrounding roadways and homes. It was difficult to tell exactly how much fill was on site, but it appeared that there was between 11 and 13.5 feet of fill in B-1 and B-2 respectively. Depth of fill will vary throughout the site and could be deeper in places. Contractor to verify that fill is completely removed under footings during excavation.

Subsurface Exploration and Testing Programs

General

To define and evaluate the subsurface soil and groundwater conditions across the site, two borings were drilled to depths of 20.5-feet below existing grade. The borings were drilled using a truck mounted drilling rig equipped with 3.25-inch inside diameter hollow stem augers. Soil sampling equipment was advanced through the hollow stem to retrieve disturbed samples of the in-situ soil. Locations of the borings are presented in Figure 2.

Field Program

The field portion of our study was conducted on June 29, 2020. Continuous logs of the subsurface findings were created and maintained as part of the field program. The field portion of our study was under the direct control and continual supervision of an experienced member of our geotechnical staff. Field classifications were logged, and any adjustments made once the laboratory data and analyses were received.

The CSG geotechnical team collected disturbed samples of typical soils that were found in the bore holes. The disturbed samples were taken using bagged grab samples and a SPT split spoon sampler. The SPT split spoon sampler had an outside diameter of 2-inches and an inside diameter of 1.38-inches. The sampler was driven into the undisturbed soil a total of 18-inches utilizing a 140-pound auto hammer falling a vertical distance of 30-inches. The blow counts recorded on the Soil Logs represent the total number of blows from the safety hammer that were required to drive the sampler a vertical distance of 6-inches.

Graphical depictions of the subsurface findings are shown in the Soil Logs contained within the Appendix of this report.

Laboratory Program

CSG partnered with RB&G Engineering to conduct a laboratory testing program on the samples retrieved from the sites. This laboratory testing program was conducted to provide data necessary for our engineering analyses. The program included partial gradation (sieve) analysis, Atterberg limits (if applicable), and chemical tests. The following describes the tests and summarize the test data. Samples from the field will be maintained in our office for a period of 90 days at which time they will be disposed of unless a written request is received from Stone Gate Homes, LLC that they should be retained.

Moisture and Density

Moisture and density tests were performed on selected relatively undisturbed samples collected from the bore holes. Understanding the relationship between moisture and density in the in-situ soil aids in classifying the soils. The results of these tests are presented on the Soil Logs found in the Appendix.

Sieve Analysis

Gradation tests (sieve analysis) were conducted on disturbed samples which were collected from the site. The gradation test aids in classifying the soils and can provide general index parameters. Gradation tests aid the design team in determining the overall composition of the soil and behaviors that the soil may exhibit under certain situations. The results of the tests are shown in Table 1 below:

Table 1 - Gradation & Soil Classifications

Boring Sample No.	Depth (feet)	Percent Passing #200 Sieve	Soil Classification
B-1	11.5-13	10	GP-GM
B-1	19-20.5	6	GP-GM
B-2	11.5-13	20	GC-GM
B-2	16.5-18	38	GC

Atterberg Limits

Atterberg Limits were performed on relatively undisturbed samples to understand the plastic and liquid limits of the cohesive soil. Atterberg limits allow the design team to understand the potential

for the soil to shrink and expand based on water content. The results are presented in Table 2 below:

Table 2 - Atterberg Limits

Boring Sample No.	Depth (feet)	Classification	Liquid Limit (LL)	Plastic Limit (PL)	Plasticity Index (PI)
B-1	11.5-13	GP-GM	--	--	NP
B-1	19-20.5	GP-GM	--	--	NP
B-2	11.5-13	GC-GM	21	17	4
B-2	16.5-18	GC	27	17	10

Chemical

To determine if the site soils will react detrimentally with concrete, a chemical Sulfate test was performed on a representative sample of the natural soils at approximately the depth of the soil that will come into direct contact with concrete improvements for the proposed development. The results of the chemical tests are shown in Table 3 below:

Table 3 - Chemical Properties of Soil

Boring Sample No.	Depth (feet)	Sulfate (mg/kg)
B-1	9-10.5	<5.72

Discussions & Recommendations

Summary of Findings

It is recommended that the owner have a CSG field engineer or a qualified assistant oversee the site work, especially the footing excavation and preparation. Also, the building code requires inspection and reports on all structural site work.

Detailed discussions pertaining to earthwork, structural considerations, geoseismic setting, and groundwater are included in the following sections:

Earthwork

Site Preparation

Initial site preparation will consist of the removal of surface vegetation, topsoil, root balls, sod or any other deleterious materials extending at least three feet beyond the perimeter of all areas to be developed. Non-engineered fills will be completely removed three feet beyond the extents of all spread and continuous footings, rigid pavement areas, floor slabs and other areas that require a stabilized foundation. Stripped materials consisting of vegetation and organic materials should be wasted from the site or used to revegetate landscape areas.

Non-engineered fills may remain in areas where flexible pavements are to be placed if they are properly prepared. Proper preparation will consist of scarifying and moisture conditioning the upper

nine inches and recompacting to the requirements of structural fill. It should be noted that compaction of fine-grained soils (silts and clays) as site grading fill will be very difficult, if not impossible, during wet and cold periods of the year.

The exposed natural subgrade should be proof-rolled prior to the placement of structural site grading fill, footings, floor slabs, or any other structural improvement made to the site. The proof-roll should be completed by driving a loaded piece of construction equipment, mounted with rubber tires, over the exposed natural subgrade surface at least twice. A CSG field engineer should oversee the proof roll and provide recommendations as needed. Soft spots should be completely excavated and removed if they are discovered. The soft spots should be replaced with granular structural fill. It is not anticipated that removal depth would be more than 2 vertical feet. If an excavation of more than 2 vertical feet is required, CSG should be notified to provide further recommendation.

In flexible pavement areas, unsuitable materials encountered during compaction and proof-rolling operations must be removed to a maximum depth of two feet and replaced with compacted granular structural fill.

Although evidence of underground facilities such as utilities, septic tanks, cesspools, basements, etc. was not observed during the field investigation, such features could be encountered during construction. If unexpected fills, debris or underground facilities are encountered, such features should be removed, and the excavation thoroughly cleaned prior to backfill placement and/or construction.

Temporary Excavations

All temporary excavations should follow OSHA Sloping and Benching – 1926 Subpart P App B requirements, which take precedence over any recommendations presented in this report.

Temporary excavations in cohesive soil, above or below the water table, not exceeding four feet in depth, may be excavated with nearly vertical sideslopes. Excavations within loose and/or cohesionless soils will be very difficult as they tend to flow into the excavation. They will require very flat sideslopes and/or shoring, bracing and dewatering.

All excavations must be inspected periodically by qualified personnel. If any signs of instability, excessive sloughing or other signs of potential failure are noted, immediate remedial action shall be initiated.

Structural Fill

The undocumented fill on site will need to be removed within the building footprint. However, it could likely be used as site grading fill as long as it meets the requirements found in Table 4.

The use of fine-grained soils (silts and clays) as site grading fill will be very difficult, if not impossible, during wet and cold periods of the year. Proper moisture control and conditioning will be required.

Fine-grained soils (silts and clays) are not recommended as structural fill in confined areas, such as around foundations and within utility trenches. This fill material should be composed of granular material.

All imported granular structural fill should consist of a fairly well-graded mixture of sand and gravel containing less than 15 percent fines (percent by weight of material passing the No. 200 sieve).

To stabilize soft subgrade conditions (if required), a mixture of coarse gravels and cobbles (stabilizing fill) should be utilized. A layer of 12 to 18 inches thick of stabilizing fill is typically sufficient to stabilize most soft/disturbed areas.

Table 4 shown below is indicative of the material that should be used as structural fill and road base throughout the site:

Table 4 – Structural Fill Gradation Requirements

Fill Type *	**Application**	**Requirements**		
		Gradation		**Plasticity**
		Size	**% Finer by Weight**	
Structural Fill	Required for all fill under foundations and floor slabs	3-inch No. 4 Sieve No. 200 Sieve	100 25 - 60 15-max	Liquid Limit 30-max Plasticity Index 6-max
Site Grading Fill	Fill in pavement and non-structural areas	4-inch No. 200 Sieve	100 35-max	Liquid Limit 36-max Plasticity Index 10-max
Stabilization Fill	Fill used to stabilize soft, potentially pumping subgrade	5-inch No. 200 Sieve	100 5-max	NA
Free Draining Granular Backfill	Retaining Walls	1½-inch 1-inch ½-inch No. 4	100 95 – 100 25 – 60 5-max	NA
Road Base	Fill used under the pavement sections	3/4” 3/8” No. 10 No. 40 No. 200	100 78-92 55-67 28-38 7-11	Non-Plastic

*All fill should consist of approved materials that are free of organic matter and debris. Frozen material should not be used, and fill should not be placed on a frozen subgrade. A sample of each material type should be submitted to the geotechnical engineer for evaluation.

Fill Placement and Compaction

All fill should be placed in lifts not exceeding 8 inches in loose thickness. Moisture should be adjusted to within ± 2% of optimum moisture content. Lifts will need to be compacted in thinner lifts if smaller compaction equipment is used. Structural fills should be compacted in accordance with the percent of maximum dry density as determined by the AASHTO T-180 (ASTM D-1557) compaction criteria and according to Table 5 below:

Table 5 - Fill Compaction Requirements

Location	Total Fill Thickness (feet)	Minimum Percentage of Maximum Dry Density
Beneath an area extending at least 3 feet beyond the footprint of a structure	0 to 8	95
Beneath pavements and travelled ways	0 to 8	95
Landscaped areas or areas not expected to carry a load	0 to 5	85
Landscaped areas or areas not expected to carry a load	5 to 8	92
Road Base	-	96

Prior to placement of fills, the subgrade must be prepared as discussed in the Site Preparation section of this report. In confined areas, subgrade preparation should consist of the removal of all loose and disturbed soils. Fill should be tested frequently for moisture content and compaction during placement. Should the results of the in-situ density tests indicate the specified moisture or compaction limits have not been met, the area represented by the test should be reworked and retested as required until the specified compaction is achieved. This may require adjustment of the moisture content.

Utility Trenches

We recommend that all utility trenches on-site or as a part of this site, should utilize a Type A-1a or A-1b (AASHTO Designation) soil as backfill material. The on-site materials can be used for trench backfill if they meet these classifications and are properly moisture conditioned. This should be verified by the materials testing agency. All utility trenches which will ultimately bear structural loads should be compacted at the structural density requirements established in Table 5.

Drainage

Positive drainage should be provided during construction and maintained throughout the life of the development. Infiltration of water into utility trenches or foundation excavations should be prevented. Planters and other surface features which might retain water in areas adjacent to the buildings or pavements should be sealed, mechanically drained, or eliminated. In areas where sidewalks or paving do not immediately adjoin the structure, we recommend that protective slopes be provided with a minimum grade of approximately five percent for at least 10 feet from perimeter walls. Backfill against footings, exterior walls, and in utility and sprinkler line trenches should be well compacted and free of all construction debris to reduce the possibility of moisture infiltration. Roof runoff should be collected in rain gutters and downspouts. Downspouts, roof drains or scuppers should discharge into extensions when the ground surface beneath such features is not protected by exterior slabs or paving to divert collected water a minimum of 10 feet away from structures. Sprinkler systems should not be installed within five feet of foundation walls. Landscaped irrigation adjacent to the foundation systems should be minimized.

Structural Considerations

Spread and Continuous Wall Foundations

It is understood that the proposed structure will be supported on conventional spread and continuous wall foundations. These foundations should be established on undisturbed native soils or structural fill extending to native soils. Under no circumstances shall footings be placed overlying non-engineered fills (existing on-site fill), loose soils, frozen soils, soil containing foreign debris, and any other deleterious material. Unsuitable material must be removed and replaced with an adequate structural fill as discussed in this report. For structural fill replacement beneath footings, the width of the structural fill shall be equal to width of the footing plus one foot on each side for each foot of fill thickness. For example, if the depth of structural fill is three feet then three feet of structural fill needs to extend past the edge of the footing on each side.

For design, the following parameters are provided:

Table 6 - Structural Design Parameters

Design Element	Standard
Recommended minimum depth of embedment for frost conditions	30 inches
Recommended minimum depth of embedment for non-frost conditions	15 inches
Recommended maximum bearing capacity of in-situ soil	1,500 pounds per square foot
Recommended width for continuous wall footings	18 to 30-inches
Recommended width for isolated spread footings	36 to 72-inches
Recommended bearing pressure increase for seismic loading	33%
Coefficient of friction between footing and native soils	0.5

*These values are based upon native soils sampled under the existing undocumented fill material. All undocumented fill material must be removed under all footings.

Settlement of foundation elements are expected to be on the order of 1" or less, with approximately 50% occurring during construction. This settlement can be expected if the project is constructed in accordance with recommendations found within this report.

Lateral Resistance

Passive resistance provided by properly placed and compacted structural fill above the water table may be considered to a fluid with a pressure of 360 pounds per cubic foot (K_p =3.0). Active resistance may be considered equivalent to a fluid with a pressure of 40 pounds per cubic foot (K_a = 0.33). Lateral earth pressure can be assumed to be much higher if material behind structural walls is not free draining. Passive and active resistance pressures will vary if groundwater is encountered. At this site, groundwater was not encountered and will be below the depth of foundations, and therefore should not affect lateral resistance.

Floor slabs

Due to the intended use and anticipated loading, floor slabs should be constructed with a minimum of 4" of concrete (4,000 psi, air-entrained – 6% ± 1%) over 4" of clean gravel material. The subgrade material shall be properly prepared as discussed previously in this report. Under no circumstances should floor slabs be established over non-engineered fill, loose or disturbed soils,

sod, rubbish, construction debris, other deleterious materials, frozen soils, or soils with ponded water. If constructed in accordance with this section, settlements of at-grade floor slabs supporting loads of 200 pounds per square foot should be on the order of ¼" or less.

Where appropriate, saw-cut control joints should be placed in the slab to help control the location and extent of cracking. For additional recommendations refer to the ACI Design Manual. Joints or any cracks that develop should be sealed with a water-proof, non-extruding compressible compound specifically recommended for heavy duty concrete pavement and wet environments.

The use of a vapor barrier should be considered beneath concrete slabs on grade that will be covered with wood, tile, carpet or other moisture sensitive or impervious coverings, or when the slab will support equipment sensitive to moisture. When conditions warrant the use of a vapor barrier, the slab designer should refer to ACI 302 and/or ACI 360 for procedures and cautions regarding the use and placement of a vapor barrier.

Soil Corrosiveness

The soil was sampled for Sulfate levels at soil depths that will come into direct contact with the footings and foundations. These chemical levels are shown in Table 3 for reference.

Cement Use

Type I or IA mixes may be used in the design of these improvements. The soil tested contained a negligible amount of water soluble sulfates. Based on our test results, concrete in contact with the in-situ soils will have a low potential for sulfate reaction and therefore the mix types of I or IA are acceptable. Other types of mixtures may be used by the design team if other strength/functionality parameters are desired.

Construction Considerations

On most project sites, the site grading is generally accomplished early in the construction phase. However, as construction proceeds the subgrade may be disturbed due to utility excavations, construction traffic, desiccation, rainfall, etc. As a result, the floor slab or footing subgrade may not be suitable for placement of crushed gravel and concrete and corrective action will be required. We recommend areas underlying floor slabs and footings be rough graded and then thoroughly proof-rolled with a loaded tandem axle water or dump truck prior to final grading and placement of crushed gravel or concrete. Attention should be given to high traffic areas that were rutted and previously disturbed and to areas containing backfilled trenches. Areas where unsuitable conditions are located should be repaired by removing and replacing the affected material with properly compacted structural fill. All structural subgrade areas should be moisture conditioned and properly compacted to the recommendations in this report immediately prior to placement of the gravel and concrete.

Geoseismic Setting

Faulting

Based on a review of Utah Geological Survey fault maps, the site is approximately 0.25 miles west of the East Cache fault zone central section.

Soil Class

The soil site class is D (S_1 =0.309 g & S_S = 0.952 g), with a Seismic Design Category D (Risk Category II) in accordance with Chapter 20 of ASCE 7 and IBC 2018.

Liquefaction

The site is in an area that has been classified as having very low liquefaction potential by the Utah Geological Survey. Liquefaction requires water, seismic activity, and loose sandy soils. The soils encountered in the field investigation contained a lot of gravels and cobbles, with no groundwater encountered. It is not anticipated that liquefaction will present a risk during a seismic event.

Groundwater

Immediately following drilling operations, the groundwater was measured in each boring. Seasonal and longer-term groundwater fluctuations on the order of one and one-half to three feet are projected, with the highest seasonal levels generally occurring during the late spring and early summer months. The groundwater measurements (as measured down from existing grade) are tabulated in Table 7 below:

Table 7 - Groundwater Depth

Bore Hole Number	Time of Drilling (feet)
B-1	Not encountered
B-2	Not encountered

Closure

Civil Solutions Group should be retained to provide observations during grading, excavation, foundation construction, and other earth-related construction activities related to this project. The conclusions and recommendations presented in this report are based on the results of the field and laboratory tests which, in our opinion, define the characteristics of the soils at this site in a satisfactory manner. However, this report does not reflect variations that may occur between borings, across the site, or due to the modifying effects of construction or weather. The nature and extent of such variations may not become evident until during or after construction. If during or after construction, conditions are encountered which appear to be different than those presented in this report, it is requested that our office be advised, in order that appropriate action be taken.

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices. Any persons using this report for bidding or construction purposes should perform independent investigations as they deem necessary to determine subsurface conditions. The scope of services for this project does not include either specifically or by implication any environmental or biological (e.g., mold, fungi, bacteria) assessment of the site or identification or prevention of pollutants, hazardous materials or conditions. If the owner is concerned about the potential for such contamination or pollution, other studies should be undertaken.

This report has been prepared for the exclusive use of our client for specific application to the project discussed and has been prepared in accordance with generally accepted geotechnical engineering practices. No warranties, either express or implied, are intended or made. Site safety,

excavation support, and dewatering requirements are the responsibility of others. If changes in the nature, design, or location of the project as outlined in this report are planned, the conclusions and recommendations contained in this report shall not be considered valid unless Civil Solutions Group reviews the changes and either verifies or modifies the conclusions of this report in writing.

Glossary/Explanation of Terms or Procedures

Throughout this report, we have used a number of words or phrases which may be unfamiliar in nature. Also, several procedural concepts have been mentioned repeatedly. For this reason, we have decided to define or discuss these items to better communicate with the reader(s).

Compaction and Lift Size - Contractors should be aware that there is direct relationship between lift size and size of the compacting equipment. The smaller the compactor, the smaller the maximum lift height. With "wacker" compactors, the maximum lift should be held at about 3-4-inches. With walk-behind trench compactors (2-tons or so), the lifts should be no more than 6-inches thick. Eight-inch lifts can be used with large ride-on devices (7-10-tons or greater) that roll and vibrate/pound. Hoe pack devices on track hoes or backhoes can compact 6-8-inch lifts depending on size. However, the maximum lift size should not exceed 8-inches for most compactors. Note: a lift is defined as the loose or un-compacted thickness of the soil layer being compacted

Groundwater level - The groundwater level is a "rough guess" of where the uppermost water level is in a soil. We look for the first sign of free water coming in from the trench walls or appearing on the soil. In the soil logs, the groundwater level is identified by a solid or darkened triangle with a wavy line below it.

Liquefaction - Loss of bearing strength of saturated and very fine-grained silts and sands during severe earthquakes. This strength-loss is due to the slow dissipation of pore pressure (due to low permeability) and the subsequent reduction of particle-to-particle contact induced by the shaking motion of the earthquake.

Piezowater or Piezometer - To measure the groundwater level after a soil test pit is excavated, a pipe (a piezometer) is placed in the pit and left for at least 48-hours. The bottom 12-inches of the piezometer is slotted and capped to keep soil from entering and plugging up the pipe. The piezometer is then backfilled. After 48-hours, the water level in the piezometer is recorded. This level is the piezowater level. It is often higher than the point where water is first seen in a test pit during excavation. The importance is that the piezometer level is the potential depth of the groundwater for a site location should a 'dig' be done at the site. However, this level may change over time depending on weather conditions (wet or dry years and periods); rust or mottling of the soils may indicate an historical level of the water. In the soil logs, the piezowater level is a line with an "open" triangle above it and a wavy line below the triangle. The "open" triangle signifies the fact that the overlying soil "cap" has been removed.

Topsoil - It is generally defined as surface soils (silts or clays) with greater than 2-percent organics; this soil is often dark brown to black in color. It generally has visible roots or organic matter and is highly compressible. Topsoil should never be used under a footing or load bearing structure; it is generally, too compressible and with loading, settles over time. It should be stockpiled for use in landscaped areas, used for wetland mitigation/re-seeding, as a pond liner, or exported from the site.

Undisturbed soil - This is soil in its natural state, undisturbed by past excavation, farming, construction, or perturbation of any type. It is a most important feature. Areas that have been filled are always considered disturbed. On the other hand, "cut" areas can be considered undisturbed if the soil was cut with a straight bladed bucket edge, and not tines. If soils are disturbed, and footings or walls will be bear on these soils, they must be re-compacted.

Non-Engineered Fill – Non-engineered fill material is non-native (imported) material that has not been tested in the lab for engineering properties nor has a record of proper placement and compaction. Therefore, it should not be used for structural fill. This material can be used if properly prepared, but Civil Solutions Group recommends any non-engineered material in which loads will bear on be tested prior to placement. Once placed, this material should be tested to ensure structural properties are met. Recommendations in this report are based upon the materials encountered during the field investigation.

Appendix



Figure 1 - Vicinity Map

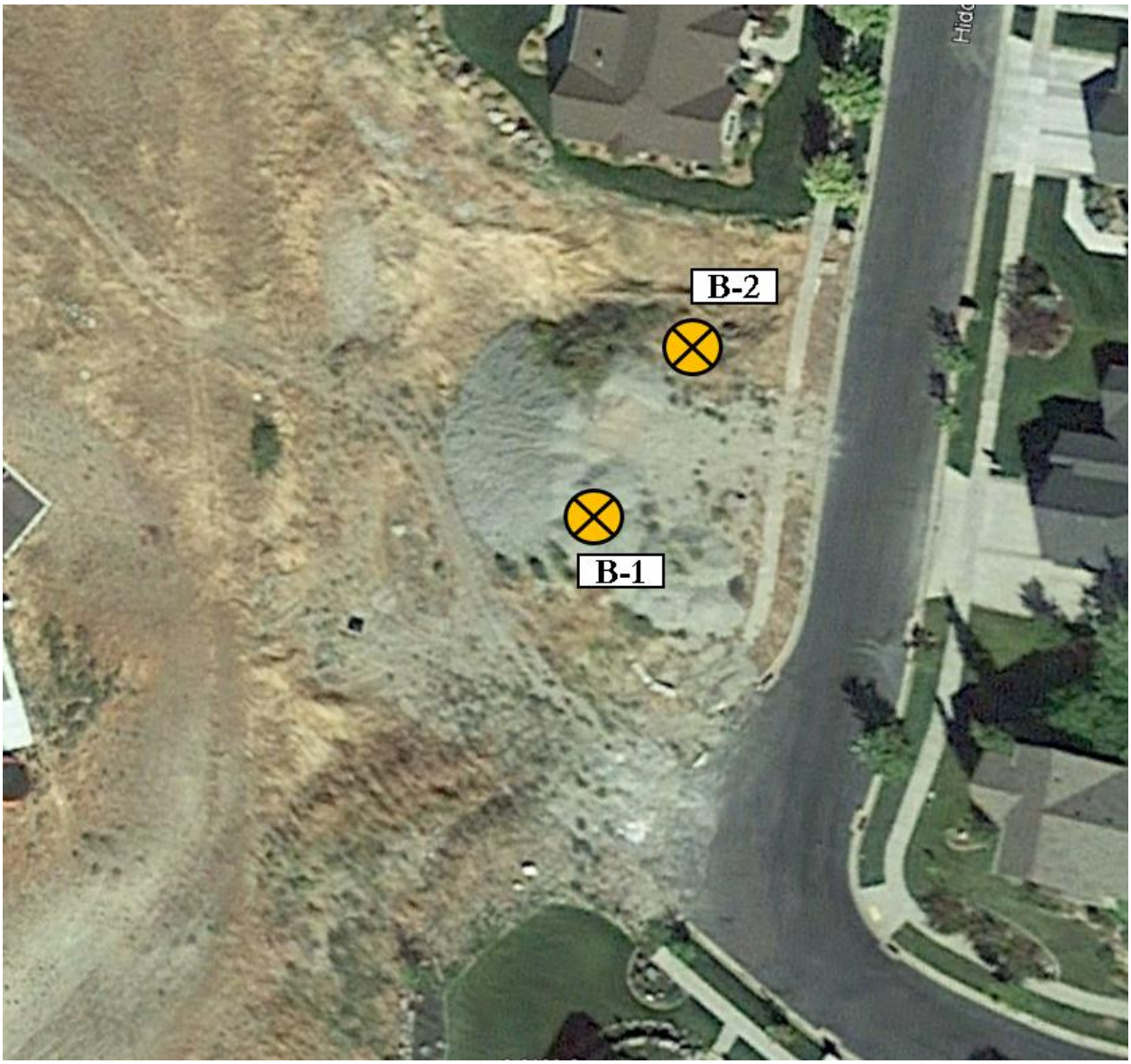


Figure 2 - Site Map



Figure 3 - Looking North



Figure 4 – Looking West

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
1	2	3	4	5	6	7	8	9	10	11	12

COLUMN DESCRIPTIONS

1 **Water Level**: Depth to measure groundwater table. See symbol below.

2 **USCS**: Graphic depiction of subsurface material encountered; typical symbols are explaned below.

3 **Description**: Description of material encountered; may include color, moisture, grain size, and density/consistency.

4 **Depth (ft.)**: Depth in feet below the ground surface.

5 **Blow Count**: Number of blows required to advance SPT sampler (12") beyond first 6" using a 140-lb hammer with a 30 inch drop.

6 **Sample Symbol**: Type of soil sample collected at depth interval shown; sampler symbols are explained below.

7 **Moisture (%)**: Water content of soil sample measured in laboratory; expressed as percentage of dry weight of specimen.

8 **Dry Density (pcf)**: The density of a soil measured in laboratory; expressed as pounds per cubic foot.

9 **% Passing 200:** Fines content of soil sample passing a No. 200 sieve measured in laboratory, expressed as a percentage.

10 **Liquid Limit (%):** Water content at which a soil changes from plastic to liquid behavior.

11 **Placsticity Index (%):** Range of water content at which a soil exhibits plastic properties.

12 **Remarks**: Comments and observations regarding drilling or sampling made by driller or field personnel. Other field and laboratory test results; using the following abbreviations:

CEMENTATION	MODIFIERS	MOISTURE CONTENT (FIELD TEST)
Weakly: Crumbles or breaks with handling of slight finger pressure.	Trace <5 %	**Dry:** Absence of moisture, dusty, dry to the touch.
Moderately: Crumbles or breaks with considerable finger pressure.	Some 5 - 12%	**Moist:** Damp but no visible water.
Strongly: Will not crumble or break with finger pressure.	With >12%	**Saturated:** Visible water, usually soil below water table.

Descriptions and stratum lines are interpretive; field descriptions may have been modified to reflect lab test results. Descriptions on the logs apply only at the specific boring locations and at the time the borings were advanced; they are not warranted to be representative of subsurface conditions at other locations or times.

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			SYMBOLS Graph	SYMBOLS Letter	TYPICAL DESCRIPTIONS
COARSE-GRAINED SOILS: More than 50% of No. 200 sieve size.	GRAVELS: More than 50% of coarse fraction retained in No. 4 sieve.	CLEAN GRAVELS (little or no fines)		GW	Well-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines
				GP	Poorly Graded Gravel, Gravel-Sand Mixtures, Little or No Fines
		GRAVELS WITH FINES (appreciable amount of fines)		GM	Silty Gravels, Gravel-Sand-Silt Mixtures
				GC	Clayey Gravels, Gravel-Sand-Clay Mixtures
	SANDS: More than 50% of coarse fraction passing through No. 4 sieve.	CLEAN SANDS (little or no fines)		SW	Well-Graded Sands, Gravelly Sands, Little or No Fines
				SP	Poorly Graded Sands, Gravelly Sands, Little or No Fines
		SANDS WITH FINES (appreciable amount of fines)		SM	Silty Sands, Sand-Silt Mixtures
				SC	Clayey Sands, Sand-Clay Mixtures
FINE-GRAINED SOILS: More than 50% of material is smaller than No. 200 sieve size.	SILTS AND CLAYS: Liquid limit less than 50%			ML	Inorganic Silts and Very Fine Sands, Rock Flour, Silty or Clayey Fine Sands or Clayey Silts with Slight Plasticity
				CL	Inorganic Clays of Low to Medium Plasticity, Gravelly Clays, Sandy Clays, Silty Clays, Lean Clays
				OL	Organic Silts and Organic Silty Clays of Low Plasticity
	SILTS AND CLAYS: Liquid limit greater than 50%			MH	Inorganic Silts, Micacious or Diatomacious Fine Sand or Silty Soils
				CH	Inorganic Clays of High Plasticity, Fat Clays
				OH	Organic Clays of Medium to High Plasticity, Organic Silts
HIGHLY ORGANIC SOILS				PT	Peat, Humus, Swamp Soils with High Organic Contents

Note: Dual Symbols are used to indicate borderline soil classifications

STRATIFACTION

DESCRIPTION	THICKNESS
Seam	up to 1/8"
Layer	1/8" - 12"

STRATIFACTION

Occasional: One or less per 6" of thickness.

Numerous: More than one per 6" of thickness.

TYPICAL SAMPLER GRAPHIC SYMBOLS

- Bulk/Bag Sample
- Standard Penetration Split Spoon Sampler
- Rock Core
- No Recovery
- 3.25" OD 2.42" ID D&M Sampler
- 3.0" OD 2.42" ID D&M Sampler
- California Sampler
- Thin Wall

LOG KEY SYMBOLS

- Water Level

Figure 5 – Key to Soil Logs

GEOTECHNICAL INVESTIGATION BORE LOG

civilsolutionsgroup inc.

PROJECT NAME:	1249 HIDDEN VIEW DR	LOCATION:	1249 HIDDEN VIEW DR PROVIDENCE, UT 84332
PROJECT NUMBER:	20–146	CLIENT:	STONE GATE HOMES, LLC
DATE DRILLED:	6/29/2020	LOGGED BY:	JP
METHOD OF DRILLING:	CME 45C W/ 3.25" HSA	BORE NUMBER:	B#1

DEPTH (FT)	DESCRIPTION	GRAPHIC LOG	SAMPLE TYPE	SAMPLE NUMBER	FIELD VALUES			LAB RESULTS				
					COMPRESSIVE STRNGTH (TSF)	SHEAR STRENGTH (TSF)	N-VALUE	N'	DRY DENSITY (PCF)	MOISTURE (%)	LIQUID LIMIT (%)	PLASTIC LIMIT (%)
	FILL MATERIAL SILTY SAND WITH GRAVELS AND COBBLES (GP–GM), BROWN, LOOSE											
5				1.1			4	6				
							4 2					
							2					
				1.2			3 3	6				
				1.3			2 2	6				
10							4					
	END OF FILL											
	SILTY SAND WITH GRAVELS AND COBBLES (GP–GM), BROWN, MEDIUM DENSE						14					
				1.4			14 11	25		3.9	--	NP
15				1.5			11 14 15	29				

GEOTECHNICAL INVESTIGATION BORE LOG

civilsolutionsgroup INC.

PROJECT NAME:	1249 HIDDEN VIEW DR	LOCATION:	1249 HIDDEN VIEW DR PROVIDENCE, UT 84332
PROJECT NUMBER:	20–146	CLIENT:	STONE GATE HOMES, LLC
DATE DRILLED:	6/29/2020	LOGGED BY:	JP
METHOD OF DRILLING:	CME 45C W/ 3.25" HSA	BORE NUMBER:	B#1

DEPTH (FT)	DESCRIPTION	GRAPHIC LOG	SAMPLE TYPE	SAMPLE NUMBER	FIELD VALUES			LAB RESULTS				
					COMPRESSIVE STRNGTH (TSF)	SHEAR STRENGTH (TSF)	N-VALUE	N'	DRY DENSITY (PCF)	MOISTURE (%)	LIQUID LIMIT (%)	PLASTIC LIMIT (%)
	SILTY SAND WITH GRAVELS AND COBBLES (GP–GM), BROWN, MEDIUM DENSE			1.5			11 14 15	29				
20				1.6			5 7	15		2.2	5	NP
	END OF DRILLING						8					
25												
30												

GEOTECHNICAL INVESTIGATION BORE LOG

civilsolutionsgroup INC.

PROJECT NAME:	1249 HIDDEN VIEW DR	LOCATION:	1249 HIDDEN VIEW DR PROVIDENCE, UT 84332
PROJECT NUMBER:	20–146	CLIENT:	STONE GATE HOMES, LLC
DATE DRILLED:	6/29/2020	LOGGED BY:	JP
METHOD OF DRILLING:	CME 45C W/ 3.25" HSA	BORE NUMBER:	B#2

DEPTH (FT)	DESCRIPTION	GRAPHIC LOG	SAMPLE TYPE	SAMPLE NUMBER	FIELD VALUES			LAB RESULTS				
					COMPRESSIVE STRNGTH (TSF)	SHEAR STRENGTH (TSF)	N-VALUE	N'	DRY DENSITY (PCF)	MOISTURE (%)	LIQUID LIMIT (%)	PLASTIC LIMIT (%)
	FILL MATERIAL SANDY CLAY WITH GRAVELS AND COBBLES (GC–GM), BROWN, VERY LOOSE											
5				2.1			3 2 2	4				
	FILL MATERIAL SANDY CLAY WITH GRAVELS AND COBBLES (GC–GM), BROWN, LOOSE			2.2			2 2 3	5				
10				2.3			2 2 3	5				
				2.4			3 4 4	8		7.5	21	17
	END OF FILL SANDY CLAY WITH GRAVELS AND COBBLES (GC), DARK BROWN, LOOSE											
15				2.5			3 3 4	7				

GEOTECHNICAL INVESTIGATION BORE LOG

civilsolutionsgroup INC.

PROJECT NAME:	1249 HIDDEN VIEW DR	LOCATION:	1249 HIDDEN VIEW DR PROVIDENCE, UT 84332
PROJECT NUMBER:	20–146	CLIENT:	STONE GATE HOMES, LLC
DATE DRILLED:	6/29/2020	LOGGED BY:	JP
METHOD OF DRILLING:	CME 45C W/ 3.25" HSA	BORE NUMBER:	B#2

DEPTH (FT)	DESCRIPTION	GRAPHIC LOG	SAMPLE TYPE	SAMPLE NUMBER	FIELD VALUES			LAB RESULTS				
					COMPRESSIVE STRNGTH (TSF)	SHEAR STRENGTH (TSF)	N-VALUE	N'	DRY DENSITY (PCF)	MOISTURE (%)	LIQUID LIMIT (%)	PLASTIC LIMIT (%)
	SANDY CLAY WITH GRAVELS AND COBBLES (GC), MEDIUM DARK BROWN, LOOSE			2.5			3 3 4	7				
							2					
				2.6			3 4	7		12.2	27	17
20				2.7			2 3	7				
							4					
	END OF DRILLING											
25												
30												

PROVIDENCE CITY
Land Use Authority – Staff Report
Meeting Date: May 19, 2021

Request: Applicant is requesting zoning approval and conditional use for a new home located at 264 N. 850 E. Providence, UT.

Item Type: Conditional Use	**Applicant:** Stone Gate Homes (Cary Green)	**Address:** 264 N 850 E. Providence
Parcel ID # 02-288-0015	**General Plan**: SFL	**Zone:** SFL

Background Information:
A complete application was received May 1, 2021 and contained:

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

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure May 7, 2021.
Aaron Walker, Deputy Fire Marshal/Fire Inspector, reviewed site; see letter dated May 10, 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. The Cache County GIS Parcel Summary shows sensitive areas that may require further analysis.
3. Providence City Code (PCC) 10-5 Sensitive Areas, Section 1 Conditional use permit required states, all requests for permits involving a lot, parcel or site located wholly or partially within an area subject to the Hazard Flood (HF), Hazard Slope (HS), Hazard Water Table (HW) or Hazard Earthquake Primary Fault (HE), Hazard Wildfire (WF) regulations, shall be dealt with as a request for a conditional use permit under the provisions of Section 10-3-5 of this Title. All applications shall comply with the following regulations before any permit shall be issued.
4. PCC 10-3-5 Conditional Use Permits allows the City to impose reasonable conditions: to mitigate the reasonably anticipated detrimental effects of the proposed use on the health, safety, or general welfare of persons residing, working, or conducting business in the vicinity; to mitigate injury to property in the vicinity; to mitigate any risk to safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes.

CONCLUSIONS OF LAW:

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

CONDITIONS:

1. The applicant will continue to meet all relevant federal, state, county, and Providence City rules, laws, codes, and ordinances.
2. The applicant will mitigate hazard areas by:
    a. See letter from Aaron Walker, Deputy Fire Marshall, dated May 10, 2021.

b. See Geotechnical Investigation submitted May 6, 2021.

3. This conditional use is for the residence only as shown on the site plan date stamped May 6, 2021.
4. Approval by the City of any submitted application 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 SMH Name Steve Coppieters

Date 5/1/21

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, current; and a copy of the official recorded final plat that includes any notes.
- ✓ Copy of Cache County GIS Parcel Summary http://66.232.67.238/Websites/Parcel%20and%20Zoning%20Viewer/
- ✓ Mitigation Strategies for applicable sensitive areas
- ✓ Mailing addresses for the owners of adjacent properties
- Property owner consent for pursuit of conditional use (if owner is different than Applicant)
- ✓ Electronic copy of structure elevations & square footage including attached garage(s), covered porches, covered decks etc.
- ✓ Electronic copy of **ALL** submittals (email or flash drive is acceptable)

Applicant Information (all information MUST be provided)

Name Stone Gate Homes, LLC
Address P.O. Box 4701 Logan, UT 84323
Phone (435) 754-5350 Email steve@stonegateutah.com

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

Name Cary Green
Address 1123 E. Charlais Dr. Fruit Heights, UT 84037
Phone (801) 628-0224 Email green.cary@comcast.net

Property Information

Owner of record Cary Green
Owner address 1123 E. Charlais Dr. Fruit Heights, UT 84037
Owner phone (801) 628-0224 Owner email green.cary@comcast.net
Parcel address 263 N. Parcel Tax I.D. 02-288-0015
Zone SFL Height 27-6 7/8" Initial SMH
Setbacks (front yard) 30 (side yard) 10 (rear yard) 142 Initial SMH

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.

Construct a single family residence

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 SMC Name STEVE COPPIETERS

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

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 SMC

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

Signature of Applicant | STEVE COPPIETERS - STONE GATE HOMES (Printed Name) | 5/1/21 (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

Residential Site Plan Application

FOR OFFICE USE ONLY	
Date	
Payment Form	
Amount	
Receipt #	
Clerk	

Date: 5/1/21

Required Submittals

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

Name Steve Coppieters Initial SC

Construction Type	Application	Filing Fee $50- New Home $25- all other	11x17 Site Plan Must Include: Existing & proposed buildings, dimensions, & setbacks	11x17 Site Plan Must Include: Existing/ proposed utilities	11x17 Site Plan Must Include: Dimensions of driveway cut – (35' max)	1 current Cache County Plat Map AND 1 official recorded final plat	Stormwater NOI Permit	Stormwater Pollution Prevention Plan (SWPPP)
New Home	✓		✓	✓	✓	✓	✓	✓
Acc. Building							*	*
Addition							*	*
Deck							*	*
Other								

*May not apply in all cases

Applicant Information

Name: Stone Gate Homes, LLC

Mailing address: P.O. Box 4701 Logan, UT

Telephone: (435) 754-5350 Email: steve@stonegateutah.com

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

Name: Cary Green

Mailing address: 1123 E. Charlais Dr. Fruit Heights, UT 84037

Telephone: (801) 628-0224 Email: green.cary@comcast.net

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

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

Do the plans include an Accessory Apartment Unit (circle): ☐Yes ☒No

Is this an Accessory Dwelling Unit (circle): ☐Yes ☒No

Project Information

Address: 263 N. 850 E.

Subdivision: LITTLE BALDY Parcel Tax ID: 02 - 288 - 0015

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

7939 Initial SMC

Zone SFL Height 27'-6 7/8" Initial SMC

Setbacks (front yard) 30' (side yard) 10' (rear yard) 142' Initial SMC

Contractor Information

Name: STONE GATE HOMES, LLC

Mailing address: P.O. BOX 4701 LOGAN, UT 84323

Telephone: (435) 754-5350 Email: steve@stonegateutah.com

Stormwater Notice of Intent (NOI) Information

NOI No. UTR H02959 Permit issued to: STONE GATE HOMES, LLC

To obtain your NOI permit, please visit: cdx.epa.gov. You will create a log in and then access the Storm Water Permit Issuance System. There is a $150 NOI fee, paid directly to the state when you file your permit. For SWPPP templates, visit construction.stormwater.utah.gov.

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

Initial SMC Name STEVE COPPIETERS

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

Initial SMC

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 SMC

All Applicants Must Read the Following Before Signing This Application

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

Sensitive and Hazard Areas:

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

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

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

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

Signature of Applicant	Printed Name	Date
	Steve Coppieters for Stone Gate Homes	5/1/21

PROVIDENCE CITY BUILDING DIVISION CONSTRUCTION POLICIES

(Required for all zoning permit applications)

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

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

Signature	Printed Name	On Behalf Of	Date
	STEVE COPPIETERS	CARY GREEN	5/1/21

APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY WATER SYSTEM

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

I hereby apply to Providence City for permission to connect my residence at 263 N. 850 E. to the Providence City water system and receive water services thereby provided. I agree to the following:

1. Providence City will install a water meter for the premises when the service line and meter set is in and has been accepted by the City.
   a. This acceptance is also contingent upon any changes or alteration to grade of landscape made by the homeowner/builder around the meter set. These changes must also meet Providence City specifications.
2. If a homeowner/builder is required to make a connection to the Providence City water system, all costs of this connection, service line, meter set and permits shall be paid by the homeowner/builder.
   a. Applicant shall purchase an excavation permit.
   b. Applicant shall post an $800 bond with the City, $750 refundable upon satisfactory acceptance by the City.
   c. Installation shall follow all guidelines of Providence City standard specifications (a copy is available for purchase at the City Office).
   d. All work shall be inspected by the City. If not approved, the applicant will have the problems rectified at his expense to meet Providence City requirements.
   e. Any connection and service line made from the City's main line up to and including the meter shall remain the property of the City, and Providence City shall have access thereto at all times.
      1. Cost for installation and maintenance of service lines, including homeowner connection to the meter setter is the sole responsibility of the homeowner/builder.
3. The applicant understands that the billing for water service begins once the meter is set. The time frame for setting of the water meter needs to be scheduled with Providence City Water Dept.
   a. Providence City shall have 30 days in which to install the requested water meter after payment of all fees and satisfactory inspections have been completed. Providence City Water Dept. reserves the right to evaluate the feasibility of a water service or water meter being installed between November 1 and April 1.
4. No water meter set shall be installed in a sidewalk, driveway or encased in concrete. Providence City shall have a minimum of an 18 inch unobstructed radius from the center of the lid and free access to the lines and meters installed under this agreement at reasonable times, through applicant's property if necessary.
5. Sprinkler systems or other possible contamination sources on the homeowner's property that connect to the City water system shall have approved backflow assemblies installed and registered with the City.
6. Applicant hereby agrees to abide by all rules, regulations, resolutions or ordinances enacted or adopted by the governing body applicable to the Providence City Water System.

Signature	Printed Name	On Behalf Of	Date
	Steve Coppieters	Craig Green	5/1/21

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

I hereby apply to Providence City for permission to connect my premises at 263 N. 850 E. to the Providence City sewer system. I agree to the following:

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

Signature	Printed Name	On Behalf Of	Date
	Steve Coppieters	Cary Green	5/1/21

Cache County
1857

Development Services Department

Building | GIS | Planning | CPDO | Trails

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 08 Apr. 2021 at 12:37 PM

Parcel Number: 02-288-0015

Property Address: 263 N 0850 E
PROVIDENCE

Tax Roll Acreage: 0.71

Owner Name: CARY & CHARLA TRS GREEN

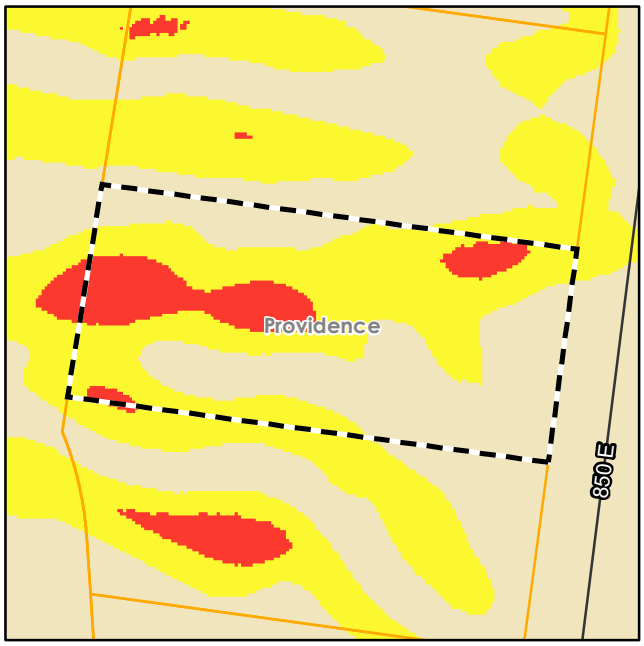
Owner Address: 1123 E CHARLAIS DR
FRUIT HEIGHTS, UT 84037-3633

Jurisdiction: Providence

Future Annexation Area: n/a

Base Zone: Contact Providence for Zoning

Overlay Zone: n/a



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

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

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

Areas That May Require Further Analysis

Moderate Slopes
Steep Slopes

Landslides

Wildfire Hazard Areas

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

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

PARCEL LEGALITY

Summary

Parcel legality in the unincorporated county is established by the definition of "Lot/Parcel" in section 17.07 of the Cache County Land Use Ordinance (http://bit.ly/lotparcel). In a nutshell, there are two checks to see if a parcel is legal:

1. Is the parcel currently the same as shown on an approved, recorded subdivision plat?
2. If it's not in a recorded subdivision, is it the same size and shape as it was on August 8, 2006?

How the Legality Check Works

The GIS Parcel Summary Tool is designed to get you 80% of the way towards determining whether a parcel is legal. Determining if one parcel has the same shape as another is simple for humans but much more difficult for a computer. Instead of comparing the parcel's current shape with its 2006 shape, the Tool does two separate checks for each parcel:

1. Is the center point of the parcel inside a subdivision boundary?
2. Is the parcel's current System ID in the list of System IDs that existed as of August 8, 2006?

What is a System ID?

System IDs are an internal number assigned to each variation of a parcel to track its acreage over time for tax purposes. A new System ID is generated any time a parcel's legal acreage changes or a new parcel is created. So, if a parcel still has the same System ID, it's a good bet it hasn't significantly changed.

If the center is inside a subdivision boundary, the Tool reports "Potentially a subdivision lot." If it isn't, you'll see "Potentially a legal parcel" or "Potentially a restricted parcel" based on the results of the second check. Regardless, the Tool will always report whether it thinks the parcel has changed since August 8, 2006.

Limitations

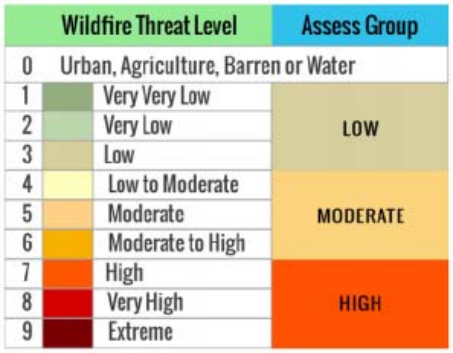
The Tool is not perfect and can miss some situations like the following:

- The parcel hasn't changed, but the legal acreage has been updated.
- A boundary line agreement updates the legal description without significantly changing the property (but still triggers a change in System ID).
- A subdivision lot's boundary is changed without a subdivision amendment, which would make the lot restricted until the plat is properly amended.
- A sliver of a parcel is split off for right-of-way on a UDOT project.

The GIS Parcel Summary Tool should **only be used as the first step** in the legality and sensitive area reviews. **County Planning and Zoning staff** can help you verify if a parcel is legal.

SENSITIVE AREAS

AREA	LEGEND	IF AREA IS PRESENT:
Natural and/or Manmade Waterways		
Wetlands		Wetland delineation, the review and determination of wetland areas, may be required. Development in wetland areas shall not occur except as permitted by the U.S. Army Corps of Engineers. Wetland acreage does not count toward the assessment of developable acreage.
Water Bodies		Development shall not occur in waterways, and acreage identified as waterways does not count toward the assessment of developable acreage. Additional setbacks are required from waterways.
Major Waterways		
Canals		
Floodplain		
FEMA Floodplain Floodplain Buffer	 	A Floodplain Permit is required. See §17.18.040 Sensitive Areas Analysis [A-2-c] and §17.18.050 Standards and Development Plan [B-3] for requirements. If structures are located within the county floodplain buffer, the owner/developer must provide an elevation certificate documenting a minimum of 1' of freeboard for structures, or meet the requirements of FEMA Technical Bulletin 1 / August 2008.
Source Water Protection Zones		
Zone 1 or 2	*(No symbol)*	Septic systems are not permitted within Zone 1 or 2 of a source water protection zone. See §17.10.050 Supplemental Standards [A-3-b].
Slopes		
Moderate Slopes		Any development on moderate slopes requires a geotechnical report. See §17.18.040 Sensitive Areas Analysis [A-2-a] and §17.18.050 Standards and Development Plan [B-1, 5], and §17.18.060 Geotechnical Report Minimum Standards for requirements.
Steep Slopes		Development is not permitted on steep slopes, and this acreage does not count toward the assessment of developable acreage. See §17.18.040 Sensitive Areas Analysis [A-1-b] and §17.18.050 Standards and Development Plan [A-2] for requirements.
Geologic Hazards		
Fault Lines		A geotechnical report is required if development is proposed within the hazard area(s). See §17.07.040 General Definitions; Geologic Hazard; Sensitive Area; for requirements see §17.18.040 Sensitive Areas Analysis [A-2-e] and §17.18.050 Standards and Development Plan [B-5], and §17.18.060 Geotechnical Report Minimum Standards.
Debris Flow		
Landslide Scarps		
Landslide		
Liquefaction Potential:		
6=Moderate to High 7= High	 	
Important Habitat Areas		
Maguire Primrose		A Habitat Management Plan is required. See §17.18.040 Sensitive Areas Analysis [A-2-d] and §17.18.050 Standards and Development Plan [B-4] for requirements.
Canada Lynx		
Greater Sage Grouse		
Yellow-Billed Cuckoo		

Wildfire Hazards		
Wildland-Urban Interface		Wildland-Urban Interface; Additional requirements and standards may apply. Contact the Cache County Fire District (435) 755-1670 and refer to the 2006 Utah Wildland-Urban Interface Code. The Utah Wildfire Risk Assessment Portal (https://wildfirerisk.utah.gov/) is the primary mechanism for Utah Division of Forestry, Fire, and State Lands to deploy wildfire risk information and create awareness about wildfire issues across the state. The Wildfire risk and threat data layers were developed as part of the West Wide Wildfire Assessment covering the seventeen Western States. Collectively these applications will provide the baseline information needed to support mitigation and prevention efforts across the state. A more detail report can be generated from the website link above.
Wildfire Threat Level Index		
	
Agricultural Protection Areas		
Protection Areas 300' Buffer		See the recorded Agriculture Protection Area. See §2.70 Agriculture Protection Area Advisory Board; See also UCA §17-41.
Airport Overlays		
65 Ldn Noise Area		For airport areas, see §17.17.060 Schedule of Uses to determine if the proposed use is permitted in the airport zone. Federal Aviation Administration (FAA) review may also be required.
Inner Approach Zone		
Approach Zone		
Traffic Pattern Zone		
Influence Area		
FAA Regulation Part 77		
1,000 ft / 100 = 10 ft		
2,000 ft/ 100 = 20 ft		
3,000 ft/ 100 = 30 ft		
4,000 ft/ 100 = 40 ft		
4,500 ft/ 100 = 45 ft		
Encroachment Permit or Road Function Class		
Encroachment Permit	*(No Symbol)*	An Encroachment Permit is required when working within the county right-of-way see, §12.02.020: Development of Roadways
Section Corner Disturbance Notification		
Section Corner Disturbance		Disturbed section corner—County Surveyor to be notified. See Utah State Code 17-23-14

County Road Function Class		
County Road Function Class	*(No Symbol)*	The concept of functional classification of roadways is fundamental to establishing criteria to be used in the geometric design of highways and streets. The functional classification of a roadway identifies the relative importance of the mobility and access functions for that roadway. §12.02.020: Development of Roadways

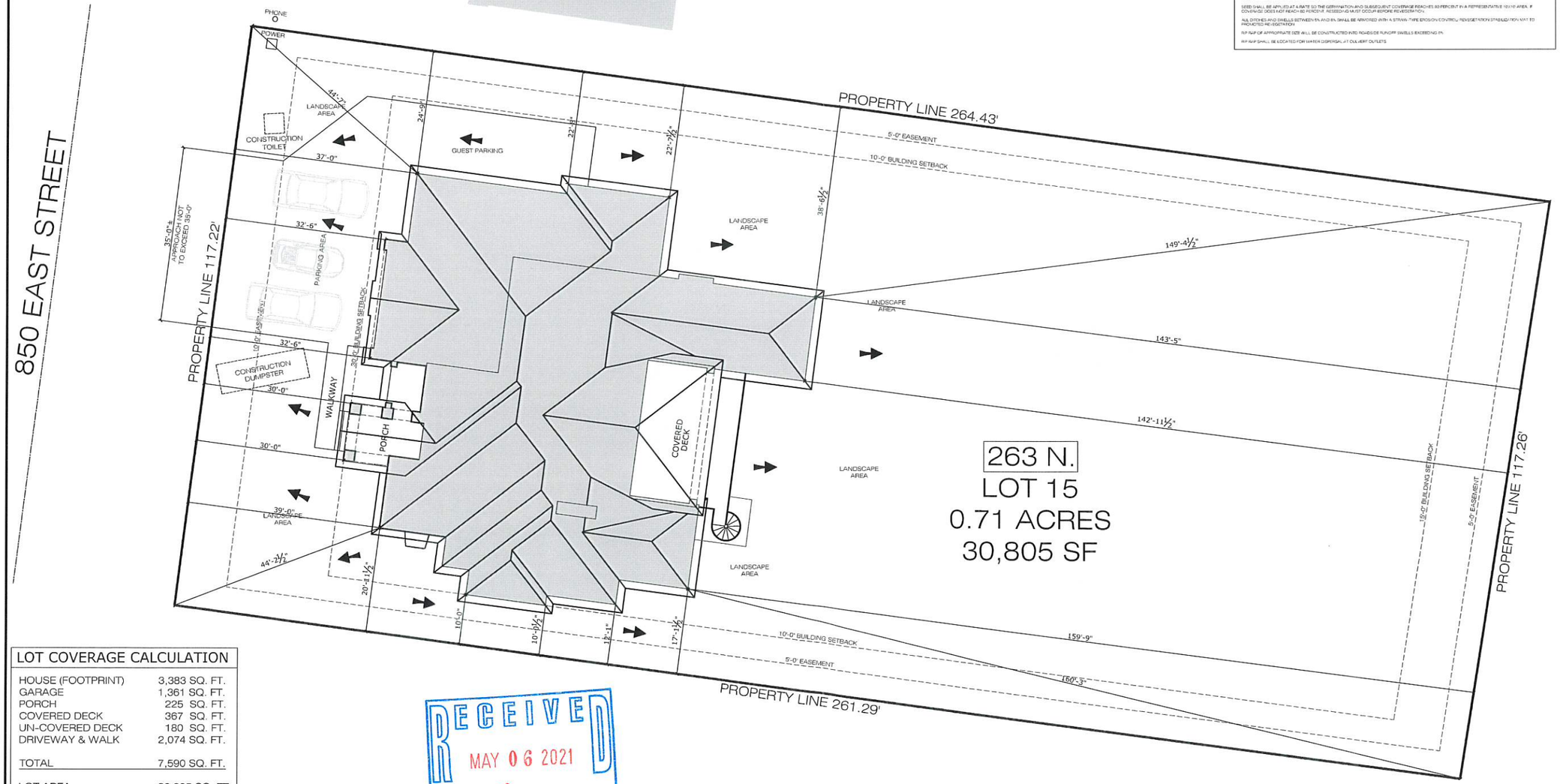
SITE PLAN GENERAL NOTES

1. NO PROPERTY LINES WERE LOCATED. ALL SITE MEASUREMENTS HAVE BEEN TAKEN FROM EXISTING LANDMARKS SUCH AS FENCES, SIDEWALKS, ETC. ALL PLAT DIMENSIONS HAVE BEEN TAKEN FROM COUNTY PLAT MAPS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, ELEVATIONS, ETC., AT THE SITE AND SHALL COORDINATE WORK PERFORMED BY ALL TRADES.
4. BUILDING LOCATION MUST COMPLY WITH ALL REGULATIONS OF THE CITY ORDINANCES.
5. NO STUMPS, ROOTS, OR ORGANIC MATERIAL SHALL BE PRESENT IN SOIL AT THE AREA OF THE BUILDING.
6. WATER METERS CANNOT BE LOCATED IN DRIVEWAYS, APPROACHES, SIDEWALKS
7. BUILDINGS CANNOT BE LOCATED ON ANY EASEMENTS OR RIGHT OF WAYS.
8. SITE SHALL BE GRADED SUCH THAT THE GROUND SLOPES AWAY FROM THE FOUNDATION AT LEAST 6" IN THE FIRST 10' OF THE FOUNDATION. R401.3
9. ANY RETAINING WALL OVER 4 FEET IN HEIGHT FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL MUST BE AN APPROVED DESIGN WITH ENGINEERS DETAILS INCLUDED. R404.5
10. ADDRESS NUMBERS SHALL BE INSTALLED WHICH ARE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF ½". R319
11. EACH LOT SHALL HAVE A SOILS REPORT FROM A STATE LICENSED ENGINEER AFTER THE HOLE IS DUG,
12. THE REPORT AND RECOMMENDATIONS FROM THE ENGINEER MUST BE ON SITE AT THE TIME OF THE FOOTING INSPECTION.
12. ROOF RUNOFF SHALL BE COLLECTED AND DISCHARGED WELL OUTSIDE OF THE BACKFILL LIMITS, AND AT LEAST 10' FROM THE STRUCTURE
13. HOMES LOCATED IN POTENTIAL FLOOD AREAS WILL BE REQUIRED TO HAVE ELEVATION CERTIFICATES PRIOR TO AND AFTER COMPLETION OF CONSTRUCTION. R106.1.3
14. DRIVEWAY SHALL BE GRADED SUCH THAT WATER DRAINING OFF THE DRIVE DOES NOT FLOW INTO THE ROAD AND IS DIVERTED INTO A ROADSIDE DITCH OR GUTTER
15. LOT IS TO BE LANDSCAPED IN A MANNER THAT WILL PREVENT WATER RUNOFF FROM ADVERSELY AFFECTING ADJOINING PROPERTY LINES
16. PROVIDE METALLIC WATER SERVICE & CONCRETE ENCASED ELECTRODE PER 2014 NEC.
17. PROVIDE 3/4" WATER LINE TO HOUSE. NEW WATER LINE TO TIE INTO EXISTING WATER LINE / METER
18. NEW SEWER LINE TO TIE INTO EXISTING SEWER LINE
19. STORM DRAINAGE TO FLOW TO EXISTING STORM DRAIN SYSTEM

SITE PLAN

SCALE 1/8" = 1'-0" (30 X 42 PAPER)

NORTH



EROSION CONTROL

(AS APPLICABLE PER LOCAL BUILDING CODE)

EROSION CONTROL NOTES

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

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

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

CONTROLLING SEDIMENT TRANSPORTATION AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES WHICH COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION. A CLEARLY DEFINED PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENTS CONTROL DEVICES WILL BE SCHEDULED THROUGH THE SCHEDULED COMPLETION OF WORK.

PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS WHICH RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE, PROVISIONS SHALL BE MADE TO DIVERT RUNOFF AWAY FROM NEW OR EXISTING SURFACE EVENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.

EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION, SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPE.

CUT AND FILL SLOPES SHALL BE 2:1 MAX. UNLESS ROCK IS ENCOUNTERED. CUT SLOPES IN ROCK MAY BE STEEPENED, DEPENDING UPON THE GEOTECHNICAL CONSIDERATIONS. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPES IS BEING BROUGHT DOWN.

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

DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO ALL UNDERBRUSH AREAS WITHIN THE FLAGGED LIMITS OF DISTURBANCE, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, LAY-DOWN FACILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES. ROCK CUTS STEEPER THEN 1:1 WILL NOT BE REVEGETATED.

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

SEED SHALL BE APPLIED AT A RATE SO THE GERMINATION AND SUBSEQUENT COVERAGE REACHES 80 PERCENT IN A REPRESENTATIVE TEST AREA. IF COVERAGE DOES NOT REACH 80 PERCENT, RESEEDING MUST OCCUR BEFORE REVEGETATION.

ALL DITCHES AND SWALES BETWEEN 6% AND 8% SHALL BE ARMORED WITH A STRAW-TYPE EROSION CONTROL REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.

RIP RAP OF APPROPRIATE SIZE WILL BE CONSTRUCTED INTO ROADS OR RUNOFF SWELLS EXCEEDING 8%.

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

LOT COVERAGE CALCULATION

HOUSE (FOOTPRINT)	3,383 SQ. FT.
GARAGE	1,361 SQ. FT.
PORCH	225 SQ. FT.
COVERED DECK	367 SQ. FT.
UN-COVERED DECK	180 SQ. FT.
DRIVEWAY & WALK	2,074 SQ. FT.
TOTAL	7,590 SQ. FT.
LOT AREA	30,805 SQ. FT.

7,590 / 30,805 = 24.6% LOT COVERAGE

RECEIVED
MAY 06 2021
By

LEGEND

- PROPERTY LINE
- EASMENT
- DRAINAGE FLOW

THE IDEAS, CONCEPTS , DETAILS, FLOOR PLANS & ELEVATIONS ARE COPYRIGHTED AND ARE THE EXCLUSIVE PROPERTY OF DG DRAFTING AND DESIGN
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AS1.0

DG Drafting & Design
Stock Plans | Custom Design | Drafting Services
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Green Residence
Lot # 15 Little Baldy Place
263 North 850 East
Providence, Utah

Cary & Charla Green
(801) 628-0224
green.cary@comcast.net

STONE GATE HOMES
435.754.5350

McNEIL ENGINEERING
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying



FRONT ELEVATION
SCALE 1/4" = 1'-0" (30 X 42 PAPER)



REAR ELEVATION
SCALE 1/4" = 1'-0" (30 X 42 PAPER)

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435.754.5350

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Civil Engineering • Surveying • Land Planning • Structural Engineering

A3.1



LEFT ELEVATION
SCALE 1/4" = 1'-0" (30 X 42 PAPER)



RIGHT ELEVATION
SCALE 1/4" = 1'-0" (30 X 42 PAPER)

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Green Residence
Lot # 11, 11th Body Place
263 North 550 East
Providence, Utah

Cary & Charla Green
(801) 628-0224
greencarl1@comcast.net

STONE GATE HOMES
435.754.5350

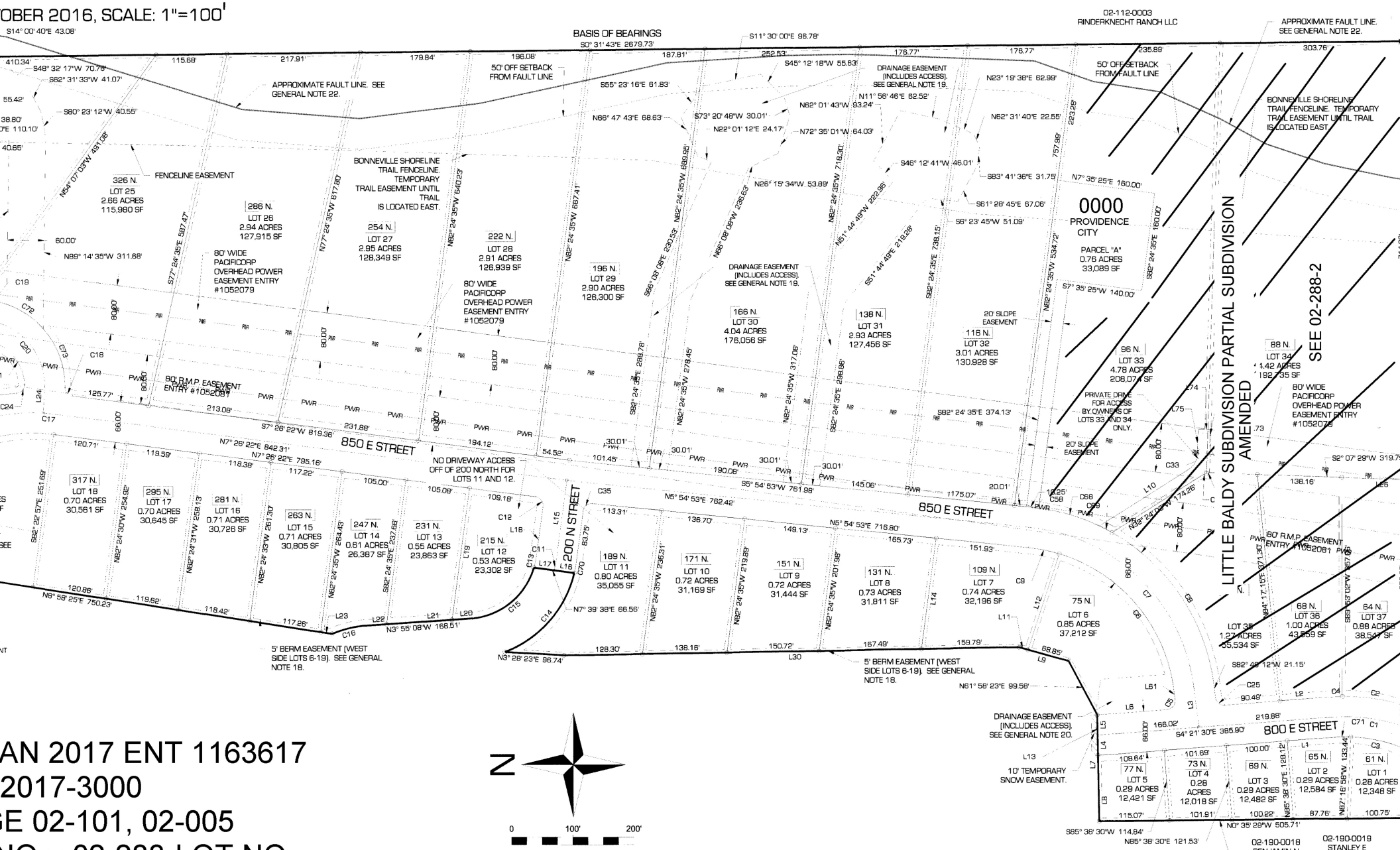
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A3.2

LITTLE BALDY PLACE SUBDIVISION

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

TOBER 2016, SCALE: 1"=100'



AN 2017 ENT 1163617

2017-3000

GE 02-101, 02-005

NO = 02-288-LOT NO.

Cary Green Residence

263 N 850 E – Little Baldy Subdivision LOT 15

Mitigation Strategies for Wildfire, Steep and Moderate Slopes

This lot currently has very little vegetation on the lot from the front to where the house would be placed due to previous owners importing dirt. What vegetation that exists on the upper east portion of the lot will be eliminated during construction via the excavation of the foundation and overburden around the hole. This will eliminate any combustible foliage directly around the construction area and within 30' front and back. We also will not allow the storage of combustible materials such as gasoline, propane or other easily ignitable materials on site, except for their use in the equipment they are designated for which have approved safety mechanisms in place. Final landscaping will be installed by the homeowner and they are aware of the requirements to have a wildfire defensible design with placement and type of landscaping product.

The lot has landslide, steep and moderate slope areas. The steep slope areas are minor and mostly located at the rear of the lot, away from and below the construction area. We do not anticipate any disturbance to these areas. The areas designated as moderate slope and landslide predominately make up the area of the home. We propose to mitigate these areas through the process of constructing the home. The excavation for the foundation will create spoils that will be used to level the areas around the home and provide more gentile slopes in the area immediately around the home. The elevation sheets for the home shows that we will use sloping grades to create the elevation change between the front and rear yards. The rear yard will be leveled a minimum of 25 ft at the walk out basement grade. We will maintain minimum code slopes away from the foundation at the completion of final grade.

We will also install a foundation drain around the complete foundation and daylight the drain end below the home on the hillside. To aid in surface drainage, the home has a full gutter system at the eaves and each downspout will be extended 10 ft from the home where possible, or tied into a subsurface drainage system that will also daylight below the construction site on the hillside.



5/1/21

STONE GATE HOMES, LLC

May 10, 2021

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

RE: Conditional Use Review, Green Residence, 263 N 850 E, Providence Ut. Little Baldy Lot #16 (02-288-0015).

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

This project was reviewed using 2018 IFC, 2006 Utah Wildland-Urban Interface Code and Providence City Code Title 10, Chapter 5 for Hazard Wildfire Area.

This project is being recommended to Providence City for approval.

The following comments document the review process:

Access
Fire Apparatus Access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the facility as measured by an approved route around the exterior of the building (2018 IFC 503.1.1).

- Fire department apparatus access from 850 East is adequate. Approved.

Fire Hydrant Locations and number of Hydrants
(IFC 507.5.1) Fire Hydrants shall be located within 400 feet of the building as measured by an approved route around the exterior of the building. Exception 1 allows for the distance to be increased to 600 feet for R-3 occupancies.

- Hydrants 489,490, and 491 are all within 600 feet of all exterior areas of the proposed home. Approved.

Fire Water Flow

An approved water supplies capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, building or portions of buildings are hereafter constructed or moved into or within the jurisdiction (IFC 507.1).

- The building appears to be approx. 7,939 sq. ft. in size. According to Table B105.1 the fire flow for a combined fire area 7,939 sq. ft. of type V-B is 2,500 GPM at 20 PSI. Fire Flow requirements are subject to change due to separation of fire areas, type of construction, and the installation of fire suppression system.
- Fire hydrant #490 located just north of the lot, contains a water flow of approximately 1,300 GPM at 20PSI.
- Table B105.1(1) allows for a 50% reduction in fire flow with the installation of an approved automatic sprinkler system.
- There are three fire hydrants within 600 feet of the proposed structure.
- The builder and homeowner have elected to install an approved NFPA 13-D automatic sprinkler system throughout the required areas of the home as an option to meet the required fire flows. Approved.
- Sprinkler plans may be a delayed submittal. The plans shall be reviewed by a third-party reviewer prior to sending to the Fire Department for approval. Contact the Fire Department for an approved list of third-party reviewers. The plans must be reviewed and approved prior to any work taking place on the sprinkler system.

2006 Utah Wildland-Urban Interface Code

SECTION 506 Class 3 - Ignition-resistant Construction:

506.1 General. Class 3 ignition-resistant construction shall be in accordance with Sections 506.

506.2 Roof covering. Roofs shall have at least a Class A covering, Class C roof assembly or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire-stopped to preclude entry of flames or embers. (No wood shakes or combustible roofing used). During an email conversation with the contractor (Steve Coppieters), Class A roof covering of asphalt shingles will be installed. Approved.

506.3 Unenclosed under-floor protection. Buildings or structures shall have all under-floor areas enclosed to the ground with exterior walls. Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction. (Per County Fire Marshal - Soffits to be installed as to close underside of combustible decks and supported structures). During an email conversation with the contractor (Steve Coppieters),all combustible underfloor decks and eaves will be covered with soffits. Approved.

506.4 Vents. Attic ventilation openings, soffit vents, foundation or under-floor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches each. Such vents shall be covered with noncombustible corrosion resistant mesh with openings not to exceed 1/8 inch. During an email conversation with the contractor (Steve Coppieters), 1/8" mesh screen will be installed on all openings per building code. Approved.

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

Property owners are encouraged to implement the following:

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

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

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

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

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

FIRE DEPARTMENT

If you have any questions, please call me.

Respectfully,

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

civilsolutionsgroup inc.

GEOTECHNICAL ENGINEERING INVESTIGATION

Little Baldy Lot 15 Geotechnical Investigation

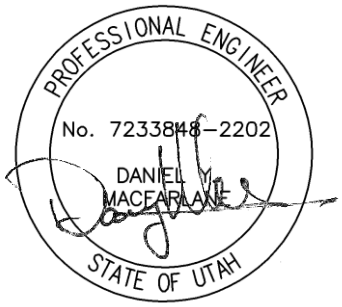
Prepared For:

Stone Gate Homes, LLC
Attn: Steve Coppieters
steve@stonegateutah.com

Prepared By:

Civil Solutions Group, Inc.
Danny Macfarlane, P.E.
John Powell, Field Engineer
540 West Golf Course Rd, Suite B1
Providence, Utah 84332

Original Submittal: May 6, 2021
Job Number: 21-058



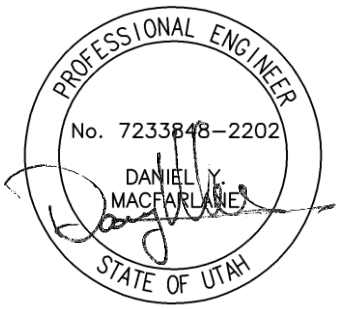
RE: Little Baldy Lot 15 Geotechnical Investigation

Dear Mr. Coppieters,

Per your request this geotechnical engineering investigation is submitted for the subject property located approximately at 263 N 850 E in Providence, UT. This report contains the findings of the field investigation and the analysis conducted by Civil Solutions Group. This report also contains recommendations pertaining to construction and design of earth related portions of this project.

Civil Solutions Group completed the field investigation on April 6, 2021 at which time two bore holes were drilled, examined, and recorded in detail. The bore locations were selected based upon the proposed location of the building footprint and other site features. Civil Solutions Group recommends the site is suitable for proposed construction within the parameters defined within this report. Thank you for the opportunity to provide these services to you.

Sincerely,



Danny Macfarlane, P.E.
Civil Solutions Group, Inc.

Table of Contents

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Executive Summary

A geotechnical study was performed for the subject property at 263 N 850 E in Providence, UT. Our scope of services included drilling two bore holes designated B-1 and B-2. The boreholes were drilled with hollow stem augers and advanced to a maximum depth of 20.5-feet below existing site grade. All field work was contained in the proposed development area and was completed on April 6, 2021.

The findings and recommendations generated from this exploration are summarized below:

- Onsite Soil – The site is composed mostly of silty sand and sandy silty clay. Fill was encountered to a depth of 7-feet and 14.75-feet on site. Groundwater was not encountered at the time of the site investigation.
- Foundations - The planned structure should be supported entirely on continuous spread footings or spot footings. The recommended bearing capacity of in-situ soil is 1,500 pounds per square foot.
- Seismic Considerations - The 2018 International Building Code Seismic Design Category for this site is Category D (Risk Category II), with a soil site class of D. The site is located in an area with very low liquefaction potential according to the Utah Geological Survey, and the in-situ soils encountered on site.

This summary should be used in conjunction with the entire report for design purposes. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein. The entire report should be read for an understanding of the report limitations.

Introduction

General

Civil Solutions Group, Inc. (CSG) was contacted by Mr. Coppieters and was asked to conduct a geotechnical engineering investigation on the subject property located at 263 N 850 E in Providence, UT. The general location of the site may be seen in Figure 1, Vicinity Map. A more detailed location of the site showing the proposed development and surrounding improvements is shown in Figure 2, Site Map. It was described that the proposed construction for the Little Baldy Lot 15 is anticipated to be 2-3 stories in height and of wood frame construction.

Objectives and Scope

The objectives and scope of our study were defined between Mr. Coppieters and Mr. Dayton Law of Civil Solutions Group. In general, the objectives of this study were to:

- Define and evaluate subsurface soil and groundwater conditions across the site
- Provide foundation, earthwork, drainage, and geo-seismic recommendations

To accomplish these objectives, our scope has included the following:

- A field program consisting of the drilling, logging, and sampling of the two borings
- A laboratory testing program
- An office program consisting of correlating available data, engineering analyses, and report preparation

Authorization

Civil Solutions Group, Inc. (CSG) was authorized to proceed with this scope of work through an executed contract returned to our office by Mr. Coppieters of Stone Gate Homes, LLC. The executed contract was dated March 8, 2021.

Professional Statements

We at CSG certify that our professional services have been performed, our findings developed, and our recommendations prepared in accordance with generally accepted engineering principles and practices in this area at this time. Supporting data upon which our recommendations are based is presented in the subsequent sections of this report. Recommendation made herein are governed by the physical properties of the soils encountered in the exploration borings, observed and projected groundwater conditions, and the layout and design data as summarized in the Proposed Construction section of this report. If subsurface conditions other than those described in this report are encountered and/or if design and layout changes are implemented, CSG must be informed so that our recommendations can be reviewed and amended, if necessary.

Proposed Construction

The proposed construction is as follows: residential home with landscape. It is anticipated to be 2-3 stories of height of typical wood frame construction. If structural engineering plans are different than assumed, they should be provided to our office for review.

The site development will likely require moderate earthwork. It is estimated that in certain areas 5 to 6-foot cuts and/or fills will be required to achieve site grades and tie in-to the adjacent properties.

Column and wall loadings are anticipated to be on the order of 13-54 kips and 2-3.75 kips per lineal foot respectively.

Existing Site Conditions

General

The site lies approximately at 263 N 850 E in Providence, UT. The existing property is empty, with empty lots to the north and east. The property to the south is a residential home. The property the west is agricultural in nature. The surface and subsurface soils that were explored appeared to be free of hazardous debris and other foreign objects.

Site Topography & Drainage Features

The majority of the site is relatively flat, slopes heavily on the west side of the lot. On-site there were no springs, streams, canals or standing water observed at the time of the site visit.

Site Soils

The soil conditions encountered in each of the two borings, to the depths explored, were relatively similar. In bore hole number 1 (B-1), there was approximately 13-feet of fill that ranged from silty sand, to sandy silty clay, and some gravels. The fill sat on top of approximately 1 to 1.75-feet of existing native topsoil to a depth of 14.75-feet. From approximately 14.75-feet beneath existing grade to the full depth explored, 20.5-feet, sandy silty clay was encountered. The remaining bore hole onsite had similar characteristics as B-1. Groundwater was not encountered during the site investigation. Soil encountered during the investigation can be referenced in the Soil Logs in the Appendix of this report. Materials encountered in the bore holes will exhibit required strength and compressibility characteristics under the anticipated loading range.

Fill was encountered on site to a depth of around 13.5-feet in B-1, and to a depth of 5.5-feet in B-2. The fill, as well as the native topsoil, will need to be removed under all footings.

Subsurface Exploration and Testing Programs

General

To define and evaluate the subsurface soil and groundwater conditions across the site, two borings were drilled to depths of up to 20.5-feet below existing grade. The borings were drilled using a truck mounted drilling rig equipped with 3.25-inch inside diameter hollow stem augers. Soil sampling equipment was advanced through the hollow stem to retrieve both disturbed and relatively undisturbed samples of the in-situ soil. Locations of the borings are presented in Figure 2.

Field Program

The field portion of our study was conducted on April 6, 2021. Continuous logs of the subsurface findings were created and maintained as part of the field program. The field portion of our study was under the direct control and continual supervision of an experienced member of our geotechnical staff. Field classifications were logged, and any adjustments made once the laboratory data and analyses were received.

The CSG geotechnical team collected both disturbed and relatively undisturbed samples of typical soils that were found in the bore holes. The disturbed samples were taken using bagged grab samples and a SPT split spoon sampler. The SPT split spoon sampler had an outside diameter of 2-inches and an inside diameter of 1.38-inches. The sampler was driven into the undisturbed soil a total of 18-inches utilizing a 140-pound auto hammer falling a vertical distance of 30-inches. The blow counts recorded on the Soil Logs represent the total number of blows from the safety hammer that were required to drive the sampler a vertical distance of 6-inches.

The CSG geotechnical team collected relatively undisturbed samples of the fine-grained materials using thin walled Shelby Tube sampler with an outside diameter of 3-inches. The sampler was pressed into the in-situ soil using the drill. To compensate for any disturbance caused by the hammer, the sample was trimmed in the lab.

Graphical depictions of the subsurface findings are shown in the Soil Logs contained within the Appendix of this report.

Laboratory Program

CSG partnered with RB&G Engineering to conduct a laboratory testing program on the samples retrieved from the sites. This laboratory testing program was conducted to provide data necessary for our engineering analyses. The program included moisture and density, partial gradation (sieve) analysis, Atterberg limits (if applicable), consolidation, and chemical tests. The following describes the tests and summarize the test data. Samples from the field will be maintained in our office for a period of 90 days at which time they will be disposed of unless a written request is received from Stone Gate Homes, LLC that they should be retained.

Moisture and Density

Moisture and density tests were performed on selected relatively undisturbed samples collected from the bore holes. Understanding the relationship between moisture and density in the in-situ soil aids in classifying the soils. The results of these tests are presented on the Soil Logs found in the Appendix.

Sieve Analysis

Gradation tests (sieve analysis) were conducted on disturbed samples which were collected from the site. The gradation test aids in classifying the soils and can provide general index parameters. Gradation tests aid the design team in determining the overall composition of the soil and behaviors that the soil may exhibit under certain situations. The results of the tests are shown in Table 1 below:

Table 1 - Gradation & Soil Classifications

Boring Sample No.	Depth (feet)	Percent Passing #200 Sieve	Soil Classification
B-1	16.5-18.5	79	ML
B-2	10.25-10.5	26	SM
B-2	14-15.5	71	ML

Atterberg Limits

Atterberg Limits were performed on relatively undisturbed samples to understand the plastic and liquid limits of the cohesive soil. Atterberg limits allow the design team to understand the potential for the soil to shrink and expand based on water content. The results are presented in Table 2 below:

Table 2 - Atterberg Limits

Boring Sample No.	Depth (feet)	Classification	Liquid Limit (LL)	Plastic Limit (PL)	Plasticity Index (PI)
B-1	16.5-18.5	ML	25	23	2
B-2	10.25-10.5	SM	--	--	NP
B-2	14-15.5	ML	--	--	NP

Consolidation

A consolidation test was performed on a relatively undisturbed sample of the fine-grained soils as sampled in the bore holes. A consolidation test allows the design team to understand the potential for the in-situ soil to settle over time and under loading conditions. The results of the consolidation tests are maintained in our office and may be requested as necessary.

Chemical

To determine if the site soils will react detrimentally with concrete, a chemical sulfate test was performed on a representative sample of the natural soils at approximately the depth of the soil that will come into direct contact with concrete improvements for the proposed development. The results of the chemical tests are shown in Table 3 below:

Table 3 - Chemical Properties of Soil

Boring Sample No.	Depth (feet)	Sulfate (mg/kg)
B-2	6.5-8	10.1

Discussions & Recommendations

Summary of Findings

It is recommended that the owner have a CSG field engineer or a qualified assistant oversee the site work, especially the footing excavation and preparation. Also, the building code requires inspection and reports on all structural site work.

Detailed discussions pertaining to earthwork, structural considerations, geoseismic setting, and groundwater are included in the following sections:

Earthwork

Site Preparation

Initial site preparation will consist of the removal of surface vegetation, topsoil, root balls, sod or any other deleterious materials extending at least three feet beyond the perimeter of all areas to be developed. Non-engineered fills will be completely removed three feet beyond the extents of all spread and continuous footings, rigid pavement areas, floor slabs and other areas that require a stabilized foundation. Stripped materials consisting of vegetation and organic materials should be wasted from the site or used to revegetate landscape areas.

Non-engineered fills may remain in areas where flexible pavements are to be placed if they are properly prepared. Proper preparation will consist of scarifying and moisture conditioning the upper nine inches and recompacting to the requirements of structural fill. It should be noted that compaction of fine-grained soils (silts and clays) as site grading fill will be very difficult, if not impossible, during wet and cold periods of the year.

The exposed natural subgrade should be proof-rolled prior to the placement of structural site grading fill, footings, floor slabs, or any other structural improvement made to the site. The proof-roll should be completed by driving a loaded piece of construction equipment, mounted with rubber tires, over the exposed natural subgrade surface at least twice. A CSG field engineer should oversee the proof roll and provide recommendations as needed. Soft spots should be completely excavated and removed if they are discovered. The soft spots should be replaced with granular structural fill. It is not anticipated that removal depth would be more than 2 vertical feet. If an excavation of more than 2 vertical feet is required, CSG should be notified to provide further recommendation.

In flexible pavement areas, unsuitable materials encountered during compaction and proof-rolling operations must be removed to a maximum depth of two feet and replaced with compacted granular structural fill.

Although evidence of underground facilities such as utilities, septic tanks, cesspools, basements, etc. was not observed during the field investigation, such features could be encountered during construction. If unexpected fills, debris or underground facilities are encountered, such features should be removed, and the excavation thoroughly cleaned prior to backfill placement and/or construction.

Temporary Excavations

All temporary excavations should follow OSHA Sloping and Benching – 1926 Subpart P App B requirements, which take precedence over any recommendations presented in this report.

Temporary excavations in cohesive soil, above or below the water table, not exceeding four feet in depth, may be excavated with nearly vertical sideslopes. Excavations within loose and/or cohesionless soils will be very difficult as they tend to flow into the excavation. They will require very flat sideslopes and/or shoring, bracing and dewatering.

All excavations must be inspected periodically by qualified personnel. If any signs of instability, excessive sloughing or other signs of potential failure are noted, immediate remedial action shall be initiated.

Structural Fill

The on-site native soils were finer by nature and cannot be used as structural fill. However, the on-site soils can be used as fill in landscape areas that are not expected to carry a load. The use of fine-grained soils (silts and clays) as landscape fill will be very difficult, if not impossible, during wet and cold periods of the year. Proper moisture control and conditioning will be required.

Fine-grained soils (silts and clays) are not recommended as structural fill in confined areas, such as around foundations and within utility trenches. This fill material should be composed of granular material.

All imported granular structural fill should consist of a fairly well-graded mixture of sand and gravel containing less than 15 percent fines (percent by weight of material passing the No. 200 sieve).

To stabilize soft subgrade conditions (if required), a mixture of coarse gravels and cobbles (stabilizing fill) should be utilized. A layer of 12 to 18 inches thick of stabilizing fill is typically sufficient to stabilize most soft/disturbed areas.

Table 4 shown below is indicative of the material that should be used as structural fill and road base throughout the site:

Table 4 – Structural Fill Gradation Requirements

Fill Type *	Application	Requirements		
		Gradation		Plasticity
		Size	% Finer by Weight	
Structural Fill	Required for all fill under foundations and floor slabs	3-inch No. 4 Sieve No. 200 Sieve	100 25 - 60 15-max	Liquid Limit 30-max Plasticity Index 6-max
Site Grading Fill	Fill in pavement and non-structural areas	4-inch No. 200 Sieve	100 35-max	Liquid Limit 36-max Plasticity Index 10-max
Stabilization Fill	Fill used to stabilize soft, potentially pumping subgrade	5-inch No. 200 Sieve	100 5-max	NA
Free Draining Granular Backfill	Retaining Walls	1½-inch 1-inch ½-inch No. 4	100 95 – 100 25 – 60 5-max	NA
Road Base	Fill used under the pavement sections	3/4” 3/8” No. 10 No. 40 No. 200	100 78-92 55-67 28-38 7-11	Non-Plastic

*All fill should consist of approved materials that are free of organic matter and debris. Frozen material should not be used, and fill should not be placed on a frozen subgrade. A sample of each material type should be submitted to the geotechnical engineer for evaluation.

Fill Placement and Compaction

All fill should be placed in lifts not exceeding 8 inches in loose thickness. Moisture should be adjusted to within ± 2% of optimum moisture content. Lifts will need to be compacted in thinner lifts if smaller compaction equipment is used. Structural fills should be compacted in accordance with the percent of maximum dry density as determined by the AASHTO T-180 (ASTM D-1557) compaction criteria and according to Table 5 below:

Table 5 - Fill Compaction Requirements

Location	Total Fill Thickness (feet)	Minimum Percentage of Maximum Dry Density
Beneath an area extending at least 3 feet beyond the footprint of a structure	0 to 8	95
Beneath pavements and travelled ways	0 to 8	95
Landscaped areas or areas not expected to carry a load	0 to 5	85
Landscaped areas or areas not expected to carry a load	5 to 8	92
Road Base	-	96

Prior to placement of fills, the subgrade must be prepared as discussed in the Site Preparation section of this report. In confined areas, subgrade preparation should consist of the removal of all loose and disturbed soils. Fill should be tested frequently for moisture content and compaction during placement. Should the results of the in-situ density tests indicate the specified moisture or compaction limits have not been met, the area represented by the test should be reworked and retested as required until the specified compaction is achieved. This may require adjustment of the moisture content.

Utility Trenches

We recommend that all utility trenches on-site or as a part of this site, should utilize a Type A-1a or A-1b (AASHTO Designation) soil as backfill material. The on-site materials can be used for trench backfill if they meet these classifications and are properly moisture conditioned. This should be verified by the materials testing agency. All utility trenches which will ultimately bear structural loads should be compacted at the structural density requirements established in Table 5.

Drainage

Positive drainage should be provided during construction and maintained throughout the life of the development. Infiltration of water into utility trenches or foundation excavations should be prevented. Planters and other surface features which might retain water in areas adjacent to the buildings or pavements should be sealed, mechanically drained, or eliminated. In areas where sidewalks or paving do not immediately adjoin the structure, we recommend that protective slopes be provided with a minimum grade of approximately five percent for at least 10 feet from perimeter walls. Backfill against footings, exterior walls, and in utility and sprinkler line trenches should be well compacted and free of all construction debris to reduce the possibility of moisture infiltration. Roof runoff should be collected in rain gutters and downspouts. Downspouts, roof drains or scuppers

should discharge into extensions when the ground surface beneath such features is not protected by exterior slabs or paving to divert collected water a minimum of 10 feet away from structures. Sprinkler systems should not be installed within five feet of foundation walls. Landscaped irrigation adjacent to the foundation systems should be minimized.

Structural Considerations

Spread and Continuous Wall Foundations

It is understood that the proposed structure will be supported on conventional spread and continuous wall foundations. These foundations should be established on undisturbed native soils. Under no circumstances shall footings be placed overlying non-engineered fills, loose soils, frozen soils, soil containing foreign debris, and any other deleterious material. Unsuitable material must be removed and replaced with an adequate structural fill as discussed in this report. For structural fill replacement beneath footings, the width of the structural fill shall be equal to width of the footing plus one foot on each side for each foot of fill thickness. For example, if the depth of structural fill is three feet then three feet of structural fill needs to extend past the edge of the footing on each side.

For design, the following parameters are provided:

Table 6 - Structural Design Parameters

Design Element	Standard
Recommended minimum depth of embedment for frost conditions	30 inches
Recommended minimum depth of embedment for non-frost conditions	15 inches
Recommended maximum bearing capacity of in-situ soil	1,500 pounds per square foot
Recommended width for continuous wall footings	18 to 30-inches
Recommended width for isolated spread footings	36 to 72-inches
Recommended bearing pressure increase for seismic loading	25%
Coefficient of friction between footing and native soils	0.45

Settlement of foundation elements are expected to be on the order of 1" or less with approximately 50% occurring during construction. This settlement can be expected if the project is constructed in accordance with recommendations found within this report.

Lateral Resistance

Passive resistance provided by properly placed and compacted structural fill above the water table may be considered to a fluid with a pressure of 305 pounds per cubic foot (K_p =2.77). Active resistance may be considered equivalent to a fluid with a pressure of 40 pounds per cubic foot (K_a = 0.36). Lateral earth pressure can be assumed to be much higher if material behind structural walls is not free draining. Passive and active resistance pressures will vary if groundwater is encountered. At this site, groundwater was encountered below the anticipated depth of foundations and therefore should not affect lateral resistance.

Floor slabs

Due to the intended use and anticipated loading, floor slabs should be constructed with a minimum of 4" of concrete (4,000 psi, air-entrained – 6% ± 1%) over 4" of clean gravel material. The subgrade material shall be properly prepared as discussed previously in this report. Under no circumstances should floor slabs be established over non-engineered fill, loose or disturbed soils, sod, rubbish, construction debris, other deleterious materials, frozen soils, or soils with ponded water. If constructed in accordance with this section, settlements of at-grade floor slabs supporting loads of 200 pounds per square foot should be on the order of ¼" or less.

Where appropriate, saw-cut control joints should be placed in the slab to help control the location and extent of cracking. For additional recommendations refer to the ACI Design Manual. Joints or any cracks that develop should be sealed with a water-proof, non-extruding compressible compound specifically recommended for heavy duty concrete pavement and wet environments.

The use of a vapor barrier should be considered beneath concrete slabs on grade that will be covered with wood, tile, carpet or other moisture sensitive or impervious coverings, or when the slab will support equipment sensitive to moisture. When conditions warrant the use of a vapor barrier, the slab designer should refer to ACI 302 and/or ACI 360 for procedures and cautions regarding the use and placement of a vapor barrier.

Soil Corrosiveness

The soil was sampled for sulfate levels at soil depths that will come into direct contact with the footings and foundations. These chemical levels are shown in Table 3 for reference.

Cement Use

Type I or IA mixes may be used in the design of these improvements. The soil tested contained a negligible amount of water soluble sulfates. Based on our test results, concrete in contact with the in-situ soils will have a low potential for sulfate reaction and therefore the mix types of I or IA are acceptable. Other types of mixtures may be used by the design team if other strength/functionality parameters are desired.

Construction Considerations

On most project sites, the site grading is generally accomplished early in the construction phase. However, as construction proceeds the subgrade may be disturbed due to utility excavations, construction traffic, desiccation, rainfall, etc. As a result, the floor slab or footing subgrade may not be suitable for placement of crushed gravel and concrete and corrective action will be required. We recommend areas underlying floor slabs and footings be rough graded and then thoroughly proof-rolled with a loaded tandem axle water or dump truck prior to final grading and placement of crushed gravel or concrete. Attention should be given to high traffic areas that were rutted and previously disturbed and to areas containing backfilled trenches. Areas where unsuitable conditions are located should be repaired by removing and replacing the affected material with properly compacted structural fill. All structural subgrade areas should be moisture conditioned and properly compacted to the recommendations in this report immediately prior to placement of the gravel and concrete.

Geoseismic Setting

Faulting

Based on a review of Utah Geological Survey fault maps, the site is approximately 0.1 miles west of the East Cache fault zone central section.

Soil Class

The soil site class is D (S_1 =0.306 g & S_S = 0.942 g), with a Seismic Design Category D (Risk Category II) in accordance with Chapter 20 of ASCE 7 and IBC 2018.

Liquefaction

The site is in an area that has been classified as having very low liquefaction potential by the Utah Geological Survey. Liquefaction requires water, seismic activity, and loose sandy soils. Loose sandy soils and groundwater were not encountered during the site investigation. A deep boring was not completed, but it is not anticipated that liquefaction will present a risk during a seismic event.

Groundwater

Immediately following drilling operations, the groundwater was measured in each boring. Seasonal and longer-term groundwater fluctuations on the order of one and one-half to three feet are projected, with the highest seasonal levels generally occurring during the late spring and early summer months. The groundwater measurements (as measured down from existing grade) are tabulated in Table 7 below:

Table 7 - Groundwater Depth

Bore Hole Number	Time of Drilling (feet)
B-1	Not Encountered
B-2	Not Encountered

Closure

Civil Solutions Group should be retained to provide observations during grading, excavation, foundation construction, and other earth-related construction activities related to this project. The conclusions and recommendations presented in this report are based on the results of the field and laboratory tests which, in our opinion, define the characteristics of the soils at this site in a satisfactory manner. However, this report does not reflect variations that may occur between borings, across the site, or due to the modifying effects of construction or weather. The nature and extent of such variations may not become evident until during or after construction. If during or after construction, conditions are encountered which appear to be different than those presented in this report, it is requested that our office be advised, in order that appropriate action be taken.

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices. Any persons using this report for bidding or construction purposes should perform independent investigations as they deem necessary to determine subsurface conditions. The scope of services for this project does not include either specifically or by implication any environmental or biological (e.g., mold, fungi, bacteria) assessment of the site or identification or prevention of pollutants,

hazardous materials or conditions. If the owner is concerned about the potential for such contamination or pollution, other studies should be undertaken.

This report has been prepared for the exclusive use of our client for specific application to the project discussed and has been prepared in accordance with generally accepted geotechnical engineering practices. No warranties, either express or implied, are intended or made. Site safety, excavation support, and dewatering requirements are the responsibility of others. If changes in the nature, design, or location of the project as outlined in this report are planned, the conclusions and recommendations contained in this report shall not be considered valid unless Civil Solutions Group reviews the changes and either verifies or modifies the conclusions of this report in writing.

Glossary/Explanation of Terms or Procedures

Throughout this report, we have used a number of words or phrases which may be unfamiliar in nature. Also, several procedural concepts have been mentioned repeatedly. For this reason, we have decided to define or discuss these items to better communicate with the reader(s).

Compaction and Lift Size - Contractors should be aware that there is direct relationship between lift size and size of the compacting equipment. The smaller the compactor, the smaller the maximum lift height. With "wacker" compactors, the maximum lift should be held at about 3-4-inches. With walk-behind trench compactors (2-tons or so), the lifts should be no more than 6-inches thick. Eight-inch lifts can be used with large ride-on devices (7-10-tons or greater) that roll and vibrate/pound. Hoe pack devices on track hoes or backhoes can compact 6-8-inch lifts depending on size. However, the maximum lift size should not exceed 8-inches for most compactors. Note: a lift is defined as the loose or un-compacted thickness of the soil layer being compacted

Groundwater level - The groundwater level is a "rough guess" of where the uppermost water level is in a soil. We look for the first sign of free water coming in from the trench walls or appearing on the soil. In the soil logs, the groundwater level is identified by a solid or darkened triangle with a wavy line below it.

Liquefaction - Loss of bearing strength of saturated and very fine-grained silts and sands during severe earthquakes. This strength-loss is due to the slow dissipation of pore pressure (due to low permeability) and the subsequent reduction of particle-to-particle contact induced by the shaking motion of the earthquake.

Piezowater or Piezometer - To measure the groundwater level after a soil test pit is excavated, a pipe (a piezometer) is placed in the pit and left for at least 48-hours. The bottom 12-inches of the piezometer is slotted and capped to keep soil from entering and plugging up the pipe. The piezometer is then backfilled. After 48-hours, the water level in the piezometer is recorded. This level is the piezowater level. It is often higher than the point where water is first seen in a test pit during excavation. The importance is that the piezometer level is the potential depth of the groundwater for a site location should a 'dig' be done at the site. However, this level may change over time depending on weather conditions (wet or dry years and periods); rust or mottling of the soils may indicate an historical level of the water. In the soil logs, the piezowater level is a line with an "open" triangle above it and a wavy line below the triangle. The "open" triangle signifies the fact that the overlying soil "cap" has been removed.

Topsoil - It is generally defined as surface soils (silts or clays) with greater than 2-percent organics; this soil is often dark brown to black in color. It generally has visible roots or organic matter and is highly compressible. Topsoil should never be used under a footing or load bearing structure; it is generally, too compressible and with loading, settles over time. It should be stockpiled for use in landscaped areas, used for wetland mitigation/re-seeding, as a pond liner, or exported from the site.

Undisturbed soil - This is soil in its natural state, undisturbed by past excavation, farming, construction, or perturbation of any type. It is a most important feature. Areas that have been filled are always considered disturbed. On the other hand, "cut" areas can be considered undisturbed if the soil was cut with a straight bladed bucket edge, and not tines. If soils are disturbed, and footings or walls will be bear on these soils, they must be re-compacted.

Non-Engineered Fill – Non-engineered fill material is non-native (imported) material that has not been tested in the lab for engineering properties nor has a record of proper placement and compaction. Therefore, it should not be used for structural fill. This material can be used if properly prepared, but Civil Solutions Group recommends any non-engineered material in which loads will bear on be tested prior to placement. Once placed, this material should be tested to ensure structural properties are met. Recommendations in this report are based upon the materials encountered during the field investigation.

Appendix



Figure 1 - Vicinity Map

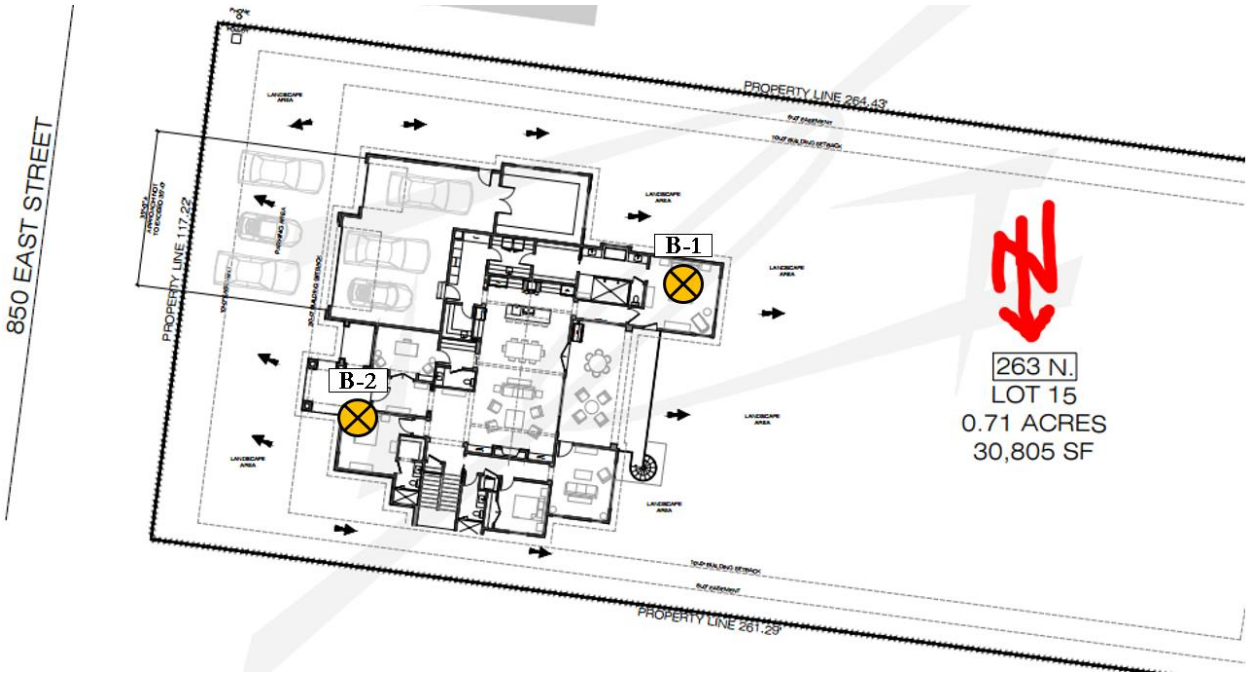


Figure 2 - Site Map



Figure 3 - Looking South



Figure 4 – Looking West

WATER LEVEL	USCS	DESCRIPTION	DEPTH (FT.)	BLOW COUNT	SAMPLE SYMBOL	MOISTURE (%)	DRY DENSITY (PCF)	% PASSING 200	LIQUID LIMIT (%)	PLASTICITY INDEX	REMARKS
1	2	3	4	5	6	7	8	9	10	11	12

COLUMN DESCRIPTIONS

1 **Water Level**: Depth to measure groundwater table. See symbol below.

2 **USCS**: Graphic depiction of subsurface material encountered; typical symbols are explaned below.

3 **Description**: Description of material encountered; may include color, moisture, grain size, and density/consistency.

4 **Depth (ft.)**: Depth in feet below the ground surface.

5 **Blow Count**: Number of blows required to advance SPT sampler (12") beyond first 6" using a 140-lb hammer with a 30 inch drop.

6 **Sample Symbol**: Type of soil sample collected at depth interval shown; sampler symbols are explained below.

7 **Moisture (%)**: Water content of soil sample measured in laboratory; expressed as percentage of dry weight of specimen.

8 **Dry Density (pcf)**: The density of a soil measured in laboratory; expressed as pounds per cubic foot.

9 **% Passing 200:** Fines content of soil sample passing a No. 200 sieve measured in laboratory, expressed as a percentage.

10 **Liquid Limit (%):** Water content at which a soil changes from plastic to liquid behavior.

11 **Placsticity Index (%):** Range of water content at which a soil exhibits plastic properties.

12 **Remarks**: Comments and observations regarding drilling or sampling made by driller or field personnel. Other field and laboratory test results; using the following abbreviations:

CEMENTATION	MODIFIERS	MOISTURE CONTENT (FIELD TEST)
Weakly: Crumbles or breaks with handling of slight finger pressure.	Trace <5 %	**Dry:** Absence of moisture, dusty, dry to the touch.
Moderately: Crumbles or breaks with considerable finger pressure.	Some 5 - 12%	**Moist:** Damp but no visible water.
Strongly: Will not crumble or break with finger pressure.	With >12%	**Saturated:** Visible water, usually soil below water table.

Descriptions and stratum lines are interpretive; field descriptions may have been modified to reflect lab test results. Descriptions on the logs apply only at the specific boring locations and at the time the borings were advanced; they are not warranted to be representative of subsurface conditions at other locations or times.

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			SYMBOLS Graph	SYMBOLS Letter	TYPICAL DESCRIPTIONS
COARSE-GRAINED SOILS: More than 50% of No. 200 sieve size.	GRAVELS: More than 50% of coarse fraction retained in No. 4 sieve.	CLEAN GRAVELS (little or no fines)		GW	Well-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines
				GP	Poorly Graded Gravel, Gravel-Sand Mixtures, Little or No Fines
		GRAVELS WITH FINES (appreciable amount of fines)		GM	Silty Gravels, Gravel-Sand-Silt Mixtures
				GC	Clayey Gravels, Gravel-Sand-Clay Mixtures
	SANDS: More than 50% of coarse fraction passing through No. 4 sieve.	CLEAN SANDS (little or no fines)		SW	Well-Graded Sands, Gravelly Sands, Little or No Fines
				SP	Poorly Graded Sands, Gravelly Sands, Little or No Fines
		SANDS WITH FINES (appreciable amount of fines)		SM	Silty Sands, Sand-Silt Mixtures
				SC	Clayey Sands, Sand-Clay Mixtures
FINE-GRAINED SOILS: More than 50% of material is smaller than No. 200 sieve size.	SILTS AND CLAYS: Liquid limit less than 50%			ML	Inorganic Silts and Very Fine Sands, Rock Flour, Silty or Clayey Fine Sands or Clayey Silts with Slight Plasticity
				CL	Inorganic Clays of Low to Medium Plasticity, Gravelly Clays, Sandy Clays, Silty Clays, Lean Clays
				OL	Organic Silts and Organic Silty Clays of Low Plasticity
	SILTS AND CLAYS: Liquid limit greater than 50%			MH	Inorganic Silts, Micacious or Diatomacious Fine Sand or Silty Soils
				CH	Inorganic Clays of High Plasticity, Fat Clays
				OH	Organic Clays of Medium to High Plasticity, Organic Silts
HIGHLY ORGANIC SOILS				PT	Peat, Humus, Swamp Soils with High Organic Contents

Note: Dual Symbols are used to indicate borderline soil classifications

STRATIFACTION

DESCRIPTION	THICKNESS
Seam	up to 1/8"
Layer	1/8" - 12"

STRATIFACTION

Occasional: One or less per 6" of thickness.

Numerous: More than one per 6" of thickness.

TYPICAL SAMPLER GRAPHIC SYMBOLS

- Bulk/Bag Sample
- Standard Penetration Split Spoon Sampler
- Rock Core
- No Recovery
- 3.25" OD 2.42" ID D&M Sampler
- 3.0" OD 2.42" ID D&M Sampler
- California Sampler
- Thin Wall

LOG KEY SYMBOLS

- Water Level

Figure 5 – Key to Soil Logs

BORE LOG: B-1

LOGGED BY: JP
REVIEWER: JP
ADDRESS: 263 N 850 E Providence UT 84332
LATITUDE: 0
NOTES:
LONGITUDE:0
ELEVATION:
DATE: April 6, 2021

Depth (ft)	Lithologic Description	Symbol	Samples		Gradation (%)			Atterberg Limits		Moisture (%)	Blow Count	Standard Penetration Test (SPT)
			No.	Type	Graval	Sand	Fines	LL (%)	PL (%)			20 40 60 80
	Ground Surface											
0	**Fill**											
1	Fill Material											
2												
3												
4			1.1	SS							3	
5												
6			1.2	SS							4	
7												
8			1.3	SS							4	
9												
10			1.4	SS							6	
11												
12			1.5	SS							10	
13	13.5 ft EL -13.5 ft											
14	**Topsoil** Top Soil											
15	14.75 ft EL -14.8 ft											
16	**Sandy Silt** Low Plasticity Silt With Sand		1.6	TS	0	21	79	25	23	13.5		
17												
18												
19			1.7	SS							10	
20	20.5 ft EL -20.5 ft											
21	End of Test Hole at 20.5 ft											
22												
23												
24												
25												

civilsolutionsgroup INC.

PROJECT TITLE: Little Baldy Lot 15
CLIENT: Stone Gate Homes, LLC
PROJECT NO.: 21-058
SHEET: 1 of 2

BORE LOG: B-2

LOGGED BY: JP REVIEWER: JP ADDRESS: 263 N 850 E Providence UT 84332

LATITUDE: 0 NOTES:

LONGITUDE:0

ELEVATION:

DATE: April 6, 2021

Depth (ft)	Lithologic Description	Symbol	Samples No.	Samples Type	Gradation (%) Graval	Gradation (%) Sand	Gradation (%) Fines	Atterberg Limits LL (%)	Atterberg Limits PL (%)	Moisture (%)	Blow Count	Standard Penetration Test (SPT)
	Ground Surface											
0	*(continued)*											
1	**Fill**											
2	Fill Material		2.1	SS							4	
3												
4			2.2	SS							4	
5	5.5 ft EL -5.5 ft											
6	*(continued)*											
7	**Topsoil** Top Soil 7 ft		2.3	SS							7	
8	EL -7 ft *(continued)*											
9	**Sandy Silt** Low Plasticity Silt With Sand		2.4	SS	0	74	26			6.3	6	
10	10.5 ft EL -10.5 ft											
11	**Silty Sand**											
12	Silty Sand With Gravel											
13												
14			2.5	SS	0	29	71			11.8	8	
15	15.5 ft EL -15.5 ft											
16	End of Test Hole at 15.5 ft											
17												
18												
19												
20												
21												
22												
23												
24												
25												

Standard Penetration Test (SPT): 20 40 60 80

civilsolutionsgroup INC.

PROJECT TITLE: Little Baldy Lot 15

CLIENT: Stone Gate Homes, LLC

PROJECT NO.: 21-058

SHEET: 2 of 2

PROVIDENCE CITY Land Use Authority – Staff Report Meeting Date: May 19, 2021		
Request: Applicant is requesting approval of a conditional use and zoning approval for a residential site plan for a home at 879 Grandview Dr., Providence UT.		
Item Type: Conditional Use	**Applicant:** Pillar Homes (Brett and Idena Ward)	**Property Address:** 879 Grandview Dr., Providence UT
Parcel ID #: 03-076-0016	**General Plan**: SFT	**Zone**: SFT

Background Information:

Complete Application was received May 4, 2021; application contained:

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

Rob Stapley, Providence City Public Works Director, inspected the current infrastructure on May 7, 2021.
Aaron Walker, Deputy Fire Marshal/Fire Inspector, reviewed site; see letter dated May 6, 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. The Cache County GIS Parcel Summary shows sensitive areas that may require further analysis.
3. Providence City Code (PCC) 10-5 Sensitive Areas, Section 1 Conditional use permit required states, all requests for permits involving a lot, parcel or site located wholly or partially within an area subject to the Hazard Flood (HF), Hazard Slope (HS), Hazard Water Table (HW) or Hazard Earthquake Primary Fault (HE), Hazard Wildfire (WF) regulations, shall be dealt with as a request for a conditional use permit under the provisions of Section 10-3-5 of this Title. All applications shall comply with the following regulations before any permit shall be issued.
4. PCC 10-3-5 Conditional Use Permits allows the City to impose reasonable conditions: to mitigate the reasonably anticipated detrimental effects of the proposed use on the health, safety, or general welfare of persons residing, working, or conducting business in the vicinity; to mitigate injury to property in the vicinity; to mitigate any risk to safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes.

CONCLUSIONS OF LAW:

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

following 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 Wildfire Area by: See letter from Aaron Walker dated May 6, 2021.
3. See email from applicant dated May 5, 2021.
4. This conditional use is for the residence only as shown on the site plan date stamped May 4, 2021.
5. Approval by the City of any submitted application 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 DB Name Dave Belnap

Date 5-4-21

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, current; and a copy of the official recorded final plat that includes any notes.
- Copy of Cache County GIS Parcel Summary http://66.232.67.238/Websites/Parcel%20and%20Zoning%20Viewer/
- Mitigation Strategies for applicable sensitive areas
- Mailing addresses for the owners of adjacent properties
- Property owner consent for pursuit of conditional use (if owner is different than Applicant)
- Electronic copy of structure elevations & square footage including attached garage(s), covered porches, covered decks etc.
- Electronic copy of **ALL** submittals (email or flash drive is acceptable)

Applicant Information (all information MUST be provided)

Name PILLAR HOMES
Address 2360 N 1200 E North Logan 84341
Phone 435-881-2884 Email pillarhomes44@gmail.com

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

Name PILLAR HOMES
Address 2360 N 1200 E North Logan
Phone 435-881-2884 Email pillarhomes44@gmail.com

Property Information

Owner of record Brett and Idena Ward
Owner address 395 N 575 E Hyde Park 84318
Owner phone 435-590-0447 Owner email idena.ward@gmail.com
Parcel address 879 Grandview Dr. Parcel Tax I.D. 03-076-0016
Zone _____ Height _____ Initial DB
Setbacks (front yard) 35' (side yard) 33' (rear yard) 111' Initial DB

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.

Residential/single family home located in wildfire zone

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 DB Name Dave Belnap - PILLAR HOMES

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 DB

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 DB

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.

Dave Belnap | Dave Belnap - PILLAR HOMES | 5-4-21

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
Code Amendment	✓	----	✓	✓[1]	✓	----	----
Annexation	✓	----		----	✓	✓	----
Rezone	✓	----	✓	✓	✓	----	----
Conditional Use	✓	✓		----	----	----	----
Subdivision Concept Plan	✓	----	----	----	----	----	----
Preliminary Subdivision Plat	✓	----	✓	----	----	----	----
Final/Amended Subdivision Plat[2]	✓	----	✓	----	✓[3]	----	----
Site Plan	✓	✓	----	----	----	----	----
Lot Consolidation[4]	✓	----	✓	----	----	----	----
Exception to Title[5]	✓	----	✓	----	✓	----	----
General Plan Amendment	✓	----	✓	✓	✓	----	----
Right-of-Way Vacation	✓	----	✓	----	✓	✓	----
Variance/ Appeal	----	----	----	----	----	----	✓

[1] Public Hearing required at Planning Commission only when the proposed code amendment is related to land use.
[2] Construction drawings are reviewed/approved by the City Engineer and Public Works Director.
[3] The City Council does not review the final plat itself, but rather reviews and approves the development agreement associated with the final plat.
[4] Lot consolidations are only required to have City approval when they are in a platted/recorded subdivision.
[5] Developers may ask for an exception from the requirements of the Providence City Subdivision Code (Title 11) through this process. All other variance/exception requests shall be handled by the Appeal Authority.

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

Residential Site Plan Application

FOR OFFICE USE ONLY
Date
Payment Form
Amount
Receipt #
Clerk

Date: 5-4-21

Required Submittals

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

Name Dave Belnap PILLAR HOMES Initial DB

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

*May not apply in all cases

Applicant Information

Name: PILLAR HOMES

Mailing address: 2360 N 1200 E North Logan 84341

Telephone: 435-881-2884 Email: pillarhomes44@gmail.com

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

Name: Brett and Idena Ward

Mailing address: 395 N 575 E Hyde Park 84318

Telephone: 435-590-0447 Email: idena.ward@gmail.com

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

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

Do the plans include an Accessory Apartment Unit (circle): Yes (No)

Is this an Accessory Dwelling Unit (circle): Yes (No)

Project Information

Address: 879 Grandview Drive

Subdivision: Grandview Hills #25 Parcel Tax ID: 03-076-0016

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

7475 Initial DB

Zone _____ Height 33' Initial DB

Setbacks (front yard) 35' (side yard) 33' (rear yard) 111' Initial DB

Contractor Information

Name: PILLAR HOMES

Mailing address: 2360 N 1200 E North Logan 84341

Telephone: 435-881-2884 Email: pillarhomes44@gmail.com

Stormwater Notice of Intent (NOI) Information

NOI No. UTR _____ Permit issued to: _____

To obtain your NOI permit, please visit: cdx.epa.gov. You will create a log in and then access the Storm Water Permit Issuance System. There is a $150 NOI fee, paid directly to the state when you file your permit. For SWPPP templates, visit construction.stormwater.utah.gov.

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

Initial DB Name Dave Belnap

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 DB

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 DB

All Applicants Must Read the Following Before Signing This Application

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

Sensitive and Hazard Areas:

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

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

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

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

Signature of Applicant	Printed Name	Date
Dave Belnap	Dave Belnap PILLAR HOMES	5-4-21 ~~4-5-21~~

PROVIDENCE CITY BUILDING DIVISION CONSTRUCTION POLICIES

(Required for all zoning permit applications)

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

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

Signature	Printed Name	On Behalf Of	Date
David Belnap	Dave Belnap PILLAR HOMES	Brett and Idena Ward	5-5-21

APPLICATION FOR CONNECTION TO THE PROVIDENCE CITY WATER SYSTEM

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

I hereby apply to Providence City for permission to connect my residence at 879 Grandview Drive to the Providence City water system and receive water services thereby provided. I agree to the following:

1. Providence City will install a water meter for the premises when the service line and meter set is in and has been accepted by the City.
   a. This acceptance is also contingent upon any changes or alteration to grade of landscape made by the homeowner/builder around the meter set. These changes must also meet Providence City specifications.
2. If a homeowner/builder is required to make a connection to the Providence City water system, all costs of this connection, service line, meter set and permits shall be paid by the homeowner/builder.
   a. Applicant shall purchase an excavation permit.
   b. Applicant shall post an $800 bond with the City, $750 refundable upon satisfactory acceptance by the City.
   c. Installation shall follow all guidelines of Providence City standard specifications (a copy is available for purchase at the City Office).
   d. All work shall be inspected by the City. If not approved, the applicant will have the problems rectified at his expense to meet Providence City requirements.
   e. Any connection and service line made from the City's main line up to and including the meter shall remain the property of the City, and Providence City shall have access thereto at all times.
      1. Cost for installation and maintenance of service lines, including homeowner connection to the meter setter is the sole responsibility of the homeowner/builder.
3. The applicant understands that the billing for water service begins once the meter is set. The time frame for setting of the water meter needs to be scheduled with Providence City Water Dept.
   a. Providence City shall have 30 days in which to install the requested water meter after payment of all fees and satisfactory inspections have been completed. Providence City Water Dept. reserves the right to evaluate the feasibility of a water service or water meter being installed between November 1 and April 1.
4. No water meter set shall be installed in a sidewalk, driveway or encased in concrete. Providence City shall have a minimum of an 18 inch unobstructed radius from the center of the lid and free access to the lines and meters installed under this agreement at reasonable times, through applicant's property if necessary.
5. Sprinkler systems or other possible contamination sources on the homeowner's property that connect to the City water system shall have approved backflow assemblies installed and registered with the City.
6. Applicant hereby agrees to abide by all rules, regulations, resolutions or ordinances enacted or adopted by the governing body applicable to the Providence City Water System.

Signature	Printed Name	On Behalf Of	Date
David Balp	Dave Balnap PILLAR HOMES	Brett and Idena Ward	5-4-21

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

I hereby apply to Providence City for permission to connect my premises at 879 Grandview Drive to the Providence City sewer system. I agree to the following:

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

Signature	Printed Name	On Behalf Of	Date
David Belnap	Dave Belnap PILLAR HOMES	Brett and Idena Ward	5-4-21

Cache County
1857

Development Services Department

Building | GIS | Planning | CPDO | Trails

GIS PARCEL SUMMARY

Not Authoritative — For Preliminary Review Only

Generated on 04 May. 2021 at 08:13 AM

Parcel Number: 03-076-0016

Property Address: (Not Available)

Tax Roll Acreage: 0.6

Owner Name: BRETT & IDENA WARD

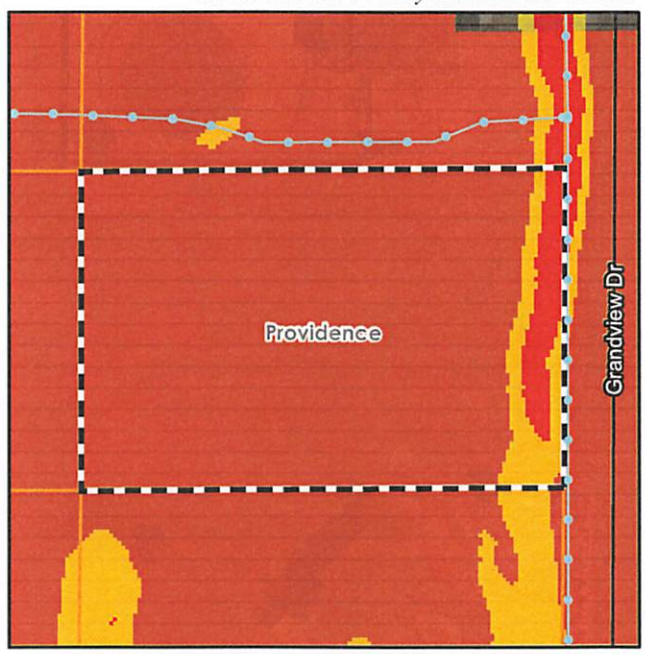
Owner Address: 395 N 575 E
HYDE PARK, UT 84318-3316

Jurisdiction: Providence

Future Annexation Area: n/a

Base Zone: Contact Providence for Zoning

Overlay Zone: n/a



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

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

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

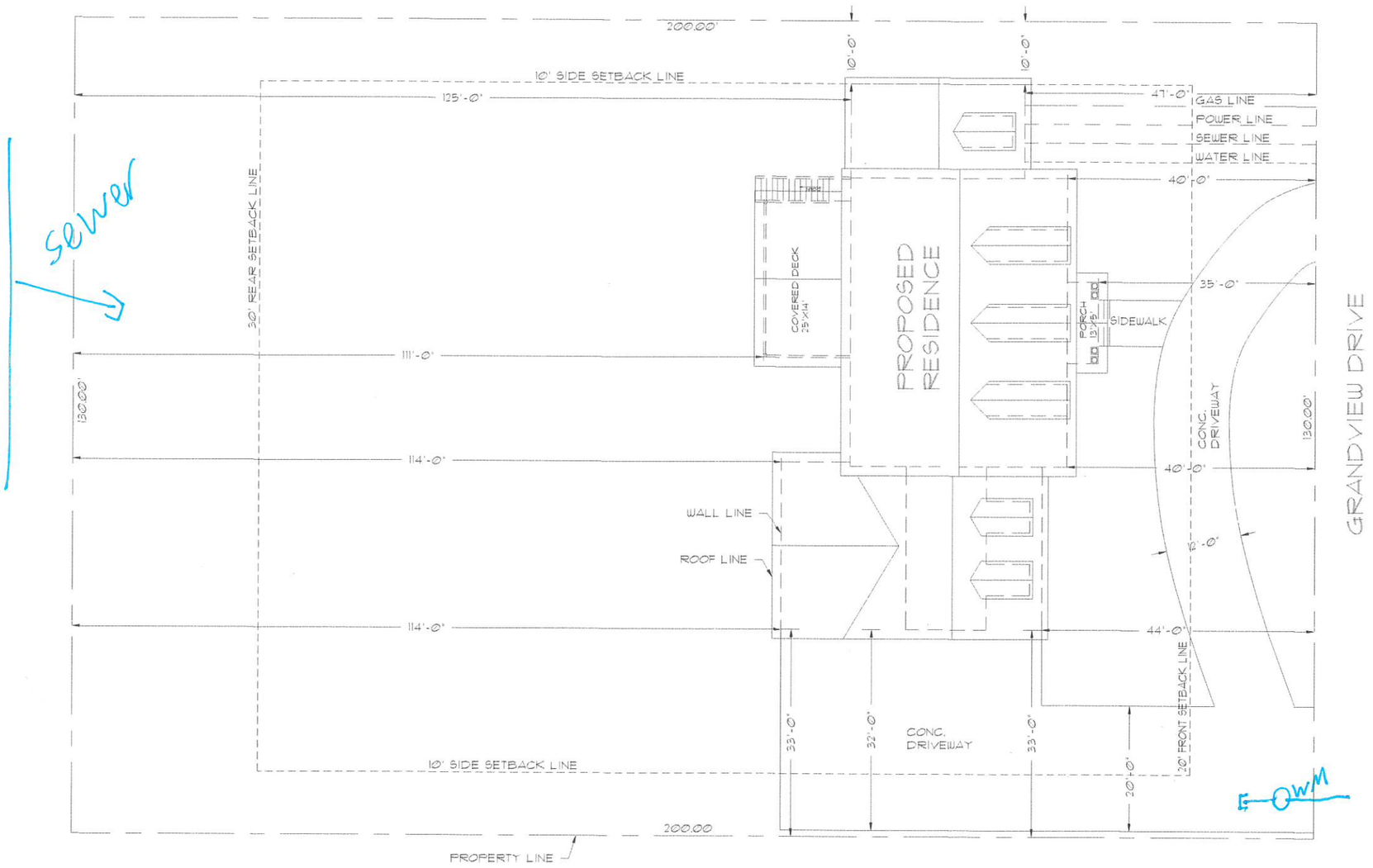
Areas That May Require Further Analysis

Canals
Source Water Protection Zones 1 or 2
Moderate Slopes
Steep Slopes
Wildfire Hazard Areas

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

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

WARD RESIDENCE
LOT #25 GRAND VIEW HILLS SUB.
879 GRAND VIEW DRIVE
PROVIDENCE, UT.



PLOT PLAN
SCALE: 1" = 10'

CONTENT:

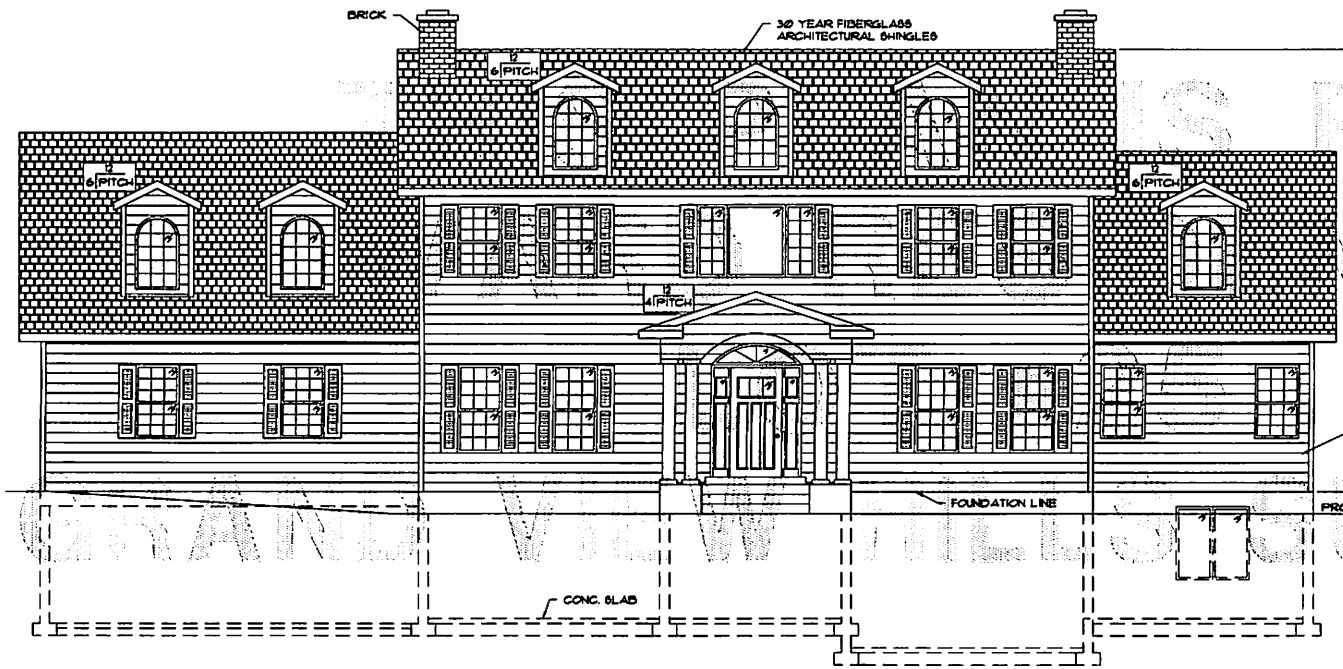
1. PLOT PLAN & COVER PAGE
2. FOUNDATION/BASEMENT FLOOR PLAN
3. MAIN FLOOR PLAN
4. UPPER FLOOR PLAN
5. FRONT ELEVATION
6. REAR ELEVATION
7. SIDE ELEVATIONS
8. MAIN & UPPER FLOOR ELECTRICAL PLANS
9. FRAMING PLANS & BASEMENT FLOOR ELECTRICAL PLANS

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By

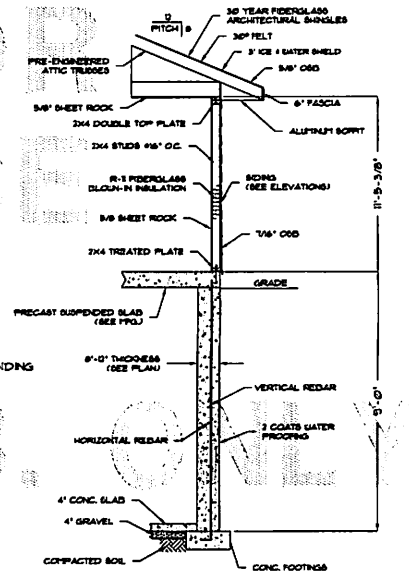
FINELINE DESIGN & DRAFTING

TITLE: PLOT PLAN & COVER PAGE
DRWG SIZE: D DATE: 4/7/21
DRAWN BY: D. CROSSLEY (435)755-6647
DRWG #: 1 OF 9

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FRONT ELEVATION
SCALE: 1/4" = 1'



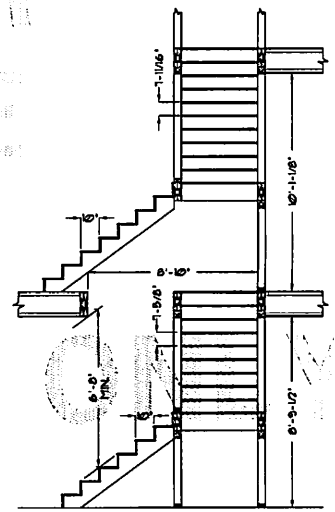
TYP. GARAGE WALL DETAIL
SCALE: 3/8" = 1'

PLANSTOPERMIT.COM

FINELINE DESIGN & DRAFTING	
TITLE: FRONT ELEVATION	
DRWG SIZE: D	DATE: 4/7/21
DRAWN BY: B. CROSSLEY (435)755-6647	
DRWG #: 5 OF 9	COPYRIGHT © 2021

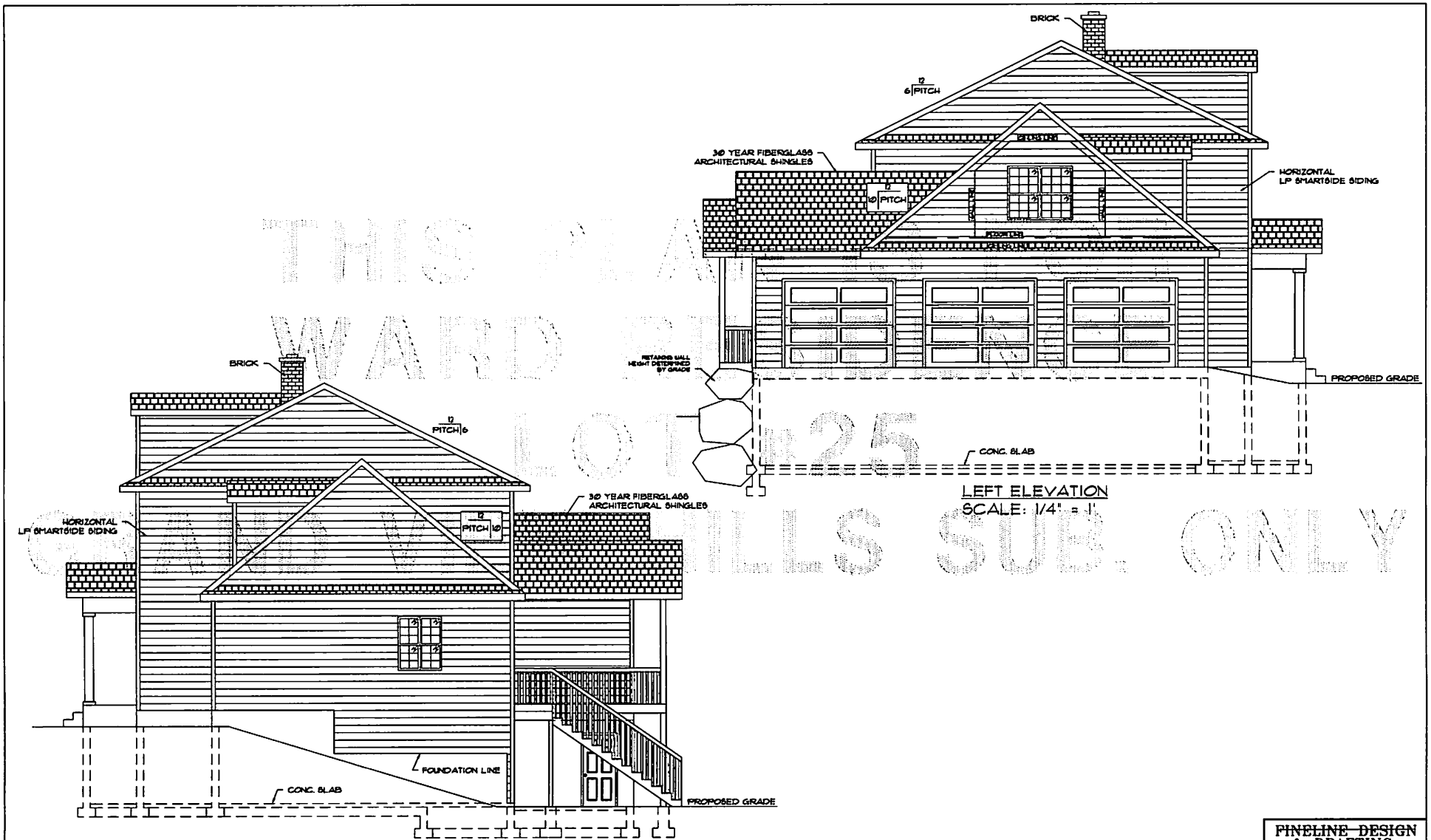


REAR ELEVATION
SCALE: 1/4" = 1'



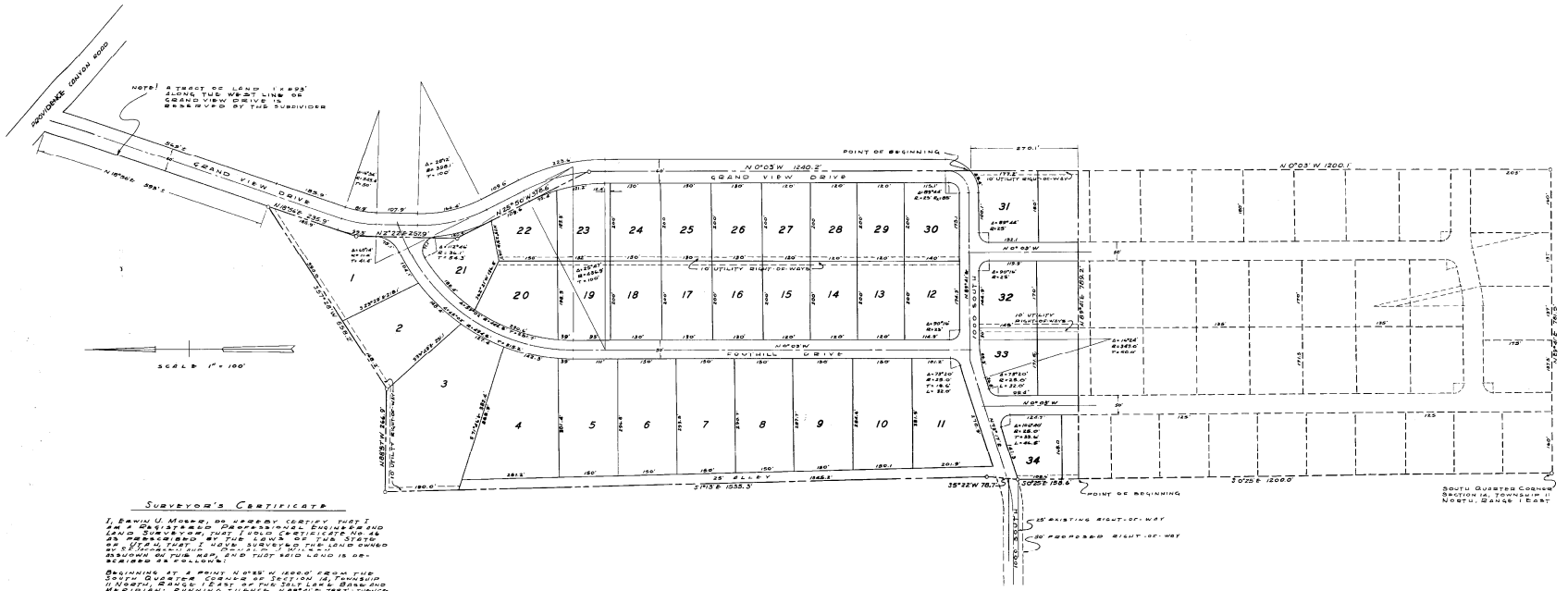
STAIR DETAIL
SCALE: 3/8" = 1'

FINELINE DESIGN & DRAFTING
TITLE: REAR ELEVATION
DRWG SIZE: D DATE: 4/7/21
DRAWN BY: B. CRISSLEY (435)733-6647
DRWG #: 6 OF 9 COPYRIGHT © 2021



THIS PLAN WARD FI LOT #25 CRAFTED W ILLS SUB. ONLY

FINELINE DESIGN & DRAFTING
TITLE: RIGHT & LEFT ELEVATIONS
DRWG SIZE: D DATE: 4/7/21
DRAWN BY: D. CROSSLEY (423)753-6647
DRWG #: 7 OF 9 COPYRIGHT © 2021



Surveyor's Certificate

I, Erwin U. Moser, do hereby certify that I am a Registered Professional Engineer and Land Surveyor, that I hold certificate no. 44 as prescribed by the laws of the State of Utah, that I have surveyed the land shown on this plat, and that said land is described as follows:

Beginning at a point N 0°55' W 1800.0' from the South Quarter Corner of Section 14, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, running thence N 89°41' E 787.5'; thence N 0°03' W 1240.2'; thence N 89°56' W 378.6'; thence N 1°58' E 335.0' to a point in an estab-lished fence line; thence following said fence line in the following courses: N 0°11' 55"E 8 rods; N 88°37' W 5 rods; N 1°18' E 16.5 rods; S 89°41' W 16.6 rods to point of beginning.

Together with the following described tract of land: Beginning at a point N 0°03' W 1320.4' from a point N 89°56' E 1320.4' from the S.W. corner of Section 14, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, running thence N 0°03' W 870.1'; thence N 89°56' W 378.6'; thence N 1°58' E 297.1'; thence N 89°56' E 330.4'; thence S 1°18' E 297.1'; thence N 89°56' W 330.4' to a point in the South line of Providence Canyon Road; thence following said South line of road N 89°56' W 792.0' to a point N 89°56' W 1320.4' from the point of beginning; thence S 0°03' E 1320.4' to a point N 89°56' W 1320.4' from the point of beginning; thence N 89°56' W 792.0' from the point of beginning; thence following said South line of road N 89°56' W 1320.4' to a point N 89°56' W 1320.4' from the point of beginning; thence S 0°03' E 1320.4' to the point of beginning.

By authority of said owners, I have subdivided the above described tract into lots and streets, and have accurately drawn said subdivision on this plat.

Erwin U. Moser
Registered Professional Engineer and Land Surveyor

Owner's Dedication

Know all men by these presents that the undersigned, being the owners of the above described tract of land, having caused the same to be subdivided into lots and streets as shown on this plat, do hereby grant and convey to the perpetual use of the public all parcels of land shown as streets and public areas on said plat.

Shirley E. Jacobsen and Patricia F. Jacobsen
Shirley E. Jacobsen / Patricia F. Jacobsen

Donald J. Wilson and Patricia Ann Wilson
Donald J. Wilson / Patricia Ann Wilson

State of Utah, County of Cache: On the 8th day of May, 1961, personally appeared before me Shirley E. Jacobsen and Patricia F. Jacobsen, his wife, Donald J. Wilson and Patricia Ann Wilson, his wife, Patricia F. Jacobsen and Donald J. Wilson, the signers of the above instrument, who duly acknowledge that they executed the same.

Notary Public

Approval By Planning Commission

Approved by Cache County Planning Commission this 16th day of May, 1961.

Chairman

Approval By County Commission

Approved at the Board of Cache County Commissioners this 16th day of May, 1961.

Commissioner
Commissioner
Commissioner

County Recorder's Certificate

This is to certify that this plat was filed for record in the Cache County Recorder's Office on the 11th day of May, 1961, at 3:41 P.M. o'clock P.M. and is duly recorded. Filing number 309865.

Cache County Recorder

County Surveyor's Certificate

Approved for filing with the County Recorder of Cache County this 11th day of May, 1961.

Cache County Surveyor

UNIT NO. 1 OF GRAND VIEW HILLS SUBDIVISION

Prepared for: Shirley E. Jacobsen

Prepared by: Erwin U. Moser, Registered Engineer

May 9, 1961

May 6, 2021

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

RE: Conditional Use Review, Ward Residence, 879 Grandview Drive, Providence Ut. (03-076-0016).

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

This project was reviewed using 2018 IFC, 2006 Utah Wildland-Urban Interface Code and Providence City Code Title 10, Chapter 5 for Hazard Wildfire Area (WF).

This project is being recommended to Providence City for approval.

The following comments document the review process:

Access

Fire Apparatus Access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the facility as measured by an approved route around the exterior of the building (2018 IFC 503.1.1).

- Fire department apparatus access from Grandview Drive is adequate. Approved.

Fire Hydrant Locations and number of Hydrants

Fire Hydrants shall be located within 400 feet of the building as measured by an approved route around the exterior of the building. Exception 1 allows for the distance to be increased to 600 feet for R-3 occupancies. (2018 IFC 507.5.1)

- Hydrant #248 is within 600 feet of all exterior areas of the proposed home. Approved.

Fire Water Flow

An approved water supplies capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, building or portions of buildings are hereafter constructed or moved into or within the jurisdiction (2018 IFC 507.1).

- The building appears to be approx. 7,475 sq. ft. in size. According to Table B105.1 the fire flow for a combined fire area 7,475 sq. ft. of type V-B is 2,250 GPM at 20 PSI. Fire Flow requirements are subject to change due to separation of fire areas, type of construction, and the installation of fire suppression system.
- Fire hydrant #248 is within 600 feet of all areas of the lot and contains a water flow of approximately 2,308 GPM at 20PSI. Water available for fire flow is adequate.

2006 Utah Wildland-Urban Interface Code

SECTION 506 Class 3 - Ignition-resistant Construction:

506.1 General. Class 3 ignition-resistant construction shall be in accordance with Sections 506.

506.2 Roof covering. Roofs shall have at least a Class A covering, Class C roof assembly or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire-stopped to preclude entry of flames or embers. (No wood shakes or combustible roofing used). During a phone conversation with Dave Belnap (Contractor) it was determined that a class A roof covering of asphalt shingles will be installed. Approved.

506.3 Unenclosed under-floor protection. Buildings or structures shall have all under-floor areas enclosed to the ground with exterior walls. Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction. (Per County Fire Marshal - Soffits to be installed as to close underside of combustible decks and supported structures). During a phone conversation with Dave Belnap (Contractor), it was determined that all combustible underfloor decks and eaves will be covered with soffits. Approved.

506.4 Vents. Attic ventilation openings, soffit vents, foundation or under-floor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches each. Such vents shall be covered with noncombustible corrosion resistant mesh with openings not to exceed 1/8 inch. During a phone conversation with Dave Belnap (Contractor), it was determined that all vents and openings to combustible areas will be covered with noncombustible mesh screen containing openings no larger than 1/8" in size. Approved.

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

Property owners are encouraged to implement the following:

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

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

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

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

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

If you have any questions, please call me.

Respectfully,

FIRE DEPARTMENT

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



Diane Campbell <dcampbell@providence.utah.gov>

Pillar Homes - Ward residence 879 Grandview Drive - Plans and elevations

Dave Belnap <pillarhomes44@gmail.com> Wed, May 5, 2021 at 2:02 PM
To: Diane Campbell <dcampbell@providence.utah.gov>

May 5, 2021
To whom it may concern,
Pillar Homes (Dave Belnap) will be building a residential home at 879 GrandView Drive in Providence for Brett and Idena Ward. Construction starts Tuesday May 25, 2021 through December 31st, 2021. This home is located in a wildfire zone. We will use materials for home in accordance to fire restrictions. We also will schedule an inspection with fire officials at the appropriate times during construction. Thank you for your consideration!
Dave Belnap
Pillar Homes
435-881-2884
pillarhomes44@gmail.com

Sent from my iPhone

> On May 5, 2021, at 7:23 AM, Diane Campbell <dcampbell@providence.utah.gov> wrote:
>
> [Quoted text hidden]